

Open Space, Recreation and Landscaping SPD 2014 Update to Appendix 1: Charges for Open Space and Recreation Provision

The Council monitors open space and recreation provision, and updates the PPG17 assessment on an annual basis. The PPG17 assessment, undertaken in 2009, identified that the quantity standard for Play Areas and Young Peoples Areas was to be a temporary standard until completion of the Play Builder Programme. The 2012 update to the PPG17 assessment set a new quantity standard for Play Areas and Young Peoples Areas based on current provision at a level of 1 play unit per 1,500 people. This standard is a reduction from the previous quantity standard of 1 play unit per 1,000 people in the 2009 PPG17 assessment.

In addition, paragraph 9.1 of Appendix 1 of the Open Space, Recreation and Landscaping SPD states that the Council will update the standard charges at the start of the financial year inline with RPI inflation as calculated by the Office of National Statistics.

This update of the Open Space, Recreation and Landscaping SPD replaces Appendix 1 providing standard charges which reflect the changes to the quantity standard for Play Areas and Young Peoples Areas and RPI inflation. The residential and employment development calculators held on the Council website have been updated to reflect these changes.

STANDARD CHARGES

The table below shows the cost of providing different types of open space and built sports facilities. The costs are shown per person and are based on the amount of provision outlined in the quantity standards.

Breakdown of Costs for Open Space and Recreation Provision

Facility/Space	Establishment costs per person	25 years maintenance costs per person
Parks and gardens	£96.43	£241.01
Natural Greenspace	£91.34	£411.65
Sports Facilities (based on full size pitch)	£257.14	£267.54
Amenity Greenspace	£112.44	£368.88
Play	£31.16	£141.96
Allotments	£168.31	N/A
Cemeteries	£8.51	N/A
Health and fitness suites	£142.01	N/A
Indoor bowls centre	£12.10	N/A
Indoor tennis centre	£20.92	N/A
Sports Hall	£492.62	N/A
Swimming Pool	£205.59	N/A
Synthetic Turf Pitch	£32.43	N/A
Ice Rink	£12.96 (refurbishment cost)	N/A
Community Centre/Village Hall	£140.22	N/A

Establishment costs refer to the cost associated with establishing each type of space. The maintenance costs are based on maintenance of that type of space for 25 years. Where space is provided on site the maintenance cost for that type of space is required. The standard charge is based on a combination of different charges intended to provide a typical example of required provision.

Standard Charge for Open Space

In order to ensure that a standard charge can be requested throughout the Borough and does not have to be recalculated for each development a typical example of required charges has been created.

This typical example has been based on a number of assumptions, namely that amenity greenspace and play facilities are the most likely types of space to be requested on site. This is reflected in the inclusion of the maintenance cost and establishment cost in the charge. A second assumption is that where those types of spaces are required on site, other types of spaces will only be enhanced off site so only half of the establishment cost is included in the charge.

In cases where a development is too small to have any open space on site the whole charge will be required, where space is provided on site that part of

the charge will no longer be required. For on site open space the maintenance cost is still required. The break down of costs table above can be used to determine the amount that should be subtracted from the standard charge when a type of space other than amenity greenspace or play facilities is provided onsite.

Although the standard charge is based on the assumptions outlined above, it will be used in a way that best helps us to meet standards in the location of the development rather than to reflect the components of the charge. The standard charge will be requested in line with the number of residents in a development using the occupancy assumptions outlined on page 5.

Standard Charge for Residential Open Space		
Type of Space	Charge per person	Components of the charge
Parks and gardens	£48.21	Half of establishment cost
Natural greenspace	£45.67	Half of establishment cost
Sports Facilities	£128.57	Half of establishment cost
Allotments	£84.15	Half of establishment cost
Play	£173.12	Establishment cost and maintenance cost
Cemeteries	£8.51	Establishment cost
Amenity Greenspace	£481.31	Establishment cost and maintenance cost
Total	£969.55	Per Person

Standard Charge for Built Facilities

The standard charge for built sports facilities is designed to reflect that the level of provision in the Borough is good overall and it is generally unlikely that new built facilities will be provided through development. However, enhancement is to be encouraged so the charge is made up of half the establishment charge. The standard charge will be requested in line with the number of residents in a development using the occupancy assumptions outlined on page 5.

Standard Charge for Built Facilities		
Type of Space	Charge per person	Components of the charge
Health and fitness suites	£71.01	Half of establishment cost
Indoor Bowls Centres	£6.05	Half of establishment cost
Indoor Tennis Centres	£10.46	Half of establishment cost
Sports Halls	Not Requested*	
Swimming Pools	£102.80	Half of establishment cost
Ice Rink	£12.96	Refurbishment cost
Synthetic Turf Pitch	£16.22	Half of establishment cost
Community centres	£70.11	Half of establishment cost
Total	£289.60	Per Person

*Due to the high cost of sports halls this element of the charge has not been requested. Contributions to sports facilities have not been regularly requested before so the level of the charge has been minimised. Although the charge for sports halls has not been requested, the overall charge can still be used for sports halls.

Standard Charges for Employment Development

As workers have been shown to have similar open space and built facility requirements as residents, the same standards will be used. However, not all types of open spaces and facilities will be appropriate to employment development so the open space charge required is adjusted to reflect this.

The standard charge for built facilities will be required as usual, minus the amount required for community centres and village halls. However, a different charge for open space using similar assumptions to the residential charge is outlined below for open space. Only Amenity Greenspace, Parks and Sports Facilities have been included as they are the most likely to be used by workers.

Standard Charge for Open Space in Employment Developments		
Type of Space	Charge per person	Components of the charge
Parks and gardens	£48.21	Half of establishment cost
Sports facilities	£128.57	Half of establishment cost
Amenity Greenspace	£481.31	Establishment cost and maintenance cost
Total	£658.10	Per Person

Contributions are to be spent by the Council to best enable us to meet standards. However, it will be ensured that the built facilities part of the charge is kept separate from the open space charge and that the maintenance charge is kept separately and used in line with the commuted lump sums section of the document in section 7. The standard charge will be requested in line with the number of employees in a development using the population per area assumptions outlined on page 5.