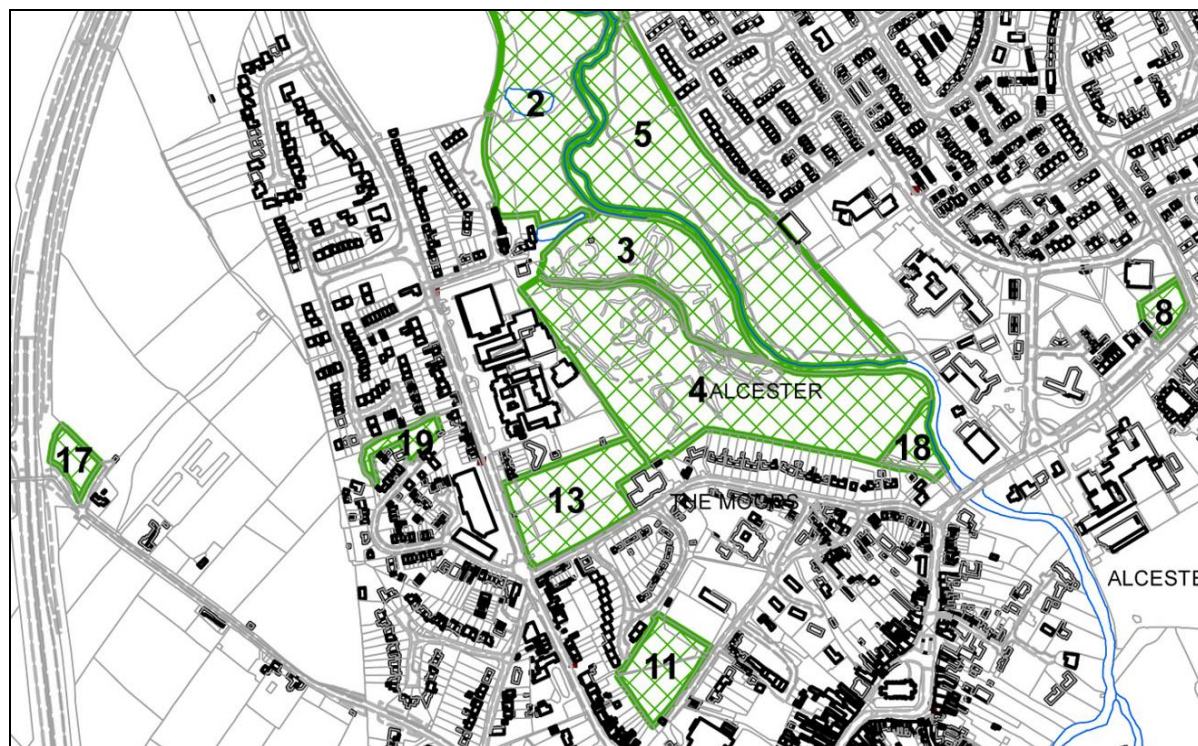


Alcester Neighbourhood Development Plan Local Green Space Site Assessment - August 2018

Site Address	Site Area	Site Ref
Allimore Lane Allotment, east of A435, Alcester	Approx. 0.22ha	LGS 17

Plan



Site Description and Current Land Use

This well-maintained and well-used allotment is located east of A435 on the north side of Allimore Lane. A path leads to the site from Priory Meadow which is part of a Scheduled Monument site and which borders it to the north. It runs through the site and horticultural beds can be found on either side of it. Green Belt and AONB border the site to the west.

Open fields are adjacent to the site to the north, northeast and opposite Allimore lane to the south. A sparsely spaced residential dwellings/farms lie to the south of the site. The Monarch's Way path runs along Allimore Lane and coterminous with the site's southwest boundary.

Within the site are numerous well-tended horticultural beds, water butts, outside tap, sheds, compost bins, poly tunnels, apple trees and local noticeboard. A small unmade drive leads to the entrance at the end of Allimore Lane. A dense thicket of mature trees and shrubs line the site with trim hedging along the west boundary, wire fencing along the south and east boundaries and post and rail fencing to the north and south.

Relevant Planning History

LAND ADJACENT NORTHEAST OF THE SITE

Application No: 17/01087/REM

- Submission of details of the appearance, landscaping , layout and scale (Reserved Matters) relating to outline planning permission APP/J3720/A/13/2205529 (11/02895/OUT) for the erection of 190 dwellings with associated car parking, access, infrastructure provision and open space on land north of Allimore Lane, Alcester (southern site).
- Application Type: Approval of Reserved Matters
- Date Received: 10/4/2017
- Decision: Pending

Application No: 11/02895/OUT

- Proposal: Construction of a maximum of 190 dwellings with associated car parking, access, infrastructure provision and open space at land north of Allimore Lane, Alcester (southern site)
- Decision: Refusal of Outline Permission
- Decision Date: 10/09/2013
- Appeal Ref: APP/J3720/A/13/2205529
- Appeal Type: Inquiry
- Appeal Decision: Appeal Allowed
- Appeal Date: 14/04/2014

Application No: 17/01067/OUT

- Proposal: For the erection of 190 dwellings with associated car parking, access, infrastructure provision and open space on land north of Allimore Lane, Alcester (southern site).
- Decision: Refusal of outline permission
- Decision Date: 04/06/2013
- Appeal Ref: APP/J3720/A/13/2205529
- Appeal Type: Inquiry
- Appeal Decision: Appeal Allowed
- Appeal Date: 14/04/2014

Application No: 00/01423/OUT (Land Between Alcester Western Bypass North Of Allimore Lane Alcester Warwickshire)

- Proposal: Residential development and associated uses
- Decision: Dormant
- Decision Date: 01/01/2011
- Appeal Ref: APP/J3720/A/00/1050411
- Appeal Decision: Appeal Dismissed
- Appeal Date: 29/11/2001

Application No: 99/02962/OUT (Land Between Alcester Western Bypass North Of Allimore Lane Alcester Warwickshire)

- Proposal: Residential development and associated uses
- Decision: Static Moribund undetermined
- Decision Date: 07/06/2000
- Appeal: Informal Hearing
- Appeal Decision: Withdrawn
- Appeal Date: 24/10/2000

ADJACENT SOUTH OF THE SITE

Application No: 14/02362/FUL (Ridge View, Allimore Lane, Alcester B49 5PR)

- Proposal: Demolition of existing dwelling and replacement with 3 no. detached dwellings
- Decision: Withdrawn
- Decision Date: 18/11/2014

Site Ownership

Ragley Estate, 8th Lord Hertford A&M Will Trust. Title Ref: WK450708. This site is managed under a long lease by Alcester Town Council.

Site Constraints

The site is within the Built-up Area Boundary. Designated Green Belt (SDC Core Strategy CS 10) and the AONB line its eastern boundary. It is also within a designated Area of Restraint.

The site is situated in Zone A14 of the B2 Alcester Landscape Sensitivity Study (2011) for Stratford District Council by White Consultants and is identified as having medium sensitivity to residential and high sensitivity to commercial development.

Public Access

The site is open and accessible to the public from Allimore Lane but only for use by allotment holders.

Site Photo



Ecological Significance
<p>The allotment gardens contain a variety of food and ornamental planting. Within the site and along its boundaries are mixed species hedgerows, shrubs and trees, including apple trees. All of which 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. Being adjacent to the River Arrow and near to River Arrow Nature Reserve, the site also provides a useful habitat and natural wildlife corridor for amphibians, insects, invertebrates and small mammals.</p> <p>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. These are all vital for the wider food web and species diversity within the town's ecosystem. In the town, 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 town.</p>
Special Qualities and Local Significance
<p>Allotments are particularly popular among the residents of Alcester. SDC Core Strategy Policy AS.2 B5 provided for additional allotments given a shortfall. Since then Alcester Town Council has established the School Road allotments and currently supply is equalling demand. The well-tended allotments provide recreational value for residents with the opportunity to exercise and socialise while gardening. The produce grown also contributes to sustainability.</p> <p>The site is locally significant because it is well used and valued by the local community as an allotment garden. The special qualities of the site include its strong contribution to local character and distinctiveness due to its natural beauty.</p> <p>It is also highly appreciated and prized by the local community as an undeveloped area of open land which contributes to its green setting and infrastructure. Of particular note is the existing commitment for the erection of 190 houses north of and adjacent to the site. The site which at present is more detached from the body of the town will then become more connected and available for the nearby local residents to use and enjoy.</p>
Summary and Suitability for Designation as Local Green Space
<p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • in reasonably close proximity to the community it serves; • demonstrably special to a local community and holds a particular local significance because of its recreational value (including as a playing field), tranquillity and richness of its habitats and wildlife potential; and • local in character and is not an extensive tract of land.