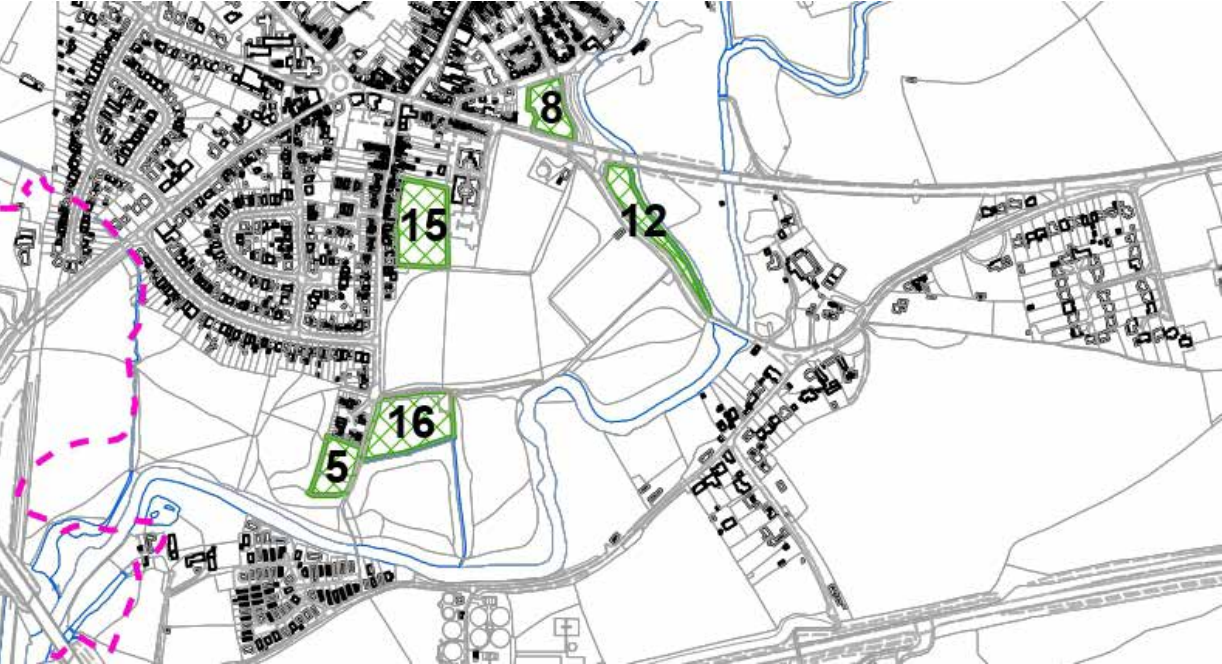


Alcester Neighbourhood Development Plan

Local Green Space Site Assessment – November 2025

Site Address	Site Area	Site Ref
Land adjacent to Old Stratford Road	Approx. 0.61 ha	LGS 12
Plan 		
Site Description and Current Land Use		
The site consists of a picturesque green riverside walk starting at Old Stratford Road Oversley Green and following the River Arrow to Oversley bridge. This walkway forms part of the Alcester Heritage Trail. The walkway comprises an avenue of mature trees including Horse chestnut, willow and cherry. A dwarf post and rail fence lines the perimeter where it abuts a tarmac path that runs parallel to the Old Stratford Road which links Oversley Green to the Stratford Road leading to Alcester town centre. A sports pitch sits southwest of the walkway providing open scenic view towards Primrose Hill.		

On the opposite riverbank to the walkway is a small island. The island has the river Arrow at its western flank and the river Alne at its eastern flank.

Within the island area osier willow are grown and coppiced.

The island area regularly floods which provide the perfect damp conditions for the osier beds to flourish.

Relevant Planning History

No relevant planning history found.

Site Ownership

The site is owned by Warwickshire County Council. The osier beds and land on the far side of the river are owned by the Guillaume Family Trust.

Site Constraints

The site sits within designated Green Belt (SDC Core Strategy Policy CS.10) and Special Landscape Area (SDC Core Strategy Policy CS.12).

The site is situated in Zone A06 of the B2 Alcester Landscape Sensitivity Study 2011 and is identified as having high sensitivity to both residential and commercial development.

Oversley Bridge is Grade II listed.

Public Access

The walkway is accessible from the public footpath along the Old Stratford Road.

The osier bed is accessed by private gateway located on the main Stratford Road. The value of the land lies with its intervisibility from the open space on the other bank.

Site Photos





Ecological Significance

The riverside edge of the walkway is lined with a thicket of shrubs, and the walkway path is an avenue of mature trees such as horse chestnut, willow and cherry.

The osier bed provides early pollen and nectar for bees and insects which play an important role in the pollination of plants and crops in the surrounding area. These are vital for the wider food web and species diversity within the area's ecosystem.

The mix of habitats is important for birds and mammals as they provide food, shelter and nesting sites. There have been sightings of kingfisher alongside the riverbank at this location.

Special Qualities and Local Significance

The site is locally significant as the walkway forms part of the Alcester Heritage Trail. This is highly valued by the local community, visitors and walkers. It also echoes the open recreational spaces that border the River Arrow to the north of the town.

The walkway also provides a tranquil green corridor that links Oversley Green to Alcester.

The special quality of the site includes its contribution to local character. The osier bed is situated in an important ecological corridor of the rivers Arrow and Alne.

The site is also distinctive due to its natural beauty, with views of the rivers Arrow and Alne and the Grade II listed Oversley Bridge.

Summary and Suitability for Designation as Local Green Space

The site is well related to and used by the local community and makes an important contribution to the health and well-being of local residents.

The LGS as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraphs 106-108 of the National Planning Policy Framework in that it is:

- in reasonably close proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance because of its recreational value, tranquility and richness of its habitats and wildlife potential alongside the River Arrow; and
- local in character and is not an extensive tract of land.

Alcester Neighbourhood Development Plan

Local Green Space Site Assessment – November 2025

Site Address	Site Area	Site Ref
Alcester Park Green Space, Mayors Drive, Alcester	Approx. 1.36 ha	LGS 13

Plan



Site Description and Current Land Use

This site is a well-used open green space and children's play park situated in the heart of the new housing development located to the north of the town centre.

The development, when completed will provide 350 homes. The provision of the park and open green space was a condition of planning permission being granted.

The play area is for younger children and is enclosed by a metal rail fence to keep it dog-free and is accessed through a pedestrian gate.

The open aspect of the park area has mixed species tree planting and shrubbery. Tarmac pedestrian pavements line the perimeter of the site.

The park forms the setting of the grounds of the residential buildings that surround the site.

Relevant Planning History

Application No: 17/01087/REM

- Submission of details of the appearance, landscaping , layout and scale (Reserved Matters) relating to outline planning permission APP/J3720/A/13/2205529 (11/02895/OUT) for the erection of 190 dwellings with associated car parking, access, infrastructure provision and open space on land north of Allimore Lane, Alcester (southern site).
- Application Type: Approval of Reserved Matters
- Date of Decision: 10/12/2021
- Decision: Approval of Reserved Matters

Application No: 11/02895/OUT

- Proposal: Construction of a maximum of 190 dwellings with associated car parking, access, infrastructure provision and open space at land north of Allimore Lane, Alcester (southern site)
- Decision: Refusal of Outline Permission
- Decision Date: 10/09/2013
- Appeal Ref: APP/J3720/A/13/2205529
- Appeal Type: Inquiry
- Appeal Decision: Appeal Allowed
- Appeal Date: 14/04/2014

Application No: 17/01084/REM

- Submission of details of the appearance, landscaping , layout and scale (Reserved Matters) relating to outline planning permission APP/J3720/A/13/2202101 (11/02767/OUT) for the erection of 160 dwellings with associated car parking, access, infrastructure provision and open space on land north of Allimore Lane, Alcester (northern site)
- Application Type: Approval of Reserved Matters
- Date of Decision: 21/03/2019
- Decision: Approval of Reserved Matters

Application No: 11/02767/OUT

- Construction of a maximum of 160 dwellings with associated car parking, access, infrastructure provision and open space on land north of Allimore Lane, Alcester (northern site)
- Decision: Refusal of Outline Permission
- Decision Date: 04/06/2013
- Appeal Ref: APP/J3720/A/13/2202101
- Appeal Type: Inquiry
- Appeal Decision: Appeal Allowed
- Appeal Date: 14/04/2014

Site Ownership
The freehold of the site is owned by Bloor Homes Ltd (Title Ref: WK 513472) and is managed on their behalf by Trinity (Estates) Property Management Ltd.
Site Constraints
The site sits within the Alcester Park residential development.
Public Access
The site is open and accessible to residents and the public along Ward Avenue and Payne Drive within the housing site. The housing development is accessed from Birmingham Road to the east of the site.
Site Photos



Ecological Significance

Being a new development the site is still establishing its ecological value.

The trees and shrubs planted, will when mature, provide shelter and nesting sites for birds as well as habitats for small mammals.

Special Qualities and Local Significance

The special qualities of the site include its recreational and social value for both children and walking and dog walking.

The open grass area also creates a sense of space in a built-up residential area.

The site is demonstrably special and locally significant as it is actively used and valued by the local community as a formal area of open green space.

Summary and Suitability for Designation as Local Green Space

The site is well related to and used by the local community and makes an important contribution to the health and well-being of local residents.

The LGS as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraphs 106-108 of the National Planning Policy Framework in that it is:

- in immediate proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance because of its tranquility and sense of space. It has high recreational value (as a play area)and is also significant as the only community space within a new housing estate for its maturing ecological value and the contribution it will make to sustainability; and
- local in character and is not an extensive tract of land.

Alcester Neighbourhood Development Plan

Local Green Space Site Assessment – November 2025

Site Address	Site Area	Site Ref
The Bowling Green, Meeting Lane	Approx. 0.19 ha	LGS 14
Plan		
		
Site Description and Current Land Use		
This well used and maintained bowling green and pavilion is situated at the end of Meeting Lane surrounded by residential dwellings and is within the Built-Up Area of the town and Alcester Conservation Area. The green is one of the most southerly Crown Green bowling greens in the UK. The site nestles in a peaceful secluded location within the town. The site is bounded by brick walls at its western boundary and with the remaining perimeter bounded by well-maintained fencing and hedgerows. This provides perfect conditions for players and also privacy for adjacent residents. The bowling green forms the setting of the Grade II listed buildings that line Meeting Lane.		

Relevant Planning History

No relevant planning history found.

Site Ownership

The green and pavilion are owned by the Alcester Unionist Club and leased to Alcester Bowling Club.

The Alcester Bowling Club maintain the green and surrounding landscaped areas and the Alcester Unionist Club maintain the pavilion together with outbuildings, accessways, boundary walls and hedgerows.

Site Constraints

The site and pavilion sit within the Built-up Area boundary and Alcester Conservation Area.

Public Access

The site is accessible to bowling club members by Meeting Lane.

Disabled access is via a gateway and ramp located at the northern boundary on Tibbets Lane.

Site Photos





ALCESTER BOWLING CLUB.

For more than three centuries the Royal game of bowls has been played on the green at the back of the Brewery, at Alcester, and naturally during this long period the membership of the club has seen many fluctuations, but throughout there has been a club in the town. The oldest member is Mr. Edward Reeve, the Friary, who at the end of 50 years membership presented the club with a handsome silver challenge cup, to be competed for and won three successive seasons before becoming the absolute property of the winner. The cup was presented in 1896, and up to the present time has not been won for three consecutive seasons by any member. In 1896 the winner was Mr. H. Overbury, and the result of the subsequent season has been:—1897, Mr. G. H. Hinwood; 1898, Mr. H. Overbury; 1899, Mr. C. E. James; 1900, Mr. H. Overbury; 1901, Mr. J. T. Hodges; 1902, Mr. J. F. Baylis; 1903, Mr. E. J. Neale; 1904, Mr. E. G. Hunt; 1905, Mr. W. Allwood. This year the competition has been exceptionally keen, and the results of the various contests are as follows:—

First Round.—H. W. Rowland, rec. 3, 15, beat C. E. Grant, rec. 2, 11; A. H. Crouch, scratch, 15, beat E. Salt, rec. 5, 6; H. E. Styles, rec. 5, 15, beat S. W. Oliver, rec. 2, 12; W. Hitchings, rec. 1, 15, beat J. E. Searle, rec. 4, 11; G. W. Hinwood, owes 3, 15, beat J. F. Baylis, owes 3, 12; A. Hitchings, rec. 2, 15, beat C. E. James, scratch, 14; H. E. Boddington, owes 3, 15, beat G. Barber, rec. 4, 13; W. Allwood, rec. 2, 15, beat F. Haines, scratch, 11; E. G. Hunt, owes 3, and W. Devey, scratch, received byes.

Second Round.—H. E. Boddington 15, beat W. Devey 3; W. Hitchings 15, beat H. W. Rowland 12.

Third Round.—A. Hitchings 15, beat H. E. Styles 12; W. Allwood 15, beat A. H. Crouch 12; E. J. Hunt 15, beat H. E. Boddington 4; W. Hitchings 15, beat G. W. Hinwood 12.

Fourth Round.—A. W. Allwood 15, beat E. G. Hunt 11; A. Hitchings 15, beat W. Hitchings 11.

Final.—W. Allwood 15, beat A. Hitchings 8.

Ecological Significance

With the exception of the mature trees and shrubs that frame the site, the bowling itself has low ecological value.

The mixed species trees and shrubs are important for a number of birds and mammals as they provide food, shelter and nesting sites. The trees and shrubs increase the diversity of insect species which are a food source for the birds and small mammals. The trees provide nesting sites for birds and small mammals such as squirrels.

The site contributes to the towns wider ecological system.

Special Qualities and Local Significance

The bowling green is the only green in the town. There is evidence that bowls has been played on the site since 1605.

The special quality of the site includes its recreational and social value.

Membership is open to all. The current membership stands at 54 ranging from age groups under 10's up to over 90 years of age.

In addition to its participation in several playing leagues, the bowls club hosts social events with local organisations such as the Girl Guides, Alcester Court Leet, Alcester Unionist Club and the Great Alne Retirement Village and the Fun Day during the annual Alcester Street Market.

The site is demonstrably special and locally significant as it is actively used and valued by the local community as a social area which helps with the well-being and health of residents and due to its natural beauty.

Summary and Suitability for Designation as Local Green Space

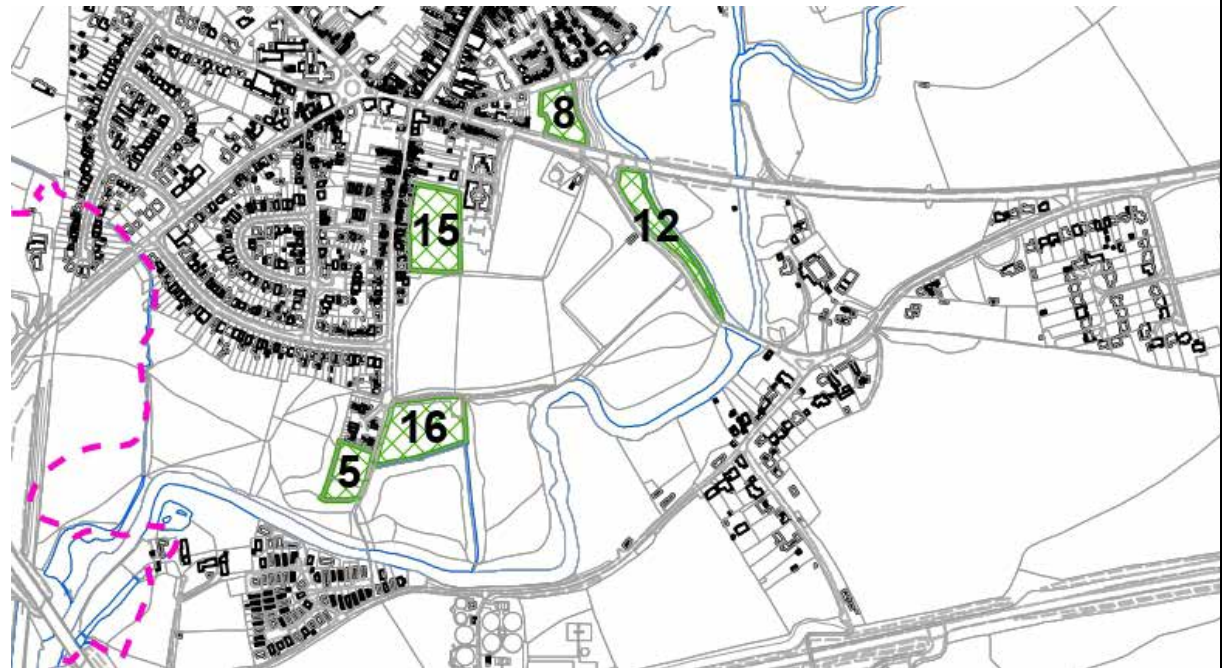
The site is well related to and used by the local community and makes an important contribution to the health and well-being of local residents.

The LGS as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraphs 106-108 of the National Planning Policy Framework in that it is:

- in immediate proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance because of its history of use, its current recreational value (including as a playing field), tranquility and its open character within the built up area; and
- local in character and is not an extensive tract of land.

Alcester Neighbourhood Development Plan

Local Green Space Site Assessment – November 2025

Site Address	Site Area	Site Ref
Allotment, East of Bleachfield Street (north end), Alcester	Approx. 0.85ha	LGS 15
Plan		
		
Site Description and Current Land Use		
This large, well-maintained and well-used allotment is located at the north end of Bleachfield Street. Its popularity is evidenced by the Allotment Association noticeboard located at the entrance of the site. It is surrounded by residential properties and grounds on three sides; north, east and west. An open field sits to the south of the site. There are scenic views through the southeast corner of the site over the local countryside looking towards Oversley Wood. Within the site are numerous mature apple trees, well-tended horticultural beds, water butts, outside tap, sheds, compost bins and poly tunnels. Post and wire fencing lines the site together with assorted shrubs including buddleia.		

Relevant Planning History

Application no: 94/00219/OUT (Land Off Bleachfield Street Alcester Warwickshire)

- Proposed: Retail development
- Decision: Withdrawn

ADJACENT PLOTS

Application no: 75/00901/FUL (Off Plot 1 13 Bleachfield Street Alcester Warwickshire)

- Proposed: Off Plot 1 13 Bleachfield Street Alcester - Proposed Erection of Detached Houses with Garages
- Decision: Permitted
- Decision Date: 16/12/1975

Application No: 74/01608/FUL (Land Off Bleachfield Street Alcester Warwickshire)

- Proposed: Proposed Erection of 75 Dwellings and Layout of Roads and Footpaths
- Decision: Permitted
- Decision Date: 11/09/1975

Site Ownership

Ragley Estate, 8th Lord Hertford A&M Will Trust. Title Ref: WK447125. This site is managed under a long lease by Alcester Town Council.

Site Constraints

The site sits outside the Built-up Area Boundary but borders it on all but its south boundary. It sits within conservation area, designated Green Belt (SDC Core Strategy Policy CS.10) and Special Landscape Area (SDC Core Strategy Policy CS.12).

The site is situated in Zone A08 of the B2 Alcester Landscape Sensitivity Study (2011) and is identified as having high sensitivity to both residential and commercial development. The northern section of the zone is identified as a Green Area Belt and Schedule Monument area. The reports states that:

"This gently sloping zone is on the edge of the valley floor, partly in floodplain and accommodates well used allotments, permanent pasture and the grounds of new flats. Strong outgrown hedges and trees abut the area to the north along Stratford Road and east. These contribute, with the easterly pasture, to a pleasant rural valley floor approach into the town core from the east. The zone is open to views from the south and the flats appear prominent from the PROW here. The area is entirely within the Alcester Roman settlement SAM and the allotments and flats lie within the Conservation Area. Its location partly on floodplain, on the fringes of the settlement core and key road approach, prominence from the valley floor, part community use and designations means that further housing development is inappropriate." p.22

Public Access

The site is open and accessible to the public but only for use by allotment holders.

Access is gained from Bleachfield Street from a passageway between residential dwellings on the east side of the street.

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, including mature apple 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. In particular, old orchard trees provide an ideal habitat for the Nobel Chafer which is a protected species.

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 town's ecosystem.

In the town, 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 town.

Special Qualities and Local Significance

Allotments are particularly popular among the residents Alcester. SDC Core Strategy Policy AS.2 B5 provided for additional allotments given a shortfall. Since then Alcester Town Council has established the School Road allotments and there are new allotments at the Bloor Homes development and therefore currently supply is equalling demand. The well-tended allotments provide recreational value for residents with the opportunity to exercise and socialise while gardening. The produce grown also contributes to sustainability.

The site is locally significant because it is well used and valued by the local community as an allotment garden. The special qualities of the site include its strong contribution to local character and distinctiveness due to its natural beauty.

It is also highly appreciated and prized by the local community as an undeveloped tranquil area of open land serving the southern section of the town with views across the open countryside toward Oversley Wood which contributes to its green setting.

Summary and Suitability for Designation as Local Green Space

This site is well related to and appreciated and valued by the local community and makes a positive contribution to the local distinctiveness of the town.

The LGS as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraphs 106-108 of the National Planning Policy Framework in that it is:

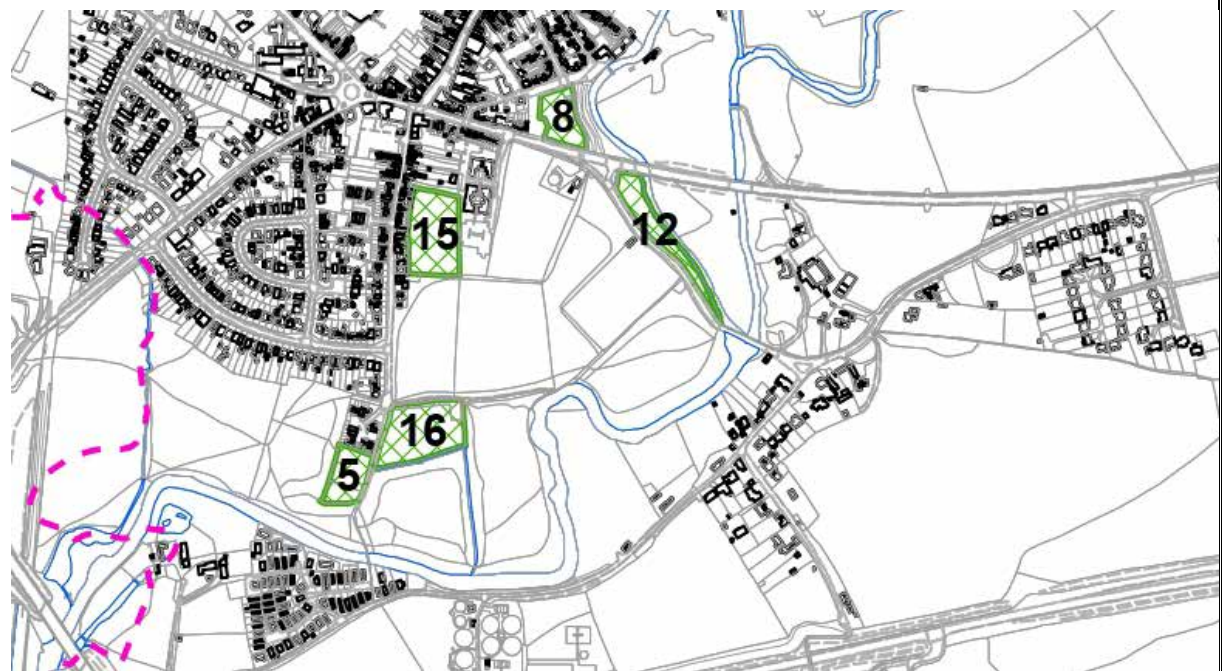
- in reasonably close proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance because of its recreational value, tranquility and richness of its habitats and wildlife potential; and
- local in character and is not an extensive tract of land.

Alcester Neighbourhood Development Plan

Local Green Space Site Assessment – November 2025

Site Address	Site Area	Site Ref
Allotment, East of Bleachfield Street (south end), Alcester	Approx. 0.7ha	LGS 16

Plan



Site Description and Current Land Use

This well-maintained and well-used allotment is located at the southern end of Bleachfield Street. Residential properties lie opposite the site along Bleachfield Street and a fenced off section in the northeast corner of the site houses a pumping station as part of Alcester's Flood Alleviation Scheme. The remainder of the site is surrounded by open countryside where scenic views can be found looking towards Oversley Wood to the southeast.

Within the site are numerous apple trees, well-tended horticultural beds, water butts, outside tap, sheds, compost bins and poly tunnels.

Informal footpaths run along the perimeters of the site and the Heritage Trail runs coterminous to the site's north boundary. A small gully runs along its south boundary, now dry during the recent drought. A majority of the site is fenced along its perimeters with tall mature trees and shrubs lining the south and west boundaries and a metal 5-bar gate to its west boundary. A large open green with a children's play area sits southwest of the site.

Relevant Planning History

No relevant planning history found.

Site Ownership

Stratford-on-Avon District Council. Title Ref: WK454735. This site is managed under a long lease by Alcester Town Council.

Site Constraints

The site sits outside the Built-up Area Boundary but sits within, designated Green Belt (SDC Core Strategy Policy CS.10) and Special Landscape Area (SDC Core Strategy Policy CS.12).

The site is situated in Zone A06 of the B2 Alcester Landscape Sensitivity Study (2011) and is identified as having high sensitivity to both residential and commercial development. The northern section of the zone is identified as a Green Area Belt and Schedule Monument area.

Public Access

The site is open and accessible to the public but only for use by allotment holders.

Access is gained from Bleachfield Street.

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, including mature apple 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. In particular, old orchard trees provide an ideal habitat for the Nobel Chafer which is a protected species. The gully, when full, can also provide a useful habitat and natural corridor to the River Alne to the south for amphibians, insects, invertebrates and small mammals.

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 town's ecosystem. In the town, 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 town.

Special Qualities and Local Significance

Allotments are particularly popular among the residents Alcester. SDC Core Strategy Policy AS.2 B5 provided for additional allotments given a shortfall. Since then Alcester Town Council has established the School Road allotments and currently supply is equalling demand. The well-tended allotments provide recreational value for residents with the opportunity to exercise and socialise while gardening. The produce grown also contributes to sustainability.

The site is locally significant because it is well used and valued by the local community as an allotment garden. The special qualities of the site include its strong contribution to local character and distinctiveness due to its natural beauty. It is also highly appreciated and prized by the local community as an undeveloped tranquil area of open land serving the southern section of the town with views across the open countryside toward Oversley Wood which contributes to its green setting.

Summary and Suitability for Designation as Local Green Space

This site is well related to and appreciated and valued by the local community and makes a positive contribution to the local distinctiveness of the town.

The LGS as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraphs 106-108 of the National Planning Policy Framework in that it is:

- in reasonably close proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance because of its recreational value, tranquility and richness of its habitats and wildlife potential; and
- local in character and is not an extensive tract of land.

Alcester Neighbourhood Development Plan

Local Green Space Site Assessment – November 2025

Site Address	Site Area	Site Ref
School Road Allotment, North of Kinwarton Rd, Alcester	Approx. 0.28ha	LGS 17
Plan 		
Site Description and Current Land Use This well-maintained and well-used allotment is located north of Kinwarton Road and east of School Road. It has a sloped section at the southern end of the site. A path leads to the site from Priory Meadow which is part of a Scheduled Monument site and which borders it to the north. It runs through the site and horticultural beds can be found on either side of it. Scenic, open views can be found looking toward Priory Meadow and to the mature trees and River Arrow which line its east and north boundaries. Residential dwellings lie to the west of the site. In close proximity to the south is the Grade II listed, Gunnings Bridge, and Alcester's High Street with its many shops, pubs and eateries. Within the site are numerous well-tended horticultural beds, water butts, outside tap, sheds, compost bins and poly tunnels. A 5-bar metal gate and pedestrian gate sit at the site's entrance off School Road from which a small unmade drive leads into the lower section of the sites. A brick building owned by Seven Trent lines the sites east boundary opposite the River Arrow.		

Relevant Planning History

No relevant planning history found.

Site Ownership

Owned and managed by Alcester Town Council. Title Ref: WK486992

Site Constraints

The site sits within the Built-up Area Boundary and the majority of the site is within the conservation area. It is also within a designated Area of Restraint (SDC Core Strategy CS. 13).

The site is situated in Zone A09 of the B2 Alcester Landscape Sensitivity Study (2011) and is identified as having medium high sensitivity to residential and high sensitivity to commercial development. The northern section of the zone is identified as a Parks, Gardens and Amenity Greenspaces Area. The middle section of the zone is identified as a Warwickshire Wildlife Reserve. The zone is categorised as having high sensitivity to both commercial and residential development. The reports states that:

“This flat valley floor zone, mostly in the floodplain of the River Arrow, runs through the centre of the settlement separating the older part of the town to the west from the new to the east. It comprises well used and managed amenity space to the east and north west and permanent grazed pasture to the west, part of which is a scheduled ancient monument [Alcester Abbey- with no visible remains] and part of which is the River Arrow local nature reserve. The river has a winding natural course and strong riparian tree cover and with other trees and hedgerows on boundaries strongly enclose the area screening the settlement edge and acting as a setting for the town including Gunners Bridge to the south. Overall the area is either a valuable community resource or provides a rural setting for a SAM. It is therefore highly sensitive and unsuitable for housing development..” p.28

Public Access

The site is open and accessible to the public but only for use by allotment holders. Access is gained from Priory Meadow to the north and School Road to the south.

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. Being adjacent to the River Arrow and near to River Arrow Nature Reserve, the site also provides a useful habitat and natural wildlife corridor for amphibians, insects, invertebrates and small mammals.

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 town's ecosystem. In the town, 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 town.

Special Qualities and Local Significance

Allotments are particularly popular among the residents Alcester. SDC Core Strategy Policy AS.2 B5 provided for additional allotments given a shortfall. Since then Alcester Town Council has established the School Road allotments and new allotments have been provided at the Bloor Homes development and therefore currently supply is equalling demand. The well-tended allotments provide recreational value for residents with the opportunity to exercise and socialise while gardening.

The site is locally significant because it is well used and valued by the local community as an allotment garden. The special qualities of the site include its strong contribution to local character and distinctiveness due to its natural beauty with views to the River Arrow and Priory Field with its historical importance.

It is also highly appreciated and prized by the local community as an undeveloped tranquil area of open land serving the centre of the town as well as its easy access which contributes to its green setting and infrastructure.

Summary and Suitability for Designation as Local Green Space

This site is well related to and appreciated and valued by the local community and makes a positive contribution to the local distinctiveness of the town.

The LGS as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraphs 106-108 of the National Planning Policy Framework in that it is:

- in reasonably close proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance because of its recreational value, tranquility and richness of its habitats and wildlife potential; and
- local in character and is not an extensive tract of land.

Alcester Neighbourhood Development Plan

Local Green Space Site Assessment – November 2025

Site Address	Site Area	Site Ref
Allimore Lane Allotment, east of A435, Alcester	Approx. 0.22ha	LGS 18

Plan



Site Description and Current Land Use

This well-maintained and well-used allotment is located east of A435 on the north side of Allimore Lane. A path leads to the site from Priory Meadow which is part of a Scheduled Monument site and which borders it to the north. It runs through the site and horticultural beds can be found on either side of it. Green Belt and AONB border the site to the west.

The area to the north of the site has recently been developed by Bloor Homes. Sparsely spaced residential dwellings/farms lie to the south of the site. The Monarch's Way path runs along Allimore Lane and coterminous with the site's southwest boundary.

Within the site are numerous well-tended horticultural beds, water butts, outside tap, sheds, compost bins, poly tunnels, apple trees and local noticeboard. A small unmade drive leads to the entrance at the end of Allimore Lane. A dense thicket of mature trees and shrubs line the site with trim hedging along the west boundary, wire fencing along the south and east boundaries and post and rail fencing to the north and south.

Relevant Planning History

LAND ADJACENT NORTHEAST OF THE SITE

Application No: 17/01087/REM

- Submission of details of the appearance, landscaping , layout and scale (Reserved Matters) relating to outline planning permission APP/J3720/A/13/2205529 (11/02895/OUT) for the erection of 190 dwellings with associated car parking, access, infrastructure provision and open space on land north of Allimore Lane, Alcester (southern site).
- Application Type: Approval of Reserved Matters
- Date of Decision: 10/12/2021
- Decision: Approval of Reserved Matters

Application No: 11/02895/OUT

- Proposal: Construction of a maximum of 190 dwellings with associated car parking, access, infrastructure provision and open space at land north of Allimore Lane, Alcester (southern site)
- Decision: Refusal of Outline Permission
- Decision Date: 10/09/2013
- Appeal Ref: APP/J3720/A/13/2205529
- Appeal Type: Inquiry
- Appeal Decision: Appeal Allowed
- Appeal Date: 14/04/2014

Application No: 17/01084/REM

- Submission of details of the appearance, landscaping , layout and scale (Reserved Matters) relating to outline planning permission APP/J3720/A/13/2202101 (11/02767/OUT) for the erection of 160 dwellings with associated car parking, access, infrastructure provision and open space on land north of Allimore Lane, Alcester (northern site)
- Application Type: Approval of Reserved Matters
- Date of Decision: 21/03/2019
- Decision: Approval of Reserved Matters

Application No: 11/02767/OUT

- Construction of a maximum of 160 dwellings with associated car parking, access, infrastructure provision and open space on land north of Allimore Lane, Alcester (northern site)
- Decision: Refusal of Outline Permission
- Decision Date: 04/06/2013
- Appeal Ref: APP/J3720/A/13/2202101
- Appeal Type: Inquiry
- Appeal Decision: Appeal Allowed
- Appeal Date: 14/04/2014

ADJACENT SOUTH OF THE SITE

Application No: 14/02362/FUL (Ridge View, Allimore Lane, Alcester B49 5PR)

- Proposal: Demolition of existing dwelling and replacement with 3 no. detached dwellings
- Decision: Withdrawn
- Decision Date: 18/11/2014

Site Ownership

Ragley Estate, 8th Lord Hertford A&M Will Trust. Title Ref: WK450708. This site is managed under a long lease by Alcester Town Council.

Site Constraints

The site is within the Built-up Area Boundary. Designated Green Belt (SDC Core Strategy CS 10) and the AONB line its eastern boundary. It is also within a designated Area of Restraint.

The site is situated in Zone A14 of the B2 Alcester Landscape Sensitivity Study (2011) for Stratford District Council by White Consultants and is identified as having medium sensitivity to residential and high sensitivity to commercial development.

Public Access

The site is open and accessible to the public from Allimore 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, including apple 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. Being adjacent to the River Arrow and near to River Arrow Nature Reserve, the site also provides a useful habitat and natural wildlife corridor for amphibians, insects, invertebrates and small mammals.

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 town's ecosystem. In the town, 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 town.

Special Qualities and Local Significance

Allotments are particularly popular among the residents Alcester. SDC Core Strategy Policy AS.2 B5 provided for additional allotments given a shortfall. Since then Alcester Town Council has established the School Road allotments and new allotments have been created by Bloor Homes and therefore currently supply is equalling demand. The well-tended allotments provide recreational value for residents with the opportunity to exercise and socialise while gardening. The produce grown also contributes to sustainability.

The site is locally significant because it is well used and valued by the local community as an allotment garden. The special qualities of the site include its strong contribution to local character and distinctiveness due to its natural beauty.

It is also highly appreciated and prized by the local community as an undeveloped area of open land which contributes to its green setting and infrastructure. Of particular note is the existing commitment for the erection of 190 houses north of and adjacent to the site. The site which at present is more detached from the body of the town will then become more connected and available for the nearby local residents to use and enjoy.

Summary and Suitability for Designation as Local Green Space

This site is well related to and appreciated and valued by the local community and makes a positive contribution to the local distinctiveness of the town.

The LGS as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraphs 106-108 of the National Planning Policy Framework in that it is:

- in reasonably close proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance because of its recreational value, tranquility and richness of its habitats and wildlife potential; and
- local in character and is not an extensive tract of land.

Alcester Neighbourhood Development Plan

Local Green Space Site Assessment – November 2025

Site Address	Site Area	Site Ref
Alcester Park Allotment site, Mayors Drive, Alcester	Approx. 0.20ha	LGS 19

Plan



Site Description and Current Land Use

The site has been designated an area for allotments within the residential development. The site is located at the entrance to the development at Mayors Drive at the eastern edge of the housing site.

The site is surrounded by mature trees and hedgerows on three sides: north, east and west. There are residential properties at the eastern side of the site.

Within the site there are nine allotment plots. Each plot is defined by a wooden post and rail fence with a gateway entrance. There are greenway paths within the site.

There are two communal water tap points on site.

Relevant Planning History

Application No: 17/01087/REM

- Submission of details of the appearance, landscaping , layout and scale (Reserved Matters) relating to outline planning permission APP/J3720/A/13/2205529 (11/02895/OUT) for the erection of 190 dwellings with associated car parking, access, infrastructure provision and open space on land north of Allimore Lane, Alcester (southern site).
- Application Type: Approval of Reserved Matters
- Date of Decision: 10/12/2021
- Decision: Approval of Reserved Matters

Application No: 11/02895/OUT

- Proposal: Construction of a maximum of 190 dwellings with associated car parking, access, infrastructure provision and open space at land north of Allimore Lane, Alcester (southern site)
- Decision: Refusal of Outline Permission
- Decision Date: 10/09/2013
- Appeal Ref: APP/J3720/A/13/2205529
- Appeal Type: Inquiry
- Appeal Decision: Appeal Allowed
- Appeal Date: 14/04/2014

Application No: 17/01084/REM

- Submission of details of the appearance, landscaping , layout and scale (Reserved Matters) relating to outline planning permission APP/J3720/A/13/2202101 (11/02767/OUT) for the erection of 160 dwellings with associated car parking, access, infrastructure provision and open space on land north of Allimore Lane, Alcester (northern site)
- Application Type: Approval of Reserved Matters
- Date of Decision: 21/03/2019
- Decision: Approval of Reserved Matters

Application No: 11/02767/OUT

- Construction of a maximum of 160 dwellings with associated car parking, access, infrastructure provision and open space on land north of Allimore Lane, Alcester (northern site)
- Decision: Refusal of Outline Permission
- Decision Date: 04/06/2013
- Appeal Ref: APP/J3720/A/13/2202101
- Appeal Type: Inquiry
- Appeal Decision: Appeal Allowed
- Appeal Date: 14/04/2014

Site Ownership
The freehold of the site is owned by Bloor Homes Ltd (Title Ref: WK 518113) and is managed on their behalf by Trinity (Estates) Property Management Ltd.
Site Constraints
The site sits within the Alcester Park residential development.
Public Access
The site is open and accessible to the public from Mayors Drive. The plots are available to residents of Alcester Park
Site Photo


Ecological Significance

The plots are not yet cultivated but will contain a variety of food and ornamental planting.

Along the sites boundaries there 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 such as butterflies and bees which are a food source for birds and small mammals and play an important role in the pollination of plants.

The cultivation of the allotment plots will increase this diversity and positively contribute to the wider ecological significance of this area of the town.

Special Qualities and Local Significance

Allotments are popular among residents in Alcester.

SDC Core Strategy Policy AS.2B5 provided for additional allotments given a shortfall.

Allotments provide recreational value for residents with the opportunity to socialise and exercise whilst tending the plot.

The produce grown also contributes to sustainability.

The site is locally significant as it will provide the estate with its only allotment garden.

The site will contribute to the local character and its natural beauty as a tranquil area within the housing scheme.

Summary and Suitability for Designation as Local Green Space

This site is well related to and appreciated and valued by the local community and makes a positive contribution to the local distinctiveness of the town.

The LGS as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraphs 106-108 of the National Planning Policy Framework in that it is:

- in immediate proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance because of its important contribution to the sustainability of the new estate, its tranquility and sense of space. The site is also significant for its wildlife potential; and
- local in character and is not an extensive tract of land.