
Leicester City
**local
development
framework**

**Supplementary
Planning Document**



GREEN SPACE SPD

Adopted April 2011



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Other languages and large print

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Introduction

The benefits of open space and green networks throughout a City are well documented. They lift the spirits and offer opportunities for healthy activities for children and adults alike, as well as having a positive impact on climate change, air quality, surface water management and biodiversity value. Green spaces contribute towards the priorities of the One Leicester Vision for the City:

- Planning for people not cars;
- Reducing our carbon footprint;
- Improving wellbeing and health;
- Creating thriving, safe communities;
- Investing in our children;
- Talking up Leicester; and
- Investing in skills and enterprise.

Leicester is fortunate in having rivers and canals that thread through its heart, which include and link to an extensive network of green spaces and parks which extend into the countryside beyond.

This Supplementary Planning Document concerns developer contributions towards the maintenance, enhancement and provision of the green space network within Leicester City. It is supplementary to the policies in the Core Strategy which set out the context for the green network. The Core Strategy's Key Diagram (Map 1) shows how the green network is integral to the overall strategy for the City and links it to the surrounding countryside.

The SPD sets out:

- The policy context, nationally and locally;
- The objectives of this guidance/SPD;
- The current picture of green space provision in the city;
- New standards to be applied and how green space matters will be dealt with in planning applications for development and the use of land; and
- How developer contributions will be calculated.

Policy context

Green space policy

National policy found in Planning Policy Guidance 17 (2002) "Planning for Open Space, Sport and Recreation" aims to deliver networks of accessible, high quality open spaces and sport and recreation facilities with an appropriate balance between providing new spaces and enhancing existing provision. Paragraph 33 of PPG17 goes on to state: "Planning obligations should be used as a means to remedy local deficiencies in the quantity or quality of open space, sport and recreational provision. Local authorities will be justified in seeking planning obligations where the quantity or quality of provision is inadequate or under threat, or where new development increases local needs..."

[\(http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicystatements/ppg17/\)](http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicystatements/ppg17/)

The City Council commissioned a (PPG17 compliant) study into green space provision within the City, which resulted in green space standards and definitions being provided for the City. These have helped to inform this Supplementary Planning Document. A Green Space Strategy has also been produced for the City Council which sets out the authorities' vision for using its green space, the goals it wants to achieve, plus the resources, methods and time needed to meet these goals.

Leicester City Council's Core Strategy, adopted in November 2010, contains policies to help determine planning applications in the City (<http://www.leicester.gov.uk/corestrategy/>). This Supplementary Planning Document supports Policy CS13 "Green Network" which seeks to maintain and enhance the network of green spaces within the City. The policy is as follows:

Core strategy policy 13 green network

"The Council will seek to maintain and enhance the quality of the green network so that residents and visitors have easy access to good quality green space, sport and recreation provision that meets the needs of local people. A Supplementary Planning Document will be prepared to provide detailed guidance and information on green space, sport and recreation provision and to support the following principles:

- *The Council will safeguard and improve green space, sport and recreation facilities that are of value to the green network, local communities and biodiversity, especially those that are of strategic importance i.e. green wedges, the River and Canal Corridor;*
- *Green wedges will be maintained as areas of land that prevent the merging of built up areas of the City and adjoining settlements, guide the development and provide a "green lung" into the inner urban area. Their function as open space for leisure or recreational purposes will be maintained and enhanced. Development within a green wedge will be expected to serve the open space, be of high design quality and of an appropriate scale and size for its location to minimise the visual and environmental impact of the development;*
- *The Council will pursue opportunities to address the imbalances in green space provision by making green space, sport and recreation facilities more accessible and improving links and connections between spaces;*
- *New development proposals should meet the need for provision arising from the development, taking account of local qualitative and quantitative deficiencies in green space, sport and recreation provision. New on-site-provision or S106 contributions to improve the quality of, or access to, existing open space, will be expected and commuted maintenance sums will be sought; and*
- *Where there are proposals that affect green space, outdoor sport or recreation facilities, land should not be released, either in total or in part, for development unless it is:*
 - a) *Surplus to requirements for its current green space function; and*
 - b) *Not needed for another type of green space use; or*
 - c) *Equivalent or better replacement green space would be provided in the local area."*

PPS9 and Core Strategy Policy CS17 Biodiversity are also relevant to the objectives of this SPD. Their principles include ensuring that development maintains, enhances or strengthens connections for wildlife. Green spaces can also support a wide variety of biodiversity and they should be provided, maintained and enhanced to support the aims of the city and county Biodiversity Action Plans, where possible.

Developer contributions policy

Circular 05/2005 on planning obligations

(<http://www.communities.gov.uk/publications/planningandbuilding/circularplanningobligations>) states that developer contributions can only be sought in relation to a planning permission when they are:

- Necessary;
- Relevant to planning;
- Directly related to the proposed development;
- Fairly and reasonably related in scale and kind to the proposed development; and
- Reasonable in all other respects.

In addition to contribution(s) meeting the above tests, the recent Community Infrastructure Levy Regulations which came into effect on 6 April 2010 also state that S106 obligations may only be imposed where the following tests are met:

That the contributions are:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development and;
- Fairly and reasonably related in scale and kind to the development.

It is important to note that planning permissions cannot be bought or sold through developer contributions and that unacceptable development will not be approved simply to secure a favourable level of contribution.

Core Strategy Policy CS19 explains that developer contributions will be sought where needs arise as a result of development. It states that contributions will be used to mitigate the adverse impacts of development and the City Council will where appropriate, seek to secure such measures through planning obligations. It is therefore clear that developer contributions are an important mechanism for securing green space as a result of development.

The City Council will prioritise developer contributions according to its policies whilst taking into account the viability of the development.

As well as the above policies, Supplement to Planning Policy Statement 1, Planning and Climate Change (<http://www.communities.gov.uk/publications/planningandbuilding/ppscclimatechange>) outlines the contribution open space and green infrastructure can make to urban cooling, sustainable drainage systems, and conserving and enhancing biodiversity. The City Council has also adopted Supplementary Planning Guidance on Biodiversity (<http://www.leicester.gov.uk/your-council-services/ep/planning/plansandguidance/citywideplanningguidance/biodiversity/>) and a Supplementary Planning Document on Climate Change, (<http://www.leicester.gov.uk/your-council-services/ep/planning/plansandguidance/ldf/spd/climate-change-spd/>) both of which are relevant to the objectives of the Green Space SPD.

Objectives of the green space SPD

The objectives of the SPD relate to the spatial objectives of the Core Strategy and the aims of Core Strategy Policy 13. The objectives are as follows:

1. To ensure that all households are within an appropriate distance of a full range of green spaces;
2. To ensure that an adequate amount of green space is provided across the City;
3. To ensure that all green spaces are interlinked and accessible by attractive walking and cycling routes;
4. To ensure that all publicly accessible green spaces are of a high quality and well maintained and have provision for ongoing maintenance;
5. To ensure that green spaces are inclusive spaces which everyone can use safely, easily and with dignity;
6. To ensure that green spaces are well designed, safe, secure and well used; and
7. To ensure that green spaces maintain, enhance and/or strengthen connections for wildlife across the city.

Green space definitions

Many green spaces are multi functional, which means they serve several different purposes, for instance there may be an Equipped Children and Young Peoples Space, Outdoor Sports Space and Natural Green Space within a Park or Garden. The types of green space that were identified in the City Council's PPG17 compliant study refer to their '**primary purpose**' so that each green space is counted only once in an audit of provision.

The types of green space that were identified in the City Council's PPG17 compliant study are:

Parks and gardens

Public parks and gardens take on many forms, but for the purposes of this document their main functions include:

- Informal recreation and outdoor sport;
- Play space of many kinds (including for sport and children's play);
- Providing attractive walks to work, community facilities and other destinations;
- Offering landscape and amenity features;
- Providing areas for 'events'; and
- Providing habitats for wildlife.

Informal/amenity green space

These areas include those spaces open to free and spontaneous use by the public, but neither laid out or managed for a specific function such as a park, public playing field or recreation ground, nor would it be managed as a natural or semi-natural habitat. It is:

- Unlikely to be physically demarcated by walls or fences;
- Predominately laid out to mown grass;
- Unlikely to have identifiable entrance points (unlike parks);
- Unlikely to have planted flower beds or other formal planting layouts, although they may have tree and shrub planting;
- Generally no other recreational facilities and fixtures (such as play equipment or ball courts), although there may be items such as litter bins and benches;
- Examples might include both small and larger informal grassed areas in housing estates and general recreation spaces. They can serve a variety of functions dependent on their size, shape, location and topography.

Equipped children and young people's space

This includes:

- Equipped playgrounds for children;
- Skate parks and areas for wheeled sports;
- Designated space for youth and young adults e.g. multi use activity area; and
- Small ball courts for football or basketball. (Larger space will be classed as Outdoor Sports Space).

Outdoor sports space

This includes:

- Marked out pitches for a variety of sports including football, cricket, hockey, rugby, bowls etc;
- Equipment associated with the sports pitches (such as goalposts and nets) may not be provided at all times of year;
- These spaces will often include changing facilities and drainage; and
- Larger ball courts for football or basketball. (Smaller spaces will be classed as Equipped Children's and Young People's Space).

(Accessible) natural green space

These areas:

- Provide a variety of habitats including meadows, river floodplain, woodland and copse, all of which are managed primarily for wildlife value;
- These areas are reasonably accessible providing open access for the public use and enjoyment; and
- These areas can also make important contributions to local Biodiversity targets, outlined in City and County Biodiversity Action Plans.

Allotments

The Allotment Act of 1922 defines the term 'allotment garden' as: "An allotment not exceeding 40 poles² in extent which is wholly or mainly cultivated by the occupier for the production of vegetable or fruit crops for consumption by himself or his family."

The Allotments Act of 1925 gives protection to land acquired specifically for use as allotments, so called Statutory Allotment Sites, by the requirement for the need for the approval of the Secretary of State in event of sale or disposal. Some allotment sites may not specifically have been acquired for this purpose. Such allotment sites are known as "temporary" (even if they have been in use for decades) and are not protected by the 1925 legislation.

Allotment areas often provide taps for water and sometimes communal buildings for meeting areas and toilets.

Green space standards

The Leicester Open Space, Sport and Recreation Study (2007) found that the overall minimum area standards for the provision on green space within the city are as follows.

Parks and Gardens:	0.5 ha per 1,000 population
Informal Green Space:	0.5 ha per 1,000 population
Equipped Children and Young People's Space:	0.08 ha per 1,000 population
Outdoor Sports Space:	1.0 ha per 1,000 population
Natural Green Space:	0.5 ha per 1,000 population
Allotments:	0.3 ha per 1,000 population
This gives an overall green space area standard of 2.88 ha per 1,000 population	

The Open Space, Sport and Recreation Study also gave access standards for each type of green space which describe how far it is reasonable to expect people to travel to an area of green space. They are as follows:

District and City Parks:	1,000m
Local Parks:	300m
Informal Green Space:	100m
Equipped Children and Young Peoples Space:	Pre Teen: 300m Teen: 1,000m
Outdoor Sports Space:	3,000m
Natural Green Space:	300m
Allotments:	1,000m

When will the SPD be applied?

The standards for the provision of green space will be applied to all applications for new residential development that result in a net gain in residential units. This includes applications that involve:

- New dwellings;
- Conversions;
- Changes of use to residential;
- Flat developments;
- Bedsits;
- Affordable Housing;
- Revised planning permission (where the number of dwellings increases as a result of the revision);
- Student accommodation;
- Elderly care homes; and
- Sheltered housing.

Exceptions

Replacement dwellings, house extensions and residential annexes will not be required to provide green space. One bedroom flats or houses, student accommodation, elderly care homes and sheltered housing will not be required to make a contribution towards equipped Children's and Young Peoples Space. This is because children and teenagers are unlikely to live in these types of properties. Purpose built student accommodation will also not be required to contribute towards allotments as students are not permanent residents in the City and are therefore unlikely to cultivate allotments. These developments will be required to contribute to all other types of green space, as outlined below.

How are contributions calculated for the provision of green space?

Developers should contact the Planning Management and Delivery Section (0116 2527000) at Leicester City Council who will be able to support and assist with the application of this SPD.

STAGE ONE: Does the housing development create the need for new green space?

A. Estimate the number of people that would live in the proposed development.

This will be calculated by reference to the following assumed occupation rates for different dwelling sizes:

Table: Occupation Rates	
Number of Bedrooms	Assumed Number of Residents
1	1.5
2	2
3	2.5
4+	3
Unknown Dwelling Size	2.5
Student Accommodation, Care Homes and Elderly and Sheltered Housing	Number of People to be Accommodated

Example:

Number of Units	Multiplied by Assumed Number of Residents	Equals Total No. of People
50 (2 beds)	x 2	= 100
75 (3 beds)	x 2.5	= 187.5
75 (4 beds)	x 3	= 225
	Overall Total	= 512.5

B. Appendix 1 indicates the green space provision by ward for each category of green space. Find the table for the ward where the development is located. For each type of green space it will either state that there is "sufficient supply" (go to section C) or an "under supply" (go to section D).

C. If the table states that there is “sufficient supply” (a positive figure):

Would the increase in population from the development change this to an under supply? To calculate the amount of green space required by the development use the following formula:

E.G. For Parks and Gardens Standard and assuming 512.5 people in the development:

Overall Total Number of People	Multiplied by Green Space Standard	Divided by 1,000	Equals Amount of Green Space Required by the Development
512.5	x 0.5 (Parks and Gardens)	/ 1,000	= 0.256 ha

Now subtract the amount of green space required by the development (0.256 ha) from the appropriate surplus/deficiency (ha) column in the ward tables in Appendix 1.

For instance, if the development is in Latimer ward:

LATIMER

Typology	Existing Provision (ha)	Required Provision (ha)	Surplus/Deficiency (ha)	Surplus/Deficiency
Parks and Gardens	4.39	5.79	-1.4	Under Supply

Surplus/Deficiency of P & G in Ward	Subtract Amount of Green Space Required by the Development	Equals Revised Ward Total
-1.4 ha	0.256 ha	= -1.656 ha

- If the figure is negative or changes to be negative - new provision would be needed; or
- If the figure remains positive - there is no quantitative need...BUT there may still be a need to improve the quality of provision. Go to Stage Two below.

N.B. Remember to do this for each category of green space.

D. If the table states “under supply” (as is the case in the worked example above) new provision would be needed.

Enhancement and new provision

The area calculated above should be accommodated on-site as a priority. There may be several types of green space that are shown as having an under supply. If this is the case, provision will be sought in accordance with the City Councils Green Space Strategy. The Planning Management and Delivery section (0116 2527000) are the first contact point for developers and will contact the Parks and Green Spaces Service regarding the priorities for on-site green space provision. The Nature Conservation Officer should also be consulted if there is a requirement for natural green space.

In some circumstances it may not be feasible to provide on-site provision. If this is the case, the developer should consider, as a priority, green space on an alternative site to serve the development. However, if the site has access to existing green space and falls within or near to a catchment of a piece of green space (see the Open Space Study Appendix, <http://www.leicester.gov.uk/your-council-services/ep/planning/plansandguidance/ldf/ldfevidence-base/openspacestudy/>), a contribution to the enhancement of that space may be appropriate (go to stage TWO). In the case of accommodation provided by the Universities, access to the University's own sports grounds will be considered in negotiation. For larger development areas (e.g. Waterside, Ashton Green) new off-site green space provision will be sought in accordance with site development guidance, strategies or masterplans for the area in order to address local need.

Cross boundary issues

If the development site is close to a ward boundary check whether or not the site falls within the catchment of a piece of green space in the adjoining ward (see the Open Space Study Appendix). If the development is within a catchment, it may not be necessary to provide that type of space, but a contribution to the enhancement of existing green space may be necessary (go to stage TWO).

STAGE TWO: Is there a need to enhance the quality of green space provision?

- A. The quality of green spaces has been assessed as part of the PPG17 Study and Green Space Strategy. Parks and Green Spaces Service will periodically update the quality audits and advise whether or not a contribution to improve the quality of particular green spaces is appropriate. The Nature Conservation Officer should also be consulted if there is a requirement for natural green space.
- B. If it is not possible to provide on-site green space, enhancements will be made to upgrade existing green space so it is of a quality that is equivalent to new on-site green space, in order to serve the development. If they are necessary, contributions will be calculated by the figures in Appendix 2. This is calculated by multiplying the total number of each different type of house by the financial contributions for enhancement shown in Appendix 2. The tables in the appendix provide guidance for the calculation of payments by developers for the provision or enhancement of green space. The payments may be adjusted according to the particular planning application. They provide a starting point for negotiations between the City Council and developers.

Number of Units	Multiplied by Financial Contribution (£) – E.G. Enhancement of Parks and Gardens	Payment Required
50 (2 beds)	x 372.31	= £18,615
75 (3 beds)	x 465.39	= £34,904.25
75 (4 beds)	x 558.47	= £41,885.25
	Overall Total	= £95,404.05

The costs for enhancements, shown in Appendix 2, will be linked to the RICS Building Cost Information Service Tender Price Index and revised annually, to ensure that account is taken for inflation.

STAGE THREE: Are there any significant barriers to access of green space?

Developer contributions secured for enhancements may also be used to improve access to green spaces. This might include new access points, improving signage or altering gradients to make them wheelchair accessible.

The Highway Authority may also seek developer contributions for works to the highway, such as pedestrian crossings, which can improve the accessibility of green spaces.

Where are the green spaces to be provided?

Any new green space provision should, as a priority, be provided on-site within the new development. However, there may be some cases where it would not be possible to provide the green space on the application site. If this is the case, the developer should consider, as a priority, green space on an alternative site to serve the development. Alternatively an off-site contribution will be sought either for the improvement in the quality of an existing piece of green space, or to allow the City Council to change the type of an existing piece of green space to one that may be more appropriate. As green spaces can be multi functional (i.e. they serve several different functions) there may be instances where it is appropriate to spend contributions for different types of green space within one green space. For instance, a contribution to improve the quality of an equipped children’s play area (Children and Young Peoples Space) within an “Amenity Green Space” or to improve the quality of football pitches (Outdoor Sports Provision) that are located on a Park (Parks & Gardens).

For larger development areas (e.g. Waterside, Ashton Green) new off-site provision will be sought in accordance with site development guidance, strategy or masterplan for the area in order to address local need. In some instances the Council may look to purchase a piece of land to provide a new piece of green space, and will expect the developer to contribute towards the cost of the purchase of the land and provide a commuted sum for the maintenance of the green space, for twenty years.

Pooled contributions

If several small developments are located in close proximity to one another and provide developer contributions, the council may choose to pool the contributions. The council may then spend them to either provide a new area of green space or to enhance an area of green space that will serve all the developments that contributed.

Minimum sizes of new green spaces

In order to provide usable green spaces which can be easily and economically maintained, green spaces below the minimum sizes below would not normally be acceptable:

Park and Garden:	0.25 hectares
Informal Green Space:	0.25 hectares
Equipped Children’s and Young Peoples Space:	0.04 hectares
Outdoor Sports Space:	0.8 hectares
Natural Greenspace:	0.25 hectares
Allotments:	0.2 hectares

Adopting areas of green space

The City Council will consider adopting areas of green space, subject to this being in the public and Councils interest. If the Council is to adopt green space, it will require a commuted sum to be paid to provide for the maintenance cost of the green space for 20 years. The commuted sum is to be paid at the time the Council takes over ownership of the land through a land transfer agreement. Before the council will consider adopting a piece of green space, it will need to be satisfied that the equipment and facilities have been installed and maintained to an acceptable standard. The level of contribution will vary by the type of green space, and guideline costs are shown in Appendix 3 and are calculated on the area of green space to be adopted. The costs shown in Appendix 3 will be index linked to the RICS Building Cost Information Service Tender Price Index and revised annually to take account of inflation.

The figures shown in Appendix 3 are calculated by multiplying the cost of maintenance works and equipment for different green spaces. The individual cost of the works and equipment for each type of green space is shown in the calculations document accompanying this SPD. It should be noted that the figures shown in Appendix 3 are an illustrative guide only to allow an early estimate of the cost of commuted sums. Exact commuted sums will be calculated based on the actual site and facilities to be adopted. It should be noted that the City Council may not provide all of the equipment shown in the calculations document, but may choose to spend the money on other equipment or maintenance to ensure that the green spaces are well equipped and maintained.

As the calculation of on and off-site contributions for green space can be a complex process, Officers in Planning Management and Delivery (0116 252 7000) will confirm to the developer the total contribution required.

Biodiversity

When undertaking works to green spaces, protected species, Biodiversity Action Plan species and biodiversity must be considered. Native species will be preferred in planting schemes for the creation of new green spaces and habitats should be managed in order to enhance biodiversity. Please contact the Nature Conservation Officer on (0116) 252 7222 for more information.

Crime and Green Space

Green spaces and their relationship to developments should be designed and maintained in accordance with "Secured by Design" principles in order to reduce crime, the fear of crime and to promote public safety.

Heritage Assets

Heritage assets are sometimes found in green spaces. Proposals to enhance heritage assets should be considered in parallel with green space enhancements. Please contact the Building Conservation Officer on (0116) 252 7222 for more information.

Additional services

Leicester City Council offers a service to design and build Equipped Children and Young Peoples Spaces. This can save time in negotiating and building facilities to a standard that the Council is prepared to adopt. Please contact the Play and Development Officer on (0116) 2914491 for more details on this service.

Appendix 1

Green space provision by ward

These figures have been provided by the Leicester City Council Open Space, Sport and Recreation Study. They show only the quantitative aspect of green space and do not reflect the quality audits undertaken as part of the study. They will be updated as the above study is updated.

ABBEY				
TYPOLOGY	Existing Provision (ha)	Required Provision (ha)	Surplus/ Deficiency (ha)	Surplus/ Deficiency
Parks and Gardens	39.81	6.36	33.45	Sufficient supply
Informal Green Space	10.51	6.36	4.15	Sufficient supply
Equipped Children and Young People's Space	1.63	1.02	0.61	Sufficient supply
Outdoor Sports Space	10.36	12.71	-2.35	Under supply
Natural Green Space	3.1	6.36	-3.26	Under supply
Allotments	10.43	3.81	6.62	Sufficient supply

AYLESTONE				
TYPOLOGY	Existing Provision (ha)	Required Provision (ha)	Surplus/ Deficiency (ha)	Surplus/ Deficiency
Parks and Gardens	1.74	5.4	-3.66	Under supply
Informal Green Space	8.1	5.4	2.7	Sufficient supply
Equipped Children and Young People's Space	0.75	0.86	-0.11	Under supply
Outdoor Sports Space	24.73	10.8	13.93	Sufficient supply
Natural Green Space	63.37	5.4	57.97	Sufficient supply
Allotments	4.42	3.24	1.18	Sufficient supply

BEAUMONT LEYS				
TYPOLOGY	Existing Provision (ha)	Required Provision (ha)	Surplus/ Deficiency (ha)	Surplus/ Deficiency
Parks and Gardens	47.92	6.92	41	Sufficient Supply
Informal Green Space	29.83	6.92	22.91	Sufficient Supply
Equipped Children and Young People's Space	1.16	1.11	0.05	Sufficient Supply
Outdoor Sports Space	2.4	13.84	-11.44	Under supply
Natural Green Space	106.4	6.92	99.48	Sufficient Supply
Allotments	2.37	4.15	-1.78	Under supply

BELGRAVE				
TYPOLOGY	Existing Provision (ha)	Required Provision (ha)	Surplus/ Deficiency (ha)	Surplus/ Deficiency
Parks and Gardens	2.24	5.15	-2.91	Under Supply
Informal Green Space	0	5.15	-5.15	Under Supply
Equipped Children and Young People's Space	0.55	0.82	-0.27	Under Supply
Outdoor Sports Space	0	10.3	-10.3	Under Supply
Natural Green Space	1.59	5.15	-3.56	Under Supply
Allotments	3.21	3.09	0.12	Sufficient Supply

BRAUNSTONE PARK AND ROWLEY FIELDS				
TYPOLOGY	Existing Provision (ha)	Required Provision (ha)	Surplus/ Deficiency (ha)	Surplus/ Deficiency
Parks and Gardens	72.59	8.31	64.28	Sufficient Supply
Informal Green Space	7.28	8.31	-1.03	Under Supply
Equipped Children and Young People's Space	0.63	1.33	-0.7	Under Supply
Outdoor Sports Space	0.3	16.61	-16.31	Under Supply
Natural Green Space	8.55	8.31	0.24	Sufficient Supply
Allotments	17.52	4.98	12.54	Sufficient Supply

CASTLE				
TYPOLOGY	Existing Provision (ha)	Required Provision (ha)	Surplus/ Deficiency (ha)	Surplus/ Deficiency
Parks and Gardens	36.26	6.73	29.53	Sufficient Supply
Informal Green Space	2.64	6.73	-4.09	Under Supply
Equipped Children and Young People's Space	0.73	1.08	-0.35	Under Supply
Outdoor Sports Space	5.13	13.47	-8.34	Under Supply
Natural Green Space	0.72	6.73	-6.01	Under Supply
Allotments	0	4.04	-4.04	Under Supply

CHARNWOOD				
TYPOLOGY	Existing Provision (ha)	Required Provision (ha)	Surplus/ Deficiency (ha)	Surplus/ Deficiency
Parks and Gardens	0	5.33	-5.33	Under Supply
Informal Green Space	4.05	5.33	-1.28	Under Supply
Equipped Children and Young People's Space	0.67	0.85	-0.18	Under Supply
Outdoor Sports Space	0	10.66	-10.66	Under Supply
Natural Green Space	0	5.33	-5.33	Under Supply
Allotments	2.88	3.2	-0.32	Under Supply

COLEMAN				
TPOLOGY	Existing Provision (ha)	Required Provision (ha)	Surplus/ Deficiency (ha)	Surplus/ Deficiency
Parks and Gardens	12.74	6.05	6.69	Sufficient Supply
Informal Green Space	0.19	6.05	-5.86	Under Supply
Equipped Children and Young People's Space	0.78	0.97	-0.19	Under Supply
Outdoor Sports Space	0.8	12.1	-11.3	Under Supply
Natural Green Space	2.35	6.05	-3.7	Under Supply
Allotments	7.05	3.63	3.42	Sufficient Supply

EVINGTON				
TPOLOGY	Existing Provision (ha)	Required Provision (ha)	Surplus/ Deficiency (ha)	Surplus/ Deficiency
Parks and Gardens	28.1	4.89	23.21	Sufficient Supply
Informal Green Space	1.1	4.89	-3.79	Under Supply
Equipped Children and Young People's Space	0.53	0.78	-0.25	Under Supply
Outdoor Sports Space	13.97	9.79	4.18	Sufficient Supply
Natural Green Space	6.02	4.89	1.13	Sufficient Supply
Allotments	6.82	2.94	3.88	Sufficient Supply

EYRES MONSELL				
TPOLOGY	Existing Provision (ha)	Required Provision (ha)	Surplus/ Deficiency (ha)	Surplus/ Deficiency
Parks and Gardens	0	5.61	-5.61	Under Supply
Informal Green Space	22.52	5.61	16.91	Sufficient Supply
Equipped Children and Young People's Space	0.85	0.9	-0.05	Under Supply
Outdoor Sports Space	8.96	11.23	-2.27	Under Supply
Natural Green Space	2.43	5.61	-3.18	Under Supply
Allotments	0	3.37	-3.37	Under Supply

FOSSE				
TPOLOGY	Existing Provision (ha)	Required Provision (ha)	Surplus/ Deficiency (ha)	Surplus/ Deficiency
Parks and Gardens	0	5.37	-5.37	Under Supply
Informal Green Space	8.42	5.37	3.05	Sufficient Supply
Equipped Children and Young People's Space	0.62	0.86	-0.24	Under Supply
Outdoor Sports Space	0.45	10.74	-10.29	Under Supply
Natural Green Space	0	5.37	-5.37	Under Supply
Allotments	0	3.22	-3.22	Under Supply

FREEMEN				
TYPOLOGY	Existing Provision (ha)	Required Provision (ha)	Surplus/ Deficiency (ha)	Surplus/ Deficiency
Parks and Gardens	0	4.99	-4.99	Under Supply
Informal Green Space	16.11	4.99	11.12	Sufficient Supply
Equipped Children and Young People's Space	0.27	0.8	-0.53	Under Supply
Outdoor Sports Space	3.09	9.98	-6.89	Under Supply
Natural Green Space	1.66	4.99	-3.33	Under Supply
Allotments	7.38	2.99	4.39	Sufficient Supply

HUMBERSTONE AND HAMILTON				
TYPOLOGY	Existing Provision (ha)	Required Provision (ha)	Surplus/ Deficiency (ha)	Surplus/ Deficiency
Parks and Gardens	7.96	5.95	2.01	Sufficient Supply
Informal Green Space	19.07	5.95	13.12	Sufficient Supply
Equipped Children and Young People's Space	0.81	0.95	-0.14	Under Supply
Outdoor Sports Space	1.71	11.89	-10.18	Under Supply
Natural Green Space	18.54	5.95	12.59	Sufficient Supply
Allotments	2.48	3.57	-1.09	Under Supply

KNIGHTON				
TYPOLOGY	Existing Provision (ha)	Required Provision (ha)	Surplus/ Deficiency (ha)	Surplus/ Deficiency
Parks and Gardens	25.98	8.13	17.85	Sufficient Supply
Informal Green Space	1.29	8.13	-6.84	Under Supply
Equipped Children and Young People's Space	1.05	1.3	-0.25	Under Supply
Outdoor Sports Space	4.03	16.27	-12.24	Under Supply
Natural Green Space	6.46	8.13	-1.67	Under Supply
Allotments	6.16	4.88	1.28	Sufficient Supply

LATIMER				
TYPOLOGY	Existing Provision (ha)	Required Provision (ha)	Surplus/ Deficiency (ha)	Surplus/ Deficiency
Parks and Gardens	4.39	5.79	-1.4	Under Supply
Informal Green Space	4.3	5.79	-1.49	Under Supply
Equipped Children and Young People's Space	0.58	0.93	-0.35	Under Supply
Outdoor Sports Space	0.88	11.58	-10.7	Under Supply
Natural Green Space	0	5.79	-5.79	Under Supply
Allotments	0	3.47	-3.47	Under Supply

NEW PARKS				
TPOLOGY	Existing Provision (ha)	Required Provision (ha)	Surplus/ Deficiency (ha)	Surplus/ Deficiency
Parks and Gardens	0	8.01	-8.01	Under Supply
Informal Green Space	5.14	8.01	-2.87	Under Supply
Equipped Children and Young People's Space	0.86	1.28	-0.42	Under Supply
Outdoor Sports Space	7.5	16.02	-8.52	Under Supply
Natural Green Space	17.7	8.01	9.69	Sufficient Supply
Allotments	9.2	4.81	4.39	Sufficient Supply

RUSHEY MEAD				
TPOLOGY	Existing Provision (ha)	Required Provision (ha)	Surplus/ Deficiency (ha)	Surplus/ Deficiency
Parks and Gardens	17.23	7.57	9.66	Sufficient Supply
Informal Green Space	4	7.57	-3.57	Under Supply
Equipped Children and Young People's Space	1.12	1.21	-0.09	Under Supply
Outdoor Sports Space	2.45	15.13	-12.68	Under Supply
Natural Green Space	61.35	7.57	53.78	Sufficient Supply
Allotments	4	4.54	-0.54	Under Supply

SPINNEY HILLS				
TPOLOGY	Existing Provision (ha)	Required Provision (ha)	Surplus/ Deficiency (ha)	Surplus/ Deficiency
Parks and Gardens	14.37	10.62	3.75	Sufficient Supply
Informal Green Space	1.72	10.62	-8.9	Under Supply
Equipped Children and Young People's Space	1.62	1.7	-0.08	Under Supply
Outdoor Sports Space	0	21.25	-21.25	Under Supply
Natural Green Space	0	10.62	-10.62	Under Supply
Allotments	5.07	6.37	-1.3	Under Supply

STONEYGATE				
TPOLOGY	Existing Provision (ha)	Required Provision (ha)	Surplus/ Deficiency (ha)	Surplus/ Deficiency
Parks and Gardens	0	10.62	-10.62	Under Supply
Informal Green Space	0	10.62	-10.62	Under Supply
Equipped Children and Young People's Space	0.51	1.7	-1.19	Under Supply
Outdoor Sports Space	0	21.25	-21.25	Under Supply
Natural Green Space	0	10.62	-10.62	Under Supply
Allotments	1.22	6.37	-5.15	Under Supply

THURNCOURT				
TYPOLOGY	Existing Provision (ha)	Required Provision (ha)	Surplus/ Deficiency (ha)	Surplus/ Deficiency
Parks and Gardens	11.57	4.97	6.6	Sufficient Supply
Informal Green Space	6.56	4.97	1.59	Sufficient Supply
Equipped Children and Young People's Space	0.08	0.79	-0.71	Under Supply
Outdoor Sports Space	3.07	9.94	-6.87	Under Supply
Natural Green Space	0	4.97	-4.97	Under Supply
Allotments	1.18	2.98	-1.8	Under Supply

WESTCOTES				
TYPOLOGY	Existing Provision (ha)	Required Provision (ha)	Surplus/ Deficiency (ha)	Surplus/ Deficiency
Parks and Gardens	2	4.33	-2.33	Under Supply
Informal Green Space	0	4.33	-4.33	Under Supply
Equipped Children and Young People's Space	0.39	0.69	-0.3	Under Supply
Outdoor Sports Space	3.35	8.65	-5.3	Under Supply
Natural Green Space	0	4.33	-4.33	Under Supply
Allotments	0	2.6	-2.6	Under Supply

WESTERN PARK				
TYPOLOGY	Existing Provision (ha)	Required Provision (ha)	Surplus/ Deficiency (ha)	Surplus/ Deficiency
Parks and Gardens	68.36	4.33	64.03	Sufficient Supply
Informal Green Space	0	4.33	-4.33	Under Supply
Equipped Children and Young People's Space	1.57	0.87	0.7	Sufficient Supply
Outdoor Sports Space	0	8.65	-8.65	Under Supply
Natural Green Space	0	4.33	-4.33	Under Supply
Allotments	2.73	2.6	0.13	Sufficient Supply

Green Space Supplementary Planning Document

Updated Appendix 2

July 2013

Developer contributions: Costs for enhancement and new off-site provision

Type of Green Space	Financial contribution (£)						
	Student	Elderly persons dwelling	1 bedroom dwelling	2 bedroom dwelling	3 bedroom dwelling	4+ bedroom dwelling	Unknown dwelling size
Parks & Gardens	190.40	190.40	285.60	380.80	476.00	571.20	476.00
Informal Green Space	70.04	70.04	105.06	140.08	175.10	210.12	175.10
Equipped Childrens & Young People's Space	0.00	0.00	0.00	299.55	374.44	449.33	374.44
Outdoor Sports Space	325.65	325.65	488.47	651.29	814.11	976.94	814.11
Natural Green Space	32.25	32.25	48.37	64.50	80.62	96.75	80.62
Allotments	0.00	22.18	33.28	44.37	55.47	66.55	55.47
Maximum Total Contribution	618.33	640.52	960.78	1281.04	1601.30	1921.55	1601.30

Updated figures using the RICS Building Cost Information Service Tender Price Index from Q1 2011 to Q1 2013 showing a 2.28% increase.

Appendix 3

Commuted sum payments

Provision	Annual Cost (£/per Ha)	Commuted Sum (£/per m ² x CSM)
Parks & Gardens	22,017	54.45
Informal Green Space	6,249	15.45
Equipped Children & Young Peoples Space	36,772	90.94
Outdoor Sports Space	9,260	22.90
Natural Green Space	4,243	10.49
Allotments	1,346	3.33
Commuted sum period	20 years	
Commuted Sums Multiplier (CSM)	24.73	

(CSM = Commuted Sum Multiplier (period for contributions + inflation - interest earned))

These costs will be index linked to the RICS Building Cost Information Service Tender Price Index and revised annually to take account of inflation.

It should be noted that the figures shown in Appendix 3 are an illustrative guide only to allow an early estimate of the cost of commuted sums. Exact commuted sums will be calculated based on the actual site and facilities to be adopted and the current inflation and interest rates.

Leicester City
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**Supplementary
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GREENSPACE SPD Calculations Document

Adopted April 2011



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اگر آپ اس دستاویز کی وضاحت چاہتے ہیں، یا اگر آپ کو اپنی آرا لکھنے کیلئے مدد چاہیے تو براہ مہربانی (0116) 2527233 پر ٹیلیفون کریں

আপনি যদি চান - এই ডকুমেন্টটি (দস্তাবেজ) আপনার কাছে ব্যাখ্যা করা হোক বা আপনার মন্তব্য লেখার জন্য সাহায্যের প্রয়োজন হলে, অনুগ্রহ করে (0116) 252 7233 নম্বরে টেলিফোন করুন।

જો આ દસ્તાવેજ તમને સમજાવવાની જરૂર હોય, અથવા તમારી ટીકાઓ લખવામાં તમને મદદ જોઈતી હોય તો મહેરબાની કરી (0116) 2527233 ઉપર ફોન કરો.

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਹ ਦਸਤਾਵੇਜ਼ ਸਮਝਣ ਵਿੱਚ ਮਦਦ ਦੀ ਜ਼ਰੂਰਤ ਹੈ, ਜਾਂ ਜੇਕਰ ਤੁਹਾਨੂੰ ਆਪਣੇ ਵਿਚਾਰ ਲਿਖਣ ਵਿੱਚ ਮਦਦ ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ (0116) 252 7233 ਤੇ ਟੈਲੀਫੋਨ ਕਰੋ।

如果你需要有人給你解釋這文件，或如果你需要人協助填寫你的意見請致電 (0116) 2527233

Haddii aad u baahan tahay in dokumentigan lagu sharxo, ama haddii aad u baahan tahay in lagaa caawino qoraalka wixii fikrad dhiibasho ah fadlan soo wac telefoonka ah (0116)2527233

Eğer bu belgenin size açıklanmasını istiyorsanız, ya da yorumlarınızı yazmada yardıma ihtiyacınız varsa lütfen (0116) 2527233'e telefon ediniz.

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If you require this document in large print, audio cassette, Braille or languages other than English please telephone (0116) 2527233 or email planning.policy@leicester.gov.uk

Introduction

This calculations document contains figures for enhancement and the provision of different types of green space. It also contains an illustrative guide to figures for commuted sums. The figures for the enhancement and provision of new green space are calculated by multiplying the cost of providing facilities and equipment found in green spaces per hectare. The price per hectare is then converted into the price per person, based on the open space standards. This then allows the total cost to be calculated as per house type, based on the number of people each house is expected to support. For the provision of new off-site green space, the enhancement cost is used, and a contribution towards land acquisition costs will also be expected.

The commuted sum figures were calculated by calculating the cost of maintaining the different types of green space per year per hectare. The projected inflation and interest rates are then applied to this figure to give the total commuted sum to allow maintenance of the green space for 20 years. It should be noted that the figures shown for commuted sums are an illustrative guide only to allow an early estimate of the cost of commuted sums. Exact commuted sums will be calculated based on the actual site and facilities to be adopted and the current inflation and interest rates.

Developer contributions formula

Summary

Costs for enhancement and new off-site provision

Type of Green Space	Financial contribution (£)						
	Student	Elderly Persons dwelling	1 bedroom dwelling	2 bedroom dwelling	3 bedroom dwelling	4+ bedroom dwelling	Unknown dwelling size
Parks & Gardens	186.16	186.16	279.23	372.31	465.39	558.47	465.39
Informal Green Space	68.48	68.48	102.72	136.96	171.20	205.44	171.20
Equipped Children's & Young People's Space	0.00	0.00	0.00	292.87	366.09	439.31	366.09
Outdoor Sports Space	318.39	318.39	477.58	636.77	795.96	955.16	795.96
Natural Green Space	31.53	31.53	47.29	63.06	78.82	94.59	78.82
Allotments	0.00	21.69	32.54	43.38	54.23	65.07	54.23
Maximum Total Contribution	604.55	626.24	939.36	1,252.48	1,565.60	1,878.72	1,565.60

For the provision of new off-site green space, in addition to the costs above, a contribution towards land acquisition costs will also be expected. These costs will be index linked to the RICS Building Cost Information Service Tender Price Index and revised annually to take account of inflation.

Open Space Standards	Ha per 1000 Population
Parks & Gardens	0.50
Informal Green Space	0.50
Equipped Children's & Young People's Space	0.08
Outdoor Sports Space	1.00
Natural Green Space	0.50
Allotments	0.30
Overall open space standard	2.88

Occupation Rates	
Number of Bedrooms	Estimated Number of Residents
1	1.5
2	2.0
3	2.5
4+	3.0
Unknown Dwelling Size	2.5
Student Accommodation	No. of students to be accommodated

Parks & gardens

Item	Works/Goods Description	Rate	Unit	Provision per Ha	Cost per Ha
Clearing	Clear site/ground	£0.56	m ²	10,000	£5,600.00
Pathways	Provide and install 1.5m tarmac path (10%)	£50.00	m ²	1,000	£50,000.00
Planted areas (15%)	Provide Shrubs (80%) & Roses/Bedding Plants (20%)	£20.00	m ²	1,500	£30,000.00
	Supply and spread topsoil up to 150mm	£40.00	m ³	225	£9,000.00
	Cultivate and plant shrubs & bedding plants	£3.00	m ²	1,500	£4,500.00
Grass (70%)	Supply and spread topsoil up to 150mm	£40.00	m ³	1,050	£42,000.00
	Supply & spread grass seed with fertiliser	£0.65	m ²	7,000	£4,550.00
Trees	Supply and establish trees (16/18 minimum)	£415.00	no.	70	£29,050.00
Signage	Supply & install notice board with graphics & info	£1,800.00	no.	1	£1,800.00
	Supply & install descriptive signs (contacts/closing times etc)	£200.00	no.	3	£600.00
Features*	Cost of features e.g. bandstand/toilets	£105,000.00	no.	1	£105,000.00
Fencing	Supply & erect perimeter cast iron boundary fence & gates	£100.00	lin metre	400	£40,000.00
Seating	Supply and install benches	£525.00	no.	10	£5,250.00
Bins	Supply & install litter bins	£360.00	no.	6	£2,160.00
	Supply & install dog bins	£325.00	no.	3	£975.00
Car Parking	Construct visitor car parking	£60.00	m ²	133	£7,980.00
				Subtotal	£338,465.00
Professional fees	Landscape architect/Quantity surveyor/planning fees etc	10	%	1	£33,846.50
				Total cost per Ha	£372,311.50
				Provision rate per 1,000/Ha	0.50
				Rate per person	£186.16

* Indicative facilities/features to be found on a District Park

Toilet Block	£120,000
Bandstand	£90,000
Average Cost Total	£105,000

Informal green space

Item	Works/Goods Description	Rate	Unit	Provision per Ha	Cost per Ha
Clearing	Clear site/ground	£0.56	m ²	10,000	£5,600.00
Pathways	Provide and install 1.5m tarmac path (10%)	£50.00	m ²	1,000	£50,000.00
Grass (80%)	Supply and spread topsoil up to 150mm	£40.00	m ³	1,200	£48,000.00
	Supply & spread grass seed with fertiliser	£0.65	m ²	8,000	£5,200.00
Planted areas (5%)	Provide Shrubs	£20.00	m ²	500	£10,000.00
	Supply and spread topsoil up to 150mm	£40.00	m ³	75	£3,000.00
	Cultivate and plant shrubs	£3.00	m ²	500	£1,500.00
Hedging	Supply field hedge (5 plants per m)	£1.75	lin metre	200	£350.00
	Clear debris/cultivate/plant	£1.00	lin metre	200	£200.00
Trees	Supply and establish trees (16/18 minimum)	£415.00	no.	20	£8,300.00
	Supply tree whips (60/80)	£0.60	no.	150	£90.00
	Whip planting with rabbit guards	£0.85	no.	150	£127.50
Signage	Supply & install descriptive signs (contact information etc)	£200.00	no.	2	£400.00
Seating	Supply and install benches	£525.00	no.	4	£2,100.00
Bins	Supply & install litter bins	£360.00	no.	4	£1,440.00
	Supply & install dog bins	£325.00	no.	2	£650.00
				Subtotal	£136,957.50
				Provision rate per 1,000/Ha	0.50
				Rate per person	£68.48

Equipped children's & young people's play space

Item	Works/Goods description	Rate	Unit	Provision per Ha	Cost per Ha
Clearing	Clear site/ground	£0.56	m ²	10,000	£5,600.00
Pathways	Construct breedon gravel footpath (15%)	£61.00	m ²	150	£9,150.00
Excavations	Excavate area for loose-fill safer surfacing	£3.50	m ²	450	£1,575.00
Mounding	Form evenly graded mounds from excavated topsoil/subsoil	£12.00	m ²	100	£1,200.00
Drainage	Excavate and form new soakaway	£186.00	m ³	4	£744.00
	Excavate and lay new land drain	£106.00	m	30	£3,180.00
Safer Surfacing	Supply and lay precast concrete edging to edge of surfacing area	£25.00	m	150	£3,750.00
	Supply and lay graded stone subbase for wet pour rubber surfacing	£22.00	m ²	450	£9,900.00
	Supply and lay wet pour rubber safety surfacing	£88.00	m ²	450	£39,600.00
Play Equipment	Supply and install polyethylene tunnel	£2,500.00	no.	1	£2,500.00
	Supply and install toddler multi-play unit	£11,078.00	no.	1	£11,078.00
	Supply and install 3 seat swing	£3,367.00	no.	1	£3,367.00
	Supply and install toddler seesaw	£972.00	no.	1	£972.00
	Supply and install spinner	£540.00	no.	1	£540.00
	Supply and install junior multi-play unit	£18,203.00	no.	1	£18,203.00
	Supply and install basket/flat seat swing	£5,005.00	no.	1	£5,005.00
	Supply and install junior roundabout	£5,449.00	no.	1	£5,449.00
	Supply and install track aerial runway	£6,789.00	no.	1	£6,789.00
	Supply and install five-a-side goals	£5,800.00	no.	1	£5,800.00
Fencing	Supply and erect 1.2 m high railings	£75.00	m	120	£9,000.00
	Supply and install hydraulic self-closing pedestrian gate	£155.00	no.	3	£465.00
	Supply and install 3m wide maintenance gate	£350.00	no.	1	£350.00
Landscape Furniture	Supply and install DDA complaint benches	£1,011.00	no.	3	£3,367.00
	Supply and install flared top metal bin with lid	£695.00	no.	2	£1,390.00
Natural Play	Supply and position granite play boulders	£350.00	no.	5	£1,750.00
	Supply and install natural balance trail	£2,500.00	no.	1	£2,500.00
	Supply and lay grass matting	£38.00	m ²	100	£3,800.00
Horticultural works	Cultivate and grass seed	£10.20	m ²	300	£3,060.00

Item	Works/Goods description	Rate	Unit	Provision per Ha	Cost per Ha
	Cultivate and plant	£30.00	m ²	100	£3,000.00
	Excavate tree pit, supply and plant	£415.00	no.	8	£3,320.00
				Subtotal	£166,404.00
Professional fees	Landscape architect/Quantity surveyor/ planning fees etc	10	%	1	£16,640.40
				Subtotal	£183,044.40
	Model is based on a play area of 1,000 m ² therefore the subtotal is multiplied by 10 to generate the cost per hectare	10			
				Total	£1,830,444.00
				Provision rate per 1,000/Ha	0.08
				Rate per person	£146.44

Outdoor sports space

Item	Works/Goods description	Rate	Unit	Provision per Ha	Cost per Ha
	Based on costs of providing 1 new grass football pitch and associated facilities as per Sport England guidelines	£318,385.00		1	£318,385.00
				Subtotal	£318,385.00
				Provision rate per 1,000/Ha	1.00
				Rate per person	£318.39

Notes

Costs from Sport England facility costs Q1 2010. To provide one pitch, changing room, car parking and access road will cost £355,000 and requires 11,150 m² of space. Therefore a site area multiplier of 1.115 is used to calculate the provision cost per Hectare.

Natural green space

Item	Works/Goods Description	Rate	Unit	Provision per Ha	Cost per Ha
Pathways	Provide and install 1.5m wide tarmac path	£50.00	m ²	150	£7,500.00
	Provide and install 1.5m wide path with MOT 1 stone base and 50mm wood chip top cover	£10.00	m ²	300	£3,000.00
Signage	Supply & install notice board with graphics & info	£1,800.00	no.	1	£1,800.00
Seating	Supply and install benches	£525.00	no.	2	£1,050.00
Bins	Supply & install litter bins	£360.00	no.	1	£360.00
	Supply & install dog bins	£325.00	no.	1	£325.00
Hedging	Supply field hedge (5 plants per m)	£1.75	lin metre	200	£350.00
	Clear debris/cultivate/plant	£1.00	lin metre	200	£200.00
Fencing	Supply & erect post and rail fencing	£21.00	lin metre	394	£8,274.00
Woodland	Supply tree whips (60/80)at 1m centres	£0.60	no.	5,000	£3,000.00
	Whip planting with guards	£0.85	no.	5,000	£4,250.00
Meadows	Supply & spread wildflower grass seed	£0.65	m ²	3,000	£1,950.00
	Cultivate ground for seed sowing	£3.00	m ²	3,000	£9,000.00
Wetlands and Ponds	Provide scrape, ponds, reed beds and marginal planting	£22.00	m ²	1,000	£22,000.00
				Subtotal	£63,059.00
				Provision rate per 1,000/Ha	0.50
				Rate per person	£31.53

Allotments

Item	Works/Goods description	Rate	Unit	Provision per Ha	Cost per Ha
Clearing	Clear site/ground	£0.56	m ²	10,000	£5,600.00
Fencing	Supply and erect 1.8m triple spiked palisade perimeter fencing with access gates	£70.00	Lin metre	400	£28,000.00
Pathways	Provide and install 1.5m wide path with MOT 1 stone base and scalplings top cover	£10.00	m ²	600	£6,000.00
Access Road/Car Parking	Provide 4m access road and car parking for 30 plots. Hardcore and scalplings construction	£10.00	m ²	950	£9,500.00
Toilets	Install composting toilet facility	£8,000.00	no.	1	£8,000.00
Signage	Site sign with contact details	£200.00	no.	1	£200.00
Water supply	Supply and install water standpipes	£1,500.00	no.	10	£15,000.00
				Subtotal	£72,300.00
				Provision rate per 1,000/Ha	0.30
				Rate per person	£21.69

Commuted sums

Summary

Commuted sum payments

Provision	Annual Cost (£/per Ha)	Commuted Sum (£/per m ² x CSM)
Parks & Gardens	22,017	54.45
Informal Green Space	6,249	15.45
Equipped Children & Young Peoples Space	36,772	90.94
Outdoor Sports Space	9,260	22.90
Natural Green Space	4,243	10.49
Allotments	1,346	3.33
Commuted sum period		
Commuted sum period	20 years	
Commuted Sums Multiplier (CSM)		
Commuted Sums Multiplier (CSM)	24.73	

(CSM = Commuted Sum Multiplier (period for contributions + inflation - interest earned))

These costs will be index linked to the RICS Building Cost Information Service Tender Price Index and revised annually to take account of inflation.

It should be noted that the figures shown above for commuted sums are an illustrative guide only to allow an early estimate of the cost of commuted sums. Exact commuted sums will be calculated based on the actual site and facilities to be adopted and the current inflation and interest rates.

Open Space Standards	Ha per 1000 Population
Parks & Gardens	0.50
Informal Green Space	0.50
Equipped Children's & Young People's Space	0.08
Outdoor Sports Space	1.00
Natural Green Space	0.50
Allotments	0.30
Overall open space standard	2.88

Parks & gardens

Main Operation	Maintenance Specification	Rate (£)	Measure / per Ha	Unit	Cost per Ha
Years 1-2					
Maintain Grass	Ornamental Grass (A)	1.621037500	1,000	m ²	1,621.04
	Ornamental Grass (C)	0.221143264	6,000	m ²	1,326.86
Maintain Planted Areas	Ornamental Shrub Beds (A)	3.656175000	1,200	m ²	4,387.41
	Rose Beds (A)	7.305380000	150	m ²	1,095.81
	Annual Bedding (A)	26.896717500	150	m ²	4,034.51
	Replacement plant stock (10%)	20.00	150	m ²	3,000.00
	Plant replacement stock	3.00	150	m ²	450.00
Maintain Paths	Paths & Hard Surfaces (A)	0.518240	1,000	m ²	518.24
Maintain Car Park	Paths, Hard Surfaces, Car Parks (A)	0.518240	133	m ²	68.93
Maintain Features	Toilets	94.605450	30	m ²	2,838.16
General Maintenance	Litter Bins (A)	132.286500	6	no.	793.72
	Dog Bins (A)	135.659160	3	no.	406.98
	Litter General (A)	0.159759332	8,500	m ²	1,357.95
	Graffiti Removal/Clean signs,bins etc	250.00	1	no.	250.00
Inspections/Security	Weekly patrol by Parks Officer	12.77	52	visits	664.04
			Total cost		22,813.64
Years 3 onwards					
Maintain Grass	Ornamental Grass (A)	1.621037500	1,000	m ²	1,621.04
	Ornamental Grass (C)	0.221143264	6,000	m ²	1,326.86
Maintain Planted Areas	Ornamental Shrub Beds (A)	3.6561750	1,200	m ²	4,387.41
	Rose Beds (A)	7.3053800	150	m ²	1,095.81
	Annual Bedding (A)	26.8967175	150	m ²	4,034.51
Maintain Trees	Remedial work & surveying 1/5 years	13.00	14	no.	182.00
Maintain Paths	Paths & Hard Surfaces (A)	0.5182400	1,000	m ²	518.24
	Repair/resurface hard surface (4%)	25.00	40	m ²	1,000.00
Maintain Car Park	Paths,Hard Surfaces,Car Parks (A)	0.5182400	133	m ²	68.93
	Repair/resurface hard surface (4%)	25.00	5.32	m ²	133.00
Maintain Features	Toilets	94.6054500	30m	m ²	2,838.16

Main Operation	Maintenance Specification	Rate (£)	Measure / per Ha	Unit	Cost per Ha
General Maintenance	Litter Bins (A)	132.286500	6	no.	793.72
	Dog Bins (A)	135.659160	3	no.	406.98
	Litter General (A)	0.159759332	8,500	m ²	1,357.95
	Graffiti Removal/clean signs, bins etc	250.00	1	no.	250.00
	Clean & repaint fencing 1/20 years	60.00	20	lin metres	1,200.00
	Paint Seats 1/5 years	25.00	2	no.	50.00
Inspections/Security	Weekly patrol by Parks Officer	12.77	52	visits	664.04
Total cost					£21,928.64
Average cost per year/per hectare					£22,017.14
Cost x CSM					£544,477.46
Commuted sum per m²					£54.45
CSM = Commuted Sum Multiplier (period for contributions + inflation - interest earned)					

Informal green space

Main Operation	Maintenance Specification	Rate (£)	Measure / per Ha	Unit	Cost per Ha
Years 1-2					
Maintain Grass	Amenity Grass (E)	0.214237259	8,000	m ²	1,713.90
Maintain Planted Areas	Amenity Shrub Beds (A)	1.044644254	500	m ²	522.32
	Replacement plant stock (10%)	20.00	50	m ²	1,000.00
	Plant replacement stock	3.00	50	m ²	150.00
Maintain trees	Replacement whip planting (10%)	0.60	15	no.	9.00
	Whip planting with guards	0.85	15	no.	12.75
Maintain Paths	Paths & Hard Surfaces (B)	0.518082	1,000	m ²	518.08
General Maintenance	Litter Bins (A)	132.286500	4	no.	529.15
	Dog Bins (A)	135.659160	2	no.	271.32
	Litter General (B)	0.05330	10,000	m ²	533.00
	Graffiti Removal/clean signs,bins etc	150.00	1	no.	150.00
Inspections/Security	Weekly patrol by Parks Officer	12.77	52	visits	664.04
			Total cost		5,673.32
Years 3 onwards					
Maintain Grass	Amenity Grass (E)	0.214237259	8,000	m ²	1,713.90
Maintain Planted Areas	Amenity Shrub Beds (A)	1.044644254	500	m ²	522.32
Maintain Trees	Remedial work & surveying 1/5 years	13.00	4	no.	52.00
	Whip (new planting) establishment maintenance	0.1444	150	m ²	21.66
Maintain Hedgerow	Hedgerow (B)	0.4413650	800	m ²	353.09
Maintain Paths	Paths & Hard Surfaces (B)	0.518082	1,000	m ²	518.08
	Repair/resurface hard surface (4%)	25.00	40	m ²	1,000.00
General Maintenance	Litter Bins (A)	132.286500	4	no.	529.15
	Dog Bins (A)	135.659160	2	no.	271.32
	Litter General (B)	0.053300000	8,500	m ²	453.05
	Graffiti Removal/clean signs,bins etc	150.00	1	no.	150.00
	Paint Seats 1/5 years	25.00	0.8	no.	20.00

Main Operation	Maintenance Specification	Rate (£)	Measure / per Ha	Unit	Cost per Ha
Inspections/Security	Weekly patrol by Parks Officer	12.77	52	visits	664.04
Total cost					£6,268.61
Average cost per year/per hectare					£6,249.10
Cost x CSM					£154,538.48
Commuted sum per m²					£15.45
CSM = Commuted Sum Multiplier (period for contributions + inflation - interest earned)					

Equipped children's & young people's space

Main Operation	Maintenance Specification	Rate (£)	Measure / per 1,000m ²	Unit	Cost / per 1,000m ²
Maintain Grass	Amenity Grass (E)	0.214237259	300	m ²	64.27
Maintain Planted Areas	Amenity Shrub Beds (A)	1.044644254	100	m ²	104.46
	Replacement plant stock (10%)	20.00	10	m ²	200.00
	Plant replacement stock	3.00	10	m ²	30.00
Maintain Paths	Paths & Hard Surfaces (A)	0.518240	600	m ²	310.94
General Maintenance	Litter Bins (A)	132.286500	2	no.	264.57
	Dog Bins (A)	135.659160	1	no.	135.66
	Litter General (B)	0.05330	1,000	m ²	53.30
	Graffiti Removal/clean signs,bins etc	150.00	1	no.	150.00
Maintain Trees	Remedial work & surveying	65.00	8	no.	520.00
Visual Inspections	Weekly inspection by Play & Youth Team	21.00	52	visits	1,092.00
Operational Inspections	Monthly inspection by Play & Youth Team	21.00	12	visits	252.00
Play Equipment repairs	Contingency sum	500.00	1	no.	500.00
		Total Cost			£3,677.20
		Cost x CSM			£90,936.08
		Committed sum per m²			£90.94
CSM = Committed Sum Multiplier (period for contributions + inflation - interest earned)					

Outdoor sports space

Main Operation	Maintenance Specification	Rate (£)	Measure / per Ha	Unit	Cost per Ha
Maintain Pitch	Football Pitch (A)	1016.5325	1	pitch	1,016.53
	Vertidrain	0.1450	6,400	m ²	928.00
	Sand top dress 1/2 years	0.3000	3,200	m ²	960.00
	Overseed	0.0640	6,400	m ²	409.60
Maintain Grass buffer	Amenity Grass (E)	0.214237259	3,680	m ²	788.39
Maintain Pavilion	Changing Room Cleaning (A)	16.56564	65	m ²	1,076.77
	Showers Cleaning (A)	41.14678	20	m ²	822.94
	Toilets Cleaning (A)	27.0301	15	m ²	405.45
	General building maintenance/security	7.50	100	m ²	750.00
Maintain access road & car park	Paths, hard surfaces & car parks (A)	0.51824	950	m ²	492.33
	Repair/resurface hard surface (4%)	25.00	38	m ²	950.00
Goal Posts	Paint (pair)	50.00	1	no.	50.00
	Replace posts & nets 1/10 years	775.00	0.1	no.	77.50
Litter	Litter (A)	0.159759332	10,000	m ²	1,597.59
Total cost					£10,325.10
Total cost per Ha					£9,260.18
Cost x CSM					£229,001.53
Commutated sum per m²					£22.90
A site area multiplier of 1.115 is used to calculate the provision cost per Hectare.					
CSM = Commuted Sum Multiplier (period for contributions + inflation - interest earned)					

Natural green space

Main Operation	Maintenance Specification	Rate (£)	Measure / per Ha	Unit	Cost per Ha
Maintain Meadow	Meadow (A)	0.13366	3,000	m ²	400.98
Maintain Wetlands & Ponds	Waterbody (B)	0.9625775	1,000	m ²	962.58
Maintain Hedgerow	Hedgerow (A)	0.4413650	200	m ²	88.27
Maintain Woodland	Woodland (new planting) establishment maintenance	0.1444	5,000	m ²	722.00
Maintain Paths	Paths & Hard Surfaces (B)	0.518082	150	m ²	77.71
	Topdress mulched paths @20%	1.10	60	m ²	66.00
	Repair/resurface hard surface (4%)	25.00	6	m ²	150.00
Maintain Fence	General repairs	250.00	1	no.	250.00
General Maintenance	Litter Bins (A)	132.286500	1	no.	132.29
	Dog Bins (A)	135.659160	1	no.	135.66
	Litter General (B)	0.05330	10,000	m ²	533.00
	Paint Seats 1/5 years	25.00	0.4	no.	10.00
	Graffiti Removal/clean signs,bins etc	50.00	1	no.	50.00
Inspections/Security	Weekly patrol by Parks Officer	12.77	52	visits	664.04
		Total cost			£4,242.53
		Cost x CSM			£104,916.48
		Commutated sum per m²			£10.49
CSM = Commuted Sum Multiplier (period for contributions + inflation - interest earned)					

Allotments

Main Operation	Maintenance Specification	Rate (£)	Measure / per Ha	Unit	Cost per Ha
Maintain Fence	General repairs	250.00	1	no.	250.00
Maintain Paths & Car Park	Paths, hard surfaces & car parks (B)	0.518081721	1,550	m ²	803.03
General Maintenance	Litter General (C)	0.027841316	1,550	m ²	43.15
	Repair water supply	250.00	1	no.	250.00
			Total cost		£1,346.18
		Cost x CSM			£33,290.65
			Commuted sum per m²		£3.33
CSM = Commuted Sum Multiplier (period for contributions + inflation - interest earned)					

References for S106 cost model

1. Suggested framework for valuing parks & gardens: Making the invisible visible: the real value of park assets, Cabe Space 2009.
2. Costs for enhancement and new off site provision are based on the laying out of one hectare of each different green space typology, identified as part of PPG17 study and Green Space Strategy. In addition to the costs for enhancement and new off site provision, a contribution towards the cost of land acquisition for the provision of new off site green space will be expected.
3. Formal definitions of park categories - based on Association of Public Excellence's (APSE) criteria.
4. Tree information supplied by LCC Tree Officer from EZYTrees database. Average cost of new tree / Average number of trees per Ha on LCC Green Flag parks & gardens.
5. Furniture prices based on standard parks furniture from Broxap.
6. PPG17 para 33. Planning obligations should be used as a means to remedy local deficiencies in the quantity or quality of open space, sports and recreational provision. Local authorities will be justified in seeking planning obligations where the quantity or quality of provision is inadequate or under threat, or where new development increases local needs. It is essential that local authorities have undertaken detailed assessments of needs and audits of existing facilities, and set appropriate local standards in order to justify planning obligations.
7. PPG17 companion guide para 6.22: Where a developer contributes to off-site provision there is a need for a normalised **capital cost per unit of provision** to establish the payment required. This cost can include any or all of:
 - Land costs and related legal fees;
 - Construction costs (where appropriate, including both the open space or facility and any essential related works, such as fencing, security or floodlighting, CCTV, changing accommodation, car parking and road access) and related design fees;
 - Essential equipment e.g. goalposts or sightcreens;
 - VAT, if this will be non-recoverable.
8. Professional fees in line with recommendations from LCC Property Services (Project Group).
9. Car Park figure based on average area of car parking space at LCC Green Flag parks & gardens. AP 97m²/Ha, AHG 247 m²/Ha, EP 136.5 m²/Ha, KP 50 m²/Ha = 132.6m² per Ha (excludes Abbey Meadows).
10. Outdoor sports space costs based on Sport England Facility Costs (updated Q1 2010) for providing one grass pitch with two team changing pavilion and car parking and access road. Sport England costs used as independent and updated on a quarterly basis.
11. Natural green space based on enhancing a matrix of habitats as advised by LCC Nature Conservation Officer.
12. Allotment costs from refurbishment of sites at Groby Road and Walshe Road 2009/10 provided by LCC Allotments Manager.

