

**Policy NE3:
Important Open Areas (IOA) and Local Green Spaces (LGS)**

- 1. Important Open Areas are shown on Map 10 and identified in Table 4 (page 28) which are already protected by FDDC Allocations Planning policy for their amenity value. Development will not be permitted in these areas.**
- 2. Local Green Spaces valued by local community as an asset, for recreation, wildlife and archaeology are designated in Table 5 (page 29) Development will not be permitted in these areas, unless very special circumstances are clearly established.**

Important Open Areas (IOA)

- 6.19 There is a large proportion of open space within the village, mainly stretching back from the rear of the properties facing the road. The sections of land are thought to have originally been long home closes, which are strips of land associated with individual properties. It is possible that this layout evolved in the twelfth century, when Alvington passed to the control of Llanthony Priory.
- 6.20 Originally the open areas would have been worked either as grazing areas or for crops; from the 1889 Ordnance Survey map it is evident that a large proportion of the open land was used as orchards at that time. Some remnants of the orchards survive along Church Lane in the gardens of properties behind Duncastle Farm, also Court Lane. The Wickson orchard was attached to Myrtle Cottage until the 1960s.
- 6.21 These areas of open land are integral to Alvington's character, as having a large proportion of open space creates a rural atmosphere to the village, and the amount of wildlife that is evident in the fields strengthens this link. These spaces are even more important given that Alvington is one of the few settlements in the district that has retained its open space in such entirety, the main reason for its original designation as an area of special architectural or historical interest. The churchyard is an area of open space which differs greatly from the others in the village. It is an enclosed area surrounded by dense tree cover in the form of yew and holly.

Local Green Spaces (LGS)

- 6.22 Map 10 (page 28) shows the location and extent of the Local Green Spaces in the village.
- 6.23 The NPPF – February 2019 allows communities to protect significant local open spaces as Local Green Space:

Para 99 (page 29). *The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period.*

Para 100. *The Local Green Space designation should only be used where the green space is:*

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its Wildlife; and
- c) local in character and is not an extensive tract of land.

Para 101. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

6.24 The Local Green Spaces areas in Map 10 could be considered to meet the above criteria in the following ways and therefore are identified as candidates for designation in the NDP.

Map 10 Important Open Areas in the Village.

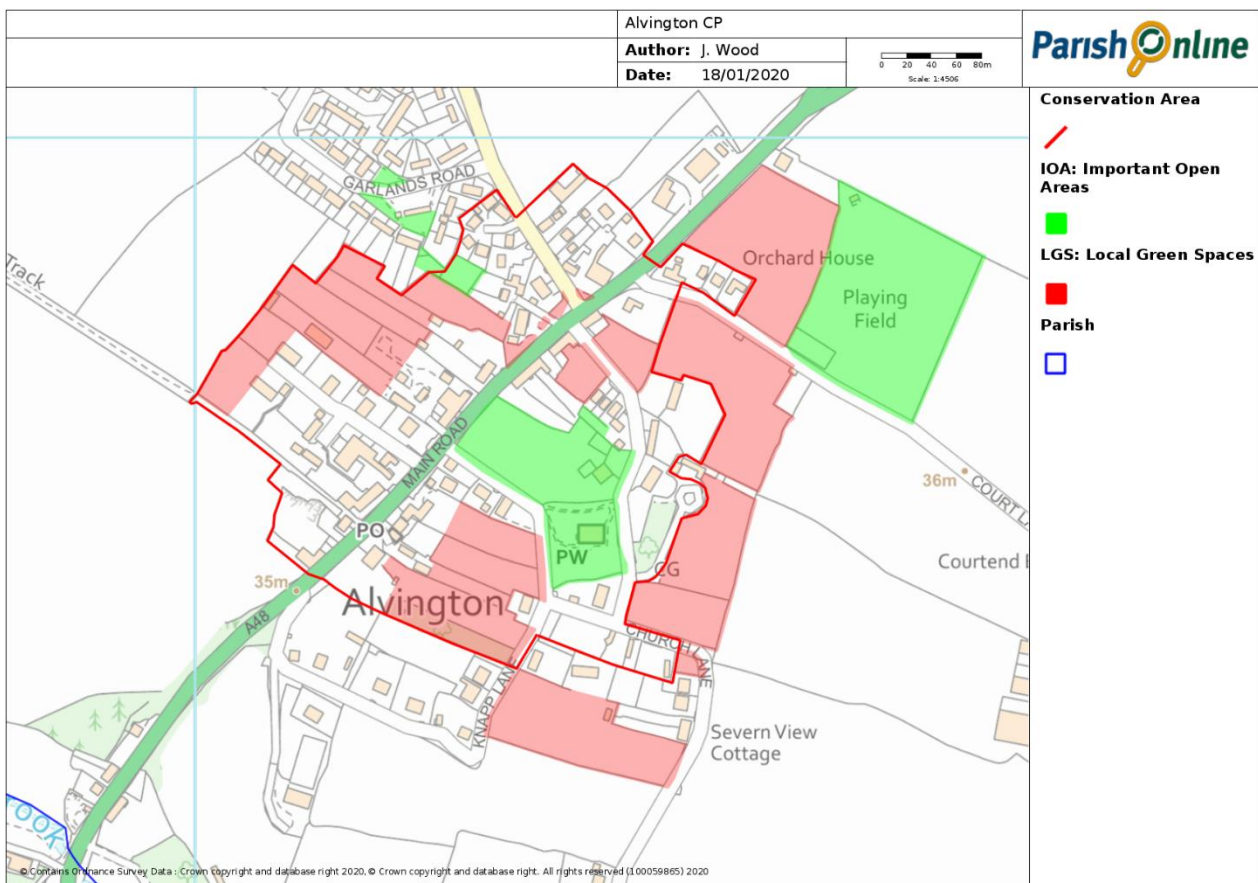


Table 4 Important Open Areas -Justification.

Name / Location of Important Open Areas (Map 10 Page 28)	Ownership	Proximity to Local Community	Reasons Why Special	Character Area	Size in ha (Size in acres)
a) Children's Play area off Garlands Road.	Two Rivers Housing, leased to parish council until 2024	Within Settlement Area	Used as a community space.	Settlement Area*	0.035 (0.087)
b) Allotments off Garlands Road.	Two Rivers Housing, leased to parish council until 2024	Within Settlement Area	Used as a community space.	Conservation Area	0.06 (0.15)

Table 4 Important Open Areas – Justification cont.)

c) *Sports Field and children's play area off Court Lane *Note Sports Field already protected.	Parish Council	0.5 km	Sports Field. Recreational value. Used for sports. A valuable local facility and is used regularly by the cricket club, dog training group and the football club. There are also facilities for exercise and a picnic bench—the field offers beautiful views across the Severn. Reference 2020 Character Appraisal Page 18	Southeast of A48 Main Road	1.683 (4.16)
d) Area Behind Garages in Garlands Road	Two Rivers Housing	Within Settlement Area.	Used as a community space	Settlement Area*	0.34 (0.084)
e) Area west of garages in Garlands Road	Two Rivers Housing	Within Settlement Area.	Used as a community space	Settlement Area*	0.019 (0.047)
f) Area north opposite Garages in Garlands Road	Two Rivers Housing	Within Settlement Area.	Used as a community space	Settlement Area*	0.022 (0.054)
g) Land (field) opposite Blacksmiths Pub and the Church	Private Landowner.	Within Settlement Area.	Important open area a characteristic feature and will be safeguarded	Settlement Area^	0.77 (1.89)
h) Green Area in front of Globe Pub.	Highways	Village Green / within Settlement Area	Near a busy road. Valued by residents, historic significance.	Conservation Area	0.007 (0.016)
i) Area in front of Old Post Office Main Road.	Highways	Within Settlement Area	Breathing space valued by residents.	Conservation Area	0.011 (0.03)
j) Area in front of Bus Shelter, Main Road.	Highways	Within Settlement Area	Breathing space valued by residents.	Conservation Area	0.005 (0.012)
k) Area in front of Old Forge and village notice board on Main Road.	Two Rivers	Within Settlement Area	Breathing space valued by residents.	Conservation Area	0.027 (0.066)

Table 5 Local Green Spaces - Justification

Name/location of Green Space (Map 10 page 28)	Ownership	Proximity to local community	Reasons why special	Character Area	Size in ha (Size in acres)
i) Wickson Orchard	Private Landowners	Borders Sports Field	Working orchard	Parish Area	0.96 (2.37)
m) John Hardacre's land	Private Landowner	Within Parish	Alluring views across the River Severn, Cotswold's and down the Severn Estuary. Valued by residents.	Parish Area	0.77 (1.90)
n) Severn Lodge	Private Landowner	Within Parish	Breathing space valued by residents	Parish Area	0.77 (1.92)
o) Land rear of Oak Barn	Private Landowner	Within Parish	Breathing space valued by residents	Parish Area	0.91 (2.24)
p) Land adjacent to Rag Cottage (Southview)	Private Landowner	Within Parish	Alluring views across the River Severn and Cotswolds	Settlement Area^	0.04 (0.10)
q) Land at rear of Globe Cottages	Private Landowner	Within Parish	Breathing space valued by residents	Conservation Area.	0.16 (0.40)
r) Land at rear of Cross Stores Cottages	Private Landowner	Within Parish	Breathing space valued by residents	Conservation Area.	0.122 (0.30)
There are a large proportion of open spaces within the village mainly stretching back from the rear of the properties facing A48 Main Road	Private Landowners	Within Settlement Area	The sections of land are thought to have originally been long home closes, which are strips of land associated with individual properties. It is possible that this layout evolved in the 12th century when Alvington passed to the control of Llanthony Priory. Reference 2020 Alvington Character Appraisal Page 9.	Conservation Area. A48 Main Road	N/A

Note * see (Map 8 page 25) Settlement Area Map.