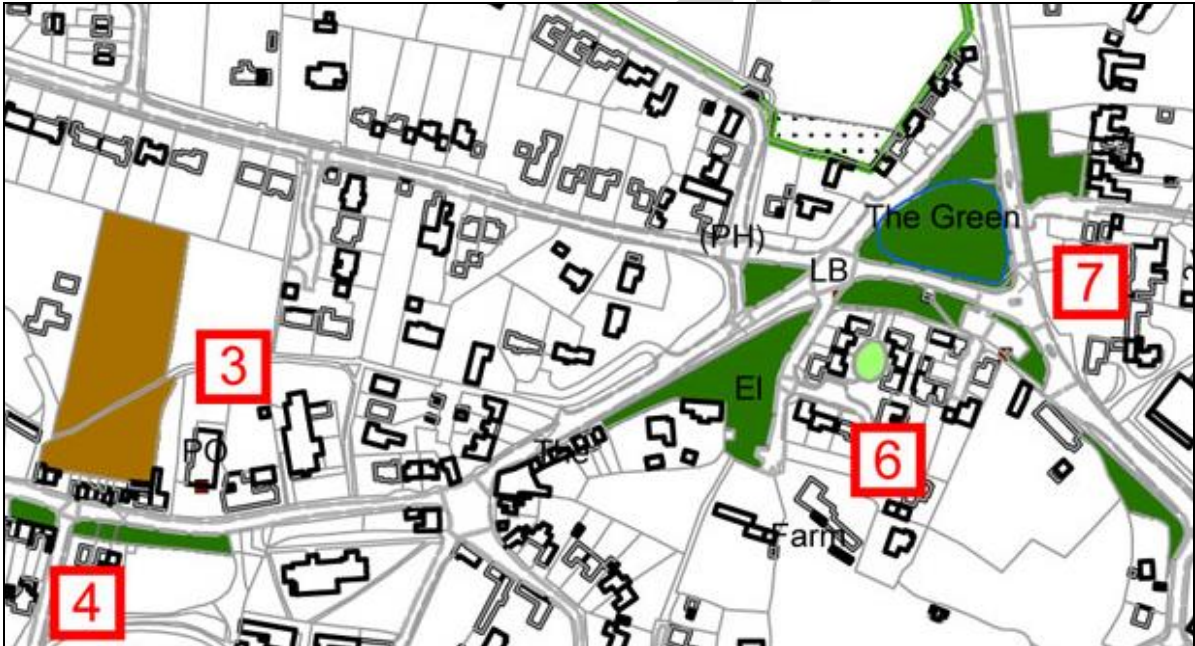


LONG ITCHINGTON NEIGHBOURHOOD DEVELOPMENT PLAN

Local Green Space Site Assessment: March 2019

Site Address	Site Area	Site Ref
Communal Green Space, Beechcroft (south of The Green), Long Itchington	Approx. 0.05 ha	LGS No: 6
Plan		
		
Site Description and Current Land Use		
<p>The site is communal circular green space at the centre of the Beechcroft development and is situated south of The Green. It is surrounded by residential dwellings and their adjoining front gardens on all sides apart from the northern boundary where it meets the southern section of The Green and is bordered by a brick wall and wooden gate.</p> <p>A pedestrian footpath encircles the site. Within the site are a number of mature trees and daffodils in flower.</p> <p>Public footpaths, Millennium Way and Centenary Way, pass near the site from the west and southwest. There are numerous listed buildings surrounding the site to the southwest, northeast and southeast; including the Grade II* listed, Tudor House.</p>		
Relevant Planning History		
None relevant		

Site Ownership

Vested in Long Itchington Parish Council. **TBC**

Site Constraints

The site sits within the conservation area.

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

There are numerous listed buildings surrounding or in close proximity to the site. To the south are Yew Tree Farmhouse and Yew Tree Cottage. To the east is the Grade II* listed, Tudor House.

Public Access

The site is open and accessible to the public.

Site Photos



Ecological Significance

The site has some ecological value with the presence of a number of trees and shrubs. These can help create a wildlife corridor and 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. As such, the site plays a minor contributory role in the wider ecological significance of the village.

Special Qualities and Local Significance

This site is part of the mosaic of incidental green spaces that significantly contributes to the village's unique local character, distinctiveness and green infrastructure, particularly in the Conservation Area at the heart of Long Itchington village.

The special qualities of the site include the sense of openness it provides the local residents and dog walkers in this built-up 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 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 informal recreational value, accessibility for the public, tranquillity and potential support for habitats within a built up part of the village; and
- local in character and is not an extensive tract of land.