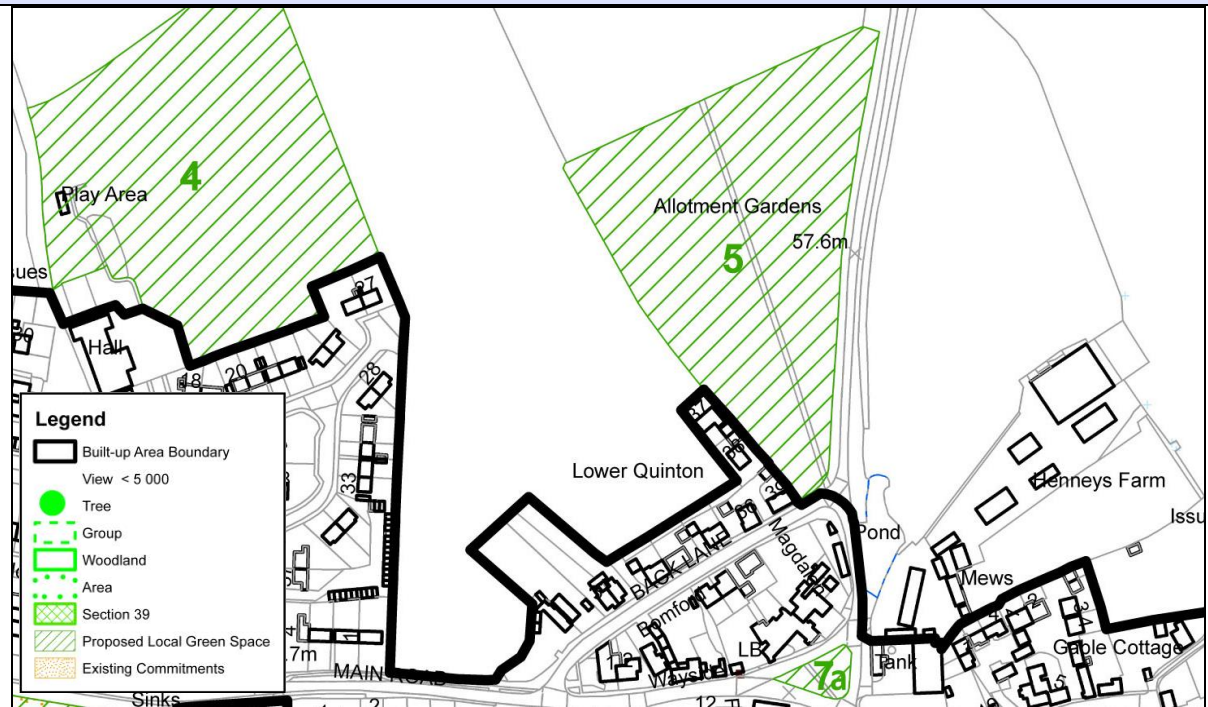


**Quinton Neighbourhood Development Plan
Local Green Space Site Assessment - January 2019**

Site Address	Site Area	Site Ref
Allotments, Back Lane, Lower Quinton	Approx 1.7ha	LGS 5

Plan



Site Description and Current Land Use

This triangular shaped site consists of a well-maintained and well-used allotment and is located north of Back Lane at the northeastern end of the Lower Quinton. Access to the site is gained from Back Lane at the site’s southern corner. A wide grassed track runs through the centre of the site from south to north.

At the time of inspection, the allotment’s horticultural beds were found to be in winter/seasonal condition. However, within the site are numerous horticultural beds (some unused or untended), water butts, outside tap, sheds, compost bins and raised timber framed beds.

The site is well-concealed from the road along its eastern boundary by assorted mature trees and trim hedges which also line the site’s northern boundary and the majority of its western boundary. To the southwest of the site are a number of residential dwellings. Open fields surround the site on all but its southern/southwestern corner. Panoramic views to the countryside can be seen to the north and northwest.

Relevant Planning History

No relevant planning history found.

Site Ownership

GLOUCESTER DIOCESAN BOARD OF FINANCE (Co. Regn. No. 162165) of Church House, College Green, Gloucester GL1 2LY.

Site Constraints

The site sits outside the development boundary. The site lies within (Q04), 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.

“This zone is characterised by gently rolling mixed farmland with a well defined pattern of medium sized regular fields bounded by thorn/elm hedgerows. There are only a scattering of hedgerow trees allowing open views across the zone from the north and east. The settlement edge is neutral and well vegetated. The sensitivity of this zone is associated with its open character, which acts as an important unspoilt rural setting to the older part of the settlement. New housing development would clearly extend the settlement is therefore considered inappropriate within this zone.” p.B654

The site is identified as ‘Allotments’ in the Stratford-on-Avon District Council Ecological and Geological Study of Local Service Villages by WCC Ecological Services & Habitat Biodiversity Audit, July 2012

The site has Medium Archaeological Sensitivity and its landscape character is identified as Horticultural 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

Public Access

The site is open and accessible to the public from an entrance off Back Lane but only for use by allotment holders

Site Photo



Ecological Significance

The allotment gardens contain a variety of food and ornamental planting. Within the site and along its boundaries are mixed species hedgerows, shrubs and trees. All of which are important for a number of birds and mammals as they provide food, shelter and nesting sites. 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. These are all vital for the wider food web and species diversity within the village's ecosystem. In the village, there have been sightings of larger fauna species such as bats, birds of prey (e.g. buzzards and owls), rabbits and hedgehogs. The site plays an important contributory role in the wider ecological significance of the village.

Special Qualities and Local Significance

The site is locally significant because it is well used and valued by the local community as not only an allotment garden but as the only allotment garden in Lower Quinton. Allotments are particularly popular among the local residents. This well-tended allotment garden provides recreational value for residents with the opportunity to exercise and socialise while gardening. The produce grown also contributes to sustainability.

The special qualities of the site include its strong contribution to local character and distinctiveness due to its land use. It is also highly appreciated and prized by the local community as an undeveloped area of open land which contributes to the green setting of the village and its infrastructure.

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 site as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraph 99 and 100 of the National Planning Policy Framework 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 active land use and the only community allotment in the village, tranquillity, wildlife potential and the contribution it makes to sustainability and health and wellbeing; and
- is local in character and is not an extensive tract of land.