

OPEN SPACE AND PLAYING PITCH SPD - FINANCIAL CONTRIBUTIONS FOR NEW PROVISION/IMPROVEMENTS

Off-site provision and improvements

The same amount of financial contribution will be required for both off-site provision and improvements.

Costs for the typologies of open space identified in the table below have been calculated per dwelling using average costs per m² rounded to the nearest pound for each typology. Examples of how the cost per dwelling has been calculated are set out on the next page. The cost per dwelling for playing pitches is based on the average costs of grass pitches and changing rooms as identified by Sport England and included in the Playing Pitch Strategy.

The cost per dwelling varies for each authority as the standards are different (see example calculations overleaf).

| Typology | Cost per m ² | Cost per dwelling | | |
|-------------------------------------|-------------------------|-------------------|--------------|---------|
| | | Preston | South Ribble | Chorley |
| Amenity greenspace | £8 | £104 | £255 | £140 |
| Provision for children/young people | £70 | £34 | £101 | £134 |
| Parks and gardens | £32 | £1,390 | £507 | £1,467 |
| Natural/semi-natural greenspace | £5 | £214 | £238 | £557 |
| Allotments | £9 | £37 | £17 | £15 |
| Playing pitch | £55 | £1,335 | £1,507 | £1,599 |

Maintenance costs

Where provision is made on-site, a financial contribution towards maintenance will be required unless private maintenance is proposed. The only typologies that a developer may be required to provide on-site are amenity greenspace and provision for children/young people.

The cost per dwelling varies for each authority as the standards are different.

| Typology | Cost per m ² | Cost per dwelling | | |
|-------------------------------------|-------------------------|-------------------|--------------|---------|
| | | Preston | South Ribble | Chorley |
| Amenity greenspace | £4 | £52 | £128 | £70 |
| Provision for children/young people | £7 | £3 | £10 | £13 |

The above cost per dwelling needs to be multiplied by 10 to give the 10 year maintenance costs. Preston requires 20 years maintenance so the Preston figures should be multiplied by 20 to provide the amount required.

Examples of how off-site provision and improvement financial contributions have been calculated

Example 1 – Amenity greenspace cost per dwelling for Preston

- 1) The hectares of provision required for 1 dwelling is calculated using the formula in section (iii) of the SPD:

$$1 \times 2.4 \quad \times \quad \text{Local standard} \quad / \quad 1000 \quad = \quad 0.001296 \text{ ha} \\ (0.54 \text{ ha}/1000 \text{ population})$$

- 2) The hectares required converted to m² = 12.96
- 3) Multiplied by cost per m² (£8) = £104 per dwelling (rounded to nearest pound).

Example 2 – Amenity greenspace cost per dwelling for South Ribble

- 1) The hectares of provision required for 1 dwelling is calculated using the formula in section (iii) of the SPD:

$$1 \times 2.4 \quad \times \quad \text{Local standard} \quad / \quad 1000 \quad = \quad 0.003192 \text{ ha} \\ (1.33 \text{ ha}/1000 \text{ population})$$

- 2) The hectares required converted to m² = 31.92
- 3) Multiplied by cost per m² (£8) = £255 per dwelling (rounded to nearest pound).

Example 2 – Amenity greenspace cost per dwelling for Chorley

- 1) The hectares of provision required for 1 dwelling is calculated using the formula in section (iii) of the SPD:

$$1 \times 2.4 \quad \times \quad \text{Local standard} \quad / \quad 1000 \quad = \quad 0.001752 \text{ ha} \\ (0.73 \text{ ha}/1000 \text{ population})$$

- 2) The hectares required converted to m² = 17.52
- 3) Multiplied by cost per m² (£8) = £140 per dwelling (rounded to nearest pound).