

Provision for Open Space, Sport & Recreation

March 2009



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1 Introduction

Officers from Street Scene Services have been reviewing Harborough District Council's policy on developer contributions towards open space including the policy which requires developers of residential schemes to contribute towards the provision and enhancement of any public open space in the District.

The Government believes that open spaces, sport and recreation are important in enhancing residents quality of life. Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation aims 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.

PPG17 advises that achieving these aims depends on local authorities setting local standards for the provision of open space. These should be based on local assessments of open space needs and opportunities, and audits of existing provision. By setting local standards a basis for setting developer contributions for open space can be achieved and for tackling the shortfall of the amount of open space provided and its quality through planning policy. Local assessments through PPG17 were undertaken in 2004 and local standards developed for HDC. This survey was a detailed audit of current provision and future needs for the District and included community and Parish Council involvement. The open spaces report can be found at <W:\PUBLIC\Open Space Assessment>

2 Scope of the open space and sport and recreation study

The study included all open space and recreation types identified within the latest Planning Policy Guidance Note 17 (Planning for Open Space Sport and Recreation, July 2002) and its Companion Guide (September 2002). These include parks and gardens, natural and semi-natural areas, green corridors, amenity greenspace, provision for children and young people, outdoor sports facilities, allotments, cemeteries and churchyards and civic spaces. The study also considers the provision of sport and indoor recreation facilities.

2.1 *What is needed for the study of open space, sport and recreation?*

A local assessment of open space and open space needs enabled 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.

Where no assessment exists, developers could undertake their own independent assessment to demonstrate that open space is surplus to requirements. It is therefore desirable for the Council to have robust data to protect and develop open space within the District.

2.2 Methodology of the assessment

The methodology and development of the study 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 1.**

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.

Research, consultations, a detailed and comprehensive audit and analysis including quantity, quality, accessibility, usage and value have culminated in the production of this study, report and recommendations.

2.2.1 Provision Standards

The local provision standards justified through the analysis 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.

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	PPG17 suggests quantity standard not required due to the nature of the typology. It states that "there is no sensible way of stating a provision standard"
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: 'Planning and Design for Outdoor Sport and Play' The 2008 revision of Fields in Trust's Six Acre Standard, now called Planning and Design for Outdoor Sport and Play , clarifies that the standard relates only to outdoor play space, which is not the only form of open space. Fields in Trust now recommends the use of Benchmark Standards relating to quantity, quality and accessibility as a guide and helpful tool to those local authorities determining their own local standards. The quantitative aspect of the Standards indicates provision per 1000 population of 4 acres (1.6 hectares) for outdoor sport, including pitches and greens
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	No standard set. Usually provided on an opportunity basis rather than demand led.

In addition, the overall supply and demand of indoor sports and recreation provision, consisting of sports halls, swimming pools, health and fitness facilities and village halls have been assessed. This assessment concluded that:

- provision of additional sports hall space should be a priority. (Lutterworth Sports Centre opened in 2005)
- existing swimming provision marginally exceeds demand, hence there is no immediate need (or future need based on current participation rates) for additional facilities
- there is an undersupply of health and fitness provision within the District
- the village halls have an important role to play with regards to indoor

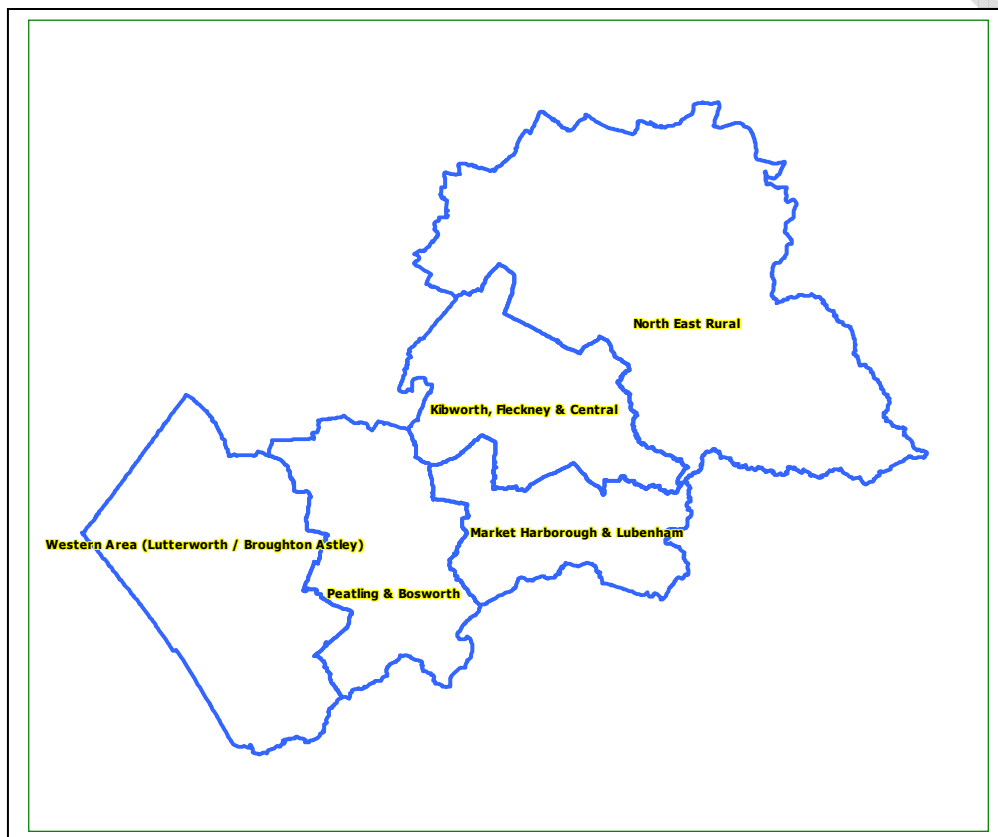
sport and recreation provision within the District.

2.2.2 Where are we now? - Audit and Analysis

Prior to undertaking the study there was a general viewpoint that there is a relatively good quality of open space and recreation facilities within the District. There is potential to develop additional open space through S106 agreements. The detailed and comprehensive audit and analysis undertaken reaffirms this general viewpoint.

Quantity

When applying the quantity provision standards the following key points were extracted:



Analysis Areas for Harborborough 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

Details of the existing a projected shortfall/ oversupply of open space can be found at **appendix 2**.

Quality

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. There was less overall satisfaction however with the quality of indoor sports provision.

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

- dog fouling
- parking
- toilets

In addition to making general comments and providing information, Parish clerks were asked to provide examples of good and bad practice. Using these examples, and the reasons highlighted for decisions made, the following quality vision was developed:

“a clean, litter and dog fouling free area that is well-lit and provides a level of varied vegetation and biodiversity, including well-kept grass and other natural features where suitable. The site should be regularly maintained and have suitable parking in close proximity where appropriate. “

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

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	

2.2.4 Value & Site Specific Priorities

Most sites that have a high level of use would normally have a good or very good quality and accessibility rating. Most sites with a low level of use would have an average or poor quality and accessibility rating. This is because the factors are related and interlinked. However there are deviations to this, which suggests that there are specific priority sites that would need some further analysis and investigation.

Given that such large numbers of sites have been audited within the District there are very few sites where it is questioned whether the primary purposes is the most beneficial with the main issues being of quality or accessibility of the existing site.

Each type of open space has been assessed separately and specific sites detailed within the appropriate sections. There are many sites of high quality and high accessibility that are very well-used within the district and these should be of a high priority to protect. However a summary of the priorities in terms of low quality, low used and/or low accessible sites is provided in the table below :

Open Space Type	Site Priorities	Reasoning	Recommended Action
Parks and Gardens	Byways Garden (Stoughton)	Good quality and accessibility but despite this usage is low.	<p>Investigate whether primary purpose of open space site is appropriate due to low usage</p> <p>Consider change of open space use</p> <p>Maintain the high quality and accessibility features of the site if usage can be addressed either through change of open space or other means.</p>
Natural & Semi-Natural	<p>Manor Field (Thurnby and Bushby)</p> <p>Milestone Hollow (Claybrooke Magna)</p> <p>Fleckney Open Space</p> <p>Warfield Nature Reserve</p> <p>Fleckney Industrial Area Natural Open Space</p>	<p>Despite high usage, both quality and accessibility are perceived to be poor – any enhancement would increase user satisfaction.</p> <p>Poor quality and poor accessibility with no or low usage.</p>	<p>Enhance quality and accessibility where possible – will increase user satisfaction and experience</p> <p>Protect open space as value is high in terms of high usage rates by the local community.</p> <p>Enhance quality & enhance value – address accessibility issues</p> <p>Re-delegate to other purpose to try and increase value (usage) – refer to demand for other open spaces</p> <p>If not possible, maybe surplus to requirements.</p>

Open Space Type	Site Priorities	Reasoning	Recommended Action
Green Corridors	Disused Railway Line (Shawell)	Poor quality and poor accessibility with no or low usage.	<p>Enhance quality & enhance value – address accessibility issues</p> <p>Re-delegate to other purpose to try and increase value (usage) – refer to demand for other open spaces</p> <p>If not possible, maybe surplus to requirements.</p>
	Footpath in Dag Lane (Husbands Bosworth)	Frequently used with high accessibility but is of poor quality	<p>Enhance quality where possible – will increase user satisfaction and experience</p> <p>Protect open space as value is high</p>
	Disused Railway line (Medbourne)	Frequently used despite poor quality and poor accessibility assessments.	<p>Enhance quality and accessibility where possible – will increase user satisfaction and experience</p> <p>Protect open space as value is high in terms of high usage rates by the local community.</p>

Amenity Greenspace	<p>Monroe Close (Market Harborough)</p> <p>Stablegate Way Open Space (Market Harborough)</p> <p>Fleetwood Gardens (Market Harborough)</p> <p>Village Green (Smeeton Westerby)</p> <p>St Catherines Green (Houghton on the Hill)</p>	<p>Usage is low, despite good quality and accessibility.</p>	<p>Investigate whether primary purpose of open space site is appropriate due to low usage</p> <p>Consider change of open space use</p> <p>Maintain the high quality and accessibility features of the site if usage can be addressed either through change of open space or other means.</p>
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for consultation

Open Space Type	Site Priorities	Reasoning	Recommended Action
Provision for Children and Young People	Cottage Lane Play Area Childrens Play Area (Lubenham)	High usage of these sites and good accessibility, but rated poor in terms of quality.	Enhance quality where possible – will increase user satisfaction and experience Protect open space as value is high
	Village Hall and Small Play Area (Little Stretton) Folly Field Play Area (Mowsley)	Low usage and are of poorer quality but accessibility is good	Enhance quality – may increase usage with no problems with accessibility. Re-delegate to other purpose to try and increase usage – refer to demand for other open spaces If not possible or not required, maybe surplus to requirements.
	Tilton Play Area Orchard Road (Lutterworth) Public House Garden and Play Area (Swinford) Hog Lane Play Park (Hallaton)	Usage is low, despite good quality and accessibility. Possible analysis should be undertaken as to whether the primary purpose of the site is appropriate.	Investigate whether primary purpose of open space site is appropriate due to low usage Consider change of open space use Maintain the high quality and accessibility features of the site if usage can be addressed either through change of open space or other means.
	Allotments and Community Gardens	East Norton Allotments Gravel Hole Allotments Walton	Poor quality and poor accessibility with no or low usage.

Open Space Type	Site Priorities	Reasoning	Recommended Action
Outdoor Sports Facilities	Lodge Road Sports Ground	Poor quality and low used site despite high accessibility rating.	Enhance quality – may increase usage with no problems with accessibility. Re-delegate to other purpose to try and increase usage – refer to demand for other open spaces If not possible or not required, maybe surplus to requirements.
	Gilmorton Tennis Courts	A highly valued and well used site, despite its shortcomings with regards to quality.	Enhance quality where possible – will increase user satisfaction and experience Protect open space as value is high
	School Playing Fields (Gilmorton) Fernvale School Playing Fields (Thurnby and Bushby) St Lukes School Playing Fields (Thurnby and Bushby)	Despite the high quality and usage of most of the sites, a number of facilities, primarily school playing fields, have low accessibility.	Address accessibility issues as a priority – increase and/or maintain usage at a high level Protect due to high usage value and quality of the site.
Cemeteries and Churchyards	There are many sites that have High quality and accessibility but despite this usage is low		These sites are probably not appropriate to designate to as other open space types. Promote the usage and natural benefits of these sites.

It is clear that Harborough has predominantly good quality and accessible open spaces. However there are some areas that have quantitative deficiencies as well as lying outside the recommended catchment areas although these tend to be pre-dominantly rural areas. Details of shortfalls by type of open space and area are detailed within sections 5-13 of the main report.

Very few areas have a surplus of provision particularly when undertaking a local area needs analysis not taking into account the larger District-wide provision.

3 Existing calculations

The current process for requiring developers to make Section 106 contributions takes no account of existing over-provision of facilities, or existing shortfall. The District Council currently (2008) asks for a flat rate per dwelling for community facilities, and a 15 year commuted sum for maintenance per hectare for transferred open spaces.

The current mechanism for calculating commuted sums required from developers has not been reviewed since 2000.

This document is intended to be the detailed guidance which will feed into the Planning Obligations Developer Guidance, in the context of the Core Strategy. This document has justified approaches based on PPG17 and robust evidence as outline in the PPG17 audit of 2004.

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 periodically reviewed to ensure that they are accurate.

There are seven objectives for this document. 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.
- 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.

4 When will the policy be applied?

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.

The calculation is to be applied to developments over 5 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.

The calculations should apply equally to all forms of development.

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

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' and identified through the PPG17 report) 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	<ul style="list-style-type: none">informal recreationcommunity 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.	<ul style="list-style-type: none">wildlife conservation,biodiversityenvironmental education and awareness.
Amenity Greenspace	Most commonly but not exclusively found in housing areas. Includes informal recreation green spaces and village greens.	<ul style="list-style-type: none">informal activities close to home or workenhancement of the appearance of residential or other areas

Provision for Children and Young People	Areas designed primarily for play and social interaction involving children and young people.	<ul style="list-style-type: none"> • equipped play areas • ball courts • outdoor basketball hoop areas • skateboard areas • teenage shelters and 'hangouts'
Outdoor Sports Facilities	Natural or artificial surfaces either publicly or privately owned used for sport and recreation. Includes school playing fields.	<ul style="list-style-type: none"> • outdoor sports pitches • tennis and bowls • athletics • playing fields (including school playing fields) • 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.	<ul style="list-style-type: none"> • growing vegetables and other root crops <p>N.B. does not include private gardens</p>
Cemeteries & Burial Grounds	Cemeteries and other burial grounds.	<ul style="list-style-type: none"> • quiet contemplation • burial of the dead • wildlife conservation • promotion of biodiversity

4.2 How will the policy operate?

It is the intention of the Council that developers will be provided with speedy advice on the open space requirements that their proposals entail. This work will be undertaken by streetscene services staff in conjunction with staff from planning policy. So that developers can estimate the level of developer contribution they will be required to make towards open space, the Council will investigate the feasibility of introducing an on-line calculation service.

The operation of the policy is broken into two stages:

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

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 A to F below, for each type of open space:

A. 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 application 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.

B. Calculate the existing amount of open space within the following distance thresholds of the new housing development. The thresholds used are recommendations from the PPG17 report, and have been identified in the accessibility section above:

- Parks and Gardens: 4km
- Natural and Semi Natural Greenspaces (includes Urban Woodlands): 1.6 kms
- 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, Disused Churchyards 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 Churchyards	5 mins drive	2km
Civic Spaces	no standard set due to nature of typology	

C. Estimate the **existing** residential population within the relevant distance 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.

D. 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⁾
- 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, Disused Churchyards and Other Burial Grounds: quantity standard not provided by PPG17

1 **Fields in Trust: 'Planning and Design for Outdoor Sport and Play'** The 2008 revision of *Fields in Trust's Six Acre Standard*, now called **Planning and Design for Outdoor Sport and Play**, clarifies that the standard relates only to outdoor play space, which is not the only form of open space. *Fields in Trust* now recommends the use of Benchmark Standards relating to quantity, quality and accessibility as a guide and helpful tool to those local authorities determining their own local standards. The quantitative aspect of the Standards indicates provision per 1000 population of 4 acres (1.6 hectares) for outdoor sport, including pitches and greens

E. 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 to industry standards EN1176/EN1177

F. If a new area of open space is required, calculate how large that area should be. Using the same example:

- $(0.9 / 1000 \text{ ha}) \times$ 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 at stage E. Section 6 gives further details about where the new open space should be provided.

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

It may be the case that, when assessed against the relevant quantity standards, there is 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.

Firstly, 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 rating' for each of the seven types of open space.

The following quality vision was developed:

“a clean, litter and dog fouling free area that is well-lit and provides a level of varied vegetation and biodiversity, including well-kept grass and other natural features where suitable. The site should be regularly maintained and have suitable parking in close proximity where appropriate. “

The quality of all publicly accessible open space in the District has been assessed against the standard and each area of open space has been given a 'quality rating'. The Council intends to re-assess the quality of every open space at least once every 5 years.

Quality rating can be found at [..\Copy of Quality of Open Spaces.xls](#), for all open spaces in the District. The Council will keep records of the Parish Councils or others open spaces, as it may be possible to enhance the quality of these through developer contributions.

The Council's intention is that all of the District's public open spaces should eventually achieve a minimum quality rating of 'good'. 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.

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. Details of quality criteria used in PPG17 survey are given below. Further quality standards will be measured against the green flag criteria as adopted by the Civic Trust and can be found at [..\Open Space quality assessment.xls](#)

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.

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.

5 Quality (from PPG17 report)

Previous research on open spaces undertaken by various organisations (CABE SPACE 2005, ODPM Green Places Better Places 2002) suggests that what concerns most users and deters non-users of parks and open spaces are resource related issues, with the general condition and quality of open spaces ranking as very highly important.

Design is often a key part in tackling the quality factors and consequently barriers to use of urban green spaces.

Wider impact of quality

High quality open spaces are essential to improving the social, economic and cultural characteristics of priority areas. The visibility of open spaces and the importance accorded to them by local residents makes them essential to achieving other objectives. They are often the obvious key indicators of the state

of the area in which they are located.

The condition of open spaces can often be the vital ingredient to successfully regenerating priority and deprived areas, improving townscapes and creating a sense of place for the local community.

Quality of open space is vital in determining the value attached to an open space site, and the likely use of the site.

Local standards should include the setting of qualitative standards for open space, providing a vision and benchmark for the development of future and existing open spaces.

Local context

The 2003/ 2004 Best Value Performance Plan outlines a number of visions for 2010, including a vision for a cleaner, healthier environment where:

“Pollution of the air is lower and roads are less congested. Households and businesses produce less waste and a greater percentage is recycled. Flooding risks are lower and local development takes great account of local environmental needs. The diversity of natural habitats and wildlife is encouraged and enhanced. There is greater awareness of environmental and energy conservation issues. Organisations in the public, private and voluntary sectors are following good environmental policies and practice.”

The plan states that a number of activities are key to delivering the vision, including:

- Open spaces and amenity areas
- Cemeteries and Burial Grounds
- Closed Churchyards
- Public conveniences
- Street cleaning
- Grounds maintenance.

Improving the quality of open space in the district will be key in achieving the vision of a cleaner and healthier environment by 2010.

The importance placed on improving the quality of open spaces by the Council is evident through:

- the victory of Market Harborough in the East Midlands In Bloom Competition
- the target outlined in the Best Value Performance Plan of implementing the dogs (fouling of land) Act 1996 – aimed at reducing the amount of dog

fouling, which will improve the quality of open space

- improve the cleanliness of all streets and open spaces within the district, and the level of satisfaction of Parish Councils – this will be measured by NI195.
- a number of achievements relating to improving the quality of open space are highlighted in the plan, including:
 - the official opening of Lutterworth Country Park
 - £15,000 of new play equipment for Roman Way, plus new equipment at Welland Park (Destination Park), Goodwood Close, Burford Green, Ashley Way and the Longlands
 - work is completed on the Millennium Mile with the final extension to the Station to be opened in 2009.

In addition, further improvements to the quality of open spaces within the District are planned:

- Develop a new play area at Manor Field, Thurnby (2009)
- Review Northampton Road Cemetery Provision
- Produce a 10 year development plan for Welland Park completed in 2005
- Undertake major improvements to play areas during 2009 as part of the Councils capital programme

Consultation indicated that quality of open spaces is highly important in determining the use of open space and the value placed upon specific sites.

5.1 Assessment by quality factors

Many of the above plans involve the improvement of the quality of open spaces within the District.

Any assessment of 'quality' with regards to open space requires some form of scoring system against clear assessment factors. The overall aim should be to identify:

- areas of the District suffering in quality and therefore of priority importance
- key quality factors that need to be improved.

As analysed within each open space type section, every open space site within the District, where possible, has been given a quality rating. More specifically though each Parish and ward area has been assessed against specific key quality factors. Parish Councillors were asked to give overall quality ratings for all open spaces within their Parish. It is important to note that these ratings are

subjective. The factors were grouped under the headings of:

- Cleanliness and Maintenance
- Security and Safety
- Vegetation
- Ancillary Accommodation.

The following analysis is by analysis-area, analysing the key quality factors that are good or poor and therefore identifying the key problems and issues with regards to general quality in each area.

5.2 Quality analysis - overall

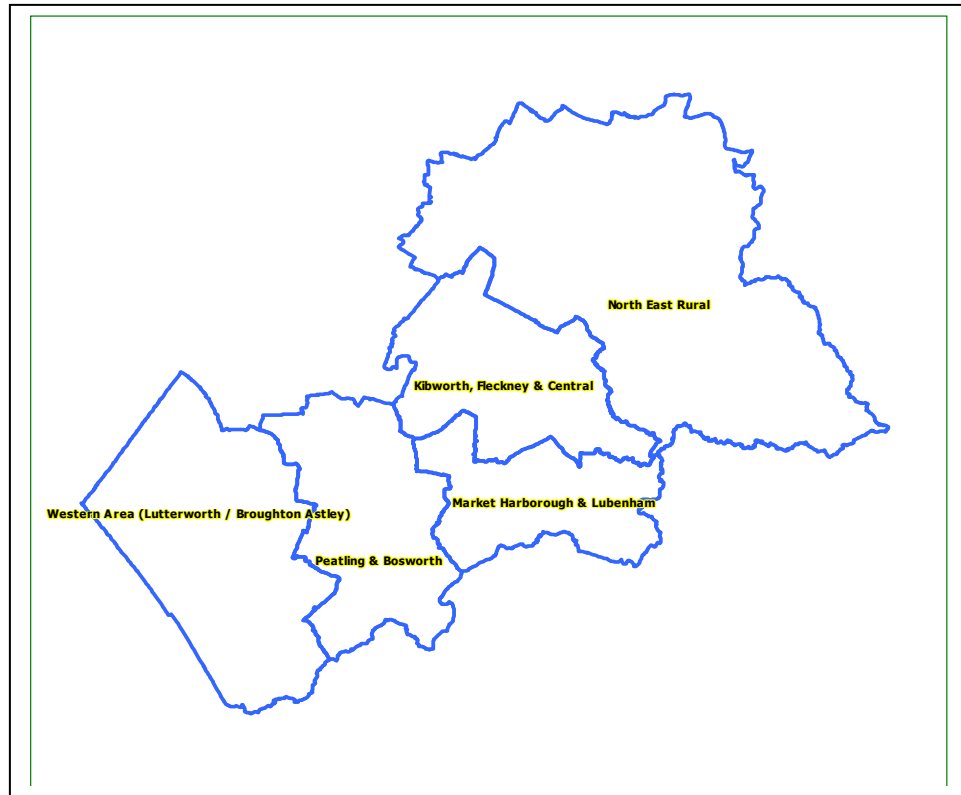
34% of Parish Councillors who responded said that they had received complaints about the quality of open spaces within their Parish and 36% who responded indicated that residents were keen to see improvements. 35% of those Parishes that responded provided examples of good or bad practice in terms of quality within their Parish.

53% of respondents rated the overall quality of open spaces as good or very good and only 7% poor or very poor indicating that in general, quality of open spaces is relatively high.

Dog fouling (34%), parking (57%) and toilets within open spaces (75%) are the worst rated quality factors within Harborough district.

Other themes emerging include:

- vandalism and graffiti are not considered to be a major problem as 77% said that the situation was good or very good
- litter is of some concern with 22% of responses poor or very poor
- the maintenance and management of open space sites is generally well regarded with 66% rating it as good or very good
- planted areas and grassed areas were the among the best rated quality factors with minimal responses indicated as poor or very poor and 61% and 69% as good or very good
- information and signage could be better with 63% rating this as average or below



Analysis Areas in Harborough District (Fig 1)

Analysis Area 1 – Market Harborough and Lubenham

This sub-area follows similar concerns to the overall analysis in that the worst rated factors include litter, dog fouling and parking.

Parking was considered to be the biggest problem at open space sites with 60% rating this as average or below. Unlike the overall analysis a large proportion, 80% regarded information and signage in this area to be good or very good.

Overall this analysis area has the highest overall quality rating with 67% rating this as good.

Analysis Area 2 – North East Rural

Again the main concerns include dog fouling (31% as poor or very poor) and parking within open spaces (63%).

Both the quality of equipment (29% poor or very poor) and signage and information (33%) could also be improved.

Vandalism and graffiti are not considered a problem in this area with 88% rating the situation as good or very good and only 1 of 32 Parishes in this region

indicating a negative response.

Analysis Area 3 – Kibworth, Fleckney and Central

Dog fouling was the worst factor in this area with 58% of responses rating as poor or very poor. Litter is also the common problem with 40% rating as poor and 33% believing the provision of litter bins to be very poor.

Planted and grassed areas are well rated with 89% of responses indicating them to be good or very good and there were no negative responses for either.

Analysis Area 4 – Western Area (Lutterworth, Broughton Astley)

Only 29% of responses rated the overall quality of open space as good or above. The majority believe open space in the area to be average. 57% believe litter to be average or below this figure was even higher for dog fouling, 71%.

The more positive ratings were planted areas (50% as good), grass areas (40% as good), maintenance and management (47% as good) and the lack of vandalism and graffiti (67% as good or very good).

Analysis Area 5 – Peatling and Bosworth

This was the best rated analysis area in terms of cleanliness and maintenance with 80% rating this as good or very good. In terms of the overall quality rating for open space there were no negative responses.

Unlike other areas there were some responses indicating a positive rating regarding litter problems, 50% rate the situation as good or very good and there were no negative responses.

Overall, dog fouling (40% responses as poor or very poor), noise (30%), and equipment within open spaces (43%) are the worst rated quality factors within the area.

Vandalism and graffiti was a very positive factor with 78% of responses rated as good or very good. 80% rated maintenance and management as good or very good.

5.3 Determining quality standards

Quality standards for each type of open space should be derived from an analysis of the quality issues within the audit and in light of community views.

There are no universal set standards for open space types. However the Green Flag award scheme set up by the Civic Trust does provide some guidance under the following headings:

-
- welcoming place
 - healthy, safe and secure place
 - clean and well-maintained place
 - sustainability
 - conservation and heritage
 - community involvement
 - marketing

This Green Flag scheme is the most advanced national model for assessing the qualities that attract people to parks and green spaces.

5.4 Aspiring to specific standards

The qualities identified in local standards should be recognised and accepted by the local community.

Quality standards should:

- enable good designs to create 'places from spaces' i.e. a well designed open space should encourage usage and will create a sense of well-being in the community
- enable the expectations of the local community to be met
- provide a measurable vision for those existing open spaces that are low quality which if achieved would give these poor spaces a new lease of life and enable them to serve the needs of the local community
- help to determine which existing open spaces require enhancement
- encompass management and maintenance issues.

PPG17 recommends that **quality standards should not be absolute measures but reasonable aspirations and benchmarks** upon which to measure the quality of any existing open space in order to determine the need for enhancement.

The companion guide 'Assessing Needs and Opportunities' also states that any assessment of quality or nature of open spaces or sport and recreation facilities needs a clear set of benchmarks relating to stated standards and ideally some form of scoring system.

In developing this study we have developed a matrix which outlines our interpretation of ratings from "very good" to "poor", for each of the quality factors identified.

This matrix of standards covers the main categories of cleanliness and maintenance, security and safety, vegetation and ancillary accommodation. The matrix is provided in Appendix I.

This analysis and quality vision could be developed into an assessment mechanism against which to assess future open space sites within Harborough District Council.

A quality vision

In addition to commenting on current problems with open space in the parish, for example dog fouling and parking, Parish Clerks were asked to identify what improvements they would like to see to open spaces within their Parish. This begins to illustrate what factors are perceived to be important in a quality open space, and contributes towards the development of a vision for open spaces in the future within Harborough District.

Those factors identified by Parish Clerks as potential improvements in the quality of their sites include:

- no dog fouling – provision of dog litter bins
- presence of signing
- provision of litter bins
- improvements to the security of sites and development of sufficient but appropriate lighting
- suitable parking
- drainage for sports pitches
- provision of play equipment
- reduction of vandalism.

These factors represent the start of a vision for an ideal open space within Harborough DC.

In addition, Clerks were asked to indicate whether there were any open space sites which they would consider to be good practice or bad practice within their parish. Those highlighted as good practice and the reasons why are outlined in table 15.1 below:

Table 15.1 Good practice open space sites

Parish	Site	Reasons
Swinford	Childrens Play Area	
Stonton Wyville	Childrens Play Area	It is well used and well maintained
South Kilworth	Childrens Play Area and Playing Field	Well designed. Safety features. Well used. Good village usage.
Wiston cum Newton Harcourt	Countryside stewardship wistow estate site	Good access and well maintained. Very well used.
Lutterworth	Coventry Road Recreation Ground	Facilities provided for all age groups. Dog/litter bins provided and grounds maintenance carry out daily checks and litter collection.
East Norton	Churchyard	Maintained with pride by volunteers.
Ullesthorpe	Disused Railway	Tree planting.
Claybrooke Parva	Green Lane	Reclamation of space that had fallen into disuse.
Kibworth Harcourt	Jubilee Green Cemetery	High standard of care and maintenance.
Gilmorton	Pavilion and playing fields	Well used facility. Well maintained. Used regularly for functions.
Leire	Playing field and enclosed childrens area and adjacent Jubilee Walk and nature reserve	
Hallaton	The Cross	Well kept and mown, maintained etc...
Great Bowden	Village Greens	Maintained by Parish Council.
Lowesby	Village Green and Cricket Path	Very well maintained.
Claybrooke Magna	Village Green and Playground	Well maintained, attractive and designed. Good range of equipment and well maintained.
Fleckney	Village Hall	Good all round facilities for group use. Located near centre of Village.
Misterton with Walcote	Walcote School Allotments	Well used and maintained.
Rolleston	Well maintained farmland	Large number of footpaths.

East Langton	Cricket Club	Well drained and well used.
Bitteswell	Cemetery	Joint action between Parish Council and Church.
North Kilworth	Millennium Green	Accessible, well throughout and well used - being adjacent to car park and Village Hall
Medbourne	The Hollow	Good design and planting scheme and encouragement of wildlife, well maintained and used.
Billesdon	Village Green and Billesdon Woodland and Lake	Overhauled and enhanced as a millennium project. Under development to promote bio-diversity.
Cotesbach	Village Pond	A new initiative in the village. Further work in the year to improve by planting

The main reason why sites were identified as examples of bad practice within the district was they are considered to be overgrown and appear untidy. The level of maintenance should therefore also be considered to be important in the production of a quality benchmarking standard for Harborough DC.

Those sites which were considered to be examples of bad practice are highlighted in table 15.2 below.

Table 15.2 – Bad practice open space sites

Parish	Site	Reasons
Claybrooke Magna	Fosseway and Milestone Hollow	Both very overgrown.
Kimcote and Walton	Gravel Hole	Previous answer.
Fleckney	Leicester Road	Facilities not kept pace with needs of Village. Youth Centre inadequate and security poor.
Scraptoft	Local Nature Reserve	Overgrown. Shooting ground. Little maintenance.
Gilmorton	Recreation Ground	Out-dated play equipment. No access. Two, well used and maintained tennis courts.
Great Bowden	Recreation Ground	Lacks car parking, area poorly maintained and Parish Council need to raise adequate funds.

Ullesthorpe	Ullesthorpe Recreation Field	Needs money spending on it.
South Kilworth	Village Green	Roads by and across needs alterations and enhancement to make facility able to be used on regular basis.
Stoughton	Paddock	Centre of Village needs to be kept tidy - plus hedge facing Gaulby Lane cut back.
Billesdon	Village close	Area generally looks unkept.
Cotesbach	Footpaths and bridleways	Often ploughed up and not re-instated. Some paths blocked.

Taking into account comments received during consultation regarding aspirations for a quality open space, and data received from Parish Councils throughout the process, it is recommended that a quality standard for Harborough DC could include:

“a clean, litter and dog fouling free area that is well-lit and provides a level of varied vegetation and biodiversity, including well-kept grass and other natural features where suitable. The site should be regularly maintained and have suitable parking in close proximity where appropriate. “

This could be used as a measurement to assess where open space sites are now and what improvements could be made in the future. It is also useful to make comparisons to other good quality sites in other Local Authorities.

Further public consultation should be undertaken prior to the adoption of a quality standard in order to ascertain the public perception of an ideal open space from a cross section of residents across Harborough District.

6 Where are the open spaces to be provided?

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 serve the recreational needs of the housing development. The open space that is provided should meet the relevant open space quality standard.

When providing open space on-site, there will usually be priority for Amenity Greenspace before other types of open space. Some types of open space with larger minimum size standards are only likely to be provided on the largest planning application sites.

In terms of on-site provision, 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 within the clearance zones of Provision for Children and Young People.

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. Further details about commuted sums for maintenance are given later in this document.

In many circumstances it will not be possible to provide any or all of the types of open space that are required on-site. In assessing how to provide open space it is necessary to have regard to the guidelines on minimum size standards for each type. 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.

There is no minimum size standard for Cemeteries, Disused Churchyards and Other Burial Grounds, as it is not expected that this type of facility will ever be provided on-site.

If it is not possible to provide the various types of open space at maintainable sizes and dimensions on-site, then developers will be required to make a developer contribution towards the new provision or enhancement of that type of open space off-site, as described above. In terms of off-site provision, developer contributions 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 (i.e. it is allocated in the LDF, or has planning permission for open space use). Wherever possible, the sites should be well related to public transport and cycle paths. The exception to this is Cemetery and Burial Ground provision, where contributions will be sought for sites that may be outside the distance threshold.

6.1 How are developer contributions for off-site of open space calculated?

The level of developer contribution for off-site open space will always depend on whether it includes the cost of land acquisition. Draft costs based on developer contributions per residential unit for each type of open space are shown in Appendix 3. They are based on March 2009 costs in line with 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.

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

Where the provision of open space or landscaping is principally of benefit to the occupants of a proposed development rather than the wider public, the developer will be required to pay a commuted sum to cover the cost of future maintenance for fifteen years if the open space is transferred to the Council. This is intended to avoid situations where open spaces become neglected and deteriorate to an extent that their functions are harmed.

Provision of open space on-site will always involve the payment of a commuted sum to cover maintenance costs. Where such an open space is provided, it should be maintained by the developer to the satisfaction of the District Council for a period of 12 months after it is laid out. Upon the expiry of this period, the open space shall be transferred to the Council following the payment of a commuted sum to cover its future maintenance for 15 years. Draft commuted sums are shown in Appendix 4. The commuted sums represent the cost of maintaining the different types of open space per annum and will be revised annually.

6.3 How is the provision open space to be secured?

In providing open space by way of a developer contribution and/or commuted payment, applicants must enter into a planning obligation in the form of a Section 106 Agreement with the Council, which will control the development, maintenance and transfer of ownership of the land to the Council. A developer will need to appoint a solicitor to act on their behalf and will also have to make a contribution to the Council's legal costs.

The Council has a separate account set up especially for the provision, enhancement and maintenance of open space facilities. These monies cannot be used for the funding of projects or schemes other than for public open space at specified locations. Also, 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. Monies will be safeguarded until there are sufficient funds to undertake the necessary works. If the funds remain unspent ten years after completion of the development, they will normally be repaid to the applicant unless they have been ring fenced for a large strategic project and this has been indicated to the developer at the time of negotiation of the S106 agreement. The Council will only authorise the spending of funds allocated to enhance an area of open space the facility has a minimum security of tenure of 10 years, at the time of spending.

Further information

For further information

Contact:

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Public Spaces Manager
01858821283

7 APPENDIX 1

7.1 Consultations

- were as follows:

- Consultations have been carried out with many organisations and individuals through various methods such as one-to one meetings, telephone calls, questionnaires and by email. Consultations were undertaken with the following:
 - consultation with departments to establish how open space and sport and recreation provision affects each department and the key issues for each section
 - workshop consultation with Harborough District Council members and Harborough Town Councillors, establishing their perceptions of open space and sport and recreation provision within the district
 - consultations with Parish Councils representing the needs, attitudes and expectations of the local communities through two detailed questionnaires taking into account open spaces and sport and recreation facilities and attendance at the February Parish Council liaison meeting. A freephone number was set up and a help desk established to answer queries
 - questionnaire consultations with external agencies and providers
 - drop in sessions located in five dispersed geographical areas of the district to obtain views of the general public
 - consultations with sports clubs regarding the existing facilities and their opinions of such facilities by means of questionnaire
 - further opportunities for comments from the public were provided through a dedicated e mail address and the provision of the freephone number.

Auditing local provision

2.1 The following organisations assisted in auditing open space across the District of Harborough:

- **92 Parish and Town Councils**
PPG17 states “consulting local communities in rural areas is potentially more onerous than in urban ones and by far the best way of doing it is usually through Parish Councils”. Parish Councils provided the main data and analysis in each rural parish through two detailed questionnaires and a mapping exercise.
- **District Council**
The District Council provided detailed copies of the local plan. Internal Officers

were consulted on the audit of the urban area of Market Harborough, and contributed to the ratings of site quality, accessibility and usage

- **External Agencies**
Some agencies have provided details of sites they own or manage across the district
- **PMP and Bob Littler, PPG17 Ambassador for Harborough District Council**
the accuracy of the audit as far as possible was ensured by cross checking all maps received from parishes, completing the audit for areas where no response had been received and undertaking the audit for the Market Harborough Town Centre.

A number of cross checking exercises were undertaken to ensure the audit was as comprehensive as possible. These included:

- follow up phone calls to Parish Clerks regarding any ambiguity in sites identified and/or where no open space was indicated
- cross-checking with Harborough District Local Plan particularly where any ambiguity existed in identified open space sites
- cross-checking with a database of sites developed from all sources of documentation in order to ensure all sites had been included within the analysis for this strategy
- ensuring consistency of categorisation of open space sites into the PPG17 typologies.

Draft Accessibility Standards

The PPG17 Companion Guide suggests that catchments areas (i.e. accessibility standards) can be based on the distance that 75% to 80% of users are willing to travel to open space. The following accessibility standards have been developed using PPG17 data collected when questioning Parish Council, residents and others.

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	

for consultation

APPENDIX 2

7.2 Harbrough Green Space Calculations of Quantity

Category	Populations	Parks & Gardens	Nat & Semi Nat Open Space	Amenity Greenspace	Provision for Children and Young People	Allotments	Outdoor Sports Facilities 1	Cemeteries and Churchyards 2	Civic Spaces
Existing Total Provision - Existing Open Space (ha)									
Market Harbrough and Lubenham	22,546	8.8	26.78	31.33	1.54	7.32	60.49	7.47	0.41
North East Rural	11,929	2.75	542.02	4.49	1.57	1.05	45.25	13.52	0
Kibworth, Fleckney and Central	14,570	0.01	34.98	7.44	1.21	2.08	61.52	6.4	0.27
Western - Lutterworth and Broughton Astley	23,233	7.27	42.2	11.76	4.07	8.09	136.91	7.69	0.26
Peatling and Bosworth	4,281	0	36.55	3.71	1.16	3.62	94.32	5.19	0
Overall	76,559	18.83	682.53	58.73	9.55	22.16	398.49	40.27	0.94
Existing Open Space (ha per 1000 Population)									
Market Harbrough and Lubenham	22,546	0.39	1.19	1.39	0.07	0.32	2.68	0.33	0.02
North East Rural	11,929	0.23	45.44	0.38	0.13	0.09	3.79	1.13	0.00
Kibworth, Fleckney and Central	14,570	0.00	2.40	0.51	0.08	0.14	4.22	0.44	0.02
Western - Lutterworth and Broughton Astley	23,233	0.31	1.82	0.51	0.18	0.35	5.89	0.33	0.01
Peatling and Bosworth	4,281	0.00	8.54	0.87	0.27	0.85	22.03	1.21	0.00
Overall	76,559	0.25	8.92	0.77	0.12	0.29	5.21	0.53	0.01

Future Open Space (ha per 1000 Population)									
Market Harborough and Lubenham	27,170	0.32	0.99	1.15	0.06	0.27	2.23	0.27	0.02
North East Rural	13,220	0.21	41.00	0.34	0.12	0.08	3.42	1.02	0.00
Kibworth, Fleckney and Central	18,200	0.00	1.92	0.41	0.07	0.11	3.38	0.35	0.01
Western - Lutterworth and Broughton Astley	25,600	0.28	1.65	0.46	0.16	0.32	5.35	0.30	0.01
Peatling and Bosworth	4,380	0.00	8.34	0.85	0.26	0.83	21.53	1.18	0.00
Overall	88,570	0.21	7.71	0.66	0.11	0.25	4.50	0.45	0.01
Consultation (no of responses)									
About Rights		59%	73%	63%	41%	62%	48%	80%	38%
Deficiency		41%	21%	34%	59%	35%	52%	20%	63%
Surplus		0%	6%	2%	0%	3%	0%	0%	0%
RECOMMENDED PROVISION STANDARD/1000									
	Urban	0.4	1.5	0.9	0.3	0.35	1.6 (Field in Trust)	0.375 Using Provision rate info. Refer to appendix 3	Typology not suitable
	Rural		8.5						
Balance (ha)									
Market Harborough and Lubenham		-0.22	-7.04	11.04	-5.22	-0.57			
North East Rural		-2.02	440.62	-6.25	-2.01	-3.13			
Kibworth, Fleckney and Central		-5.82	-88.87	-5.67	-3.16	-3.02			
Western - Lutterworth and Broughton Astley		-2.02	7.35	-9.15	-2.90	-0.04			
Peatling and Bosworth		-1.71	0.16	-0.14	-0.12	2.12			

Future Balance (ha)									
Market Harborough and Lubenham		-2.07	-13.98	6.88	-6.61	-2.19	Refer to Section 10 and PPG 17	Refer to Section 12 and PPG 17	Refer to Section 13 and PPG 17
North East Rural		-2.54	429.65	-7.41	-2.40	-3.58			
Kibworth, Fleckney and Central		-7.27	-119.72	-8.94	-4.25	-4.29			
Western - Lutterworth and Broughton Astley		-2.97	3.80	-11.28	-3.61	-0.87			
Peatling and Bosworth		-1.75	-0.68	-0.23	-0.15	2.09			

1. The area of outdoor sports facilities should not include golf courses as they will artificially distort provision totals. See section 10 PPG17 report.

2. The provision standard has been calculated from the area needed for burial and ashes burials. The Open Spaces and Cemeteries task panel has identified that 3 strategic cemeteries are needed in the District at Market Harborough, Lutterworth and Thurnby/ Bushby. Each property that involves a net gain of housing stock should contribute towards future cemetery provision which will be accumulated to achieve necessary provision in the future

8 APPENDIX 3

8.1 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 April 2008 rates (updated annually) for laying out a new open space, as appropriate by category and are calculated by multiplying the 'provision rate per person' (rates based on Appendix 2, Column C2) by the 'cost of laying out per Ha'. The new provision rate includes a land value of £24000.00 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		Outdoor Sports Facilities £	Amenity Green space £	Children And Young People £	Allotments £	Cemeteries And closed churchyards £	Total £			
			And semi Natural Greenspace £							urban	rural	urban	rural
			urban	rural									
1	Enhancement	80	156	883	742	64	34	19	71	1166	1893		
	New provision	90	192	1087	785	85	41	27	79	1299	2194		
2	Enhancement	160	312	1766	1484	128	68	38	142	2332	3786		
	New provision	180	384	2174	1570	170	82	54	158	2598	4388		
3	Enhancement	240	468	2649	2226	192	102	57	213	3498	5679		
	New provision	270	576	3261	2355	255	123	81	237	3897	6582		
4	Enhancement	320	624	3532	2968	256	136	76	284	4664	7572		
	New provision	360	768	4348	3140	340	164	108	316	5196	8776		
5	Enhancement	400	780	4415	3710	320	170	95	355	5830	9465		
	New provision	450	960	5435	3925	425	205	135	395	6495	10970		

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

rates shown are per person

8.2 Calculations for development of new open spaces

Parks and Gardens

Task	Works	Rate £		Measure per hectare		Cost per ha
Clearance	Clear virgin ground	£0.37	per m2	10000	m2	£3,700.00
Pathways and car park	Provide and install 15% pathways	£34.00	per m2	1500	m2	£51,000.00
Planted Areas	40% Planted areas			4000	m2	£0.00
Shrubs	Provide 10% informal shrubs	£5.00	per m2	1000	m2	£5,000.00
	Prepare and plant	£3.92	per m2	1000	m2	£3,920.00
	Provide 30% formal shrubs	£20.00	per m2	3000	m2	£60,000.00
	Prepare and plant	£3.92	per m2	3000	m2	£11,760.00
Grass	Grass at 45%			4500	m2	£0.00
	Supply and spread topsoil to 150mm	£2.34	per m2	4500	m2	£10,530.00
	Supply and sow grass seed	£2.19	per m2	4500	m2	£9,855.00
Trees	Supply trees	£75.00	1no	20	no	£1,500.00
	Plant trees with underground anchors	£51.43	1no	20	no	£1,028.60
Signage	Supply POS signs	£1,500.00	ea	2	no	£3,000.00
Features	Cost of ornamental features, bandstand, toilets etc	£20,000.00	ea	1	no	£20,000.00
Hedging	Provide ornamental hedging	£8.80	per lin m	200	no	£1,760.00
	Plant ornamental hedge	£5.76	per lin m	200	no	£1,152.00
Fencing	Temporary fencing for hedges (chespale 900mm inc removal)	£11.57	per lin m	200	no	£2,314.00
	Permanent fencing to 30% of perimeter (kneerail)	£78.67	per lin m	120	no	£9,440.40
Seating	Supply and install seats	£550.00	ea	6	no	£3,300.00
Bins	Supply and install litter bins	£300.00	ea	3	no	£900.00
	Supply and install dog bins	£350.00	ea	3	no	£1,050.00
					total	£201,210.00

land cost per ha £24,000.00

Provision rate per 1000 pop (Ha)

0.4

calculation

Rate per person refurb £80.48

Rate per person new provision £90.08

Natural and Semi natural Greenspace

Task	Works	Rate £		Measure per hectare		Cost per ha
Clearance	Clear virgin ground	£0.37	per m2	10000	m2	£3,700.00
Pathways and car park	Provide and install 5% car park	£34.00	per m2	500	m2	£17,000.00
	Provide 10% wooden edged breedon paths	£13.57	per m2	1000	m2	£13,570.00
Shrubs	Provide 10% informal shrubs (whips)	£5.00	per m2	1000	m2	£5,000.00
	Prepare and plant	£3.92	per m2	1000	m2	£3,920.00
Grass	Grass at 45%			4500	m2	£0.00
	prepare grass areas	£2.19	per m2	4500	m2	£9,855.00
	Supply and sow grass seed	£2.19	per m2	4500	m2	£9,855.00
Trees	Supply trees	£75.00	1no	20	no	£1,500.00
	Plant trees with underground anchors	£51.43	1no	20	no	£1,028.60
Signage	Supply POS signs	£1,500.00	ea	2	no	£3,000.00
Features	Cost of ornamental features, bandstand, toilets etc	£20,000.00	ea	1	no	£20,000.00
Hedging	Provide hedging	£8.00	per lin m	200	no	£1,600.00
	Plant hedge	£2.46	per lin m	200	no	£492.00
Fencing	Permanent fencing to 30% of perimeter (kneerail)	£78.67	per lin m	120	no	£9,440.40
Seating	Supply and install seats	£650.00	ea	3	no	£1,950.00
Bins	Supply and install litter bins	£300.00	ea	3	no	£900.00
	Supply and install dog bins	£350.00	ea	3	no	£1,050.00
total						£103,861.00

land cost per ha £24,000.00

Provision rate per 1000 pop
(Ha)

1.5 urban
8.5 rural

Rate per person refurb	urban	£155.79
	rural	£882.86
Rate per person new provision	urban	£191.79
	rural	£1,086.81

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 College	£250,000.00
New 8 grass pitch provision from Sport England @ 50k per pitch	£400,000.00
	£1,650,000.00
Ave cost of project	total £412,500.00

Land cost per Hectare £24,000.00

Provision rate using NPFA standard
per 1000 pop (Ha)

1.8

Rate per person refurb 742

Rate per person new facility 785

Amenity Greenspace/ Green Corridors

Task	Works	Rate £		Measure per hectare		Cost per ha
Clearance	Clear virgin ground	£0.37	per m2	10000	m2	£3,700.00
Pathways and car park	Provide and install 15% pathways	£34.00	per m2	500	m2	£17,000.00
Shrubs	Provide 10% informal shrubs (whips)	£5.00	per m2	1000	m2	£5,000.00
	Prepare and plant	£3.92	per m2	1000	m2	£3,920.00
Grass	Grass at 75%			4500	m2	£0.00
	prepare grass areas	£2.34	per m2	4500	m2	£10,530.00
	Supply and sow grass seed	£2.19	per m2	4500	m2	£9,855.00
Trees	Supply trees	£75.00	1no	40	no	£3,000.00
	Plant trees with underground anchors	£51.43	1no	40	no	£2,057.20
Hedging	Provide hedging	£8.00	per lin m	200	no	£1,600.00
	Plant hedge	£5.76	per lin m	200	no	£1,152.00
Fencing	Permanent fencing to 30% of perimeter (kneerail)	£78.67	per lin m	120	no	£9,440.40
Seating	Supply and install seats	£550.00	ea	3	no	£1,650.00
Bins	Supply and install litter bins	£300.00	ea	3	no	£900.00
	Supply and install dog bins	£350.00	ea	3	no	£1,050.00
					total	£70,854.60

land cost per ha £24,000.00

Provision rate per 1000 pop (Ha) 0.9

Rate per person refurb £63.76

Rate per person new provision £85.37

Children and Young People

Task	Works	Rate £		Measure per LEAP		Cost per ha
Supply of Equipment for LEAP (400m2)						
Pathways and car park	Provide and install 10% pathways	£34.00	per m2	40	m2	£1,360.00
	Car Park adjacent to LEAP	£34.00	per m2	200	m2	£6,800.00
Play equipment inc VAT and delivery	Supply multiplay unit	£20,000.00	ea	1	ea	£20,000.00
	supply swings (cradle and pod)	£5,000.00	ea	2	ea	£10,000.00
	supply springers	£750.00	ea	2	ea	£1,500.00
	supply other moving unit	£4,000.00	ea	1	ea	£4,000.00
	supply u6s multiplay	£12,000.00	ea	1	ea	£12,000.00
surfacing	supply surfacing at 50%					
	20% wetpour	£69.00	per m2	40	m2	£2,760.00
	60% enviromulch	£35.00	per m3	18	m3	£630.00
	20% sand	£35.00	per m3	25	m3	£875.00
Retainers and stockading	supply log stockading	£60.00	per lin m	100	lin m	£6,000.00
Groundworks and reinstatement	Excavation and landscaping	£5,000.00	1no	1	no	£5,000.00
Fencing	Permanent fencing to 100% of perimeter (bowtop) inc gates	£55.00	per lin m	190	no	£10,450.00
Seating	Supply and install seats	£550.00	ea	2	no	£1,100.00
Bins	Supply and install litter bins	£300.00	ea	2	no	£600.00
	Supply and install dog bins	£350.00	ea	2	no	£700.00
Installation	Installation of above	£30,000.00	ea	1	ea	£30,000.00
					total	£113,775.00

land cost per ha £24,000.00

Provision rate per 1000 pop (Ha) 0.3

Rate per person refurb £34.13

Rate per person new provision £41.33

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
Pathways and car park	Provide and install car park	£34.00	per m2	50	m2	£1,700.00
	Provide hardcore access road	£25.00	per m2	600	m2	£15,000.00
Signage	Supply POS signs	£1,500.00	ea	1	no	£1,500.00
Fencing	Permanent fencing to f perimeter (1.8m galvanised palisade)	£65.00	per lin m	400	lin m	£26,000.00
	Supply security gate	£1,500.00	ea	1	no	£1,500.00
water	Supply and install stand pipes	£1,000.00	ea	8	no	£8,000.00
bins	Supply and install bins	£250.00	ea	3	no	£750.00
					total	£54,450.00

land cost per ha £24,000.00

Provision rate per 1000 pop
(Ha)

0.35

Rate per person refurb £19.05

Rate per person new provision £27.45

Cemeteries and Burial Grounds

Task	Works	Rate £		Measure per hectare		Cost per ha
Clearance	Clear virgin ground	£0.37	per m2	10000	m2	£3,700.00
Pathways and car park	Provide and install 5% car park	£34.00	per m2	500	m2	£17,000.00
	Provide 15% tarmac paths	£34.00	per m2	1500	m2	£51,000.00
Shrubs	provide 5% formal shrub planting	£20.00	per m2	500	m2	£10,000.00
	Prepare and plant	£3.92	per m2	500	m2	£1,960.00
Grass	Grass at 75%					
	supply and spread topsoil to 150mm	£4.68	per m2	7500	m2	£35,100.00
	prepare grass areas	£2.19	per m2	7500	m2	£16,425.00
	Supply and sow grass seed	£2.19	per m2	7500	m2	£16,425.00
Trees	Supply trees	£75.00	1no	20	no	£1,500.00
	Plant trees with underground anchors	£51.43	1no	20	no	£1,028.60
Signage	Supply signs	£1,500.00	ea	2	no	£3,000.00
Hedging	Provide ornamental hedging	£8.80	per lin m	150	no	£1,320.00
	Plant hedge	£5.76	per lin m	150	no	£864.00
Fencing	Permanent fencing to perimeter (post and rail)	£78.67	per lin m	400	no	£31,468.00
water	install standpipes	£1,000.00	ea	5	no	£5,000.00
burial slabs	supply/ install 5 years burial slabs	£24.40	ea	400	no	£9,760.00
row markers	supply/ install markers	£8,000.00	set	1	no	£8,000.00
Seating	Supply and install seats	£550.00	ea	6	no	£3,300.00
Bins	Supply and install litter bins	£300.00	ea	8	no	£2,400.00
					total	£219,250.60

land cost per ha £24,000.00

Provision rate per 1000 pop (Ha) 0.325

Rate per person refurb £71.26

Rate per person new provision £79.06

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

9 APPENDIX 4

9.1 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 15 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 15 year maintenance cost equate to 10.4 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 layout of the open space (see Appendix 3) and use current contract prices from the existing Bill of Quantities and also from the schedule of rates as the basis for calculation.

Provision Type	Type of open space						
	Parks and Gardens	Natural and semi natural greenspace	Outdoor sports facilities	Amenity greenspace	Children and young people	Allotments	cemeteries and burial grounds
Annual Cost	23748.59	10788.50	5852.68	9319.60	126574.57	2498.71	25,913.50
Total Cost per ha	£246,985.34	£112,200.40	£60,867.87	£96,923.84	£1,316,375.53	£25,986.58	£269,500.39

Note Children and young people total is £1,316,375.53 per hectare, but a children's play area is only 400m² minimum for a LEAP. Therefore the total maintenance cost for a minimum sized LEAP would be £52,655.02

Parks and Gardens

Operation	Description	Rate	Frequency	Amount per ha	unit	cost/ha
Yr 1-2						
Maintain grass	box mowing	£0.0648	30	1500	m2	£2,916.00
	cylinder mowing	£0.0233	15	4000	m2	£1,398.00
Maintain formal planted areas	summer	£0.2600	30	1000	m2	£7,800.00
	winter	£0.6600	4	1000	m2	£2,640.00
	Replacement shrubs @10%	£20.0000	1	100	m2	£2,000.00
Maintain informal shrub beds	maintain informal areas	£0.0648	15	2000	m2	£1,944.00
	Replacement shrubs @10%	£5.0000	1	200	m2	£1,000.00
Maintain trees	Replacement trees	£75.0000	1	6	ea	£450.00
	Plant trees with u/ground anchor	£51.5000	1	6	ea	£309.00
Maintain paths	sweep hard surfaces	£0.0017	52	1500	m2	£131.04
Litter collection	litter pick site	£0.0017	156	10000	m2	£2,620.80
Empty bins		£0.9100	156	6	no	£851.76
Spray pesticides	spray hard surfaces	£0.0100	2	1500	m2	£30.00
	spray obstacles	£0.2500	2	6	no	£3.00
yr 1 and 2 total						£24,093.60
Yr 3 onwards						
Hedge maintenance	cut ornamental hedges	£0.3300	3	1382	m2	£1,368.18
Grass Maintenance	box mowing	£0.0648	30	1500	m2	£2,916.00
	cylinder mowing	£0.0233	15	4000	m2	£1,398.00
Maintain formal planted areas	summer	£0.2600	30	1000	m2	£7,800.00
	winter	£0.6600	4	1000	m2	£2,640.00
Maintain informal shrub beds	maintain informal areas	£0.0648	15	2000	m2	£1,944.00
Maintain paths	sweep hard surfaces	£0.0017	52	1500	m2	£131.04
	repair paths @2%	£35.0000	1	30	m2	£1,050.00
Litter collection	litter pick site	£0.0017	156	10000	m2	£2,620.80
Empty bins		£0.9100	156	6	no	£851.76
Spray pesticides	spray hard surfaces	£0.0100	2	1500	m2	£30.00
	spray obstacles	£0.2500	2	6	no	£3.00
Maintain seats	paint seats every 5yrs	£25.6700	0.2	6	no	£30.80
	replace/install seat every other yr	£550.0000	0.5	1	no	£275.00
yr 3 total						£23,058.58
Ave cost per annum				£23,748.59		
Commuted sum per Ha accounting for multiplier (10.4)				£246,985.38		

Amenity Greenspace

Operation

Yr 1-2

	Description	Rate	Frequency	Amount per ha	unit	cost/ha
Maintain grass	Amenity mowing	£0.0233	15	5000 m2		£1,747.50
Maintain informal shrub beds	maintain informal areas	£0.0648	15	2000 m2		£1,944.00
	Replacement shrubs @10%	£5.0000	1	200 m2		£1,000.00
Maintain trees	Replacement trees	£75.0000	1	6 ea		£450.00
	Plant trees with u/ground anchor	£51.5000	1	6 ea		£309.00
Maintain paths	sweep hard surfaces	£0.0017	52	500 m2		£43.68
Litter collection	litter pick site	£0.0017	156	10000 m2		£2,620.80
Empty bins		£0.9100	156	6 no		£851.76
Spray pesticides	spray hard surfaces	£0.0100	2	1500 m2		£30.00
	spray obstacles	£0.0250	2	6 no		£0.30

yr 1 and 2 total

£8,997.04

Yr 3 onwards

Hedge maintenance	cut hedges	£0.3300	3	1382 m2		£1,368.18
Grass Maintenance	cylinder mowing	£0.0233	15	5000 m2		£1,747.50
Maintain informal shrub beds	maintain informal areas	£0.0648	15	2000 m2		£1,944.00
Maintain paths	sweep hard surfaces	£0.0017	52	500 m2		£43.68
	repair paths @2%	£35.0000	1	30 m2		£1,050.00
Litter collection	litter pick site	£0.0017	156	10000 m2		£2,620.80
Empty bins		£0.9100	156	6 no		£851.76
Spray pesticides	spray hard surfaces	£0.0100	2	1500 m2		£30.00
	spray obstacles	£0.2500	2	6 no		£3.00
Maintain seats	paint seats every 5yrs	£25.6700	0.2	6 no		£30.80
	replace/install seat every other yr	£550.0000	0.5	1 no		£275.00

yr 3 total

£9,964.72

Ave cost per annum

£9,319.60

Commuted sum per Ha accounting for multiplier (10.4)

£96,923.85

Natural and semi natural greenspace

Operation	Description	Rate	Frequency	Amount per ha	unit	cost/ha
Yr 1-2						
Maintain grass	Amenity mowing	£0.0233	15	4000	m2	£1,398.00
	rough cut mowing	£0.0368	5	2000	m2	£368.00
Maintain informal shrub beds	maintain informal areas	£0.0648	15	4000	m2	£3,888.00
	Replacement shrubs @10%	£5.0000	1	400	m2	£2,000.00
Maintain trees	Replacement trees	£75.0000	1	15	ea	£1,125.00
	Plant trees with u/ground anchor	£51.5000	1	15	ea	£772.50
Maintain paths	sweep hard surfaces	£0.0017	52	200	m2	£17.47
Litter collection	litter pick site	£0.0017	104	10000	m2	£1,747.20
Empty bins		£0.9100	104	4	no	£378.56
Spray pesticides	spray tree bases	£0.2500	2	60	m2	£30.00
	spray obstacles	£0.2500	2	6	no	£3.00
yr 1 and 2 total						£11,727.73
Yr 3 onwards						
Hedge maintenance	cut informal hedges	£0.3300	2	1000	m2	£660.00
Grass Maintenance	Amenity mowing	£0.0233	15	4000	m2	£1,398.00
	Rough cut mowing	£0.0368	5	2000	m2	£368.00
Maintain informal shrub beds	maintain informal areas	£0.0648	15	4000	m2	£3,888.00
Maintain paths	sweep hard surfaces	£0.0017	52	200	m2	£17.47
	repair paths @2%	£35.0000	1	4	m2	£140.00
Litter collection	litter pick site	£0.0017	104	10000	m2	£1,747.20
Empty bins		£0.9100	104	4	no	£378.56
Spray pesticides	spray hard surfaces	£0.0100	2	200	m2	£4.00
	spray obstacles	£0.2500	2	6	no	£3.00
Maintain seats	paint seats every 5yrs	£25.6700	0.2	6	no	£30.80
	replace/install seat every other yr	£550.0000	0.5	1	no	£275.00
yr 3 total						£8,910.04
Ave cost per annum						£10,788.50
Commuted sum per Ha accounting for multiplier (10.4)						£112,200.40

Outdoor Sports Provision

Operation	Description	Rate	Frequency	Amount per ha	unit	cost/ha
Yr 1-2						
Maintain grass	Amenity mowing	£0.0100	30	8000	m2	£2,400.00
	rough cut mowing	£0.0368	5	500	m2	£92.00
Maintain Hedges	maintain young hedge	£0.7400	2	800	m2	£1,184.00
Maintain trees	Replacement trees	£75.0000	1	2	ea	£150.00
	Plant trees with u/ground anchor	£51.5000	1	2	ea	£103.00
Maintain paths/car park	sweep hard surfaces	£0.0017	52	1500	m2	£131.04
Litter collection	litter pick site	£0.0017	104	10000	m2	£1,747.20
Empty bins		£0.9100	104	4	no	£378.56
Spray pesticides	spray tree bases	£0.2500	2	100	no	£50.00
	spray obstacles	£0.2500	2	6	no	£3.00
yr 1 and 2 total						£6,238.80
Yr 3 onwards						
Grass Maintenance	Amenity mowing	£0.0100	15	8000	m2	£1,200.00
	Rough cut mowing	£0.0368	5	500	m2	£92.00
Hedge maintenance	cut informal hedges	£0.7290	2	800	m2	£1,166.40
Maintain paths/car park	sweep hard surfaces	£0.0017	52	200	m2	£17.47
	repair paths @2%	£35.0000	1	4	m2	£140.00
Litter collection	litter pick site	£0.0017	104	10000	m2	£1,747.20
Empty bins		£0.9100	104	4	no	£378.56
Spray pesticides	spray hard surfaces	£0.0100	2	1500	m2	£30.00
	spray obstacles	£0.2500	2	6	no	£3.00
Maintain seats	paint seats every 5yrs	£25.6700	0.2	6	no	£30.80
	replace/install seat every other yr	£550.0000	0.5	1	no	£275.00
yr 3 total						£5,080.44
Ave cost per annum						£5,852.68
Commuted sum per Ha accounting for multiplier (10.4)						£60,867.86

Children and Young People

Operation	Description	Rate	Frequency	Amount per ha	unit	cost/ha
Yr 1-2						
Maintain grass	Amenity mowing	£0.0233	15	4000	m2	£1,398.00
Maintain trees	Replacement trees	£75.0000	1	10	ea	£750.00
	Plant trees with u/ground anchor	£51.5000	1	10	ea	£515.00
Maintain paths	sweep hard surfaces	£0.0017	52	500	m2	£43.68
Litter collection	litter pick site	£0.0017	104	10000	m2	£1,747.20
Empty bins		£0.9100	104	8	no	£757.12
Empty dog bins		£1.9500	104	8	no	£1,622.40
Spray pesticides	spray tree bases	£0.2500	2	10	no	£5.00
	spray obstacles	£0.2500	2	6	no	£3.00
Maintain loose fill areas	rake loosefill	£0.1144	260	4000	m2	£118,976.00
Play ground inspection	weekly	£19.5700	52	1	no	£1,017.64
Play ground inspection	service	£148.0000	4	1	no	£592.00
yr 1 and 2 total						£127,427.04
Yr 3 onwards						
Grass Maintenance	Amenity mowing	£0.0233	15	4000	m2	£1,398.00
Maintain paths	sweep hard surfaces	£0.0017	52	500	m2	£43.68
	repair paths @2%	£35.0000	1	10	m2	£350.00
Litter collection	litter pick site	£0.0017	104	10000	m2	£1,747.20
Empty bins		£0.9100	104	4	no	£378.56
Empty dog bins		£1.9500	104	8	no	£1,622.40
Spray pesticides	spray hard surfaces inc wetpour	£0.0100	2	2000	m2	£40.00
	spray obstacles	£0.2500	2	16	no	£8.00
Maintain loose fill areas	rake loosefill	£0.1144	260	4000	m2	£118,976.00
Maintain seats	paint seats every 5yrs	£25.6700	0.2	6	no	£30.80
	replace/install seat every other yr	£550.0000	0.5	1	no	£275.00
Play ground inspection	weekly	£19.5700	52	1	no	£1,017.64
Play ground inspection	service	£148.0000	4	1	no	£592.00
yr 3 total						£124,869.64
Ave cost per annum				£126,574.57		
Commuted sum per Ha accounting for multiplier (10.4)				£1,316,375.58		

Allotments**Operation****Yr 1-2**

	Description	Rate	Frequency	Amount per ha	unit	cost/ha
Maintain grass	Amenity mowing	£0.0233	15	500	m2	£174.75
Maintain paths/car park	sweep hard surfaces	£0.0017	52	500	m2	£43.68
Litter collection	litter pick site	£0.0017	104	10000	m2	£1,747.20
Spray pesticides	spray obstacles	£0.2500	2	6	no	£3.00
Turn on/offwater		£3.0000	2	1	no	£6.00

yr 1 and 2 total**£1,974.63****Yr 3 onwards**

Grass Maintenance	Amenity mowing	£0.0233	15	4000	m2	£1,398.00
Maintain paths/car park	sweep hard surfaces	£0.0017	52	500	m2	£43.68
	repair paths @2%	£35.0000	1	10	m2	£350.00
Litter collection	litter pick site	£0.0017	104	10000	m2	£1,747.20
Spray pesticides	spray obstacles	£0.2500	2	16	no	£8.00
	Spray vacant plots	£0.0265	2	600	m2	£31.80
Turn on/offwater		£3.0000	2	1	no	£6.00

yr 3 total**£3,546.88****Ave cost per annum****£2,498.71****Commuted sum per Ha accounting for multiplier (10.4)****£25,986.62**

Cemeteries and Burial Grounds

Operation	Description	Rate	Frequency	Amount per ha	unit	cost/ha
Yr 1-2						
Maintain grass	box mowing	£0.0648	30	7000	m2	£13,608.00
	cylinder mowing	£0.0233	15	2000	m2	£699.00
Maintain formal planted areas	summer	£0.2600	30	600	m2	£4,680.00
	winter	£0.6600	4	600	m2	£1,584.00
	Replacement shrubs @10%	£20.0000	1	50	m2	£1,000.00
Maintain trees	Replacement trees	£75.0000	1	6	ea	£450.00
	Plant trees with u/ground anchor	£51.5000	1	6	ea	£309.00
Maintain paths	sweep hard surfaces	£0.0017	52	400	m2	£34.94
Litter collection	litter pick site	£0.0017	156	10000	m2	£2,620.80
Empty bins		£0.9100	156	6	no	£851.76
Spray pesticides	spray hard surfaces	£0.0100	2	400	m2	£8.00
	spray obstacles	£0.2500	2	6	no	£3.00
yr 1 and 2 total						£25,848.50
Yr 3 onwards						
Hedge maintenance	cut ornamental hedges	£0.3300	3	1382	m2	£1,368.18
Grass Maintenance	box mowing	£0.0648	30	7000	m2	£13,608.00
	cylinder mowing	£0.0233	15	2000	m2	£699.00
Maintain formal planted areas	summer	£0.2600	30	600	m2	£4,680.00
	winter	£0.6600	4	600	m2	£1,584.00
Maintain paths	sweep hard surfaces	£0.0017	52	400	m2	£34.94
	repair paths @2%	£35.0000	1	8	m2	£280.00
Litter collection	litter pick site	£0.0017	156	10000	m2	£2,620.80
Empty bins		£0.9100	156	6	no	£851.76
Spray pesticides	spray hard surfaces	£0.0100	2	400	m2	£8.00
	spray obstacles	£0.2500	2	6	no	£3.00
Maintain seats	paint seats every 5yrs	£25.6700	0.2	6	no	£30.80
	replace/install seat every other yr	£550.0000	0.5	1	no	£275.00
yr 3 total						£26,043.49
Ave cost per annum						£25,913.50
Commuted sum per Ha accounting for multiplier (10.4)						£269,500.39