

BEARLEY NEIGHBOURHOOD DEVELOPMENT PLAN

Local Green Space Site Assessment: March 2018 (updated June 2019)

Site Address	Site Area	Site Ref
Land off Church Lane/South of Snitterfield Rd	Approx. 0.65ha	LGS No: 4
Plan		
Site Description and Current Land Use		
<p>The site is a self-contained, unused paddock. The west boundary is lined with post and rail fencing which adjoins a public right of way which gives unrestricted views across the site toward the Church and centre of the village. A 5-bar gate can be found on its southwest corner. The rest of the site is lined with a combination of fencing, bramble hedging and mature trees.</p> <p>Residential dwellings lie to the south and west of the site including the prominent Grade II listed, The Stone House. The Grade II listed, St Mary’s Church, sits opposite the site to the east and Grade II listed Tudor Cottage and Manor Cottage opposite to the north. It is outside the development boundary but borders it on all but the north boundary.</p>		
Relevant Planning History		
<p>Application Ref: 18/00182/FUL</p> <ul style="list-style-type: none"> • Development of three dwellings with associated vehicular access (resubmission of refused application 16/04020/FUL) • Decision: Refused 		

- Decision Date: 05/04/2018

Application Ref: 16/04020/FUL

- Development of three dwellings with associated vehicular access
- Decision: Refused
- Decision Date: 01/06/2017

Site Ownership

Mr Simon Ward Green Acre, Church Lane, Bearley CV37 0SL

Site Constraints

The site falls within the Green Belt designation and Conservation Area and has been excluded from the development boundary. The site forms the setting of a Grade II listed building, The Stone House and a number of Grade II listed buildings, including St Mary’s Church lie opposite the site to the north and east.

According to the Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire (July 2012), the site is classed as ‘Settlement’ and sits within an area of ‘High Sensitivity’ for archaeology.

The site sits within ‘High Sensitivity’ for housing development and commercial development according to the Stratford-on-Avon District Landscape Sensitivity Assessment.

Public Access

The site is privately owned and is not accessible to the public. However, there is a public right of way along the western boundary which affords unrestricted views across the site and towards the village.

Site Photo



Ecological Significance

The land supports a rich variety of wildlife and is part of the corridor providing continuity between wider green spaces, local wildlife sites and countryside surrounding the village.

The site contains a mix of mature trees, hedegrows and some shrubs line its periphery. Mixed species hedgerows and shrubs are important for a number of birds and mammals as they provide food, shelter and nesting sites. The hedgerows also provide the opportunity for berry picking along the road frontage. They increase the diversity of insect species (including butterflies and bees which are currently in decline), which are a food source for bird and mammal species and can also play an important role in the pollination of plants

and crops in the surrounding area. The diversity and population numbers of insects directly impacts the food chain for other fauna in the area and has a wider impact on the cultivation of crops.

Trees provide nesting sites for birds as well as habitats for small mammal species e.g. squirrels. These are all vital for the wider food web and species diversity within the village ecosystem.

There have been sightings of larger fauna species such as bats, birds of prey (e.g. buzzards and owls), rabbits, hedgehogs, foxes, muntjak and roe deer within the vicinity of the site. The site plays an important contributory role in the wider ecological significance of the village.

Special Qualities and Local Significance

The special qualities of the site include its openness, natural beauty and contribution to the setting of the Grade II listed, The Stone House. The open and unrestricted views across the site to the heart of the village and St Mary's Church from the adjacent public right of way provide a sense of tranquillity and connection to the countryside for walkers and ramblers.

In the refusal of planning application (16/04020/FUL) for the site, the decision cited CS.10 and NPPF 89, stating that the proposed development was inappropriate, would cause harm to the openness of the Green Belt and setting to the adjacent Grade II listed buildings and that there was no special circumstance to justify it.

The importance of open spaces within the village to local residents can be found in the response to Q22 of the Bearley Neighbourhood Plan Survey (2015). When asked to respond to the following opinion statement, "Protection of open spaces within and outside of built-up area of the village", 95% strongly agreed/agreed.

Summary and Suitability for Designation as Local Green Space

This site is well related to and appreciated and valued by the local community and makes a positive contribution to the local distinctiveness of the village.

This Local Green Space as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraphs 99-101 of the National Planning Policy Framework (Feb 2019) in that it:

- is in very close proximity to the community it serves;
- is demonstrably special to a local community and holds a particular local significance because of its recreational value, tranquillity and richness of its habitats and wildlife potential; and
- is local in character and is not an extensive tract of land.