

Worthing Borough Council

Supplementary Planning Guidance

Providing for Play:

A Guide for Residential Developers on the Provision of Outdoor Recreation Space

Worthing Local Plan Review 1999 (Deposit Draft)

Providing for Play: A Guide for Residential Developers

Contents

1 Overview

- 1.1 Introduction
- 1.2 Aims of this Supplementary Planning Guidance
- 1.3 Status of this Supplementary Planning Guidance
- 1.4 The NPFA Six Acre Standard
- 1.5 Worthing Local Plan Review – Deposit Draft 1999 Policies
- 1.6 Justification for Local Plan Approach
- 1.7 Format of this Document

Part A: Calculating On-Site Provision

- A1.0 Introduction
- A2.0 Operational Requirements
- A3.0 Categories of Outdoor Recreation/ Play Space to be provided.
- A4.0 Calculating Occupancy Levels
- A5.0 Outline Planning Applications
- A6.0 Examples of Calculations for On-site Provision
- A7.0 Calculation Sheet for Completion by Developers for On-site Provision
- A8.0 Adoption and Maintenance of On-Site Provision

Part B: Calculating Commuted Payments for Off-Site Provision

- B1.0 Introduction
- B2.0 Operational Requirements
- B3.0 Calculating Occupancy Levels
- B4.0 Costings for the Provision of Outdoor Recreation Space
- B5.0 Examples for Calculating Commuted Payments for Off- Site Provision
- B6.0 Calculation Sheet for Completion by Developers for Commuted
Payments

Appendices

- A List of Background Documents
- B Draft Standard S.106 Agreement
- C Cost of Providing Outdoor Recreation Space
- D Calculations of Contributions
- E Future Proposals for Commuted Payments

Providing for Play: A Guide for Residential Developers on the Provision of Outdoor Recreation Space

1 OVERVIEW

1.1 Introduction

1.1.1 It is important for the amenity of residents that open space for play and recreation is provided in conjunction with new residential development. Most residential development (with the exception of some specialist housing) creates demand for such facilities.

1.1.2 The National Playing Fields Association's (NPFA) guidance document "The Six Acre Standard – Minimum Standards For Outdoor Playing Space" (1992) recommends a minimum standard for outdoor recreation space to be provided in new development. This standard of 2.4 hectares (6 acres) per 1,000 population has been applied by Worthing Borough Council in its survey of existing facilities ('Outdoor Recreation Space Survey 1999'), the policies in the Worthing Local Plan Review 1999 (Deposit Draft) and thus, also form the basis of this Supplementary Planning Guidance (SPG).

1.2 Aims of this Supplementary Planning Guidance

1.2.1 The purpose of this document is to provide operational guidance to developers of residential proposals for ten or more units (or less than 10 units on land that forms part of a larger developable site), as to the application of policies LR8 and LR9 of the Worthing Local Plan Review 1999 (Deposit Draft).

1.2.2 It is intended that this SPG will provide detailed guidance to developers to enable outdoor recreation space provision to be considered at the earliest possible stage in the development process and, where appropriate, become an integral part of the overall development.

1.3 Status of this Supplementary Planning Guidance

1.3.1 On 26th October 1999, the Council's Planning Committee agreed to the publication of this document as part of consultation process for the Worthing Local Plan Review 1999 (Deposit Draft). The revised Local Plan was placed 'on deposit' on 1st November 1999 for a six week consultation period, and this SPG also became effective as a material consideration in respect of planning applications as of that date and will be subject to this consultation process.

1.3.2 The list of future outdoor recreation space proposals attached as Appendix E has been approved by Leisure Services Committee. It is

proposed that this list and the costings set out in Appendix C are reviewed on an annual basis, and that this document will be updated accordingly.

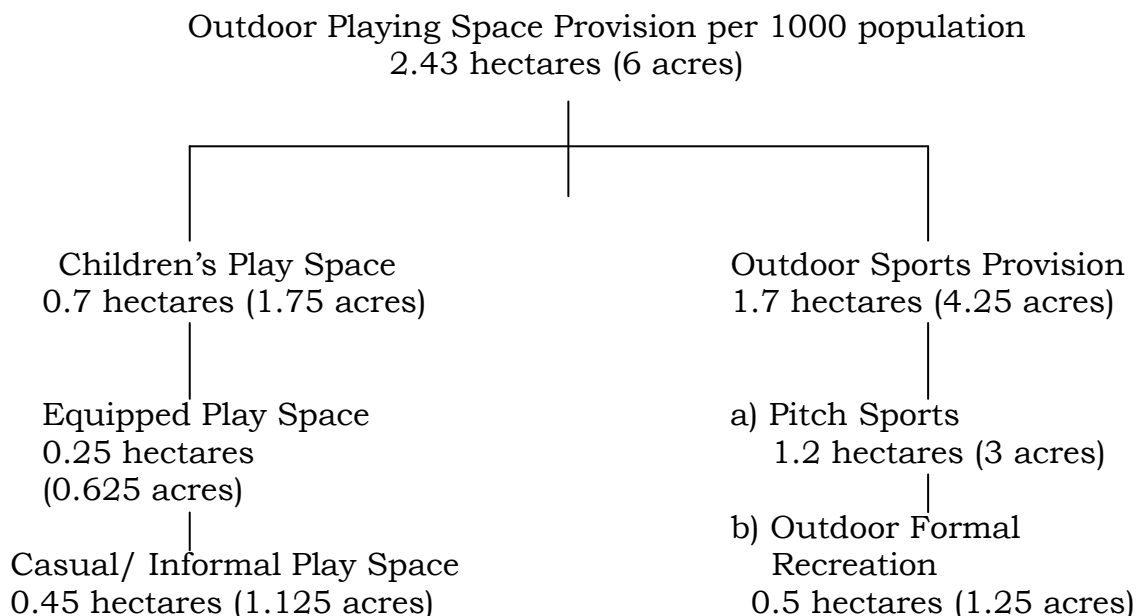
1.3.3 Anyone wishing to comment on this document should do so, in writing and preferably on a standard representation form available from the Planning Section, no later than midday on **13th December 1999**. Our address details are as follows: Planning Policy Team, Worthing Borough Council, 74/76 Chapel Road, Worthing, West Sussex BN11 1LF, or telephone (01903) 239999 extension 2626 to request a representation form.

1.4 The NPFA Six Acre Standard

1.4.1 The NPFA was established in 1925 to help ensure that every man, woman and child in Great Britain should have the opportunity of participating in outdoor recreational activity within a reasonable distance of their homes during their free time. The NPFA defines outdoor playing space as a “space which is available for sport, active recreation or children’s play, which is of suitable size and nature for its intended purpose, and safely accessible and available to the general public”.

1.4.2 Since 1938, the NPFA has recommended that a minimum of 2.43 hectares (6 acres) of outdoor play space be provided per 1000 population. Furthermore, the NPFA has advised Local Authorities to adopt such standards as a minimum for their areas.

1.4.3 The NPFA document ‘The Six Acre Standard’ breaks down the minimum 2.43 hectares (6 acres) into two different categories of play space, as illustrated below:



1.5 Worthing Local Plan Review 1999 (Deposit Draft) Policies.

1.5.1 For residential developments of ten or more units, the starting point for considering the provision of outdoor recreation space arises from policy LR8 as detailed below. As explained in the supplementary text to this policy in the Local Plan, this policy also applies to proposals for less than 10 units where the land forms part of a larger developable site.

POLICY LR8

For residential developments of ten or more units, Worthing Borough Council will seek the provision of outdoor recreation space, generated by the development, in accordance with the standard of 2.4 Ha per 1,000 population, as follows:-

children's equipped play areas proportional to the standard of 0.25 Ha per 1,000 population. No single play area shall normally be less than 0.056 Ha.

casual or informal play space proportional to the standard of 0.45 Ha per 1,000 population. Within this criterion, regard should be given to the provision of 'Local Area for Play' (LAP) which need to be suitable and safe for 4-6 year olds.

adult/ youth outdoor sports facilities proportional to the standard of 1.7 Ha per 1,000 population, of which 1.2 Ha per 1,000 population should be for pitch sports.

The Council will seek to secure the provision of the agreed outdoor recreation space by the use of conditions or by legal agreement, as appropriate.

The provision of outdoor recreation space will be in addition to incidental amenity and landscaped areas.

1.5.2 It is acknowledged that a certain area of land is needed in order to give effective provision of outdoor recreation space. There will thus be occasions where it may not be practicable for a developer to provide some or all of the outdoor recreation space requirements on site. However, the cumulative effect of a series of developments which do not provide any or provide a reduced amount of outdoor recreation space would be to fail to provide for these new demands and would increase any existing deficiencies. It is emphasised that this approach is not used to alleviate existing deficiencies that may exist in the Borough, but to ensure that such deficiencies are not exacerbated. Consequently, where a residential development will generate a need for outdoor recreation space but it is impracticable to provide all or part of

it on site, policy LR9 will enable the Council to seek to secure a financial contribution towards the provision of equivalent facilities elsewhere in the same ward or immediately adjoining wards.

POLICY LR9

Where it is not practicable or appropriate for all or part of the outdoor recreation space requirement generated by a development to be provided on site, the Council will seek to enter into a legal agreement with the developer in order to secure an appropriate financial contribution so that the respective outdoor recreation space requirement can be provided elsewhere in the ward of the development or an adjoining ward.

1.6 Justification for Local Plan Approach

1.6.1 The approach set out in the Worthing Local Plan Review 1999 is based upon the NPFA Six Acre Standard, and is justified as follows:

- a) the 'Outdoor Recreation Space Survey 1999' undertaken by the Borough Council found that whilst some wards in the Borough had large amounts of casual/ informal space, there were clear deficiencies with regard to equipped children's play space and adult/youth outdoor sport when compared with the NPFA standards;
- b) the purpose of the policies is to ensure that increase in population arising for further residential developments does not exacerbate such deficiencies. However, by adopting such a policy stance the Council will not expect developers to provide recreation facilities over and above those that can actually be justified by the development;
- c) as a starting point, developers should consider what outdoor recreation facilities could be accommodated within their site. Accessibility is a key consideration to ensure that their future residents can easily utilise the facilities, thus appropriate on-site provision will always be preferred to commuted payments towards provision elsewhere; and
- d) where suitable provision cannot be accommodated within a site, and as explained in paragraph 1.5.2 above, a commuted payment may sought from developers towards the provision of equivalent facilities in the same ward or adjoining ward. The aim of the ward/ adjoining ward approach is to enable accessibility of the future residents to any off site facilities.

1.7 Format of this document

1.7.1 Following this introductory overview, the remainder of this document is divided into three sections,:

Part A - provides operational guidance to developers in terms of calculating on-site provision in line with policy LR8;

Part B - provides operational guidance to developers in terms of calculating commuted payments to pay for off- site provision in line with policy LR9;

Appendices – these include a standard S.106 agreement, details of costings and a list of future proposals which appropriate commuted payments could be spent upon.

Part A: Calculating On- Site Provision (Policy LR8)

A1.0 Introduction

A1.1 The Council's starting point for the implementation of policy LR8 is to seek to encourage on-site provision of outdoor recreation space by residential developers wherever appropriate. This section details how this could be achieved.

A2.0 Operational Requirements

A2.1 Date of Introduction

This policy will apply to applications for planning permission submitted on or after the 1st November 1999. It does not apply to applications for reserved matters pursuant to outline planning permissions granted before that date.

A2.2 Number of Residential Units

This policy only applies to residential developments of ten units or more, or where a proposal is for less than 10 units on land that forms part of a larger developable site.

A2.3 Type of Residential Units

Provision will only be sought when the type of facilities can be reasonably justified. In the case of specialist housing schemes each application will need to be considered on its merits. For example, proposals for sheltered accommodation for the elderly would not create a requirement for equipped children's play space, but regard may be given to the provision of some informal recreation areas and appropriate adult outdoor sports (e.g. bowls, tennis).

A3.0 Categories of Outdoor Recreation Space to be Provided

A3.1 Children's Play Space: 0.7 hectares per 1000 Population

This element is divided into two sections: – children's equipped play areas to the standard of 0.25 hectares per 1,000 population and casual or informal play space to the standard of 0.45 hectares 1,000 population. The relationship between a play area and its surroundings is particularly important. Play areas should be well related to other areas of open space or playing fields, with adequate safety measures to minimise the risk of road and other accidents.

A3.2 Children's equipped play areas primarily comprise of 'Local Equipped Area for Play' (LEAP) and 'Neighbourhood Equipped Area for Play'

(NEAP). The NPFA recommend that in planning the locations of such play areas, where possible, a LEAP should be provided directly adjacent to a NEAP, but separated by pathways or planting. The advantages of this approach are set out in the NPFA document 'The Six Acre Standard' (para 3.16).

- A3.3 A LEAP is an unsupervised play area equipped for children of early school age (4-8 years old) and also needs to be suitable for those children with special needs. There should be a minimum activity area of 400m², and at least five types of play equipment plus seating for adults. LEAPs should ideally be located within five minutes walking time from every home (400m walking distance). Provision should also be made for buffer zones between the LEAP and the nearest residential properties. The NPFA standard suggests a minimum buffer zone of 20 metres, although this can include footpaths and planted areas.
- A3.4 A NEAP is an unsupervised area, equipped mainly for older children but with opportunities for play for younger children and those with specialist needs. There should be a minimum activity area of 1000m², and at least eight types of play equipment plus kickabout areas, areas for wheeled play such as roller skates and skateboards and seating. LEAPs should ideally be located within fifteen minutes walking time from every home (1000m walking distance). Provision should also be made for buffer zones between the NEAP and the nearest residential properties. The NPFA standard suggests a minimum buffer zone of 30 metres, although this can include footpaths and planted areas.
- A3.5 Casual or informal play spaces are areas of land that are safe and accessible for children for casual or informal play. In order for them to be safe and accessible they must therefore be taken into consideration, like all the other elements of play space, at an early stage in the design and layout of a development proposal.
- A3.6 Within the casual/ informal element of play space regard should be given to the needs of 4-6 year olds by the provision of 'Local Areas for Play' (LAP). A LAP is a small area of unsupervised open space for young children for play close to where they live. Such areas should be appropriate for low key games (e.g. tag, hopscotch, play with toys) and have seating for carers. There should be a minimum activity area of 100m², and should ideally be located within one minutes walking time from every home (100m walking distance). Provision should also be made for buffer zones between the LAP and the nearest residential properties. The NPFA standard suggests a minimum buffer zone of 5 metres between the edge of the activity zone and ground-floor windows in full view of the activity zone.
- A3.7 As part of the design process, residential developers should seek the Council's agreement in respect to what type of provision would be appropriate to their proposal. Developers will be expected to fund the

provision of all play equipment, safety surfaces, fencing etc., which must conform to British or equivalent European Standards. The Council will normally require play areas to be suitably laid out and equipment installed before 25% of the houses are occupied.

A3.8 Adult/Youth Outdoor Sport: 1.7 Hectares Per 1,000 Population

Adult/youth outdoor sport facilities comprise of pitches, greens, courts, athletic tracks and other miscellaneous areas such as croquet lawns and training areas. Within this element of play space provision it is felt 1.2 hectares per population should be pitch sports as suggested by the NPFA.

A3.9 It is acknowledged, however, that the opportunities to provide for outdoor sport on-site will in the main be limited to large scale residential developments. Thus in the case of smaller developments, it is likely that this element of recreation space provision will need to take place off-site, and this will be dealt with in Part B.

A4.0 Calculating Occupancy Levels

A4.1 In order to ascertain the levels of recreation space provision required for a development, it is first necessary to calculate the occupancy ('population') levels.

A4.2 Within Worthing Borough the average occupancy is 2.3 persons per dwelling, based on the 1991 Census. However, the problem with using a single occupancy rate for all types of dwelling is that it fails to distinguish between the size of dwellings. Thus, the requirements for a ten dwelling scheme of one bedroom flats would equal that of a ten dwelling scheme for four bedroom houses.

A4.3 It is therefore considered that it will be more appropriate to have an occupancy standard relating to the number of bedrooms within a dwelling. This is detailed as follows:

One bedroom dwelling = 2 persons

Two bedroom dwelling = 3 persons

Three bedroom dwelling = 4 persons

Four bedroom dwelling = 5 persons etc...

A5.0 Outline Planning Applications

A5.1 In the case of an outline application the provision of outdoor recreation space will be reserved by condition in accordance with policies LR8 and LR9 and this SPG and the detailed provision will be assessed at reserved matters stage.

A6.0 Examples of Calculations for On-site Provision

A6.1 Example One

Proposal: Detailed proposal for eleven residential units comprising of:

4no. two bed bungalows

4no. three bed chalet dwelling

3no. four bed houses

STEP ONE: CALCULATE NUMBER OF RESIDENTS/ OCCUPANCY

One bed dwellings	=	<u>0</u>	x	2 residents	=	0
Two bed dwellings	=	<u>4</u>	x	3 residents	=	12
Three bed dwellings	=	<u>4</u>	x	4 residents	=	16
Four bed dwellings	=	<u>3</u>	x	5 residents	=	15

				TOTAL		43

STEP TWO: CALCULATE THE AMOUNT OF RECREATION SPACE

N.P.F.A. Standards (Mid point of range)

Equipped Children's Play Space: 0.25ha per 1000 population
(2.5m² per person)

Casual/ Informal Play Space: 0.45ha per 1000 population
(4.5m² per person)

Adult/ Youth Outdoor Sport: 1.7ha per 1000 population
(17m² per person)

No. of Residents = 43

Equipped Children's Play Space = 43 x 2.5 = 107.5m²

Casual/ Informal Play Space = 43 x 4.5 = 193.5m²

Adult/ Youth Outdoor Sport = 43 x 17 = 731 m²

As example One illustrates, it may be difficult for small scale residential developments to accommodate all types of recreation space within the site and also ensure that appropriate level of facilities are being offered, especially with regard to adult/ youth outdoor sport. It is thus always important to deal with each application separately on its merits with regard to such provision.

A6.2 Example Two

Proposal: Proposal for three hundred residential units comprising of:

- 50no. one bed flats
- 40no. one bed houses
- 30no. two bed flats
- 60no. two bed bungalows and houses
- 70no. three bed houses
- 50no. four bed houses

STEP ONE: CALCULATE NUMBER OF RESIDENTS/ OCCUPANCY

One bed dwellings	=	<u>90</u>	x	2 residents	=	180
Two bed dwellings	=	<u>90</u>	x	3 residents	=	270
Three bed dwellings	=	<u>70</u>	x	4 residents	=	280
Four bed dwellings	=	<u>50</u>	x	5 residents	=	250

				TOTAL		980

STEP TWO: CALCULATE THE AMOUNT OF RECREATION SPACE

N.P.F.A. Standards (Mid point of range)

Equipped Children's Play Space: 0.25ha per 1000 population
(2.5m² per person)

Casual/ Informal Play Space: 0.45ha per 1000 population
(4.5m² per person)

Adult/ Youth Outdoor Sport: 1.7ha per 1000 population
(17m² per person)

No. of Residents = 980

Equipped Children's Play Space = 980 x 2.5 = 2,450m²

Casual/ Informal Play Space = 980 x 4.5 = 4,410m²

Adult/ Youth Outdoor Sport = 980 x 17 = 16,660 m²

As example Two illustrates, within a large scale development the provision of a range of outdoor recreation facilities is more likely to be achievable on-site. It should be noted that such facilities should be distributed throughout the site to facilitate access for all residents.

A7.0 Calculation Sheet for Completion by Developers for On-site Provision

IT IS RECOMMENDED THAT THIS SHEET IS COMPLETED BY DEVELOPERS BEFORE DESIGNING ANY DETAILED PROPOSALS AND PRIOR TO ANY PRE-APPLICATION MEETINGS WITH THE PLANNING SECTION.

DESCRIPTION OF PROPOSAL:.....
.....
.....
.....
.....

STEP ONE: CALCULATE NUMBER OF RESIDENTS/ OCCUPANCY

One bed dwellings = ____ x 2 residents =.....
Two bed dwellings = ____ x 3 residents =.....
Three bed dwellings = ____ x 4 residents =.....
Four bed dwellings = ____ x 5 residents =.....
etc.....
.....
TOTAL RESIDENTS =.....

STEP TWO: CALCULATE THE AMOUNT OF RECREATION SPACE

N.P.F.A. Standards (Mid point of range)

Equipped Children's Play Space: 0.25ha per 1000 population
(2.5m² per person)

Casual/ Informal Play Space: 0.45ha per 1000 population
(4.5m² per person)

Adult/ Youth Outdoor Sport: 1.7ha per 1000 population
(17m² per person)

No. of Residents =

(TOTAL RES)

Equipped Children's Play Space = ____ x 2.5 =.....m²

Casual/ Informal Play Space = ____ x 4.5 =.....m²

Adult/ Youth Outdoor Sport = ____ x 17 =.....m²

A8.0 Adoption and Maintenance of On- site Provision

A8.1 Where outdoor recreation space is to be provided on-site, developers may consider it appropriate to request that the Council adopts and maintains such facilities in the longer term. To do this the developer will need to enter into a legal agreement to transfer the land and agree to pay a contribution towards future maintenance costs. For further details on this developers should contact the Assistant Director of Community Services (Leisure).

Part B: Calculating Commuted Payments for Off-Site Provision Policy LR9

B1.0 Introduction

B1.1 It is acknowledged that a certain area of land is needed in order to give effective provision of outdoor recreation space. There will thus be occasions where it may not be practicable for a developer to provide some or all of the outdoor recreation space requirements on site. However, the cumulative effect of a series of developments which do not provide any or provide a reduced amount of outdoor recreation space would be to fail to provide for these new demands and would exacerbate any existing deficiencies. Consequently, where a residential development will generate a need for outdoor recreation space but it is impracticable to provide all or part of it on site, the Council will seek to secure a financial contribution towards the provision of equivalent facilities elsewhere in the same ward or immediately adjoining wards.

B2.0 Operational Requirements

B2.1 Date of Introduction

This policy will apply to applications for planning permission submitted on or after 1st November 1999. It does not apply to applications for reserved matters of outline planning permissions granted before that date.

B2.2 Number of Residential Units

This policy only applies to residential developments of ten units or more, or where a proposal is for less than 10 units on land that forms part of a larger developable site.

B2.3 Type of Residential Units

Provision will only be sought when the type of facilities can be reasonably justified. In the case of specialist housing schemes each application will need to be considered on its merits. For example, proposals for sheltered accommodation for the elderly would not create a requirement for equipped children's play space, but regard may be given for financial contributions to be sought in relation to the provision of some informal recreation areas and appropriate adult outdoor sports (e.g. bowls, tennis).

B2.4 Distance Criteria

In implementing policy LR9, the Council will only seek to secure a financial contribution towards the provision of equivalent facilities

which are within a reasonable distance of the proposed development. To this end, contributions will only be sought towards the provision of equivalent facilities elsewhere within the same ward or an immediately adjoining ward. Appendix E includes the Council's future proposals for the provision of outdoor recreation space and associated facilities. As this list will be reviewed and updated on an annual basis, a developer may be willing to enter into an agreement where their contribution may be spent on unspecified provision within the ward/ adjoining ward or may prefer to specify an appropriate scheme(s) from Appendix E.

B2.5 Section 106 Legal Agreements

When a contribution is sought in relation to a residential proposal, the developer will be required to enter into an agreement under Section 106 of the Town and Country Planning Act 1990. Appendix B sets out a draft standard agreement to be used for such purposes.

B2.6 Payment of Commuted Sums

The Council will normally expect contributions to be paid by developers on commencement of development. The monies will be paid into a separate account which exists specifically for this purpose. If the development is not commenced within twelve months of the Agreement being signed, the payments will be index-linked and increased in line with the General Index of Retail Prices.

B2.7 Expenditure of Contributions

The Council will spend the contributions on providing new facilities or additions to existing facilities. This will include:

- New playground equipment
- Safety surfacing
- Pitch drainage
- Pavilions/ changing facilities
- Associated parking and access

Once a contribution has been spent the Council will inform the developer in writing as to nature of the expenditure.

B2.8 Return of Unspent Contributions

The Council will undertake to spend all contributions within five years of date of receipt, in accordance with the details specified in the S.106 agreement. In any instance where the Council does not spend the contribution within the five year period, developers will be entitled to request the return of their contribution.

B3.0 Calculating Occupancy Levels

B3.1 Full details on such calculations are set out in section four of Part A of this document, and should also be referred to in respect of calculating commuted payments.

B4.0 Costings for the Provision of Outdoor Recreation Space

B4.1 As commuted sums may be sought in respect of all categories of outdoor recreation space described in section three of Part A, standard costings have been calculated for all categories and these are included as Appendices C and D. These figures will be reviewed and updated on an annual basis by the Assistant Director of Community Services (Leisure).

B5.0 Examples for Calculating Commuted Payments for Off-Site Provision

B5.1 Example 1

Proposal: Detailed proposal for eleven residential units comprising of:
4no. two bed bungalows
4no. three bed chalet dwelling
3no. four bed houses

STEP ONE: CALCULATE NUMBER OF RESIDENTS/ OCCUPANCY

One bed dwellings	= <u>0</u>	x 2 residents =	0
Two bed dwellings	= <u>4</u>	x 3 residents =	12
Three bed dwellings	= <u>4</u>	x 4 residents =	16
Four bed dwellings	= <u>3</u>	x 5 residents =	15

TOTAL No. of RESIDENTS			43

STEP TWO: CALCULATE COMMUTED SUMS

For current costings per resident refer to Appendix D

Contributions per resident

Equipped Children’s Play space:	£93.60 x 2.5 =	£234
Casual/Informal Play Space:	£8.75 x 4.5 =	£39.37
Adult/ Youth Outdoor Sport:	£14.64 x 17 =	£248.88

Example 1 continued

	No. of Residents		Cost per m ²	
Equipped Children's Play Space	= <u>43</u>	x	234	= £10,062
Casual/ Informal Play Space	= <u>43</u>	x	39.37	= £1,692.91
Adult/ Youth Outdoor Sport	= <u>43</u>	x	248.88	= £10,701.84
TOTAL				£22,456.75

B5.2 Example 2

Proposal: Proposal for fifty residential units comprising of:
 20no. one bed flats and houses
 20no. two bed flats, bungalows & houses
 10no. three bed bungalows & houses

Scheme includes provision of Equipped & Casual/ Informal Play space on site as per Part A

STEP ONE: CALCULATE NUMBER OF RESIDENTS/ OCCUPANCY

One bed dwellings = 20 x 2 residents = 40
 Two bed dwellings = 30 x 3 residents = 60
 Three bed dwellings = 10 x 4 residents = 40
 Four bed dwellings = 0 x 5 residents = 0

 TOTAL No. of RESIDENTS 140

STEP TWO: CALCULATE COMMUTED SUMS

For current costings per resident refer to Appendix D

Contributions per resident

Equipped Children's Play space: £93.60 x 2.5 = £234

Casual/Informal Play Space: £8.75 x 4.5 = £39.37

Adult/ Youth Outdoor Sport: £14.64 x 17 = £248.88

	No. of Residents		Cost per resident	
Equipped Children's Play Space	= PROVIDED ON SITE			
Casual/ Informal Play Space	= PROVIDED ON SITE			
Adult/ Youth Outdoor Sport	= <u>140</u>	x	248.88	= £34,843.20
TOTAL				£34,843.20

B6.0 Calculation Sheet for Completion by Developers for Commuted Payments

IF A DEVELOPER CAN PROVE THAT THEY CANNOT ACCOMMODATE THE ON-SITE RECREATION SPACE SET OUT IN PART A, THEY SHOULD COMPLETE THIS SECTION TO CALCULATE COMMUTED SUMS TOWARDS OFF-SITE PROVISION

DESCRIPTION OF PROPOSAL:.....

STEP ONE: CALCULATE NUMBER OF RESIDENTS/ OCCUPANCY

One bed dwellings = ___ x 2 residents =.....
 Two bed dwellings = ___ x 3 residents =.....
 Three bed dwellings = ___ x 4 residents =.....
 Four bed dwellings = ___ x 5 residents =.....
 etc.....
 TOTAL RESIDENTS =.....

STEP TWO: STEP TWO: CALCULATE COMMUTED SUMS

For current costings per resident developers need to refer to Appendix D

No. of Residents =

	No. of Residents		Cost per Resident (Appendix D)		Commuted Sum
Equipped Children's Play Space		X		=	
Casual/ Informal Play Space		X		=	
Adult/ Youth Outdoor Sport		X		=	
TOTAL				=	

Background Documents

Worthing Local Plan Review 1999 (Deposit Draft)

Outdoor Recreation Space Survey 1999 – Survey Report

The National Playing Fields Association - ‘The Six Acre Standard’

Cost of Providing New Recreation Facilities (1999/2000 prices)

Equipped Children's Play Space (500m² total)

400m² of play area to include equipment, drainage, surfacing and fencing

$$= \text{£}112 / \text{m}^2 \quad = \text{£}44,800$$

100m² of landscape buffer at £20/m² = £2,000

$$\text{Total cost} = \text{£}46,800$$

$$\text{Cost per m}^2 = 46,800 / 500 = \text{£}93.60$$

Casual/ Informal Play Space (400m² total)

Comprising of 100m² landscaping and 300m² grass area

Landscaping: 100 x £20 = £2,000

Grass Area: 300 x £5 = £1,500

Assuming area is soiled and requires cultivation and seeding/ planting.

$$\text{Total cost} = \text{£}3,500$$

$$\text{Cost per m}^2 = 3,500 / 400 = \text{£}8.75$$

Adult/ Youth Outdoor Sport

Based on 2.8 hectares, provision of two football pitches, one cricket square, pavilion, parking, fencing, landscaping, levelling and drainage.

$$\text{Total cost} = \text{£}410,000$$

$$\text{Cost per m}^2 = \text{£}14.64$$

Calculation of Contributions (1999/2000)

N.P.F.A. Standards (Mid point of range)

Equipped Children's Play Space:	0.25ha per 1000 population (2.5m ² per person)
Casual/ Informal Play Space:	0.45ha per 1000 population (4.5m ² per person)
Adult/ Youth Outdoor Sport:	1.7ha per 1000 population (17m ² per person)

Contributions per Resident

Equipped Children's Play space:	£93.60 x 2.5 = £234
Casual/Informal Play Space:	£8.75 x 4.5 = £39.37
Adult/ Youth Outdoor Sport:	£14.64 x 17 = £248.88

Contributions per dwelling

	Equipped Children's Play Space	Casual/ Informal Play Space	Adult/ Youth Outdoor Sport
1 bed unit (2 persons)	£468	£78.74	£497.76
2 bed unit (3 persons)	£702	£118.11	£746.64
3 bed unit (4 persons)	£936	£157.48	£995.52
4 bed unit (5 persons) etc..	£1170	£196.85	£1244.40

Future Schemes for Commuted Payments

- (i) **Basketball Pads**
Hill Barn Recreation Ground and Maybridge Boys Club
- (ii) **Victoria Park**
Provision of Mini Playwall and Enhancements to Play Area
- (iii) **Brooklands**
Provision of BMX/ Skateboard Facility
- (iv) **Goring Seafront**
Provision of New Play Area (Marine Parade)
- (v) **Broadwater Area**
Provision of New Play Area(s)
- (vi) **Beach House Grounds**
Provision of New Play Area
- (vii) **Extension or Improvements to Current Play Areas**
Provision of Playwalls or Basketball Facilities
Provision of Hang Out Facilities & Fitness Equipment for Teenagers

The above list was originally reported to Leisure Services Committee on 27th May 1997, as part of the report entitled “Provision and Renewal of Children’s Play Equipment and Skateboard Facility”.