

CLIFFORD CHAMBERS NEIGHBOURHOOD DEVELOPMENT PLAN

Local Green Space Site Assessment: January 2018

Site Address	Site Area	Site Ref
Allotment Gardens East of Dighton Close	Approx. ha: 0.46	LGS No: 4

Plan



Site Description and Current Land Use

The site is large, well maintained allotment garden. It is populated with numerous horticultural plots, garden sheds and composts bins/heaps – all of which are in active usage. It is enclosed on all sides by fencing and hedges. Mature oaks line the southern boundary and an agricultural field borders the same boundary. Residential properties border the site on the other three sides.

Relevant Planning History

None

Site Ownership

The Allotments are owned by the Alscot Estate and leased to the Parish Council on a three-year rolling lease.

Site Constraints

The site borders the conservation area and the setting of 10 Grade II listed buildings along its northeast boundary.

It sits within an area of 'Medium Sensitivity' for archaeology as noted in the Historic Environment Assessment of Local Service Villages Stratford-on-Avon District County of Warwickshire (July 2012). However, it borders an area of 'High Sensitivity' along its northeast boundary.

Public Access

There are two entrances to the site; one southeast of the site through the playing field and the other is through an informal access on Dighton Close to the north of the site.

Site Photo



Taken in January 2018

Ecological Significance

The site contains a number of mature trees, hedges and shrubs. Mixed species of hedgerows 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.

In the village 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 village.

Special Qualities and Local Significance

The site is locally significant because it is well used and valued by the local community as the only allotment garden in the village. 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 close to the heart of the village with views across the agricultural field and the hills beyond and which contributes to its green setting and sustainability.

Summary and Suitability for Designation as Local Green Space

This site is well related to and used by the local community and makes a positive contribution to the health and well-being of local residents.

LGS4 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 tranquillity and richness of its habitats and wildlife potential and the contribution it makes to sustainability; and
- is local in character and is not an extensive tract of land.