

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

Site Address	Site Area	Site Ref
New Green at junction of Main Road and Goose Lane, Lower Quinton	Approx 1.45ha	LGS 8

Plan



Site Description and Current Land Use

The proposed site is situated to the south of Main Road and east of Goose Lane. This new open green space is coming forward as part of the Quinton Fields development. It will include newly planted trees, various herbaceous species, meadow and a pond. At the time of inspection the site was fenced off and still under development. Currently, residential dwellings are situated to the north and west of the site. To the south of the overall residential site there are open fields but, once the development is complete, residential dwellings will surround the proposed green space. Open fields border the site to the east, including an open grass area known as The Pound. Trim hedges line the site's exterior to the north, east and west.

The Heart of England / Monarch's Way public footpath runs along the site's western boundary. Views from the site to the Grade I listed, Church of St Swithins can be found looking east.

Relevant Planning History

- **Application Ref:** 17/00863/REM
Address: Land At The Corner Of Main Road And Goose Lane Lower Quinton
Proposal: Reserved Matters application for the erection of up to 44 dwellings, public open space, associated infrastructure, (New vehicular access from Goose Lane and pedestrian access from Main Street already approved under outline planning permission 14/01449/OUT).
Decision: Approval of reserved matters
Date Decision Issued: 22/12/2017
- **Application Ref:** 14/01449/OUT
Address: Land At The Corner Of Main Road And Goose Lane Lower Quinton
Proposal: Outline application (all matters reserved except access) for the erection of up to 44 dwellings, public open space, associated infrastructure with new access ways from Goose Lane.
Decision: Outline permitted
Date Decision Issued: 08/09/2015

Site Ownership

BROMFORD HOUSING ASSOCIATION LIMITED (Co. Regn. No. 7106) of Exchange Court, Brabourne Avenue, Wolverhampton Business Park, Wolverhampton WV10 6AU

Site Constraints

The site sits directly east/southeast of the Grade I listed Church of St Swithin, the Grade II listed remains of Churchyard Cross and the village's war memorial.

The site currently sits in (Q01) an area of 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 zone comprises fields of arable land and pasture with ridge and furrow on the very gently undulating vale at the foot of Meon Hill which lies to the south. Field boundaries are low cut hedges which allow open views across the area between the settlement and Meon Hill and between the settlements of Lower and Upper Quinton. The area is crossed by the Heart of England Way/Monarch's Way and by a PROW. The B4362/Campden Road lies to the west, beyond which is the Long Marston Depot. The settlement creates a somewhat linear and harsh edge. The main sensitivities of the zone are its function as a gap between the two settlements, its role as setting to listed buildings in Upper Quinton and its relationship with Meon Hill [in the AONB] and the presence of the long distance footpath/s. Separation between the settlement and Long Marston should also be maintained. Housing development may be acceptable in the field east of Goose Lane, no further south than existing housing west of Goose Lane. The edges to the south and east should be indented and well vegetated to ensure that the setting of the AONB is not affected and also so the older settlement pattern to the east is respected. This might be achieved with larger residential plots or a belt of woodland with public access. A further hard semi-urban edge like the rest of the C20 village should be avoided." p.B645

Along the site's eastern boundary is (Q02) an area of High/Medium sensitivity to housing

development and 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 arable farmland with a well defined pattern of medium sized regular fields bounded by thorn/elm hedgerows. There are few hedgerow trees allowing open views across the zone from rising ground within the Cotswolds AONB to the south. 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 around St Swithin’s church with its many listed buildings. Housing development is considered inappropriate within this zone.” p.B648

The site itself has Low Archaeological Sensitivity but it bordered to the east by an area of 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

Public Access

The site will be open and accessible to the public once the development is complete.

Site Photo

Preliminary Landscaping Plan



Current view



Ecological Significance

With its proposed combination of swales, orchard, hard and soft landscaping, new tree and shrub planting together with wildflower and amenity meadows, the new open green space will provide a rich habitat for a variety of wildlife.

This would create a wildlife corridor and provide food and shelter for numerous species, such as insects, small mammals, amphibians and birds and their associated nesting sites. This would help 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 as proposed would play a contributory role in the wider ecological significance of the village.

Special Qualities and Local Significance

The majority of Lower Quinton is characterised by relatively modern residential developments interspersed with pockets of incidental open green spaces. They provide a sense of openness within the built-up urban areas. This new development site incorporates open green space for future and existing residents and will therefore contribute to this network of open green spaces.

The site forms part of the required green infrastructure for the approved development. It

has been designed to reduce the visual impact of the new housing on the views of Meon Hill and the AONB from Lower Quinton.

The site will be easily accessible. With its proposed landscaping, it is anticipated that it will be highly appreciated and well-used by the local residents, the wider community, visitors and dog walkers for its recreational and social value.

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.

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.

The Planning Practice Guidance makes it clear that newly planned green areas can qualify as LGS designation if they are demonstrably special and hold a local significance:

“What about new communities?

New residential areas may include green areas that were planned as part of the development. Such green areas could be designated as Local Green Space if they are demonstrably special and hold particular local significance.

Paragraph: 012 Reference ID: 37-012-20140306

Revision date: 06 03 2014”

As such the fact that the LGS is not yet delivered is not a reason to reject LGS designation. There is precedent of this in the Bidford NDP.

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 will be demonstrably special to a local community and will hold a particular local significance because of its accessibility, variety of landscaping and water bodies, relative tranquillity and richness of its habitats and wildlife potential and the contribution it makes to sustainability; and
- is local in character and is not an extensive tract of land.