

MERIDEN NEIGHBOURHOOD DEVELOPMENT PLAN

Local Green Space Site Assessment: September 2018

Site Address	Site Area	Site Ref
Open Space, southeast of Alspath Road / west of Leys Lane, Meriden	Approx. 0.07 ha	LGS No: 14

Plan



Site Description and Current Land Use

This small, well-maintained incidental area of open space is located between Alspath Road and Leys Lane. Primarily laid to lawn, it is surrounded by dwellings on all but its southern boundary where there is a large pond behind a dense area of mature trees and shrubs. A tarmac path runs through the site linking the two roads. Trim hedges and shrubs line the west. A pedestrian pavement lines the road frontage to the east.

Relevant Planning History

No relevant planning history found for the site itself.

SOUTHEAST OF THE SITE ON THE ROAD OPPOSITE:

Planning Ref: PL/2004/00861/FUL:

Land Between High Gate & Merville, Leys Ln, Meriden CV7 7LQ

- 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 Date: Tue 20 Apr 2004
- Decision: Refusal

Site Ownership

THE METROPOLITAN BOROUGH OF SOLIHULL of Strategic Land and Property, Resources Directorate, Council House, Manor Square, Solihull West Midlands B91 3QB

Site Constraints

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

Public Access

The site is open and accessible to the public.

Site Photo



Ecological Significance

Due to the nature of its use, the grassed area of the site has limited ecological value. However, there is high ecological value along its periphery with the mix of mature trees, shrubs and hedges. These provide food and shelter for numerous species, such as insects, small mammals and birds and their associated nesting sites. These are all vital for the wider food web and species diversity within the village ecosystem. As such, the site plays a 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 in a built-up area.

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.