

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

Site Address	Site Area	Site Ref
Goose Lane Green, Goose Lane, Lower Quinton	Approx 0.05ha	LGS 11
Plan		
Site Description and Current Land Use		
<p>The site is a well-maintained, semi-circular open green space at the southern base of Goose Lane. It is surrounded by a crescent of residential dwellings to the north, east and west.</p> <p>Open fields lie to the south of the site with panoramic views to the AONB and the Iron Age hillfort, Meon Hill, which is the northernmost Cotswold outlier.</p>		
Relevant Planning History		
No relevant planning history found.		
Site Ownership		
HEART OF ENGLAND HOUSING ASSOCIATION LIMITED (Industrial and Provident Society No. IP30446R) of 10 Greenhill Street, Stratford-Upon-Avon, Warwickshire CV37 6LG		

Site Constraints

To the south, the site borders (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

The site has Low Archaeological Sensitivity but borders an area of Medium/Low Archaeological Sensitivity to the south 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

The site has low ecological value.

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 and green lungs within the built-up areas of the village. This site is one of those open green spaces.

This particular site is well-used, easily accessible and highly appreciated by the local residents, visitors and dog walkers for its recreational and social value as well as its open views to the AONB and the Iron Age hillfort, Meon Hill which is situated at the northern edge of the Cotswolds and the northernmost Cotswold outlier.

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.

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 of Meon Hill and the countryside, tranquillity and contribution to creating a sense of place; and
- is local in character and is not an extensive tract of land.