

BEARLEY NEIGHBOURHOOD DEVELOPMENT PLAN

Local Green Space Site Assessment: March 2018

Site Address	Site Area	Site Ref
Upper Play Area (LGS 3a) north of Snitterfield Rd Bearley Green (LGS 3b & 3c) south of Snitterfield Rd	Approx. 1.3ha	LGS No: 3a-c

Plan



Site Description and Current Land Use

Though intersected by two roads, the three areas that make up the site form a well-used and well-maintained open green in the heart of the village containing mature and semi-mature trees and shrubs especially along the northern boundary and along Snitterfield road where mature trees and shrubs line the site. Post and rail fencing line and footpaths line the border to the busy Snitterfield Road.

The entrance to LGS 3a, known as the Upper Play Area is particularly notable for its attractive western entrance which includes a bench, daffodils in flower and steps with wooden hand railing on either side leading to a kissing gate.

LGS 3b and 3c are dissected by a road which approaches a residential housing area where houses overlook the green. To the south and east, the site is bordered by residential dwellings. Along the west boundary of LGS 3c are a thicket of fir trees and dense shrubs including some hedging and bramble and a remnant pond.

To the west, the site is bordered by 4 Grade II listed buildings, including St Mary's Church and churchyard. The site lies outside the development boundary but borders it on all but the west boundary.

Relevant Planning History

LGS3a: Application Ref: 82/00251/FUL

- General site for applications not assigned to plotted site - single dwelling house
- Decision: Withdrawn
- Decision Date: 10/08/82

Site Ownership

LGS 3a: Land is unregistered. Owner unknown

LGS 3b & 3c: Bearley Parish Council, care of 52 Grange Road, Bearley, Stratford-Upon-Avon, Warks.

Site Constraints

The site falls within the Green Belt designation and Conservation Area and is excluded from the development boundary. The site provides the setting for 4 Grade II listed buildings including St Mary's Church.

According to the Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire (July 2012), the site is a 'Designated Landscape' and sits within an area of 'High Sensitivity' for archaeology.

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

Public Access

The site is open and easily accessible to the public

Site Photo



Ecological Significance

The site contains a mix of mature trees including poplars, rowans and tall fir trees. The Upper Play Area (LGS 3a) has the oldest trees in the village including an 800 year old oak tree on the Old Snitterfield Road and several very tall Scotch Pines.

Bearley Green (LGS 3b & 3c) has trees that have been preserved when the surrounding estate was built in the early/mid 1980s as well as trees that were planted during the Queen's Silver Jubilee in 1977.

These trees provide nesting sites for birds as well as habitats for small mammal species e.g. squirrels. Wild primroses thrive here together with spring bulbs. All of which are all vital for the wider food web and species diversity within the village ecosystem.

The site contains a mixed species hedgerows and shrubs. Hedgerows of blackberry and damson can be found along the north boundary of LGS 3a. Villagers regularly collect blackberries and damsons during the picking season. As such they contribute to local sustainability.

These hedges and shrubs are also 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.

There have been sightings of larger fauna species such as bats, birds of prey (e.g. buzzards and owls), rabbits, hedgehogs, foxes, muntjac and roe deer 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

The site is a lovely green in the heart of the village and contributes strongly to the character of the conservation area. It is highly regarded for its natural beauty, wildlife and important natural and open views. It provides a pretty and tranquil setting for the surrounding houses and provides part of the setting for the neighbouring Grade II listed, St Mary's Church.

Upper Play Area (LGS 3a) is regularly used informally by children and adults for recreational activities such as playing football, picnics and fruit picking.

The area is crossed by three paths connecting constituent parts of the village defining the village character. These paths are extensively used by parishioners and dog walkers and consequently the site provides recreational value and an area of tranquillity and scenic beauty for villagers to enjoy.

Due to its natural beauty and open aspect, the site makes a strong contribution to the village's local character, sustainability, distinctiveness and 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 village.

This Local Green Space 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.