

BEARLEY NEIGHBOURHOOD DEVELOPMENT PLAN

Local Green Space Site Assessment: March 2018

Site Address	Site Area	Site Ref
Bearley Park, off Grange Road	Approx. 0.65ha	LGS No: 2

Plan



Site Description and Current Land Use

Bearley Park is a community park and recreational grounds containing benches and well-maintained playground equipment including; a fenced basketball court, BMX track, adventure playground and zip wire. Adjacent to the site along part of its eastern boundary is a fenced privately owned allotment. The site is well-contained by a combination of picket fencing, wire and post fencing, mature trees and hedges. It sits just outside the development boundary. However, the development boundary and neighbouring dwellings border the site on its west and north boundaries. Open fields border the site to the east and south.

Relevant Planning History

Application Ref: 10/01947/FUL

- Change of use of the site of the former Bearley Junior and Infant School buildings and part of adjacent agricultural field to a children's play area
- Decision: Permission with conditions
- Decision Date: 14/12/2010

Application Ref: 90/00689/U

- School building Grange Road - application for unconditional extension of the change of use of the premises from that of a county primary school to office use.
- Decision: Application permitted
- Decision Date: 13/11/90

Application Ref: 88/01873/REM

- Bearley Junior and Infant School Grange Road Bearley
- Junior and infants school Grange Road - change of use from provision of education to professional office for consulting engineers. (Submitted under Regulation 5 of the Town and Country Planning Regulations 1976.)
- Decision: Pre-uniform
- Decision Date: 11/01/1989

Site Ownership

Bearley Parish Council , care of 52 Grange Road, Bearley, Stratford-Upon-Avon, Warks.

Site Constraints

The site is a greenfield site within the physical confines of the village. It falls within the Green Belt designation.

According to the Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire (July 2012), the site is classed as 'Civic and Commercial' and sits within an area of 'Medium Sensitivity' for archaeology.

The site sits within 'High/Medium Sensitivity' for housing development and 'High Sensitivity' for commercial development according to the Stratford-on-Avon District Landscape Sensitivity Assessment for Villages, White Consultants (June 2012).

Public Access

The site is open to the public and accessed via a tarmac drive and footpath off Grange Road.

Site Photos



Ecological Significance

The site contains a mix of mature and semi-mature trees can be found both within the site and around its periphery. Some shrubs can be found within the site but a greater amount of mixed species hedgerows and shrubs line the site's periphery. The trees and shrubs 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. 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.

Trees provide nesting sites for birds as well as habitats for small mammal species e.g. squirrels. These are all vital for the wider food web and species diversity within the village ecosystem. Being surrounded by open fields on three sides, the site also acts a wildlife corridor.

There have been sightings of larger fauna species such as bats, birds of prey (e.g. buzzards and owls), rabbits and hedgehogs in the vicinity of the site. The site plays an important contributory role in the wider ecological significance of the village.

Special Qualities and Local Significance

Bearley Park is locally significant and demonstrably special because it is well-used and valued by the local community as a formal area of open space, park and playground. The site is also the only children's play area in the village. The special qualities of the site include its recreational value for children and the formal sports and playground facilities it provides. The open green fields surrounding the site create a sense of space and tranquillity.

Bearley Play Areas Association with the support of the Parish Council has raised funds to equip the area with sports facilities, including a BMX track, multi sports installation (tennis, basketball, 5 a side football, netball), magic castle, swings and bench seats. Friends of Bearley Park added further facilities for younger children and regularly carry out safety checks and their volunteers are fund raising for maintenance and for adding further exercise equipment for adults. The Parish Council ensures the grass is regularly cut and the hedges are maintained. It is very much a joint community effort and project which contributes strongly to its local significance.

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 and well being of its residents.

This site as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraph 77 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 recreational value, tranquillity and richness of its habitats and wildlife potential; and
- is local in character and is not an extensive tract of land.