



# Coventry City Council

## Open Space

### Supplementary Planning Document (SPD)

November 2021

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## **Executive Summary**

The purpose of this document is to set out the Council's approach towards the provision of open space in new residential development. It supplements Policy GE1 of the adopted Local Plan, which states: "New development proposals should make provision for Green Infrastructure to ensure that such development is integrated into the landscape and contributes to improvements in connectivity and public access, biodiversity, landscape conservation, design, archaeology and recreation."

The Council's approach can be summarised as follows:

The Council will ensure that all new residential development makes appropriate provision for new or enhanced open space. The Council's minimum size standard for new open space will be 0.1 hectares, as shown in chapter 4 of this document and in line with thresholds set out in the Green Space Strategy. This will apply to all residential development involving 10 or more dwellings or exceeding 1ha in gross site area. Although on-site provision will be encouraged on smaller schemes, the Council accepts that a financial contribution towards off-site provision or enhancement of existing open space may be more appropriate.

If the quantitative requirement is greater than or equal to the minimum size standard (0.1ha), that requirement should be delivered on-site. If the quantitative requirement is lower than the minimum size standard, an off-site contribution which is equivalent to that requirement will be sought. Site contributions for the improvement of an existing open space will be equivalent to the quantitative requirement calculated using the method set out in Table 6.

There will be a general presumption in favour of on-site provision of public open space, unless there are valid reasons why this cannot or should not be achieved e.g. the site is too small or through consultation with the Parks Service there is a demonstrable surplus of existing open space in the locality.

As set out in Local Plan Policy DS4 General Masterplan Principles, the delivery of open spaces should be provided in a strategic, coherent and co-ordinated manner.

The provision of public open space or a financial contribution towards open space, including maintenance, will be secured through a Section 106 legal agreement or planning condition.

This document provides the basis for establishing public open spaces as part of new developments. It provides details on national and local policy and the mechanism by which open space must be provided.

The document provides a series of examples from which stakeholders can calculate the amount of open space their specific proposals would generate per 1000 population.

The document also provides commentary and guidance on the provision of Sustainable Urban Drainage systems (SUD's) and how to integrate both public open space, the water environment and biodiversity.

## 1.0 Introduction

### Overview

- 1.1 Access to well-planned and maintained open space, children's play areas and recreational facilities forms an important role in promoting sustainable communities. The Council attaches great importance to the provision of good quality open space in connection with new housing developments. Open space can provide a valuable formal and informal recreation facility for children and adults. It can also add character and interest to a housing development thus considerably enhancing its quality.
- 1.2 New development, both residential and commercial, can increase the demand for the use of open spaces and recreational facilities. It is important that it contributes to ensure existing spaces are enhanced and new spaces created consistent with demand.
- 1.3 It can provide opportunities for recreation, culture, informal and formal sport, natural environments for wildlife and even storm water management.
- 1.4 Development plays an important role in any sustainable locality. Whether it is the provision of new homes, employment or recreational facilities, development is essential to provide for our current and future needs. However, development comes with its pressures on the environment, community and general amenity.
- 1.5 The National Planning Policy Framework (NPPF)<sup>1</sup> defines open space as:  
*All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.*
- 1.6 Green space is a subset of open space which includes vegetated land or water within an urban area such as parks and public gardens, playing fields, children's play areas, nature reserves, woods and other natural areas, grassed areas, cemeteries and allotments along with green corridors like paths, disused railway lines, rivers and canals. The formal definition of Green Space does not include agricultural land, private gardens or civic spaces that are part of the built landscape.
- 1.7 For the purposes of this document we use the term 'Open Space' to ensure that this includes the public realm and civic spaces which can all play a vital role in the way in which a sustainable community operates.
- 1.8 The Council expects all qualifying developments to provide open space on-site and only in exceptional circumstances will off-site provision or contributions be considered. The types of development that will qualify for contributions towards the provision or enhancement of open spaces are all developments of 10 dwellings or more or those which exceed 1ha in gross site area.
- 1.9 Green and open spaces within a development should connect to each other so that the entire development can be traversed seamlessly via green routes by pedestrians and cyclists. Where there are opportunities to link to the wider green infrastructure network, developments should be designed to maximise connections as this helps create better connected communities as well as corridors for wildlife and a more pleasant environment overall. More detail is provided in chapter 4.

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<sup>1</sup> <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

## Benefits of Green and Open Spaces

- 1.10 Green and open spaces provide multi-functional places which have significant health, environmental, economic and social benefits for those who live, work and enjoy the recreational facilities within the city and the surrounding area.
- 1.11 Professor Sir Michael Marmot's 2010 report Fair Society, Healthy Lives (The Marmot Review) identified a 'social gradient' in health. This means that those living in the most deprived neighbourhoods die earlier and spend more time in ill health than those living in the least deprived neighbourhoods.
- 1.12 In April 2013, responsibilities for public health were transferred to local government providing the Council with an opportunity to broaden its ownership of the health inequalities agenda. The Council committed to delivering rapid change in health inequalities and was one of seven cities in the UK invited to participate in the UK Marmot Network and become a Marmot City.
- 1.13 The Marmot Review identified that reducing health inequalities requires creating and developing healthy and sustainable places and communities which is also identified in the NPPF through its presumption in favour of sustainable development.
- 1.14 One of these is to prioritise policies and interventions that both reduce health inequalities and mitigate climate change by improving good quality open and green spaces.
- 1.15 These benefits of green and open spaces include:
  - Improved mental and physical health through exercise.
  - Establishing community and social inclusion by providing areas for sport, recreation and play.
  - Assisting with tackling community safety issues.
  - Providing wildlife habitats and encouraging biodiversity.
  - Promoting lifelong education and learning.
  - Alleviation of flood risks. Instilling unique character to areas and providing local identities.
  - Encouraging ongoing revenue streams through tourism
  - Attracting local investment to the area.

## Purpose of this SPD

- 1.16 This Supplementary Planning Document (SPD) supplements Policy GE1 of the adopted Local Plan, which states that: "New development proposals should make provision for green infrastructure to ensure that such development is integrated into the landscape and contributes to improvements in connectivity and public access, biodiversity, landscape conservation, design, archaeology and recreation."

1.17 This document provides guidance on how the policies of the Local Plan will be applied when proposals are made for new housing development in terms of the following:-

- What open spaces should be provided in association with new housing development;
- Where they should be located;
- What purpose they should fulfil; and
- What arrangements should be made where the requirement is for off-site provision or improvement / upgrading of existing facilities.

1.18 Through discussion and negotiation, the Council will aim to ensure that new provision / improvements are the most appropriate solution for a particular area and that facilities will be utilised to their full potential.

## 2.0 Policy Context

### National Policy

- 2.1 Paragraph 93 of the National Planning Policy Framework (NPPF 2021) states: “To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:
- Plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.”
- 2.2 Paragraph 98<sup>2</sup> of the National Planning Policy Framework (NPPF) 2021 and Planning Practice Guidance on Open space, Sports and Recreation Facilities, Public Rights of Way and Local Green Space 2014 stress the need to ensure effective planning for high quality open spaces, sport and recreation facilities based on robust assessments of the existing and future needs of communities.
- 2.3 The NPPF advises that the assessments should include the following information:
- quantitative elements (how much new provision may be needed);
  - a qualitative component (against which to measure the need for enhancement of existing facilities); and
  - accessibility (including distance thresholds and consideration of the cost of using a facility).
- 2.4 The city council has undertaken an open space audit in accordance with Government guidance (Green Space Strategy 2019) and will apply the local standards derived from this study through this SPD.
- 2.5 The NPPF states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. It requires planning policies that promote opportunities to improve the local open space network and create high quality public open spaces within new development, which encourages the active and continual use of public areas.
- 2.6 The Government attaches great importance to the protection of Green Belts and strategic networks of green spaces, commonly referred to as green infrastructure, which can provide a wide range of environmental benefits. The NPPF states that Local Authorities should create policies that enable the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. It also requires Local Authorities to recognise the wider benefits of ecosystem services and minimise negative impacts on biodiversity.
- 2.7 The NPPF has also created the ability for local communities, through neighbourhood plans, to identify and protect green areas of particular importance. These areas will be known as Local Green Spaces and will be protected in the same way as the green corridors, although specific criteria must be met for this to apply.

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<sup>2</sup> <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-and-safe-communities>

## Local Policy

2.8 [The Coventry Local Plan](#) was adopted in 2017. It includes a suite of policies which provide a framework to ensure that new development delivers open space to meet future needs and forms the context for the development of this SPD. The relevant policies listed below can be found in Appendix 1.

- GE1: Green Infrastructure
- GE2: Green Space
- GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
- GE4: Tree Protection
- GB1: Green Belt and Local Green Space
- DS4: General Masterplan Principles
- EM4: Flood Risk Management
- H9: Residential Density
- DE1: Ensuring High Quality Design

## Relevant Council Policies and Strategies

2.9 Regard should be had for the following documents or any subsequent updates or replacements. They form part of the wider evidence base for this document and therefore are considered material planning considerations when assessing proposals.

### [Green Space Strategy 2019-2024:](#)

- Recognises and promotes the multi-functional nature of green spaces and aims to ensure that green spaces are well managed, maintained and accessible to all.

### **Urban Forestry Strategy 2021-2031**

- Ensures our historical character of the Forest of Arden is maintained and enhanced for the long term. Enabling an understanding by all, of how the urban forest will be planned, managed and protected for the future.

### [Playing Pitch Strategy 2014-2019](#)

- The Coventry Playing Pitch Strategy seeks to provide guidance for planning decisions made across Coventry. By addressing the issues identified in the Assessment Report and using the strategic framework presented in the Strategy, the current and future sporting and recreational needs of Coventry can be satisfied. The Strategy will identify where there is a deficiency in provision and how best to resolve this in the future.

The following are formal Supplementary Planning Documents

### [Trees and Development Guidelines Supplementary Planning Document 2019:](#)

- This formal planning document provides a comprehensive guide to the preservation and protection of trees during development in Coventry, leading to an improved approach to the retention and planting of trees.

### [Urban Extension Design Guidance Supplementary Planning Document 2019:](#)

- This formal planning document provides a clear guide and steer for how new larger developments within the area should be designed and delivered. It helps inform the master planning process and detailed design proposals.

### 3.0 Green and Open Space definitions and recommendations

#### Definitions

3.1 The suite of green infrastructure assets, as defined by the Green Space Strategy, is divided into three overarching categories of 'formal', 'informal' and 'functional', as follows:

- Formal - urban parks, country and regional parks, formal and private gardens, institutional grounds (for example schools and hospitals), outdoor sports facilities and civic squares and spaces.
- Informal - recreation spaces and playing fields, play areas, village greens, urban commons, incidental green space, natural and semi-natural spaces including woodlands, hedgerows, scrub, meadows, wetlands, open and running water, and bare rock habitats, rivers and canals including their banks, road and rail corridors and verges, cycling routes and rights of way, national and local nature reserves and locally designated sites for nature conservation and historic landscapes, archaeological and historic sites.
- Functional - allotments, community gardens, city farms, orchards, roof gardens, urban edge farmland, cemeteries and churchyards, sustainable urban drainage schemes and flood storage areas.

3.2 When the Green Space strategy was being developed, an assessment of the quantity, and accessibility of green space in Coventry was carried out.

3.3 A green space typology as set out in the table below has been used to classify all types of green space according to their primary purpose. The Green Space Strategy 2019-2023 recognises that green spaces are multi-functional but a single classification according to the primary purpose has been used to ensure consistency and that spaces are only recorded once, otherwise they could be double counted. The Green Space typology is set out in the table below.

Table 1: Green Space Typology

Level 1 Typology	Primary Purpose	Coventry Local Plan Designation
Parks and gardens	Includes urban parks, formal gardens and ornamental areas offering accessible, high quality opportunities for informal recreation and community events.	Formal
Outdoor sports facilities	Natural and artificial surfaces for sport and recreation offering opportunities for participation in outdoor sports, pitch sports, tennis, bowls, athletics or countryside and water sports. Includes school playing fields and golf courses.	Formal
Provision for Children and Young People	Areas designed primarily for play and social interaction involving children and young people, such as equipped play areas, ball courts, skateboard areas and teenage shelters. Play spaces often form part of a larger spaces,	Formal

	such as parks and gardens, which may be used to designate the primary purpose. All play spaces have also been recorded on a separate mapping layer.	
Natural and semi-natural green spaces	Includes country parks, publicly accessible woodlands, urban forestry, grasslands, commons and wetlands for wildlife conservation, bio-diversity and environmental education and awareness.	Informal
Green Corridors	Linear routes such as river banks and corridors, towpaths, cycle routes and other connected routes for walking, cycling or horse riding, whether for leisure purposes or travel, and opportunities for wildlife migration.	Informal
Amenity green space	Informal green space often found in housing areas or adjacent to highways providing opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas.	Informal
Community Gardens and Allotments	Designated areas offering opportunities for those people who wish to do so to grow their own produce as part of the long term promotion of sustainability, health and social inclusion. Excludes private gardens.	Functional
Cemeteries and Churchyards	Cemeteries, churchyards and crematoria grounds providing quiet contemplation and burial of the dead, often linked to the promotion of wildlife conservation and biodiversity. Also includes closed burial grounds used for informal recreation.	Functional

## Green space hierarchy

- 3.4 All green spaces have also been classified according to their significance in a hierarchy. The hierarchy is applied across all green space types.

Table 2: Green Space Hierarchy

Hierarchy level	Description
City	The most significant green spaces acting as destination spaces and attracting visitors from across the city. War Memorial Park and Coombe Country Park are the two city wide green spaces.
District	Those sites whose significance should attract people from up to 1200 metres. Usually large sites with a range of facilities or designated importance for history or nature conservation.
Neighbourhood	Those sites which perform a function that serves a more immediate community. Unlikely to attract people from across the city but may draw people from up to 800 metres.
Local	Those sites which serve just the local area, up to 400m – typically areas of amenity green space.

## Recommendations

- 3.5 Open space should:
- be an integral part of the development and should usually form a central feature;
  - incorporate significant existing landscape features wherever possible, including mature trees and watercourses even if these are not located centrally;
  - be designed and located to reduce opportunities for crime, for instance, homes should not back onto open space;
  - be designed to avoid risk of noise, disturbance and nuisance.
- 3.6 In particular, equipped play areas should:
- be sited at least 30 metres from the centre point of the building of the nearest residential property, although some child and youth facilities will require greater separation distances from the nearest residential properties of more than 30 meters;
  - not be located in peripheral areas of the site or where access would be by narrow alleyways;
  - be sited such that there is a clear delineation between highway and pedestrian areas and which allow safe and easy pedestrian access;
  - avoid awkwardly shaped and leftover areas of land which should not form part of the open space provision for the site.
- 3.7 Such areas of land are usually best planted and incorporated into gardens; and be linked by green corridors to allow people and wildlife to move between areas.
- 3.8 As set out by the Fields In Trust, the recommended distance of a playground from a residential property should be a minimum of: 400 meters for Locally Equipped Areas of Play (LEAPS) and 1000 meters for Neighbourhood Equipped Areas of Play (NEAPS).<sup>3</sup> Indicative costs for the provision of LEAPS and NEAPS are provided in Appendix 4. Measurements should be based on safe and convenient walking routes.

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<sup>3</sup> <http://www.fieldsintrust.org/knowledge-base/guidance-for-outdoor-sport-and-play>

## **4.0 The planning process: how development must contribute**

### Design

- 4.1 In line with Local Plan Policy GE1 it is recommended that a stand-alone green infrastructure parameters plan, with open space typologies and area by square meter highlighted, is provided as part of any major planning application where on-site public open space is to be provided. This will assist council officers when assessing the necessary requirements for the provision of on-site open space.
- 4.2 Where possible green and open spaces within a development should connect to each other so that the entire development can be traversed seamlessly via green routes by pedestrians and cyclists. Developments should pay special attention to connecting their site to any neighbouring developments; whether established, in progress or due to come forward in the future. Connections need to extend to the wider network of pedestrian routes, cycle routes and green spaces. Such linkages also provide vital connections for wildlife, ensuring that green spaces are linked and not fragmented. Residents, workers and visitors need to be able to access the extensive areas of open space throughout the city and the surrounding area via safe and, where possible, green routes. Pedestrian and cycle routes throughout the development should be integral to the design and provide sufficient green links to the surrounding area and existing areas of settlement.

### Calculating need

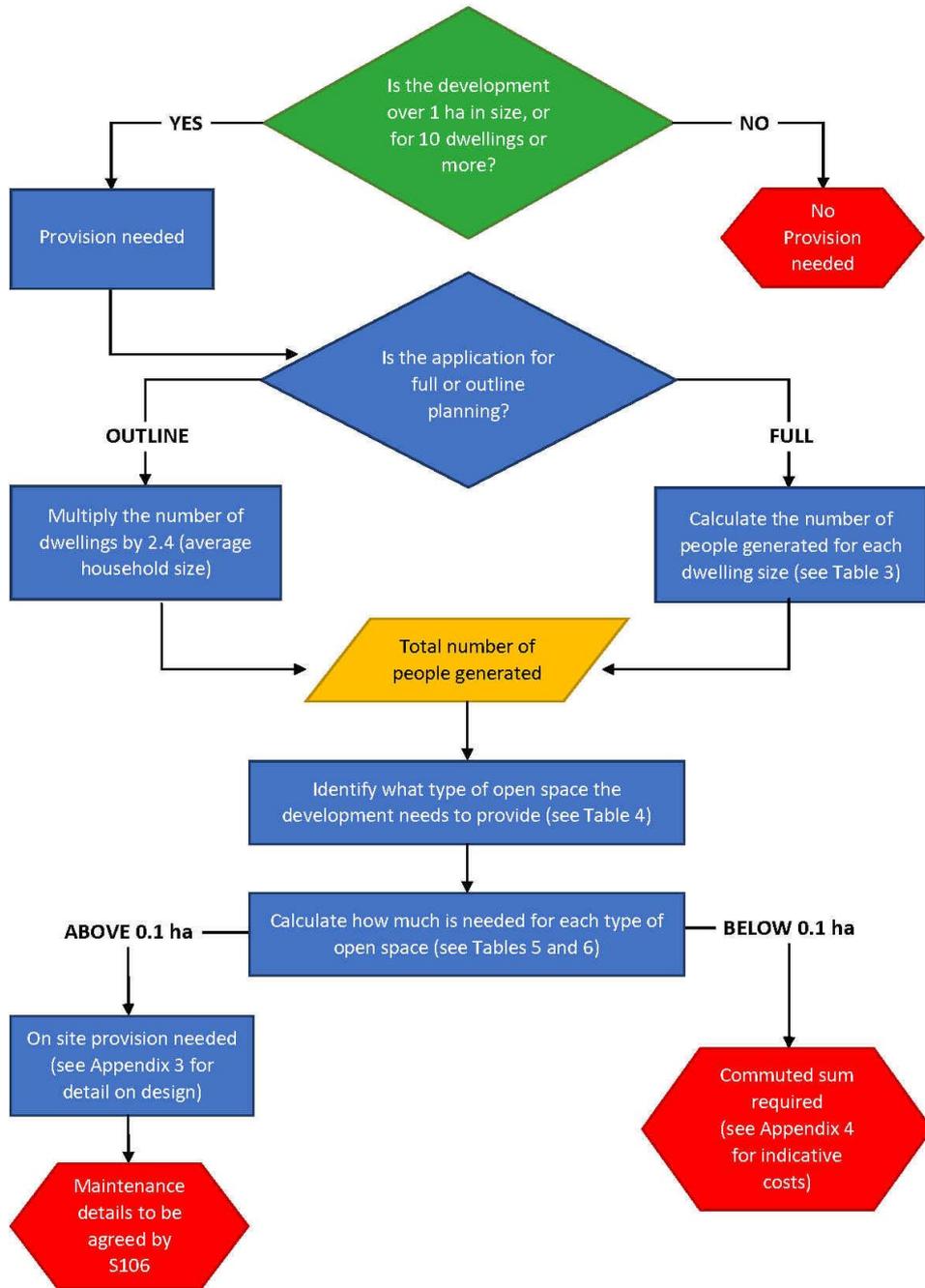
- 4.3 In determining how much new and/or improved open space provision should be delivered alongside new housing development, the starting point is to calculate the level of demand (additional population) generated by that development. Depending on whether a planning application is made in full (including reserved matters applications) or outline form, the method of calculating the resultant population and the consequent level of demand will vary.
- 4.4 The flow chart below outlines the process which should be followed in order to identify the amount of open space to be provided by a particular proposal. The flow chart should be read in conjunction with:

Table 3: Household Size

Table 4: Provision of Open Space by Accommodation

Table 5: Minimum Requirements for On-site Open Space

Table 6: Worked examples of minimum standard requirements



4.5 Where the precise details of a development scheme are available, i.e. the size, mix and number of dwellings, the most appropriate way of calculating the population to be generated is to use the number of bed-spaces within a dwelling type as an approximation of household size. Table 3 below sets out the average household size (number of people) for each size of dwelling. The number of units of a given size within a development scheme should be multiplied by the relevant average household size to calculate the resultant population. See Table 6 for worked examples.

Table 3: Household Size

Dwelling Size	Average Household Size
1 Bedroom	1
2 Bedrooms	2
3 Bedrooms	3
4 Bedrooms	4
5 or more Bedrooms	5

4.6 It is important to note that certain types of residential development will not generate demand / place additional pressure on certain types of open space, e.g. an extra care housing scheme will not generally generate demand for Equipped Play Areas. Table 4 sets out what forms of development will generate additional demand for each form of open space. However, this can only be taken into consideration where the precise details of the scheme are available. Local context will also be relevant in determining the precise requirements, particularly the proximity to existing facilities. If a proposal does not generate demand for a particular type of open space, then the equivalent provision of an alternative typology should be provided. Applicants will be required to justify through evidenced documentation, why a particular typology cannot be provided.

Table 4: Provision of open space by accommodation

Dwelling Type	Size	Informal and Formal Open Space	Equipped Play Areas	Amenity Open Spaces
Houses and Flats (open market and affordable)	1 bed	Yes	No	Yes
	2 bed	Yes	Yes	Yes
	3 bed	Yes	Yes	Yes
	4 bed	Yes	Yes	Yes
	5+ bed	Yes	Yes	Yes
Student Accommodation	Any size	Yes	No	Yes
Extra Care or equivalent	Any size	Yes	No	Yes
HMOs	Any Size	Yes	No	Yes

## Outline Applications

- 4.7 For applications seeking outline planning permission, population should be calculated using an average household size of 2.4 people per dwelling, which accords with evidence provided by the [City Councils Strategic Housing Market Assessment](#). The density of developments will be determined at the Reserved Matters stage.

## Calculating the on-site green space requirement

- 4.8 Having calculated the number of people generated by development, the minimum requirement for each form of open space is to be calculated using the information in Table 5 below. As a minimum we expect sites of 10 dwellings or more to provide these on-site open spaces. It should be noted that these are taken from the [Green Space Strategy](#), which includes a wider range of open space typologies. These can be seen in full in Appendix 3. In some instances, additional types of open space may be required depending upon the nature of the scheme proposed. For example, allotments in an area where there is high demand and a shortfall of provision. These cases will be considered on their own merits.

Table 5: Minimum Requirements for On-site Open Space.

Type of Green Space	Planning Classification	Quantity Standard (ha/1000)
Provision for Children & Young People	Formal	0.84
Amenity Green Space, natural and semi-natural Green Space and green Corridors	Informal	2.12
E.G. Community Gardens, and Sustainable Urban Drainage system	Functional	0.37

(Figures are taken from the Green Space Strategy Appendix A)

- 4.9 Table 6 below demonstrates how this calculation should be applied. Values for the minimum standard requirements should replace the "X" in the first column of the calculation formula, e.g. 0.84 ha per 1,000 population for the provision of formal open space for Children and Young People. Appendix 3 of this SPD provides further information on the necessary standards in terms of quantity but also the expected quality and design aspects. For the purposes of these worked examples the figure of 2.4 people per dwelling has been used in order to replicate an outline application (see para 4.6). The minimum threshold which would result in a requirement for delivering on-site open space is 0.1ha (gross).
- 4.10 Depending on whether or not the minimum size standard is exceeded, either an on-site or off-site contribution will be required.

Table 6: Worked examples of minimum standard requirements

Applicable Standard				
X ha per 1,000 population	X	Number of people generated by development	=	Quantitative Requirement (ha)
Worked example, using "Children and young people" standard				
(0.84 / 1000)	x	250	=	0.21 ha

The above example would require delivery on-site as its above the minimum threshold of 0.1ha.

Applicable Standard X ha per 1,000 population	X	Number of people generated by development	=	Quantitative Requirement (ha)
Worked example, using "Amenity Green Space" standard				
(2.12 / 1000)	x	250	=	0.53 ha

The above example would require delivery on-site as its above the minimum threshold of 0.1ha.

Worked examples where the minimum threshold is not met

Applicable Standard X ha per 1,000 population	X	Number of people generated by development	=	Quantitative Requirement (ha)
Worked example, using "Children and young people" standard				
(0.84 / 1000)	x	36	=	0.03 ha

The above example would require delivery off-site, as its below the minimum threshold of 0.1ha.

Applicable Standard X ha per 1,000 population	X	Number of people generated by development	=	Quantitative Requirement (ha)
Worked example, using "Amenity Green Space" standard				
(2.12 / 1000)	x	36	=	0.07 ha

The above example would require delivery off-site, as its below the minimum threshold of 0.1ha.

- 4.11 If the quantitative requirement is greater than or equal to the minimum size standard (0.1ha), that requirement should be delivered on-site. If the quantitative requirement is lower than the minimum size standard, an off-site contribution which is equivalent to that requirement will be sought. Site contributions for the improvement of an existing open space will be equivalent to the quantitative requirement calculated using the method outlined above.
- 4.12 Open spaces that do not meet the required minimum size standard will not count towards meeting the quantitative requirement. Nevertheless, this should not preclude the incorporation of grass verges, planted areas and other smaller landscaping features within development schemes where they help to provide visually attractive housing developments. Local Plan Policies H9: Density and DE1: Ensuring High Quality Design are of relevance in this regard.
- 4.13 A clear management strategy to ensure appropriate and long-term maintenance should be provided. If a green space is to be adopted by the City Council, then a commuted sum will be required. These costs will be determined on a case by case basis.

### Costings

- 4.14 Indicative costings for the provision of formal open space including equipped play areas are set out in Appendix 4 of this document. The costs serve as guidance only and are based on 2019 figures which will be refreshed when new costings are available. Final costs will be subject to the context of the specific proposal, its location, accessibility and the quantity and quality of existing local provision, as set out in the [Green Space Strategy](#). Guidance on design and standards is set out in Appendix 3.

### Off Site contributions

- 4.15 A set out earlier in this SPD, there may be exceptional circumstances where off site contributions are needed. This includes development inside the ring road where on site provision is unlikely to be realistic and contributions must contribute to the shared public spaces within the city centre along with innovative on-site provision such as roof gardens and other opportunities for shared spaces such as balconies and terraces for example. These features are in-line with Local Plan Policy H3, where the amenity of residents and users of space is considered.

### Securing Delivery

- 4.16 Paragraphs 56 and 57 of The National Planning Policy Framework (NPPF) state that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. It also states that planning obligations should only be sought where they meet all of the following legal tests<sup>4</sup>:

*A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:*

- (a) necessary to make the development acceptable in planning terms;*
- (b) directly related to the development; and*
- (c) fairly and reasonably related in scale and kind to the development*

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<sup>4</sup> <https://www.legislation.gov.uk/ukdsi/2010/9780111492390/regulation/122>

## **5.0 Implementation**

### On site provision

- 5.1 Full details of the layout, landscaping (including any play equipment etc.) and phasing of all on-site open space provision will be secured by conditions attached to the planning permission.
- 5.2 If the land is to be offered to the Council this should take place within one year of the open space being laid out, landscaped and equipped. It is preferable for the plots adjoining open space to have been completed by this stage. Any adoption will be subject to a maintenance sum to be determined through negotiation.
- 5.3 It is important that open space is provided before a significant proportion of the site is completed and occupied. Prior to Occupation of 50% of dwellings provided on site, the Owner shall complete public open spaces to the reasonable satisfaction of the Council.

### Off site provision

- 5.4 Contributions for off site facilities will be dealt with through a Section 106 Legal Agreement (see Appendix 2).

## 6.0 Open spaces and the Water Environment

### River Corridors and Riparian Areas

6.1 Many of the Local Plan development allocations have watercourses either adjacent or running through the sites. Open space provision will often be centred around these areas. Not exclusively, this is because:

- development of built infrastructure should be directed away from areas at risk of flooding (Local Plan Policy EM4);
- development of built infrastructure should be set back at least 8m from Main River and 5m from ordinary watercourses (EM4);
- where a development proposal lies adjacent to a river corridor or tributary, a natural sinuous river channel should be retained or, where possible, re-instated (GE1);
- all opportunities to undertake river restoration and enhancement including de-culverting, removing unnecessary structures and reinstating a natural, sinuous watercourse will be encouraged (EM4); and
- both Keresley and Eastern Green SUE's require publicly accessible green and blue infrastructure corridors along the brooks running through these allocations (see Local Plan Policy DS4 parts C and D, and Local Plan Table 4.2).

### Sustainable Urban Extension SPD

6.2 The natural landscape section of the Coventry Urban Extensions Design Guide (page 89) provides guidance on blue infrastructure.

6.3 Blue infrastructure will provide a key component of incorporating high quality design as well as supporting the overall drainage and flood risk strategy. This can take the form of individual pools, or in the case of Keresley and Eastern Green in particular existing and established brook corridors. These brook corridors should become focal points for the green and blue infrastructure strategy and provide a high quality useable route through the wider developments – connecting with the wider natural landscape both within the sites and beyond. They should incorporate high quality footpaths and cycle ways whilst also providing a magnet for ecology and biodiversity to thrive across the sites.

### River restoration and natural morphology

6.4 The Lead Local Flood Authority can provide advice and guidance on river restoration requirements. This may include site specific mitigation measures to help achieve the requirements of the Water Framework Directive.

6.5 Access routes and other greenspace assets are encouraged within river corridors. When locating these, the natural morphology of the river should be considered. Features should either be located away from areas where the river may encroach over time, or be easily movable. This is to avoid:

- damage to assets and associated replacement costs; and / or
- costly and inappropriate river engineering
- Allowing river channels to naturally migrate over time is always preferred if possible.

### Consideration of flood risk within Green Spaces

6.6 As well as often being located adjacent to rivers and watercourses, greenspaces are often located within other areas not appropriate for development due to flood risk, such as surface water flood risk areas and exceedance flow routes. Areas may also be designed to flood, such as flood storage areas and SuDS.

It is stated within national flood risk guidance:

6.7 “Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms” are described as water compatible in national guidance and therefore appropriate for siting within flood risk areas.

<https://www.gov.uk/guidance/flood-risk-and-coastal-change#flood-zone-and-flood-risk-tables>

6.8 Consideration should be given in design to use of the greenspace during and after flood events. For example:

- In areas of high flood risk, flood warning signs should be considered warning users they may be temporarily affected.
- Key assets should be located in areas where flood water dissipates quickly after storm events. There may be locations where flood water will remain for longer periods, for example where floodplain does not drain freely back to a river due to site levels.
- Where flood water dissipates, greenspaces may still remain saturated for a time after flood events. Most soils in Coventry are clayey not freely draining. This should be considered in design, for example, through provision of hard surfaced footpaths.
- Flood water also has the potential to be contaminated or carry debris and refuse. This should be considered within landscape management and maintenance plans.

6.9 The intended use of greenspaces should be compared with flood risk information provided in a site specific flood risk assessment, including flood risk hazard ratings.

### Existing ponds

6.10 Existing ponds should usually be retained as part of greenspaces, and not be used or enhanced as SuDS.

### Sustainable Drainage Systems in Greenspaces

6.11 As is stated in the Local Plan “SuDS involve a range of techniques that mimic the way that rainfall drains in natural systems and avoids any increase in flood risk and improves water quality.”

6.12 In policy EM5 it is stated “all development must apply SuDS and ensure that surface water runoff is managed as close to its source as possible”.

- 6.13 The Councils' preference is for above ground SuDS which deliver multiple benefits. SuDS are therefore often located within development greenspaces.

#### Design considerations relevant to open spaces

- 6.14 More detailed design requirements for SuDS are provided within the Coventry SuDS in design guide (in draft). Standing advice is available here:  
[https://www.coventry.gov.uk/downloads/file/28181/flood\\_risk\\_management\\_and\\_drainage\\_-\\_standing\\_advice](https://www.coventry.gov.uk/downloads/file/28181/flood_risk_management_and_drainage_-_standing_advice)
- 6.15 SuDS in greenspaces should bring amenity, landscaping and biodiversity benefits as well as the water management elements required. They can be designed to meet wider greenspace requirements, such as for the provision of biodiversity for net gain requirements, or to be used as joint use amenity spaces.
- 6.16 They should interface well with the surrounding space and be incorporated into usable green space for most of the year. For example; pathways running the perimeter of ponds to allow people to interact with the feature.
- 6.17 Other requirements pertinent to greenspaces are:
- SuDS should usually be built within the natural ground conditions.
  - SuDS storage should not usually be located within areas of fluvial flood risk.
  - Given they are located in publicly accessible areas, design for safety is paramount.

#### Adoption and maintenance

- 6.18 The adoption and maintenance of all drainage features are a key consideration to ensure the long-term operation at the designed standards. Underground drainage infrastructure such as pipes and tanks will be considered for adoption by a Sewerage Undertaker. The Council will consider the adoption of open-air sustainable drainage within areas of public open space, (subject to a commuted sum). Such features could include semi-dry detention basins which form joint-use amenity space. Open attenuation features must be accessible by appropriate maintenance vehicles and require a maintenance strip with a minimum width of 3 metres, and potentially wider to suit the specific development. Severn Trent Water now adopt certain SuDS, but only the functional drainage aspects of them <https://www.stwater.co.uk/building-and-developing/new-site-developments/water-sewerage-connection/sewer-adoption/>
- 6.19 SuDS within greenspaces have unfortunately been mistreated by residents in certain areas in the past, particularly for the disposal of rubbish. Consideration should be given to this within asset maintenance plans.

#### Developer contributions

- 6.20 The Council may seek developer contributions related to greenspaces and water. Contributions are sought to reduce flood risk and deliver improvements to the water environment, with benefits for both people and nature, safeguarding against the future impacts of climate change and development creep.

- 6.21 Paragraph 34 of the NPPF 2021 discusses contributions. - Plans should set out the contributions expected from development. This should include for flood and water management and green infrastructure. Such policies should not undermine the deliverability of the plan.

In what circumstances will development contributions be sought?  
When, why, where and how?

- 6.22 Developer contributions will only be sought where they meet all of the following tests from NPPF para. 56:
- a) necessary to make the development acceptable in planning terms;
  - b) directly related to the development; and
  - c) fairly and reasonably related in scale and kind to the development.

- 6.23 Contributions may be considered for both on-site and off-site requirements, consistent with Local Plan Policy IM1: *The Council will, where appropriate, seek to secure site-specific infrastructure investments and/or contributions as well as off-site contributions and/or investments.* In accordance with NPPF para 53, contributions will only be sought where they are directly related to the development.

On-site SuDS, watercourses and other assets

- 6.24 As stated in Local Plan Policy IM1, The Council will, where appropriate, seek to secure site-specific infrastructure investments and/or contributions, contributions as well as off-site contributions and/or investments.
- 6.25 Where the Local Authority will maintain SuDS, watercourse or other assets on-site, contributions will be required to support ongoing maintenance over the lifetime of the development.
- 6.26 Account will also be taken of the ease of maintaining a system according to its design, with reference to health and safety. Some assets will need more frequent maintenance or replacement; therefore, this will be taken into consideration when setting the term over which a contribution will be required.
- 6.27 Where SuDS are combined with amenity or biodiversity or provide such benefits lower contributions may be applied. If separate, then the rate will reflect the full cost and if any manufactured product is used maintenance costs will be based on the recommended manufacturer's regime and relevant technical guidance (e.g. CiRIA SuDS Manual).
- 6.28 Contributions will be tailored towards the development proposals and contributions will be advised. Contributions are normally negotiated at the pre-application, outline or full application stage where matters of principle are established. In all cases we encourage applicants to seek pre-application advice from the LLFA; the details of which can be found on the Council's website here:  
[http://www.coventry.gov.uk/info/70/water\\_management\\_and\\_flooding/3153/pre-application\\_planning\\_advice](http://www.coventry.gov.uk/info/70/water_management_and_flooding/3153/pre-application_planning_advice)
- 6.29 Depending on the situation, it may also be beneficial to seek pre-application advice from other risk management authorities such as the Environment Agency.

### Additional flood storage

- 6.30 In accordance with Local Plan Policy EM4(2) “All opportunities to reduce flood risk in the surrounding area must be taken, including creation of additional flood storage. In this instance reference should be made to the Council’s Infrastructure Delivery Plan (IDP) or regulation 123 list.”
- 6.31 In the IDP, under Water and Flood Mitigation, a city-wide Flood Prevention programme is listed as a Category 1 item (essential infrastructure) to “Prevent/mitigate potential issues in the future and resolve existing issues. To ensure all homes, business and public spaces are free from flood risk”.
- 6.32 Additional flood storage therefore may be required in greenspaces. Other entries in the Plan under the Water and Flood Mitigation, and Green and Blue Infrastructure sections are relevant, including site specific schemes. A site-specific evaluation will be required to determine the necessary mitigations of the specific flood risk within the catchment associated with the new development.

### River and catchment restoration including de-culverting

- 6.33 In accordance with the Local Plan policy EM4(2c) which refers to the surrounding area, “all opportunities to undertake river restoration and enhancement including deculverting removing unnecessary structures and reinstating a natural, sinuous watercourses will be encouraged”. For example, a contribution may be sought to secure the deculverting of watercourse to secure flood and water management benefits. Reference should also be made to the Green and Blue Infrastructure section of the IDP.

### Watercourse access

- 6.34 A contribution may be sought for supporting the creation or improvement of access and linkages to river corridors for maintenance and amenity purposes.

## **7.0 Biodiversity and Green Infrastructure**

- 7.1 Local Plan Policies GE1 and GE3 of the Local Plan discuss green infrastructure and biodiversity. These policies set out the framework and criteria which must be considered when preparing a development proposal.
- 7.2 Green Infrastructure (GI) is a network of green spaces and other environmental features which contribute to the quality of life for residents and the health of flora and fauna. Landscape design, biodiversity enhancements, tree considerations and requirements for multi-functional green space on site are all factors that will form part of the GI of a site and its surroundings. GI will also encompass access to, from and through the site including links to adjacent GI resources (e.g. links to hedges on surrounding land), opportunities for recreation, sustainability (e.g. climate change, pollutant filtration, Sustainable Drainage systems (SuDS), swales, low water demanding planting species, use of FSC sustainably managed timber products and soil products) and community involvement.
- 7.3 Biodiversity can be defined as the variety of all animal and plant species, the genetic diversity within them and the variety of communities and natural processes they give rise to. In the UK many species and habitats are protected under legislation and planning policy. Measures are required to avoid or mitigate impacts from development to protect these species and habitats and to provide biodiversity enhancement.
- 7.4 The Natural Environment & Rural Communities (NERC) Act 2006 – gives Local Planning Authorities responsibility to consider ‘general’ biodiversity, not just legally protected species/sites. The species and habitats to be considered are listed in Section 41 of the Act.
- 7.5 With respect to the NERC Act 2006, this places a legal duty on Local Authorities to have regard to biodiversity conservation (including opportunities for restoration and enhancement) in carrying out their functions. The determination of planning applications would be an example of one such function. Importantly the duty includes habitats and species found outside sites designated for their nature conservation interest, but which are considered of principal importance for the conservation of biodiversity (known as priority habitats and species). Examples include species-rich hedgerows and species such as hedgehogs and toads. Relevant national policy is contained in the National Planning Policy Framework and Planning Practice Guidance. The council seeks to meet the requirements of national policy and legislation, including the requirements of the NERC Act, through the Local Plan.
- 7.6 The provision of green space as part of development can also include features which enhance the natural environment and encourage biodiversity. This must, of course, be done at the right scale and in the right location to ensure existing habitats are not compromised and that any provision of new habitat is compatible with the location to ensure long-term sustainability. Therefore, clarification should be sought from the Councils Ecologist prior to the provision of biodiversity and wildlife friendly features to ensure the longevity of the environment and the ability for the green space to function for all.

## **Appendices**

Appendix 1: Local Plan Policies

Appendix 2: Section 106 Template

Appendix 3: Design Standards

Appendix 4: Indicative Costings

## Appendix 1: Local Plan Policies

### Policy GE1 Green Infrastructure

1. The Council will protect green infrastructure based on an analysis of existing assets, informed by the Green Infrastructure Study and Green Space Strategy by incorporating the Council's Green Space Standards, and characterisation assessments.
2. New development proposals should make provision for green infrastructure to ensure that such development is integrated into the landscape and contributes to improvements in connectivity and public access, biodiversity, landscape conservation, design, archaeology and recreation.
3. Coventry's existing and planned network of green infrastructure should be used as a way of adapting to climate change through the management and enhancement of existing habitats. This must be demonstrated through the creation of new habitats wherever possible to assist with species movement, to provide a source of locally grown food through allotments and community gardens, to provide sustainable and active travel routes for people, to provide shade and counteract the urban heat island effect, and to assist in improving public health and wellbeing.
4. New development will be expected to maintain the quantity, quality and functionality of existing green infrastructure. Where quantity is not retained, enhancement to quality is expected. Where the opportunity arises, and in line with the city's most up-to-date Green Space Strategy, the Council will also expect new developments to enhance green infrastructure and create and improve linkages between individual areas. Any development which is likely to adversely affect the integrity of a green corridor will be required to be expressly justified and where appropriate, mitigation measures put in place.
5. A key element of Coventry's approach to green infrastructure will be the continued development of a network of green spaces, water bodies, paths and cycle ways, with priority given to those parts of the city where there is an identified deficiency of green space. Where a development proposal lies adjacent to a river corridor or tributary, a natural sinuous river channel should be retained or, where possible, re-instated. Culverts should be removed unless it can be demonstrated that it is impractical to do so.
6. Development must respect the importance of conservation, improvement and management of green infrastructure in order to complement and balance the built environment. A strategic network of green infrastructure already exists in the city, connecting natural heritage, green space, biodiversity, historic landscapes or other environmental assets, together with links to adjacent districts in Warwickshire and Solihull. This strategic network will be safeguarded and enhanced by:
  - a. Not permitting development that compromises its integrity and that of the overall green infrastructure framework (including the Coventry/Oxford Canal);
  - b. Using developer contributions to facilitate improvements to its quality, connectivity, multi- functionality and robustness;
  - c. Investing in enhancement and restoration where opportunities exist, and

the creation of new resources where possible, such as linking green infrastructure to other forms of infrastructure;

- d. Improving its functionality, quality, connectivity and accessibility;
- e. Ensuring that a key aim of green infrastructure is the maintenance and improvement and expansion of biodiversity;
- f. Integrating proposals to improve green infrastructure in the delivery of new developments, particularly through area based regeneration initiatives and major proposals and schemes;
- g. Flood risk management and improving surface water quality.

### **Policy GE2: Green Space**

1. Development involving the loss of green space that is of value for amenity, recreational, outdoor sports and/or community use will not be permitted unless specifically identified as part of a strategic land use allocation, or it can be demonstrated that:
  - a. An assessment showing there is no longer a demand, or prospect of demand, for the recreational use of the site or any other green space use; or
  - b. A deficiency would not be created through its loss, measured against the most up-to-date Coventry Green Space standards; or
  - c. The loss resulting from any proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location of the city.
2. To support the proposed allocations at H2:19 and JE2:4 the following sites are allocated for the provision of new replacement sports pitches:
  - a. Land at Charter Avenue (former Alderman Harris School site).
  - b. Land east of Coundon Wedge Road.

### **Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation**

1. Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs), Ancient Woodlands, Local Wildlife and Geological Sites will be protected and enhanced. Proposals for development on other sites, having biodiversity or geological conservation value, will be permitted provided that they protect, enhance and/or restore habitat biodiversity. Development proposals will be expected to ensure that they:
  - a. lead to a net gain of biodiversity, where appropriate, by means of an approved ecological assessment of existing site features and development impacts;
  - b. protect or enhance biodiversity assets and secure their long term management and maintenance;
  - c. avoid negative impacts on existing biodiversity;

- d. preserve species which are legally protected, in decline, are rare within Coventry or which are covered by national, regional or local Biodiversity Action Plans.
2. Where this is not possible, adequate mitigation measures must be identified. If mitigation measures are not possible on site, then compensatory measures involving biodiversity offsetting will be considered, but only in exceptional circumstances.
  3. Biodiversity will be encouraged particularly in areas of deficiency, in areas of development and sustainable urban extensions, and along wildlife corridors. Opportunities will be sought to restore or recreate habitats, or enhance the linkages between them, as part of the strategic framework for green infrastructure. Protected Species, and species and habitats identified in the Local Biodiversity Action Plan (LBAP), will be protected and conserved through a buffer or movement to alternative habitat. Identified important landscape features, including Historic Environment assets, trees protected by preservation orders, individual and groups of ancient trees, ancient and newly-planted woodlands, ancient hedgerows and heritage assets of value to the locality, will be protected against loss or damage. In the case of archaeological remains, all practical measures must be taken for their assessment and recording in accordance with Policy HE2.

#### **Policy GE4: Tree Protection**

1. Development proposals will be positively considered provided:
  - a. there is no unacceptable loss of, or damage to, existing trees or woodlands during or as a result of development, any loss should be supported by a tree survey;
  - b. trees not to be retained as a result of the development are replaced with new trees as part of a well- designed landscape scheme; and
  - c. existing trees worthy of retention are sympathetically incorporated into the overall design of the scheme including all necessary measures taken to ensure their continued protection and survival during construction.
2. Development proposals that seek to remove trees that are subject to 'Protection', without justification, will not be permitted.

#### **Policy GB1: Green Belt and Local Green Space**

1. The city's most up-to-date Green Belt and Local Green Space boundaries are identified on the Policies Map.
2. A: Inappropriate development will not be permitted in the Coventry Green Belt unless very special circumstances exist. Development proposals, including those involving previously developed land and buildings, in the Green Belt will be assessed in relation to the relevant national planning policy.
3. B: Within areas designated as Local Green Space, the erection of small buildings and structures which are ancillary to the primary use of the land may be acceptable. Other development will not be permitted unless very special circumstances are demonstrated.
4. In addition to appropriate development in the Green Belt identified in the NPPF, limited

infill development would be considered appropriate. Any proposal in these locations will be expected to be of an appropriate density to reflect surrounding properties should not impact negatively on the openness and character of the wider Coventry Green Belt and will also need to accord with Policy H3.

### **Policy DS4 (Part A) – General Masterplan principles**

The following General Principles should be adhered to when master planning any major development proposal:

- i. Where appropriate the Masterplan should clearly identify any phasing of development along with the timely provision of supporting infrastructure;
- ii. Where the site is identified as an allocation within the Local Plan or City Centre AAP it should plan positively to meet in full the requirements identified within the relevant policies associated with the allocation. Where the proposal represents a phase or phases of a wider scheme however, the quantum of development should reflect the relative size and characteristics of the phase, including its position within the wider site;
- iii. Where possible, all proposals should be planned in a comprehensive and integrated manner reflecting partnership working with relevant stakeholders. Where proposals represent a phase of a larger development the Masterplan should have full regard to any adjoining land parcels and development proposals to ensure it delivers appropriate parts of the strategic or site-wide infrastructure and other relevant features. This should support the wider delivery of the comprehensive scheme;
- iv. Opportunities to deliver higher density residential and mixed-use development should be maximised along public transport corridors and in designated centres with lower densities provided elsewhere (in accordance with policies H9 and R3);
- v. Employment and commercial proposals should respond positively to market demands and requirements, maximising opportunities to locate within or close to designated centres (as appropriate) and provide a range and choice of opportunities to meet business and customer needs;
- vi. Identify appropriate highway infrastructure along with sustainable transport corridors that include the provision for integrated public transport, cycling and walking which provides excellent connectivity and linkages to within the site itself, the city centre and with the surrounding area and existing networks;
- vii. Appropriate levels of car and cycle parking should be made in accordance with the Local Plan's parking requirements. Spaces should be well integrated within the development and laid out to ensure they do not result in the obstruction of the highway as a result of excessive on-street parking;
- viii. Where appropriate social and community facilities should be

concentrated within mixed use hubs and designated centres and easily accessed by public transport, walking and cycling (having regard to Policy CO1);

- ix. Proposals should respond to the local context and local design characteristics (in accordance with Policies GE3, HE2 and DE1), to create new well designed developments with a distinctive character which residents will be proud of;
- x. Features of the historic environment should be respected as part of new developments with existing heritage assets conserved and enhanced as part of development proposals (in accordance with Policy HE2). Where appropriate, this should include the setting of buildings and spaces and the restoration of assets at risk of loss;
- xi. Sympathetically integrate existing landscape, biodiversity and historic features of the site into the development taking opportunities to protect, enhance and manage important features along with mitigation and enhancement measures to provide satisfactory compensatory provisions where appropriate (having regard to Policies GE1-4);
- xii. Provide fully integrated, accessible and connected multi-functional green and blue infrastructure which forms strategically important links to the surrounding area to provide routes for people and wildlife and open spaces for sports, recreation and play;
- xiii. Where appropriate incorporate innovative and creative approaches to energy generation, the provision of utilities and information technology, mitigation of pollutants, management of surface water and flood risk and waste management solutions. These should be adopted to make new developments more sustainable and resistant to the impacts of climate change; and
- xiv. All new Masterplans should be informed by consultation with existing communities in adjoining areas. This should take place prior to the submission of a planning application to ensure feedback can influence the final proposals.

## **Policy EM4 Flood Risk Management**

1. All major developments must be assessed in respect of the level of flood risk from all sources. If development in areas at risk of flooding is the only option following the application of the sequential test, it will only be permitted where all of the following criteria are met:
  - a. the type of development is appropriate to the level of flood risk associated with its location with reference to Coventry's Strategic Flood Risk Assessment (SFRA) flood zone maps and advice on appropriate uses within these zones from the Environment Agency and/or Lead Local Flood Authority;
  - b. it is provided with the appropriate minimum standard of flood defence and resilience to aid recovery (including suitable warning and evacuation procedures) which can be maintained for the lifetime of the development;
  - c. it does not impede flood flows, does not increase the flood risk on site or elsewhere or result in a loss of floodplain storage capacity;

- d. in the case of dwellings, it is evident that as a minimum, safe, dry pedestrian access would be available to land not at high risk;
  - e. in the case of essential infrastructure, access must be guaranteed and must be capable of remaining operational during all flooding events.
2. All opportunities to reduce flood risk in the surrounding area must be taken, including creating additional flood storage. In this instance reference should be made to the Councils IDP or Regulation 123 list. In order to achieve this:
- a. the functional floodplain (Flood Zone 3b) should be protected from development and reinstated in brownfield areas wherever possible;
  - b. single storey buildings, basements and buildings on stilts will not be acceptable in Flood Zone 3;
  - c. all opportunities to undertake river restoration and enhancement including de-culverting, removing unnecessary structures and reinstating a natural, sinuous watercourse will be encouraged;
  - d. unless shown to be acceptable through exceptional circumstances, development should be set back at least 8m (from the top of bank or toe of a flood defence) of Main Rivers and 5m from Ordinary watercourses for maintenance access. This includes existing culverted watercourses.
  - e. finished floor levels must be set a minimum of 600mm above the 1% AEP (1 in 100 year) plus climate change flood level.

Where a development benefits from an existing or proposed flood defence scheme, the development should contribute towards the capital and/or maintenance of these defences over its lifetime.

- 3. For sites in Flood Zone 3a, development should not impede flow routes, reduce floodplain storage or consume flood storage in a 'flood cell' within a defended area. If the development does result in a loss of storage, compensatory floodplain storage should be provided on a 'level for level' and 'volume for volume' basis.
- 4. For sites in Flood Zone 3a, all types of new development behind flood defences should be avoided, where possible, due to the residual risks of breach and overtopping. Development should ensure that it would not prevent the water bodies' ability to reach good status or its potential to do so as set in the Severn River Basin Management Plans and should support, where possible, to improving the status class.
- 5. A sequential, risk-based approach to the location of suitable development will be undertaken by the Council based on the Environment Agency's latest flood maps, SFRA flood zones and Vulnerability Classification to steer new development to areas with the lowest probability of flooding avoiding, where possible, flood risk to people and property and managing any residual risk.
- 6. The Exception Test (for use when there are large areas in Flood Zones 2 and 3, where the Sequential Test alone cannot deliver acceptable sites, but where some continuing development is necessary) will apply where development will provide wider sustainability benefits that outweigh flood risk, fully informed by an appropriately scaled Flood Risk Assessment (FRA) which indicates that development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible reducing flood risk overall.

7. Land that is required for current and future flood management will be safeguarded from development. Where development lies adjacent to or benefits from an existing or future flood defence scheme they may be expected to contribute towards the cost of delivery and/or maintenance of that scheme in accordance with Policy IM1.
8. A Flood Risk Assessment is required, appropriate to the scale and nature of the development proposed, where the development is:
  - a. within a river floodplain, as defined by the Coventry SFRA indicative flood zone maps;
  - b. within 20 metres of any watercourse;
  - c. adjacent to, or including, any flood bank or other flood control structure;
  - d. within an area where there may be surface water issues and drainage problems;

### **Policy H9: Residential Density**

1. Residential development, including conversions, must make the most effective and efficient use of land whilst ensuring compatibility with the quality, character and amenity of the surrounding area.
2. Therefore, outside of the Ring Road (The A4053) a minimum of 35 dwellings per hectare (net) should be provided on Previously Developed Land.
3. Developments inside the Ring Road (The A4053) should aim to achieve a minimum of 200 dwellings per hectare (net).
4. Developments on Greenfield sites should achieve a minimum of 30 dwellings per hectare (net).

### **DE1 Ensuring High Quality Design**

1. All development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.
2. The setting, integrity and character of heritage assets will be protected in accordance with Policy HE2.
3. All development will be expected to meet the following key principles:
  - a. respond to the physical context of the site;
  - b. consider the local distinctiveness and identity of the site but also have regard to opportunities to enhance the local built and natural environment through new development and enhanced design;
  - c. where appropriate, retain and incorporate into the layout the protection of important views, including key views of the three spires;
  - d. preserve or enhance the character and setting of the historic built, landscape and where appropriate archaeological environment;
  - e. preserve or enhance the character and setting of major road, rail and canal corridors;
  - f. clearly define the boundaries between public and private spaces and enclosure of space;
  - g. provide attractive, safe, uncluttered, active and easily identifiable, high quality public spaces;
  - h. make places that inter-connect and are easy to move through;

- i. ensure places are easily understood by users, with clear routes and distinct physical features;
- j. seek high quality design and attention to detail in the layout of developments, individual buildings and infrastructure in terms of function and impact, not just for the short term, but over the lifetime of the development;
- k. be adaptable to changing social, technological, economic and market conditions and ensure that developments maximise the use of the site;
- l. promote diversity through mixes of uses within a site or building, which work together to create vital and viable places;
- m. be proactive in responding to climate change and adopt sustainable and low carbon construction principles in terms of their design, layout and density;
- n. consider green infrastructure at the earliest stage in the design process, to ensure that it is well planned, designed, managed and maintained. It should also be well integrated and serve multiple purposes (as appropriate);
- o. support the integration of through routes for public transport and incorporate suitable bus priority measures as appropriate;
- p. minimise adverse impact on important natural resources;
- q. conserve, restore or enhance biodiversity; and
- r. respect and enhance landscape quality including trees, hedges and other landscape features of value.

## Appendix 2 Section 106 Template

<b>Off-site Open Space Contribution</b>	Means the sum of £XXXXX towards the [enhancement/improvement/provision] of off-site open space and play facilities at [LOCATION];
<b>OS Completion Certificate</b>	means a written certificate confirming that the relevant part of the Open Space has been completed to the reasonable satisfaction of the Council.
<b>Open Space</b>	means those areas of open space to be provided as part of the Development in the general locations shown on Plan XXXX
<b>Open Space Maintenance and Management Strategy</b>	means a scheme setting out the future management and maintenance regime for the Open Space including details of its transfer to and future maintenance by a Management Company (including details of the identity of the proposed management company) or the Council (if proposed by the Owner and accepted by the Council).
<b>Open Space Management Company</b>	means a company set up or appointed by the Owner to manage and maintain the Open Space.
<b>Open Space Maintenance Sum</b>	means a commuted sum of £XXXX for maintenance of the Open Space payable by the Owner upon the transfer of the Open Space.
<b>Open Space Specification</b>	means a written scheme detailing the location layout and specifications of the Open Space which accords with Green Flag Standards or any other standards the Local Authority deem appropriate.

### OFF-SITE OPEN SPACE CONTRIBUTION

- 1.1 Prior to the Commencement of Development, the Owner covenants with the Council to pay to the Council the Off-Site Open Space Contribution.
- 1.2 The Owner will not permit or cause the Commencement of Development until the Off-Site Open Space Contribution has been paid to the Council.

### ON-SITE OPEN SPACE PROVISION

The Owner covenants with the Council:

- 1.1. That prior to Commencement of Development they will submit to the Council the Open Space Maintenance and Management Strategy for written approval and that they shall not permit or cause Commencement of Development until the Open Space Maintenance and Management Strategy has been approved by the Council in writing.
- 1.2. To complete the laying out, planting and equipping of the Open Space in accordance with the Open Space Specification and to the satisfaction of the Council prior to Occupation of 50% of the Residential Dwellings.
- 1.3. Not to Occupy or permit the Occupation of more than 50% of the Residential Dwellings until the Open Spaces have been laid out, planted and equipped in accordance with the Open Spaces Specification and to the satisfaction of the Council; and

- 1.4. To write to the Council and invite it to inspect the Open Space within 10 Working Days of its completion.
- 1.5. In the event Defects are identified by the Council following its inspection pursuant to **paragraph 1.4** to rectify such Defects.
- 1.6. Within 10 Working Days of rectifying the Defects pursuant to **paragraph 1.5** to invite the Council to inspect the Open Space and identify any Defects requiring attention following which the steps set out in **paragraph 1.5** and this **paragraph 1.6** shall be repeated provided that in the event no Defects are identified following an inspection by the Council and the OS Completion Certificate is issued in respect of that part of the Open Space no further repeat of the steps will be required.
- 1.7. Following the issue of the OS Completion Certificate pursuant to **paragraph 1.6** above the Owner shall provide written notification to the Council confirming it intends to offer the Open Space to the Council or whether it will be transferring the Open Space to an Open Space Management Company.
- 1.8. On receipt of the notification, in the event the Owner offers the Open Space to the Council the Council will confirm whether or not it intends to adopt the Open Space together with any requirements for adoption.
- 1.9. If the Owner elects to transfer the Open Space to an Open Space Management Company or the Council declines to accept the Open Space, the Owner will within 60 Working Days of the issue of the OS Completion Certificate for the Open Space:
  - 1.9.1. Transfer the Open Space at nil consideration to an Open Space Management Company subject to all rights of way and rights reasonably required for the use of the Open Space and subject to the reservation of all rights of access and rights of way and passage of services and rights of entry reasonably necessary for the purpose of the Development and a covenant on behalf of the relevant Open Space Management Company to retain and maintain the Open Space transferred in perpetuity;
  - 1.9.2. The Owner will agree with the Council the Articles of Association for the Open Space Management Company prior to the formation and registration of the Company unless the Open Space Management Company is already in existence;
  - 1.9.3. To provide sufficient funds to the Open Space Management Company for the future maintenance of the Open Space as agreed between the Open Space Management Company and the Owner;
  - 1.9.4. to maintain the Open Space until it is transferred to the relevant Open Space Management Company and from the date of issue by the Council of the Certificate of Practical OS Completion Certificate, in accordance with the standards of maintenance set out in the Open Space Maintenance and Management Strategy.
- 1.10 If the Owner has elected to offer the Open Space to the Council and the Council has indicated a willingness to accept the transfer of the Open Space pursuant to paragraph 1.7 above, the Owner will within 60 Working Days of the issue of the OS Completion Certificate for the Open Space,:
  - 1.10.1 Offer to transfer at nil consideration the Open Space to the Council subject to all rights of way and rights reasonably required for the use of that Open Space and subject to the reservation of all rights of access and rights of way and passage of services and rights of entry reasonably necessary for the purpose of the Development;

- 1.10.2 To pay the Open Space Maintenance Sum to the Council on the date of the transfer.
- 1.10.3 To maintain the Open Space until it is transferred to the Council and from the date of issue by the Council of the OS Completion Certificate, in accordance with the standards of maintenance set out in the Open Space Maintenance and Management Strategy;

#### **OPEN SPACE COUNCIL COVENANTS**

- 3.1 The Council covenants with the Owner as follows:
  - 3.1.1 To confirm in writing within 20 Working Days (or such other period as may be agreed with the Phase Owner) of receipt whether or not an Open Space Maintenance and Management Strategy is approved.
  - 3.1.2 To arrange for an inspection of the Open Space within 20 Working Days (or such other period as may be agreed with the Phase Owner) of receiving a request pursuant to paragraph 1.4 above.
  - 3.1.3 To accept any transfer of the Open Space pursuant to paragraph 1.10.1 above and to use reasonable endeavours to complete any transfer within 3 months of a draft transfer being received by the Council.
  - 3.1.4 In the event that the Council does not approve or reject an Open Space Maintenance and Management Strategy within 20 Working Days (or such other period as may be agreed with the Owner) of receipt of the relevant document then the Phase Owner shall be entitled to consider the relevant Open Space Maintenance and Management Strategy as being approved.
  - 3.1.5 In the event that the Council does not approve or reject the Articles of Association of the Open Space Management Company within 20 days (or such other period as may be agreed with the Phase Owner) of receipt then the Phase Owner shall be entitled to consider the relevant Articles of Association of the Open Space Management Company as being approved.

## Appendix 3: Design Standards

### Public Open Space Design Guidance

Open space is a key facet of creating a successful place. As a starting point, existing features should be retained wherever possible and utilised to define design character and allow new development to assimilate naturally into its context.

Overall landscape design should be done with reference to the council's green space strategy April 2019. This sets out both the standard and amount of provision the city council would expect to see within or near to the development work.

The Coventry Green Space strategy in line with the Coventry Local Plan classifies green spaces according to three broad categories: Formal; Informal and Functional. The table below shows the component types of green space within each classification. Guidance on sports provision and associated standards will be covered in the Coventry Playing Pitch Strategy.

Type of Green Space	Planning Classification
Parks and Gardens	Formal
Outdoor Sports Facilities (with unrestricted access)	
Provision for Children & Young People	
Amenity Green Space	Informal
Natural and Semi-natural Green Space	
Green Corridors	
Community Gardens	Functional
Cemeteries & Churchyards	

The ongoing care and maintenance of open space is also a key issue in ensuring that its quality is enduring. The Council will expect full details to be provided regarding the proposed management of open space within all new residential and mixed use developments.

### Formal Open Space

A clean, safe and well maintained and drained green space which is capable of receiving a Green Flag award with a score of at least 70 (out of 100). The site will demonstrate a high level of design to reinforce the sense of enclosure. The design element should allow the space to flow naturally and sit well within a more informal space if required. It will contain ornamental planting, some formal tree planting e.g. avenue and at least one formal element possibly more, depending on size, including play area; play equipment; outdoor gym equipment; sports/games area, band stand/performance area, artwork/sculpture. The site and its ancillary features (footpaths, seats, gates and fencing etc.) will be both safe to use and comply with the requirements of the Disability Discrimination Act 1995 / Equality Act 2010 as applicable. Ideally the site will contain a Lucy pillar or metered mains electricity supply to allow for catering/entertainment concessions.

### Informal Open Space

A clean, safe and well maintained and drained green space which is capable of achieving Green Flag score of 60 (out of 100). The site will be big enough and of sufficient variety of landscape to encourage natural play and other forms of informal recreation and leisure. It will be easily accessed with welcoming entrances and well-constructed all weather footpaths and defined by suitable well-constructed boundary fencing. The site and its ancillary features (footpaths, seats, gates and fencing etc.) will be both safe to use and comply with the requirements of the Disability Discrimination Act 1995 / Equality Act 2010 as applicable. The site will have appropriate and sufficient furniture for its potential users, with a minimum of one bin for each bench and each entrance. The site will have attractive soft landscaping including structural tree planting of diverse native species, shrubs, grassed areas and other natural features which promote and support biodiversity. The site will have a spacious outlook and will enhance the appearance of the surrounding environment.

## Quality Standards

Type of provision	Required standard	Relevant links																
Quality Standard for Open Space	The proposed quality standard is 70 (out of 100) for all formal green spaces- broadly equivalent to achieve the Green Flag Award. The proposed quality standard is 60 (out of 100) for all informal green spaces. All informal green spaces should achieve a minimum of 'good' against the Green Flag Award Standard.	<a href="#">Coventry Green Space Strategy</a>  <a href="#">Green Flag Award</a>																
Accessibility to Public Open Space	Coventry Green Space Strategy; All residents should be within 1200m of a District Level Space or All residents should be within 800m of a Neighbourhood level space or All residents should be within 400m of a Local Level Space. Functional Green Space; all residents should be within 1200m of a community garden, churchyard or cemetery.	<a href="#">Coventry Green Space Strategy</a>																
Provision for Children and Young People	<p>Whilst Provision for Children and Young people forms part of the classification Formal Green Space, the Green Space Strategy and Local Standards do not propose a quantity standard for equipped provision for children and young people. However, the authority has adopted the Fields in Trust accessibility standards<sup>5</sup> as summarised below.</p> <table border="1"> <thead> <tr> <th colspan="2">Designation</th> <th>Accessibility Standard</th> </tr> </thead> <tbody> <tr> <td rowspan="4"><b>Equipped / designated play areas</b></td> <td>LAP</td> <td>Local Area for Play (and informal recreation)</td> <td>100 m</td> </tr> <tr> <td>LEAP</td> <td>Local Equipped Area for Play (and informal recreation)</td> <td>400 m</td> </tr> <tr> <td>NEAP</td> <td>Neighbourhood Equipped Area for Play (and informal recreation, and provision for children and young people)</td> <td>1,000 m</td> </tr> <tr> <td>MUGA</td> <td>Multi Use Games Area</td> <td>700 m</td> </tr> </tbody> </table>	Designation		Accessibility Standard	<b>Equipped / designated play areas</b>	LAP	Local Area for Play (and informal recreation)	100 m	LEAP	Local Equipped Area for Play (and informal recreation)	400 m	NEAP	Neighbourhood Equipped Area for Play (and informal recreation, and provision for children and young people)	1,000 m	MUGA	Multi Use Games Area	700 m	<a href="#">Coventry Green Space Strategy</a>  <a href="#">Fields in Trust Guidance for Outdoor sport and play</a>
Designation		Accessibility Standard																
<b>Equipped / designated play areas</b>	LAP	Local Area for Play (and informal recreation)	100 m															
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	NEAP	Neighbourhood Equipped Area for Play (and informal recreation, and provision for children and young people)	1,000 m															
	MUGA	Multi Use Games Area	700 m															

<sup>5</sup> Fields in Trust (2018) – Guidance for Outdoor Sport and Play : Beyond the Six Acre Standard (England)

The Coventry Green Space Strategy proposes the following minimum quantity standards

Type of Green Space	Planning Classification	Quantity Standard (ha/1000)
Parks and Gardens	Formal	0.84
Outdoor Sports Facilities (with unrestricted access)		
Provision for Children & Young People		
Amenity Green Space	Informal	2.12
Natural and Semi-natural Green Space		
Green Corridors		
Community Gardens	Functional	0.37
Cemeteries & Churchyards		
<b>TOTAL</b>		<b>3.11</b>

NB : There is no proposed quantity standard for provision for children and young people since this is determined by access standards as published by the Fields in Trust.

### Provision for Children and Young People

The Green Space Strategy and Local Standards do not propose a quantity standard for green space and equipped play provision for children and young people. However, the authority has adopted the Fields in Trust accessibility standards<sup>6</sup> as summarised below.

	Designation		Accessibility Standard
Equipped / designated play areas	LAP	Local Area for Play (and informal recreation)	100 m
	LEAP	Local Equipped Area for Play (and informal recreation)	400 m
	NEAP	Neighbourhood Equipped Area for Play	1,000 m

<sup>6</sup> Fields in Trust (2018) – Guidance for Outdoor Sport and Play : Beyond the Six Acre Standard (England)

		(and informal recreation, and provision for children and young people)	
	MUGA	Multi Use Games Area	700 m

**Summary table: Specifications for children’s play provision**

A detailed specification must be submitted with a full application or at Reserved Matters stage and will be subject to community consultation.

Type	Minimum Size	Equipment/Facilities	Design Considerations	Distance from dwellings	Boundary Treatment	Management
LAP	100 sqm	A designed space for natural play, using changes in level, natural features such as boulders, logs or small dips, and planting with a range of textures, scents and colours. Creating a space that will stimulate senses and enable young children to claim the space as their own. Provision of seating.	<ul style="list-style-type: none"> <li>• Appropriate to community needs</li> <li>• Unique to the development</li> <li>• Taking into account natural features</li> <li>• Integrated within the open space</li> <li>• Accessible to children with disabilities</li> </ul>	5m for boundary	Incorporated within open space, planting may be used to indicate boundaries. Perimeter fencing is <b>not</b> appropriate. The open space itself may be fenced from roads if appropriate.	Arrangements for graffiti removal, litter picking, dog waste clearance, dog waste and general waste collection.
LEAP	400 sqm	At least 5 types of play equipment, providing a range of activities <sup>2</sup> , avoiding duplication of nearby play facilities. Planting to provide a range of textures, scents and colours. Seating in sun and shade. Litter bins.	<ul style="list-style-type: none"> <li>• Good natural surveillance</li> <li>• Safer surfacing</li> <li>• Generous use of planting</li> </ul>	20m from facade	Recognisable by either fencing or landscaping. Perimeter fencing is generally inappropriate although the site may be fenced from adjoining roads and other hazards.	In addition to LEAP requirements - Post installation RoSPA inspection. Inspection regime incorporated in management and maintenance plan. Weekly visual inspections. 3 monthly inspections to a recognised standard.

NEAP	1000 sqm	In addition to LEAP requirements - minimum activity zone of 1,000m <sup>2</sup> , with play equipment and structures. Hard surfaced area of 465sqm for five a side football and other games. Separation of more adventurous play.		30m from boundary		
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### Design Standard

Streetpride and Greenspace work towards the Green Flag standard of maintenance in the city and currently have 5 Green Flag Awards. Due to the size and number of dwellings in this development the green space represents a significant provision and should also aim towards the Green Flag Award Standard.

Applicants are judged against 27 different criteria divided into eight sections. These are not a list of requirements – the strength of the Green Flag Award is that it provides a framework for good management that professionals can evaluate and apply to their own particular site. For some sites, some of the sub-criteria will be ‘not applicable’ and for every site their proportionate importance will vary widely. This approach provides a clear but flexible framework for current management and future planning, and helps to make a case for funding, proving the value of the site to the community that it serves (often in ways that are otherwise difficult to quantify) and recognising the hard work of staff and volunteers.

The eight sections are:-

A Welcoming Place, Healthy Safe & Secure, Well Maintained & Clean, Environmental Management, Biodiversity Landscape & Heritage, Community Involvement, Marketing & Communication and Management.

Outlines for these sections can be seen in Fig. 1 and details found here; <http://www.greenflagaward.org.uk/media/1019/green-flag-award-guidelines.pdf>

Figure 1



## Section 4: Environmental Management

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This section seeks to ensure that the way the site is managed has a positive impact on the environment, locally and globally, both now and for the future. Where choices can be made for future procurement, landscaping or buildings, they should aim to minimise energy and resource consumption and waste, and design in benefits to the local and global environment. Policies should seek to eliminate the use of peat and chemicals to control pests and as fertilisers. Horticultural and arboricultural decisions should reflect an understanding of the impacts of climate change.

- 14. **Managing Environmental Impact**
- 15. **Waste Minimisation**
- 16. **Chemical Use**
- 17. **Peat Use**
- 18. **Climate Change Adaption Strategies**

## Section 5: Biodiversity, Landscape and Heritage

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Attention should be paid to the appropriate management and conservation of natural features, wildlife and flora; landscape features; and buildings and structures. Their particular character and requirements should be identified and appropriate management strategies put in place to conserve and enhance them.

- 19. **Management of Natural Features, Wild Fauna and Flora**
- 20. **Conservation of Landscape Features**
- 21. **Conservation of Buildings and Structures**

## Section 6: Community Involvement

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This section examines the extent to which the managing organisation:

- + understands the community it seeks to serve;
- + actively and appropriately involves members of the community in making decisions about the site's development;
- + provides opportunities for active participation in site projects; and
- + ensures that there is appropriate provision of recreational facilities and activities for all sectors of the community.

- 22. **Community Involvement in Management and Development**
- 23. **Appropriate Provision for Community**

## Section 7: Marketing and Communication

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This section seeks to examine the ways that managers understand the key benefits of the site and how they use this information to promote it appropriately. They should understand who the main user groups are, could be or should be, and use a fitting range of interpretation and engagement techniques to communicate with them. This basis ensures that appropriate facilities, events and activities can be offered and most effectively promoted, and forms a solid foundation for development now and in the future.

**24. Marketing and Promotion**

**25. Appropriate Information Channels**

**26. Appropriate Educational and Interpretational Information**

## Section 8: Management

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This section evaluates how well the management plan is implemented on site.

**27. Implementation of Management Plan**

### Appendix 4: Indicative Costings

Indicative costs of creating a new NEAP or LEAP based on 2019 figures. Note: Labour costs are not included.

Requirement	LEAP	NEAP	Qty	Guide Cost LEAP Example Swanswell Park	Guide Cost NEAP Example Allesley Park	Supporting Comments
Supply of play equipment	x	x	1	£37K	70k	5 pieces of equipment (min LEAP) for young play , covering different aspects of play. 8 pieces min (NEAP) young - teen.
Supply of Safety Surface	x	x	1	£21k	35K	Surface type decided on site by site basis.
Supply and installation of dog proof fencing or segregation of areas. Two self closing gates.	x	x	1	£7K	9k	Fencing: 80 liner meters accounted for LEAP, 100 NEAP. Segregation such as bolders and planting may be considered.
Supply and installation of litter bins x2 (min)	x	x	1	£750	£750	Includes a pad for installation
Supply and installation of seating areas x 2 (Min)	x	x	1	£3,100	£3,100	Includes a pad for installation
Signage (usage rules)	x	x	1	£420	£420	
Community Board plus	-	x	1	N/A	£2,160	

installation						
Bike Parking frame.	-	x	1	N/A	£800	
Purpose built sports area.	-	x	1	N/A	£45,000	
Post installation Inspection x 1	x	x	1	£120	£150	Based on ROSPA inspection
<b>Total</b>			<b>Total</b>	<b>£69,390</b>	<b>£166,380</b>	
Plus 20% installation			Plus 20%	£13,878	£33,276	
Preliminary works (10% of total cost)			10%	£8,327	£19,966	Variable depending site topology
<b>Final totals</b>				<b>£91,595</b>	<b>£219,622</b>	

### Inspection and Maintenance Costs Leap:

**Inspection:** The inspection costs are based on the annual costs multiplied by the term that Coventry City Council require the developer to contribute to the up-keep of any provision.

£2036 x 20 years = £40,720

**Maintenance:** The maintenance costs are broken down over four 5 year periods and a percentage of the total cost per period, based upon wear and tear, replacement equipment and surfacing.

Year 1 - 5 (20%) = £13,920

Year 6 - 10 (25%) = £17,400

Year 11 - 15 (40%) = £27,840

Year 16 - 20 (15%) = £10,440

Maintenance costs of a Leap: £69,600

Inspection costs for a Leap: £40,720

Total: £110,320

**Inspection and Maintenance Costs Neap:**

**Inspection:** The inspection costs are based on the annual costs multiplied by the term that Coventry City Council require the developer to contribute to the up-keep of any provision.

£2036 x 20 years = £ 40,720

**Maintenance:** The maintenance costs are broken down over four 5 year periods and a percentage of the total cost per period, based upon wear and tear, replacement equipment and surfacing.

Year 1 - 5 (20%) = £36000

Year 6 - 10 (25%) = £45000

Year 11 - 15 (40%) = £72000

Year 16 - 20 (15%) = £27000

Maintenance costs of a Neap: £180,000

Inspection costs for a Neap: £40,720

Total: £220,720