

## Developer Contributions Background Paper

This Paper provides an overview of the mechanisms put in place by North Northamptonshire Joint Planning Unit (NNJPU), the NNJPU local authorities, and other local authorities in regards to calculating developer contributions for open space in association with planning applications for residential developments.

### **Northamptonshire Joint Planning Unit**

#### *North Northamptonshire Joint Core Strategy - Adopted 2016*

The North Northamptonshire Joint Core Strategy (NNJCS) defines developer contributions as 'contributions made by a developer to remedy the impact of development, either by paying money for work to be carried out or services to be provided, or by directly providing facilities or works either on or off-site'.

The NNJCS states that where policies require developments to contribute towards specific objectives, this may be through the design of the scheme; direct provision (on or off-site); and/or funding through CIL contributions (where adopted) or planning obligations. These contributions will be coordinated with any other funding sources which may be available.

#### *North Northamptonshire Development Contributions Draft Supplementary Planning Document for Publication Consultation - October 2010*

This Supplementary Planning Document (SPD) was written to supplement policy 6 of the North Northamptonshire Core Strategy 2008. Although the North Northamptonshire Core Strategy has been superseded by the NNJCS 2016, there is currently no replacement SPD on development contributions.

The document was set out to provide clarity on the basis on which development contributions will be sought and how they will be used.

Appendix 3 provides a charging schedule for each of the four NNJPU local authorities to be updated and reviewed annually. The charging schedule for Wellingborough is shown below:

Wellingborough – Jan 2010							
Infrastructure Category		Bedrooms					
		1 (1.32)	2 (1.76)	3 (2.60)	4 (3.30)	5 (3.7)	
	Per person	Wellingborough specific					
Community centres	£130	171.6	228.8	338	429	481	
Allotments	£58	Urban	76.56	102.08	150.8	191.4	214.6
	£199	Rural	262.68	350.24	517.4	656.7	736.3
Play space	£184.6	Urban	243.67	324.89	479.96	609.18	683.02
	£147.56	Rural	194.78	259.70	383.65	486.94	545.97
Open space	£107		141.24	188.32	278.2	353.1	395.9
Cricket Pitch	£174		229.68	306.24	454.4	574.2	643.8
Football Pitch	£307		405.24	540.32	798.2	1,013.1	1,135.9
Rugby Pitch	£47.76		63.04	84.05	124.17	157.61	176.71
Waste collection and recycling	£77		77	77	77	77	77
Car parking in town centre			250	250	250	500	500
NCC highways	£3,500		3,500	3,500	3,500	3,500	3,500
North Northamptonshire wide							
Green Infrastructure	£382		504.24	672.32	993.2	1,260.6	1,413.4
Education		Early years	-	145.99	996.92	2,228.20	2,273.43
		Primary	-	509	3,490	7,798	7,949
		Secondary	-	432	2,415	4,548	8,053
		Sixth form	-	154	340	461	1,775
		Special education needs	-	2	13	28	36
Health	£366		483.12	644.16	951.6	1,207.8	1,354.2
Children's social care	-		-	21	94	165	207
Police	£173		228.36	304.48	449.8	570.9	640.1
Fire	£91.62	Residential	91.62	91.62	91.62	91.62	91.62
		Non residential			£133 per m2		
Libraries	£88		116.16	154.88	228.8	290.4	325.6
Archives	£21		27.72	36.96	54.6	69.3	77.7
Museums	£75	Regional	99	132	195	247.5	277.5
	£48	Local	63.36	84.48	124.8	158.4	177.6
Art Venues	£102	Gallery	134.64	179.52	265.2	336.6	377.4
	£18.5	Multi use venue	24.42	32.56	48.1	61.05	68.45
	£23	Production/education	30.36	40.48	59.8	75.9	85.1
Public Art	£82		108.24	144.32	213.2	270.6	303.4
Sport							
Sports hall	£252		332.64	443.52	655.2	831.6	932.4
Swimming pool	£136		179.52	239.36	353.6	448.8	503.2
Synthetic turf pitch	£30		39.6	52.8	78	99	111
Indoor bowls	£16		21.12	28.16	41.6	52.8	59.2
Indoor tennis	£12		15.84	21.12	31.2	39.6	44.4
Health and fitness	£49		64.68	86.24	127.4	161.7	181.3

## **NNJPU Local Authorities**

### **Corby Borough Council**

*Developer Contributions Supplementary Planning Document - Consultation Draft May 2014*

This draft SPD sets out the Council's policy and procedures for securing developer contributions from new developments.

The SPD states that the cost of open space can be difficult to determine based on what elements of open space provision to include within the costing e.g. drainage works, the level of equipment and land costs. Further to this, costs should be based on local costings.

### **Kettering Borough Council**

*Open Space Supplementary Planning Document – Adopted September 2008*

This SPD sets out Kettering Borough Council's approach to securing open space associated with new residential development, and the mechanism for securing financial contributions for improving and maintaining open space. The document states that the level of developer contribution for off-site open space will depend on whether it includes for the cost of land acquisition. Appendix 1 of the document provides the mechanism for working out the commuted sum for the provision of new 'off-site' open space/ works to existing 'off-site' open space.

For enhancement of existing open spaces 'off-site' the calculation will be based on population:  $\text{new population} / \text{existing population} + \text{new population} \times \text{enhancement cost for specific site}$ .

Where a new 'off-site' facility is to be provided the costs will be identical to the calculation above with the additional of any additional land value.

Appendix 2 of the SPD is an extract from the commuted sums spreadsheet which calculates 15 years maintenance. The spreadsheet provides a maintenance cost against each landscape element so that the user can generate a total maintenance cost.

### **East Northamptonshire Council**

*Open Space Supplementary Planning Document – November 2011*

This SPD sets out East Northamptonshire Council's approach to providing open spaces in new developments and to securing financial contributions to sustain, improve and maintain them.

Appendix E of the SPD is a guide for the calculation of open space and states that development contributions for open space will be negotiated on a site by site basis through agreement with the authority who will manage the space. The SPD states that costs will be worked out on a site by site basis. The reason for this is that costs for maintenance and construction will vary due to the diverse nature of open spaces and the fact that each site should be individually designed relevant to its location and surrounding.

## Other Local Authorities

### Knowsley Council

*Developer Contributions Supplementary Planning Document – Consultation Draft January 2016*

The SPD describes Figure 4.5 as a starting point to estimate the maximum cost of off-site provision.

**Figure 4.5: Cost of Provision and Maintenance by Public Open Space Typology**

Typology	Standard (m <sup>2</sup> per person)	Cost of Provision (£ per m <sup>2</sup> )	Cost of Enhancement (or Maintenance) (£ per m <sup>2</sup> )	Maximum total per resident (provision plus maintenance costs x standard required)
Park and Garden	8	£12.56	£25.12	£301.44
Amenity Greenspace*	5	£6.28	£6.28	£62.80
Provision for Children and Young People	1	£110.72	£27.06	£137.78
Allotments	0.5	£18.84	£2.52	£10.68
<b>Total</b>	<b>15.5</b>			<b>£512.70</b>

Notes:  
 Costs provided as at 01/04/2015 with annual RPI inflation updates applied to SPD base figures from 01/11/2007. Further increases are applied as of the 1st April each year  
 The maximum totals reflect circumstances where the typologies are in deficit and eligible projects are available to provide new provision and should not be taken as the value to be requested from developments.  
 \* Semi natural and woodland can be classed as amenity greenspace, as long as this is publically accessible.

### Worked example: A development located in Halewood of 50 dwellings

Type of unit	Residential capacity per unit	Number of units	Total capacity (persons)
3-bedroom	4	20	80
4-bedroom	5	30	150
		<b>TOTAL</b>	<b>230</b>

#### Open space provision

Typology	standard (m <sup>2</sup> per person)	cost of provision (£ per m <sup>2</sup> )	cost of maintenance (£ per m <sup>2</sup> )	MAXIMUM Standard x (Provision + Maintenance)	Contribution
park and garden	8	£12.56	£25.12	£301.44	£69,331.20
amenity greenspace	5	£6.28	£6.28	£62.80	£14,444.00
provision for children and young people	2	£110.72	£27.06	£275.56	£63,378.80
allotments	0.5	£18.84	£2.52	£10.68	£2,456.40
				<b>TOTAL MAXIMUM CONTRIBUTION</b>	<b>£149,610.40</b>

## Preston City Council

*Central Lancashire Supplementary Planning Document Open Space and Playing Pitch  
Preston City Council – Adopted May 2014*

This SPD states that the same amount of financial contribution will be required for both off-site provision and improvements. Preston City Council requires 20 years maintenance, therefore in the second table below the cost per dwelling should be multiplied by 20.

Typology	Cost per m <sup>2</sup>	Cost per dwelling (Preston)
Amenity greenspace	£8	£104
Provision for children/young people	£70	£34
Parks and gardens	£32	£1,390
Natural/semi-natural greenspace	£5	£214
Allotments	£9	£37
Playing pitch	£55	£1,335

Typology	Cost per m2	Cost per dwelling (Preston)
Amenity greenspace	£4	£52
Provision for children/young people	£7	£3

## Guildford Borough Council

*Guildford Open Space, Sport and Recreation Strategy 2016-2033 – Adopted June 2016*

The strategy states that the costs have been calculated using local information and benchmarked against other local authorities for providing facilities. The same charges apply to provision of new facilities and the upgrading/ improvement of existing facilities.

*Table 20 Costs for providing open space*

Typology	Standard msq per person	Cost of provision (msq)	Contribution per person
Allotments	2.5	£30.00	£75.00
Amenity and Natural Green Space	10	£15.00	£150.00
Parks and Recreation grounds (Public)	8	£72.00	£576.00
Play Space (Children)	0.5	£170.00	£85.00
Play Space (Youth)	0.3	£170.00	£51.00
			<b>£937.00</b>

## Peterborough City Council

### Developer Contributions Supplementary Planning Document – Adopted April 2015

Table 10 within this SPD provides indicative costs which can be applied to the quantitative standards for non-strategic open space.

**Table 10 Open Space Provision Requirements (excluding land and maintenance)**

Non-Strategic Open Space types for which on-site provision may be required	Ha per 1,000 persons	M <sup>2</sup> per person	M <sup>2</sup> Per Dwelling*	Cost of Provision £/M <sup>2</sup>	£ Per Dwelling*
Doorstep outdoor play space (or LAP's –Local Areas of Play)	No standard	No standard	No standard	No standard	No standard
Junior outdoor play (or LEAP's )	0.031	0.31	0.8	£62.95	£48.39
Youth outdoor play space (NEAP's )	0.0117	0.117	0.3	£62.95	£18.16
Neighbourhood parks	1.49	14.9	36.7	£42.29	£1550.10
Allotments	0.28	2.8	6.9	£30.78	£212.01
Natural greenspace	1.0	10	24.6	£15.65	£384.99
Playing pitches / outdoor sports	1.0	10	24.6	£46.01	£1131.85
Amenity greenspace	No standard	No standard	No standard	No standard	No standard
Total	3.81	38.13	93.9		£3,345.5
Minus 15% discount	<b>3.24</b>	<b>32.4</b>	<b>79.8</b>		<b>£2,843.7</b>

Based on average household size of 2.46

## Newcastle City Council

### Developer Contributions for Open Space, Sport and Recreation – August 2013

This note provides a table with the cost per person, based on actual costs incurred by the City for upgrading facilities to the agreed standards, without accounting for the cost of the land. The note states that this approach is considered reasonable, as the intent of the contribution requirement is to improve and enhance existing facilities, to ensure that they can cater for the increased demand.

Type of space	Per Dwelling	Ha/1000 persons *	m <sup>2</sup> / person	Cost / m <sup>2</sup> **	Sum / person
<b>Parks, active recreation</b>		1.00 ha	10.0 m <sup>2</sup>	£31	£310
<b>Doorstep space</b>		0.20 ha	2.0 m <sup>2</sup>	£20	£40
<b>Outdoor sport,</b>		0.80 ha	8.0 m <sup>2</sup>	£24	£192

<b>facilities (mainly improvements)</b>					
<b>Allotments (improvements only)</b>		0.30 ha	3.0 m <sup>2</sup>	£18	£54
<b>Equipped children's play</b>	5 m <sup>2</sup>		2.2 m <sup>2</sup>	£93***	£205

\* Based on the average number of persons per dwelling, derived from the most recent census. For Newcastle, this currently stands at 2.3 persons per dwelling.

\*\* Includes establishment cost and 10 years maintenance.

\*\*\* As these facilities will generally be provided within parks, the actual cost per square metre (£ 118.97) has been discounted by the development cost of parks per square metre, to arrive at the cost/m<sup>2</sup>.

For children's play, the ratio per 1000 persons has been calculated using all residents per dwelling.

Where on-site recreational open space is provided, the final contribution by the development will be calculated as above and discounted by the area of open space proved (in m<sup>2</sup>), times the current cost estimated by the model to develop the area to the required standard. The discount will not apply to amenity open space and landscaping required by the development.

### Costs comparison for Other Local Authorities

#### *Enhancement*

The table below copies the costs per m<sup>2</sup> for enhancing each typology from the documents reviewed in this Paper.

	Newcastle	Knowsley	Preston
	£ per m <sup>2</sup> for Enhancement		
<b>Park &amp; Garden</b>	-	25.12	8
<b>Amenity greenspace</b>	-	6.28	9
<b>Open space</b>	31	-	32
<b>Allotments</b>	18	2.52	70
<b>Play areas</b>	93	27.06	70

#### *New provision*

The table below copies the costs per m<sup>2</sup> for enhancing each typology from the documents reviewed in this Paper.

	Guildford	Knowsley	Peterborough	Preston
	£ per m <sup>2</sup> for New Provision			
<b>Amenity &amp; Natural greenspace</b>	15	6.28	15.65	8
<b>Allotments</b>	30	18.84	30.78	9

<b>Parks &amp; Recreational Grounds</b>	72	12.56	42.29	32
<b>Play Space (Children)</b>	170	110.72	62.95	70
<b>Play space (Youth)</b>	170	110.72	62.95	70

### *Maintenance*

The table below copies the costs per m<sup>2</sup> for maintaining each typology from the documents reviewed in this Paper.

	<b>Guildford (per annum)</b>	<b>Knowsley</b>	<b>Preston</b>	<b>Kettering</b>
	<b>£ per m<sup>2</sup> for Maintenance</b>			
<b>Amenity &amp; Natural greenspace</b>	0.62	6.28	-	-
<b>Allotments</b>	0.13	2.52	-	-
<b>Parks &amp; Recreational Grounds</b>	4.59	25.12	-	-
<b>Play Space (Children)</b>	4.59	27.06	7	3.44
<b>Play space (Youth)</b>	4.59	27.06	7	5.65