

MERIDEN NEIGHBOURHOOD DEVELOPMENT PLAN

Local Green Space Site Assessment: September 2018

Site Address	Site Area	Site Ref
Mulberry Gardens Public Open Space, west of Leys Lane, Meriden	Approx. 0.81 ha	LGS No: 12

Plan



Site Description and Current Land Use

This irregularly shaped amenity space is located to the west of Leys Lane and to the south of Mons Avenue and the Mulberry Gardens estate. The northern portion of the site is mainly laid to lawn with a balancing pond at its centre. Gravelled paths running through grassed area from north to south and along the pond’s southern edge which carries on into the site’s dense wooded area to the south. Glimpses to the countryside to the east can be seen through the woods. Low post and rail fencing and gravelled parking area line the site’s northern boundary.

An adjacent wooded area borders the site’s southeast corner and open fields line the eastern boundary. To the northern half of the eastern boundary is the Oddfellows Allotment Gardens. Residential dwellings line the southern half of the eastern boundary as well as the western half of the southern boundary.

Relevant Planning History

PLANNING APPLICATIONS - For residential development, this amenity space and improvements to the allotment (west of the site):

Reference	PL/2011/01457/OLM
Address	Land Off Leys Lane Meriden CV7 7LQ
Proposal	O/L planning application for erection of up to 45 no. Dwellings (class C3), public open space inc. Woodland/Amenity area, improvements to existing allotments, balancing pond, associated earthworks to facilitate surface water drainage, landscaping, car parking, other ancillary works with means of site access from leys lane to be determined (internal access, layout, scale, appearance and landscaping reserved for subsequent approval).
Decision	Full Plan Refusal
Decision Date	Thu 26 Jan 2012
Appeal Ref	APP/Q4625/A/12/2169840 Planning Ref: 2011/1500
Address	Leys Lane Meriden CV7 7LQ
Proposal	Outline planning application with means of site access from Leys Lane to be determined (internal access, layout, scale, appearance, and layout reserved for subsequent approval) for the erection of up to 45 dwellings (Class C3), public open space including woodland/amenity area and improvements to existing allotments, balancing pond and associated earthworks.
Appeal Dec	Allowed
Decision Date	4 Sept 2012
Reference	PL/2013/00516/RMM
Address	Land Off Leys Lane Meriden CV7 7LQ
Proposal	Reserved matters application (internal access, layout, scale, appearance and landscaping) for the development of 40 no. Dwellings pursuant to outline planning permission 2011/1500.
Decision	Reserved Matters Approval
Decision Date	Thu 28 Mar 2013

PLANNING APPLICATIONS: Numerous applications for The Manor Hotel which is in close proximity to the site's southeast corner. Including the large extension below:

Reference	PL/1987/00087/FULL
Address	The Manor Hotel Birmingham Road Meriden CV7 7NH
Proposal	42 bedroom extension, entrance and buttery extension covering existing swimming pool and alterations
Decision	Approved
Decision Date	Thu 07 Jan 1988

Site Ownership

PROPRIETOR: BRYANT HOMES CENTRAL LIMITED (Co. Regn. No. 541755) of Gate House, Turnpike Road, High Wycombe, Buckinghamshire HP12 3NR and of DX96000, High Wycombe 8

Site Constraints

According to constraint maps produced by Solihull Metropolitan Borough Council, Meriden is inset within the Green Belt. The site is in a Mineral Safeguarding Area / Area of Search.

Public Access

The site is open and accessible to the public.

Site Photo





Ecological Significance

The ecological value of the site lies predominantly in its balancing pond and in the dense mix of species trees and shrubs in its wooded area.

They provide the perfect habitat for shelter, nesting sites and food for many birds, amphibians, invertebrates and insects. 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.

Within the village, there have been sightings of larger fauna species such as bats, birds of prey (e.g. buzzards and owls), rabbits and hedgehogs. These are all vital for the wider food web and species diversity within the village's ecosystem and they play an important contributory role in the wider ecological significance of the village.

Special Qualities and Local Significance

The special qualities of the site include its recreational and social value for children and adults as an open green space on the eastern side of the village. This amenity space serves the local residents, walkers and dog walkers of the immediate area and provides a sense of openness and tranquility.

The special qualities of the site also include its strong contribution to local character and green infrastructure. The site is demonstrably special and locally significant as it is actively used and valued by the local community as a formal area of open space.

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.

The LGS as outlined on the above plan is considered to be suitable for Local Green Space designation in accordance with paragraph 99-101 of the National Planning Policy Framework in that it:

- 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.