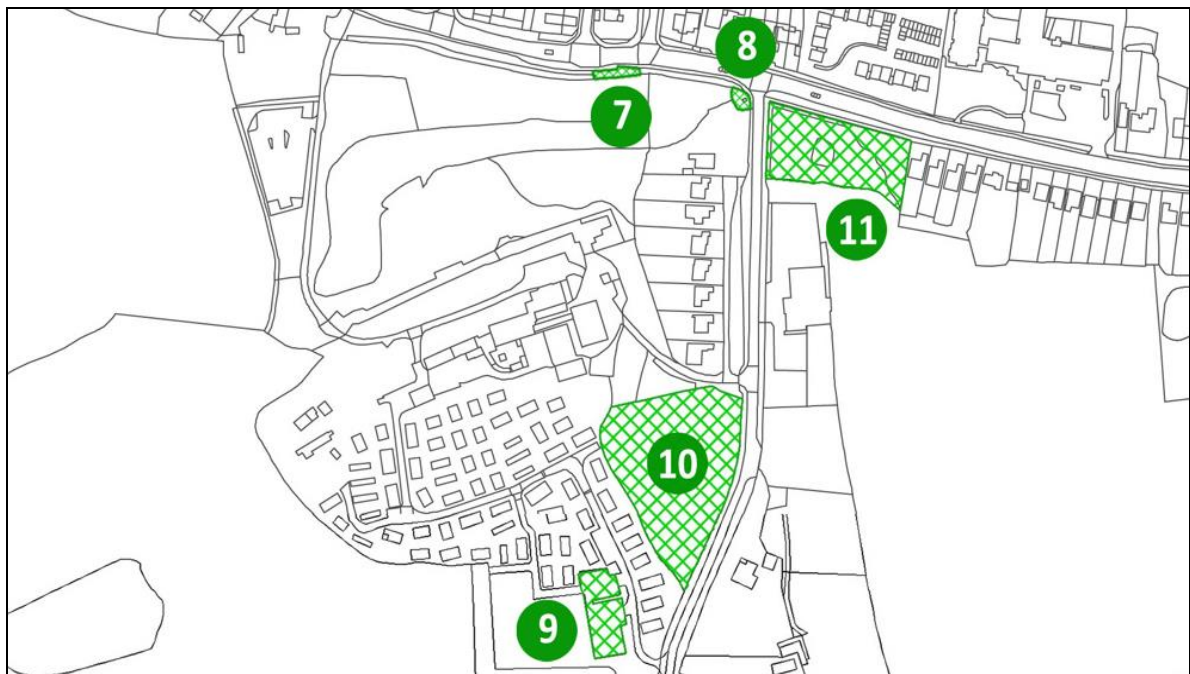


MERIDEN NEIGHBOURHOOD DEVELOPMENT PLAN

Local Green Space Site Assessment: September 2018

Site Address	Site Area	Site Ref
Meriden Park Homes walled garden west of Berkswell Road, Meriden	Approx. 0.32ha Garden	LGS No: 9

Plan



Site Description and Current Land Use

The site is located to the west of Berkswell Road and consists of a well-maintained, picturesque walled garden located and to the south of Meriden Park Home mobile home park.

The majority of the site is laid to lawn with mature trees on three sides, a floral border in the northeast corner and an island of mature trees at its the centre. Numerous benches can also be found on the site.

Open access is gained from the north of the park. From the east, there is an arched opening at the north end of the brick wall. The site is enclosed by a tall brick wall on all but the north side.

Residential dwellings border the site to the north. On the opposite side of Berkswell Road to the northeast is an open field and to the southeast is Broadwell Guest House with open fields beyond. The Heart of England Social Club, its associated car park and grounds are also situated near the northeast boundary opposite Berkswell Road.

Relevant Planning History

No relevant planning history found for the site itself

MERIDEN HALL MOBILE HOME PARK, WEST OF THE COPSE:

Reference	PL/2016/02622/MINFOT
Application Received	Fri 14 Oct 2016
Application Validated	Thu 10 Nov 2016
Address	Meriden Hall Park Homes Main Road Meriden Solihull CV7 7LA
Proposal	Provision of one additional mobile home on the existing car park and to form an additional parking area on land at an existing residential mobile home park.
Status	Decided
Decision	Refused
Decision Issued Date	Thu 05 Jan 2017
Appeal Status	Appeal decided
Appeal Decision	Appeal Dismissed

Reference	PL/2009/01885/FULL
Address	Meriden Hall Mobile Home Park Main Road Meriden CV7 7LA
Proposal	Formation of seven car parking spaces
Decision	Full Plans Approval
Decision Date	Mon 01 Feb 2010

Reference	PL/2009/01851/FULL
Address	Meriden Hall Mobile Home Park Main Road Meriden CV7 7LA
Proposal	Variation of condition 1 on planning approval 96/1577 to enable the area defined as 'm' to be redrawn so that an existing mobile home can be repositioned on the amended area and landscape existing plot 15.
Decision	Full Plan Refusal
Decision Date	Wed 30 Dec 2009

Reference	PL/2009/01803/FULL
Address	Meriden Hall Mobile Home Park Birmingham Road Meriden CV7 7JS
Proposal	Variation of condition 1 of permission 96/1577 to redefine area 'm' on approved plans so that existing mobile home known as plot 1B can be retained and landscape existing plot 15
Decision	Refuse Variation of Condition
Decision Date	Mon 01 Feb 2010

MERIDEN HALL, NORTHWEST OF THE SITE:

Reference	PL/2014/00947/CU
Address	Meriden Park Homes Main Road Meriden Coventry CV7 7LA
Proposal	Change of use of land to site 4 mobile homes.
Decision	Full Plan Refusal
Decision Date	Thu 07 Aug 2014

Reference	PL/2009/01472/LBW
Address	Pertemps Investments Ltd Meriden Hall Main Road Meriden CV7 7PT
Proposal	Listed building consent for the retention of works and further works to convert stables from flats and offices into office accommodation with mezzanine and glazed façade arch
Decision	L/B Extension Approval
Decision Date	Wed 01 Jul 2009

Reference	PL/2009/00923/FULM
Address	Pertemps Group Ltd Meriden Hall Main Road Meriden CV7 7PT
Proposal	Construction of a building to accommodate a communication and response centre (resub of 2008/689).
Decision	Full Plan Refusal
Decision Date	Wed 15 Apr 2009

Reference	PL/1999/00557/FULL
Address	Meriden Hall Main Road Meriden Coventry CV7 7LA
Proposal	Widening of existing access to Berkswell Road

Status	Decided
Decision	Full Plan Refusal
Decision Date	Fri 05 Nov 1999

Site Ownership

HENRY MORRISON of Eastfield Manor, Old Warwick Road, Rowington, Warwick CV35 7BT
 HENRY MORRISON of 23 Longcoat Park, Hunt Hall Lane, Welford On Avon, Warks CV37 8HF
 MARK MORRISON of Flat 11, 1-10 Summers Street, London EC1R 5BD

Site Constraints

According to constraint maps produced by Solihull Metropolitan Borough Council, the site sits within the Green Belt and a Mineral Safeguarding Area / Area of Search.
 The site is curtilage listed as part of the Grade II* listed, Meriden Hall and its grounds.

Public Access

The site is open and accessible to the public.

Site Photo



Ecological Significance

The ecological value lies predominantly in the mature trees and shrubs that are located along the periphery and centre of the site as well as the floral border on its northeast corner. 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 and helps provide a wildlife corridor to the nearby countryside. 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

This picturesque , well-used and maintained walled garden creates a positive setting for the the mobile home park and forms an important green corridor linking the built-up area to the countryside to the east. The site provides a tranquil and relaxing place for residents and visitors to sit and enjoy this natural setting.

The walls themselves are historically significant as they are curtilage listed as part of the Grade II* Meriden Hall and its grounds.

The special qualities of the site include its strong contribution to local character and distinctiveness due to its natural beauty.

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.