

Parks Service response to planning application 2019/0484 Keresley SUE - Bellway development

Coventry City Council's Parks Service has considered the application to build 550 houses on the 'Bellway' site in the Keresley SUE in the light of the recently adopted Coventry City Council 'Green Space Strategy 2019 -2023'.

We consequently wish to comment as follows:

The Green Space Strategy (2019 – 2023) separates green space within Coventry into three primary categories including Formal, Informal and Functional green space.

The development falls within Bablake Ward and we have assessed the provision of existing **Formal** and **Informal** green space within the ward against the minimum local standards and the impact the development is likely to have.

Using the methodology outlined in the Green Space Strategy, we calculate the following:

There are likely to be approximately 2.41 people resident in each property, i.e. 1326 people within the whole development. As a result, the development will require 1.11 ha of Formal open space and 2.78 ha of Informal open space to offset the impact of the new residents.

There is sufficient existing Formal Green Space within the ward to meet the minimum local standard, however there is insufficient provision of Informal Green Space currently within the ward to meet the minimum standard. The developer will therefore need to provide a minimum of 2.78 ha of Informal green space onsite.

If the developer is unable to provide the 2.78 ha required, we would expect any shortfall to be provided offsite through a S106 agreement. This will require the developer to fund improvements to existing informal green space at the equivalent cost of creating new informal open space. The current rate for creating new informal green space is calculated at £76,700 per hectare.

As there would still be a shortfall in Informal open space in the ward, we would similarly expect the developer to create more Informal green space onsite to compensate for the 1.11 ha of formal green space the development merits - or to fund comparable improvements offsite.

This results in a requirement for the developer of the Bellway site to provide either 3.89 ha of Informal green space within the development or agree to provide Coventry City Council with **£298,363** to improve existing green space - or a combination of the two.

Once we have an idea of the areas of the two different Green Space types likely to be included within the development – and excluding any **Functional** green space such as swales, ditches or similar attenuation features or highway verges etc. and any **inaccessible public open space** (such as ancient woodland buffer strips or similar), we can then calculate the final sum (if any) for a S106 agreement.

Coventry City Council will require the developer to provide and maintain any new open space identified through the development to the standards and design detailed in the Green Space Strategy and associated Supplementary Planning Document. Should the developer wish to transfer ownership of the land to the City Council, this would be subject to negotiation with the City Council and require a commuted sum contribution for a maintenance period of 30 years.

We believe that the proposed layout and estimated population of the Bellway housing development will require at least 2 new Local Equipped Areas of Play (LEAPs) and a NEAP (a Neighbourhood Equipped Area of Play).

The City Council Parks Service will need to comment on the design of the playground, the choice of fixed equipment and any impact attenuating surfacing that is proposed, however all the proposed playgrounds should be provided to the minimum standards as laid out in the Green Space Strategy 2019 – 2023 and follow the recommendations of the Fields In Trust guidelines.

The Fields In Trust accessibility guidelines suggest that a LEAP should be within 400m of every dwelling whereas a NEAP should be within 1000m of every dwelling. Furthermore, a MUGA (Multi Use Games Area) should be provided within 700m of every dwelling. There are no MUGAs as yet identified within the current proposal and we would wish to see such facilities made available, either onsite or off. Similarly, the Green Space Strategy 2019 -2023 identifies a significant shortfall in the provision of facilities for older children and teenagers across the city with a definite lack of such facilities in Bablake ward. We therefore recommend that facilities for teenagers should be provided either within the development or in its vicinity. We recommend that the developer considers funding facilities for teenagers and young adults off-site in the nearby Coundon Hall Park which is not near many existing properties and unlikely to be especially close to any of the new dwellings. Thereby reducing the likelihood of issues regarding noise or similar anti-social behaviour.