

Quinton Neighbourhood Development Plan Local Green Space Site Assessment - January 2019

Site Address	Site Area	Site Ref
Greens, Swithins Wood Development, Lilac Avenue, Lower Quinton	Approx. 0.55ha	LGS 1a-c
Plan		
<p>Legend</p> <ul style="list-style-type: none"> Built-up Area Boundary View < 5 000 Tree Group Woodland Area Section 39 Proposed Local Green Space Existing Commitments 		
Site Description and Current Land Use The site consists of three open green spaces forming part of a recently completed housing development's green infrastructure.		
LGS 1a: This green space is situated at the northern end of the development. At the time of inspection, it was an undeveloped open space and about to be landscaped. Natural post and rail wooden fencing borders the space along its southern and eastern boundaries. At the northwest corner was a fenced off, gravelled LPG Compound. Post and rabbit wire fencing borders its eastern and northern boundaries along with trim hedges. Residential dwellings are situated to the south of the space. Open views to countryside, including some ridge and furrow fields, are located to the north and west. Quinton House Nursing Home and its grounds lie to the east.		
LGS 1b and 1c: These two well-maintained spaces are situated at the southern end of this new		

development in close proximity to each other on either side of Lilac Road. Both contain new planting of young trees and a combination of deciduous and evergreen shrubs. Hedgerows run along their southern boundaries. Natural post and rail fencing lines LGS 1b's northern boundary with residential dwellings situated beyond across the internal road. LGS 1b consists a large open green space with benches and well-stocked play area enclosed by municipal fencing. LGS 1c consists of a smaller green space lined with a balancing pond in its southwest corner with open fields beyond to the west.

Relevant Planning History

- **Planning Application No:** 16/02202/REM
Address: Land Off Main Road Main Street Lower Quinton CV37 8RY
Proposal: Reserved matters application for residential development of 30 dwellings, with Appearance, Landscape, Layout and Scale to be considered.
Decision: Approval of Reserved Matters
Date Decision Issued: 27/10/2016
- **Planning Application No:** 15/01356/OUT
Address: Land Off Main Road Lower Quinton
Proposal: Outline planning application for residential development of up to 30 no. dwellings, access infrastructure and public open space. Means of access from Main Road to be determined, with all other matters (internal access, appearance, landscaping, layout and scale) reserved for subsequent approval.
Decision: Outline permitted
Date Decision Issued: 24/03/2016

Site Ownership

CAMERON HOMES LIMITED (Co. Regn. No. 02814934) of St. Judes House, High Street, Chasetown, Burntwood WS7 3XQ

Site Constraints

The majority of the site sits within the development boundary. Along the site's northern and western boundaries, the site borders (Q03) an area of High/Medium sensitivity to housing development and High sensitivity to commercial development according to the Landscape Sensitivity Study (2012) Vol. 2 by White Consultants for Stratford District Council.

"The main sensitivities' of the zone are its function as a gap between the old and new parts of the settlement opposite The Pound, its role as part of the wider countryside hinterland to the settlement separating it from Long Marston, the presence of the long distance footpath/s, and the beneficial uses of the playing fields and allotments. Housing development would be unacceptable to the east around the older part of the settlement and is problematic to the north and west as it would clearly extend the settlement form in this relatively open landscape." p.B651

The southern areas of the site has low archaeological sensitivity and the northern area of the site has medium/low archaeological sensitivity according to the Historic Environment Assessment of Local Service Villages, Stratford-on-Avon District County of Warwickshire On behalf of Stratford-on-Avon District Council, July 2012 AOC Project No: 32127

According to the Defra Magic Map Website (<https://magic.defra.gov.uk/MagicMap.aspx>), the site is part of a "Woodland Priority Habitat Network (England)".

Public Access

All three green spaces are open and accessible to the public.

Site Photos

LGS 1a



LGS 1b



LGS1c**Ecological Significance**

The grassed areas of the site have low ecological value. However the dense mix of young trees and shrubs within the site, together with wetland plants around the balancing pond, will offer high ecological value as they mature. Mixed species hedgerows and shrubs are also present along the periphery.

These create a wildlife corridor and provide food and shelter for numerous species, such as insects, small mammals and birds and their associated nesting sites. The presence of the balancing pond provides a wildlife corridor for species such as amphibians, invertebrates, small mammals and insects. 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. Within the village, there have been sightings of larger fauna species such as bats, birds of prey (e.g. buzzards and owls), rabbits and hedgehogs.

These are all vital for the wider food web and species diversity within the village ecosystem. And as such, the site plays a contributory role in the wider ecological significance of the village.

Special Qualities and Local Significance

The three green spaces form part of the new housing development's green infrastructure. They are open green spaces which are easily accessible and highly appreciated by the community, local residents, visitors and dog walkers for its recreational and social value. The enclosed children's play area allows children to play and socialise in relative safety.

The special qualities of the site include its strong contribution to local character and green

infrastructure. It is also distinctive due to its natural beauty and open aspect as well as its views and sense of connection to the open countryside. It is also part of the first building site seen on entering Lower Quinton from the west and as a result has a significant visual impact as one of the gateways to the village.

Summary and Suitability for Designation as Local Green Space

This site is well related to and used by the local community and makes a positive contribution to the health and well-being local residents.

This sites as outlined on the above plan are considered to be suitable for Local Green Space designation in accordance with paragraph 99 and 100 of the National Planning Policy Framework in that they:

- are in very close proximity to the community it serves;
- are demonstrably special to the local community and holds a particular local significance because of its accessibility, incidental and formal recreational use, tranquillity and richness of its habitats and wildlife potential and the contribution it makes to sustainability, health and wellbeing; and
- are local in character and is not an extensive tract of land.