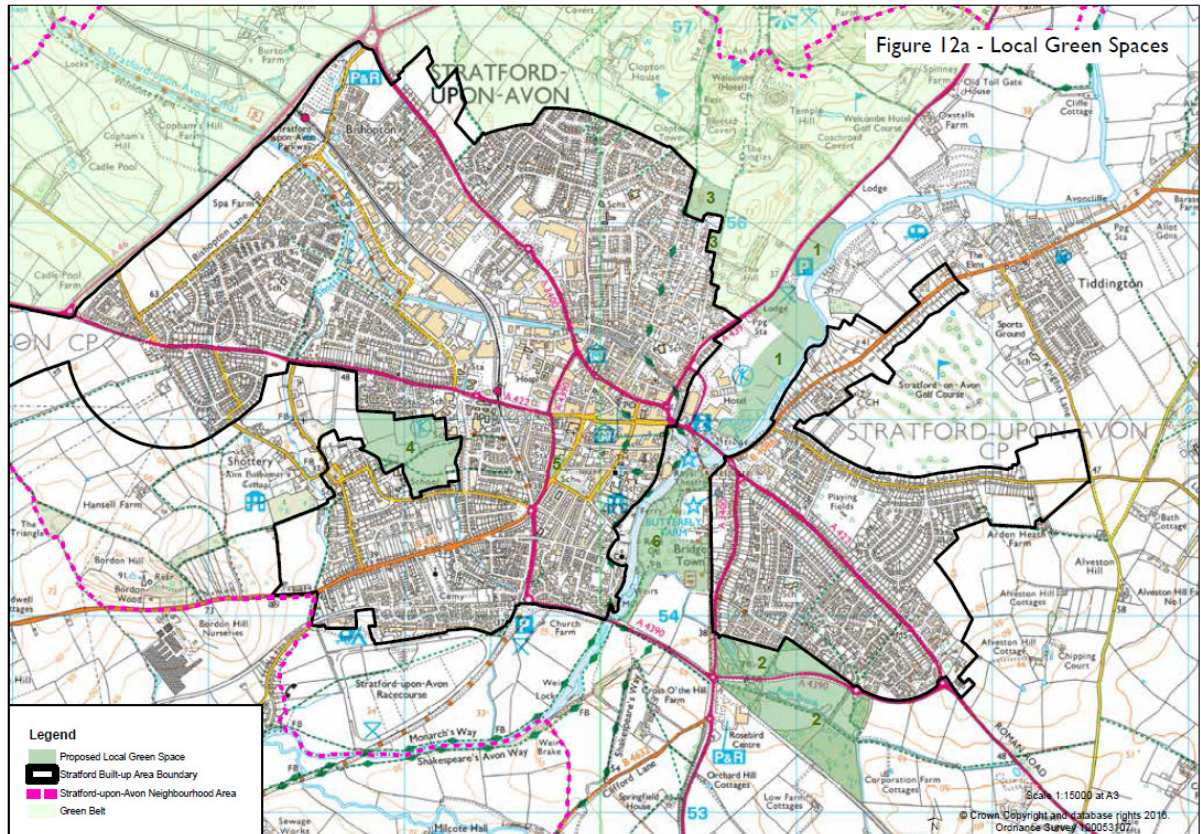


Stratford-upon-Avon Neighbourhood Development Plan Local Green Space Site Assessment - March 2016

Site Address	Site Area	Site Ref
Rowley Fields, Land to the East of Avenue Road and Maidenhead Road	Approx. 3.3 ha	LGS3

Plan



Site Description and Current Land Use

This site, known as Rowley Fields, includes two separate parcels of land to the east of Avenue Road and Maidenhead Road. The fields are on the edge of the Welcombe Hills which are a nature reserve of some 148 acres managed by the Warwickshire Wildlife Trust on behalf of Stratford on Avon District council.

Relevant Planning History

93/01007/OUT - Proposed Day-Care Hospice – Refused 04/01/1994
16/00739/OUT - Demolition of 7 Benson Road and the erection of up to 5 dwellings (access not reserved) – Refused 07/07/2016

Site Ownership
Stratford Town Trust
Site Constraints
The site is designated Special Landscape Area in the Core Strategy (Policy CS.12)
Public Access
There is no public access onto the site but the Monarch's Way public footpath runs along the western boundary of the northern parcel of the site.
Ecological Significance
<p>The site contains a number of habitats such as trees, grassland and hedgerows all of which are ideal habitats for a variety of wildlife.</p> <p>Mixed species hedgerows are important for a number of bird and mammals as they provide food, shelter and nesting sites. Mixed hedgerows 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.</p> <p>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. There have been sightings of larger fauna species such as bats, birds of prey (e.g. Kestrels and Buzzards), rabbits and hedgehogs. The site plays an important contributory role in the wider ecological significance of the town.</p>
Special Qualities and Local Significance
The special qualities of the site include its open value, contribution to the wider scenic beauty beyond (Welcombe Hills), tranquillity, high quality environment for wildlife habitats and ease of access for the community to enjoy. The site is locally significant because it is well appreciated and valued by local residents as an area of open space which is well connected to the town. It is closely related to the community.
Summary and Suitability for Designation as Local Green Space
This site is not considered to be an extensive tract of land and is contained within existing boundaries. It is well related to the local community and makes a positive contribution to the well being local residents. The site outlined on the above plan is suitable for Local Green Space designation in accordance with the relevant Planning Practice Guidance.