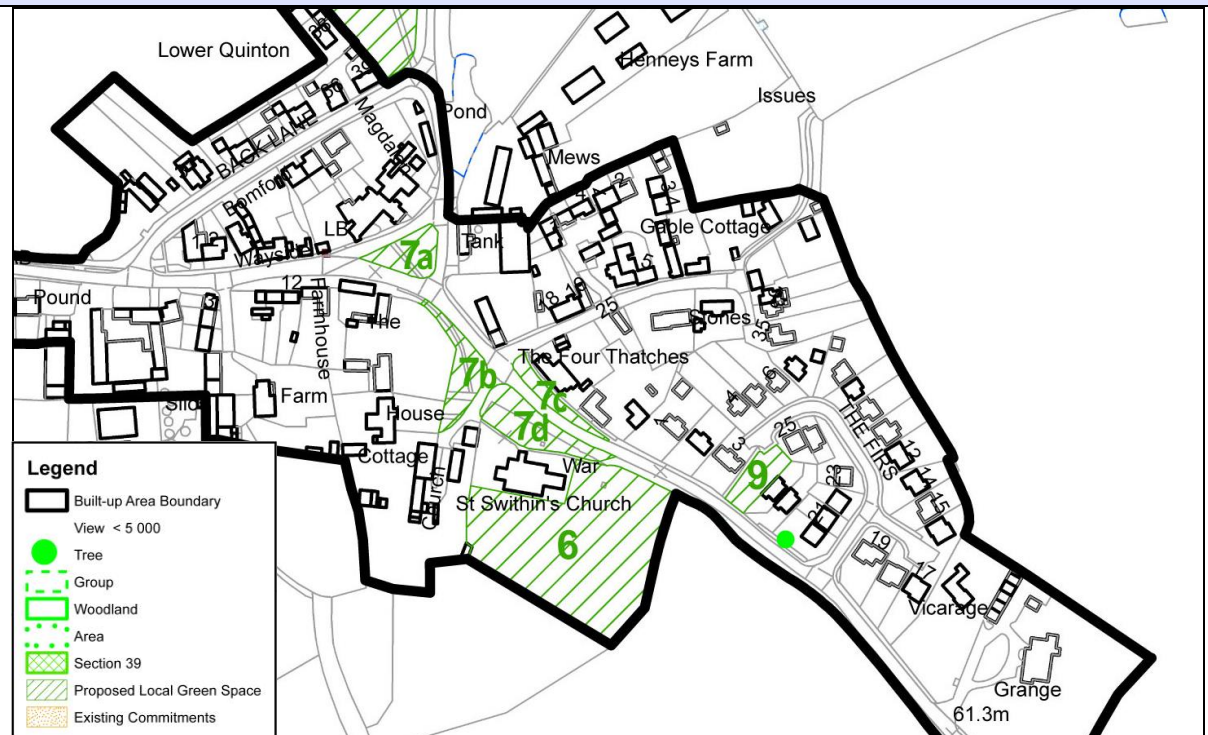


**Quinton Neighbourhood Development Plan  
Local Green Space Site Assessment - January 2019**

Site Address	Site Area	Site Ref
Open Green Space, The Firs (north of Main Road), Lower Quinton	Approx 0.04ha	LGS 9

**Plan**



**Site Description and Current Land Use**

The site consists of a small, open green space associated with The Firs residential development. It is situated north of Main Road and the south-eastern end of Lower Quinton. It is surrounded by residential dwellings on all but its southwestern boundary where it meets and is visible from Main Road. There is a pavement along the Main Road frontage allowing access onto the site and a tarmac path runs along its northwest boundary allowing access into the Firs development.

Looking across Main Road are panoramic views to an open field and Meon Hill beyond. To the west /northwest of the site is the Grade I listed Church of St Swithin, its grounds, the village's war memorial and the Grade II listed remains of Churchyard Cross. Within the site are four trim shrubs along the northeastern boundary and 4 newly planted trees spread across the site.

**Relevant Planning History**

No relevant planning history found.

### Site Ownership

Unregistered

### 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.

To the southwest of the site 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 has High 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 is open and accessible to the public.

### Site Photo





### **Ecological Significance**

With the exception of the small number of trees and shrubs, the site has little ecological value. However, those trees and shrubs provide welcome habitats for shelter, nesting sites and food for many birds, small mammals, invertebrates and insects. As such, they play a minor contributory role for the wider food web and species diversity within the village's ecosystem and 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 site is part of the Firs development and is one of those open green spaces.

The site provides a green 'lung' separating what otherwise would be a continuous line of relatively new housing and is alongside the footpath providing pedestrian access to the development.

Additionally, it is seen on entering the village from the East and forms part of the visual gateway as you move from the newly developed part of the village into the historic core.

This particular site is well-used, easily accessible and highly appreciated by the community, local residents, visitors and dog walkers for its recreational and social value as well as its open views to Meon Hill.

The special qualities of the site include its strong contribution to local character and green infrastructure. It is also distinctive due to its openness within a built up area and the open views it provides from the Firs Development to the countryside and Meon Hill beyond.

### 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 openness which affords views towards Meon Hill and the countryside beyond; and
- is local in character and is not an extensive tract of land.