

Provision
for Open
Space
Sport and
Recreation

2015

Chapter 1 Introduction to Provision for Open Space Sport and Recreation

- 1.1. The document, **Provision for Open Space Sport and Recreation 2015**, is the companion to the **Open Spaces Strategy 2016 - 2021**. The two documents support and inform each other.
- 1.2. The **Provision for Open Space Sport and Recreation** forms part of the developer guidance notes produced by **Harborough District Council** and as been updated in 2015 to reflect changes to **Local and National Policy**, and take account of the results of consultation throughout 2015 concerning the local need for open space and commuted sums required when **Harborough District Council** adopts open space on new development.
- 1.3. The National Planning Policy Framework 2012 (NPPF) states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sport and recreational provision is required.
- 1.4. Planning Policy Guidance Note 17 (PPG17): Planning for Open Space, Sport and Recreation aimed to achieve three long term outcomes:
 - Networks of accessible, high quality open space, sport and recreation facilities in both urban and rural areas, which meet the needs of residents and visitors, are fit for purpose and economically and environmentally sustainable;
 - An appropriate balance between new provision and the enhancement of existing provision; and
 - Clarity and reasonable certainty for developers and landowners in relation to the requirements and expectations of local planning authorities, in respect of open space, sport and recreation provision.

NPPF replaces PPG17, but aims to build on it in the following ways:

- Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.
 - Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them.
- 1.5. NPPF advises that achieving these aims depends on local authorities undertaking up to date assessments of open space and advises that determining current deficit or oversupply of open space should be determined and used for calculating the provision of open space from a potential development. **Harborough District Council** has determined during consultation in 2015 that local provision standards that were set through the needs assessment for open space in 2004 are still appropriate for determining whether there is an existing shortfall or oversupply of open space and whether contributions should be sought through Section 106 agreements for provision directly related to the proposed development. By setting local standards a basis for developer contributions for open space can be achieved and tackling

the shortfall of the amount of open space provided and its quality through planning policy.

- 1.6. Local assessments through PPG17 were undertaken in 2004 and local standards developed for HDC. These standards have been reviewed and updated where required in 2015; the open spaces database is a 'live' database which is continually updated to give an accurate figure for existing provision. The commuted sums for maintenance and off site contributions have been updated using the costs contained in the integrated contract which runs from 2009 to 2016. Price increases per annum for calculating contributions reflect the price index methodology contained within the integrated contract.

Chapter 2 Scope of the open space and sport and recreation consultation

- 2.1. The consultation during 2015 sought to determine which open space and recreation typologies were relevant to Harborough District.

These include:

- **parks and gardens,**
- **natural and semi-natural areas,**
- **amenity greenspace,**
- **provision for children and young people,**
- **outdoor sports facilities,**
- **allotments,**
- **cemeteries and burial grounds**

Two new typologies not previously included in open space assessments were supported through consultation. These being:

- **green corridors,**
- **civic spaces.**

The primary uses of these open space typologies can be found at [Appendix 3](#)

2.2. What is needed for the assessment of need for open space, sport and recreation?

- 2.2.1. A local assessment of open space and open space needs enables the Council to:
- plan positively, creatively and effectively in identifying priority areas for improvement and to target appropriate types of open space required
 - ensure an adequate provision of high quality, accessible open space to meet the needs of community
 - ensure any accessible funding is invested in the right places where there is the most need
 - conduct S106 negotiations with developers from a position of knowledge with evidence to support.
- 2.2.2. The 2015 update to this document enables the Council:

To update the baseline information so that it reflects changes to the quantity of open space, sports and recreation provision in the District since 2009.

To identify future needs for open space, sport and recreation provision up until 2031 in accordance with the new Local Plan.

Identify where additional open space, sport and recreation provision is required to meet needs on submission of planning applications

work with communities to identify qualitative shortfalls in open space sport and recreation provision and address these where possible.

2.2.3. The vision for Open Space in Harborough District is:

‘To protect, enhance and provide quality open space that is safe, supports wildlife, is valued and enjoyed by people and contributes to their health and well being’

2.2.4. The document Provision for Open Space Sport and Recreation considers each of the open space typologies individually and has enabled the Council to provide a vision for each typology, and provide quantitative, qualitative and accessibility thresholds for each. The vision for each typology and the thresholds can be found at [Appendix 1](#)

2.3. Methodology of the needs assessment

2.3.1. The methodology and development of the needs assessment was undertaken in accordance with the guidance provided in Planning Policy Guidance Note 17 (Planning for Open Space Sport and Recreation, July 2002) and its Companion Guide (September 2002). **Details of consultation can be found in [appendix 2](#).**

2.3.2. The PPG 17 Companion Guide sets out a 5 step logical process for undertaking a local assessment of open space and recreation. This process was used in developing this study using our own appropriate mechanisms that meet the requirements of the council to plan, monitor and set targets for the existing and future provision of open space within the District.

The 5-step process is as follows:

- Step 1 – Identifying Local Needs
- Step 2 – Auditing Local Provision
- Step 3 – Setting Provision Standards
- Step 4 – Applying Provision Standards
- Step 5 – Drafting Implementation and Action Plan.

2.3.3. The above information has given the baseline data for provision of open spaces sport and recreation sites across the district. During 2015 consultation has been

undertaken with communities to assess the existing provision, and whether it is considered this is at an appropriate level. Consideration has also been given by communities concerning the accessibility and quality of open space.

2.3.4. This new baseline data is used to assess provision of open space when a planning application is submitted. It will be constantly updated on the 'live' database and provide relevant information to the development industry concerning the amount of open space that should be provided.

2.4. Provision Standards

2.4.1. The local provision standards justified through the consultation are detailed below. The methodology for setting these standards has been followed in accordance with PPG17 and using both qualitative and quantitative information sources both from the audit and consultation. Standards have been developed in terms of both accessibility and quantity.

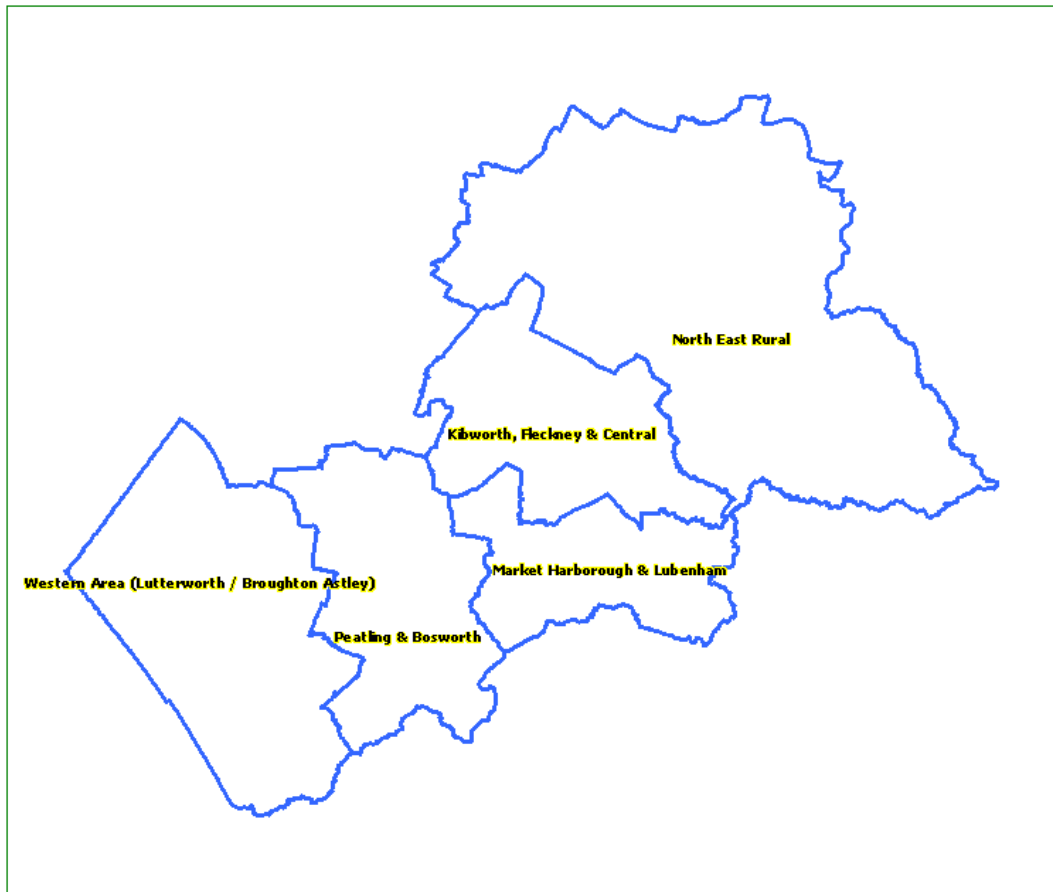
2.4.2. Quantity Provision Standard

Open Space Type	Suggested Quantity Provision Standard
Parks and Gardens	0.4 ha per 1000 population
Natural and Semi-natural areas	8.5 ha per 1,000 population (rural area) 1.5 ha per 1,000 population (urban area)
Green Corridors	Because this sort of open space is usually a linear footpath or cycle route, this could not realistically be measured. The Council would seek to augment the existing network and provide new routes where possible on an opportunity basis within 1.6km of the development site boundaries.
Amenity Greenspace	0.9 ha per 1000 population
Provision for Children and Young People	0.3 ha per 1000 population
Outdoor Sports Facilities	'Fields in Trust' survey 2015 determined that 1.6 to 2.0 ha per 1000 population was an appropriate level of provision based on responses to their survey. HDC has previously used 1.6 ha per 1000 population as a minimum provision and local consultation has determined that respondents still consider this appropriate.

Allotments and Community Gardens	0.35 ha per 1000 population
Cemeteries and Burial Grounds	0.35ha per 1000 population (See appendix 3 for details)
Civic Spaces	There is not a normal amount for this sort of open space. The Council would look to provide new pedestrian spaces when a new shopping centre is built or enhance existing civic spaces through contributions

2.4.3. Quantity

When applying the quantity provision standards the following key points were extracted. It should be noted that this analysis is 'in general' and for each planning application over 10 units, a tailored analysis will be provided to determine whether or not there is a deficit or over supply of each typology.



Analysis Areas for Harborough District

-
- **Parks & Gardens** : there is a deficiency of parks and gardens within all areas of the District, the largest of which is in Kibworth, Fleckney and Great Glen. There are only a small number of parks and gardens within the District
 - **Natural and Semi-Natural**: as a result of the predominantly rural nature of natural and semi natural open space, and the vastly different levels of provision between the more urban areas of the District (Market Harborough and Lubenham, and Lutterworth and Broughton Astley) two standards were set. Overall, there is considered to be an oversupply of natural and semi natural open spaces, and only Market Harborough and Lubenham is perceived to have shortfalls in natural and semi natural provision
 - **Amenity Greenspace**: only the Market Harborough and Lubenham areas have a surplus of amenity greenspace, all other areas are currently considered to have a shortfall of provision
 - **Provision for Children and Young People**: there is a total deficiency of provision across the District equating to over 10 hectares of provision, and there is a deficiency in each of the analysis areas, the largest of which is in Market Harborough and Lubenham
 - **Allotments**: there is an overall deficiency of allotments within the District, however there is a small oversupply of provision within the Peatling and Bosworth analysis area

2.4.4. Conclusion

There are shortfalls of open space throughout the district. Harborough District Council will use the most up to date information concerning current open space provision to undertake a bespoke analysis on behalf of the development industry as planning application are made.

This analysis will demonstrate whether there is an oversupply or deficit of each typology of open space with the accessibility thresholds. Where a deficit occurs the developer will be expected to provide open space on site that is related to the size of the new development.

Off site contributions may be sought for some open space typologies that cannot be provided on site, due to either their nature or site constraints. Where this is required the Council will work with developers to identify projects that are related to the new development and adhere to the CIL rules.

2.5. Quality

2.5.1. There are many high quality open spaces provided within the District of Harborough with the majority of sites rated as average or above and more sites than any other rated as 'good' or 'very good'. Very few sites were considered to be poor or very poor.

The quality of cemeteries and churchyards, outdoor sports facilities and parks and gardens was considered to be particularly good.

The main quality issues within the District were perceived to be:

- dog fouling
- parking
- toilets

2.5.2. Communities and Parish Councils were asked to consider quality of open spaces and how they would like open space quality to be seen in the future. Using the feedback received the following quality vision has been produced.

‘A Clean, litter free and dog fouling free area that has appropriate facilities, amenities, habitat and biodiversity that are maintained appropriately, accessible and in a usable condition’

A further detailed analysis for each typology can be found at [Appendix 1](#)

2.5.3. Conclusion

There is a relatively good quality of open space and recreation facilities within the District, however there are some poor quality open spaces that require upgrading.

Where sites have been identified, within the accessibility thresholds of the development site, that require work to bring them up to an acceptable standard, the District Council will work with the developers and land owners to provide off site contributions. We will at all times ensure that the contributions adhere to the CIL rules concerning developer payments.

2.6. Accessibility

Most open spaces within the District are accessible to the public, with the majority of sites considered to be good or very good in terms of accessibility. The main area of concern appears to be public transport links, which are felt to inhibit the usage of some sites. The Open Spaces Strategy 2015 states that where possible new open spaces should be located close to bus or cycling routes.

The study allowed the development of accessibility standards. These are illustrated in table below.

2.6.1. Accessibility Provision Standard

Open Space Type	Suggested Accessibility Provision Standard	
	Time	Distance
Parks and Gardens	10 mins (drive or bus)	4km
Natural and Semi-natural areas	20 mins (walk)	1.6km
Green Corridors	20 mins (walk)	1.6km

Amenity Greenspace	10 mins (walk)	800m
Provision for Children and Young People	5-10 mins (walk)	400m – 800m
Outdoor Sports Facilities	10 mins (drive or bus)	4km
Allotments and Community Gardens	10 mins (drive or bus)	4km
Cemeteries and Burial Grounds	5 mins drive or bus	2km
Civic Spaces	no standard set due to nature of typology	

2.6.2. Conclusion

The accessibility thresholds will be used to calculate the existing amount of open space that is relevant to each planning application site. They will also be used to calculate the population within the accessibility threshold for each typology of open space. Using this information the Council will be able to determine whether a shortfall or an over supply exists for each typology.

Chapter 3 Open Space Calculations

- 3.1. The District Council has historically asked for a 15 year commuted sum for maintenance per hectare for open spaces transferred to the District Councils ownership. Consultation in 2015 has suggested that communities believe an increase the period for which developer contributions are collected is appropriate.
- 3.2. We propose, therefore, to increase the period from 15 years to 30 years for a commuted maintenance sum if the District Council accepts responsibility for maintenance of the open space in perpetuity.**
- 3.3. This section of the document is intended to be the detailed guidance that will feed into the Planning Obligations Developer Guidance, in the context of the Core Strategy/ new Local Plan. This document has justified approaches based on data that is up to date and based on recent consultation with communities
- 3.4. This document provides information on the level of contributions towards open space, sport and recreation facilities that will be sought from developers applying for new residential development, together with other explanatory notes. The level of contributions will be reviewed annually to ensure that they are up to date. The data on which the calculations are based will be taken from 'live' data to ensure that the up to date picture of open space provision in the district is portrayed.
- 3.5. There are ten objectives for this document which support the aims of the Open Spaces Strategy. These are;
- Improve access for all to open space, sport and recreation facilities;
 - Improve accessibility to open space, sport and recreation services to those groups and individuals with greatest social disadvantage;
 - Provide an appropriate balance between the provision of new open space and the enhancement of existing open space, so that the needs and aspirations of local communities are met.
 - Provide open space that is multifunctional and gives opportunities for habitat creation and biodiversity.
 - Provide open space that helps to mitigate against risk of flooding and the effects of climate change.

-
- Achieve an integrated network of sustainable transport routes that are available to those wishing to walk or cycle for exercise or commuting.
 - Achieve an integrated approach towards land-use and transport policies and locate new open space, sport and recreation development where it will be accessible to a wide range of transport including public and sustainable;
 - Reduce crime, anti-social behaviour and the fear of crime;
 - Increase leisure opportunities for young people;
 - Deliver a wide range of high quality open space that is fit for purpose, throughout the District.

Chapter 4 When will the policy be applied?

- 4.1. The District Council's local standards for the provision of open space, sport and recreation facilities should be applied to all applications for new houses where there is a net increase in units.
- 4.2. The calculation is to be applied to developments over 10 units for all the typologies of open space except Cemeteries and burial grounds contribution. The Cemeteries and burial grounds contribution is to be applied to all developments where there is a net gain in residencies of more than 5 units.
- 4.3. The calculations should apply equally to all forms of development.

Chapter 5 What types of open space, sport and recreation facilities will require developer contributions?

- 5.1. The Council will normally require developers to provide and/or contribute towards all seven types of open space, sport and recreation facilities (henceforth referred to as 'open space') set out below. Each type of open space has its own 'Vision', which describes the purposes and particular features of the open space.

Type	Definition	Primary Purpose/Examples
Parks and Gardens	Includes urban parks, formal gardens and country parks	Accessible, and free to use high quality opportunities for informal recreation and community events.
Natural and Semi-Natural Greenspaces	Includes publicly accessible woodlands, urban forestry, scrub, grasslands (e.g. downlands, commons, meadows), wetlands, open and running water and wastelands.	Natural and semi-natural areas providing access to wildlife, environmental education and awareness, biodiversity and nature conservation.
Amenity Greenspace	Most commonly but not exclusively found in housing areas. Includes informal recreation green spaces and village greens.	Sites that provide opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas.
Green Corridors	Includes towpaths along canals and riverbanks, cycleways, rights of way and disused railway lines.	Sites that are accessible and free to use for walking, cycling or horse riding, whether for leisure purposes or travel, and opportunities for wildlife migration.
Provision for Children and Young People	Areas designed primarily for play and social interaction involving children and young people.	Areas designed primarily for play and social interaction involving children and young people, such as

		equipped play areas, multi-use games areas and skateboard parks.
Outdoor Sports Facilities	Natural or artificial surfaces either publicly or privately owned used for sport and recreation. Includes school playing fields.	Sites that may not be free to use specifically intended to meet demand for formal participation in outdoor sports including pitch sports, tennis, bowls, athletics or countryside and water sports.
Allotments	Opportunities for those people who wish to do so to grow their own produce as part of the long-term promotion of sustainability, health and social inclusion. May also include urban farms.	Opportunities for those people who wish to grow their own produce as part of the long term promotion of sustainability, health and social inclusion N.B. does not include private gardens
Cemeteries & Burial Grounds	Cemeteries and other burial grounds.	Sites for quiet contemplation and burial of the dead, that are also linked to the promotion of wildlife conservation, biodiversity and provide a link to the past
Civic Spaces	Civic and market squares and other hard surfaced community areas designed for pedestrians.	High quality spaces that provide access to shops and can facilitate community events. Also provide a setting for civic buildings.

Chapter 6 How will the policy operate?

- 6.1. It is the intention of the Council that developers will be provided with timely advice on the open space requirements that their proposals entail. This work will be undertaken by staff from planning policy. **The operation of the policy is broken into two stages:**

6.2. STAGE ONE: DOES THE HOUSING DEVELOPMENT CREATE A NEED FOR NEW OPEN SPACE?

- 6.3. For each of the seven types of open space, the Council will firstly assess whether a new area of open space needs to be provided as a result of the proposed housing development. This will be done by following stages below, for each type of open space:

6.3.1. Estimate the number of residents living in the proposed development.

This will be calculated by reference to the following assumed rates for different sizes of dwellings:

No of bedrooms	1	2	3	4	5+
Assumed no of residents	1.5	2	2.3	3	4

It is considered that for most applications an indication will be given about the number and type of houses within the development. If an application is received in 'outline' and the number and type of dwellings are unknown, then the open space requirement can be estimated based on the application of a minimum density of 35 dwellings per hectare gross housing development and an average household size of 2.3 (average for District).

This is intended to provide an initial guide to the likely open space requirement. The initial figure will in all circumstances be updated by a detailed calculation based on the number of bedrooms, once a detailed application is submitted.

6.3.2. Calculate the existing amount of open space within the following distance thresholds of the new housing development.

The thresholds used are those in the Open Spaces Strategy, and have been identified in the accessibility section above:

- Parks and Gardens: 4km
- Natural and Semi Natural Greenspaces (includes Urban Woodlands): 1.6 kms
- Green Corridors or Greenways: 1.6km
- Outdoor Sports Facilities: 4 kms
- Amenity Greenspace (includes Green Corridors): 800m
- Provision for Children and Young People: 400 – 800m
- Allotments and Community Gardens: 4 km
- Cemeteries and Other Burial Grounds: 2 km

For ease of measurement and clarity for developers, each of these distance thresholds is measured ‘as the crow flies’ from the outermost edges of the new housing development, except where there are physical barriers to access, such as main roads, rivers, railway lines etc. then the actual distance will be calculated. The actual distance will depend on the typology. The table below will be used to calculate this.

Open Space Type	Suggested Accessibility Provision Standard	
	Time	Distance
Parks and Gardens	10 mins (drive)	4km
Natural and Semi-natural areas	20 mins (walk)	1.6km
Green Corridors	20 mins (walk)	1.6km
Amenity Greenspace	10 mins (walk)	800m

Provision for Children and Young People	5-10 mins (walk)	400m – 800m
Outdoor Sports Facilities	10 mins (drive)	4km
Allotments and Community Gardens	10 mins (drive)	4km
Cemeteries and Burial Grounds	5 mins drive	2km
Civic Spaces	no standard set due to nature of typology	

6.3.3. Estimate the existing residential population within the relevant accessibility threshold.

Add this to the estimated population of the new housing development.

This will give a total population figure. These calculations will use the average occupancy figures for existing population and the calculations from A for the new population.

6.3.4. Compare the existing amount of open space and the total population within the relevant distance with the following quantity standards:

- Parks and Gardens: 0.5 hectares per 1000 people
- Natural and Semi Natural Greenspaces (includes Urban Woodlands):
8.5 hectares per 1000 people rural area
1.5 hectares per 1000 people urban area
- Outdoor Sports Facilities: 1.63 hectares per 1000 people ⁽¹⁾
- Greenways: 1.6 hectares per 1000 people
- Amenity Greenspace (includes Green Corridors): 0.9 hectares per 1000 people
- Provision for Children and Young People: 0.3 hectares per 1000 people
- Allotments and Community Gardens: 0.35 hectares per 1000 people
- Cemeteries and Other Burial Grounds: quantity standard not provided by PPG17

¹ 'Fields in Trust' survey 2015 determined that 1.6 to 2.0 ha per 1000 population was an appropriate level of provision based on responses to their survey. HDC has previously used 1.6 ha per 1000 population as a minimum provision and local consultation has determined that respondents still consider this appropriate.

6.3.5. Assess whether the developer is required to provide for a new area of open space.

A new area of open space will normally be required if the existing amount of open space is insufficient to cater for the needs of the total population.

For example:

- The Quantity standard for Amenity Greenspace is 0.9 ha per 1000 people.
- The estimated population of the new housing development is 50 people and the existing population within the distance threshold (800m) of the development is 600, giving a total population of 650 people.
- Therefore for a population of 650 the amount of Amenity Greenspace required is $(0.9 \text{ ha} / 1000) \times 650 = \mathbf{0.585 \text{ ha}}$.
- If the existing amount of Amenity Greenspace within 800m of the development is say 0.4 hectares. Then 0.4 ha of existing Amenity Greenspace is a lower level of provision than 0.585 ha of required Amenity Greenspace within the catchment area. The developer will therefore be required to provide a new area of Amenity Greenspace, to meet the needs of the people who will be living in the new housing development as a minimum.

Note: If a play area is required for a development, the developer will be expected to provide a fully equipped LAP, LEAP or NEAP, depending on size required, to industry standards EN1176/EN1177. The minimum size for a LEAP is 400m².

6.3.6. If a new area of open space is required, calculate how large that area should be.

Using the same example above:

- $(0.9 / 1000 \text{ ha}) \times$ the estimated population of the new housing development (50) = 0.045 ha.
- The developer will therefore be required to provide 0.045 hectares of new Amenity Greenspace.

This assessment will be carried out individually for each of the seven types of open space. For each of the seven types, a requirement to provide a new area of open space will normally only be waived if it is found that the relevant quantity standard is met or exceeded in 31.3.5. Chapter 7 gives further details about where the new open space should be provided.

6.4. STAGE 2: DOES THE HOUSING DEVELOPMENT CREATE A NEED TO IMPROVE THE QUALITY OF EXISTING OPEN SPACE IN THE LOCAL AREA?

6.4.1. When assessed against the relevant quantity standards, there maybe a sufficient amount of the type of open space in the local area to meet the needs of the total population. For these types of open space, the Council may instead expect a developer contribution to enhance the quality of existing open space in the area.

6.4.2. The Council will identify all areas of open space within the relevant distance thresholds of the new housing development that do not meet the 'quality standard'. The Council has set a 'quality vision' for each of the seven types of open space.

6.4.3. The following general quality vision was developed:

'A clean, litter free and dog fouling free area that has appropriate facilities, amenities, habitat and biodiversity that are maintained appropriately, accessible and in a usable condition'

6.4.4. The further detailed quality vision for each typology of open space can be found at [Appendix 1](#). It should be noted that developers will only be asked to contribute towards quality improvements of open space where the site is demonstrated to be below the quality threshold and the quality issue is detrimental to the continued public use of the site. The developer will not be asked to contribute towards items that are considered maintenance items.

6.4.5. For example, If a play area has reached the end of its useful life then a developer may be asked to contribute towards its replacement. If the play area is unusable because it has suffered vandalism, this would not trigger a contribution because it is a maintenance item.

6.4.6. The Council's intention is that all of the District's public open spaces should achieve a good quality rating when assessed against the appropriate quality threshold in the Local Environmental Quality Survey of England (LEQSE) criteria, and the Council Local Grounds Monitoring tool which will determine local quality issues. A developer contribution to enhance existing

open space will be required when there is an area of open space within the relevant distance of the proposed development that does not meet at least this quality standard.

6.4.7. There may be more than one area of open space within the relevant distance threshold that does not meet the quality standard. In such cases, the developer contribution will automatically be allocated to enhance the quality of the open space that is closest to the development site.

6.4.8. If all open spaces within the relevant distance threshold meet the quality standard, then the developer contribution for that type of open space will be waived.

6.5. As a result of this two-stage process, the final developer contribution may have a number of components. For example, the developer may be required to:

- Provide Amenity Greenspace and Provision for Children and Young People on-site;
- Make a financial contribution towards providing Outdoor Sports Facilities and Allotments, and Community Gardens off-site; and
- Make a financial contribution towards enhancing Natural and Semi-Natural Greenspaces and Cemeteries and Other Burial Grounds off-site; and
- Make no contribution towards Parks and Gardens.

Chapter 7 Where are the open spaces to be provided?

7.1. If a housing development generates a need for new open space then, wherever possible, the open space should be provided on-site. This is because it is normally the best and most practicable way to meet the recreational needs of the new community. The open space that is provided should meet the relevant open space quality standard.

7.2. When providing open space on-site, there will usually be priority from developers to provide Amenity Greenspace before other types of open space. Care should be taken in assuming this because Amenity Greenspace is in oversupply in

some areas of the District.

- 7.3. Some types of open space with larger minimum size standards are only likely to be provided on the largest planning application sites.
- 7.4. It may be possible to combine types of open space without adversely affecting their individual functions. Dual use in this way will be acceptable, so long as the quality of the open space function is not harmed. For example, it may be feasible to accommodate Amenity Greenspace or Semi Natural Greenspace within the clearance zones of Provision for Children and Young People.
- 7.5. Provision for habitat and biodiversity should be made when providing semi natural and natural greenspace, and where SUDS are provided on site they should contribute to biodiversity by employing the construction and planting techniques outlines SUDS for Wildlife and People document that will be written as part of the actions from the Open Spaces Strategy 2016 – 202
- 7.6. Where a type of open space is provided on-site, the developer will normally be required to pay a commuted sum to cover the costs of future maintenance if the open space is to be adopted by the Council. Further details about commuted sums for maintenance are given later in this document.
- 7.7. In some circumstances on-site provision of any or all of the types of open space that are required may not be possible to provide. The minimum useful size guidelines are shown below and these should be used when assessing whether an open space is viable. To ensure the provision of useable areas of open space which can be easily and economically maintained, open space should not normally be provided on-site if the levels required fall below the following minimum size standards:
- Parks and Gardens: 0.25 hectares
 - Natural and Semi Natural Greenspaces (includes Urban Woodlands): 0.25 hectares
 - Outdoor Sports Facilities: 0.8 hectares
 - Amenity Greenspace (includes Green Corridors): 0.1 hectares
 - Provision for Children and Young People: 0.04 hectares
 - Allotments and Community Gardens: 0.2 hectares
 - Cemeteries, and Other Burial Grounds: No minimum size.

7.8. There is no minimum size standard for Cemeteries and Other Burial Grounds as provision of this typology on site is unlikely.

7.9. If it is not possible to provide the typologies of open space at reasonable sizes and dimensions on-site, then developers will be required to make a developer contribution towards the new provision or enhancement of that typology of open space off-site. Developer contributions for off site provision will only normally be sought if they can be targeted to a site that lies within the relevant distance threshold of the proposed housing development and is suitable for use as open space. Wherever possible, the sites should be accessible by public transport and cycle paths.

7.10. The exception to this is Cemetery and Burial Ground provision, where contributions will be sought for sites that may be outside the distance threshold.

7.11. How are developer contributions for off-site open space calculated

7.11.1. The amount of contribution sought from a developer will depend on whether there is an element for land purchase. If the contribution is to be used to purchase a new site, then the land purchase cost per hectare will be sought; otherwise the contribution will be used to enhance an existing site. Costs based on developer contributions per dwelling for each type of open space are shown in **Appendix B** at the end of this document. They are based on 2015 District Council contract costs from the integrated contract and will be revised annually in line with the annual indices used in the integrated contract. The costs have been rounded up or down to the nearest whole number.

7.12. How are commuted sums for the maintenance of open space calculated?

7.12.1. Where the provision of open space is made on site and is of benefit to the occupants of a proposed development and the wider public, the developer will be required to pay a commuted sum to cover the cost of future maintenance for thirty years, if the open space is transferred to the Council. This is to avoid circumstances where open spaces become neglected and deteriorate and are no longer safe or useful to the community they serve

7.12.2. Provision of open space on-site will always involve the payment of a commuted sum to cover maintenance costs if the open space is transferred to the Council. The Council will also work with communities and partners to find the most suitable local management organisation to maintain the open space in perpetuity.

7.12.3. Where an open space is provided on site, it should be maintained

by the developer to the satisfaction of the District Council for a period of 12 months after practical completion. Upon the expiry of this 12 month maintenance period, the open space shall be transferred to either the Council or nominated organisation following the payment of a commuted sum to cover its future maintenance for 30 years. The developer will be obliged to ensure that the open space is to the standards outlined in [Appendix 5](#) – Adoption Standards Requirements, and that they comply with any planning conditions and approved plans.

7.12.4. Commuted sums are shown in Appendix A at the end of this document. The commuted sums give the cost of maintaining each typology of open space per annum and will be revised each year according to the indices used in the HDC Grounds Maintenance Contract.

7.12.5. The commuted sum for maintenance for a 30 year period is calculated using a Net present Value Factor of 21.8. The detailed calculations for this can be found at [Appendix 4](#)

7.13. How is the provision open space to be secured?

7.13.1. Applicants must enter into a planning obligation in the form of a Section 106 Agreement with the Council for provision of open space commuted sums and/or off site contributions. The S106 controls the development, maintenance and transfer of ownership of the land to the Council. It will be necessary for a developer to appoint a solicitor to act on their behalf and will also have to make a contribution to the Council's legal and monitoring costs.

7.13.2. The Council accounts for the provision, enhancement and maintenance of open space commuted sums separately. These contributions cannot be used for the funding of projects other than those that are on open space as captured in the District Council asset database

7.13.3. Developer contributions and/or commuted payments that are made for one type of open space cannot be used to provide, enhance or maintain another type of open space.

7.13.4. Contributions will be ring fenced until there are sufficient funds to undertake the projects identified, however the CIL regulations concerning pooling of S106 will at all times be adhered to by monitoring the allocation and spending of S106 monies.

7.13.5. If the funds remain unspent usually after seven years, but in some cases ten years, after completion of the development, they will normally be repaid to the developer unless they have been ring fenced for a large strategic project and this has been agreed with the developer at the time of negotiation of the S106 agreement.

7.13.6. The Council will only allocate the spending of funds to enhance an area of open space if the facility has a minimum security of tenure of 20 years, at the time of spending.

Further information

For further information

Contact:

Matthew Bills

Neighbourhood and Green Spaces Officer

m.bills@harborough.gov.uk

Chapter 8 APPENDIX A

DRAFT DEVELOPER CONTRIBUTIONS FOR NEW PROVISION / ENHANCEMENT OF OPEN SPACE

The following figures give the commuted sum rates for enhancement of existing open spaces and provision of new open spaces. They are based on the 2015 Integrated Contract rate for HDC and will be updated annually. The cost for laying out a new open space, as appropriate by category and are calculated by multiplying the 'provision rate per 1000 persons' (rates based on Appendix 1, Column 3) by the 'cost of laying out per Ha'. The new provision rate includes a land value of £30,000.00 per hectare as an additional cost for laying out the facility, but is otherwise identical to the enhancement calculation.

No of Bedrooms In dwelling/ Dwelling population	Provision Type £	Parks And Gardens £	Natural And semi Natural Greenspace £		Outdoor Sports Facilities £	Amenity Green space £	Children And Young People £	Allotments £	Greenways £	Cemeteries And closed churchyards £	Total £	
			urban	rural							urban	rural
			1	Enhancement							89	172
	New provision	101	217	1281	758	97	6	29	158	79	1287	2351
2	Enhancement	178	344	1952	1420	140	10	42	238	142	2276	3884
	New provision	202	434	2562	1516	194	12	58	316	158	2574	4702
3	Enhancement	267	516	2928	2226	210	15	63	357	213	3510	5922
	New provision	303	651	3843	2355	291	18	87	474	237	3942	7134
4	Enhancement	356	688	3904	2968	280	20	84	476	284	4680	7896
	New provision	404	868	5124	3140	388	24	116	632	316	5256	9512
5	Enhancement	445	860	4880	3710	350	25	105	595	355	5850	9870
	New provision	505	1085	6405	3925	485	30	145	790	395	6570	11890

Provision for children and young people in one bedroom residencies should be waived

rates shown are per person

Note all figures have been updated for 2015.

Calculations for development of new open spaces

Parks and Gardens

Task	Works	Rate £		Measure per hectare		cost per ha inc uplifts
Clearance	Clear virgin ground	£0.37	per m2	10000	m2	£4,092.20
Pathways and car park	Provide and install 15% pathways	£34.00	per m2	1500	m2	£56,406.00
Planted Areas	40% Planted areas			4000	m2	£0.00
Shrubs	Provide 10% informal shrubs	£5.00	per m2	1000	m2	£5,530.00
	Prepare and plant	£3.92	per m2	1000	m2	£4,335.52
	Provide 30% formal shrubs	£20.00	per m2	3000	m2	£66,360.00
	Prepare and plant	£3.92	per m2	3000	m2	£13,006.56
Grass	Grass at 45%			4500	m2	£0.00
	Supply and spread topsoil to 150mm	£2.34	per m2	4500	m2	£11,646.18
	Supply and sow grass seed	£2.19	per m2	4500	m2	£10,899.63
Trees	Supply trees	£75.00	1no	20	no	£1,659.00
	Plant trees with underground anchors	£51.43	1no	20	no	£1,137.63
Signage	Supply POS signs	£1,500.00	ea	2	no	£3,318.00
Features	Cost of ornamental features, bandstand, toilets etc	£20,000.00	ea	1	no	£22,120.00
Hedging	Provide ornamental hedging	£8.80	per lin m	200	no	£1,946.56
	Plant ornamental hedge	£5.76	per lin m	200	no	£1,274.11
Fencing	Temporary fencing for hedges (chespale 900mm inc removal)	£11.57	per lin m	200	no	£2,559.28
	Permanent fencing to 30% of perimeter (kneerail)	£78.67	per lin m	120	no	£10,441.08
Seating	Supply and install seats	£550.00	ea	6	no	£3,649.80
Bins	Supply and install litter bins	£300.00	ea	3	no	£995.40
	Supply and install dog bins	£350.00	ea	3	no	£1,161.30
total						£222,538.26

land cost per ha £30,000.00
 Provision rate per 1000 pop (Ha) 0.4

calculation

Rate per person refurb £89.02

Rate per person new provision £101.02

Natural and Semi natural Greenspace

Task	Works	Rate £		Measure per hectare		Cost per ha inc uplifts
Clearance	Clear virgin ground	£0.37	per m2	10000	m2	£4,092.20
Pathways and car park	Provide and install 5% car park	£34.00	per m2	500	m2	£18,802.00
	Provide 10% wooden edged breedon paths	£13.57	per m2	1000	m2	£15,008.42
Shrubs	Provide 10% informal shrubs (whips)	£5.00	per m2	1000	m2	£5,530.00
	Prepare and plant	£3.92	per m2	1000	m2	£4,335.52
Grass	Grass at 45%			4500	m2	£0.00
	prepare grass areas	£2.19	per m2	4500	m2	£10,899.63
	Supply and sow grass seed	£2.19	per m2	4500	m2	£10,899.63
Trees	Supply trees	£75.00	1no	20	no	£1,659.00
	Plant trees with underground anchors	£51.43	1no	20	no	£1,137.63
Signage	Supply POS signs	£1,500.00	ea	2	no	£3,318.00
Features	Cost of ornamental features, bandstand, toilets etc	£20,000.00	ea	1	no	£22,120.00
Hedging	Provide hedging	£8.00	per lin m	200	no	£1,769.60
	Plant hedge	£2.46	per lin m	200	no	£544.15
Fencing	Permanent fencing to 30% of perimeter (kneerail)	£78.67	per lin m	120	no	£10,441.08
Seating	Supply and install seats	£650.00	ea	3	no	£2,156.70
Bins	Supply and install litter bins	£300.00	ea	3	no	£995.40
	Supply and install dog bins	£350.00	ea	3	no	£1,161.30
					total	£114,870.27

land cost per ha

£30,000.00

Provision rate per 1000 pop
(Ha)

1.5 urban
8.5 rural

Rate per person refurb	urban	£172.31
	rural	£976.40
Rate per person new provision	urban	£217.31
	rural	£1,231.40

Outdoor Sports Facilities

Based on

New artificial pitch facility at northampton Road Sports Ground	£500,000.00
New changing facilities at Northampton Road	£500,000.00
Renovation of artificial pitch at Welland Park Community Collage	£250,000.00
New 8 grass pitch provision from Sport England @ 50k per pitch	£400,000.00
New 3G pitch at Kibworth School	£570,000.00
	£2,220,000.00
Ave cost of project	total £444,000.00

Land cost per Hectare £30,000.00

Provision rate using HDC adopted standard
per 1000 pop (Ha) 1.6

Rate per person refurb £710.40

Rate per person new facility £758.40

Amenity Greenspace

Task	Works	Rate £		Measure per hectare		Cost per ha inc uplifts
Clearance	Clear virgin ground	£0.37	per m2	10000	m2	£4,092.20
Pathways and car park	Provide and install 15% pathways	£34.00	per m2	500	m2	£18,802.00
Shrubs	Provide 10% informal shrubs (whips)	£5.00	per m2	1000	m2	£5,530.00
	Prepare and plant	£3.92	per m2	1000	m2	£4,335.52
Grass	Grass at 75%			4500	m2	£0.00
	prepare grass areas	£2.34	per m2	4500	m2	£11,646.18
	Supply and sow grass seed	£2.19	per m2	4500	m2	£10,899.63
Trees	Supply trees	£75.00	1no	40	no	£3,318.00
	Plant trees with underground anchors	£51.43	1no	40	no	£2,275.26
Hedging	Provide hedging	£8.00	per lin m	200	no	£1,769.60
	Plant hedge	£5.76	per lin m	200	no	£1,274.11
Fencing	Permanent fencing to 30% of perimeter (kneerail)	£78.67	per lin m	120	no	£10,441.08
Seating	Supply and install seats	£550.00	ea	3	no	£1,824.90
Bins	Supply and install litter bins	£300.00	ea	3	no	£995.40
	Supply and install dog bins	£350.00	ea	3	no	£1,161.30
total						£78,365.19

land cost per ha £30,000.00
 Provision rate per 1000 pop (Ha) 0.9

Rate per person refurb £70.53

Rate per person new provision £97.53

Children and Young People

Task	Works	Rate £		Measure per LEAP		Cost per ha inc uplifts
Supply of Equipment for LEAP (400m2)						
Pathways and car park	Provide and install 10% pathways	£34.00	per m2	40	m2	£1,504.16
	Car Park adjacent to LEAP	£34.00	per m2	200	m2	£7,520.80
Play equipment inc VAT and delivery	Supply multiplay unit	£35,000.00	ea	1	ea	£38,710.00
	supply swings (cradle and pod)	£7,500.00	ea	2	ea	£16,590.00
	supply springers	£1,200.00	ea	2	ea	£2,654.40
	supply other moving unit	£8,000.00	ea	1	ea	£8,848.00
	supply u6s multiplay	£15,000.00	ea	1	ea	£16,590.00
surfacing	supply surfacing at 50%					£0.00
	20% wetpour	£69.00	per m2	40	m2	£3,052.56
	60% enviromulch	£35.00	per m3	18	m3	£696.78
	20% sand	£35.00	per m3	25	m3	£967.75
Retainers and stockading	supply log stockading	£60.00	per lin m	100	lin m	£6,636.00
Groundworks and reinstatement	Excavation and landscaping	£5,000.00	1no	1	no	£5,530.00
Fencing	Permanent fencing to 100% of perimeter (bowtop) inc gates	£55.00	per lin m	190	no	£11,557.70
Seating	Supply and install seats	£550.00	ea	2	no	£1,216.60
Bins	Supply and install litter bins	£300.00	ea	2	no	£663.60
	Supply and install dog bins	£350.00	ea	2	no	£774.20
Installation	Installation of above	£40,000.00	ea	1	ea	£44,240.00
					total	£167,752.55

land cost per ha £24,000.00
 Provision rate per 1000 pop (Ha) 0.3

Rate per person refurb £50.33

Rate per person new provision £57.53

The LEAP standard has an activity zone that is a minimum of 400m² (0.04 Ha) contains at least 5 pieces of equipment that encourage particular types of play. We define the appropriate types as Rotary Play, Swinging, Sliding, Climbing and Rocking/See Saw Motions.

All play equipment must conform to EN1176 and En1177. A buffer zone not less than 20m in depth should be present between the LEAP and the nearest dwelling's habitable rooms, with a minimum of 10m to the nearest residential boundary. This zone should ideally include some planting to allow children to experience natural scents, colours and textures. Please note that the buffer zone can be dual-use, eg provision of Amenity Greenspace as part of this buffer zone. Play areas and their buffer zones should be located in residential areas or else close to well-used footpaths, so that child safety is increased through passive observation. The activity zone should be enclosed by a fence of at least 1m in height, with two outward-opening, self-closing

pedestrian gates on opposite sides of the site (to deter bullying and entry by dogs), with barriers to limit the speed of children leaving the activity zone. It should also include a double vehicle access gate for maintenance purposes. Seating should be provided in appropriate locations and quantities for accompanying adults to sit. This presence increases the safety of the children that use the site. Several bins should also be provided to collect any litter that may arise. A notice, indicating the name of the site, usage age of the facility, that dogs are excluded from the site and provide the contact details of the site operator to report any incidents/damage to the site.

Allotments

Task	Works	Rate £		Measure per hectare		Cost per ha inc uplifts
Pathways and car park	Provide and install car park	£34.00	per m2	50	m2	£1,880.20
	Provide hardcore access road	£25.00	per m2	600	m2	£16,590.00
Signage	Supply POS signs	£1,500.00	ea	1	no	£1,659.00
Fencing	Permanent fencing to f perimeter (1.8m galvanised palisade)	£65.00	per lin m	400	lin m	£28,756.00
	Supply security gate	£1,500.00	ea	1	no	£1,659.00
water	Supply and install stand pipes	£1,000.00	ea	8	no	£8,848.00
bins	Supply and install bins	£250.00	ea	3	no	£829.50
total						£60,221.70

land cost per ha £24,000.00

Provision rate per 1000 pop
(Ha) 0.35

Rate per person refurb £21.08

Rate per person new provision £29.48

Greenways or Green Corridors

Calculated for a 3m wide route per linear metre

Task	Works	Rate £		Measure per km		Cost per km inc uplifts
Clearance	Clear virgin ground	£1.11	per m	1000	km	£1,227.66
Excavations and laying base(disposal on site)	Reduce levels and remove spoil to dump on site; lay 150 mm hardcore well rolled; lay 25 mm sand blinding and geofabric; fix timber edge 150 x 38 mm to both sides of straight paths; lay 50 mm Cedec gravel watered and rolled	£73.00	per m	1000	km	£80,738.00
Trees	Supply trees	£75.00	1no	30	no	£2,488.50
	Plant trees with underground anchors	£51.43	1no	30	no	£1,706.45
Fencing and gates	2 access gates per km and 100m barrier fencing	£2,300.00	1 no	1	no	£2,543.80
Seating	Supply and install seats	£550.00	ea	3	no	£1,824.90
Bins	Supply and install dog bins	£350.00	ea	3	no	£1,161.30
					total	£91,690.61

land cost per ha £30,000.00
 Provision rate per 1000 pop (Ha) 1.3

Rate per person refurb £119.20

Rate per person new provision £158.20

Average provision required for sustainable transport calculated as being 1km for for every 100 dwellings (230 population). Equates to 4.34km per 1000 population 3.3 linear km of route provides one ha of greenway (3m wide), giving a provision rate per 1000 population of 1.3 ha per 1000 population.

Cemeteries and Burial Grounds

Task	Works	Rate £		Measure per hectare		Cost per ha
Clearance	Clear virgin ground	£0.37	per m2	10000	m2	£4,092.20
Pathways and car park	Provide and install 5% car park	£34.00	per m2	500	m2	£18,802.00
	Provide 15% tarmac paths	£34.00	per m2	1500	m2	£56,406.00
Shrubs	provide 5% formal shrub planting	£20.00	per m2	500	m2	£11,060.00
	Prepare and plant	£3.92	per m2	500	m2	£2,167.76
Grass	Grass at 75%					£0.00
	supply and spread topsoil to 150mm	£4.68	per m2	7500	m2	£38,820.60
	prepare grass areas	£2.19	per m2	7500	m2	£18,166.05
	Supply and sow grass seed	£2.19	per m2	7500	m2	£18,166.05
Trees	Supply trees	£75.00	1no	20	no	£1,659.00
	Plant trees with underground anchors	£51.43	1no	20	no	£1,137.63
Signage	Supply signs	£1,500.00	ea	2	no	£3,318.00
Hedging	Provide ornamental hedging	£8.80	per lin m	150	no	£1,459.92
	Plant hedge	£5.76	per lin m	150	no	£955.58
Fencing	Permanent fencing to perimeter (post and rail)	£78.67	per lin m	400	no	£34,803.61
water	install standpipes	£1,000.00	ea	5	no	£5,530.00
burial slabs	supply/ install 5 years burial slabs	£24.40	ea	400	no	£10,794.56
row markers	supply/ install markers	£8,000.00	set	1	no	£8,848.00
Seating	Supply and install seats	£550.00	ea	6	no	£3,649.80
Bins	Supply and install litter bins	£300.00	ea	8	no	£2,654.40
total						£242,491.16

land cost per ha £24,000.00

Provision rate per 1000 pop (Ha) 0.325

Rate per person refurb £78.81

Rate per person new provision £86.61

Assume 50% burial and 50% ashes
therefore each interment uses average
Therefore provision rate per 1000 pop
each burial uses 7m2
each ashes burial uses 0.5m2
therefore $7.5 / 2 = 3.75m2$ ave

3.75 m2 per burial
0.375 ha

Chapter 9 APPENDIX B

Developer Contributions towards the Future Maintenance Costs of Outdoor Play Space, Amenity Areas and other Open Spaces

In order to calculate the developer's contribution towards the future maintenance of public open space in the form of a commuted sum under the requirements of a section 106 agreement or other arrangement, the following factors are considered.

The commuted sum is to cover the cost of maintenance over a period of 30 years. As the sum is paid in total in advance, the sum is subjected to a formula using a cumulative present value factor. This formula in effect makes the 30 year maintenance cost equate to 21.79260 times the current annual maintenance cost.

Using this multiplying factor, it is possible to calculate the level of commuted sum that a developer will be required to pay for each type open space. These levels are reproduced below. The commuted sums are shown per hectare (ha).

All of the costs are based on the typical layout of the open space and use 2015 HDC contract prices.

Provision Type	Type of open space						cemeteries and burial grounds
	Parks and Gardens	Natural and semi natural greenspace	Outdoor sports facilities	Amenity greenspace	Children and young people	Allotments	
Annual Cost	£26,365.00	£11,932.00	£6,473.00	£10,307.00	£139,991.00	£2,763.00	£27,638.00
Total Cost per ha	£574,757.00	£260,117.60	£141,111.40	£224,692.60	£3,051,803.80	£60,233.40	£602,508.40

Note Children and young people total is £3,051,803.00 per hectare, but a children's play area is only 400m² minimum for a LEAP. Therefore the total commuted maintenance cost for a minimum sized LEAP would be £76,295.00.

Parks and Gardens

Operation	Description	Rate	Frequency	Amount per ha	unit	cost/ha
Yr 1-2						
Maintain grass	box mowing	£0.0717	30	1500 m2		£3,225.10
	cylinder mowing	£0.0258	15	4000 m2		£1,546.19
Maintain formal planted areas	summer	£0.2876	30	1000 m2		£8,626.80
	winter	£0.7300	4	1000 m2		£2,919.84
	Replacement shrubs @10%	£22.1200	1	100 m2		£2,212.00
Maintain informal shrub beds	maintain informal areas	£0.0717	15	2000 m2		£2,150.06
	Replacement shrubs @10%	£5.5300	1	200 m2		£1,106.00
Maintain trees	Replacement trees	£82.9500	1	6 ea		£497.70
	Plant trees with u/ground anchor	£56.9590	1	6 ea		£341.75
Maintain paths	sweep hard surfaces	£0.0019	52	1500 m2		£144.93
Litter collection	litter pick site	£0.0019	156	10000 m2		£2,898.60
Empty bins		£1.0065	156	6 no		£942.05
Spray pesticides	spray hard surfaces	£0.0111	2	1500 m2		£33.18
	spray obstacles	£0.2765	2	6 no		£3.32
				yr 1 and 2 total		£26,647.52
Yr 3 onwards						
Hedge maintenance	cut ornamental hedges	£0.3650	3	1382 m2		£1,513.21
Grass Maintenance	box mowing	£0.0717	30	1500 m2		£3,225.10
	cylinder mowing	£0.0258	15	4000 m2		£1,546.19
Maintain formal planted areas	summer	£0.2876	30	1000 m2		£8,626.80
	winter	£0.7300	4	1000 m2		£2,919.84
Maintain informal shrub beds	maintain informal areas	£0.0717	15	2000 m2		£2,150.06
Maintain paths	sweep hard surfaces	£0.0019	52	1500 m2		£144.93
	repair paths @2%	£38.7100	1	30 m2		£1,161.30
Litter collection	litter pick site	£0.0019	156	10000 m2		£2,898.60
Empty bins		£1.0065	156	6 no		£942.05
Spray pesticides	spray hard surfaces	£0.0111	2	1500 m2		£33.18
	spray obstacles	£0.2765	2	6 no		£3.32
Maintain seats	paint seats every 5yrs	£28.3910	0.2	6 no		£34.07
	replace/install seat every other yr	£608.3000	0.5	1 no		£304.15
				yr 3 total		£25,502.79
	Ave cost per annum					£26,265.95
	Commuted sum per Ha accounting for multiplier (21.8)					£572,597.62

Amenity Greenspace

Operation

Yr 1-2

Description	Rate	Frequency	Amount per ha	unit	cost/ha
Maintain grass	Amenity mowing	£0.0258	15	5000 m2	£1,932.74
Maintain informal shrub beds	maintain informal areas	£0.0717	15	2000 m2	£2,150.06
	Replacement shrubs @10%	£5.5300	1	200 m2	£1,106.00
Maintain trees	Replacement trees	£82.9500	1	6 ea	£497.70
	Plant trees with u/ground anchor	£56.9590	1	6 ea	£341.75
Maintain paths	sweep hard surfaces	£0.0019	52	500 m2	£48.31
Litter collection	litter pick site	£0.0019	156	10000 m2	£2,898.60
Empty bins		£1.0065	156	6 no	£942.05
Spray pesticides	spray hard surfaces	£0.0111	2	1500 m2	£33.18
	spray obstacles	£0.0277	2	6 no	£0.33

yr 1 and 2 total

£9,950.73

Yr 3 onwards

Hedge maintenance	cut hedges	£0.3650	3	1382 m2	£1,513.21
Grass Maintenance	cylinder mowing	£0.0258	15	5000 m2	£1,932.74
Maintain informal shrub beds	maintain informal areas	£0.0717	15	2000 m2	£2,150.06
Maintain paths	sweep hard surfaces	£0.0019	52	500 m2	£48.31
	repair paths @2%	£38.7100	1	30 m2	£1,161.30
Litter collection	litter pick site	£0.0019	156	10000 m2	£2,898.60
Empty bins		£1.0065	156	6 no	£942.05
Spray pesticides	spray hard surfaces	£0.0111	2	1500 m2	£33.18
	spray obstacles	£0.2765	2	6 no	£3.32
Maintain seats	paint seats every 5yrs	£28.3910	0.2	6 no	£34.07
	replace/install seat every other yr	£608.3000	0.5	1 no	£304.15

yr 3 total

£11,020.98

Ave cost per annum

£10,307.48

Commuted sum per Ha accounting for multiplier (21.8)

£224,703.04

Natural and semi natural greenspace

Operation	Description	Rate	Frequency	Amount per ha	unit	cost/ha
Yr 1-2						
Maintain grass	Amenity mowing	£0.0258	15	4000 m2		£1,546.19
	rough cut mowing	£0.0407	5	2000 m2		£407.01
Maintain informal shrub beds	maintain informal areas	£0.0717	15	4000 m2		£4,300.13
	Replacement shrubs @10%	£5.5300	1	400 m2		£2,212.00
Maintain trees	Replacement trees	£82.9500	1	15 ea		£1,244.25
	Plant trees with u/ground anchor	£56.9590	1	15 ea		£854.39
Maintain paths	sweep hard surfaces	£0.0019	52	200 m2		£19.32
Litter collection	litter pick site	£0.0019	104	10000 m2		£1,932.40
Empty bins		£1.0065	104	4 no		£418.69
Spray pesticides	spray tree bases	£0.2765	2	60 m2		£33.18
	spray obstacles	£0.2765	2	6 no		£3.32
yr 1 and 2 total						£12,970.87
Yr 3 onwards						
Hedge maintenance	cut informal hedges	£0.3650	2	1000 m2		£729.96
Grass Maintenance	Amenity mowing	£0.0258	15	4000 m2		£1,546.19
	Rough cut mowing	£0.0407	5	2000 m2		£407.01
Maintain informal shrub beds	maintain informal areas	£0.0717	15	4000 m2		£4,300.13
Maintain paths	sweep hard surfaces	£0.0019	52	200 m2		£19.32
	repair paths @2%	£38.7100	1	4 m2		£154.84
Litter collection	litter pick site	£0.0019	104	10000 m2		£1,932.40
Empty bins		£1.0065	104	4 no		£418.69
Spray pesticides	spray hard surfaces	£0.0111	2	200 m2		£4.42
	spray obstacles	£0.2765	2	6 no		£3.32
Maintain seats	paint seats every 5yrs	£28.3910	0.2	6 no		£34.07
	replace/install seat every other yr	£608.3000	0.5	1 no		£304.15
yr 3 total						£9,854.50
Ave cost per annum						£11,932.08
Commuted sum per Ha accounting for multiplier (21.8)						£260,119.37

Outdoor Sports Provision

Operation	Description	Rate	Frequency	Amount per ha	unit	cost/ha
Yr 1-2						
Maintain grass	Amenity mowing	£0.0111	30	8000 m2		£2,654.40
	rough cut mowing	£0.0407	5	500 m2		£101.75
Maintain Hedges	maintain young hedge	£0.8184	2	800 m2		£1,309.50
Maintain trees	Replacement trees	£82.9500	1	2 ea		£165.90
	Plant trees with u/ground anchor	£56.9590	1	2 ea		£113.92
Maintain paths/car park	sweep hard surfaces	£0.0019	52	1500 m2		£144.93
Litter collection	litter pick site	£0.0019	104	10000 m2		£1,932.40
Empty bins		£1.0065	104	4 no		£418.69
Spray pesticides	spray tree bases	£0.2765	2	100 no		£55.30
	spray obstacles	£0.2765	2	6 no		£3.32
yr 1 and 2 total						£6,900.11
Yr 3 onwards						
Grass Maintenance	Amenity mowing	£0.0111	15	8000 m2		£1,327.20
	Rough cut mowing	£0.0407	5	500 m2		£101.75
Hedge maintenance	cut informal hedges	£0.8063	2	800 m2		£1,290.04
Maintain paths/car park	sweep hard surfaces	£0.0019	52	200 m2		£19.32
	repair paths @2%	£38.7100	1	4 m2		£154.84
Litter collection	litter pick site	£0.0019	104	10000 m2		£1,932.40
Empty bins		£1.0065	104	4 no		£418.69
Spray pesticides	spray hard surfaces	£0.0111	2	1500 m2		£33.18
	spray obstacles	£0.2765	2	6 no		£3.32
Maintain seats	paint seats every 5yrs	£28.3910	0.2	6 no		£34.07
	replace/install seat every other yr	£608.3000	0.5	1 no		£304.15
yr 3 total						£5,618.96
Ave cost per annum						£6,473.06
Commuted sum per Ha accounting for multiplier (21.8)						£141,112.76

Children and Young People

Operation	Description	Rate	Frequency	Amount per ha	unit	cost/ha
Yr 1-2						
Maintain grass	Amenity mowing	£0.0258	15	4000	m2	£1,546.19
Maintain trees	Replacement trees	£82.9500	1	10	ea	£829.50
	Plant trees with u/ground anchor	£56.9590	1	10	ea	£569.59
Maintain paths	sweep hard surfaces	£0.0019	52	500	m2	£48.31
Litter collection	litter pick site	£0.0019	104	10000	m2	£1,932.40
Empty bins		£1.0065	104	8	no	£837.37
Empty dog bins		£2.1567	104	8	no	£1,794.37
Spray pesticides	spray tree bases	£0.2765	2	10	no	£5.53
	spray obstacles	£0.2765	2	6	no	£3.32
Maintain loose fill areas	rake loosefill	£0.1265	260	4000	m2	£131,587.46
Play ground inspection	weekly	£21.6444	52	1	no	£1,125.51
Play ground inspection	service	£163.6880	4	1	no	£654.75
		£0.0000		yr 1 and 2 total		£140,934.31
Yr 3 onwards						
Grass Maintenance	Amenity mowing	£0.0258	15	4000	m2	£1,546.19
Maintain paths	sweep hard surfaces	£0.0019	52	500	m2	£48.31
	repair paths @2%	£38.7100	1	10	m2	£387.10
Litter collection	litter pick site	£0.0019	104	10000	m2	£1,932.40
Empty bins		£1.0065	104	4	no	£418.69
Empty dog bins		£2.1567	104	8	no	£1,794.37
Spray pesticides	spray hard surfaces inc wetpour	£0.0111	2	2000	m2	£44.24
	spray obstacles	£0.2765	2	16	no	£8.85
Maintain loose fill areas	rake loosefill	£0.1265	260	4000	m2	£131,587.46
Maintain seats	paint seats every 5yrs	£28.3910	0.2	6	no	£34.07
	replace/install seat every other yr	£608.3000	0.5	1	no	£304.15
Play ground inspection	weekly	£21.6444	52	1	no	£1,125.51
Play ground inspection	service	£163.6880	4	1	no	£654.75
				yr 3 total		£138,105.83
	Ave cost per annum					£139,991.48
	Commuted sum per Ha accounting for multiplier (21.8)					£3,051,814.25

Allotments

Operation	Description	Rate	Frequency	Amount per ha	unit	cost/ha
Yr 1-2						
Maintain grass	Amenity mowing	£0.0258	15	500 m2		£193.27
Maintain paths/car park	sweep hard surfaces	£0.0019	52	500 m2		£48.31
Litter collection	litter pick site	£0.0019	104	10000 m2		£1,932.40
Spray pesticides	spray obstacles	£0.2765	2	6 no		£3.32
Turn on/offwater		£3.3180	2		1 no	£6.64
yr 1 and 2 total						£2,183.94
Yr 3 onwards						
Grass Maintenance	Amenity mowing	£0.0258	15	4000 m2		£1,546.19
Maintain paths/car park	sweep hard surfaces	£0.0019	52	500 m2		£48.31
	repair paths @2%	£38.7100	1	10 m2		£387.10
Litter collection	litter pick site	£0.0019	104	10000 m2		£1,932.40
Spray pesticides	spray obstacles	£0.2765	2	16 no		£8.85
	Spray vacant plots	£0.0293	2	600 m2		£35.17
Turn on/offwater		£3.3180	2		1 no	£6.64
yr 3 total						£3,922.85
Ave cost per annum						£2,763.58
Commuted sum per Ha accounting for multiplier (21.8)						£60,245.98

Cemeteries and Burial Grounds

Operation	Description	Rate	Rate	Frequency	Amount per ha	unit	cost/ha
Yr 1-2							
Maintain grass	box mowing	£0.0648	£0.0717	30	7000 m2		£15,050.45
	cylinder mowing	£0.0233	£0.0258	12	2000 m2		£618.48
Maintain formal planted areas	summer	£0.2600	£0.2876	30	600 m2		£5,176.08
	winter	£0.6600	£0.7300	4	600 m2		£1,751.90
	Replacement shrubs @10%	£20.0000	£22.1200	1	50 m2		£1,106.00
Maintain trees	Replacement trees	£75.0000	£82.9500	1	6 ea		£497.70
	Plant trees with u/ground anchor	£51.5000	£56.9590	1	6 ea		£341.75
Maintain paths	sweep hard surfaces	£0.0017	£0.0019	52	400 m2		£38.65
Litter collection	litter pick site	£0.0017	£0.0019	156	10000 m2		£2,898.60
Empty bins		£0.9100	£1.0065	52	6 no		£314.02
Spray pesticides	spray hard surfaces	£0.0100	£0.0111	1	400 m2		£4.42
	spray obstacles	£0.2500	£0.2765	1	6 no		£1.66
yr 1 and 2 total							£27,799.71
Yr 3 onwards							
Hedge maintenance	cut ornamental hedges	£0.3300	£0.3650	1	1382 m2		£504.40
Grass Maintenance	box mowing	£0.0648	£0.0717	30	7000 m2		£15,050.45
	cylinder mowing	£0.0233	£0.0258	12	2000 m2		£618.48
Maintain formal planted areas	summer	£0.2600	£0.2876	30	600 m2		£5,176.08
	winter	£0.6600	£0.7300	4	600 m2		£1,751.90
Maintain paths	sweep hard surfaces	£0.0017	£0.0019	52	400 m2		£38.65
	repair paths @2%	£35.0000	£38.7100	2	8 m2		£619.36
Litter collection	litter pick site	£0.0017	£0.0019	156	10000 m2		£2,898.60
Empty bins		£0.9100	£1.0065	52	6 no		£314.02
Spray pesticides	spray hard surfaces	£0.0100	£0.0111	1	400 m2		£4.42
	spray obstacles	£0.2500	£0.2765	1	6 no		£1.66
Maintain seats	paint seats every 5yrs	£25.6700	£28.3910	0.2	6 no		£34.07
	replace/install seat every other yr	£550.0000	£608.3000	0.5	1 no		£304.15
yr 3 total							£27,316.24
Ave cost per annum					£27,638.56		
Commuted sum per Ha accounting for multiplier (21.8)					£602,520.50		

