



Case Study:

MERLIN PARK

Location: Hucknall, Notts.

Size size: 15ha/700 properties

Site Type: Service charge

Site Take on: 2019

About Merlin Park

Merlin Park is in a new community with a fascinating history. The development has exciting new communal open spaces, containing play areas and green open space inspired by the site's RAF history. The Land Trust took over the management of these spaces in 2019, with over 400 homeowners paying a service fee to the Land Trust. This number will grow significantly over the next few years as more homes are built and sold.

History

The area around Merlin Park is rich in history, and that can be evidenced as you walk around the site. The play area is inspired by the RAF heritage of the area and parts of the old airfield can still be seen at Merlin Park today, alongside the wildflower meadows.



Hucknall Aerodrome in 2009.

Hucknall Aerodrome was used by Rolls-Royce Group PLC (RR) until 2007 as a flight test establishment, and most RR powered aircraft since 1934 have been test flown from Hucknall. The flight test establishment presence ended in 1971 after moving to Filton, with operation of the airfield passing to Merlin Flying Club.

DELIVERING CHARITABLE OUTCOMES

ENVIRONMENT AND BIODIVERSITY

Merlin Park is a site rich in biodiversity, which is becoming an increasingly important factor in all new residential property developments. The SuDS on site deliver multiple environmental benefits, positively impacting air quality and reducing carbon, in addition to their main purpose of reducing flood risk in the area. The wildflower meadows are a haven for butterflies and a section of the old runway is designated as a Site of Importance for Nature Conservation.



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COMMUNITY AND SOCIAL COHESION

Although we haven't been managing Merlin Park long we have gone to great lengths to bring the new residents together. We have established a Facebook group where we share updates about works and activities on site and enable residents to ask us any questions they may have, and we have held a number of residents meetings, both in person (before the Covid-19 pandemic) and virtually.

While the development is being built out there have been issues with travellers visiting the site and anti-social behaviour. We have gone to great efforts to assist the landowner and police with these issues and ensure that residents feel safe and happy to use the green spaces.

EDUCATION AND LEARNING

The Land Trust had not been managing the site long before the Covid-19 pandemic struck in early 2020, but we had already made positive steps towards engaging with local schools in the area. In December 2019 over 40 children from the Flying High Academy planted trees and bulbs on the site and we are looking forward to building on this relationship in the future and teaching the young people about the importance of the environment and green spaces.



HEALTH AND WELLBEING

Merlin Park is an excellent site for homeowners and the wider community to use for their physical and mental wellbeing. The extensive network of multi-use paths are part of the National Cycle Network and are popular amongst runners, walkers and cyclists. The Multi-Use Games area and the green spaces around it are an excellent place for children to exercise and play games and sport. Personal trainers have also used the green spaces to run fitness sessions for members of the local community.



ECONOMIC VITALITY

As evidenced by the Land Trust's own research, well managed public open spaces within and around new residential developments protect, and often enhance the investment made in their property.

If you would like any further information about the work we do at Merlin Park please contact Land Trust Estates Manager Charles Langtree at charleslangtree@thelandtrust.org.uk