

Green Space

Supplementary Planning Document



A great place to live, work & play



**Scarborough
Borough Council**

**Adopted
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Alternative Document Format

Alternative Document Format

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1 Introduction

1.1 The provision, design and layout of good quality green spaces within and close to residential areas is important to the quality of life of local residents. Green spaces can be enjoyed by all sectors of the community as places to relax, play or take part in sport whilst also providing a visual break from the urban environment and providing habitats for wildlife. New residential developments result in an increase in the local population, which creates additional demand and puts further pressure on existing areas and facilities.

1.2 For sport and recreation to form a valued component of people's lives it is essential that provision is accessible to where people live and is convenient and enjoyable for them to use. Where this can be achieved it will not only promote participation in active recreational activities, with all the health benefits that this will entail, it will also help to reduce the need to travel to more remotely located facilities and help to foster ownership of facilities by local communities. At the same time, carefully planned new open space and recreation provision can make an important contribution to the design and layout of new development.

1.3 National and local planning policies (see Appendix A 'National and Local Planning Policy') enable the local planning authority to require developers of new housing to make provision for appropriate green space to meet the needs generated by new residents.

NOTE

1.4 The costs set out within this Supplementary Planning Document will be updated on an annual basis in line with the latest official figures for RPI, as taken from the Government's National Statistics Website, at the time of review. Costs for Outdoor Sports Facilities may also be updated annually in line with Sport England's most up-to-date facilities cost guidance.

2 Purpose of this SPD

2 Purpose of this SPD

2.1 This document provides guidance on how the policies of the Local Plan will be applied when proposals are made for new housing development in terms of the following:-

- What green spaces should be provided in association with new housing development;
- Where they should be located;
- What purpose they should fulfil; and
- What arrangements should be made where the requirement is for off-site provision or improvement / upgrading of existing facilities.

2.2 Through discussion and negotiation the Council will aim to ensure that new provision / improvements are the most appropriate solution for a particular area and that facilities will be utilised to their full potential.

2.3 The key aim is to ensure that the most appropriate form of provision is made in the most accessible location and that it will be maintained to ensure that it remains capable of performing its intended function.

When will this SPD be Applied? 3

3 When will this SPD be Applied?

3.1 This SPD seeks to build upon policy R.2 of the Scarborough Borough Local Plan (1999), which sets out the requirement for new housing development to provide open space, sport and play provision (green space). Policy R.2 provides thresholds for when the provision of on-site and/or off-site green space will be required alongside new housing developments; with no-contribution required for developments between 1 and 4 units, an off-site contribution only for developments between 5 and 14 dwellings, and on-site provision for developments of 15 dwellings and over.

3.2 In light of recent government changes to the ways in which developer contributions can be collected and allocated, this SPD proposes a universal threshold where development proposals for 11 dwellings may be subject to a requirement for on-site and/or off-site provision. There will be no requirement for green space provision from housing developments of 10 dwellings or less. This is set out clearly in Table 3.1.

3.3 Whilst the SPD proposes a different threshold to that of Policy R.2 of the Borough Local Plan (1999), particularly for on-site provision, the reality is that on-site green space will only be made where the quantitative requirement to be generated by development exceeds the relevant minimum size standard (see Chapter 6), e.g. the on-site provision of Amenity Green Space will only be required for developments that generate a population of 55 residents and over, which is roughly equivalent to a development of 19 x 3 bedroom houses.

3.4 The purpose of this SPD is to bring the policy approach in line with paragraph 73 of the National Planning Policy Framework and to reflect up-to-date evidence on the need for open space, sports and recreational facilities and opportunities for new provision (see Chapter 4).

Size of Development	Might Public Open Space / Play Provision be Required?	
	On-site	Off-site
1-10 Dwellings	No	No
11 and Over Dwellings	Yes	Yes

Table 3.1 Development Within the Scope of This SPD

4 Supporting Evidence

4 Supporting Evidence

4.1 The National Planning Policy Framework (NPPF) states that planning policies for open (green) space, sports and recreation facilities should be based upon robust and up-to-date assessments of the needs for such provision. In line with this requirement, Scarborough Borough Council has produced a Green Space Audit (GSA) and a Playing Pitch Strategy (PPS) as a means of determining what green space, sports and recreation provision is required. These documents have fed into the production of this Supplementary Planning Document, which aims to ensure that new housing developments deliver accessible, high quality green spaces that meet the demand generated by new residents and, where relevant, to improve the quality of nearby existing green spaces.

Green Space Audit

4.2 The Green Space Audit (May 2014) provides an assessment of the quantity, quality and accessibility of existing green space provision (in line with the typologies identified in Chapter 5 of the SPD). It identifies areas of deficiency and surplus, making recommendations as to where facilities could be improved or redeveloped and where new green spaces could be provided to address localised deficiencies in the quantity and/or accessibility of provision.

4.3 One of the key outcomes of the GSA is a set of locally derived standards for the quantity, quality and accessibility of green spaces. The standards are reflective of local need and are benchmarked against similar standards currently enforced by neighbouring planning authorities. The standards are used within this SPD as the basis for securing green space provision through new housing developments, thereby ensuring that the demand generated by new development can be met, either on-site or off-site.

Playing Pitch Strategy

4.4 The Playing Pitch Strategy (October 2013) was undertaken in line with Sport England's new methodology⁽¹⁾ for undertaking PPS's. The Borough Council acted as a 'pilot authority' in testing this new methodology prior to its official publication by Sport England in October 2013.

4.5 The PPS covers the sports of football, cricket, rugby union, rugby league, hockey and tennis, and provides a detailed assessment of the quantity, quality and the current and future capacity of all pitches and courts in the area. It also sets out a series of recommendations and actions for the development of these sports, both in terms of addressing identified deficiencies in the quantity and quality of facilities, whilst also seeking to improve participation.

4.6 Throughout the production of the PPS the strategy benefited from significant input from the governing bodies for the respective sports, namely; the Football Association, the England and Wales Cricket Board, Rugby Football Union, Rugby Football League, England Hockey and the Lawn Tennis Association. Each of these bodies agreed the contents of the PPS and are identified as delivery partners for specific actions.

1 "Playing Pitch Strategy Guidance: An approach to developing and delivering a playing pitch strategy", Sport England, October 2013

Supporting Evidence 4

4.7 In relation to this SPD the Playing Pitch Strategy provides a key point of reference, whereby sports facilities delivered through new housing developments in line with the requirements of this document should deliver the actions set out within the PPS.

5 Green Space Standards

5 Green Space Standards

Green Spaces Covered by this SPD

5.1 The Green Space Audit identified five distinctive groups (typologies) of green spaces within Scarborough Borough. Each of these typology groups is comprised of a number of different green spaces. The typologies and the sites that comprise the typologies are set out within Table 5.1, together with a vision (description) as to what constitutes each form of green space. More detailed information on each of form of green space is presented within the Green Space Audit.

Typology Group	Green Spaces	Vision
Urban Parks	<ul style="list-style-type: none"> - Town Parks - Neighbourhood Parks - Squares and Gardens 	An area of well maintained open space with hard and soft landscapes features. An area safe to visit, pleasant to walk and sit, to admire the floral displays, landscape features, trees etc. Area to be clean and free of dog-fouling, including (depending on the size of the site) paths, ponds, seats, bins, toilets and bandstand all in a good state of repair.
Natural Parks and Green Space	<ul style="list-style-type: none"> - Natural and Semi-Natural Green Space - Country Parks 	A well-managed, accessible semi-natural / native environment designated to protect and enhance wildlife / biodiversity. Includes water areas, appropriately sited information boards, bins, picnic areas and parking facilities. The area should be free of litter, fly tipping and dog fouling. Natural areas are also found / provided in larger parks and gardens.
Amenity Green Space	<ul style="list-style-type: none"> - Amenity Green Spaces 	Less formal areas of open space that provide opportunities for informal recreation, connections for wildlife and people movement, whilst also contributing to general visual amenity. To be planted using native species where appropriate, and managed to take into account flora and fauna. Areas to be maintained clear of litter and dog fouling. Provision of seating, bins and other appropriate ancillary features to ensure usable spaces. Small and unusable areas of green space that are left over after masterplanning do not fall under this classification.
Equipped Play Areas	<ul style="list-style-type: none"> - Local Equipped Area of Play (LEAP) - Neighbourhood Equipped Area of Play (NEAP) - Settlement Equipped Area of Play (SEAP) 	Well sited, visible, safe, secure and accessible areas of open space for younger children. Formal equipment to be of a variety and type to meet the needs of all ages and abilities. Sufficient buffer zone to prevent conflicts of interest, seats for adults, supervising children. Larger facilities (NEAPs and SEAPs) may include space for use for sport, i.e. for 'kick about' and other games, multi use games areas and skate parks where appropriate. Often contained within other open spaces. Should be well maintained, accessible, litter and dog free.
Outdoor Sports Facilities	<ul style="list-style-type: none"> - All outdoor sports facilities, including; playing pitches, tennis courts, bowling greens, etc. 	Well-located and accessible sporting facilities to cover both traditional and less familiar forms of physical activity for youths and adults. The grounds should be well-drained and include changing facilities, toilets, adequate parking, signage, potentially all weather play areas and floodlights where appropriate. All areas clean, well maintained, free from dog fouling.

Table 5.1 Types of green spaces and associated visions

Green Space Standards 5

Green Space Standards

5.2 The Green Space Audit sets out standards covering the quantity, quality and accessibility of new and existing green space provision. These standards will be applied to new housing development (11 dwellings and over) to ensure that the additional demand generated by such development is being met and that any existing deficiencies are addressed wherever possible. The respective standards are summarised in the tables below, with the full context and justification for each standard set out within the Green Space Audit itself.

Quantity Standards

5.3 The quantitative standards are to be used to calculate the amount of green space to be delivered alongside new housing development. As described within Chapter 6, other considerations will dictate whether the requirement should be delivered on-site or off-site (via a financial contribution).

5.4 Although no quantitative standard for the provision of Urban Parks has been identified within the table below, for large-scale developments (over 500 dwellings) a standard of 1.20 ha per 1,000 population will be applied.

Green Space Typology	Quantitative Standard
Urban Parks	N/A
Natural Parks and Green Space	N/A
Outdoor Sports Facilities	1.70 ha per 1,000 population (Urban)
	1.85 ha per 1,000 population (Rural)
Equipped Play Areas	0.20 ha per 1,000 population
Amenity Green Space	0.55 ha per 1,000 population
Cumulative Total	2.45 ha per 1,000 population (Urban)
	2.60 ha per 1,000 population (Rural)

Table 5.2 Quantity Standards

Quality Standards

5.5 The quality standards will primarily be used to establish whether there are any deficiencies in existing green space provision. Where green space can not be provided on-site as part of new housing developments, off-site contributions can be used to improve the quality of existing and accessible green spaces where they do not currently meet the required standard.

5.6 Information relating to the quality of existing green spaces can be found in the Green Space Audit. However, a more accurate reflection of the quality of outdoor sports facilities can be found with the Playing Pitch Strategy.

5 Green Space Standards

Typology	Site Specific Typology	Quality Standard
Equipped Play Areas	Local Equipped Areas of Play	> 60% (Average)
	Neighbourhood Equipped Areas of Play	> 70% (Good)
	Settlement Equipped Areas of Play	> 80% (Excellent)
Natural Parks and Green Space	Natural and Semi-Natural Green Space	> 50% (Average)
	Country Parks	> 60% (Average)
Urban Parks	Town Parks	> 70% (Good)
	Neighbourhood Parks	> 60% (Average)
	Squares and Gardens	> 70% (Good)
Other Green Space	Amenity Green Space	N/A
Outdoor Sports Facilities	Sports Pitches	N/A (dependant upon type of facility)

Table 5.3 Quality Standards

Accessibility Standards

5.7 Ensuring that green spaces are accessible (within reasonable walking distance) to the local population is perhaps the most important consideration in planning for green space provision. The accessibility standards will be applied to new and existing green spaces to establish the extent to which provision is accessible (by foot). Information relating to the accessibility of current provision is provided within the Green Space Audit, which included a comprehensive accessibility mapping exercise in order to identify areas of deficiency, i.e. areas where new green spaces should be provided.

5.8 Although accessibility is predominantly measured in terms of walking distance, the Playing Pitch Strategy revealed that the majority of people who participate in sport travel between 2 and 5 miles (driving distance) to access the site at which they play. As such, it is reasonable to assume that the actual catchment areas of an outdoor sports facility is significantly greater than that associated with pedestrian access (as set out within the GSA mapping exercise).

Typology	Site Specific Typology	Accessibility Standard
Equipped Play Areas	Local Equipped Areas of Play	350m (5 min walk)
	Neighbourhood Equipped Areas of Play	700m (10 min walk)
	Settlement Equipped Areas of Play	1000m (15 min walk)
Natural Parks and Green Space	Natural and Semi-Natural Green Space	350m (5 min walk)
	Country Parks	1000m (15 min walk)
Urban Parks	Town Parks	1000m (15 min walk)
	Neighbourhood Parks	700m (10 min walk)

Green Space Standards 5

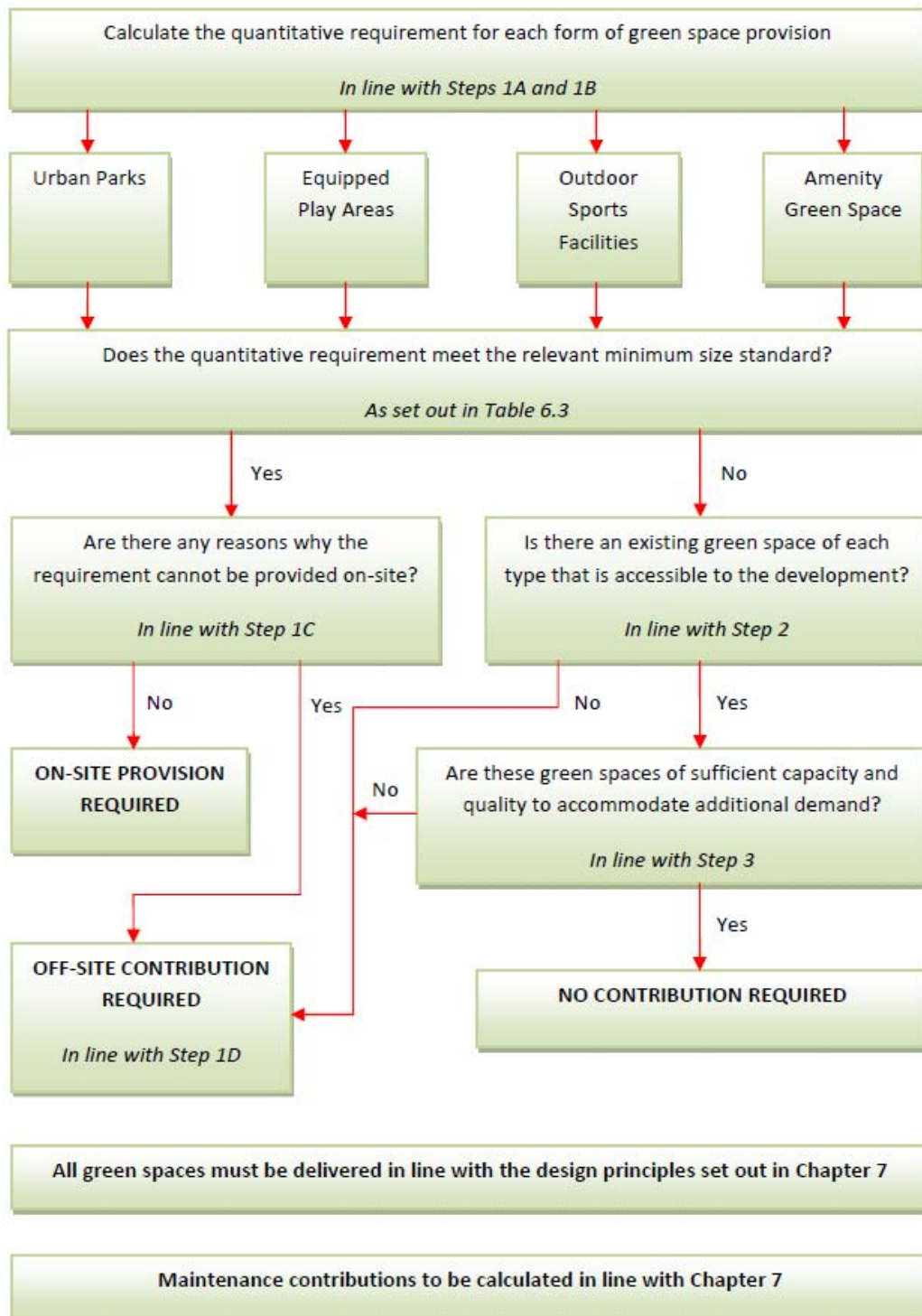
Typology	Site Specific Typology	Accessibility Standard
	Squares and Gardens	350m (5 min walk)
Other Green Space	Amenity Green Space	350m (5 min walk)
Outdoor Sports Facilities	Sports Pitches	1000m (15 min walk), and/or,
		between 2 and 5 miles drive

Table 5.4 Accessibility Standards

6 Process for Determining Contribution Requirements

6 Process for Determining Contribution Requirements

6.1 This section of the SPD sets out the process for determining the level of green space to be provided alongside new housing development and establishing whether provision should be made on-site or off-site. A flow chart that summarises the step-by-step approach is provided below. This process should be followed for each form of green space provision (as identified in Chapter 5).



Process for Determining Contribution Requirements 6

Step 1: Does the development generate the need for green space provision?

A) Calculating population and demand from housing development

6.2 In determining whether new and/or improved green space provision should be delivered alongside new housing development, the starting point is to calculate the level of demand (additional population) generated by that development. Depending on whether a planning application is made in full (including reserved matters applications) or outline form, the method of calculating the resultant population and the consequent level of demand will vary.

Full / Reserved Matters Applications

6.3 Where the precise details of a development scheme are available, i.e. the size, mix and number of dwellings, the most appropriate way of calculating the population to be generated is to use the number of bed-spaces within a dwelling type as an approximation of household size. The table below sets out the average household size (number of people) for each size of dwelling. The number of units of a given size within a development scheme should be multiplied by the relevant average household size to calculate the resultant population.

Dwelling Size	Average Household Size
1 Bedroom or less	1
2 Bedrooms	2
3 Bedrooms	3
4 Bedrooms	4
5 or more Bedrooms	5

Table 6.1 Population Generated by New Development

6.4 It is important to note that certain types of residential development will not generate demand / place additional pressure on certain types of green space, i.e. an extra care housing scheme will not generate demand for Equipped Play Areas. Table 6.2 sets out what forms of development will generate additional demand for each form of green space. However, this can only be taken into consideration where the precise details of the scheme are available.

House Type	Size	Parks and Gardens ⁽²⁾	Sports Facilities	Equipped Play Areas	Amenity Open Spaces
Houses and Flats (open market and affordable)	1 bed	Yes	Yes	No	Yes
	2 bed	Yes	Yes	Yes	Yes
	3 bed	Yes	Yes	Yes	Yes
	4 bed	Yes	Yes	Yes	Yes
	5+ bed	Yes	Yes	Yes	Yes

² Including Natural Parks and Gardens

6 Process for Determining Contribution Requirements

House Type	Size	Parks and Gardens ⁽²⁾	Sports Facilities	Equipped Play Areas	Amenity Open Spaces
Student Accommodation + HMOs	Any size	Yes	Yes	No	Yes
Extra Care or equivalent	Any size	Yes	Yes	No	Yes
Care Home / Nursing Home	Any size	Yes	No	No	Yes
Specialist Accommodation	Dependent upon scheme	Yes	Yes	No	Yes
Alms Houses	Any size	Yes	Yes	No	Yes

Table 6.2 Additional Demand Generated by Types of Development

Outline Applications

6.5 For applications seeking outline planning permission, population should be calculated using an average household size of 2.1 people per dwelling, which accords with evidence provided by the Borough Council's "Objective Assessment of Housing Need". In order to calculate the number of dwellings that could reasonably be accommodated on a given site, a density of 30 dwellings per hectare will be applied, i.e. a 3 hectare site developed at 30 dwellings per hectare would deliver 90 dwellings in total. A calculation using this method will provide an estimate as to the amount of green space to be provided, with the final figure to be calculated upon the submission of reserved matters.

B) Calculating the on-site green space requirement

6.6 Having calculated the number of people generated by development, the requirement for each form of green space is to be calculated using the method outlined below. The applicable standards for each of the green space typologies are set out within Chapter 5 (Green Space Standards). The respective values for the standards should replace the "X" within the first column of the calculation formula, e.g. 0.20 ha per 1,000 population for Equipped Areas of Play.

6.7 In order to ensure that the SPD delivers usable green spaces that can be easily and economically maintained, minimum size standards for each form of green space will be applied. The respective minimum standards for each form of green space provision is set out in Table 6.4. Depending on whether or not the minimum size standard is exceeded, either an on-site or off-site contribution will be required in line with Step 1C.

Process for Determining Contribution Requirements 6

On-Site Provision Calculation Method

Applicable Standard X ha per 1,000 population	X	Number of people generated by development	=	Quantitative Requirement (ha)
<i>Worked example, using "Equipped Play Area" standard</i>				
(0.20 / 1000)	x	250	=	0.05 ha

Table 6.3 Calculation Method

If the quantitative requirement is **greater than or equal to the minimum size standard** for the respective green space typology (see Table 6.4), that requirement should normally be **delivered on-site**.

If the quantitative requirement is **lower than the minimum size standard** for the respective form of green space, an **off-site contribution** that is equivalent to that requirement will be sought **in line with Steps 2 and 3**.

Off-site contributions for the improvement of an existing green space will be equivalent to the quantitative requirement calculated using the method outlined above (see Table 6.5).

6.8 Green spaces that do not meet the required minimum size standard will not count towards meeting the quantitative requirement for that particular form of space. Nevertheless, this should not preclude the incorporation of grass verges, planted areas and other smaller landscaping features within development schemes where they help to provide visually attractive housing developments.

6.9 The minimum size standard for Urban Parks is equivalent to a Neighbourhood Park. However, this standard will only apply to large scale housing developments of over 500 dwellings (in line with paragraphs 5.4 and 6.22). No minimum standard has been proposed for the Natural Parks and Green Space typology as no additional provision is required. Where relevant, off-site contributions will be sought to enable the enhancement of these spaces.

6.10 The minimum size standard for Equipped Play Areas is equivalent to a Local Equipped Area of Play (LEAP). The minimum size standard for Outdoor Sports Facilities is provided for illustrative purposes and is equivalent to the area of a junior 9v9 football pitch. The Borough Council reserves the right to waive this minimum standard if the Playing Pitch Strategy has identified a particular deficiency within the area that can be addressed by providing a smaller facility on the development site.

Green Space Typology	Minimum Size Standard
Urban Parks	1.00 ha

6 Process for Determining Contribution Requirements

Green Space Typology	Minimum Size Standard
Natural Parks and Green Space	N/A
Outdoor Sports Facilities	0.34 ha
Equipped Play Area	0.04 ha ("Activity Zone" only)
Amenity Green Space	0.03 ha

Table 6.4 Minimum Size Standards

C) On-site provision or off-site contribution?

6.11 As described above, it is generally expected that where a proposed housing development generates a level of demand for green space that meets or exceeds the relevant minimum size standard, the required green space should be provided on-site. Conversely, where the requirement is lower than the minimum size standard, an off-site contribution will be sought in lieu of on-site provision. This contribution would either be used to enhance existing green spaces that are within reasonable walking distance of the development or to help provide new green spaces in other accessible off-site locations (see Steps 2 and 3). Nevertheless, the Borough Council recognises that even where the minimum size standards are met, there are likely to be cases in which off-site provision may be a more appropriate solution than on-site provision.

6.12 This is likely to be the case for Outdoor Sports Facilities, where such provision should only be made on-site where it would deliver an action (or actions) identified within the Borough Council's Playing Pitch Strategy. More often than not, off-site contributions will be sought in lieu of on-site provision in order to coordinate the delivery of new outdoor sports facilities to best meet the actions of the Playing Pitch Strategy.

6.13 Similarly, from a strategic perspective there may be opportunities to combine the green space requirements of a number of housing developments occurring within a given locality in order to provide a more comprehensive network of green spaces.

6.14 There may also be occasions where high density housing developments may not have sufficient land available for the provision of on-site green spaces. In this situation there will be a need to examine what level of provision can feasibly be secured on-site and/or what level of provision could be located within a reasonable walking distance of the development (see Step 2). Such an approach could also apply to proposals for the conversion of existing buildings.

6.15 Regardless of the situation, the guiding principle will be that green spaces should be provided in a location where they will best meet the needs of the residents generated by new housing development, whilst also helping to address existing deficiencies wherever possible. This will usually be within or adjacent to the development site. However, the delivery of green spaces within new housing developments should not compromise the ability of developers to produce attractive, functional and safe environments for the benefit of local communities.

Process for Determining Contribution Requirements 6

D) Calculating the off-site contribution requirement

6.16 Where an off-site contribution is likely to be required in lieu of on-site provision, the financial contribution towards each form green space of each should be calculated using the method outlined in the box below.

Off-Site Contribution Calculation Method

Number of people generated by development	X	Cost per resident (as per Table 6.6)	=	Off-site contribution
<i>Worked example, off-site contribution towards an Equipped Play Area</i>				
50	x	£323.60	=	£16,180

Table 6.5 Calculation Method

6.17 The value calculated using the method above is the potential off-site contribution. As outlined in steps 2 and 3, a contribution for each form of green space may not be required if existing and accessible spaces are of sufficient capacity and quality to accommodate the additional demand to be generated by new housing development. The cost per resident for each form of green space provision is set out in table 6.6 and has been derived from detailed costing exercise (see Appendix C).

6.18 It should be noted that there is no requirement for an off-site contribution towards Amenity Green Space.

Green Space Typology	Cost per resident
Urban Parks (including Natural Parks and Green Space)	£155.47
Outdoor Sports Facilities	£183.20 (Urban)
	£199.20 (Rural)
Equipped Play Area	£323.60
Amenity Green Space	N/A
Total	£660.27 (Urban)
	£676.27 (Rural)

Table 6.6 Off-site Contribution Costs (per resident)

6 Process for Determining Contribution Requirements

Step 2: Is the proposed development accessible to each form of green space?

6.19 Where it is not possible to provide green space on-site, either due to the required space being lower than the relevant minimum size standard or due to other constraints, it is essential that any developer contribution towards off-site green space provision is made in a location that is accessible to the proposed housing development.

6.20 For the purposes of this SPD, accessibility is expressed in terms of being within reasonable walking distance of an area of green space, unless stated otherwise. As set out in Chapter 5 (Green Space Standards), each form of green space has its own associated accessibility threshold.

6.21 In line with process outlined in the box below, the general assumption will be that where green space provision exists and is accessible, an off-site contribution towards green space new and/or enhanced provision may not be required. However, this ultimately depends the quality of existing green spaces and their capacity to accommodate the additional demand generated by new housing development (see Step 3). Where development is not accessible to a particular form of green space, an off-site contribution will be sought to enable such provision to be made within an accessible location.

6.22 Given that this SPD only seeks to provide new Urban Parks alongside housing developments of over 500 dwellings, an off-site contribution towards the improvement of existing Urban Parks will only be sought where such provision is within reasonable walking distance of the proposed development.

Accessibility of Existing Green Space Provision

Is the development within an area that is accessible to each form of green space provision?

If **yes**, proceed to **Step 3** to determine the quality and capacity of accessible green space provision.

If **no**, a **contribution towards off-site green space** provision will be required in line with Step 1.

6.23 A comprehensive accessibility mapping exercise was undertaken as part of the Green Space Audit in order to reveal areas of deficiency. The maps included within the GSA show accessibility in terms of the catchment area of a given area of green space. Areas that fall within the catchment area are considered to be within reasonable walking distance to the site, relative to its size and nature. By the same standard, those areas that fall outside the catchment area are considered to have poor access to that particular green space typology. These maps should be used as the starting point for assessing the accessibility of green space provision.

6.24 Given that the GSA only included green spaces over 0.2 hectares in size, developers will be required to liaise with Scarborough Borough Council who may identify a smaller areas of green space where qualitative improvements should be sought.

Process for Determining Contribution Requirements 6

Step 3: Are existing green spaces of sufficient capacity and quality to cope with new development?

6.25 Where existing green spaces are accessible to a proposed housing development, the general assumption will be that no off-site contribution for their enhancement will be sought where they are of sufficient capacity and quality to cope with the additional demand to be placed upon them as a result of the development.

6.26 In seeking to determine whether existing green spaces are of sufficient capacity and quality it is important to recognise that the quality of a site is not always proportionate to the capacity of a site and its ability to accommodate additional demand. As such, whilst quality and capacity must be assessed individually, they will be considered collectively in determining when and where an off-site contribution will be sought, either to enhance existing provision or to provide new off-site green spaces elsewhere.

6.27 The box below outlines the role of quality and capacity in determining when an off-site contribution will be required.

Capacity and Quality of Existing Green Space Provision

Are existing accessible green spaces of sufficient capacity and quality to cope with the additional demand generated by new development?

If **yes**, no contribution will be required.

If **no**, an **off-site contribution will be required** in line with that calculated through Step 1 to enable the improvement of the existing green space and/or the provision of a new green space, either on-site or elsewhere off-site.

Capacity

6.28 In determining when and where off-site contributions will be sought, the primary consideration will be whether or not existing green spaces can accommodate the additional demand to be generated by new development. This is influenced by the capacity of green spaces.

6.29 The capacity of an Equipped Play Area is proportionate to the "play value" of the facility, i.e. the value associated with each piece of play equipment, and is not necessarily related to the amount of equipment contained within a play area; 1 large piece of play equipment can have a play value equivalent to several pieces of small equipment. The current play value of play areas is presented within the Green Space Audit.

6.30 For Outdoor Sports Facilities, the capacity of a site is directly related to its quality, i.e. a good quality football pitch will be able to accommodate more play than a poor quality pitch without being detrimental to pitch quality in the long-term. The capacity of every sports pitch in the Borough is set out within the Playing Pitch Strategy.

6 Process for Determining Contribution Requirements

6.31 The capacity of other forms of green space provision will be determined through consultation with the Borough Council's Parks and Countryside Service.

6.32 Where an existing green space is accessible to a proposed housing development but does not have sufficient capacity to accommodate the demand to be generated by development (as calculated in Step 1), additional capacity should be provided. Where additional capacity cannot be provided on an existing site (or sites), a contribution towards securing alternative off-site provision should be made. Nevertheless, where there are no other identifiable opportunities to provide additional capacity within an accessible location, the emphasis should be placed on providing high quality green spaces.

Quality

6.33 Even where existing green spaces are accessible, it is essential that they are of a high quality to encourage their use; poor quality green spaces are unlikely to be used as frequently and as extensively as high quality green spaces. Therefore, regardless of the capacity of a green space, quality is an important factor its ability to accommodate demand.

6.34 The quality of existing green spaces within the Borough was assessed as part of the Green Space Audit process. These assessments were used as the basis for developing qualitative standards (targets) for each form of green space provision (see Chapter 5). Green spaces that do not meet the relevant quality standards are considered to be deficient and should be improved wherever possible. As such, where an existing green space is accessible to a housing development but does not meet the relevant quality standard, an off-site contribution towards the enhancement this green space will be sought.

NOTE

6.35 Given that the quality assessments undertaken through the Green Space Audit are reflective of quality at a particular point in time, developers should contact the Borough Council's Forward Planning department in order to ascertain whether the current quality of a particular green space differs to that stated within the Green Space Audit.

Design and Maintenance 7

7 Design and Maintenance

Design

7.1 When delivering green spaces on the ground, the minimum expectation will be that they are of high quality and incorporate the features identified in the relevant vision for each form of green space (as set out in Chapter 5). The provision of on-site green spaces to the required standards will involve a cost to developers in terms of their design. This cost must also be met where off-site provision is required. Therefore, the cost of design has been factored in to the overall cost of providing green spaces accordingly, as set out within Appendix C.

7.2 The Borough Council can advise on the design of green spaces where required. In lieu of more specific guidance, the following basic principles should be followed in designing green spaces:

- Green spaces should be delivered as a functional and accessible network in order to promote accessibility to, from and within developments;
- Amenity green spaces must be intrinsically linked to the design of the new housing development and cannot be provided elsewhere, i.e. the off-site provision of amenity green spaces will not be permitted;
- Wherever possible, equipped play areas should be provided within amenity open spaces in order to extend the possible range of activities, add to their visual appeal and to provide an element of natural surveillance.

7.3 Sport England has a wide range of design (and cost guidance) relating to different types of sport facilities, which should be used where relevant. This guidance can be obtained from Sport England's website⁽³⁾.

Equipped Play Areas: Hierarchy of Provision

7.4 Equipped play areas are provided on a hierarchical basis, whereby LEAPs provide play opportunities for localised areas, NEAPs provide opportunities for a larger catchment area and SEAPs are flagship facilities that provide opportunities for the settlement as a whole. The type of facility is intrinsically linked its 'play value', i.e. the cumulative value associated with each piece of play equipment, with a SEAP having a higher play value than a NEAP, which in turn has a higher play value than a LEAP (as shown in Table 7.1).

7.5 It is expected that this hierarchy of provision will be reflected in housing developments that generate need for multiple equipped play areas.

7.6 For developments that generate a population larger than 1000, developers will be required to investigate the potential to provide a NEAP as a means of meeting the same level of demand as a number of LEAPs, both in terms of play value and catchment, in a more efficient and cost-effective manner. Regardless, of the configuration of play facilities across the site, the cumulative standard of 0.2 hectares of designated play space (total 'Activity Zone' area) should be achieved.

3 <http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

7 Design and Maintenance

Type of Facility	Minimum no. of play units	'Play Value' range	Illustrative <u>minimum</u> 'Activity Zone' Size (ha)	Number of Equipped Play Areas	
				Urban	Rural
LEAP	5	Up to 20	0.04 ha	1 per 200 residents for developments generating less than 1,000 residents	
NEAP	8	20 – 59	0.1 ha	1 per 1,000 residents for developments generating more than 1,000 residents	X
SEAP	Not set	60+	Not set	1 per town	X
Cumulative Standard (total 'Activity Zone' area)				0.20 ha per 1,000 pop	

Table 7.1 Hierarchy of Equipped Play Provision

Maintenance

7.7 In order to ensure that green spaces delivered through this Supplementary Planning Document provide long-term benefit for local communities, it is essential to ensure that adequate provision is made for their maintenance. Therefore, in providing new green spaces, conditions will be attached to planning permissions requiring developers to make appropriate provision for future maintenance.

7.8 Developers will be expected to meet the maintenance requirements of green spaces either directly, i.e. through a Residents Management Agreement, a Management Company or other measures, or, by passing the responsibility for ongoing maintenance to the Borough Council. Should developers choose to retain ownership they will need to demonstrate to the local planning authority at the time their application is being considered, what provision they are making for its future maintenance. Such arrangements will be in perpetuity.

7.9 Where developers wish to vest ownership in the Borough Council this will be subject to the transfer of the approved and implemented scheme into public ownership in good order (as determined by the Borough Council) together with a commuted sum to cover the costs of maintenance for a 15 year period. After this time the relationship to new housing and patterns of usage are likely to have changed to such a degree that any provision would be perceived as being intended for the wider public rather than principally being of benefit to the development itself. Therefore, at the end of this period the Borough Council will assume full maintenance responsibilities. Provision will thereafter be maintained according to the Council's standard maintenance practices.

7.10 The figures set out in the table below provide an illustrative guide to allow an early estimate of the commuted sum towards maintenance. The exact sum will be calculated based on the actual site and facilities to be provided. The illustrative costs have been derived from a detailed costing exercise (see Appendix D) which provides a breakdown of the annual maintenance schedule and cost for each form of green space.

Design and Maintenance 7

Typology	Maintenance cost per sqm per annum
Outdoor Sports Facilities	£10.26
Equipped Play Areas	£4.45
Amenity Green Space	£4.55
Urban Parks and Gardens	£7.58

Table 7.2 Illustrative Maintenance Costs

8 How will Provision be Secured?

8 How will Provision be Secured?

8.1 Where the green space requirement (on-site and/or off-site) for a given development has been calculated and is set out accordingly within the relevant planning application, the following process will be followed to ensure that such provision is made.

On-Site Provision

8.2 When a developer is to provide on-site green space, this will be in accordance with the approved planning application. Upon completion of the scheme, the Borough Council's Parks and Countryside Service will be responsible for confirming whether the on-site green space provision is in accordance with the approved planning application. Where green spaces are to be adopted by the Local Authority, it will follow the procedures set out in Chapter 7 of this SPD.

Off-Site Provision

8.3 Where a commuted sum is required for the provision of off-site green space, this will be administered through the drawing up of a Unilateral Agreement by the developer or by entering into a Section 106 Agreement with the Borough Council. The Agreement will state when the commuted sum is to be submitted; e.g. the completion and occupation of the middle unit or within a set period of time following commencement of development (normally 2 years) (whichever is sooner). The time during which secured monies can be spent will be limited to 10 years.

8.4 When required, the commuted sum calculated at application stage will be revised in line with the Retail Price Index (RPI) if the submission of the money does not occur within the same financial year as the approval of the planning application.

8.5 Plans for allocating commuted sums are drawn up in consultation with the Borough Council's Parks and Countryside Service before seeking final approval for spending from either the Individual Cabinet Member or Full Cabinet (dependant upon the scale of the proposal). Monies received will be held in the relevant account whilst any plans for the allocating and spending of the money are drawn up.

8.6 Developers will be notified at the appropriate time to inform them where and how any commuted sums have been spent. In the event that contributions remain unspent or are not committed to a specific scheme within the agreed timescale, the contribution will be repaid to the developer plus accrued interest in line with the RPI.

Monitoring and Review 9

9 Monitoring and Review

9.1 Financial contributions received in respect of Section 106 Agreements are monitored in terms of:

- Details of amounts collected held electronically on a register of all S.106 and Unilateral Agreements and these can be inspected on request.
- An annual S.106 monitoring report is presented to the Planning and Development Committee and Cabinet. This monitors all S.106 and Unilateral Agreements, highlights all commuted sum payments that have been negotiated and/or collected, and give details of schemes which have been completed.

9.2 This provides transparency for developers and the local community on how the money has been spent and its effectiveness in terms of how many additional open space sites have been provided and/or improved.

9.3 The local planning authority "Green Space Audit" contains a database of all green spaces above 0.2 hectares⁽⁴⁾ in the plan area. As set out in Chapter 6, this document together with the "Playing Pitch Strategy" will be used to help inform whether future development will have to provide new and/or improved green spaces. The information contained within these documents will be monitored and updated on a regular basis to monitor the future provision of green spaces and will be taken into account when considering future proposals.

4 All Equipped Play Areas have been included, regardless of their size

A National and Local Planning Policy

Appendix A National and Local Planning Policy

The National Policy Background

Under the provisions of section 106 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991, local planning authorities can, in determining planning applications, seek to secure planning obligations, which can take a variety of forms. They may restrict development or use of the land; require operations or activities to be carried out; require land to be used in a specified way; or require payments to be made to the authority.

The National Planning Policy Framework (NPPF) states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. It also states that planning obligations should only be sought where they meet all of the following tests, which are also set out as statutory tests within the Community Infrastructure Levy Regulations 2010:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

Where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled. More detailed guidance on when, where and how planning obligations can be sought is set out in the National Planning Practice Guidance (NPPG).

Paragraph 73 of the NPPF states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. It also states that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required. The Green Space Audit (May 2014) and the Scarborough Playing Pitch Strategy (October 2013) have been undertaken in accordance with this policy requirement of the NPPF.

The Local Policy Background

Policy R.2 of the Scarborough Borough Local Plan (the Plan) sets out the requirement for new housing development to provide open space and play provision. For developments of 15 houses or more the policy requires provision to be made on site. The policy also recognises that there may be circumstances where off-site provision may be preferable, for instance in small scale developments where on-site provision would not be of a usable size. In these circumstances the policy provides the basis for developers to make a commuted payment to the Council to enable provision to be made elsewhere or to improve existing facilities.

National and Local Planning Policy A

Policy R.1 of the Plan lists allocations that have been made for new open space provision. These areas have more of a strategic role but may offer opportunities for locating play areas and sports provision where they will be accessible to residential areas. Similarly, Policy R.3 lists the allocations for new sports facilities that may be capable of being delivered through the use of commuted sums made by developers.

Policy R.4 requires that where new provision is made it should be located and designed to cater for the needs of disabled people.

Specific housing allocations are made through Policy H.2 which is supported by explanatory text indicating the broad scale of provision which should be made for open space and play provision. This SPD provides more detail on the form this provision should take.

Policy C.6 of the Plan provides the principles for the negotiation of developer contributions towards community facilities.

The Borough Council is currently working towards replacing the 1999 Local Plan with a new Local Plan. This emerging plan will also contain policies relating to the provision of green spaces.

B Examples of Calculating Requirements

Appendix B Examples of Calculating Requirements

EXAMPLE 1:

A detailed application of eleven 4 bed, seven 3 bed houses and fourteen 2 bed houses.

Context

The proposed development is located within an urban area and is within walking distance of an Urban Park, which is of good quality (as identified by the Green Space Audit). There is a well-used football pitch (Outdoor Sports Facility) within 15 minutes walk of the proposed development, which is of average quality (as identified by the Scarborough Playing Pitch Strategy). There are no Equipped Play Areas within reasonable walking distance of the proposed development.

Step 1A: Calculating population and demand from housing development

Work out the likely population of the development. In this case, the number of bedrooms is known and based on the assumptions in Step 1A above the following population is estimated:

11 x 4 bed houses	= 44
7 x 3 bed houses	= 21
14 x 2 bed houses	= 28
Total estimated population	= 93

As set out in table 6.2, houses or flats with more than two bedrooms generate demand for all forms of green space. Therefore, the demand for each type of green space is 93 people.

Step 1B: Calculating the on-site green space requirement

Based on its estimated population, calculate how much of each type of open space is required by the development as shown in table 6.3. Note that there is no requirement for the on-site provision of Urban Parks; however, the required off-site contribution will be calculated under Step 1D.

Outdoor Sports Facilities	= $(1.70 \div 1000 \times 93) = 0.16\text{ha}$
Equipped Play Areas	= $(0.20 \div 1000 \times 93) = 0.02\text{ha}$
Amenity Open Space	= $(0.55 \div 1000 \times 93) = 0.05\text{ha}$
Total Open Space to be Provided	= 0.23 ha (2,300m²)

Examples of Calculating Requirements B

Having calculated the quantitative requirement for each form of green space, check whether these requirements meet the relevant minimum size standards (as set out in table 6.4). Where the minimum size standards are achieved, the quantitative requirement should normally be delivered on-site.

Type of provision	Minimum size	Requirement for this development	On-Site	Comment
Outdoor Sports Facilities	0.34 ha	0.16 ha	no	Minimum size standard not achieved, calculate potential off-site contribution requirement in line with step 1D.
Equipped Play Area	0.04 ha ("Activity Zone")	0.02 ha	no	Minimum size standard not achieved, calculate potential off-site contribution requirement in line with step 1D.
Amenity Open space	0.03 ha	0.05 ha	yes	Minimum size standard exceeded.

Step 1C: On-site provision or off-site contribution?

Identify whether there are any other reasons why the quantitative requirement cannot be provided on-site.

Step 1D: Calculating the off-site contribution requirement

Calculate the potential commuted sums required towards off-site provision:

Type of Provision	Population Generated by this Development	Cost/Person (£) ⁽⁵⁾	Potential Payment Required (£)
Urban Parks	93	155.47	14,458.71
Sports Facilities	93	183.20	17,037.60
Equipped Play Area	93	323.60	30,094.80
Total			61,591.11

Step 2: Is the proposed development accessible to each form of green space?

Check whether each form of green space is accessible to the proposed development in line with thresholds set out in table 5.4).

5 See Table 6.6

B Examples of Calculating Requirements

As stated within the context to this example, the proposed development is within reasonable walking distance of an existing football pitch (Outdoor Sports Facility) and an Urban Park. The quality and capacity of these existing facilities will determine whether or not an off-site contribution will be required (in line with Step 3).

However, given that there are no Equipped Play Areas within walking distance, an off-site contribution to the value of £30,094.80 (as calculated in step 1C) should be made towards the provision of a new play area within walking distance of the proposed development.

Step 3: Are existing green spaces of sufficient capacity and quality to cope with new development?

Check the quality and capacity of existing green spaces that are accessible to the proposed development as set out within the Green Space Audit and the Scarborough Playing Pitch Strategy, in line with the standards set out in table 5.3.

The Playing Pitch Strategy identifies that the nearby football pitch is of average quality and is used regularly by a local club team. It also identifies a lack of capacity to accommodate additional levels of play during a regular week (competitive or casual/informal use). Given that the ability of a pitch to accommodate additional play is directly tied to its quality, the off-site contribution calculated under Step 1D should be used to improve the quality of the football pitch.

The proposed development is within reasonable walking distance of an Urban Park, which is of good quality (when assessed as a whole within the Green Space Audit). Nevertheless, consultation with the Borough Council's Parks and Countryside Service has revealed that there are a number of areas within the park that are in need of improvement. An off-site contribution should be made to enable those improvements to be made.

Final Requirement

Type of provision	On-site provision	Off-site contribution (£)
Urban Parks	N/A	£14,458.71
Outdoor Sports Facilities	N/A	£17,037.60
Equipped Play Area	N/A	£30,094.80
Amenity Open space	0.05 ha	N/A
Total	0.05 ha	£61,591.11

Please note that an additional charge to cover the cost of future maintenance could also be levied, depending on the precise maintenance arrangements (see Chapter 7).

Examples of Calculating Requirements B

EXAMPLE 2

Outline planning application for 200 dwellings and a 50 bed 'Extra Care' facility

Context

The proposed development is located on the edge of an existing urban settlement. The site is not located within reasonable walking distance of an Urban Park or an Outdoor Sports Facility; however, it is located within a 5 mile drive of a number of Outdoor Sports Facilities. There is an existing small LEAP within walking distance of the development, which is of high quality.

Step 1A: Calculating population and demand from housing development

Work out the likely population of the development. In this case, the number of bedrooms is known and based on the assumptions in Step 1A above the following population is estimated:

200 x 2.1 people per household	= 420
50 x 1 person per bed space	= 50
Total estimated population	= 470

As set out in table 6.2, the Extra Care element of the development will not generate demand for Equipped Play Areas. Therefore, the overall demand for each form of green space is as follows:

Outdoor Sports Facilities	470 people
Equipped Play Areas	420 people
Amenity Open Space	470 people
Urban Parks	470 people

Step 1B: Calculating the on-site green space requirement

Based on its estimated population calculate how much of each type of open space is required by the development, as shown in table 6.3. Note that there is no requirement for the on-site provision of Urban Parks; however, the required off-site contribution will be calculated under Step 1D.

Outdoor Sports Facilities	= $(1.70 \div 1000 \times 470) = 0.80$ ha
Equipped Play Areas	= $(0.20 \div 1000 \times 420) = 0.08$ ha
Amenity Open Space	= $(0.55 \div 1000 \times 470) = 0.26$ ha

B Examples of Calculating Requirements

Total Open Space to be Provided = 1.14 ha (11,400m²)

Having calculated the quantitative requirement for each form of green space, check whether these requirements meet the relevant minimum size standards (as set out in table 6.4). Where the minimum size standards are achieved, the quantitative requirement should normally be delivered on-site.

Type of provision	Minimum size	Requirement for this development	On-Site	Comment
Outdoor Sports Facilities	0.34 ha	0.80 ha	No	Although the minimum size standard has been exceeded (size roughly equivalent to a senior football pitch), the Playing Pitch Strategy has identified an existing nearby site that is currently overused, with space to provide an additional pitch. An off-site contribution should be made to enable this pitch to be brought forward (see Step 3).
Equipped Play Area	0.04 ha ("Activity Zone")	0.08 ha	yes	Minimum size standard exceeded.
Amenity Open space	0.03 ha	0.26 ha	yes	Minimum size standard exceeded.

Step 1C: On-site provision or off-site contribution?

Identify whether there are any other reasons why the quantitative requirement cannot be provided on-site.

Step 1D: Calculating the off-site contribution requirement

Now calculate the potential commuted sums required towards off-site provision:

Type of Provision	Population Generated by this Development	Cost/Person (£) ⁽⁶⁾	Potential Payment Required (£)
Urban Parks	470	155.47	73,070.90
Outdoor Sports Facilities	470	183.20	86,104.00
Total Commuted Sum			159,174.90

Examples of Calculating Requirements B

Step 2: Is the proposed development accessible to each form of green space?

Check whether each form of green space is accessible to the proposed development in line with thresholds set out in table 5.4).

As described within the context to this example, the proposed development is not within reasonable walking distance of an Urban Park. Given that on-site provision of this form of green space is only required on developments of 500 dwellings or more, neither on or off-site provision is required.

The proposed development is accessible to both an existing LEAP (within 350m walking distance) and a number of existing Outdoor Sports Facilities (within a 5 mile drive). The quality and capacity of these existing facilities will determine whether or not an off-site contribution will be required (in line with Step 3).

Step 3: Are existing green spaces of sufficient capacity and quality to cope with new development?

Check the quality and capacity of existing green spaces that are accessible to the proposed development as set out within the Green Space Audit and the Scarborough Playing Pitch Strategy, in line with the standards set out in table 5.3.

Although the development is within walking distance of an existing LEAP that is of high quality, the development generates a level of quantitative demand that exceeds the relevant minimum size standard. Therefore, the requirement should be met on-site.

Whilst there are no Outdoor Sports Facilities within reasonable walking distance, there are a number of facilities within a 5 mile drive. As set described within Step 1B, a nearby football facility is identified within the Playing Pitch Strategy as being overused and as having the space to accommodate an additional pitch. An off-site contribution towards providing an additional pitch at this site would alleviate pressure on the existing pitch, whilst also providing additional spare capacity for further formal and informal use.

Final Requirement

Type of provision	On-site provision	Off-site contribution (£)
Urban Parks	N/A	N/A
Outdoor Sports Facilities	N/A	£86,104.00
Equipped Play Area	0.08 ha	N/A
Amenity Open space	0.26 ha	N/A
Total	0.36 ha	£86,104.00

B Examples of Calculating Requirements

Please note that an additional charge to cover the cost of future maintenance could also be levied, depending on the precise maintenance arrangements (see Chapter 7).

Green Space Costs C

Appendix C Green Space Costs

This appendix contains information relating to the cost of providing each form of green space. The figures set out within the appendix are specific to Scarborough Borough; having been based on rates paid for recently completed projects in the Borough. Nevertheless, these prices have been balanced against those set out within the Spons "External Works and Landscape Handbook" to provide a competitive and realistic cost.

Urban Parks

Item	Works/Goods Description	Rate	Unit	Provision per Ha.	Cost per Ha.
Preliminaries	Site set up costs, H & S / welfare requirements etc.	2500	No	1	£2,000.00
Renewal of Pathways (10% cover)	Bitmac construction with pcc edgings 1.5m wide	75.00	m ²	1,000	£75,000.00
Renewal of Planted Areas (15% Cover)	Supply & spread topsoil (150mm depth)	30.00	m ³	225	£6,750.00
	Supply & plant shrubs/herbaceous plants (80%)	26.00	m ²	1,200	£31,200.00
	Supply & plant roses (2.5%)	20.00	m ²	38	£760.00
	Supply & plant bedding plants (17.5%)	18.80	m ²	263	£4,945.00
Renewal of Grass (75% cover)	Supply & spread topsoil (150mm depth) (10%)	30.00	m ³	113	£3,390.00
	Cultivate & stonepick to fine tilth	0.24	m ²	750	£180.00
	Supply & spread grass seed with fertilizer	0.60	m ²	750	£450.00
Trees	Supply & plant heavy standard tree	350.00	No	20	£7,000.00
Tables & Benches	Supply & Install SBC Parks standard timber bench	300.00	No	6	£1,800.00
	Supply & Install SBC Parks standard picnic table set	200.00	No	3	£600.00
Litter bins	Supply & install Wybone WTS 8 litter bins on concrete pad base	610.00	No	6	£3,660.00
New Site Signage	Supply & install combined park sign & notice board at main site entrances	1,800.00	No	2	£3,600.00
	Subtotal				£141,335.00
Professional Fees	Landscape Architect / Legal / QS	10.00	%	1	£14,133.50

C Green Space Costs

Item	Works/Goods Description	Rate	Unit	Provision per Ha.	Cost per Ha.
	Total				£155,468.50
NB.	1. Rates adopted based on market rates paid on recently completed projects in Scarborough Borough and the Spons "External Works and Landscape Price Book".				
	2. Actual specification & quantities will vary from site to site				
	3. Not all of the items listed will necessarily apply to every site				

Cost per Hectare	x	Provision standard	=	Cost per Resident
£155,468.50	x	1.00 ha per 1,000 residents (1/1000)	=	£155.47

Green Space Costs C

Outdoor Sports

Item	Works/Goods Description	Rate	Unit	Provision per Ha.	Cost per Ha.
	Based on cost of providing 1 new senior football pitch (106m x 70m) as per Sport England's "Facility Costs: Fourth Quarter 2013"	£80,000	1	1.35	£108,000
	Total				£108,000
NB.	The above cost includes fees at 6%.				

Cost per Hectare	x	Provision standard	=	Cost per Resident
£108,000	x	1.70 ha per 1,000 residents (1.7/1000)	=	£183.20 (Urban)
£108,000	x	1.85 ha per 1,000 residents (1.85/1000)	=	£199.20 (Rural)

C Green Space Costs

Equipped Play Areas

Item	Works/Goods Description	Rate	Unit	Provision per Ha.	Cost per Ha.
Preliminaries	Site set up costs, H & S / welfare requirements etc.	1500	No	1	£1,500.00
Pathways (20% Cover)	Bitmac construction with pcc edgings 1.5m wide	75.00	m ²	200	£15,000.00
Drainage (If Required)	Excavate & lay land drains and gulleys and install soakaway or connect to sw drainage system	3,000.00	Prov. Sum	1	£3,000.00
Play Equipment	Supply & install 4 person springer	1,400.00	No	1	1,400.00
	Supply & install toddler multi-play unit	11,000.00	No	1	11,000.00
	Supply & install 2 seat toddler swings	2,750.00	No	1	2,750.00
	Supply & install toddler seesaw	2,150.00	No	1	2,150.00
	Supply & install spinner	1,200.00	No	1	1,200.00
	Supply & install junior multi-play unit	21,000.00	No	1	21,000.00
	Supply & install basket swing	4,000.00	No	1	4,000.00
	Supply & install junior roundabout	4,900.00	No	1	4,900.00
	Supply & install aerial cableway	9,460.00	No	1	9,460.00
Kickabout Area	Supply & install 5 -a- side pitch with fixed goal posts	5,100.00	No.	1	5,100.00
Natural Play	Supply & install granite boulders	350.00	No.	5	1,750.00
	Supply & install timber balance trail	2,500.00	No.	1	2,500.00
Safer Surfacing (50% Cover)	Supply & lay rubber wetpour surfacing, including excavation, geotex membrane & stone sub base (80%)	75.00	m ²	400	£30,000.00
	Supply & lay pcc block edgings for wetpour areas	25.00	m	150	£3,750.00
	Supply & lay rubber grass matting on turf (20%)	42.00	m ²	100	£4,200.00
Fencing & Gates	Supply & install 1.2m high steel bowtop railings	75.00	m	135	£10,125.00
	Supply & install hydraulic self-closing pedestrian gate	770.00	No	2	£1,540.00
	Supply & install 3m wide vehicular gate with hydraulic self-closing pedestrian leaf	1,200.00	No	1	£1,200.00

Green Space Costs C

Item	Works/Goods Description	Rate	Unit	Provision per Ha.	Cost per Ha.
Site Furniture	Supply & install SBC standard steel benches with extended legs for setting in concrete foundation	750.00	No	3	£2,250.00
	Supply & install Wybone WTS 8 litter bins on concrete pad base	610.00	No	2	£1,220.00
Site Signage	SBC standard play are sign	180.00	No	2	£360.00
Green Areas (30% Cover)	Supply & spread topsoil (150mm depth) (300m ²)	30.00	m ³	45	£1,350.00
	Cultivate, stonepick & apply grass seed & fertilizer	1.15	m ²	250	£288.00
	Cultivate, supply & plant shrubs	26.00	m ²	50	£1,300.00
	Supply & plant heavy standard tree	350.00	No	8	£2,800.00
	Subtotal				£147,093.00
Professional Fees	Landscape Architect / Legal / QS / CDM-C / Post Installation Safety Report	10.00	%	1	£14,709.30
	Total				£161,802.30
NB.	1. Rates adopted based on market rates paid on recently completed projects in Scarborough Borough and the Spons "External Works and Landscape Price Book".				
	2. Kickabout / 5 -a- side provision included but would be located alongside rather than within play area fencing				
	3. Actual specification & quantities will vary from site to site				
	4. Not all of the items listed will necessarily apply to every site				

Cost above is for the provision of a NEAP measuring 0.1 ha. That figure has been multiplied by 10 to arrive at a cost for provision 1 hectare of equipped play provision for use within the table below.

Cost per Hectare	x	Provision standard	=	Cost per Resident
£1,618,023	x	0.2 ha per 1,000 residents (0.2/1000)	=	£323.60

D Maintenance Costs

Appendix D Maintenance Costs

This Appendix provides a detailed breakdown of the annual maintenance schedule and associated costs for each form of green space. The rates used are based on market rates, Scarborough Borough Council rates and rates from Spons External Works and Landscape Price Book. As detailed within Chapter 7 of this document, the rates are included to provide an illustrative cost for developers wishing to place green spaces within the ownership of the Borough Council. The final cost will be derived from an assessment of the precise specification of the green space in question. This is reflected in the table notes, which clearly states that actual specifications and quantities will vary from site to site and that not all of the items listed will necessarily apply to every site. Equally, the costs are not intended to be exhaustive; there may be elements that are not listed within the tables but will be priced accordingly upon the determination of the specification of the relevant green space.

Maintenance Costs D

Outdoor Sports Facilities

Maintenance Operation	No. of Visits pa	Rate (£)	Aggregate Rate (£)	Unit	Quantity per Ha.	Cost per Ha.
Maintain Football Pitch:						
litter pick	30 x pa	0.0056	0.1680	m ²	6400	£1,075.20
grass cut	30 x pa	0.0051	0.1530	m ²	6400	£979.20
initial measure & line marking	1 x pa	58.4900	58.4900		1	£58.49
remark	36 x pa	8.4100	302.7600		1	£302.76
mow lines	6 x pa	6.7200	40.3200		1	£40.32
spike	10 x pa	0.0126	0.1260	m ²	6400	£806.40
fertilizer application	1 x pa	0.0264	0.0264	m ²	6400	£168.96
selective herbicide application	1 x pa	0.0304	0.0304	m ²	6400	£194.56
renovation (5%)	1 x pa	1.0900	(x 0.05 pa)	m ²	6400	£348.80
Maintain Grass Buffer Areas:						
litter pick	16 x pa	0.0056	0.0896	m ²	3680	£329.73
grass cut (fine) & edging	16 x pa	0.0227	0.3632	m ²	3680	£1,336.58
selective herbicide application	1 x pa	0.0304	0.0304	m ²	3680	£111.87
fertilizer application	1 x pa	0.0264	0.0264	m ²	3680	£97.15
Maintain Pavilion Areas:						
changing room cleaning	1 x pw for season	16.5656	16.5656	m ²	65	£1,077.00
showers cleaning	1 x pw for season	41.1467	41.1467	m ²	20	£823.00
toilets cleaning	1 x pw for season	27.0301	27.0301	m ²	15	£405.00
general maintenance & security	As required	7.5000	7.5000	m ²	100	£750.00
Maintain Access Road and Car Park:						
maintain tarmac / concrete / block paved surfaces	As required	0.5182		m ²	950	£492.00
Maintain MUGAs:						
remark pitch lines	1 in 5 years	200.0000	(x 0.2 pa)	no	1	£40.00
repair damaged surfacing (tarmac)	As required	(say)		no	1	£50.00
repair broken panels/sections	As required	(say)			1	£300.00

D Maintenance Costs

Maintenance Operation	No. of Visits pa	Rate (£)	Aggregate Rate (£)	Unit	Quantity per Ha.	Cost per Ha.
Goal Posts (Pair):						
erect goal posts (pair)	1 x pa	57.8000	57.8000		1	£57.80
dismantle goal posts (pair)	1 x pa	32.5100	32.5100		1	£32.51
clean down	1 x pa	10.0000	10.0000	no.	1	£10.00
paint	1 in 5 years	50.0000	(x 0.2 pa)	no.	1	£10.00
replace posts and nets	1 in 10 years	775.0000	(x 0.1 pa)	no.	1	£77.50
Timber Benches:						
repair	As required	(say)				£30.00
clean down	1 x pa	12.0000	12.0000	no	2	£24.00
stain	1 in 5 years	40.0000	(x 0.2 pa)	no	2	£16.00
Picnic Tables:						
repair	As required	(say)				£50.00
clean down	1 x pa	20.0000	20.0000	no	2	£40.00
stain	1 in 5 years	100.0000	(x 0.2 pa)	no	2	£40.00
Steel Benches:						
clean down	1 x pa	12.0000	12.0000	no	2	£24.00
paint	1 in 5 years	60.0000	(x 0.2 pa)	no	2	£24.00
Litter Bins:						
clean down	1 x pa	10.0000	10.0000	no	2	£20.00
paint / stain	1 in 5 years	50.0000	(x 0.2 pa)	no	2	£20.00
TOTAL:						£10,262.83
Contribution amount per sqm per annum						£10.26
NOTE:						
1. Maintenance rates adopted based on an outdoor sports facility of 1Ha area						
2. Rates adopted based on market rates, Scarborough Borough Council rates & rates from Spons External Works and Landscape Price Book, as applicable						
3. Actual specification & quantities will vary from site to site						
4. Not all of the items listed will necessarily apply to every site						

Maintenance Costs D

Equipped Play Areas

Maintenance Operation	No. of Visits pa	Rate (£)	Aggregate Rate (£)	Unit	Quantity per 0.1 Ha. pa	Cost per 0.1Ha. pa
Maintain Grass (Based on 250m²):						
litter pick	16 x pa	0.0056	0.0896	m ²	250	£22.40
grass cut (fine) & edging	16 x pa	0.0227	0.3632	m ²	250	£90.80
reform grass edges	1 x pa	0.3000	0.3000	m	65	£19.50
selective herbicide	1 x pa	0.0681	0.0681	m ²	250	£17.02
Maintain Shrub Beds (Based on 50m²):						
winter digging	1 x pa	0.8042	0.8042	m ²	50	£40.21
weed & litter control	8 x pa	0.1566	1.2528	m ²	50	£62.64
apply herbicide	1 x pa	0.1050	0.1050	m ²	50	£5.25
apply fertilizer	1 x pa	0.1035	0.1035	m ²	50	£5.18
rake leaves from beds	2 x pa	0.1764	0.3528	m ²	50	£17.64
prune shrubs	1 x pa	0.5713	0.5713	m ²	50	£28.57
rake over & top up mulch	1 x pa	2.0272	2.0272	m ²	50	£101.36
Hard Surfaces (Based on: Tarmac: 200m², Wetpour Safety Surfacing: 400m², Grass Mats: 100m²)						
litter pick	117 x pa	0.0056	0.6552	m ²	700	£458.64
sweep surfaces & clean channels	117 x pa	0.0204	2.3868	m ²	600	£1,432.08
remove weed	2 x pa	0.0459	0.0918	m ²	700	£64.26
Pressure wash wetpour surfaces	1 x pa	0.2125	0.2125	m ²	400	£85.00
repair worn tarmac wearing course	As required (assume 5%)	25.0000	25.0000	m ²	10	£250.00
Railings / Gates:						
Repair	As required	(say)				£75.00
Painting	1 in 5 years	16.00	(x 0.2 pa)	m	135	£432.00
Steel Benches:						
Clean down	1 x pa	12.00		no	3	£36.00
Paint	1 in 5 years	60.00	(x 0.2 pa)	no	3	£36.00
Picnic Tables:						
Repair	As required	(say)				£50.00

D Maintenance Costs

Maintenance Operation	No. of Visits pa	Rate (£)	Aggregate Rate (£)	Unit	Quantity per 0.1 Ha. pa	Cost per 0.1Ha. pa
Clean down	1 x pa	20.00		no	2	£40.00
Stain	1 in 5 years	100.00	(x 0.2 pa)	no	2	£40.00
Litter Bins:						
Clean down	1 x pa	10.00		no	2	£20.00
Paint / Stain	1 in 5 years	50.00	(x 0.2 pa)	no	2	£20.00
5-a-side Goals (Pair):						
Clean down	1 x pa	10.00		no	1	£10.00
Paint	1 in 5 years	60.00	(x 0.2 pa)	no	1	£12.00
Play Equipment:						
Safety inspections	12x pa + Annual Ind.	37.00		no	13	£481.00
Allowance for repairs (wear & tear & vandalism)	As required	(say)				£200.00
Safety Surfacing:						
Allowance for repairs (wear & tear & vandalism)	As required	(say)				£300.00
TOTAL:						£4,452.55
Contribution amount per sqm per annum						£4.45
NOTE:						
1. Maintenance rates adopted based on a NEAP of 0.1 Ha area (1000m2)						
2. Rates adopted based on market rates, Scarborough Borough Council rates & rates from Spons External Works and Landscape Price Book, as applicable						
3. Actual specification & quantities will vary from site to site						
4. Not all of the items listed will necessarily apply to every site						

Maintenance Costs D

Amenity Green Space

Maintenance Operation	No. of Visits pa	Rate (£)	Aggregate Rate (£)	Unit	Quantity per 0.33Ha. pa	Cost per 0.33Ha. pa
Maintain Grass (87.5% Cover = 2887m²):						
litter pick	16 x pa	0.0056	0.0896	m ²	2,887	£258.68
grass cut (fine) & edging	16 x pa	0.0227	0.3632	m ²	2,887	£1,048.56
reform grass edges	1 x pa	0.3000	0.3000	m	510	£153.00
select. herbicide	1 x pa	0.0681	0.0681	m ²	2,887	£196.60
leaves: collect & dispose	1 x pa	0.0217	0.0217	m ²	2,887	£62.65
Maintain Shrub Beds (5% Cover = 165m²):						
winter digging	1 x pa	0.8042	0.8042	m ²	165	£132.69
weed & litter control	8 x pa	0.1566	1.2528	m ²	165	£206.71
apply herbicide	1 x pa	0.1050	0.1050	m ²	165	£17.33
apply fertilizer	1 x pa	0.1035	0.1035	m ²	165	£17.07
rake leaves from beds	2 x pa	0.1764	0.3528	m ²	165	£58.21
prune shrubs	1 x pa	0.5713	0.5713	m ²	165	£94.26
rake over & top up mulch	1 x pa	2.0272	2.0272	m ²	165	£334.49
Maintain Trees on Grass (Based on 30 No. Trees):						
apply herbicide round trees	1 x pa	0.2000	0.2000	no	30	£6.00
inspection	1 x pa	5.0000	5.0000	no	30	£150.00
remove failed tree & supply & plant replacement (assume 5% pa)	As required	150.0000	150.0000	no	1.5	£225.00
remedial work	As required	(say)				£150.00
Hard Surfaces (7.5% Cover = 248m²):						
litter pick	117 x pa	0.0056	0.6552	m ²	248	£162.49
sweep surfaces & clean channels	117 x pa	0.0204	2.3868	m ²	248	£591.93
remove weed & apply herbicide	2 x pa	0.0459	0.0918	m ²	248	£22.77
clean out gulleys	2 x pa	5.0000	10.0000	no	6	£60.00
repair worn surfaces (tarmac wearing course)	As required (assume 5%)	25.0000	25.0000	m ²	12.4	£310.00
Timber Benches:						

D Maintenance Costs

Maintenance Operation	No. of Visits pa	Rate (£)	Aggregate Rate (£)	Unit	Quantity per 0.33Ha. pa	Cost per 0.33Ha. pa
Repair	As required	(say)				£30.00
Clean down	1 x pa	12.00		no	2	£24.00
Stain	1 in 5 years	40.00	(x 0.2 pa)	no	2	£16.00
Picnic Tables:						
Repair	As required	(say)				£50.00
Clean down	1 x pa	20.00		no	2	£40.00
Stain	1 in 5 years	100.00	(x 0.2 pa)	no	2	£40.00
Steel Benches:						
Clean down	1 x pa	12.00		no	2	£24.00
Paint	1 in 5 years	60.00	(x 0.2 pa)	no	2	£24.00
Litter Bins:						
Clean down	1 x pa	10.00		no	2	£20.00
Paint / Stain	1 in 5 years	50.00	(x 0.2 pa)	no	2	£20.00
TOTAL:						£4,546.44
Contribution amount per sqm per annum						£4.55
NOTE:						
1. Maintenance rates adopted based on an open space area of 3,300m ²						
2. Rates adopted based on market rates, Scarborough Borough Council rates & rates from Spons External Works and Landscape Price Book, as applicable						
3. Actual specification & quantities will vary from site to site						
4. Not all of the items listed will necessarily apply to every site						

Maintenance Costs D

Urban Parks

Maintenance Operation	No. of Visits pa	Rate (£)	Aggregate Rate (£)	Unit	Quantity per 0.33Ha. pa	Cost per 0.33Ha. pa
Maintain Grass (75% Cover = 2475m²):						
litter pick	16 x pa	0.0056	0.0896	m ²	2,475	£221.76
grass cut (fine) & edging	16 x pa	0.0227	0.3632	m ²	2,475	£898.92
reform grass edges	1 x pa	0.3000	0.3000	m	600	£180.00
select. herbicide	1 x pa	0.0681	0.0681	m ²	2,475	£168.55
leaves: collect & dispose	1 x pa	0.0217	0.0217	m ²	2,475	£53.71
Maintain Planted Areas (15% Cover = 495m²):						
All Bed Operations						
<i>winter digging</i>	1 x pa	0.8042	0.8042	m ²		
<i>weed & litter control</i>	8 x pa	0.1566	1.2528	m ²		
<i>apply herbicide</i>	1 x pa	0.1050	0.1050	m ²		
<i>apply fertilizer</i>	1 x pa	0.1035	0.1035	m ²		
<i>rake leaves from beds</i>	2 x pa	0.1764	0.3528	m ²		
Total:			2.6183	m ²		
Shrub Beds (80%)						
all bed operations	(see above)	2.6183	2.6183	m ²	396	£1,036.85
prune shrubs	1 x pa	0.5713	0.5713	m ²	396	£226.23
mulch beds	1 x pa	2.0272	2.0272	m ²	396	£802.77
Rose Beds (2.5%)						
all bed operations	(see above)	2.6183	2.6183	m ²	13	£34.04
prune & tip back rose plants	1 x pa	1.4240	1.4240	m ²	13	£18.51
dead head rose plants	13 x pa	0.1287	1.6731	m ²	13	£21.75
supply & plant replacement plants	20% pa (x 0.2)	8.5000	1.7000	m ²	13	£22.10
Herbaceous Beds (17.5%)						
all bed operations	(see above)	2.6183	2.6183	m ²	87	£227.79
supply, erect, tie, remove & store stakes	1 x pa	1.0080	1.0080	m ²	87	£87.70
remove dead & broken material	6 x pa	0.1287	0.7722	m ²	87	£67.18

D Maintenance Costs

Maintenance Operation	No. of Visits pa	Rate (£)	Aggregate Rate (£)	Unit	Quantity per 0.33Ha. pa	Cost per 0.33Ha. pa
cut back herbaceous plants	1 x pa	0.5713	0.5713	m ²	87	£49.70
Maintain Trees on Grass (Based on 30 No. Trees):						
apply herbicide round trees	1 x pa	0.2000	0.2000	no	30	£6.00
inspection	1 x pa	5.0000	5.0000	no	30	£150.00
remove failed tree & supply & plant replacement (assume 5% pa)	As required	150.0000	150.0000	no	1.5	£225.00
remedial work	As required	(say)				£150.00
Hard Surfaces (10% Cover = 330m²):						
litter pick	117 x pa	0.0056	0.6552	m ²	330	£216.22
sweep surfaces & clean channels	117 x pa	0.0204	2.3868	m ²	330	£787.64
remove weed & apply herbicide	2 x pa	0.0459	0.0918	m ²	330	£30.30
clean out gulleys	2 x pa	5.0000	10.0000	no	6	£60.00
repair worn surfaces (tarmac wearing course)	As required (assume 5%)	25.0000	25.0000	m ²	16.5	£412.50
Railings / Gates:						
Repair	As required	(say)				£250.00
Painting	1 in 5 years	16.00	(x 0.2 pa)	m	250	£800.00
Timber Benches:						
Repair	As required	(say)				£30.00
Clean down	1 x pa	12.00		no	2	£24.00
Stain	1 in 5 years	40.00	(x 0.2 pa)	no	2	£16.00
Picnic Tables:						
Repair	As required	(say)				£50.00
Clean down	1 x pa	20.00		no	2	£40.00
Stain	1 in 5 years	100.00	(x 0.2 pa)	no	2	£40.00
Steel Benches:						
Clean down	1 x pa	12.00		no	4	£48.00
Paint	1 in 5 years	60.00	(x 0.2 pa)	no	4	£48.00
Litter Bins:						
Clean down	1 x pa	10.00		no	2	£20.00

Maintenance Costs D

Maintenance Operation	No. of Visits pa	Rate (£)	Aggregate Rate (£)	Unit	Quantity per 0.33Ha. pa	Cost per 0.33Ha. pa
Paint / Stain	1 in 5 years	50.00	(x 0.2 pa)	no	2	£20.00
Site Signs:						
Clean down	1 x pa	10.00		no	2	£20.00
Paint / Stain	1 in 5 years	40.00	(x 0.2 pa)	no	2	£16.00
TOTAL:						£7,577.22
Contribution amount per sqm per annum						£7.58
NOTE:						
1. Maintenance rates adopted based on an open space area of 3,300m ²						
2. Rates adopted based on market rates, Scarborough Borough Council rates & rates from Spons External Works and Landscape Price Book, as applicable						
3. Actual specification & quantities will vary from site to site						
4. Not all of the items listed will necessarily apply to every site						



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