

Public Open Space- Supplementary Planning Document

February 2026

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1. Key Messages

The Value of Public Open Spaces

- Access to public open spaces has environmental, social, and economic benefits.
- Open spaces can have multifunctional benefits improving air quality, reduce noise, help to conserve and enhance heritage assets, and enhance biodiversity making an important contribution to mitigating climate change.
- Access to good-quality, well-maintained safe spaces can help improve physical and mental wellbeing and can provide children and young people with opportunities for fun, exercise, and learning.
- New provision can be a driver of local economic growth, helping to attract businesses and visitors to Solihull, and has the potential to create many 'green' jobs.

'Urbs in Rure'

- Solihull Council attaches great importance to the provision of public open spaces which is aligned with wider objectives included in the Health and Wellbeing Strategy, the Solihull Climate Change Prospectus, the Natural Capital Investment Strategy & Plan, and the Solihull Economic Strategy & Delivery Plan.
- The borough generally enjoys high quality open spaces, which helps make Solihull the place it is. However, there are still disparities in provision across the borough.

Public Open Space Requirements

- This Supplementary Planning Document (SPD) provides further detail on the requirements identified in Solihull Local Plan Policy P20.
- Solihull Council expects new public open spaces to be provided on-site.
- On all residential developments of ten or more dwellings there is a requirement for the provision of new public open spaces in line with the minimum standards set out in this SPD.
- New commercial development (over 1ha or 10,000 sqm) will need to provide new open spaces for employees and visitors.
- A bespoke quantity, accessibility and quality assessment will be undertaken where each development is assessed on its own merits, allowing for a degree of flexibility between the individual types of open spaces.
- Public open spaces should be designed to be of high quality, be accessible to all, safe, secure, multifunctional, and attractive.
- In certain circumstances a financial contribution may be used to secure the types of open space necessary to make the development acceptable in planning terms.
- Pre-application advice is strongly encouraged as it can help establish requirements that could affect the design and layout of a development.

Ongoing Management and Maintenance of Open Spaces

- The expectation is that the developer will provide appropriate provision for the future management and maintenance of public open space on-site.
- Public open spaces could be adopted by Solihull Council. Sufficient funding must be provided.

2. SPD Aims and Objectives

What is the purpose of the SPD?

- 2.1 This Supplementary Planning Document (SPD), formally adopted on the 3rd March 2026, sets out guidance for the provision, enhancement, adoption, and future maintenance of public open space (POS) in connection with residential and commercial developments across Solihull borough. Residents and employees of new developments will generate additional needs and demands for public open space.
- 2.2 The POS standards set out in this SPD replace those in Solihull's previous Green Spaces Strategy that was published in 2006 and refreshed in 2014¹. As part of the evidence of the now withdrawn 2020 Solihull Local Plan Review (LPR), it was felt timely to commission evidence compliant with the latest national planning guidance and update the demand for and supply of public open space. National policy requires local authorities to conduct detailed audits of their open space and prepare an open space strategy to assist with planning and management decisions relating to open space. In response to this, an Open Space Assessment report² was commissioned by Solihull Council, the findings of which provide a baseline for this SPD.
- 2.3 The SPD is also important in the context of the National Planning Policy Framework (NPPF)³ which emphasises that green infrastructure and accessible open spaces are essential to sustainable development and under the updated "golden rules" all major developments must deliver high-quality, publicly accessible green space within walking distance of new homes.

Why are we doing an SPD and not just leaving it to policy?

- 2.4 The purpose of an SPD is to build upon and provide additional guidance to help in the interpretation of policies. The objectives of this SPD are to support Policy P20 'Provision for Open Space, Children's Play, Sport, Recreation and Leisure' of the 2013 Solihull Local Plan⁴ (SLP) which states that '*The Council will require provision for and maintenance of appropriate open space, sports and recreational facilities as an integral part of new development*'. The SPD aims to give clarity to developers and applicants as to what will be expected of them in terms of POS provision or where appropriate, commuted contributions or enhancements to existing open space.
- 2.5 Developers will be expected to provide different types of public open space. The SPD sets out the approach Solihull Council will take in determining the amount, nature and location of new public open space provision that will normally be required and how this should be provided. It will be used by officers for the basis for negotiating appropriate on-site public open space requirements. Each development however will be considered on its own merits taking into account individual site circumstances and the local context.

¹ [2014 Green Spaces Strategy Review](#)

² [2019 Solihull Open Space Assessment](#)

³ [National Planning Policy Framework](#)

⁴ [2013 Solihull Local Plan](#)

What is public open space?

- 2.6 Citing the Open Spaces Society⁵: *“There is no universal definition of open/green space, in respect of size, quality or description. However open space is defined in the Town and Country Planning Act 1990 as land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground. Open space may be managed under public or local acts of parliament (such as parks and open spaces held by local authorities under the Open Spaces Act 1906), or under schemes of management (made by local authorities for common land and town/village greens). Public open spaces are normally for use by walkers, but may include cyclists and other forms of recreation for instance skate boarding.”*
- 2.7 Public open space covers a wide spectrum of areas but is land that can be accessed, used safely, and enjoyed by all of the community. It is distinct from privately accessible open space such as private or communal gardens/ balconies that do not ordinarily provide access for everyone.

Why is publicly accessible open space important?

- 2.8 Solihull Council attaches great importance to the provision of accessible public open space. It is essential that sufficient public open space is provided throughout the borough to meet the existing and future needs of the community.
- 2.9 The importance of such spaces was brought to the fore by the impacts of the Covid-19 pandemic, and the need to enjoy and access quality green spaces within walking distance of our homes, and for all people to have opportunities for physical activity outdoors. Strategically positioned POS can provide valuable amenities for both new and existing residents, promote social integration and help create connected ecological corridors. In addition, Solihull Council’s climate emergency declaration⁶ has acted as a catalyst to intensify action on how parks and green open spaces can help to address climate change issues. They can help to reduce carbon dioxide emissions as well as mitigate against the effects of extreme weather events and build more resilient habitats.
- 2.10 Access to high quality public open spaces has environmental, social, and economic benefits. The benefits of open spaces can include-
- Improve the health and wellbeing of individuals and communities;
 - Encourage recreation and physical activity including walking and cycling;
 - Allow for social interactions;
 - Provide a unique sense of place to new and existing developments;
 - Encourage biodiversity, creation of wildlife habitats/linkages to existing habitats;
 - Help to mitigate and adapt to the impacts of climate change;
 - Improve air quality;
 - Assist with tackling community safety issues and crime;
 - Alleviate the risk of flooding and can support watercourse enhancement;
 - Help to conserve, enhance and improve the setting and access to heritage assets;
 - Attract local investment to the area;
 - Attract visitors/tourists to the area;
 - Increase local property values;
 - Help to create new ‘green’ jobs.

⁵ [Open Spaces Society](#)

⁶ [Climate change emergency](#)

What are the key principles to achieving high quality public open spaces?

- **Design** - public open spaces should be designed to a high-quality, be accessible, well-located, safe, and attractive. Open spaces should be designed to be inclusive, accessible and usable to all types of people regardless of mobility or age etc. It is essential that these spaces are integrated within the wider environment, promoting cohesion rather than segregation. Consideration should particularly be made to allow space for everyone to meet safely. Solihull Council supports the provision of green open spaces rather than hard-surfaced areas. Design guidance for applicants and developers is set out in **Appendix C**.
- **Location** - new open space should be provided on-site. Off-site provision may be acceptable where it is more appropriate to enhance existing public open spaces within the local area.
- **Connectivity** - new provision should improve connectivity to wider open space networks and the countryside, such as wildlife corridors, cycling and walking routes.
- **Multifunctionality** - public open spaces should look to provide a wide range of benefits and uses including for amenity, wildlife and biodiversity enhancement, climate change mitigation, improving air quality, water management, recreation, and social inclusion. The National Planning Policy Framework (NPPF, December 2024) highlights that multifunctional green and blue spaces can deliver a wide range of environmental, economic, health and wellbeing benefits (Annex 2: Glossary). Improvements to green spaces required as part of the 'Golden Rules' should contribute positively to the landscape setting of the development, support nature recovery and meet local standards for green space provision (NPPF paragraph 159).
- **Maintenance and management** - public open spaces should be permanently maintained and managed appropriately for continued use, usually by a management company or be adopted by Solihull Council. A key consideration is to proactively design public open spaces so they can be efficiently maintained. **Appendix E** sets out guidance on what should be included in public open space management plans.

Why is it important for public open spaces to be designed and managed to welcome 'everyone'?

- 2.11 The Council expects public open spaces to be safe and accessible for all users. This applies both in terms of physical safety but also the feeling of safety when using spaces. The ['Secured by Design'](#) guidance should be considered to address crime, safety and fear of crime. Spaces should be inclusive and for 'everyone'. Applicants will be expected, through the design process, to include gender-sensitive facilities for both girls and boys.
- 2.12 Research has shown that girls and women often feel unsafe in public spaces, especially parks⁷. The fear of crime in public spaces is a long standing problem and more must be done to create safer places.
- 2.13 Therefore, spaces should be designed in a way that allows everyone to be and feel safe and

⁷ [Parks Report 2022](#)

use facilities independently. Increased passive surveillance (openness), better lighting where applicable, visible security and help points could assist. Better and mixed facilities could also foster busyness. Some useful guidance is set out in 'Safer Parks: Improving Access for Women and Girls'⁸.

- 2.14 It is recognised that public open space provision for older children is often dominated by activities such as ball game areas, wheeled play and Multi Use Games Area (MUGAs). There should be consideration of play spaces being 'sociable' allowing for play equipment such as swings and hammocks. More guidance on inclusive design is included at **Appendix C**.

What is within the scope of the SPD?

- 2.15 The typologies within the SPD follow those agreed for the Solihull Open Space Assessment (2019). Unlike the previous Solihull Green Spaces Strategy, these typologies are discrete and do not overlap. This is to provide as accurate a measure as possible for quantity of provision for both a baseline and analysing future need. However, it is acknowledged that there will be some overlap, e.g. parks will also have areas of natural green space.
- 2.16 A definition of each of the audited POS typologies is set out below. The Solihull Green Space Strategy 2014 divides public open spaces into two categories of 'formal' and 'informal'.

Formal Public Open Spaces

Allotments/Community Growing Areas – These spaces provide opportunities for people to grow their own produce and plants, for their own consumption. While normally only accessible to plot holders, allotments are still regarded as public open space.

Parks and Recreational Grounds – These are publicly accessible open spaces and could include urban parks, formal gardens and country parks. They can provide opportunities for recreation and community events. Private sports grounds such as football club pitches which have no public access are not included.

Play Space (Child) – Areas designed for play and social interaction for children up to 12 years of age. Often referred to as a Local Area for Play (LAP)/Doorstop Play Space or Locally Equipped Area for Play (LEAP). A LAP is made up of a few fixed items of play (minimum size 100m² (0.01ha) whereas a LEAP should have at least five pieces of equipment for slightly older children (minimum size 400m² (0.04ha). Play areas should look to provide the following play experiences: rocking, swinging, climbing, balance and spinning. Traditional and 'natural play' elements should be in keeping with the character of the open space and its location.

Play Space (Youth) – areas for 13–17 year-olds to meet and interact with facilities such as skate parks, wheeled sports, a Multi-Use Games Area (MUGAs) and informal sports pitches. Often referred to as a Neighbourhood Play Space or Neighbourhood Equipped Area of Play (NEAP), with at least eight pieces of equipment along with a MUGA and/or a skate park/bike track (minimum size 1000m² (0.1ha). Please see paragraph 2.11 of this SPD on why public open space provision for older children should include gender-sensitive facilities for both girls and boys. Play spaces (for both children and youths) should be designed to be inclusive and accessible to all, ensuring that individuals of varying physical abilities can engage, explore, and participate equally in play opportunities.

Natural Green Spaces – These areas include meadows, woodland copses which have natural characteristics and wildlife value, and could be provided as green infrastructure links and/or local nature reserves.

⁸ [Design Guide Safer Parks](#)

Informal Public Open Spaces

Amenity Green Spaces – These areas include informal grassed areas in housing estates and general recreational spaces. Amenity green space should provide opportunities for informal activities close to home or work and be open to free and spontaneous use by the public, but neither laid out nor managed for a specific function. Amenity roadside verges are not included as they would have limited recreational function.

- 2.17 To note, green paths, links and corridors within development sites may not fall under a specific open space typology, however they could be considered as contributing towards the on-site POS requirement. This is particularly relevant in the Solihull context, where many greenfield sites are bounded by country lanes or lack formal footways. In such cases, encouraging the integration of tree-lined paths or green corridors along natural desire-lines can significantly enhance site permeability, connectivity and the overall quality of the open space network. Their inclusion in POS calculations should be supported where they are designed to be publicly accessible, safe and well-integrated into the wider green infrastructure and contribute meaningfully to the site's landscape and movement framework.
- 2.18 The Council also recognises the importance of the canal network (including canal towpaths) and waterways to the Borough's local distinctiveness, its value for biodiversity, adaptation to climate change, leisure and recreation and its potential for tourism. It is acknowledged that they can be supported as part of POS design.

What is not within the scope of the SPD?

- 2.19 Cemeteries/churchyards and civic spaces are not included as these are less likely to come forward as a result of new residential and commercial development. Solihull Council recognises that hard-surfaced areas can provide important spaces for community events or areas for 'hanging out', however this SPD is predominantly concerned with green open spaces.
- 2.20 Formal playing pitches are also not included in the SPD. Guidance on sports provision and associated standards is covered in Solihull's Playing Pitch and Outdoor Sports Assessment⁹/Strategy¹⁰ (PPOSS) and future versions thereof. Detailed analysis of outdoor sports needs and priorities are provided in the PPOSS and should be taken into consideration where appropriate. The quantity standards set out in this SPD exclude formal sports pitches, which are addressed in the PPOSS. Further guidance will also be provided in a separate Council Playing Pitches, Outdoor and Indoor Sports Facilities SPD.
- 2.21 Standards have not been proposed for education sites. This is because they are not openly accessible to the public and whilst important to the local community, there is less opportunity for Solihull Council to influence their provision and management. To note, the Council's PPOSS recommends community use of educational sites are maximised where appropriate.
- 2.22 The Open Space Assessment also did not include green infrastructure for wildlife only, roadside verges, waterways, green roofs/balconies and Public Rights of Way (PROWs) in the wider countryside.

⁹ [Playing Pitch and Outdoor Sports Strategy Assessment Report 2023](#)

¹⁰ [Playing Pitch and Outdoor Sports Strategy Dec 2023](#)

How will SuDS be taken into account?

- 2.23 Sustainable Drainage Systems (SuDS) could be classified by Solihull Council as a public open space dependent on the types of SuDS proposed and will be assessed on a case-by-case basis.
- 2.24 Details will need to be submitted and approved that cover the technical design, performance specification and maintenance of the SuDS (including access) and how these integrate with the design of the public open space, maximise ecological benefit and biodiversity value, amenity and landscape character/quality of place. This will be secured by way of a planning obligation under a Section106 agreement.
- 2.25 Solihull Council's landscape team and drainage team will need to be satisfied that there would not be a conflict in the long-term usage of the land and would not prejudice either its role as part of an effective flood risk management scheme, nor its role as usable and beneficial public open space. Applicants are advised to read the national standards¹¹ which provide information for designers, the CIRIA SuDS manual¹² and Solihull's 2023 SuDS Design Guide document¹³ and any future versions thereof. It is also important to note that SuDS should be well-designed and managed to ensure there is a low risk to the general public that will interact with them. The Royal Society for the Prevention of Accidents (RoSPA) strongly encourages developers and designers to separate children's play equipment from water features, including SuDS schemes (unless there are mitigation measures in place). A risk led design approach should be taken on a site-by-site basis, demonstrating how safety, functionality, natural surveillance and play value have been aligned in accordance with best practice. Early engagement through pre-application advice is strongly encouraged, as it can help determine whether the proposed SuDS would be considered acceptable as public open space.

SuDS and Public Open Space Checklist:

- ✓ Provides dual functionality. Designed to offer both drainage and amenity or recreational value.
- ✓ No conflict with drainage function.
- ✓ Integrated into the layout of public open space.
- ✓ Located in a publicly accessible and safe area (not private or restricted).
- ✓ Meets relevant design, health and safety standards.
- ✓ Long-term maintenance responsibilities are clearly defined.

- 2.26 Solihull Council seeks naturalised ponds wherever possible, including permanently wet areas to provide maximum ecological benefits and landscape quality. However, it should be noted that SuDS ponds, basins, and other attenuation features are primarily designed for drainage rather than ecological purposes.
- 2.27 Given the proximity to Birmingham International Airport, SuDS features should be designed to minimise bird strike risks. This includes considering the establishment and maintenance of effective Wildlife Hazard Management within the vicinity of the Aerodrome (up to 13 km and in some instances beyond or less than 13 km depending on risk and the effectiveness of interventions).
- 2.28 Measures such as the inclusion of ecological scrapes within proposed balancing ponds or vegetation deployed to prevent wildlife from walking in and out of the water could be considered as appropriate interventions to preserve the local environment, biodiversity, landscape integration, and local amenity.

¹¹ [National standards for sustainable drainage systems](#)

¹² [CIRIA SUDS Manual](#)

¹³ [SuDS Design Guide 2023](#)

Who will be involved in this process?

- 2.29 Key to any successful public open space scheme is the cooperation and coordination of all parties involved.
- 2.30 Solihull Council's development management team is responsible for processing and determining planning applications in the borough. The team can also provide pre-application advice before the formal submission of any planning application (includes a fee for this service which depends on the scale of the development). Early engagement with the Council through pre-application advice is highly recommended to support open space development. This is particularly important to consider if the intention is for the Council to adopt public open space as it can help mitigate concerns around provision at the point of adoption, as the Council will set out standards that are appropriate for future Council management.
- 2.31 After Solihull Council has received a pre-application enquiry or a planning application it will normally undertake a period of consultation where specialist views are sought.
- 2.32 Solihull Council's conservation of the historic environment, landscape architecture, urban design and ecology team (CLAUDE) will provide professional and technical advice through the development management process (including pre-application advice) to ensure the delivery of high quality, safe and sustainable public open spaces. The team will be able to provide expertise and advise applicants on broad masterplanning, the detailed design of landscapes, woodland creation, tree planting, play provision, biodiversity enhancement and the public realm, safety, security, designing out crime and fear of crime, technical specifications, procurement, contract management and on-site supervision, completion, and adoption.
- 2.33 Solihull Council's public realm team, who are responsible for the day-to-day operational maintenance and management of the Council's parks and public open spaces across the borough, will be involved in the process if public open spaces are to be adopted by the Council.
- 2.34 Solihull Council's forestry services team, who are responsible for planting, maintenance and management of the Council's tree stock will also be involved in the adoption of any open spaces with trees.
- 2.35 Solihull Council's drainage team, who are responsible for overseeing and managing the Council's SuDS and water assets will also be involved in any open spaces with any water/drainage related facilities.

3. Open Space in Solihull

- 3.1 Solihull's motto is 'Urbs in Rure' or Town in Country and is known for its attractive green open spaces and leafy suburbs. The borough generally enjoys high quality open spaces, which helps make Solihull the place it is. Solihull Council and Solihull residents are proud of the open spaces within the borough, many of which have been awarded Green Flag Status. The borough now has 18 green spaces awarded the Green Flag status, the latest being Dickens Heath Allotment awarded in July 2025.
- 3.2 In recent years programmes such as the Solihull Habitats & Nature Improvement Project and Wildlife Ways, which were part-funded by the European Regional Development Fund (ERDF), have seen massive environmental improvements across the borough. The Solihull Habitats & Nature Improvement Project was completed in spring 2020 to conclude an ambitious three-year programme of habitat creation and ecological enhancement schemes in over 21 publicly accessible green spaces, parks and woodlands across the urban areas of Solihull. The project, conceived in 2017, delivered 100 hectares of enhanced habitat, which will collectively increase and strengthen the capacity of the natural environment to deliver ecosystem services across the region and provide resilience and mitigation against climate change. Wildlife Ways, a £17 million three- year programme of works aimed to make Solihull greener, creating a network of green corridors, opening up and improving existing routes, allowing wildlife to flourish and helping people to walk and cycle across the borough. The project, which ended in Spring 2022, improved 69km of existing footpath and cycle networks and created 23km of new shared use footways and improved access for cyclists, improving connectivity between existing green spaces to reduce species fragmentation and isolation. Increasing species resilience and boosting nature recovery, following the Lawton Review principles of 'more, bigger, better and connected'. The project also improved the habitat value of over 55 hectares of parks and open spaces within the urban areas of Solihull, and overall improved the habitat value of over 73 hectares. In November 2023, work also began on the enhancement of 3000m² of green and blue space and the planting of 100 trees across the borough as part of the UK Shared Prosperity Fund 'Solihull's Green Ways' project, which looks to build on the success of previous projects.
- 3.3 The Council hopes that this investment in the natural environment of Solihull ensures these projects have a lasting positive impact and legacy for communities, contributing to the quality of place and to people's health and well-being. However, it is recognised that there is still a disparity in the provision of open space by size and typology across wards in the borough (as detailed in the 2019 Open Space Assessment).
- 3.4 Going forward, site allocations in the new Solihull Local Plan will provide the opportunity to deliver new and improved public open spaces.
- 3.5 It should also be stressed that the Covid-19 Pandemic, and in particular lockdowns, has generally heightened people's appreciation for public open and green spaces. It showed that access to good quality open spaces is essential to mental and physical wellbeing. Solihull Council recognises the value of protecting, enhancing, and providing new public open spaces in the borough, offering a variety of options for recreation, relaxation and enjoying the outdoors.

4. Policy Context and Evidence Base

Planning Policy

The National Planning Policy Framework (December 2024)

- 4.1 The National Planning Policy Framework (NPPF)¹⁴ 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'* (Annex 2: Glossary).
- 4.2 The NPPF sets out the Government's position on the role of the planning system in both plan-making and decision-taking. It states that the purpose of the planning system is to contribute to the achievement of sustainable development and that the planning system has three overarching objectives: economic, social and environmental (paragraph 8). It emphasises the value to the health and well-being of communities that comes from providing access to a network of high- quality open spaces and opportunities for sport and physical activity (paragraph 103).
- 4.3 The NPPF requires that *"planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate"* (paragraph 103).
- 4.4 The NPPF states that where major housing development is proposed on land released from the Green Belt through plan preparation or review, or on sites in the Green Belt subject to a planning application, 'Golden Rules' should be made which include *'the provision of new, or improvements to existing, green spaces that are accessible to the public. New residents should be able to access good quality green spaces within a short walk of their home, whether through onsite provision or through access to offsite spaces'* (paragraph 156).
- 4.5 NPPF paragraph 159 goes onto state that *'the improvements to green spaces required as part of the Golden Rules should contribute positively to the landscape setting of the development, support nature recovery and meet local standards for green space provision where these exist in the development plan'*.
- 4.6 The National Planning Practice Guidance (NPPG) provides additional guidance to support the NPPF and contains information relating to open spaces. The NPPG states that *"Open space should be taken into account in planning for new development and considering proposals that may affect existing open space"*¹⁵.

¹⁴ [National Planning Policy Framework](#)

¹⁵ Paragraph: 001 Reference ID: 37-001-20140306

2013 Solihull Local Plan (SLP)

POLICY P20 Provision for Open Space, Children's Play, Sport, Recreation and Leisure

a) Existing public open space, sports and recreational facilities:

The Council recognises the importance and multi-functional benefits of public open space, sports and recreational facilities within the Borough and will support the enhancement of existing facilities and open space. Loss of existing facilities through development will not be permitted where they are of value by to the local community for recreation, visual amenity, nature conservation or make an important contribution to the quality of the environment or network of green infrastructure, unless:

- i. it can be demonstrated that the open space or buildings are clearly surplus to requirements; or
- ii. the need or benefits of the development clearly outweigh the loss.

In such circumstances, the Council will require appropriate compensatory measures for the loss. Enhancement of open space or buildings shall be in accordance with Policy P15 – Securing Design Quality and Policy P10 – Natural Environment.

The Council supports the principle of designating land as Local Green Space. Where designation would be appropriate, necessary and where the open space meets the criteria outlined in national guidance, the Council will support designation of Local Green Spaces in neighbourhood plans.

b) Provision of new public open space, sports and recreational facilities:

The Council will require provision for and maintenance of appropriate open space, sports and recreational facilities as an integral part of new development. This should address identified shortfalls in local provision, outlined in adopted Council strategies and provide for the resultant increase in population from the development. Provision should accord with the local standards and priorities for action outlined in the adopted Green Spaces Strategy (2006) and future revisions, the Indoor Sports Facilities Strategy and Green Infrastructure Strategy. Where the minimum standard for children's play and youth facilities is already met, developments will be expected to give more generous provision.

To ensure a high quality living environment for the occupiers of all new residential development, including supported housing schemes for the elderly and those with disabilities, provision should be made for informal amenity space, in accordance with Policy P15 – Securing Design Quality. Proposals for family housing will be expected to provide opportunities for safe children's play in accordance with the Design for Play and the Free Play Network's 10 Design Principles.

To promote healthy lifestyles in the workplace, major commercial development proposals, (over 1ha or 1,000 sq.m) will also be required to provide new open space and/or contribute to enhancement of the green infrastructure network, in accordance with Policy P15 – Securing Design Quality and Policy P10 – Natural Environment.

c) Provision of new indoor sports and leisure facilities:

The Council will support proposals for new or improved sports and leisure facilities providing that the development:

- i. Addresses any shortfall in provision outlined in the Indoor Sports Facilities Strategy or the adopted Green Spaces Strategy (2006);
- ii. Reflects the 'town centre first' principle outlined in national guidance and is of a scale and size appropriate to the hierarchy of Town Centres as defined in Policies P1 – Support Economic Success, P2 – Maintain Strong Competitive Town Centres, and P19 – Range and Quality of Local Services;
- iii. Is situated within an accessible location as defined in Policy 7 – Accessibility, where the development is easily accessible to the local community and is well served, or is capable of being well served, by public transport, walking and cycling; and
- iv. Accords with other Green Belt and Amenity policies in the Plan.

Subject to the above criteria, the Council will support proposals for shared sports facilities at educational centres, where the facility also serves the local area.

d) Waterways:

The Council will support proposals that encourage greater recreational and leisure use and enhancement of the river and canal network providing that the development safeguards the historic and natural environment and purposes of the Green Belt, in accordance with Policies P10 – Natural Environment, P16 – Conservation of Heritage Assets and Local Distinctiveness and P17 – Countryside and Green Belt.

4.7 Once adopted, this SPD will supplement the adopted 2013 Solihull Local Plan. It includes a suite of parent policies which provide a policy framework to ensure that new development delivers open space to meet future needs. In addition to Policy P20 set out above, which is the main policy relating to the provision of new open space, the relevant policies are as follows:

- P7 Accessibility and Ease of Access
- P9 Climate Change
- P10 Natural Environment
- P14 Amenity
- P15 Securing Design Quality
- P16 Conservation of Heritage Assets and Local Distinctiveness
- P17 Countryside and Green Belt
- P18 Health and Wellbeing
- P21 Developer contributions and Infrastructure Provision

Developer Contributions

4.8 Solihull Council uses Section 106 legal agreements to secure contributions to public open space, in accordance with the CIL Regulations 2010 (as amended), the NPPF and Policy P21 'Developer contributions and Infrastructure Provision' of the 2013 Solihull Local Plan.

Hampton- in-Arden Neighbourhood Plan (August 2017)

4.9 This Plan¹⁶ forms part of the statutory development plan for the borough and will be used by Solihull Council to help determine planning applications in the Hampton-in-Arden Neighbourhood Area. The Plan includes key actions and policies on the natural environment such as Policy ENV1 'Trees', Policy ENV2 'Local Green Spaces', Policy ENV3 'Views' and Key Action ENV1 'Flooding' and Key Action ENV2 'Biodiversity'.

The Knowle, Dorridge and Bentley Heath Neighbourhood Plan (April 2019)

4.10 This Plan¹⁷ forms part of the statutory development plan for the borough and will be used by Solihull Council to help determine planning applications in the Knowle, Dorridge and Bentley Heath Neighbourhood Area. The Plan includes village character and natural environment policies such as Policy VC4 'Green Space', Policy VC5 'Green Streets' and Policy NE1 'Trees, Hedgerows and Woodland'.

The Berkswell Parish Neighbourhood Plan (September 2019)

4.11 The Berkswell Parish Neighbourhood Plan¹⁸ forms part of the statutory development plan for the borough and will be used by Solihull Council to help determine planning applications in the Berkswell Neighbourhood Area. The Plan includes Policy B3 'Protecting Local Landscape and Built Character' and Policy B4 'Local Green Space'.

Balsall Parish Neighbourhood Development Plan (June 2021)

4.12 The Balsall Parish Neighbourhood Development Plan¹⁹ forms part of the statutory development plan for the borough and will be used by Solihull Council to help determine planning applications in the Balsall Neighbourhood Area. The Plan includes Policy NE.1 'Green Infrastructure', Policy NE.2 'Blue Infrastructure', Policy NE.3 'Designated Local Green Spaces' and Policy NE.4 'Biodiversity'.

¹⁶ [Hampton-in-Arden NP](#)

¹⁷ [KDBH NP](#)

¹⁸ [Berkswell NDP](#)

¹⁹ [Balsall NDP](#)

Meriden Parish Neighbourhood Development Plan (June 2021)

- 4.13 This Plan²⁰ forms part of the statutory development plan for the borough and will be used by Solihull Council to help determine planning applications in the Meriden Neighbourhood Area. The Plan includes projects and policies relating to the natural environment including Policy NE1 'Landscape', Policy NE2 'Biodiversity', Policy NE3 'Green Infrastructure' as well as Policy LC4 'Designated Local Green Space' and Policy LC5 'Allotments'.

Guidance and Strategies

National Design Guide (2021)

- 4.14 This National Design Guide²¹ illustrates how well-designed places can be achieved in practice. It sets out ten characteristics that help to nurture and sustain a sense of community, including 'nature' and 'public spaces'. Public open spaces are defined as being open to all and provide opportunities for comfort, relaxation, stimulation and social interaction in a safe environment. To encourage interaction in an open space, its location and structure need careful consideration along with its activities, versatility, and how it can be used and accessed by all groups of people (paragraph 95).



The ten characteristics of well-designed places

The Fields in Trust 'Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard' (2020)

- 4.15 This guidance document²² set out national benchmark guidelines and guidance to ensure that the provision of open spaces is of sufficient size to enable effective use; is located in an accessible location and in close proximity to dwellings; and is of a quality to maintain longevity and to encourage its continued use.

Fields in Trust Standards 'Creating great spaces for all' (2024)

- 4.16 This guidance document²³ supersedes 'Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard' and sets out six key themes- 1) Accessible, safe, and inclusive 2) Promote active healthy lifestyles 3) Support mental wellbeing 4) Resilient to climate change 5) Provide space for nature to thrive 6) Adaptable to community needs.

Design for Play: A Guide to Creating Successful Play Spaces (2008)

- 4.17 This Play England guidance document²⁴ sets out the principles for creating imaginative, innovative, and stimulating play spaces for children and young people. The guidance is intended to support good practice in development and improvement of public play space.

²⁰ [Meriden NDP](#)

²¹ [National Design Guide](#)

²² [FiT 2020](#)

²³ [Fields in Trust Standards: Creating great spaces for all](#)

²⁴ [Design for play: a guide to creating successful play spaces](#)

It All Starts with Play! Our new 10-year strategy (2025)

4.18 This Play England document²⁵ is a roadmap to restore a play-based childhood for all children.

Outdoor Accessibility Guidance: Supporting inclusive outdoor access in the UK

4.19 A 2023 guide²⁶ designed to help make outdoor places and spaces, routes and facilities more accessible, and outdoor experiences more inclusive to be enjoyed by everyone.

Sport England Active Design Guidance (2023)

4.20 This guide²⁷ sets out active design principles in the design process which can help people to lead more physically active and healthy lives.

Natural England Green Infrastructure Framework (2023)

4.21 Natural England launched this Framework²⁸ to help planners and developers turn towns and cities greener. It provides a structure to analyse where greenspace in urban areas is needed the most, ensuring everyone can access good quality greenspace.

Natural England's Green Infrastructure Guidance (2009)

4.22 Natural England's [guidance](#) sets out the position in relation to green infrastructure planning.

Historic England: Public Parks, Cemeteries and Urban Green Spaces

4.23 This [guidance](#) recognises that public parks, green spaces and street trees are important features in towns and cities. Many are of historic interest.

Local Nature Recovery Strategies

4.24 Solihull Council is working collaboratively on Local Nature Recovery Strategies (LNRS). These are a system of spatial strategies for nature and environmental improvement required by law under the Environment Act 2021. Each strategy must agree priorities for nature recovery, map areas of important habitat and map specific areas for creating or improving habitat for nature and wider environmental goals (nature-based solutions). Solihull sits within the West Midlands Combined Authority (WMCA) LNRS but is also closely aligned to the LNRS led by Warwickshire County Council (WCC). More information can be found on the WMCA website ([Local Nature Recovery Strategy West Midlands](#)).

Solihull Council Plan (2025-30)

4.25 The Council Plan²⁹ is a corporate wide plan that sets out the direction that the Council wants to go in, how it aims to travel on that journey and what is expected at the end of it. The Plan's vision is: *'Solihull: a great place to live, work, invest and enjoy'*. The Plan pledges to put children/young people at the heart of everything we do, enabling them to have the best possible lives.

Solihull Economic Strategy and Delivery Plan (2023-32)

4.26 The Strategy and Delivery Plan³⁰ sets out Solihull Council's ambitions and priorities for improved economic growth within Solihull over the next decade. Solihull Council supports businesses to accelerate a collective transition to net zero and it is recognised that this in turn will support the creation of future green jobs.

²⁵ ['It All Starts with Play!' — a new 10-year strategy — Play England](#)

²⁶ [Outdoor Accessibility Guidance 2023](#)

²⁷ [Active Design](#)

²⁸ [Green Infrastructure Home](#)

²⁹ [Council Plan 2025 26](#)

³⁰ [Solihull Economic Strategy 2022-32](#)

Natural Capital Investment Strategy and Delivery Plan 2024

- 4.27 The Natural Capital Investment Strategy and Delivery Plan³¹ is Solihull Council's delivery mechanism for responding to the biodiversity crisis, by protecting, restoring and enhancing nature, natural capital, and the natural processes that support our wellbeing. A key action is to maximise the benefits of public open space within new developments, especially how they connect to the wider landscape.

Love Solihull Strategy

- 4.28 Love Solihull³² and Love Solihull Parks is an environmental initiative co-ordinated by Solihull Council that supports members of the local community in making a real difference. It aims to make the borough one of the cleanest, greenest and safest in the country.

Solihull Urban Forestry Strategy 2019- 2029

- 4.29 The Strategy³³ sets out Solihull Council's ambition and strategic direction in terms of developing and managing trees in Solihull to ensure our forest character is maintained and enhanced for the long term.

Green Spaces Strategy Review 2014

- 4.30 The Green Spaces Strategy Review for Solihull³⁴ forms a reassessment and updated version of the Green Space Strategy completed in 2006. This document brings together previous studies, new policies and emerging issues to understand the context of Green Space in Solihull.

Solihull Climate Change Prospectus – 2021/22 Refresh

- 4.31 The aim of Solihull's Climate Change Prospectus³⁵ is to articulate Solihull's low carbon vision, ensuring that - through managed growth - they are at the forefront of the UK's transition to a low carbon economy. It recognises the challenge of ensuring the borough's natural capital is safeguarded - embedding sustainability into the wider approach to place making.

Joint Local Health and Wellbeing Strategy 2024-2032

- 4.32 The joint Health and Wellbeing Strategy³⁶ aims to make a difference to the lives of people in Solihull by improving health and wellbeing and reducing the inequalities

Tackling health inequalities: a blueprint for Solihull 2022 – 2025

- 4.33 This strategy³⁷ represents Solihull Council's ambition to create a place where everyone in Solihull has a fair chance to be healthier, happier, safer, and more prosperous. One of the priorities identified, 'Health Places', recognises that health inequalities cannot be addressed without taking account of the places in which people are born, grow, live work and age.

³¹ [Natural Capital Investment Strategy and Delivery Plan](#)

³² [Love Solihull](#)

³³ [Solihull Urban Forestry Strategy](#)

³⁴ [Green Spaces Strategy 2014](#)

³⁵ [Climate Change Prospectus](#)

³⁶ [Joint local health and wellbeing strategy](#)

³⁷ [Tackling health inequalities: a blueprint for Solihull 2022 - 2025](#)

Planting our Future Solihull

- 4.34 Solihull Council have committed to planting 250,000 trees by 2030. The 'Planting Our Future' campaign³⁸ encourages residents to engage with tree planting, get involved in green infrastructure projects and offers support to private landowners who wish to plant trees. It is recognised that trees provide lots of benefits, including capturing and storing carbon as they grow, reducing flooding, and providing habitats for thousands of species.

Solihull Connected 2023

- 4.35 Solihull Connected³⁹ is the transport strategy for Solihull and looks at why and how we travel and sets out what the Council are intending to do to improve travel and transport in the Borough. It recognises that transport choices have an environmental impact and the importance of delivering sustainable accessibility.

Evidence Base

Open Space Assessment

- 4.36 National policy requires local authorities to assess the level of provision of open space within their boundaries in order to fully understand their current levels and differing typologies of open space.
- 4.37 An Open Space Assessment⁴⁰ was carried out in 2019 in line with the National Planning Policy Framework (NPPF). The NPPF omits PPG17 and whilst the Government has not published anything specifically to replace this document, there is still a clear reference made to the principles established within PPG17. The underlying principles of the study were informed by the former guidance and its companion guide 'Assessing Needs and Opportunities', which is a tried and tested methodology and takes a consistent approach with other local authorities.
- 4.38 The Open Space Assessment conducted a full examination of the amount, location, type and quality of open spaces available across the borough and the varying qualitative and quantitative needs of different areas.
- 4.39 An initial desktop audit was carried out, this included analysis of existing GIS data held by Solihull Council, desktop mapping from aerial photography, questionnaires to Town and Parish Councils and liaison with Council officers.
- 4.40 242 open spaces and 64 outdoor play spaces were visited, to assess the quality of open spaces and cross-reference the accuracy of mapping on GIS. The quality audit drew on criteria set out in the 'Green Flag Award'. The audits can only ever be a snapshot in time and their purpose is to provide a consistent objective assessment of a site's existing qualities.
- 4.41 The assessment and the data collected was mapped on Solihull Council's GIS system and will continue to assist and inform negotiations regarding open space provision going forward.
- 4.42 The Open Space Assessment provided a significant amount of information and data on the amount, type, and quality of open space available throughout the borough as well as the varying qualitative and quantitative needs of different areas. It showed that provision varies across open space typologies, with some meeting the standards and some falling below. It identified shortages of at least one typology of open space in all wards in the borough.
- 4.43 Through mapping existing open spaces in the borough and comparing these to the accessibility standards, it is possible to clearly indicate those households that fall outside open space access buffers i.e. where the key gaps in access are. Large gaps were identified including –
- Allotments and Community Growing Areas - large gaps in access across the study area,

³⁸ [Planting Our Future](#)

³⁹ [Solihull Connected](#)

⁴⁰ [Solihull Open Space Assessment 2019](#)

including in Solihull, Castle Bromwich, Smith's Wood, Marston Green, Shirley, Monkspath and Dorridge.

- Parks and Recreation Grounds - gaps in access including in Dickens Heath, Shirley, and Smith's Wood.
- Play Space (Children) - large gaps across many of the wards in the highly populated (western part) of the borough.
- Play Space (Youth) - gaps in access across large parts of the borough, including in Shirley, Olton, Silhill, Dorridge and Knowle.
- Natural Green Space - small gaps in Olton, Silhill, and Dorridge.
- Amenity Green Space - some gaps in and around Shirley, Olton, Solihull, and Dorridge.

4.44 Through the quality audit, the majority of existing open spaces in the borough were assessed as being of good quality.

4.45 The Open Space Assessment recommended a combined open space standard of 3.57ha/1000 population as well as quantitative and qualitative standards for each typology and thresholds for when those standards should apply. These standards provide a baseline for this SPD.

4.46 The assessment also involved a household questionnaire and one-to-one stakeholder interviews to help develop an understanding of the public's perception of the borough's existing and future open space requirements. The results of which are set out in the Community and Stakeholder Consultation Report (2018)⁴¹. Key themes included that respondents felt that more facilities for teenagers were needed as well as better footpaths, bridleways and cycle path provision.

⁴¹ [Solihull Open Space Assessment Consultation Report 2018](#)

5. Biodiversity Net Gain

- 5.1 Biodiversity net gain (BNG) is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity (National Planning Practice Guidance)⁴². Under the statutory framework for biodiversity net gain, new developments should deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat.
- 5.2 BNG will be expected to be delivered in accordance with latest government guidance.
- 5.3 The National Planning Policy Framework December 2024 (NPPF) requires planning policies and decisions to contribute to and enhance the natural and local environment by, among other means, minimising impacts on and providing net gains for biodiversity (paragraph 187). Development plans are required to identify and pursue opportunities for securing measurable net gains for biodiversity (paragraph 192).
- 5.4 The 2013 Solihull Local Plan Policy P10 (Natural Environment) states that Solihull Council will seek to conserve, enhance and restore biodiversity. It requires development to be informed by the latest information on habitats and species, and takes full account of national and local guidance on conserving biodiversity, opportunities for biodiversity enhancement and for improving and restoring the borough's green infrastructure. Further guidance will be provided in a Council Green Infrastructure and Biodiversity Net Gain SPD.
- 5.5 It is recognised that BNG can be achieved through the provision of high-quality open spaces in new developments in the borough. The nature of the biodiversity enhancement should however be consistent with delivering the primary purpose of the open space typology. In particular, natural green space provides opportunities to achieve net gains in biodiversity with areas for wildlife and nature conservation. However most open spaces can provide some biodiversity value. It is advised that developers should seek clarification from Solihull Council's ecologist prior to the provision of any biodiversity features at an early stage of the design process.

42 Paragraph: 001 Reference ID: 74-001-20240214

6. Public Open Space Requirements

Pre-application Advice

- 6.1 Early engagement with Solihull Council is highly recommended in order for applicants to establish the required POS provision as well as more site-specific advice as this can affect the design and layout of the development. Pre-application enquiries are processed via the Council's development management team as this will allow for consultation with the Council's landscape team to consider the types of public open space and amounts required. Detailed calculations can be provided based on an assessment of the quantity, quality, and accessibility of existing open space provision in the area.
- 6.2 See Solihull Council's planning application local validation criteria⁴³ for more information regarding supporting documents required to accompany a planning application submission.

Steps in Determining Open Space Provision - Residential Developments

- 6.3 The flow chart at **Appendix A** outlines the process which is to be followed in order to identify the amount of open space to be provided by a particular residential development. The following steps will be used to determine the amount and type of public open space which would normally be required.

Step 1: Determine which developments require open space provision

- 6.4 On all residential developments of ten or more dwellings there will be a requirement for the provision of new public open spaces in accordance with the standards in this SPD.
- 6.5 For residential developments of nine or fewer dwellings there is no requirement to provide new open space provision. However, Solihull Council strongly encourages the provision of well-designed amenity green space within the development to provide amenity value for residents and potentially help to achieve biodiversity net gain.
- 6.6 The above threshold is a well-established benchmark (as recommended by Fields in Trust Guidance 'Beyond the Six Acre Standard') to help ensure an appropriate balance is achieved between housing density and the provision of usable open space within any development having regard to site constraints.

Step 2: Calculate the total number of people generated by the development

- 6.7 The amount of land required to meet the public open space standards is determined by first calculating the population of the proposed residential development.
- 6.8 For outline planning applications, where the exact details of the development are not available, such as the type of dwellings and mix, the most appropriate way of calculating the population generated is to multiply the number of dwellings by 2.4 (average household size, 2021 Census).
- 6.9 For full planning applications, where exact details of the development are known, **Table 1** below will be used to calculate the population generated. A worked example is set out below.

⁴³ [Local Validation Checklist](#)

Table 1

Dwelling Type	Per Bedroom Size
C2/C3 Flat	No of bedrooms = No of people
C3 House	2.4

Worked Example- Residential Development of 100 Dwellings

Dwelling Type	Per Bedroom Size
10 One Bedroom Flats	10 x 1= 10
20 Two Bedroom Flats	20 x 2= 40
70 Houses	70 x 2.4= 168
Total number of dwellings= 100	Total number of people generated= 218

Step 3: Determine if development is eligible for on-site provision

- 6.10 It is recognised that different types of residential development can generate different needs for the provision of public open space. For example, housing for the elderly will not generally generate demand for children and youth play space but some outdoor gym equipment could be beneficial. Applicants and developers are advised to review **Appendix D** for design guidance on provision for care homes. **Table 2** below sets out where on-site provision would be normally sought depending on the accommodation type. However, it should be stressed that the approach taken should allow for flexibility and be bespoke to each individual development.

Table 2

Types of Open Space normally sought on-site	Open Market and Affordable Housing and Permanent mobile homes/ Flats	Housing / Flats for elderly
Play Space (Children and Youth)	✓	X
Parks and Recreation Grounds	✓	✓
Amenity Green Space	✓	✓
Natural Green Space	✓	✓
Allotments and Community Growing Area	✓	✓

6.11 As previously stated, new public open spaces should be provided for all residential developments of ten or more dwellings and normally be delivered on-site. The types of open spaces to be provided will depend on the overall size of the residential development. For smaller sites there will predominantly be an emphasis on informal amenity green space and children's play areas/doorstop play spaces, however as sites increase in size the provision of natural areas, youth play space, allotments and more formal parks and potentially recreational grounds will predominate. In some circumstances a financial contribution in lieu of on-site provision may be appropriate.

Step 4: Calculate the requirements for on-site Public Open Space.

6.12 At this stage Solihull Council will undertake a bespoke quantity, accessibility, and quality assessment. A separate assessment takes place for each relevant open space type. These assessments will help to inform the appropriate type and level of public open space required on-site.

6.13 This approach allows for each development to be considered on its own merits, taking into account the context of the site as well as the current position in the local area. Therefore, it is recognised that allowing for a degree of flexibility between the individual types of open space would be a sensible approach when determining the quantity requirements for on-site public open space. For example, an existing deficiency of a certain type of open space may mean it is more appropriate to prioritise the delivery of on-site provision of that particular typology when compared to other open space types.

Quantity Assessment

6.14 Solihull Council will expect developers to meet the overall open space requirement of 3.57ha per 1,000 population. To note, this standard is the minimum level of provision which should be provided. To calculate the total public open space requirement, the population generated from the development (Step 2) should be divided by 1000 and then multiplied by the open space standard of 3.57ha.

6.15 **Table 3** below sets out the overall public open space quantity standards and sub-category quantity standards for individual types of public open space, both as ha/1000 population and as percentage. The open space standards are derived from the Solihull Open Space Assessment (2019). These standards should be the basis for negotiating appropriate on-site public open space requirements.

6.16 Quantity standards calculation examples are set out in **Appendix B**.

Table 3

Category	Quantity Standard (ha/1000 population)	Category Quantity standards %	Sub-category	Sub-category Quantity standards (ha/1000 population)	Sub-category Quantity standards %
Formal Green Space	2.87ha	80%	Allotments and Community Growing Area	0.20	5%
			Park and Recreation Grounds	1.55	43%
			Play Space (Child)	0.06	2%
			Play Space (Youth)	0.06	2%
			Natural Green Space	1	28%
Informal Green Space	0.70ha	20%	Amenity Green Space	0.70	20%
Total for new POS provision	3.57ha/1000	100%		3.57ha/1000	100%

*Standards taken from 2019 Open Space Assessment⁴⁴. Percentages rounded up/down

⁴⁴ [Solihull Open Space Assessment 2019](#)

Accessibility Assessment

- 6.17 The accessibility assessment will be undertaken to determine whether residents of the new residential development will be able to access existing open space within the relevant accessibility distance standards. Solihull Council has undertaken GIS mapping of all existing open spaces to enable an assessment of the current level of accessibility to existing open spaces. In addition, distances between 2 or more points can be measured on google maps (in meters and walking time).
- 6.18 The standards set out in **Table 4** below, derived from the Open Space Assessment (2019) and reflect best practice, will be used to assess whether or not existing open space provision within the area is accessible to meet the needs arising from the residential development. Any deficiencies in access will be identified where the development site is not within the specified distances for a particular type of public open space.
- 6.19 To note, Solihull Local Plan Policy P7 'Accessibility and Ease of Access' also sets out accessibility criteria which will be expected to be met to focus developments in the most accessible locations.

Table 4

Type of Open Space	Access Standards
Allotments and Community Growing Areas	720 metres or 15 minutes' walk time
Park and Recreation Grounds	720 metres or 15 minutes' walk time
Play Space (Children)	480 metres or 10 minutes' walk
Play Space (Youth)	720 metres or 15 minutes' walk time
Natural Green Space	960m or 20 minutes' walk time See Natural England Accessible Natural Green Space Standards (ANGSt) ⁴⁵ for sites above 20ha
Amenity Green Space	480 metres or 10 minutes' walk time

*Standards taken from 2019 Open Space Assessment⁴⁶

Quality Assessment

- 6.20 Once the overall open space quantity requirement is known (including a breakdown of each typology) as well as the level of access to existing open spaces, a quality assessment is to be carried out. Solihull Council will use the most up-to-date evidence and information to determine the quality of the existing open spaces in the local area and identify opportunities for improvements to the provision where appropriate. The detailed quality audits undertaken for the Open Space Assessment provides evidence as it ranked each open space audited (good, average, or poor). This audit was based on the Green Flag Award criteria.
- 6.21 The Assessment may identify that one or more open spaces do not meet the required

⁴⁵ [Understanding the relevance and application of the Access to Green Space Standard](#)

⁴⁶ [Solihull Open Space Assessment 2019](#)

quality standard and therefore it would be appropriate for the residential development to contribute to improvements off-site. Solihull Council will seek to ensure any improvements are in a location that is accessible to residents from the new development.

6.22 **Table 5** below sets out the studies, national benchmarks and good practice guidance which will be considered by Solihull Council and used as evidence during the assessment of the quality of existing open spaces.

Table 5

Type of Open Space	Quality Considerations
Allotments and Community Growing Area	<p>General recommendations for these spaces include the following:</p> <ul style="list-style-type: none"> • Well-drained soil which is capable of cultivating to a reasonable standard. • A sunny, open aspect preferably on a southern facing slope. • Limited overhang from trees and buildings either bounding or within the site. • Adequate lockable storage facilities, and a good water supply within easy walking distance of individual plots. • Provision for composting facilities. • Secure boundary fencing. • Good access within the site both for pedestrians and vehicles. • Good vehicular access into the site and adequate parking and manoeuvring space. • Disabled access. • Toilets (compost toilet rather than a traditional toilet). • Notice boards. <p>Guidance from the National Society of Allotment and Leisure Gardeners (NSALG)⁴⁷ including '21st Century Allotments in New Developments'⁴⁸. 'A Place to Grow'⁴⁹ was published by the Local Government Association that considers a variety of issues that relate to allotments including design and layout and managing waiting lists.</p>
Play Space (Children and Youth)	<p>Play space should be safe and inclusive regarding access, use and to be of high play value.</p> <p>Play England guidance 'Better Places to Play through Planning'⁵⁰ and 'Design for Play'⁵¹ Play England's 'Quality Assessment Tool' can be used to judge the quality of individual play spaces.</p>

⁴⁷ [National Allotment Society Policies](#)

⁴⁸ [21st Century Allotments in New Developments](#)

⁴⁹ [A place to grow - a supplementary document](#)

⁵⁰ [Better places to play through planning](#)

⁵¹ [Design for Play — PlayEngland](#)

Type of Open Space	Quality Considerations
Parks and Recreation Grounds	<p>The 'Green Flag' quality standards for parks. The key criteria include⁵²: • A Welcoming Place • Healthy, Safe and Secure • Well Maintained and Clean • Environmental Management • Biodiversity, Landscape and Heritage • Community Involvement • Marketing and Communication • Management.</p> <p>Parks and Recreation Grounds should be appropriately landscaped and designed to be free of the fear of harm or crime. Formal sports pitches are not included in this typology however it is recognised that informal sports pitches may be provided in parks and recreation grounds. As such guidance around sports provision can be found via Sport England including on playing pitches for a range of different sports, changing rooms, MUGAS and tennis courts plus associated ancillary facilities⁵³. The Rugby Football Union provide guidance on the quality and standard of provision of facilities for rugby⁵⁴. The England and Wales Cricket Board provide guidance for cricket facilities⁵⁵.</p>
Natural Green Space	<p>General recommendations for these spaces include-</p> <ul style="list-style-type: none"> • The shape and size of space provided to allow for meaningful and safe recreation. • Provision might be expected to include (as appropriate) elements of woodland, wetland, heathland and meadow, and could also be made for informal public access through recreation corridors. • For larger areas, where car borne visits might be anticipated, some parking provision will be required. • The larger the area the more valuable sites will tend to be in terms of their potential for enhancing local conservation interest and biodiversity. Wherever possible these sites should be linked to help improve wildlife value as part of a network. • SuDS provision may be provided as part of natural green space providing it does not prejudice either its role as part of an effective flood risk management scheme, nor its role as usable and beneficial public open space. Classification of SuDS will be done on a case by case basis. <p>Natural England's 'Green Infrastructure Planning and Design Guide' (2023) provides practical, evidence-based advice on how to plan, design, deliver and manage good quality green infrastructure⁵⁶.</p>

⁵² [Green Flag Award Guidelines](#)

⁵³ [Sport England facilities and planning](#)

⁵⁴ [England Rugby](#)

⁵⁵ [ECB](#)

⁵⁶ [Natural England Green Infrastructure Planning and Design Guide 2023](#)

Type of OpenSpace	Quality Considerations
Amenity Green Space	<p>All amenity green space should be subject to landscape design, ensuring the following quality principles:</p> <ul style="list-style-type: none"> • Capable of supporting informal recreation/play such as a kickabout, space for dog walking, space to sit and relax. • Include high quality and varied planting (trees and shrubs) to create landscape structure and biodiversity value. • Include paths along main desire lines (hard surfaces and lit where appropriate). • Be designed to ensure easy maintenance. • Contain appropriate ancillary facilities such as benches and litter bins.

Step 5: Calculate off-site provision contributions if appropriate

- 6.23 It is recognised that it may be impractical or inappropriate to provide public open space on-site. In these circumstances a financial contribution in the form of a Section 106 Legal Agreement may be used to secure the types of open space necessary to make the development acceptable in planning terms. Strategic Green Infrastructure can be funded by the Community Infrastructure Levy (CIL).
- 6.24 Solihull Council will look to ensure that any financial contributions will be spent within the vicinity of the residential development, usually within the accessibility standards set out in Table 4 on pg.27. Existing Council studies and strategies will help inform the spending of any financial contributions. Typical rates (costs) for landscape/open space elements can be found at **Appendix F**. All of the existing rates included have been established/advised by Solihull Council's Public Realm team (the adopting department), reference to the Council's landscape framework contract (tendered), competitively tendered projects and reviews of similar charges made by other local authorities.
- 6.25 To note, costs are linked to the Retail Price Index (RPI) and will therefore likely differ, at the time of application, to those set out in this SPD. A site-specific sum will be calculated in accordance with the Section 106 Agreement when the public open space is ready for adoption and the quantities and features within are confirmed.

Step 6: Implementation and Management/Maintenance

- 6.26 The provision of public open spaces should be implemented in line with conditions attached to any planning permission approval. This will likely include the full details of the layout, landscape design and phasing of on-site public open space.
- 6.27 The applicant is responsible for securing acceptable means for the future management and maintenance of public open space on-site. Full details of these arrangements should be provided to Solihull Council before a planning application is determined and covered in the Section 106 Agreement. Maintenance arrangements need to ensure that areas of public open space remain high-quality, are not neglected or encroached upon and are in line with national standards, national best practice and guidance such as the Green Flag criteria.
- 6.28 On-site open spaces could be managed and maintained by management companies. They could be adopted by Solihull Council (the Council could theoretically adopt any type of public open space). Any adoption will be subject to a maintenance sum. Parish councils may, where appropriate, take on the ownership or management of POS.
- 6.29 Please see **Appendix G** which sets out, in detail, the handover to a management company or adoption by Solihull Council processes. Simplified process flow charts are set out below which illustrate the key stages to be followed.

Process Guide – Handover to Management Company

To be read in conjunction with full process map – see Appendix G

SMBC Actions

Advise responsibilities.
Engage in planning process regarding suitability of proposed landscape scheme.
Advise POS and play provision requirements.
Advise re-inspection fees (if required).
Establish S106 for landscape elements.
LPA to require LEMP via condition.

Attend practical completion inspection. Provide list of rectifications (if required).
Re-inspect (if required).
Re-inspection will be charged.

Attendance of pre-handover inspection.
Issue list of rectifications (if required).
Attendance of re-inspection(s) if required (re-attendance will be charged).

Attend final handover inspection.
Issue list of rectifications if required.
Re-inspect if required (re-inspection will be charged).
Once maintenance standards are acceptable and works to approved drawings, inform achievement of handover to management company.

LPA to record and maintain title and contact details of management company.

Development stage

Pre-app consideration and determination

Liaison over requirements, conditions and agreements etc

Development commencement

Works on site

Practical completion

Monitoring, delivery and enforcement

Rectification works

Pre-handover inspection request

Final handover inspection

Approval for handover to management company

Handover to management company

Developer Actions

Recognise responsibilities.
Confirm development to be handed to management company as soon as possible.
Establish all correspondence to be addressed by planning application reference and original site address only.

Request practical completion inspection.
Carry out any rectifications (if required re-inspection will be charged). Commence 12 months maintenance.
Provide all required information (see full process map).

Maintain site in good condition for 12 months as specified in LEMP.
Carry out any rectifications.
Request attendance pre-handover inspection.

Final handover inspection.
Carry out rectifications (if required).
Obtain/forward all information required (see Appendix G) at appropriate stages.
Progress and confirm transfer to management company. Convey details of management company to LPA. Thereafter, landowner to further advise LPA of any changes in title or details of management company.

Process Guide – Handover to SMBC

To be read in conjunction with full process map – see Appendix G

SMBC Actions

Advise responsibilities.
Engage in planning process regarding suitability of proposed landscape scheme.
Advise POS and play provision requirements.
Advise re-inspection fees (if required).
Establish S106 landscape elements.

Advise relevant SMBC departments of commencement on site.

Attendance of pre-handover inspection.
Issue list of rectifications (if required).
Attendance of re-inspection(s) if required (re-attendance will be charged).

Attend final handover inspection.
Issue list of rectifications if required.
Re-inspect if required (re-inspection will be charged).
Once maintenance standards are acceptable and works to approved drawings, inform achievement of handover.
SMBC maintenance contractor to commence maintenance of the site from following April 1st.

Development stage

Pre-app consideration and determination

Liaison over requirements, conditions and agreements etc

Development commencement

Works on site

Practical completion

Monitoring, delivery and enforcement

Rectification works

Pre-handover inspection request

Final handover inspection

Approval for handover

Land transfer completion

Handover

Developer Actions

Recognise responsibilities.
Recognise seasonal handover requirements.
Confirm development to be handed over to SMBC or management company.
Establish all correspondence to be addressed by planning application reference and original site address only.

Notify LPA of commencement on site.
Provide SMBC program of works (see notes on phasing within Appendix G).

Maintain site in good condition for a minimum of 12 months.
Carry out any required rectifications (see notes within main process map Appendix G).
Commence land transfer.
Request SMBC to attend pre-handover inspection.
Carry out rectification works.
Obtain/forward all information required by SMBC (see Appendix G).

Request final handover inspection.
Carry required rectifications (if required).
Confirm rectifications and request re-inspection (if required).
Confirm completion of land transfer.

Determining Open Space Provision – Commercial Developments

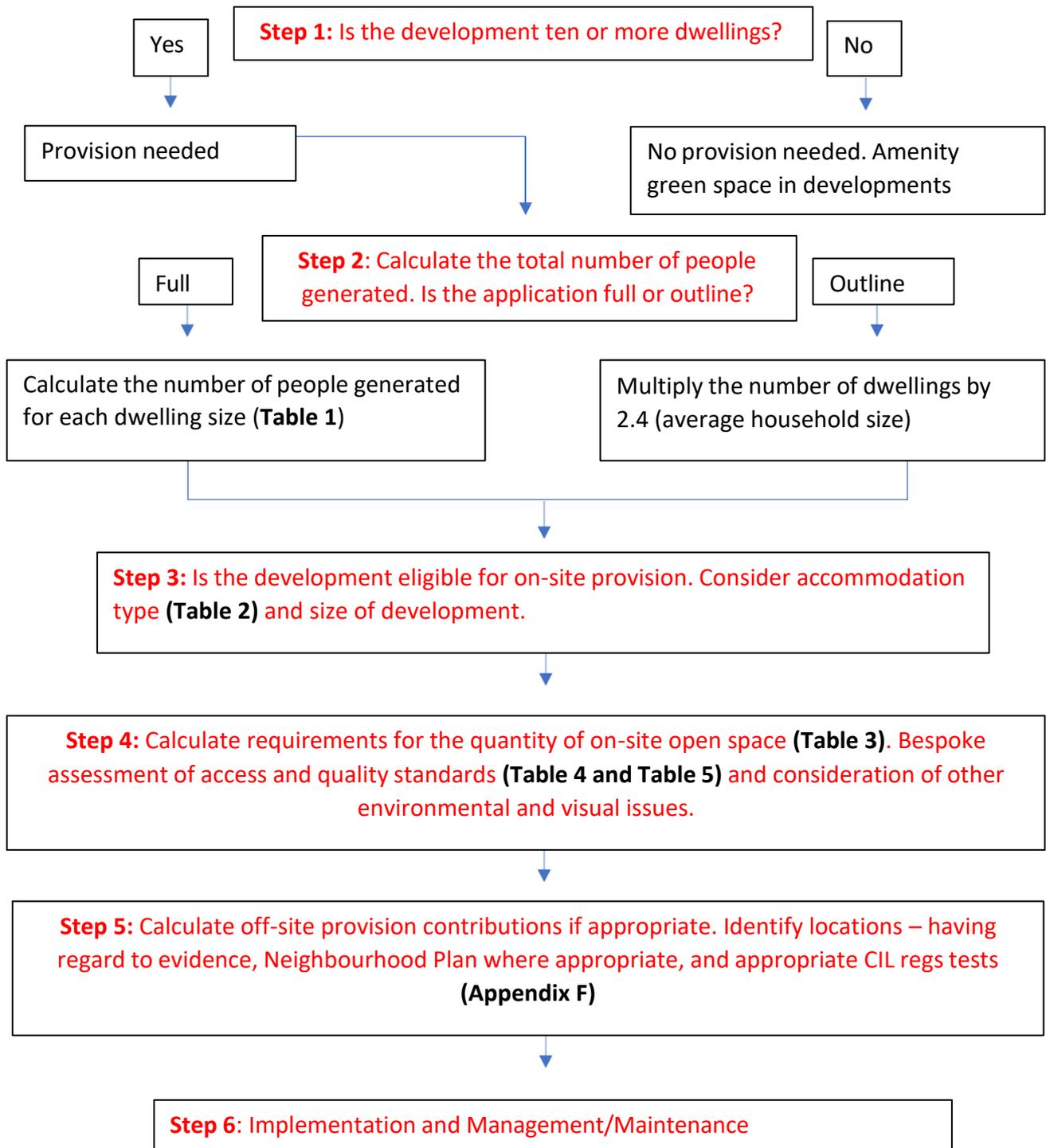
- 6.30 The 2013 Solihull Local Plan Policy P20 states that to promote healthy lifestyles in the workplace, major commercial development proposals will be required to provide new open space and/or contribute to enhancement of the green infrastructure network, in accordance with Policy P15 – Securing Design Quality and Policy P10 – Natural Environment.
- 6.31 Any building or buildings where the floor space to be created by the development is 1,000 square metres or more, or where development carried out on a site is of an area of 1 hectare or more will be required to provide new open space. This is aligned with the definition of ‘major development’ in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 6.32 It is recognised that this provision may be private rather than public. Open spaces should be made available to employees at new commercial developments during the working day.
- 6.33 Open space for commercial developments will be dealt with on a site-by-site basis during the planning process and may take the form of on-site provision, an off-site contribution or a combination of both.
- 6.34 Where on-site public open space is appropriate, the amount required will be determined by multiplying the number of full-time employees (or equivalent number of full time employees) by the open space standard of 3.57ha per 1000 (i.e. 3.57ha = 35,700 M2/1000 = 35.7m2 per employee).
- 6.35 It is recommended that any provision should focus on amenity green space, natural green space and green infrastructure links. Typically, there is little demand for allotments/community growing areas or play spaces in commercial developments.
- 6.36 In circumstances where an off-site financial contribution towards existing open spaces would be more appropriate, the contribution will be calculated by multiplying the required m2 by £33.31 (rate as of April 2025). As previously stated, rates are based on current Solihull Council rates as well as industry best practice.
- 6.37 As stated earlier within this SPD, pre-application enquiries are advised with the Council's development management team as this will provide advice on the types of open space and amounts required.

Appendices

A. Process Flow Chart

POS Provision Process and Procedure Flow Chart

The flow chart below shows the processes and procedural considerations to be addressed when formulating POS contributions to accompany a residential development proposal.



B. Quantity Standards Calculation Examples

The standards used below are derived from the Open Space Assessment (2019)¹.

Quantity Standards Calculation

1. No of dwellings proposed x 2.4 (average household size) = Population
2. Population generated divided by 1000 = X
3. Multiply X by 3.57ha = X ha (overall quantum of open space required)
4. Sub-category percentage of X ha = X ha (sub-category quantum required)

Examples

- Development of 100 dwellings

1. 100 dwellings proposed multiplied by 2.4 = 240 (Population)
2. 240 divided by 1000 = 0.24
3. 0.24 multiplied by 3.57 = 0.86ha (overall quantum of open space required)
4. Allotments and Community Growing Areas 5% = 0.043ha
Parks and Recreation Ground 43% = 0.37ha
Play Space Children 2% = 0.02ha
Play Space Youth 2% = 0.02ha
Natural Green Space 28% = 0.24ha
Amenity Green Space 20% = 0.17ha

The provision of allotments and parks/recreational grounds would not normally be provided on-site (developments that fall under the 200-dwelling). In this circumstance applicants will still be expected to provide an overall quantum of 0.86ha of open space (either on-site allowing for a degree of flexibility between the individual types of open spaces or a financial contribution in relation to off-site provision may be appropriate).

- Development of 1,000 dwellings

1. 1,000 dwellings proposed multiplied by 2.4 = 2,400 (Population)
2. 2,400 divided by 1000 = 2.4
3. 2.4 multiplied by 3.57 = 8.57ha (overall quantum of open space required)
4. Allotments and Community Growing Areas 5% = 0.43ha
Parks and Recreation Ground 43% = 3.69ha
Play Space Children 2% = 0.17ha
Play Space Youth 2% = 0.17ha
Natural Green Space 28% = 2.40ha
Amenity Green Space 20% = 1.71ha

¹ [Solihull Open Space Assessment 2019](#)

C. Design Guidance and Good Practice Case Studies

1. Introduction

- 1.1 The National Planning Policy Framework (NPPF) sets out that achieving high quality places and buildings is fundamental to the planning and development process¹. An objective included in Solihull's 2013 Local Plan² is to *'ensure high quality design and development which integrates with its surroundings and creates safer, inclusive, adaptable and sustainable places which make a positive contribution to the borough's sense of place, attractiveness and to people's quality of life'*.
- 1.2 Solihull Council is available to provide pre-application advice and applicants are encouraged to discuss ideas and design concepts before submitting any plans to the Council.
- 1.3 For major developments, applicants will be expected to submit a Design and Access Statement (DAS)³ at planning application stage. A DAS should set out a clear explanation of how design principles and concepts have been applied to the proposed development, and how context has influenced design. It is noted that information on the design thinking behind proposals for new public open spaces may also be included in an open space statement or associated landscape/arboricultural plans. Please see Solihull Council's local validation checklist⁴ which sets out the right information the development management team need to fully assess a planning application.
- 1.4 It is recognised that consideration should be given to how open space requirements may influence or interact with other aspects of proposed developments such as densities. Further guidance will be provided in a Council Design SPD which will look to help achieving overall well-designed places, especially with regards to new development. The Design SPD will provide detailed guidance and case studies on how policies will be implemented.
- 1.5 As set out earlier in this SPD, there are some key principles to achieving high quality, safe public open spaces including design. This Appendix sets out general principles for well- designed public open spaces (POS) as well as more detailed guidance relating to specific POS typologies.

2. Good Design Principles

Consultation and Co-design

- 2.1 Public involvement in the design process is recommended. Engagement should start from the very first design stage to help ensure all potential benefits are identified and then implemented. Listening to the local community will ensure public open spaces created will reflect the values of local people who will use them. Spaces should reflect the local character and engagement will help to achieve this.

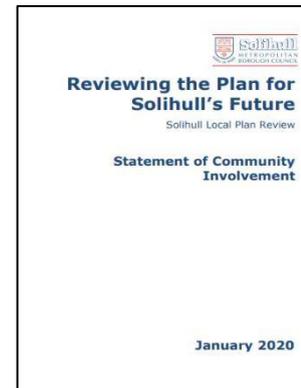
¹ [National Planning Policy Framework](#)

² [2013 Solihull Local Plan](#)

³ [What is a Design and Access Statement? - Planning Portal](#)

⁴ [Local Validation Checklist](#)

- 2.2 Applicants should ensure as many people as possible are involved in the design. In particular, consultation with local children and young people is encouraged in relation to the design of play spaces, helping to create a sense of ownership.
- 2.3 It is recognised that the nature of the consultation will vary according to the particular development proposal. Please see Solihull Council's Statement of Community Involvement and future versions of which provides advice on the level of suggested community involvement⁵. It may be appropriate for applicants to submit a consultation statement with a planning application to illustrate how the local community have been consulted at pre-application stage.



Accessibility and Inclusivity

- 2.4 Public open spaces should be accessible and inclusive. Solihull borough is home to a diverse mix of different communities and Solihull Council recognises the importance of ensuring diversity is represented through the provision of new public open spaces.
- 2.5 It is important to identify any barriers to accessibility and inclusion as early as possible within the design process so that good design can overcome them. Barriers can be behavioural, relating to people's perceptions of a space, or physical, relating to the characteristics of a space.
- 2.6 Spaces should be designed to be usable by as many people as possible. A clear understanding of how the space will be used and who will use it should be established early in the design process.
- 2.7 There should be no barriers to prevent access to pedestrians, cyclists, and those people living with disabilities. Different users will have different requirements which need to be recognised.
- 2.8 The Equality Act 2010⁶ identifies nine 'protected characteristics' including age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation. Applicants will be expected to have respected all of these characteristics and have found ways to make everyone feel welcome through the design of new public open spaces.
- 2.9 In particular, there should be a focus on providing good access for people living with disabilities as this group often tend to face access barriers. Small details, such as dropped kerbs and the width of paths, can make a considerable difference to those with health or mobility needs.
- 2.10 Where relevant, the statutory standards that relate to accessibility and inclusive design of buildings should be met, including Part M of the Building Regulations⁷ and British Standard 8300-2:2018 Code of Practice.
- 2.11 Applicants are encouraged to review the Commission for Architecture and the Built Environment (CABE) principles of inclusive design⁸. These include-
- place people at the heart of the design process – involve as many people as possible in the design so that it meets the local needs and promotes social cohesion.

⁵ [Statement of Community Involvement Jan 2020](#)

⁶ [Equality Act 2010](#)

⁷ [Access to and use of buildings: Approved Document M](#)

⁸ [The principles of inclusive design: they include you](#)

- acknowledge diversity and difference – understand the range of needs and design to overcome barriers.
- offer choice, rather than a single design solution that cannot accommodate all users – it's not possible to meet every need, but provide solutions that welcome everyone on equal terms.
- provide for flexibility in use – understand how the space will be used, and ensure it is adaptable according to changing needs.
- provide environments that are convenient and enjoyable to use for everyone – ensure people have appropriate signage, lighting, walkways, transport routes, and can access sufficient information to make them feel confident using the space.

2.12 The World Health Organization have also outlined some steps which should be taken to ensure all population groups have access to and benefit equally from greenspace and that unintended effects are minimised⁹.

2.13 A well-designed accessible and inclusive public open space is one which is easy to navigate and move around. Entrances should be legible to all users, with clear signage to draw people into the space. This will make it a welcoming place to visit, in turn reducing perceptions of the space being hard to navigate.

2.14 Any signage should be consistent throughout the space, presenting accurate information for users. This will help people find their way around the space. However, applicants are advised to avoid using unnecessary signage which could detract from spaces and have a negative impact on amenity. It is recognised that the appropriate design of signage is very much dependent on the type of public open space.



2.15 Landmark features, such as buildings, could also be used to help with navigation.

2.16 Visitor information, particularly in parks, should be made available to show users what experiences are available. Information could include what facilities are available, upcoming events, any health/safety issues and the location of the nearest public transport. Information should be easy to understand, even for people where English is not their first language.

2.17 Solihull Council also recognises that there can often be limited opportunities for children and young people to play, socialise and spend time in their local area. The design of all public open spaces should be inclusive and promote informal play to ensure spaces are used more than just 'through-routes' to reach other destinations. See the Urban Design Group Journal¹⁰ for guidance on 'Designing Neighbourhoods for Play' which sets out examples of opportunities for play within local neighbourhoods.

Multifunctionality

2.18 Public open spaces should be designed to facilitate easy use in practice for the local community (what they were intended for). However, it is recognised that spaces can also provide opportunities for multifunctional activity. If designed appropriately, spaces can

⁹ [Urban green spaces and health](#)

¹⁰ [UD156_magazine.pdf](#)

be varied in character and meet a variety of different needs and interests of users. Spaces should be designed so that they are sustainable and can adapt to changing everyday uses.

- 2.19 Public open spaces should be designed to be places where users can be active or relax. Please see Public Health England's 'Improving access to greenspace A new review for 2020' document which highlights evidence and actions to help local areas consider how good-quality greenspace can support the delivery of health, social, environmental and economic priorities¹¹.
- 2.20 The Council supports active lifestyles, benefiting physical health. Providing people with better access to safe open spaces can increase healthy behaviours and can lower levels of cardiovascular disease for example. Spaces should be designed to encourage walking and cycling, promoting physical activity into everyday life.
- 2.21 The Council also recognises the importance of spaces providing opportunities for relaxation. Contact with nature has been found to be good for people's mental health and wellbeing. Please see the Mental Health Foundation's 'Thriving with Nature - a guide for everyone, Making the most of the UK's natural spaces for our mental health and well-being' document for additional information¹². Nature can enable people to connect with the outdoors. Public open spaces should be designed to allow people to seek tranquillity, escaping the pressures of everyday life. These environments are associated with reduced levels of depression, anxiety and fatigue and can enhance the quality of life.



- 2.22 Spaces can also help to reduce isolation and loneliness, promoting and improving social interactions. Areas of shelter could be included, with seating/benches and resting spots to create enjoyable experiences. This is particularly important for users who need to rest regularly, allowing people to enjoy spaces at their own pace. Seating should be provided every 100m along key pedestrian routes in accordance with the Manual for Streets¹³. Seating should include arm and back rests. Solihull Council recommends the use of steel framed benches fixed into concrete for the purposes of durability. An area alongside any seating should be provided for wheelchairs and/or pushchairs. Tree planting is also encouraged as it provides shade during the summer.
- 2.23 The natural environment, ecology, and biodiversity can also be enhanced. Water management priorities can be supported and climate change mitigation, adaptation and resilience can be addressed through good design.
- 2.24 The Council encourages applicants to be innovative during the design process where appropriate, exploring multifunctionality. New spaces should help to create a sense of

¹¹ [Improving access to greenspace: 2020 review](#)

¹² [Thriving With Nature](#)

¹³ [Manual for the Streets](#)

place, whilst responding to the existing character of the local area. New styles and materials could be used to complement nearby surroundings. The justification for the design choices should be included in the applicants Design and Access Statement (for major development).

- 2.25 To note, any potential conflicts where one use could clash with another should be minimised by separating such areas as much as possible.

Sustainability

- 2.26 The Government is committed to the 25 Year Environment Plan¹⁴ to deliver environmental improvements and create and improve green infrastructure.
- 2.27 Therefore, new public open spaces should be designed to enhance the natural environment and wildlife, helping to deliver biodiversity net gain objectives. Spaces should also be designed to provide natural solutions in reducing the impacts of climate change.
- 2.28 The local landscape is an important element of local distinctiveness and therefore should be preserved and enhanced. New spaces should be designed to incorporate the wider green and blue infrastructure. Natural features such as rivers, streams, woodlands, trees, hedges, wetlands, hills and valleys should be protected and integrated into the design. Applicants should carefully consider how existing landscape features can inform the proposals.
- 2.29 Solihull Council considers tree retention as a priority, as it is fundamental to sustainability. Retaining existing trees has a significant impact on the carbon footprint of any development. Applicants should have clearly demonstrated that the retention of existing trees has been fully considered as part of the design process. Where the removal of trees is necessary, replacement planting will be required to compensate for any loss. In these circumstances, a diverse range of site-appropriate tree species should be used. A robust planting strategy to accommodate the landscape character and future resilience is encouraged. Please see the Council's Landscape Character Assessment 2016¹⁵ which provides an overview of character across the borough. Solihull Council considers the enhancement and restoration of the Arden landscape as a priority.
- 2.30 It is recognised that species that prefer hotter and drier conditions may be more appropriate/ sustainable with the increases in urban temperatures and extreme weather.
- 2.31 Applicants are advised to review the Trees and Design Action Group (TDGA) publication 'Tree Selection for Green Infrastructure: A Guide for Specifiers' 2019¹⁶, which provides guidance on selecting appropriate species.
- 2.32 Additional tree planting is also encouraged as it can be important in habitat creation, provide storage for carbon offsetting the impacts of CO2 emissions, contribute to reducing exposure to air pollution and help manage flood water.
- 2.33 The location of planting will require careful consideration taking into account the final size of the canopy of the species chosen and spaced appropriately to avoid future conflicts with other newly planted trees, existing vegetation and structures present on and off-site. Where relevant new planting sites recorded in a GIS database will enable easy transfer to the asset management system upon handover.
- 2.34 Planting trees is encouraged but should be done so in a way that does not encourage anti-social behaviour or compromise the safety of any site.

¹⁴ [Environmental Improvement Plan](#)

¹⁵ [SMBC Landscape Assessment](#)

¹⁶ [Tree Species Guide](#)

- 2.35 Aftercare is essential for the successful contribution of newly planted trees and therefore a maintenance and watering regime is required to all newly planted trees. To assist with this it may be appropriate to utilise watering gator bags combined with convention watering pipes or underground irrigation systems. In addition to this any supports required for the establishment of trees should be checked and removed as appropriate as the tree grows.
- 2.36 Trees planting next to hard surfaces should have a sufficient soil volume to become established and produce an effective crown and reach full potential without detriment to the surface. It may be appropriate in some situations to utilise underground structures to facilitate the production of a healthy rooting environment.
- 2.37 If new perimeter features are needed, hedgerows should be used to encourage habitat creation. These features can also be used as noise barriers from busy roads or places used by lots of people.
- 2.38 It is also important that the design of public open spaces recognises any opportunities and constraints associated with soils and geology.
- 2.39 A sustainable approach to construction, demolition and the materials used is encouraged to minimise any impacts and maximise benefits. Where possible locally produced products should be used, and existing materials should be re-used. Carbon heavy materials should be avoided where possible. These matters, which are an important consideration in relation to tackling climate change, should form part of the early design thinking.

Hope Coppice

Newly planted woodland with raised timber walkways, woodland and meadows.



Before



After

Active Travel /Design

- 2.40 The design process should consider local transport options to and within the new public open space. Roads, parking, paths, cycle paths and other routes should be analysed. A connection to the wider transport network, beyond the public open space, should be considered. All modes of travel should be positively designed into public open spaces.
- 2.41 The design of public open spaces should carefully consider the interaction and potential overlap with Public Rights of Way (PROW), including bridleways, to ensure safe, accessible and coherent movement networks for all users, including pedestrians, cyclists, and equestrians. Green links and paths within the development can serve important functions in promoting active travel creating a more legible and accessible environment.
- 2.42 To help to reduce car dependency and improve sustainability, in turn helping to tackle climate change, applicants should pursue active travel/design principles. The design of public open spaces should be considered on a case-by-case basis. However, Sustrans provides guidance on traffic free routes¹⁷. In general, it is recommended that routes should be well lit and have a good amount of access and exit points.

¹⁷ [Sustrans traffic-free routes and greenways design guide](#)

2.43 Attractive walking and cycling routes can lead to better health outcomes, including physical and mental health, and contribute to the reduction of CO₂ emissions. Therefore, sustainable forms of travel need to be made comfortable for all users, allowing for behavioural change. A perceived lack of safety is often a barrier to active travel. If people can safely and easily access these modes of transport, they will become a genuine option for short/local journeys.



- 2.44 Public open spaces should be designed to help people to lead more physically active and healthy lifestyles. Opportunities for walking, cycling, and general exercise should be maximised. Applicants are encouraged to use the active design principles set out in Sport England's guidance in the design process¹⁸. Applicants should consider completing the Active Design checklist to demonstrate how they have considered the Active Design principles within the development.
- 2.45 Consideration should be given to the location of footpaths and cycle paths to ensure wildlife is not disturbed.
- 2.46 Footpaths should be connected to the wider network to encourage active travel. Applicants should review the Council's Transport Strategy, Solihull Connected¹⁹ and Solihull's Cycling and Walking Infrastructure Plan (LCWIP)²⁰, as part of the design process.
- 2.47 Cycle paths should be designed to reflect the level and type of use and be accessible to everyone. The design of cycle paths should always allow for suitable widths and surface materials. Please see Transport for West Midlands 'West Midlands Cycle Design Guidance'²¹ and the 'National Cycling Design Infrastructure'²² which both provide guidance on designing high-quality, safe cycle infrastructure.
- 2.48 Attractive cycle paths through public open spaces can be particularly appealing to those people who are unwilling or unable to cycle on busier routes with cars. Cycling can provide a sensory experience, particularly through parks. Parks are also often good spaces for those learning to cycle.
- 2.49 For cycling, surfaces must be fit for purpose and context appropriate. Smooth and sealed surfaces, such as tarmac, asphalt or macadam, are often suitable for all potential users.
- 2.50 Shared paths, for both pedestrians and cyclists, may be appropriate. In these circumstances, paths should have distinct tracks for cyclists. This could be done by using a level difference. Where surfaces are fully level, a raised strip or some other textured material should be used. A sufficient cycle path width should also help to reduce the risk of conflict between pedestrians and cyclists, as well as helping to not detract from the overall quality of experience.
- 2.51 Shared routes should include clear signage, with links to the surrounding network. Alternative signs such as 'Share with Care' or 'Give Way to Pedestrians' signs may also be used.
- 2.52 It may be appropriate to provide formal path edging (particularly in parks and recreation grounds). The Council recommends that path edges are formed from concrete edgings or timber edgings.

¹⁸ [Active Design](#)

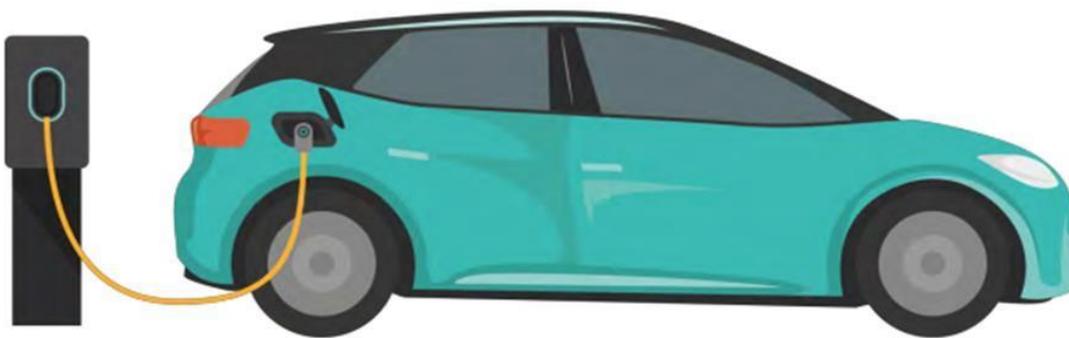
¹⁹ [Solihull Connected Transport Strategy](#)

²⁰ [LCWIP 2020](#)

²¹ [West Midlands Cycle Design Guidance 2022](#)

²² [Cycle Infrastructure Design](#)

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- 2.53 Where appropriate, cycle parking should be provided. Parking should be clearly marked, be overlooked in a safe and secure location, be well lit and maintained. Access to parking should be convenient. For example, in parks, cycle parking should be located close to 'destination' areas such as play areas. This will provide good passive surveillance. Small clusters of cycle stands, in several different locations, can often be more preferable to one central cycle parking location. Applicants should also consider disabled cyclists and the proximity of cycle parking for those who are unable to walk long distances.
- 2.54 The most common form of cycle parking is known as a "Sheffield stand". The stand provides good security and stability for locked bicycles. These stands require at least 0.6m clearance to walls, and a clear space of 1.0m in front to enable the bicycle to be wheeled into position. A distance of at least 1.0m between stands enables bicycles fitted with panniers or child seats to gain access, as stated in the 'National Cycling Design Infrastructure'.
- 2.55 Active Travel England (ATE) will be consulted on all large planning applications to help planning authorities implement good walking, wheeling and cycling infrastructure²³.
- 2.56 For car parking, it is recommended that the Council's highway team is consulted as early as possible to ensure sufficient space is provided within the layout. The provision of parking for disabled users should be planned for. Where appropriate, electric vehicle spaces and charging points also need to be considered, so they are suitably located.



Safety and Security

- 2.57 Public open spaces should be designed so all users feel safe and secure in the environment. The prevention of crime and the fear of crime should be considered early in the design process, not at the end, in accordance with 'Secured by Design' initiatives and 'Designing out Crime' principles. Spaces should be designed to minimise opportunities for anti-social behaviour. An understanding of users will help with this.
- 2.58 The Design Council provides guidance on designing out crime²⁴, stating that '*well designed and maintained greenspaces can help to reduce antisocial behaviour, while those that are poorly designed or not maintained tend to do the opposite*'. Secured by Design' Police initiatives and the principles of 'Designing out Crime' should be fully considered in the design process to deliver safe public open spaces, in terms of issues of crime, anti-social behaviour and fear of crime.
- 2.59 Solihull Council recognises that women and girls are often disproportionately affected when it comes to feelings of a lack of safety. It is therefore important that public open spaces are designed to eliminate any barriers for these users, allowing for safe equal access.

²³ [Active Travel England](#)

²⁴ [Design Out Crime](#)

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- 2.60 Spaces should be designed to allow for informal natural surveillance of pedestrian routes. Easy entry and exit points should be provided so users do not feel trapped. Perimeter fences, gates, walls and thick vegetation should be avoided where possible. These features can contribute to feelings of fear.
 - 2.61 Sensitive landscaping can allow for clear sight lines across public open spaces. This will allow any criminal activity to be more visible. A sense of openness can also help to allow for a sense of safety.
 - 2.62 Lighting can also be helpful with the fear and prevention of crime after dark. Applicants should look to ensure any lighting used is energy efficient.
 - 2.63 Any cycle parking should be safe, with natural surveillance and adequate lighting.
 - 2.64 In certain circumstances physical barriers may be necessary to restrict access to motorised vehicles including two wheelers.
 - 2.65 To note, boundaries to public open spaces should be secure from unlawful encampment.

Maintenance and Management

- 2.66 The design of public open spaces plays a critical role in ensuring effective long-term maintenance and management. Thoughtful layout and material choices can help to reduce up-keep costs and support sustainable practices. For example damage to infrastructure such as paths from tree roots could significantly hinder accessibility for cyclists and wheelchair users etc. The deterioration or loss of assets like lighting or cycle parking due to bad weather or vandalism can reduce the safety, usability and overall attractiveness of public open spaces. Seating and shelters can attract anti- social behaviour in particular vandalism and the management of these assets should be considered. In addition consideration should be made to the integration of appropriate lighting as it can be essential in enhancing the safety and usability of open spaces during evening hours and help to deter anti-social behaviour.

3. Allotments/Community Growing Area

These spaces provide opportunities for people to grow their own produce and plants, for their own consumption.

- 3.1 Allotments should be designed to be welcoming, safe and easy to navigate. Notice boards could be provided to give important information to both plot holders and visitors.

Tanworth Lane Allotments



Tanworth Lane Allotments include an information board which can act as a bulletin board for new updates, advertise upcoming events and improve communication amongst plot holders. This is clearly located on a central path, with smaller paths leading off giving access to different plots.

- 3.2 Allotments should be accessible for all users, with good access to and within the site for pedestrians. The design should include safe and convenient access for those with mobility issues.
- 3.3 Allotments should primarily be designed to allow for functionality- gardening and growing food. Therefore, soil should be able to be well-drained and capable of cultivation to a reasonable standard. A good water supply within easy walking distance of individual plots and composting facilities should be provided.
- 3.4 There should be a variety of individual plot sizes with easy flexibility for users. There is no minimum size for a plot. The National Allotment Society²⁵ recommends 250 square metres as the basic template for the subdivision of allotment land where appropriate.
- 3.5 Plots should preferably be located on a sunny and open southern facing slope and overhanging trees/buildings should be avoided.

²⁵ [The National Allotment Society](#)

Campden Green Allotments



Campden Green Allotments includes a variety of different types and sizes of plots suited to different needs. It is recognised that it is common for people to rent out half- or sometimes even quarter-sized plots.

- 3.6 Allotments should be embedded into new developments allowing for active and sustainable travel. Parking for cars and bicycles should be well designed and sensitively integrated into the allotment. Although parking should not dominate the landscape scene. Cycle parking should be secure and situated in a convenient location.
- 3.7 Where appropriate, the provision of a compost toilet is recommended rather than a traditional toilet. Sheds for storage and shelter per plot could also be included.
- 3.8 Allotments should be designed to be safe and secure. Boundary fencing/hedging and lockable facilities could be used to help deter theft. Natural Surveillance should also be promoted to maximise visibility, particularly near footpaths and roads.

Hobs Moat Allotments



Perimeter fencing at Hobs Moat Allotments is in good condition, without holes or gaps for a criminal to get through. A lower cost and ecologically more beneficial method is also utilised with a hedge planted by the boundary.

- 3.9 Solihull Council recognises that allotments provide opportunities to support mental health and social interaction. Food growing, within nature, can help with relaxation. A shared communal building could be appropriate in certain circumstances and be helpful in building relationships between plot holders and visitors.
- 3.10 Allotments should be designed to be sustainable and enhance biodiversity. Consideration should be given to avoiding light and noise pollution, to protect and encourage local wildlife. A good example of this is Dickens Heath allotment, which was awarded the Green Flag Community Award in July 2025, and has become a sanctuary for rehabilitated hedgehogs who have been released back into the wild as part of a link-up with Solihogs Rescue Centre and Solihull Council.

4. Parks and Recreation Grounds

These include urban parks, formal gardens and country parks which should be accessible and provide opportunities for informal and formal recreation and community events. Private sports grounds such as a football club pitches which have no public access are not included.

- 4.1 The leading method of determining the quality of parks/recreation grounds in the UK is the Green Flag Awards. Applicants will be expected to have reviewed the criteria for the Green Flag Award scheme²⁶ to ensure the principles of good design are applied to the provision of new parks and recreational spaces.



- 4.2 Parks should be designed to invite and draw people in and for visitors to be able to safely and naturally move around. Parks should have good sightlines and be integrated with surrounding roads with access points placed at major junctions. Good design should allow for direct routes and not impose barriers of any kind. Vegetation and trees should not obstruct any routes in and out of the park. Entrances where possible should be shared by different visitors (i.e. not separate for wheelchair users).
- 4.3 Arrival points should have clear, up to date visitor information. Basic information should be provided such as:
- Name of the park
 - Name of managing organisation and contact details
 - Opening and closing time details
 - Map of the park
 - Accessibility information
 - List of events, activities and facilities (such as cafes)

Shirley Park



Shirley Park uses clear sightlines in and welcoming entrances. Pedestrian routes are logical and suitable for the whole range of users with regular signage. Pedestrians, wheelchair users and dog walkers can use the route safely together.

²⁶ [Green Flag Award](#)

Tudor Grange Park



Tudor Grange Park uses signage and information panels, which is easy to read, to provide useful content for visitors. Information can be found on byelaws and water safety with options to scan QR codes.

- 4.4 Parks should be safe and accessible to all, providing a resource to a wide range of people. All individuals should feel comfortable in the space and no single group should dominate.
- 4.5 The design should allow for choice in how the park is used and experienced. A variety of divided, distinct active and quiet areas which look and feel different, could be provided to help people understand how each area should be used. Opportunities should be provided for people to meet, socialise and exercise etc. This can help to promote health, well-being, and inclusion. Parks should also allow for flexibility including for temporary uses.
- 4.6 Parks should be places where people can be active. There should be attractive walking and cycling routes provided. Suitable sporting facilities could be provided as well as the provision of outdoor gyms.

Olton Jubilee Park



Olton Jubilee Park provides a wide range of experiences for visitors including a BMX Track as well as table tennis tables.

- 4.7 For outdoor gyms, different activity zones should be included for both active and passive uses. These areas can provide opportunities for older children and adults to exercise together.

4.8 A European Standard (EN 16630)²⁷ specifies general safety requirements for the manufacture, installation, inspection and maintenance of permanently installed, freely accessible outdoor gym equipment. This standard, amongst other things, requires labelling on all equipment with information regarding safety, exercise instructions and equipment functions.



4.9 Spaces should also be provided for relaxation, rest and the enjoyment of nature. Park users may want to share their visit with friends or family so it's important to plan for large groups. Seating should be located at attractive rest stops throughout the park.

Malvern Park



Love Solihull

Mental Health Awareness

Looking after our mental health is just as important as caring for our physical health, and spending time outdoors can make a big difference! Being in nature helps reduce stress, improve mood, and boost overall wellbeing. Whether it's a short walk, some time in the garden, or joining a [local park group](#), getting outside offers a chance to recharge. It also creates opportunities to meet new people, build friendships, and feel more

A 'buddy bench' to help any residents seeking support. The bench features a QR code which provides instant access to a comprehensive directory of Solihull's mental health resources and professional support services via the Council's website.

4.10 There should be a presumption in favour of retaining existing natural features such as trees and hedgerows and integrate them into the design of the new park. Well-designed spaces should enhance biodiversity and create an environment where wildlife can flourish.

4.11 Planting additional trees will give people the opportunity to interact with nature further. Trees and other planting also provide shading, air quality and climate change mitigation.

²⁷ [EN 16630 2015](#)

Elmdon Nature Park



Natural landscape features (open grass and individual /groups of trees) contain a number of different habitats at Elmdon Nature Park. The site is a local nature reserve and forms an important part of a network for wildlife.

- 4.12 In certain circumstances, ancillary facilities such as cafes, toilets and baby change facilities could be provided. These should comply with national disability access regulations. These buildings could also incorporate green roofs/walls where possible for sustainability purposes. Further guidance will be provided in a Council Climate Change SPD.
- 4.13 Littering and dog fouling should be controlled throughout parks. Bins should be provided.
- 4.14 Site waste storage areas should be positioned out of sight of visitors. Wheelie bins can often look unsightly. A dedicated storage area for bin storage purposes should be included which allows for easy access on collection days.

Bentley Heath Recreation Ground



The design of Bentley Heath Recreation Ground encourages all users to take responsibility in keeping the site free of litter and dog fouling. Bins are located in clear and convenient locations across the site.

Tudor Grange Park

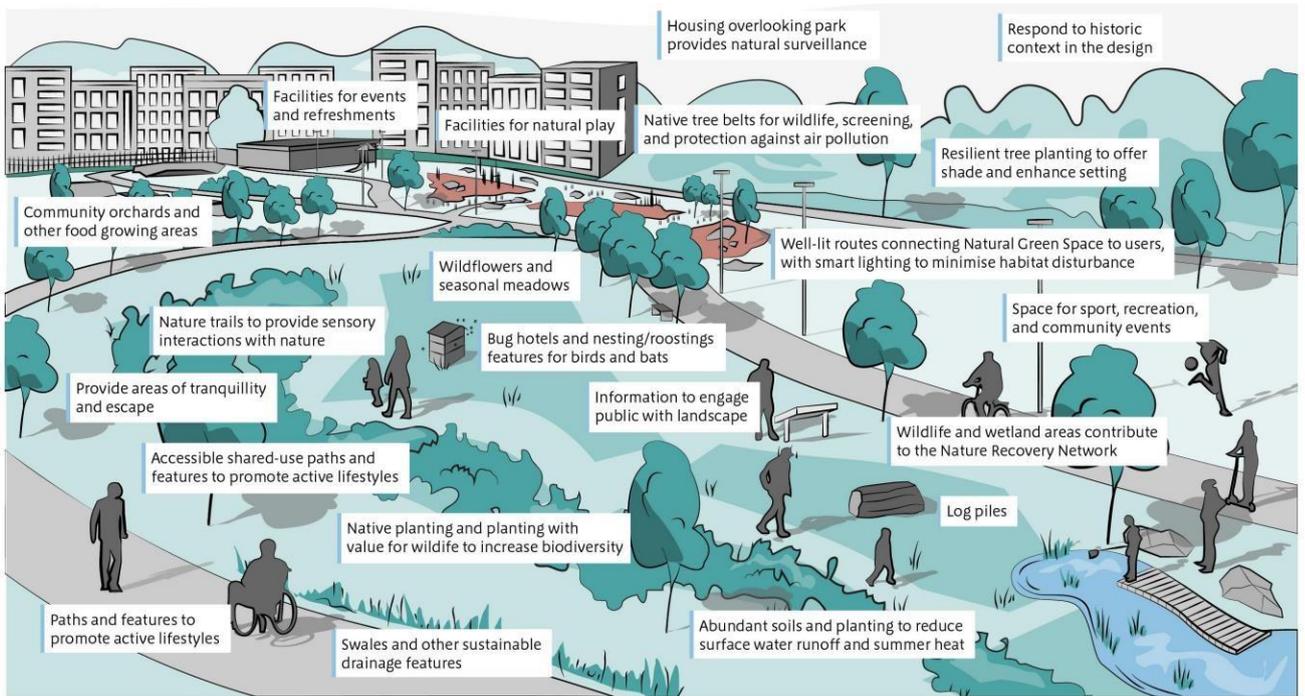


Pedestrian and cycle movements in Tudor Grange Park are made easy as routes are safe, direct, convenient and accessible for people of all abilities. Routes have been well designed with good signage so that people want to use them.

- 4.15 Parks should be designed to be safe and secure for visitors. According to the 2021 Census, four out of five women felt unsafe walking alone in a park or open space after dark²⁸. Therefore, parks should be designed to tackle safety against women and girls.
- 4.16 Access to parking facilities will ideally be controlled for security purposes with appropriate barriers and boundary fencing.
- 4.17 Applicants will be expected to consider the Design Council's guidance on designing out crime²⁹ and Secured by Design. Consideration should be made to the following-
 - Surrounding developments overlooking the park for natural/passive surveillance
 - Connected spaces with clear sightlines, openness and the ability to see in different directions
 - Lighting to not restrict users of the park to daytime hours only
 - Gates to ensure the park is locked for security reasons
 - Any hazards clearly marked to protect visitors
 - Help points to provide access to assistance quickly
 - A height barrier to restrict access to motorised two wheelers

²⁸ [Perceptions of personal safety and experiences of harassment](#)

²⁹ [Design Out Crime](#)



Natural England Green Infrastructure Planning and Design Guidance³⁰: Good Practice Principles for Parks and Green Spaces.

Kingshurst Park

The park has undergone significant upgrades as part of the wider Kingshurst village regeneration, featuring new inclusive play areas, safer paths, improved entrances with better sightlines, new benches, bins, and extensive wildlife-friendly planting.



³⁰ [Natural England Green Infrastructure Planning and Design Guide 2023](#)

5. Play Space (Children and Youth)

Areas designed for play and social interaction for children up to 12 years of age (children) or 13-17 years old (youth). Often referred to as Local Areas for Play (LAP)/ Doorstop Play Spaces, Locally Equipped Areas for Play (LEAP), Multi-Use Games Areas (MUGA) or Neighbourhood Equipped Areas of Play (NEAP).

- 5.1 The British and European Standard for play equipment and surfacing should be met- BS EN 1176³¹. Impact absorbing surfaces beneath and around play equipment should meet BS EN Standards 1176 and 1177 or successor standards.
- 5.2 Applicants should also have regard to current safety and equality legislation including the Health and Safety at Work Act 1974³², Management of Health and Safety at Work Regulations 1999³³ and the Equality Act 2010³⁴.
- 5.3 The Council recommends the use of durable equipment which is unlikely to fall into disrepair and will assist with long term maintenance costs.
- 5.4 It is recommended that equipment suppliers are CHAS accredited (the Contractors Health and Safety Assessment Scheme) or an equivalent certification. Solihull Council will require a RoSPA safety inspection report (or an equivalent report) post installation. This will ensure that any safety measures necessary have been undertaken before use.
- 5.5 When designing play spaces, applicants are encouraged to review the ten principles for designing successful play spaces as outlined in Play England's Design for Play³⁵ which are as follows-
 - Are 'bespoke'
 - Are well located
 - Make use of natural elements
 - Provide a wide range of play experiences
 - Are accessible to both disabled and non-disabled children
 - Meet community needs
 - Allow children of different ages to play together
 - Build in opportunities to experience risk and challenge
 - Are sustainable and appropriately maintained
 - Allow for change and evolution
- 5.6 PiPA (Plan Inclusive Play Areas) also provides a useful guide to designing or evaluating inclusive play provision³⁶.
- 5.7 Solihull Council supports imaginative and innovative design, creating attractive and functional spaces allowing children of different ages and abilities to play together. Applicants should avoid duplication of any nearby play facilities.
- 5.8 Eye-catching features could be used to create a sense of place, reflecting local character. A wide range of interesting play experiences should be included within any play space.
- 5.9 Play spaces, particularly for young children, should be non-descriptive allowing for exploration and creativity. It is recognised that different children use play spaces in different ways according to their own interests and abilities.

³¹ [RoSPA- EN1176 playground equipment standard: Ensuring safety and compliance | RoSPA](#)

³² [Health and Safety at Work etc. Act 1974](#)

³³ [The Management of Health and Safety at Work Regulations 1999](#)

³⁴ [Equality Act 2010](#)

³⁵ [Design for Play — PlayEngland](#)

³⁶ [PiPA Inclusive Guide](#)

Jacey Park



A sensory panel designed to stimulate a child's senses. This inclusive and accessible piece of equipment offers play opportunities for children of all abilities. It can be beneficial for children with additional needs, such as those with disabilities or on the autism spectrum.

Tudor Grange Park Childrens Play Area



Tudor Grange Park children's play area gives kids of any age access to play equipment including an ability whirl carousel, a boat climber, compass stones, junior multi play, toddler multi play, junior swings, toddler swings, mushroom stepping- stones, rockers, a sand pit, a seesaw, slide and zip line.

- 5.10 Physical activity should be encouraged. Regular exercise will help with healthy growth and development. Sporting activities, games and climbing can all help to challenge children physically. All equipment should be safe to use but also promote risk, helping children to learn and improve motor skills.
- 5.11 Play spaces should also allow for social interactions, allowing children to play with others. Not all of children enjoy being physically active. These spaces can also be important for parents and carers. Comfortable seating should be provided in shaded areas. This is particularly important for allowing girls a place to meet and socialise with friends.
- 5.12 It is recognised that provision for older children is often dominated by activities such as ball game areas, wheeled play and MUGAs. Applicants will be expected, through the design process, to include gender-sensitive facilities for both girls and boys. Please see Homes England publication 'Inclusive spaces and places for girls and young people'³⁷ (June 2023) for further guidance. The publication identifies design features which can make spaces more inclusive-

³⁷ [Inclusive spaces and places for girls](#)

- walking loops around the perimeter of a park and no dead-end paths;
- seating which allows girls to face each other;
- breaking down spaces into more smaller areas so that no one group can dominate;
- outdoor gyms – but with equipment arranged more socially and not weighted for adult men;
- public toilets.

5.13 To note, for LEAPs, at least five types of play equipment will normally be required.

5.14 Different types of seating in play spaces can provide social spaces. 'Hang out' shelters, swings and hammocks could be used, located close to other facilities in the play space and not in isolation. This will enable users to have fun, sitting or chatting with friends. To be successful, it is recommended that applicants consult with young people on the design of such shelters as they will ultimately be the ones who use them.



Make Space for Girls: Hammocks

- 5.15 It is important that play spaces offer high quality experiences for children with disabilities. Fully inclusive equipment should be provided which is accessible, allowing all children to play together. Consideration should be made for the provision of dropped kerbs, tactile paving, and wide smooth level paths. KIDS Inclusivity Assessment Tool³⁸ can help applicants assess the play space value for disabled children.
- 5.16 Solihull Council encourages applicants to explore opportunities to use sustainably sourced materials including recycled materials in the design process. Natural features and materials should be used where possible to allow children to play in 'nature' with access to wildlife habitats. Children should be protected from risks such as exposure to the sun, hot weather or poor air quality and noise from busy roads. The incorporation of canopy trees to provide shade and water fountains could be provided nearby.
- 5.17 Boulders, logs and planting could be provided as an alternative to manufactured play equipment. These features can provide a wide range of textures, scents and colours. Exposure to nature can help children in their development and support positive mental health.

Blythe Valley Park



Blythe Valley Park includes children's play areas allowing access to the natural environment and materials providing a varied and interesting physical environment for play. This provision is also sustainable in terms of its longer-term maintenance.

- 5.18 Any landscaping such as shrubs, trees and plants should be comfortable to the touch (no thorns or sharp leaves), not poisonous or cause skin to be irritated. Landscaping also needs to be sturdy enough to handle children playing.
- 5.19 Hard boundary features around play spaces can discourage use and make people feel 'trapped'. MUGAs often comprise of a steel fenced area with built-in goals for football or basketball. Consideration should be made to whether MUGAs can be designed to be more open and accessible with multiple entrances and exits.
- 5.20 Natural features, such as trees or hedges, can provide effective 'soft' edges to play spaces.
- 5.21 Applicants should give careful consideration of the location of play spaces. Spaces should be safe and accessible to all, not hidden or located close roads where there is noise and air pollution and a greater risk of accidents. Spaces need to be designed to avoid conflicts with surrounding users.
- 5.22 For LAP's, including Doorstop Play provision, spaces should be located close to homes allowing for better access for younger children. Parents and carers should be able to walk to these play spaces with ease.
- 5.23 Provision for older children, including LEAPs and NEAPs, should be located further away from homes and include buffer zones to reduce noise and disturbance as per Fields in Trust guidance. These spaces should be located within easy reach by walking and cycling.
- 5.24 Play spaces need to be safe and secure. Applicants are advised to review guidance provided by 'Secured by Design Homes 2025'³⁹ which states that facilities should be designed to allow natural surveillance from nearby homes with safe and accessible routes for users to come and go.

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- 5.25 Safe routes in and out of the play space should be made. Consideration should be given to enable parental/ carer control and supervision.
- 5.26 Play spaces may require adequate lighting for safety purposes if accessible outside of daytime hours. There should be an adequate provision of litter bins and play spaces should also exclude dogs with clear signage.

6. Natural Green Space

These areas include meadows, woodland and copses which have natural characteristics and wildlife value, and could be provided as Green Infrastructure links and/or Local Nature Reserves.

- 6.1 Natural green spaces are important sites for enhancing biodiversity and geodiversity. Provision might include elements of woodland, heathland, meadow and wetland, all of which can have significant environmental benefits including mitigating the negative effects of air pollution, excessive noise, heat and flooding. These spaces can also help in connecting people with nature which has significant health and wellbeing benefits.
- 6.2 The design of natural green spaces should incorporate existing natural features where possible such vegetation, trees, scrubland, woodland, soil and drainage. Local biodiversity priorities should be reflected and be integrated into wider ecological network. Applicants are encouraged to work with an ecologist who will be able to advise on the appropriate species mix.
- 6.3 The Forestry Commission provides guidance on woodland creation⁴⁰. Planting trees is encouraged as this can boost biodiversity and support climate change objectives. Species selection should consider the location of the space. A robust planting strategy should accommodate the landscape character and future resilience.
- 6.4 Planting hedgerows can help to mark boundaries, providing screening as well as valuable wildlife habitats. Hedgerows could be planted with species found in the local area. The Council's Landscape Character Assessment provides information on the character of the local area⁴¹. The Warwickshire Landscape Guidelines Arden (Warwickshire County Council) provides a species list of plants which are characteristic of the local area.
- 6.5 SuDS provision could be provided as part of the natural green space provision, providing it does not prejudice either its role as part of an effective flood risk management scheme, nor its role as usable and beneficial public open space.
- 6.6 SuDS are considered to be environmentally beneficial, due to causing minimal or no long-term detrimental damage. SuDS can include wetland habitats such as swales and small ponds, providing useful connections between other local habitats. More generally, access to blue infrastructure/water can also help to improve mental and physical health. More detailed design requirements for SuDS are provided within the Council's 'A guide to sustainable drainage in Solihull'⁴².
- 6.7 To note, classification of SuDS will be done on a case-by-case basis. It's recognised that some SuDS can be quite engineered spaces so the natural green space classification might not be the most appropriate.

⁴⁰ [Tree planting and woodland creation](#)

⁴¹ [Solihull Landscape Assessment](#)

⁴² [SuDS Design Guide 2023](#)

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- 6.8 There should be no barriers for different groups of people to access and enjoy natural green spaces. Routes should enable easy movement throughout the space and to surrounding areas by linking together with other public open spaces.
 - 6.9 Any ancillary features should be considered at the first stage of the design process. Footpaths, cycle paths, benches will need to be both safe to use and comply with the relevant requirements. For larger areas some car and cycle parking provision may be required.
 - 6.10 Natural green spaces should allow for safe recreation. The design of these spaces should look to maintain visibility and sightlines which helps to facilitate natural surveillance. The design layout of spaces should also discourage anti-social behaviour. Any planting should not impede the opportunity for natural surveillance and should not create potential hiding places.

Browns Coppice



Browns Coppice provides an important 'green corridor' for both wildlife and people. Natural characteristics and wildlife are incorporated but the site is also open to public use and enjoyment.

- 6.11 In areas where it may be impossible or inappropriate to provide natural green space consistent with the standard, other approaches should be pursued which could include encouraging living green roofs/walls as part of new development. Solihull Council's Climate Change SPD will provide further guidance for applicants.

7. Amenity Green Space

These areas include informal grassed areas within housing estates and general recreational spaces. Amenity green space should provide opportunities for informal activities close to home or work and be open to free and spontaneous use by the public, but neither laid out nor managed for a specific function. Amenity roadside verges are not included as they would have limited recreational function.

- 7.1 Amenity green space plays an important role in improving and enhancing the appearance of the local environment. Spaces can provide openness and colour to enhance the visual connection between different parts of a development. If well-designed, it can also reduce the impacts of air pollution, excess noise and provide an area of tranquillity to lower levels of stress.

Jubilee Gardens



Jubilee Gardens in Solihull town centre provides visitors a place of connection to nature and opportunities to socialise with other people.

- 7.2 The design should include features to attract people to use the area for informal recreation. The space could be used for a 'kickabout', dog walking, or a space to sit and relax with family and friends. Signage, such as 'keep off the grass', should not be included as this will discourage people from using the space.

Rowood Drive



Informal grassed area open to free and spontaneous use by the public. Laid down to (mown) grass. Shaded areas provided for relaxation out of the sun.

7.3 There should be adequate access points for pedestrians. Spaces could include footpaths along main desire lines. Active travel/design is also encouraged where appropriate. Any ancillary features such as footpaths, cycle paths and benches will need to be both safe to use and comply with the relevant requirements.

7.4 The planting of a diverse range of trees, shrubs and plants is encouraged to create attractive environments and greater biodiversity value. Therefore, the design should allow for sufficient space for planting. Future maintenance requirements should be considered at the design stage to ensure spaces are managed properly.

7.5 For safety and security, spaces should be carefully planned. Planting should not allow for opportunities of crime. Plants such as spiny or thorny shrubs can help prevent anti-social behaviour, loitering and enhance security at the boundaries of amenity green spaces.

7.6 In respect of commercial developments, applicants are advised to read Secured by Design 'Commercial Developments 2025'⁴³. It is recommended that amenity space should be within view of occupied rooms from surrounding buildings. These spaces should discourage trespassing outside of normal business hours and therefore additional fencing or other security measures may be necessary. New trees and litter bins should not provide climbing aids over fencing onto buildings. External furniture should not be located close to buildings and be fixed into the ground in order to prevent theft.



⁴³ [Secured by Design - SBD Design Guides](#)

References to useful design guidance

- National Design Guide, Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government, 2019, [National design guide](#)
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 - Start with the park: Creating sustainable urban green spaces in areas of housing growth and renewal, Design Council Guidance, [Start with the park: Creating sustainable urban green spaces in areas of housing growth and renewal](#)
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 - 21st Century Allotments in New Developments, National Society of Allotment and Leisure Gardeners, 21st Century Allotments in New Developments – The National Allotment Society – [The National Allotment Society](#)
 - A Guide to Sustainable Drainage in Solihull, Solihull Metropolitan Borough Council, 2023, [SuDS Design Guide](#)
 - Sustainable Urban Drainage systems (SuDS), ROSPA, [RoSPA- Sustainable Urban Drainage Systems \(SuDS\) & Safety | RoSPA](#)
 - Secured By Design Residential (Homes) Guide, Police Crime Prevention Initiatives Limited, 2025, [SecuredByDesign](#)
 - Secured By Design Non-residential (Commercial) Guide, Police Crime Prevention Initiatives Limited, 2025, [SecuredByDesign](#)

D. Care Homes for Adults

Design Guidance

1. Introduction

- 1.1 Solihull Council's Open Space Assessment¹ states that housing for the active elderly should be eligible for the provision of open space.
- 1.2 The Council recognises that residents of care homes should have access to safe open spaces and stimulating environments and be able to choose to spend extended periods of time outdoors. A well-designed open space will encourage residents to spend more time outdoors, promote community interaction, fitness and mental wellbeing. Therefore, a diverse range of well-maintained outdoor spaces should be designed inclusively to improve the quality of life of residents.
- 1.3 The Sensory Trust recognises that access to sensory-rich care home gardens can bring significant benefits to the well-being of residents, their families and staff².
- 1.4 Well-designed open space provision for care homes can deliver the following benefits-
 - Have a positive effect on residents mental and physical well-being.
 - Encourages residents to be more active.
 - Promotes independence.
 - Provides contact with nature.
 - Helps to maintain cognitive capacities.
 - Help to generate positive memories for residents.
 - Allows for access to fresh air.
 - Promotes outdoor hobbies.
 - Social interaction.
 - Provides opportunities amongst residents to share interests and topics of conversation.
 - Provide exposure to sunlight allowing for absorption of vitamin D, which is particularly important for the elderly.
- 1.5 It is expected that the provision of allotments, natural green spaces, amenity green spaces and parks and recreational spaces, including outdoor gyms would be more appropriate for care homes rather than the provision of play spaces (but not in all cases). It is recognised that the open space provision will normally be private rather than publicly accessible.
- 1.6 Applicants are advised to submit a pre-application enquiry to Solihull Council to establish the required provision as well as more site-specific design advice of the care home.

2. Good Design Principles

- 2.1 Please see **Appendix C** of this SPD which sets out some general design guidance for public open spaces. Many of the good practice principles highlighted are also applicable to the design of open space provision for care homes.

¹ [Solihull Open Space Assessment](#)

² [Care home garden design](#)

2.2 The Care Inspectorate's 'Care Homes for Adults – The Design Guide'³ provides some useful information on the design, planning and construction for new or converted care homes for adults, including for outdoor facilities.

2.3 Each care home site will have specific characteristics which bring opportunities as well as constraints. Therefore, a bespoke approach to design should be undertaken. The following principles should be at the forefront of the design process-

Accessibility and mobility

2.4 Easy access to open space for residents of care homes is essential. Ensure adequate space for residents to move around comfortably, with room for personal belongings and mobility aids. Consider adaptable designs that can be modified as residents' needs change. Any access routes throughout outdoor environments should be laid out in a clear manner. Any physical barriers or obstacles should be avoided as these may deter residents from using the space. Steps and slopes in particular can become hazards if not well designed.

2.5 Spaces should be designed to be welcoming. Pathways should be at a sufficient width to ensure easy use by wheelchairs, mobility scooters and walking frames. Movable beds should also be considered in the design process. Paths should also be non-slip for safety purposes and any steps and slopes should be even.

2.6 Seating, shelter and handrails should be provided throughout outdoor open spaces. It is recognised that some care home residents will only be able to go outdoors if there is easy access to seating within close range of the building itself. Seating in a variety of separate places is recommended allowing residents to experience different views of the open space, to enjoy fresh air and maximise access to natural light and sun light to allow residents to sit outdoors on warm days for events and BBQs. The provision of a shade must be considered where gardens are south facing. Consider retractable blinds, a well-located tree, pergola or trellis planted with deciduous climbers.

Sensory Stimulation

2.7 Incorporate elements that stimulate the senses, such as natural light, colours, textures, and plants, to enhance the environment and promote well-being.

Sensory Planting

2.8 Year-round colour and interest in the garden are key for residents who may be sedentary, to enjoy outlook throughout each day. Spring bulbs, autumn leaf colour and winter blossoms, for example, should be carefully considered to establish variety and delight throughout the year. Specify easily recognisable and colourful flowering plants. Planting that incorporates colour and movement will stimulate the senses, and can be particularly significant for people with visual impairment. Do not specify plants with any poisonous components and any thorny or spiky plants, the risks for potentially confused or physically unsteady residents is higher than usual.

Interesting Features

2.9 Gardens and open spaces should surprise and delight through sound, smell and touch as well as the visual senses. Moving water, for example, can create a refreshing, soothing sound on a hot day. A piece of sculpture or a feature such as a bespoke bench may provide a tactile experience that makes a particular spot in the garden memorable and familiar. Some schemes may also have an outdoor gym facilities to encourage exercise.

³ [Care homes for adults the design guide](#)

Colour and Contrast

- 2.10 Use contrasting colours to define spaces, highlight features, and improve visibility for residents with visual impairments.

Access to the natural environment

- 2.11 Provision should allow residents to engage with nature from both inside the care home and outside. Therefore, the positioning of plants and trees close to buildings should be well thought out. To note, areas of open space just outside of communal doors within easy access are those areas likely to be used most often.
- 2.12 Planting should allow for interest all year round. Plants should be sensory-rich where appropriate. Popular and familiar plants can bring a sense of the domestic garden. Any species which could cause skin reactions or injury should be avoided.
- 2.13 Flowers and plants can also be used to attract wildlife, including birds, butterflies and bees. Bird boxes or feeders could also be used to make spaces more wildlife friendly and create interest for residents, many of whom may spend considerable time sitting and 'watching the world go by'. For maintenance purposes, any planting should be easy to grow and long lived. Opportunities for gardening should be maximised with the use of raised planters, allowing for more accessible use to wheelchair users and those who have difficulty bending down.
- 2.14 The planting of trees can provide areas of shade for residents. Background and traffic noise should also be minimised through planting.

Participation

- 2.15 If space allows, consider the inclusion of a small 'kitchen garden' area with vegetable beds, herb garden, compost bin/heap, greenhouse and/or potting shed for residents' use. Consider incorporating raised planters as a means of bringing plants closer to residents and enabling them to participate in gardening from a wheelchair or a standing position

Multifunctional

- 2.16 Spaces should allow for different activities, events and celebrations. Separate areas could be provided, with distinct themes.
- 2.17 Solihull Council recommends that the design of open spaces encourage social interaction between residents themselves as well as visitors. Opportunities for activities for visiting children could be provided where appropriate.
- 2.18 Features should be included that are of particular interest to residents.

Safety and Security

- 2.19 Consideration must be given to safe exit from any enclosed area in the event of an emergency. Waste storage and car parks should be located separately and should not be accessible from the open space.
- 2.20 It is important that residents perceive the garden areas as secure and safe from trespass. Areas at the front of a scheme may be open to the street but the areas intended for residents to walk, sit or garden should be clearly secured by appropriate fences or railings.

Infection Control

- 2.21 Access to meaningful external space is even more important for maintaining wellbeing and exercise during an outbreak of illness in the building. The garden should be sufficiently sized to accommodate several residents at once while social distancing. Walking routes should circulate so as to enable a procession in one direction which avoids cross overs. Several seats should be provided to enable several residents to sit

down at once to talk whilst being 2m away from each other. Sheltered or covered spaces should be included to encourage residents to go into the garden for some fresh air, even during inclement weather.

- 2.22 Design spaces that are easy to clean and maintain. Provide external taps for garden watering purposes along with water butts and the specification of drought resistant plant material to reduce the need for watering by hose or sprinkler.

Sustainability

- 2.23 Incorporate energy-efficient design features and sustainable materials to reduce environmental impact and operating costs.

Technology Integration

- 2.24 Consider incorporating technology to enhance care, such as mood lighting, entertainment options, and assistive devices.

Lighting

- 2.25 In addition to the typical bollard lighting of external areas for the purpose of safety and amenity, consider lighting effects to enhance the external space during the hours of darkness, particularly in schemes where a significant number of dwellings and communal spaces overlook a garden area and where the pleasure of the garden can be extended into the evening.

Pets

- 2.26 If the operator has a pet's policy, consider providing a dog walking area and bins.

Care homes for those living with dementia

- 2.27 It is recognised that carefully planned open spaces can be particularly valuable for those living with dementia. Outdoor spaces provide opportunities for quiet contemplation to ease stress and anxiety, which are potential symptoms of dementia. Open spaces can support mobility and independence in a safe and secure environment, maximising abilities and well-being. Views of and access to such spaces can give people options for privacy and sociability.
- 2.28 The 'Environments for Ageing and Dementia Design Assessment Tool (EADDAT)'⁴ is a useful resource for applicants. The tool aims to support anyone who wants to make the environments in which they live, work, or play, more inclusive for an ageing population, and people living with dementia.
- 2.29 While people must be safe, and the care home secure, a person's right to free movement and non-restraint must be respected. Risks can be reduced through good design. Ways to increase safety include-

- Increased visibility in open spaces (well-signed and clear sightlines).
- Design a continuous circuit path that returns residents to their starting point.
- Use orientation and wayfinding cues, including colour and scent.
- Use appropriately designed furniture.
- Sufficient colour contrast used between furniture and the ground surface.
- Arrange furniture so residents can sit and rest at regular intervals.
- Use handrails where needed.
- Make walking paths level and hazard free.
- Hard surfaces should be low glare.
- Hard surfaces should be level, have defined edges and be non-slip/non-trip.
- External lighting should be evenly distributed.

⁴ [EA-DDAT — Dementia Services Development Centre](#)

- Service covers should be concealed and not be a hazard.
- Open spaces should be enclosed.
- Fences should be designed so they cannot be climbed.
- Suitable plants should be positioned beside fences to deter climbing.
- Gates should be designed so that they merge with fences and have hidden handles and latches.
- Access to 'open water' should be prevented.
- Incorporate elements that stimulate the senses, such as natural light, colours, textures, and plants, to enhance the environment and promote well-being.

E. Public Open Space Management Plan Framework

A public open space management plan should set out the necessary prescriptions for the management and maintenance of public open spaces. Through Section 106 Agreements, developers and subsequent managers will be required to manage the public open space in accordance with the management plan, unless an alternative has been approved, in writing, by Solihull Council.

As a minimum a Public Open Space Management Plan should include the following aspects of green space management and maintenance:

- **Management Responsibilities**
 - Set out who is responsible for managing and maintaining the public open space when the development is finished including named contacts and full contact details. Arrangements to be put in place for the Council to be notified of changes to the named contacts or their contact details.
 - The Plan should also include:
 - A clear explanation of where the responsibilities for management tasks will lie.
 - A summary of the roles and responsibilities of any on-site staff.
 - If relevant, the roles and responsibilities for Biodiversity Net Gain (BNG) delivery and reporting.
- **Vision**
 - Set out the overall vision for the management of the space, including its intended uses, function and character.
- **Sustainable**
 - Good sustainable management practices are secured to support long term management and support resource conservation.
- **Management Plan Aims and Objectives**
 - Set out the key aims and objectives and the period of time it covers (in years), including:
 - A clear strategy for addressing anti-social behaviour or conflicts of use, including mechanisms for reporting and the means of response.
 - Clear procedures for dealing with damage/vandalism.
 - An outline of any rules or restrictions that will apply to the space, including (but not limited to):
 - Gate locking and opening times (if secured)
 - Restrictions on particular activities
 - Policies for the accommodation and management of civic activity.
 - A clear process for dealing with requests for community use, group activity and community events and details of any charges proposed for such use.

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- A dog management policy, detailing how dog use will be managed, and how responsible dog use will be encouraged and facilitated.
 - A clear strategy for enabling community involvement in the management of the space should there be a demand now, or in the future.
 - A forward plan, identifying future needs and investment and clear actions. This should be reviewed and updated regularly.
 - A conservation management plan where appropriate (specific to any areas of natural green space), outlining how this area will be managed over time to achieve conservation objectives, and how access will be balanced against conservation objectives.
 - A clear policy on the use and minimisation of pesticides and peat products, pollution reduction and energy conservation.
 - Any BNG commitments for the site including details of the habitats created or enhanced.

- **The Proposals**

- A thorough description of the planning application proposals.

- **Management Plan**

- The management and maintenance arrangements for specific landscape areas in a development such as-
 - Existing features on-site, such as:
 - Existing trees (individual, groups, coppice, woodland (plantation, shaw), shelterbelts.
 - Existing hedgerows (native and ornamental/amenity etc).
 - All new planting on-site (horticultural management appropriate to the design such as:
 - Newly planted trees.
 - Newly planted hedgerows (native and ornamental).
 - Shrub beds.
 - Mixed herbaceous beds.
- Pests and diseases.
- Invasive species.
- Hibernaculum bat/bird boxes, otter holts etc (constructed eco habitats).
- Grassland amenity grass, ornamental grass, perennial meadow.
- Bulbs in grassed areas.
- Waterbodies including ponds, pools, lakes, open water and drainage ditches (other than SuDS features).
- Watercourses including rivers and streams, brooks, wetland, reedbeds (other than SuDS features).
- Hard landscaping
 - Footpaths paving and hard surfacing.
 - Sealed surfaces and unbound surfaces including cleansing sweeping, leaf litter, fly tipping, litter, dog fouling.
 - Street furniture.
 - Signage.
 - Bins.
 - Free standing raised beds and planters etc.
 - Lighting.
- Play equipment.
- Sports facilities.

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- Basketball/hard surface ball courts:
 - Wheeled sport.
 - BMX skate parks.
 - Boundary treatments such as barriers, walls, fencing etc.
 - Bridges and retaining structures.
 - Drainage including inlets and outlets including ditches and drains (other than SuDS features).

- **Maintenance Schedule**

- Assets well maintained and regularly inspected.
- Suitable inspection regimes to ensure assets are safe to use and where appropriate that facilities meet relevant standards (e.g. play).
- The maintenance arrangements and maintenance regimes for all aspects of the open space, including the specific operation, specification and frequency of tasks and timings.
- A clear procedure for dealing with litter, waste and dog fouling (including frequencies of collection/cleansing).
- A clear procedure for dealing with graffiti.
- Details on any BNG maintenance schedule.

- **Monitoring and Review Plan**

- A clear and transparent process for monitoring and reviewing management standards and the effectiveness of the management plan and updating as and when appropriate. How the results of monitoring can be used to inform changes to the management plan if necessary. This should include explicit reference to how decisions will be made and by whom. It should also detail how members of the public and other stakeholders can engage with this process.
- Details on any BNG monitoring schedule.

If during the planning process, a landscape ecology management plan (LEMP) has been approved for the development, it will take precedence over any duplicate prescriptions in a public open space management plan.

To note a Section 106 Agreement or planning condition will be required to provide a site-specific management plan for SuDS.

F. Landscape Element Rates (2025)

Landscape Element	Rate (£)	Unit	Amount	No. Years to charge	Commuted Sum	Notes
General maintenance of open space	£6,380.00	Ha		10		
Maintenance of new hedgerows						
5 plants per lm.	£4.00	lm		10		Rate is for establishment and trimming.
Maintenance of field hedges where transferred to SMBC						
2 cuts per year	£2.00	lm		10		Rate is for 2 cuts per annum
Gapping up	£16.20	lm		2		Average based on 3 plants per lm. Once at year 2, and at year 7 of the 10 years
Trees						
Establishment and maintenance for the first 9 years following 12 months defects	£56.46	No.		9		Based on SMBC contract rates.
Existing trees to be adopted by SMBC	£13.00	No.		10		Pruning cycle of maintenance carried out every 3 years. Cost is an average of trees up to 10m, 15m, and greater than 15m, and based on SMBC contract rates.
Open space contribution (commercial)	£33.31	m2	35.7m2 per employee	1		Number of full-time employees (or equivalent number of full time- employees) x 3.57ha per 1000. Open space (commercial) will be applied to qualifying commercial development sites, namely those whose building footprint exceeds 1000m2 or development sites whose red line boundary exceeds 10,000m2.
Signage and interpretation						
LNR wooden sign board	£1,000.00	item		1		Recycled plastic sign on oak posts.
Interpretation board A2	£675.00	item		1		A2 lectern-style, steel frame, GRP.
Interpretation board A1	£1,332.00	item		1		A1 lectern-style, steel frame, GRP.
Play						
Inspection/ROSPA report	£810.00	No.		1		On completion of the play installation - to be paid for new and refurbished play areas.
New play areas / recreation						
LAP	£33,300.00	Item		N/A		LAP min area provided 100m2, which can be spread out within a site.
LEAP	£107,000.00	Item		N/A		Min area 400m2
NEAP	£286,400.00	Item		N/A		Min area 1000m2
Outdoor gym	£57,000.00	Item		N/A		Minimum 8 pieces of equipment
Maintenance of new play areas/recreation						
LAP	£2,000.00	annual		10	£20,000.00	
LEAP	£3,000.00	annual		10	£30,000.00	
NEAP	£4,000.00	annual		10	£40,000.00	
Provision of new POS/enhancement of existing POS - general amenity	£33.31	m2		1		
Refurbishment of existing play / recreation areas						Contribution to SMBC play areas in lieu of providing new facilities
LAP	£17,000.00	Item		N/A		Contributions to be based on m2 x people in development
LEAP	£68,000.00	Item		N/A		Contributions to be based on m2 x people in development
NEAP	£170,000.00	Item		N/A		Contributions to be based on m2 x people in development
Outdoor gym	£32,500.00	Item		N/A		Contributions to be based on m2 x people in development. Fields in Trust recommends 16m2 per person.
Tennis courts	£80.00	m2		N/A		Improvements including replacement surfacing, line marking, new netting, potential fencing
Active leisure facilities e.g. Ball courts, goal ends, Muga, interactive games	£121,000.00	Item		N/A		Contributions to be based on m2 x people in development. Fields in Trust recommends 16m2 per person.
Grass sports pitches	£40.00	m2		N/A		Includes improved drainage and seeding
Fees						
SMBC Landscape / Ecology fees for design and implementation	15%	item		N/A		15% of Percentage of total POS costs, with a min. of £2500

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