

How much open space is required per person in new development?

1. OPEN SPACES

The strategy is written based on the assessment for each type of facility. For the open spaces section (A), a target quantity of space per thousand population is recommended. The formula is provided assuming that the number of bedrooms = the number of people generated by the development (e.g. 20 bedrooms = 20 people).

The open space is made up of three elements:

- Formal open space – parks & gardens, allotments and cemeteries
- Informal open space – amenity greenspace (e.g. commons and recreation grounds)
- Provision for children and young people – equipped play areas (some with youth shelters)

The strategy recommends the use of a target standard to be applied across the district made up of the current level of provision, demand for provision determined through consultation, demand identified through catchment mapping of type of space, demand for future provision determined by population projections. From this an 'aspirational standard' is derived. Whilst this standard is different for each of the three sub areas, it is recommended that a single standard be used across the district to make calculation of contributions easier.

The strategy document recommends that an aspirational standard of 25.4 metres² per person be used to calculate planning contributions.

This is made up of:

- Formal open space – 13 metres²
- Informal open space – 10.5 metres²
- Provision for children and young people – 1.9 metres²

This calculation only gives the space required. Wherever possible such provision should always be made on site. Where this is not possible, a **commuted sum** is payable, which is calculated using a 'multiplier' per metre². The multiplier used is based on the following criteria:

Any facility is made up of a number of elements that are set out A – F below. The extent of the contribution will depend upon the type of open space being provided. The developer may provide the required space/facility in accordance with requirements or may make a contribution in lieu of such.

A – E = the capital cost of the facility

F = the revenue cost.

A. Land costs

- B. Legal fees
- C. Construction costs (including any essential ancillary works)
- D. Essential equipment
- E. VAT where non recoverable
- F. Ten years' maintenance/management costs

ALL sites of 20+ dwellings should have an on-site facility for children's play (provision for children) of a minimum 400m² (0.04ha). On sites where a contribution for National Forest planting is required, the informal space can be 'absorbed' by this provision.

2. OUTDOOR SPORTS FACILITIES

Outdoor sports facilities are recommended to be provided on the basis of 22m² per person assuming one person per bedroom – i.e. one bedroom dwelling = 22m², two bedroom dwelling = 44m², etc. regardless of area.

How are contributions calculated?

EXAMPLE CALCULATION

1. OPEN SPACES

This example uses a site of 20 three bedroom dwellings:
(i.e. 60 people = 60 x 25.4 = 1524 m²) this is made up of:

- 780 m² Formal open space
- 630 m² Informal open space
- 114 m² play provision

In this example it assumes that whilst the developer is required to provide the play provision on-site, the formal and informal space will be in the form of a commuted sum. The multiplier for the space must therefore be applied to the remaining 1410 m².

A. Land Costs

The pro-rata cost of a site that would be acquired in the sub area in which the site falls.

e.g. if the cost of 1ha of land in the district at March 2006 is deemed to be £50,000. (= £5 per m²). Therefore the contribution for this element for this example is: 1410 X £5 = £7,050

B. Legal fees

This element covers the cost of drawing up any legal agreements (i.e. S106 and conveying of any land to the Council).

e.g. fixed £2,000 per legal agreement for both cases.

C. Construction costs (including any essential ancillary works)

The pro-rata cost of making the acquired site suitable for its intended use.
e.g. total estimated cost of converting 1,410 m² of meadow into useable space(s) (to include necessary levelling, drainage works etc.), (circa £20,000 per ha) say £2,000.

D. Essential equipment

The pro-rata cost of any equipment to enable the acquired land to be fit for its intended purpose.
e.g. seating/signage. (Circa £2,000 per ha) say £200.

E. VAT where non recoverable

Self explanatory (variable)

F. Ten years maintenance/management

The pro-rata cost of the maintenance of the facility for a ten year period.
say £100 x 10 years = £1,000.

In this example the liability of the developer for open space would be:

- A. £7,050
- B. £4,000
- C. £2,000
- D. £200
- E. ?
- F. £1000

TOTAL: £ 14,250 (or £712.50 per dwelling)

2. OUTDOOR SPORTS FACILITIES

If the developer provides no part of the facility on-site (which would normally be the case for all but the very largest sites) the calculation will be similar to the example set out above, i.e. the contribution for outdoor sports facilities **per person** would be:

22 x (capital costs per m² - (elements A-E)) + revenue cost per m² (element F).

60 people x (22 x capital multiplier) + revenue cost =
(Capital multiplier is A + C + D) i.e. 5 + 2 + 0.2 = £7.22

60 x (22 x £7.22) + £1,000 = £9,530.40 or £476.52 per dwelling

1. **OPEN SPACE - £14,250**
2. **OUTDOOR SPORTS FACILITIES - £9,530**

GRAND TOTAL OF: £23,780 (or £1,189 per dwelling)

3 BUILT FACILITIES

Based upon the approximate costs of building new/refurbishing facilities at Etwall, Melbourne and Greenbank of £8m, £2m and £0.5m respectively, if the total of £10.5m is divided by the current population of 85,500, that would give a figure of £122.80 per person. Such a figure could be negotiated per person for developments of 5 or more dwellings as per open space and outdoor sports facilities. In most cases this would be via a commuted sum which would be paid into the appropriate area leisure pot.