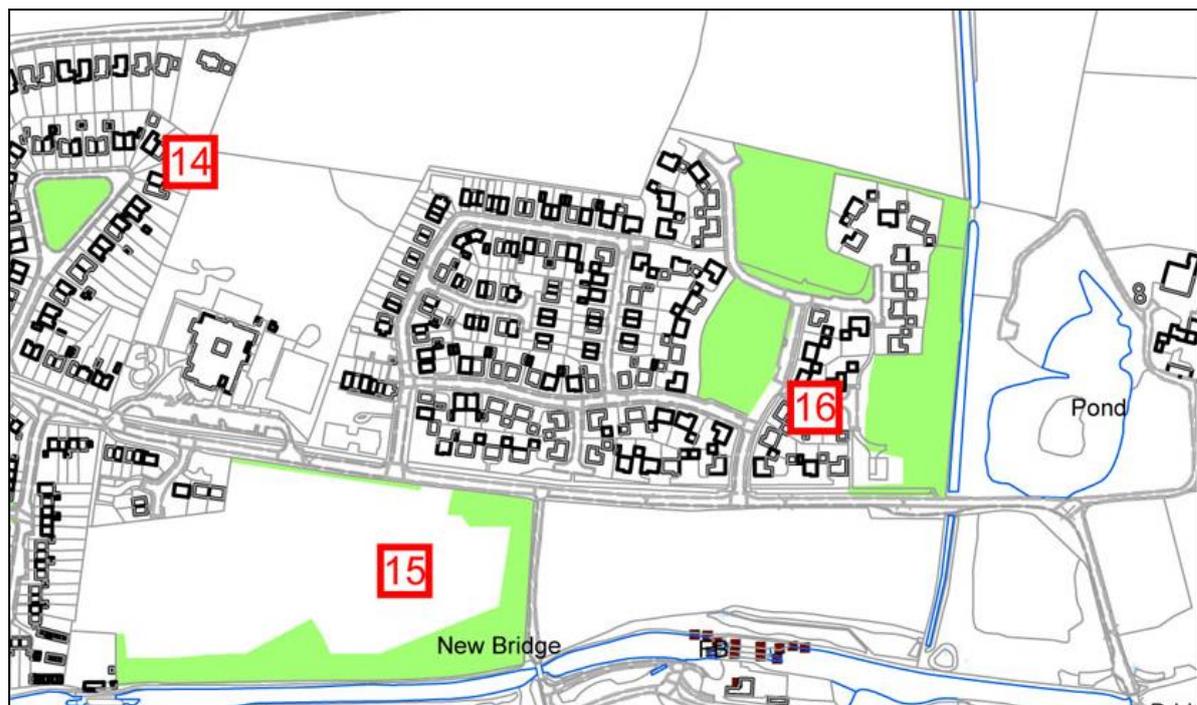


LONG ITCHINGTON NEIGHBOURHOOD DEVELOPMENT PLAN

Local Green Space Site Assessment: March 2019

Site Address	Site Area	Site Ref
Keeper's Meadow green spaces bordering Grand Union Canal and Stockton Rd, Long Itchington	Approx. 0.57 ha	LGS No: 15

Plan



Site Description and Current Land Use

At the time of inspection, the site was still under development. However, it will form the green infrastructure and public open spaces of a recently approved residential development.

The proposed site will consist of a wide irregularly shaped border on all but the western boundary of the development. Proposed landscaping will include newly planted trees, hedges and shrubs. (See landscape plan in Photo section of this document.)

The Grand Union Canal borders the site to the south along with the Grand Union Canal Walk. Open field lies to the east of the site. To the northwest of the site there is a school, playing field and community centre. Residential dwellings lie to the west and northeast.

Relevant Planning History

Application Reference: 17/01582/S106

- Date: 25/05/2017
- Status: S106 - Refusal to Vary

Application Reference: 17/01211/REM

- Address: Land Off Stockton Road Long Itchington
- Proposal: Submission of reserved matters (layout, scale, appearance and landscaping) pursuant to outline planning permission 14/00856/OUT (allowed on appeal ref: APP/J3720/W/15/3009042) for the erection of 81 dwellings, together with associated internal roads, parking, landscaping, open space and play areas
- Decision: Approval of reserved matters
- Date Decision Issued: 20/07/2018

Application Reference: 14/00856/OUT

- Address: Land Off Stockton Road Long Itchington
- Proposal: Outline planning application with means of site access from Stockton Road to be determined, (layout, scale, appearance and landscaping reserved for subsequent approval) for the erection of up to 81 dwellings; public open space; earthworks, structural landscaping, car parking, and all other ancillary and enabling works
- Decision: Refusal of outline permission
- Date Decision Issued: 16/10/2014

Site Ownership

TBC

Site Constraints

It sits within an area of low archaeology sensitivity according to the Historic Environment Assessment (Ed. 4.9.1), Stratford-on-Avon District, July 2012 conducted by AOC Archaeology Group.

The site lies within zone LI01, an area of Medium Sensitivity to housing and High/Medium to commercial development according the Stratford-on-Avon District Landscape Sensitivity Assessments for Villages, Volume 1 (2012) by White Consultants:

“The land south of Stockton Road may be possibly developed but only if advanced planting is put in place in line with the eastern boundary of the school to form a softer established edge to the settlement.” p.B419

Public Access

It is anticipated that, once completed, the site will be open and accessible to the public.

Site Photo



Ecological Significance

Once completed, the site will play an important contributory role in the village's green infrastructure. The presence of the number of trees, shrubs and hedges that will inhabit the site will also contribute to the area's wildlife corridor along the canal.

The proposed planting will provide food and shelter for numerous species, such as insects,

small mammals and birds and their associated nesting sites. All of which are vital for the wider food web and species diversity within the village ecosystem. And as such, the site plays a contributory role in the wider ecological significance of the village.

Special Qualities and Local Significance

These incidental green spaces significantly contribute to the unique character, distinctiveness and green infrastructure of the local area. The site will maintain the sense of openness and low density within this development and the built-up area.

The special qualities of the site will include its recreational and social value for children and adults as an open green space within the development. This amenity space will serve the local residents, walkers and dog walkers of the immediate area and provide a sense of openness and tranquility, particularly as it will form part of the setting for the Grand Union Canal.

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

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 village.

The LGS as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraphs 99-101 of the National Planning Policy Framework in that it is:

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