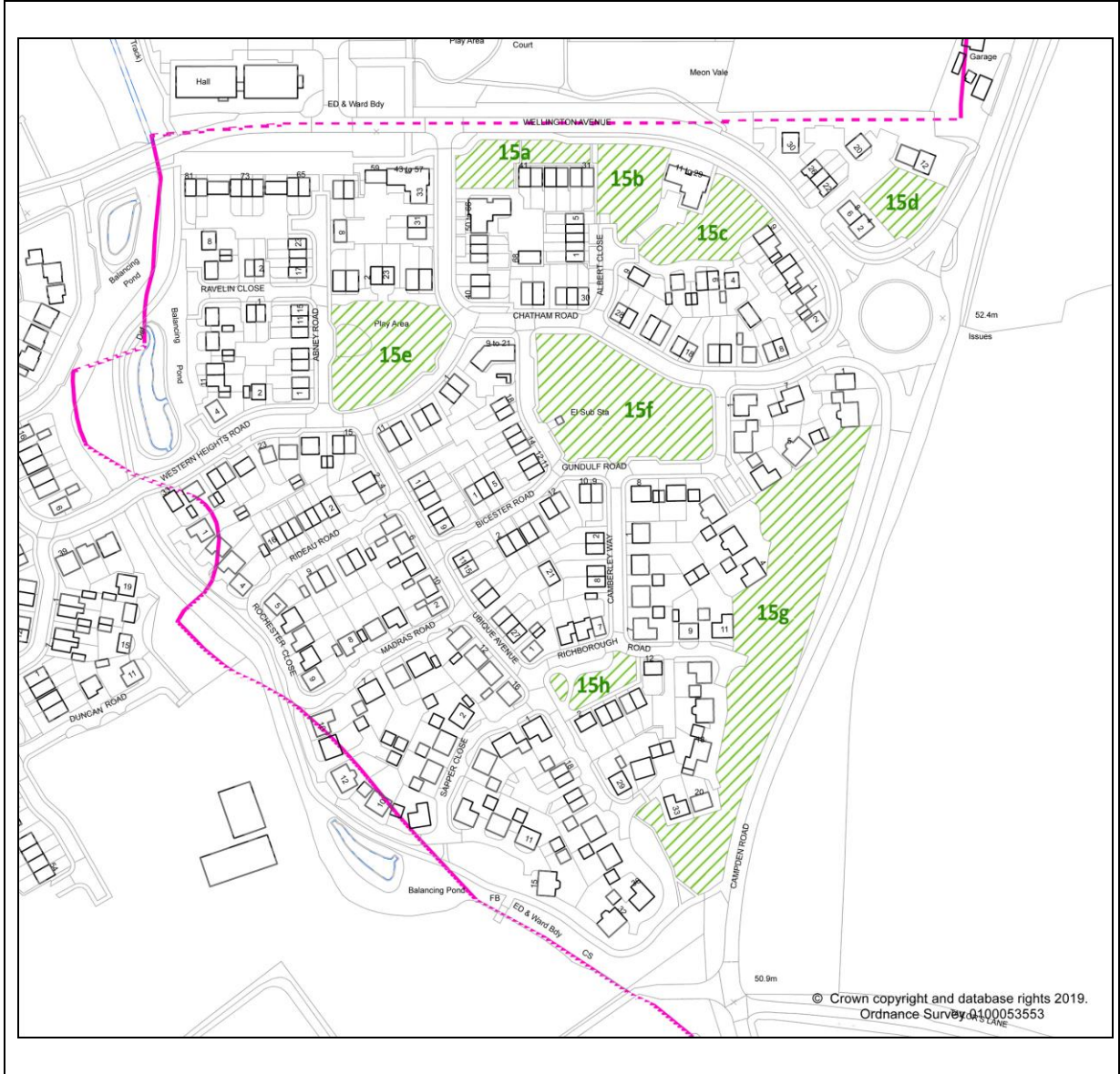


**Quinton Neighbourhood Development Plan
Local Green Space Site Assessment - January 2019**

Site Address	Site Area	Site Ref
Green Spaces, Meon Vale	Itemised in descriptions below	LGS 15a-h

Plan



Site Description and Current Land Use

This proposed LGS comprises a network of well-maintained, incidental open green spaces which form part of the new Meon Vale development's green infrastructure. They are all visible and easily accessible to the public with the exception of LGS 15b & 15c which, though visible to the public, are enclosed by low fencing. Some of the LGSs have within them a single, group or area of mature deciduous trees which have Tree Protection Orders on them. LGSs 15d, 15f and 15f have views to the Iron Age hillfort and northernmost Cotswold outlier, Meon Hill.

15a: Approximately 0.11ha

This space is an 'L' shaped open green space situated at the junction of Wellington Avenue and Chatham Road. A small cluster of mature trees populate the site's western side. Along the road front, there is evidence of new planting of trees and pockets of low growing evergreen shrubs. It is open on all sides with the exception of the southeast corner and southern boundary where it carries on along Wellington Avenue and it is bordered by residential dwellings. Residential dwellings are also situated to the west and east of the site. The Long Marston Business Park lies to the northwest. The Long Marston Storage Depot lies to the west and sports grounds directly north.

15b: Approximately 0.13ha

This space has a group of mature trees together with some new tree planting. It is situated to the south of Wellington Avenue at the junction with Albert Close. The Sports grounds lie to the northwest of the site and an open field directly north. Residential dwellings lie to the site to the east and west of the site and the grounds of a single dwelling lies to the south. A combination of low wood and low metal post and rail fencing enclose the site.

15c: Approximately 0.13ha

This space has a group of mature trees together with some new tree planting. It is situated southwest of Wellington Avenue opposite Albert Close to the west. Residential dwellings surround the site on all sides. A combination of low wood and low metal post and rail fencing enclose the site. Large laurel shrubs can be found in the southwest and southeast corners. At the southwest corner are two bin stores housed in tall wooden picket panelling.

15d: Approximately 0.08ha

This space contains a group of mature and young trees and is situated on the outskirts of the development northwest of Campden Road. Campden Road runs along the southeast side of the site. The Campden Road roundabout lies to the southwest of the site and residential dwellings surround the site on all other sides. The site is open along the northwest boundary where a car parking area borders the site. Metal post and rail fencing lines the site along the road frontage. Open views to Meon Hill can be found looking southeast.

15e: Approximately 0.22ha

This space contains a combination of a large group of mature trees and some new tree planting. It is situated on the northwest side of the development, at the junction of Western Heights and Abney Roads. It is surrounded on all sides by residential dwellings. Within the site are benches and a small area of playground equipment for young children. It is enclosed by a low wooden post and rail fence with an entrance along Western Height Road.

15f: Approximately 0.44ha

This open space contains a large group of mature trees and is situated in the heart of development between Chatham Road to the north and Gundulf Road to the south. Residential dwellings surround the site on all sides. A brick housed electricity substation sits on the southwest boundary of the site. It is enclosed by a low wooden post and rail fence with an entrance along Western Height Road with entrances at by the electricity substation and along Gundulf Road. Within the site are a bench, playground comprising low mushrooms and wooden pole balance trail. Views to Meon Hill can be found from the space's southeast corner.

15g: Approximately 0.63ha

This long open space contains an area of mature trees for the majority of the space, a smaller group at the southern end and a dense expanse of newly planted beech hedging along the road frontage. It is situated south of Chatham roundabout and bordered to the east by Campden Road. Residential dwellings line the space to the west. Access to it can be found from the roads that lead to it; Richborough Road, Gundulf Road and Ublique Avenue. There are open views to the fields and Meon Hill which lie to the east / southeast. The green space acts a strategic buffer between the residential development and Campden Road.

15h: Approximately 0.05ha

This site contains a combination of two mature trees and a number of new planted trees. It consists of a larger and smaller green space interspersed and is open on all sides. A gravelled path borders the majority of the perimeter. Within the site are three benches. Located south of Richborough Road, it is surrounded by residential dwellings on all sides.

Relevant Planning History

- **Application Reference:** 12/02404/REM
Address: Long Marston Storage Depot Campden Road Lower Quinton CV37 8QR
Proposal: Reserved matters application relating to Phase 1 and part of Phase 1A of outline planning permission 12/00484/VARY. Reserved matters to consist of access arrangements, layout, scale, appearance and landscaping. To include new retail/community building (389 sq m retail floorspace and 433 sq m community floorspace), car parking, 276 dwellings, central square, sports pavilion (160 sq m), sports pitches, play facilities, associated phase of Greenway including nature conservation works, new strategic and detailed landscaping, infrastructure buildings, drainage including works to the existing watercourse, all ancillary enabling works (including the demolition of the gatehouse and other demolition) and associated works. The original outline planning permission reference 09/00835/FUL was an environmental impact

assessment application.

Decision: Approval of reserved matters

Date Decision Issued: 04/12/2012

- **Application Reference:** 12/02402/FUL

Address: Long Marston Storage Depot Campden Road Lower Quinton CV37 8QR

Proposal: Full application for the erection of 8 apartments including access, parking and associated works and use of a strip of land south of the main site access for residential purposes as private amenity space

Decision: Permission with conditions

Date Decision Issued: 04/12/2012

- **Application Reference:** 12/00430/REM

Address: Long Marston Storage Depot Campden Road Lower Quinton CV37 8QR

Proposal: Reserved matters application relating to Phase 1 and part of Phase 1A of outline planning permission 11/00784/VARY. Reserved matters to consist of access arrangements, layout, scale, appearance and landscaping. To include new retail/community building (389 sq m retail floorspace and 433 sq m community floorspace), car parking, 276 dwellings, central square, sports pavilion (160 sq m), sports pitches, play facilities, associated phase of Greenway including nature conservation works, new strategic and detailed landscaping, infrastructure buildings, drainage including works to the existing watercourse, all ancillary enabling works (including the demolition of the gatehouse and other demolition) and associated works. The original outline planning permission reference 09/00835/FUL was an environmental impact assessment application.

Decision: Refusal of reserved matters

Date Decision Issued: 04/09/2012

- **Application Reference:** 12/00433/FUL

Address: Long Marston Storage Depot Campden Road Lower Quinton CV37 8QR

Proposal: Full application for the erection of 8 apartments including access, parking and associated works and use of a strip of land south of the main site access for residential purposes as private amenity space

Decision: Refusal of Planning Permission

Date Decision Issued: 04/09/2012

- **Application Reference:** 11/00785/FUL

Address: Long Marston Storage Depot Campden Road Lower Quinton CV37 8QR

Proposal: Construction of a four-arm roundabout to provide access to the site from Campden Road

Decision: Permission with conditions

Date Decision Issued: 12/01/2012

- **Application Reference:** 11/00784/VARY

Address: Long Marston Storage Depot Campden Road Lower Quinton CV37 8QR

Proposal: Variation of conditions 19, 20, 21, 34, 36, 43, 44, 46, 48, 49, 54, 56, 57, 58, 59 and 60 of outline element of hybrid planning permission reference 09/00835/FUL for mixed use redevelopment comprising: 1) Outline Planning Application with means of

access (in part) for the creation of a leisure village, to include an outdoor activity centre (Use Class D2), up to 150 self catering lodges (Use Class C1), up to 150 holiday homes (Use Class C3), a touring caravan site with up to 80 pitches and ancillary facilities building, rail related leisure attraction to include a museum (Use Class D2) and a passenger steam train service with associated ticketing facilities, a central leisure facilities building to include retail, leisure, commercial and community uses (Use Classes A1, A3, A4, D1, D2 and B1(a)), and sports pitches to include changing facilities; the creation of up to 500 dwellings (Use Class C3); the creation of landscaping, open space and ecological habitats; new accesses for vehicles, pedestrians and cycles, including an extension to the Greenway; new internal highways; car and cycle parking; sustainable drainage measures, including storage ponds for surface water attenuation; provision of utilities infrastructure; and all ancillary enabling works. 2) Full Planning Application for the retention of use of 80,374 sq. metres of existing industrial floor space and associated hardstanding for Class B1(c) and B8 uses, together with the retention of an existing trade vehicle auction use (use class sui generis), and the change of use of 2,797 sq. metres of existing rail related floor space and associated hardstanding and rail track to Class B1(b) and B1(c), B2 and B8 uses; and the installation of a new roundabout access to Campden Road.

Application Type: Removal/variation of conds.of prev. perm

Decision: Variation permitted with conditions

Date Decision Issued: 10/08/2011

- **Application Reference:** 09/00835/FUL

Address: Long Marston Storage Depot Campden Road Lower Quinton Stratford-upon-Avon Warwickshire CV37 8QR

Proposal: Hybrid Planning Application (part full, part outline) for mixed use redevelopment comprising: 1) Outline Planning Application with means of access (in part) for the creation of a leisure village, to include an outdoor activity centre (Use Class D2), up to 150 self catering lodges (Use Class C1), up to 150 holiday homes (Use Class C3), a touring caravan site with up to 80 pitches and ancillary facilities building, rail related leisure attraction to include a museum (Use Class D2) and a passenger steam train service with associated ticketing facilities, a central leisure facilities building to include retail, leisure, commercial and community uses (Use Classes A1, A3, A4, D1, D2 and B1(a)), and sports pitches to include changing facilities; the creation of up to 500 dwellings (Use Class C3); the creation of landscaping, open space and ecological habitats; new accesses for vehicles, pedestrians and cycles, including an extension to the Greenway; new internal highways; car and cycle parking; sustainable drainage measures, including storage ponds for surface water attenuation; provision of utilities infrastructure; and all ancillary enabling works. 2) Full Planning Application for the retention of use of 80,374 sq. metres of existing industrial floor space and associated hardstanding for Class B1(c) and B8 uses, together with the retention of an existing trade vehicle auction use (use class sui generis), and the change of use of 2,797 sq. metres of existing rail related floor space and associated hardstanding and rail track to Class B1(b) and B1(c), B2 and B8 uses; and the installation of a new roundabout access to Campden Road.

Decision: Permission with conditions

Date Decision Issued: 26/02/2010

Site Ownership

ST MODWEN DEVELOPMENTS LIMITED (Co. Regn. No. 00892832) of 7 Ridgeway, Quinton Business Park, Quinton, Birmingham B32 1AF

MEON VALE MANAGEMENT COMPANY LIMITED (Co. Regn. No. 08674615) of Park Point, 17 High Street, Longbridge, Birmingham B31 2UQ

Site Constraints

Tree protection orders and areas:

All of the green spaces have some class of tree protection on them. 15g and 15h have tree protection orders. 15a-15f have protected groups of trees. 15g has a protected area of trees.

Defra map:

15b, 15c, 15d, 15g, 15h: 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)".

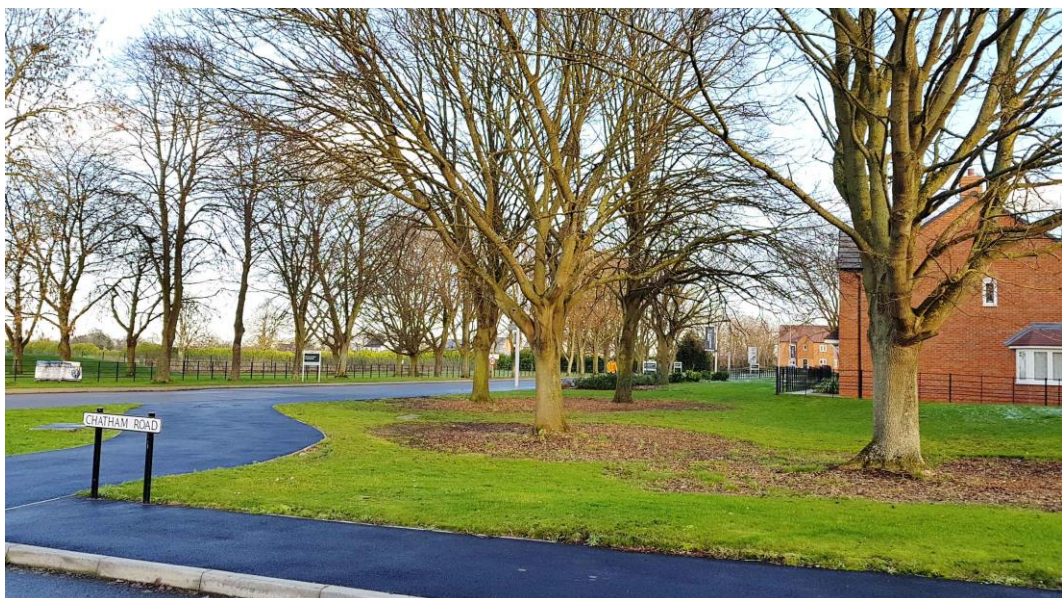
15c and 15d border an area designated 'Woodland Improvement', "Priority Habitat Inventory - Deciduous Woodland (England)" and broadleaf woodland through the National Forest Inventory (GB).

15g is in an area designated 'Woodland Improvement', "Priority Habitat Inventory - Deciduous Woodland (England)" and broadleaf woodland through the National Forest Inventory (GB).

Public Access

All sites are open and accessible to the public with the exception of LGSs 15b and 15c which, though highly visible to the public, are enclosed by low post and rail fences.

Site Photo



LGS 15a



LGS 15a



LGS 15b



LGS 15c



LGS 15d



LGS 15e



LGS 15f



LGS 15g



LGS 15g



LGS 15h

Ecological Significance

The majority of each space are grass areas which have low ecological value. However, the large number of mature trees and newly planted trees, together with the newly planted dense beech hedging found in LGS 15g, create an important wildlife corridor for the development.

Trees and hedges 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

These sites provide a network of well-maintained, incidental and formal open green spaces which form part of the new Meon Vale development's green infrastructure. The spaces provide green 'lungs' and a sense of tranquillity and openness within this built-up residential area. In some cases these spaces provide a sense of maturity to a new development which is not often achieved.

They are 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 for their open views from LGSs 15d, 15f and 15g to the Iron Age hillfort and northernmost Cotswold outlier, 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 natural beauty and open aspect.

Summary and Suitability for Designation as Local Green Space

These sites are well related to and used by the local community and make a positive contribution to the health and well-being of local residents.

The 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 they serve;
- are demonstrably special to a local community and hold a particular local significance because of their accessibility, openness, tranquillity and richness of habitats and wildlife potential and the contribution they make to sustainability, health and well-being of residents; and
- are local in character and not extensive tracts of land.