

MERIDEN NEIGHBOURHOOD DEVELOPMENT PLAN

Local Green Space Site Assessment: September 2018

Site Address	Site Area	Site Ref
Allotment Gardens, between Leys Lane and Mons Ave, Meriden	Approx. 0.47 ha	LGS No: 13

Plan



Site Description and Current Land Use

This oblong shaped, well-maintained and well-used allotment is located east of Leys Lane on the eastern end of the village. Within the site are numerous well-tended horticultural beds, water butts, outside tap, sheds, compost bins and poly tunnels. Residential dwellings surround the site on all sides with the exception of the southeast boundary where it borders the amenity space, Mulberry Gardens Public Open Space. Pavements line the north and southeast exterior of the site. A dense assortment of trees and shrubs line the site’s periphery including hawthorn, birch and holly. A low wooden picket fence with a gate lines the east boundary through which access to the site can be gained.

Relevant Planning History

PLANNING APPLICATIONS - For residential development and amenity space to the east of the site. To include allotment improvements:

Reference	PL/2011/01457/OLM
Address	Land Off Leys Lane Meriden CV7 7LQ
Proposal	O/I 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 NORTH OF THE SITE:

Reference	PL/2004/00861/FULL
Address	Land Between High Gate & Merville Leys Lane Meriden CV7 7LQ
Proposal	Demolition of existing garage and workshop and the erection of new 4 bedroom dwelling with a detached garage and carport and new detached garage with access off road for existing house.
Decision	Full Plan Refusal
Decision Date	Tue 20 Apr 2004

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 a designated allotment and is in a Mineral Safeguarding Area / Area of Search.

Public Access

The site is open and accessible to the allotment holders only off Mons Avenue.

Site Photo



Ecological Significance

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. 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. 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 village's 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 an allotment garden. Allotments are particularly popular among the residents of Meriden. This well-tended allotment garden provides recreational value for residents with the opportunity to exercise and socialise while gardening. The produce grown also contributes to sustainability.

The allotments date to WWI when the community was growing vegetables to compensate food shortages and played significant contribution to feeding the community during WW2.

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 area of open land which contributes to its green setting and infrastructure.

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.