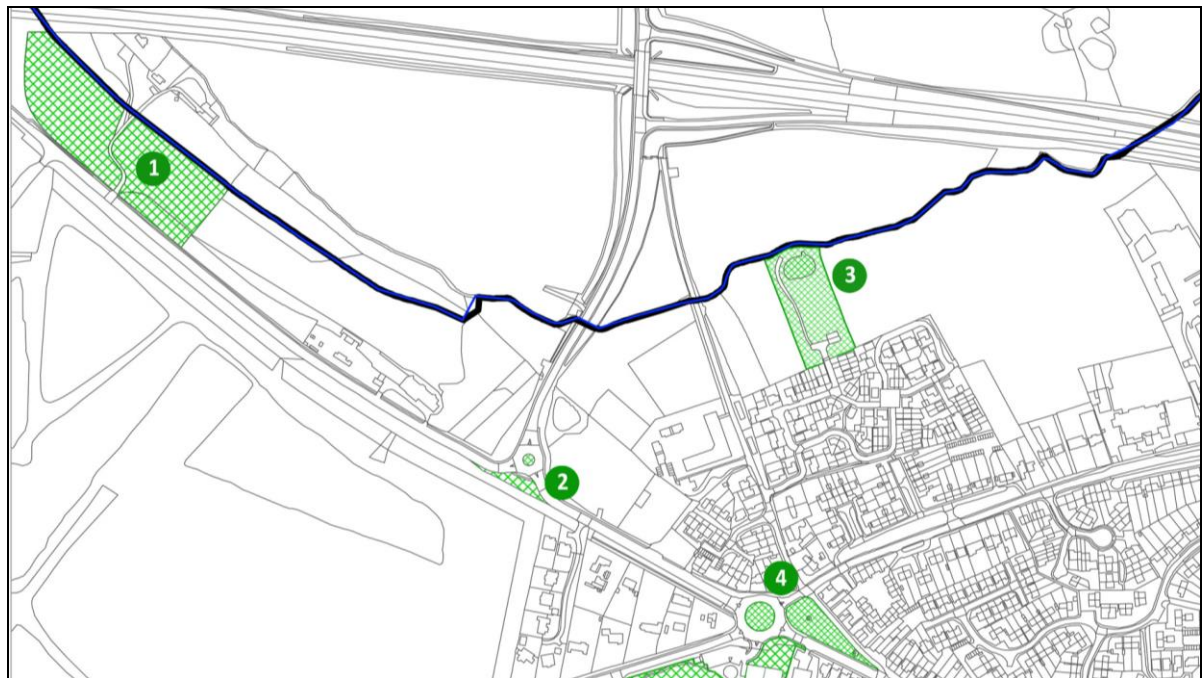


**MERIDEN NEIGHBOURHOOD DEVELOPMENT PLAN**

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

Site Address	Site Area	Site Ref
Meriden Gate Public Open Space, north of Wyatt Way, Meriden	Approx. 0.68 ha	LGS No: 3

**Plan**



**Site Description and Current Land Use**

The site is located at the northwest side of Meriden off Letitia Lane and is a new open space provided as part of the recently completed residential development to the south and west. The entrance can be found through a 5-bar / kissing gate in the middle of southern boundary. Within the site is a park bench and gravelled path. The path winds its way through the centre of the site where lovely views to open countryside and fields to the north and east can be seen.

Mature trees and shrubs line the west and east boundaries with evidence of some new tree planting within the site. A large balancing pond is situated at north end of site and culverted spring runs through /under the middle of the site.

On the eastern side of the site is a foul water treatment pumping station enclosed by galvanised, security fencing.

## Relevant Planning History

### Land adjoining the site to the west

Reference	PL/2009/00055/FULM
Address	Land At Maxstoke Lane Meriden CV7 7LZ
Proposal	Residential development for 82 dwellings to include a mixture of 2, 3, 4 and 5 bedroomed houses.
Status	Decided
Decision	Full Plans Approval
Decision Date	Mon 14 Dec 2009

Reference	PL/2011/01742/FULL
Address	Land At Maxstoke Lane Meriden CV7 7ND
Proposal	5 additional dwellings (plots 83-87), substitution of house types on plots 10, 11, & 45 and relocation of foul water pumping station.
Status	Decided
Decision	Full Plans Approval
Decision Date	Fri 15 Apr 2011

Reference	PL/2011/01745/FULM Land At Maxstoke Lane Meriden CV7 7ND
Proposal	Variation of condition 8 of consent 2011/121(5 additional dwellings (plots 83-87), substitution of house types on plots 10, 11, & 45 and relocation of foul water pumping station.) Relating to affordable housing
Status	Decided
Decision	Full Plans Approval
Decision Date	Mon 19 Sep 2011

### Site Ownership

BDW TRADING LIMITED (Co. Regn. No. 03018173) of Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire LE67 1UF

### Site Constraints

The site sits within designated Green Belt.

### Public Access

The site is open and accessible to the public.

## Site Photo



## Ecological Significance

The grassed areas of the site have low ecological value. However the dense mix of trees and shrubs along its periphery and the balancing pond offer high ecological value. The site contains a mix of trees including; mature, semi-mature and newly planted. Mixed species hedgerows and shrubs are also present along the periphery.

These create a wildlife corridor and provide food and shelter for numerous species, such as insects, small mammals and birds and their associated nesting sites. The presence of the balancing pond provides a wildlife corridor for species such as amphibians, invertebrates, small mammals and insects.

These are all vital for the wider food web and species diversity within the village ecosystem. And as such, the site plays a contributory role in the wider ecological significance of the village.

## Special Qualities and Local Significance

The site is an open green space which is well-used, easily accessible and highly appreciated by the local community for local residents, visitors and dog walkers for its recreational and social value.

The special qualities of the site include its strong contribution to local character and green infrastructure. It is also distinctive due to its natural beauty and tranquil, open aspect as well as its views and sense of connection to the open countryside.

## 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 paragraphs 99-101 of the National Planning Policy Framework in that it is:

- 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.