

**MERIDEN NEIGHBOURHOOD DEVELOPMENT PLAN**

**Local Green Space Site Assessment: September 2018**

Site Address	Site Area	Site Ref
Oddfellows Allotment Gardens, South of Fillongley Road, Meriden	Approx. 0.9 ha	LGS No: 15

**Plan**



**Site Description and Current Land Use**

This large rectangular shaped, well-maintained and well-used allotment is located east of Leys Lane on the eastern end of the village. Residential dwellings line the site to the north, west and partially to the south. Boarding kennels border the site along the northern half of the eastern boundary and open fields along the southern half. Open fields also border the eastern half of the south boundary.

Within the site are numerous well-tended horticultural beds, water butts, outside tap, sheds, compost bins, poly tunnels and occasional fruit trees. A track leads into the site from Leys Lane and extends through the middle of the site. A combination of mature trees, shrubs and hedges lining the site's periphery.

### Relevant Planning History

No relevant planning history found for the site itself.

PLANNING APPLICATION SOUTHWEST 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

ANTHONY PETER LUCKETT, PETER MATTHEWS and BARRY CHARLES LINE of Oddfellows House, 2 Queen Victoria Road, Coventry CV1 3JH

### Site Constraints

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

### Public Access

The site is open and accessible to the public from an entrance off Leys Lane but only for use by allotment holders.

### 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, including some fruit 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 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.