
Leicester City
**local
development
framework**

**Supplementary
Planning Document**

GREENSPACE SPD

Calculations Document

PRE-ADOPTION DRAFT
January 2011



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Introduction

This calculations document contains figures for enhancement and the provision of different types of green space. It also contains an illustrative guide to figures for commuted sums. The figures for the enhancement and provision of new green space are calculated by multiplying the cost of providing facilities and equipment found in green spaces per hectare. The price per hectare is then converted into the price per person, based on the open space standards. This then allows the total cost to be calculated as per house type, based on the number of people each house is expected to support. For the provision of new off-site green space, the enhancement cost is used, and a contribution towards land acquisition costs will also be expected.

The commuted sum figures were calculated by calculating the cost of maintaining the different types of green space per year per hectare. The projected inflation and interest rates are then applied to this figure to give the total commuted sum to allow maintenance of the green space for 20 years. It should be noted that the figures shown for commuted sums are an illustrative guide only to allow an early estimate of the cost of commuted sums. Exact commuted sums will be calculated based on the actual site and facilities to be adopted and the current inflation and interest rates.

Developer contributions formula

Summary

Costs for enhancement and new off-site provision

Type of Green Space	Financial contribution (£)						
	Student	Elderly Persons dwelling	1 bedroom dwelling	2 bedroom dwelling	3 bedroom dwelling	4+ bedroom dwelling	Unknown dwelling size
Parks & Gardens	186.16	186.16	279.23	372.31	465.39	558.47	465.39
Informal Green Space	68.48	68.48	102.72	136.96	171.20	205.44	171.20
Equipped Children's & Young People's Space	0.00	0.00	0.00	292.87	366.09	439.31	366.09
Outdoor Sports Space	318.39	318.39	477.58	636.77	795.96	955.16	795.96
Natural Green Space	31.53	31.53	47.29	63.06	78.82	94.59	78.82
Allotments	0.00	21.69	32.54	43.38	54.23	65.07	54.23
Maximum Total Contribution	604.55	626.24	939.36	1,252.48	1,565.60	1,878.72	1,565.60

For the provision of new off-site green space, in addition to the costs above, a contribution towards land acquisition costs will also be expected. These costs will be index linked to the RICS Building Cost Information Service Tender Price Index and revised annually to take account of inflation.

Open Space Standards	Ha per 1000 Population
Parks & Gardens	0.50
Informal Green Space	0.50
Equipped Children's & Young People's Space	0.08
Outdoor Sports Space	1.00
Natural Green Space	0.50
Allotments	0.30
Overall open space standard	2.88

Occupation Rates	
Number of Bedrooms	Estimated Number of Residents
1	1.5
2	2.0
3	2.5
4+	3.0
Unknown Dwelling Size	2.5
Student Accommodation	No. of students to be accommodated

Parks & gardens

Item	Works/Goods Description	Rate	Unit	Provision per Ha	Cost per Ha
Clearing	Clear site/ground	£0.56	m ²	10,000	£5,600.00
Pathways	Provide and install 1.5m tarmac path (10%)	£50.00	m ²	1,000	£50,000.00
Planted areas (15%)	Provide Shrubs (80%) & Roses/Bedding Plants (20%)	£20.00	m ²	1,500	£30,000.00
	Supply and spread topsoil up to 150mm	£40.00	m ³	225	£9,000.00
	Cultivate and plant shrubs & bedding plants	£3.00	m ²	1,500	£4,500.00
Grass (70%)	Supply and spread topsoil up to 150mm	£40.00	m ³	1,050	£42,000.00
	Supply & spread grass seed with fertiliser	£0.65	m ²	7,000	£4,550.00
Trees	Supply and establish trees (16/18 minimum)	£415.00	no.	70	£29,050.00
Signage	Supply & install notice board with graphics & info	£1,800.00	no.	1	£1,800.00
	Supply & install descriptive signs (contacts/closing times etc)	£200.00	no.	3	£600.00
Features*	Cost of features e.g. bandstand/toilets	£105,000.00	no.	1	£105,000.00
Fencing	Supply & erect perimeter cast iron boundary fence & gates	£100.00	lin metre	400	£40,000.00
Seating	Supply and install benches	£525.00	no.	10	£5,250.00
Bins	Supply & install litter bins	£360.00	no.	6	£2,160.00
	Supply & install dog bins	£325.00	no.	3	£975.00
Car Parking	Construct visitor car parking	£60.00	m ²	133	£7,980.00
				Subtotal	£338,465.00
Professional fees	Landscape architect/Quantity surveyor/planning fees etc	10	%	1	£33,846.50
				Total cost per Ha	£372,311.50
				Provision rate per 1,000/Ha	0.50
				Rate per person	£186.16

* Indicative facilities/features to be found on a District Park

Toilet Block	£120,000
Bandstand	£90,000
Average Cost Total	£105,000

Informal green space

Item	Works/Goods Description	Rate	Unit	Provision per Ha	Cost per Ha
Clearing	Clear site/ground	£0.56	m ²	10,000	£5,600.00
Pathways	Provide and install 1.5m tarmac path (10%)	£50.00	m ²	1,000	£50,000.00
Grass (80%)	Supply and spread topsoil up to 150mm	£40.00	m ³	1,200	£48,000.00
	Supply & spread grass seed with fertiliser	£0.65	m ²	8,000	£5,200.00
Planted areas (5%)	Provide Shrubs	£20.00	m ²	500	£10,000.00
	Supply and spread topsoil up to 150mm	£40.00	m ³	75	£3,000.00
	Cultivate and plant shrubs	£3.00	m ²	500	£1,500.00
Hedging	Supply field hedge (5 plants per m)	£1.75	lin metre	200	£350.00
	Clear debris/cultivate/plant	£1.00	lin metre	200	£200.00
Trees	Supply and establish trees (16/18 minimum)	£415.00	no.	20	£8,300.00
	Supply tree whips (60/80)	£0.60	no.	150	£90.00
	Whip planting with rabbit guards	£0.85	no.	150	£127.50
Signage	Supply & install descriptive signs (contact information etc)	£200.00	no.	2	£400.00
Seating	Supply and install benches	£525.00	no.	4	£2,100.00
Bins	Supply & install litter bins	£360.00	no.	4	£1,440.00
	Supply & install dog bins	£325.00	no.	2	£650.00
				Subtotal	£136,957.50
				Provision rate per 1,000/Ha	0.50
				Rate per person	£68.48

Equipped children's & young people's play space

Item	Works/Goods description	Rate	Unit	Provision per Ha	Cost per Ha
Clearing	Clear site/ground	£0.56	m ²	10,000	£5,600.00
Pathways	Construct breedon gravel footpath (15%)	£61.00	m ²	150	£9,150.00
Excavations	Excavate area for loose-fill safer surfacing	£3.50	m ²	450	£1,575.00
Mounding	Form evenly graded mounds from excavated topsoil/subsoil	£12.00	m ²	100	£1,200.00
Drainage	Excavate and form new soakaway	£186.00	m ³	4	£744.00
	Excavate and lay new land drain	£106.00	m	30	£3,180.00
Safer Surfacing	Supply and lay precast concrete edging to edge of surfacing area	£25.00	m	150	£3,750.00
	Supply and lay graded stone subbase for wet pour rubber surfacing	£22.00	m ²	450	£9,900.00
	Supply and lay wet pour rubber safety surfacing	£88.00	m ²	450	£39,600.00
Play Equipment	Supply and install polyethylene tunnel	£2,500.00	no.	1	£2,500.00
	Supply and install toddler multi-play unit	£11,078.00	no.	1	£11,078.00
	Supply and install 3 seat swing	£3,367.00	no.	1	£3,367.00
	Supply and install toddler seesaw	£972.00	no.	1	£972.00
	Supply and install spinner	£540.00	no.	1	£540.00
	Supply and install junior multi-play unit	£18,203.00	no.	1	£18,203.00
	Supply and install basket/flat seat swing	£5,005.00	no.	1	£5,005.00
	Supply and install junior roundabout	£5,449.00	no.	1	£5,449.00
	Supply and install track aerial runway	£6,789.00	no.	1	£6,789.00
	Supply and install five-a-side goals	£5,800.00	no.	1	£5,800.00
Fencing	Supply and erect 1.2 m high railings	£75.00	m	120	£9,000.00
	Supply and install hydraulic self-closing pedestrian gate	£155.00	no.	3	£465.00
	Supply and install 3m wide maintenance gate	£350.00	no.	1	£350.00
Landscape Furniture	Supply and install DDA complaint benches	£1,011.00	no.	3	£3,367.00
	Supply and install flared top metal bin with lid	£695.00	no.	2	£1,390.00
Natural Play	Supply and position granite play boulders	£350.00	no.	5	£1,750.00
	Supply and install natural balance trail	£2,500.00	no.	1	£2,500.00
	Supply and lay grass matting	£38.00	m ²	100	£3,800.00
Horticultural works	Cultivate and grass seed	£10.20	m ²	300	£3,060.00

Item	Works/Goods description	Rate	Unit	Provision per Ha	Cost per Ha
	Cultivate and plant	£30.00	m ²	100	£3,000.00
	Excavate tree pit, supply and plant	£415.00	no.	8	£3,320.00
				Subtotal	£166,404.00
Professional fees	Landscape architect/Quantity surveyor/ planning fees etc	10	%	1	£16,640.40
				Subtotal	£183,044.40
	Model is based on a play area of 1,000 m ² therefore the subtotal is multiplied by 10 to generate the cost per hectare	10			
				Total	£1,830,444.00
				Provision rate per 1,000/Ha	0.08
				Rate per person	£146.44

Outdoor sports space

Item	Works/Goods description	Rate	Unit	Provision per Ha	Cost per Ha
	Based on costs of providing 1 new grass football pitch and associated facilities as per Sport England guidelines	£318,385.00		1	£318,385.00
				Subtotal	£318,385.00
				Provision rate per 1,000/Ha	1.00
				Rate per person	£318.39

Notes

Costs from Sport England facility costs Q1 2010. To provide one pitch, changing room, car parking and access road will cost £355,000 and requires 11,150 m² of space. Therefore a site area multiplier of 1.115 is used to calculate the provision cost per Hectare.

Natural green space

Item	Works/Goods Description	Rate	Unit	Provision per Ha	Cost per Ha
Pathways	Provide and install 1.5m wide tarmac path	£50.00	m ²	150	£7,500.00
	Provide and install 1.5m wide path with MOT 1 stone base and 50mm wood chip top cover	£10.00	m ²	300	£3,000.00
Signage	Supply & install notice board with graphics & info	£1,800.00	no.	1	£1,800.00
Seating	Supply and install benches	£525.00	no.	2	£1,050.00
Bins	Supply & install litter bins	£360.00	no.	1	£360.00
	Supply & install dog bins	£325.00	no.	1	£325.00
Hedging	Supply field hedge (5 plants per m)	£1.75	lin metre	200	£350.00
	Clear debris/cultivate/plant	£1.00	lin metre	200	£200.00
Fencing	Supply & erect post and rail fencing	£21.00	lin metre	394	£8,274.00
Woodland	Supply tree whips (60/80)at 1m centres	£0.60	no.	5,000	£3,000.00
	Whip planting with guards	£0.85	no.	5,000	£4,250.00
Meadows	Supply & spread wildflower grass seed	£0.65	m ²	3,000	£1,950.00
	Cultivate ground for seed sowing	£3.00	m ²	3,000	£9,000.00
Wetlands and Ponds	Provide scrape, ponds, reed beds and marginal planting	£22.00	m ²	1,000	£22,000.00
				Subtotal	£63,059.00
				Provision rate per 1,000/Ha	0.50
				Rate per person	£31.53

Allotments

Item	Works/Goods description	Rate	Unit	Provision per Ha	Cost per Ha
Clearing	Clear site/ground	£0.56	m ²	10,000	£5,600.00
Fencing	Supply and erect 1.8m triple spiked palisade perimeter fencing with access gates	£70.00	Lin metre	400	£28,000.00
Pathways	Provide and install 1.5m wide path with MOT 1 stone base and scalplings top cover	£10.00	m ²	600	£6,000.00
Access Road/Car Parking	Provide 4m access road and car parking for 30 plots. Hardcore and scalplings construction	£10.00	m ²	950	£9,500.00
Toilets	Install composting toilet facility	£8,000.00	no.	1	£8,000.00
Signage	Site sign with contact details	£200.00	no.	1	£200.00
Water supply	Supply and install water standpipes	£1,500.00	no.	10	£15,000.00
				Subtotal	£72,300.00
				Provision rate per 1,000/Ha	0.30
				Rate per person	£21.69

Commuted sums

Summary

Commuted sum payments

Provision	Annual Cost (£/per Ha)	Commuted Sum (£/per m ² x CSM)
Parks & Gardens	22,017	54.45
Informal Green Space	6,249	15.45
Equipped Children & Young Peoples Space	36,772	90.94
Outdoor Sports Space	9,260	22.90
Natural Green Space	4,243	10.49
Allotments	1,346	3.33
Commuted sum period		
Commuted sum period	20 years	
Commuted Sums Multiplier (CSM)		
Commuted Sums Multiplier (CSM)	24.73	

(CSM = Commuted Sum Multiplier (period for contributions + inflation - interest earned))

These costs will be index linked to the RICS Building Cost Information Service Tender Price Index and revised annually to take account of inflation.

It should be noted that the figures shown above for commuted sums are an illustrative guide only to allow an early estimate of the cost of commuted sums. Exact commuted sums will be calculated based on the actual site and facilities to be adopted and the current inflation and interest rates.

Open Space Standards	Ha per 1000 Population
Parks & Gardens	0.50
Informal Green Space	0.50
Equipped Children's & Young People's Space	0.08
Outdoor Sports Space	1.00
Natural Green Space	0.50
Allotments	0.30
Overall open space standard	2.88

Parks & gardens

Main Operation	Maintenance Specification	Rate (£)	Measure / per Ha	Unit	Cost per Ha
Years 1-2					
Maintain Grass	Ornamental Grass (A)	1.621037500	1,000	m ²	1,621.04
	Ornamental Grass (C)	0.221143264	6,000	m ²	1,326.86
Maintain Planted Areas	Ornamental Shrub Beds (A)	3.656175000	1,200	m ²	4,387.41
	Rose Beds (A)	7.305380000	150	m ²	1,095.81
	Annual Bedding (A)	26.896717500	150	m ²	4,034.51
	Replacement plant stock (10%)	20.00	150	m ²	3,000.00
	Plant replacement stock	3.00	150	m ²	450.00
Maintain Paths	Paths & Hard Surfaces (A)	0.518240	1,000	m ²	518.24
Maintain Car Park	Paths, Hard Surfaces, Car Parks (A)	0.518240	133	m ²	68.93
Maintain Features	Toilets	94.605450	30	m ²	2,838.16
General Maintenance	Litter Bins (A)	132.286500	6	no.	793.72
	Dog Bins (A)	135.659160	3	no.	406.98
	Litter General (A)	0.159759332	8,500	m ²	1,357.95
	Graffiti Removal/Clean signs,bins etc	250.00	1	no.	250.00
Inspections/Security	Weekly patrol by Parks Officer	12.77	52	visits	664.04
			Total cost		22,813.64
Years 3 onwards					
Maintain Grass	Ornamental Grass (A)	1.621037500	1,000	m ²	1,621.04
	Ornamental Grass (C)	0.221143264	6,000	m ²	1,326.86
Maintain Planted Areas	Ornamental Shrub Beds (A)	3.6561750	1,200	m ²	4,387.41
	Rose Beds (A)	7.3053800	150	m ²	1,095.81
	Annual Bedding (A)	26.8967175	150	m ²	4,034.51
Maintain Trees	Remedial work & surveying 1/5 years	13.00	14	no.	182.00
Maintain Paths	Paths & Hard Surfaces (A)	0.5182400	1,000	m ²	518.24
	Repair/resurface hard surface (4%)	25.00	40	m ²	1,000.00
Maintain Car Park	Paths,Hard Surfaces,Car Parks (A)	0.5182400	133	m ²	68.93
	Repair/resurface hard surface (4%)	25.00	5.32	m ²	133.00
Maintain Features	Toilets	94.6054500	30m	m ²	2,838.16

Main Operation	Maintenance Specification	Rate (£)	Measure / per Ha	Unit	Cost per Ha
General Maintenance	Litter Bins (A)	132.286500	6	no.	793.72
	Dog Bins (A)	135.659160	3	no.	406.98
	Litter General (A)	0.159759332	8,500	m ²	1,357.95
	Graffiti Removal/clean signs, bins etc	250.00	1	no.	250.00
	Clean & repaint fencing 1/20 years	60.00	20	lin metres	1,200.00
	Paint Seats 1/5 years	25.00	2	no.	50.00
Inspections/Security	Weekly patrol by Parks Officer	12.77	52	visits	664.04
Total cost					£21,928.64
Average cost per year/per hectare					£22,017.14
Cost x CSM					£544,477.46
Commuted sum per m²					£54.45
CSM = Commuted Sum Multiplier (period for contributions + inflation - interest earned)					

Informal green space

Main Operation	Maintenance Specification	Rate (£)	Measure / per Ha	Unit	Cost per Ha
Years 1-2					
Maintain Grass	Amenity Grass (E)	0.214237259	8,000	m ²	1,713.90
Maintain Planted Areas	Amenity Shrub Beds (A)	1.044644254	500	m ²	522.32
	Replacement plant stock (10%)	20.00	50	m ²	1,000.00
	Plant replacement stock	3.00	50	m ²	150.00
Maintain trees	Replacement whip planting (10%)	0.60	15	no.	9.00
	Whip planting with guards	0.85	15	no.	12.75
Maintain Paths	Paths & Hard Surfaces (B)	0.518082	1,000	m ²	518.08
General Maintenance	Litter Bins (A)	132.286500	4	no.	529.15
	Dog Bins (A)	135.659160	2	no.	271.32
	Litter General (B)	0.05330	10,000	m ²	533.00
	Graffiti Removal/clean signs,bins etc	150.00	1	no.	150.00
Inspections/Security	Weekly patrol by Parks Officer	12.77	52	visits	664.04
			Total cost		5,673.32
Years 3 onwards					
Maintain Grass	Amenity Grass (E)	0.214237259	8,000	m ²	1,713.90
Maintain Planted Areas	Amenity Shrub Beds (A)	1.044644254	500	m ²	522.32
Maintain Trees	Remedial work & surveying 1/5 years	13.00	4	no.	52.00
	Whip (new planting) establishment maintenance	0.1444	150	m ²	21.66
Maintain Hedgerow	Hedgerow (B)	0.4413650	800	m ²	353.09
Maintain Paths	Paths & Hard Surfaces (B)	0.518082	1,000	m ²	518.08
	Repair/resurface hard surface (4%)	25.00	40	m ²	1,000.00
General Maintenance	Litter Bins (A)	132.286500	4	no.	529.15
	Dog Bins (A)	135.659160	2	no.	271.32
	Litter General (B)	0.053300000	8,500	m ²	453.05
	Graffiti Removal/clean signs,bins etc	150.00	1	no.	150.00
	Paint Seats 1/5 years	25.00	0.8	no.	20.00

Main Operation	Maintenance Specification	Rate (£)	Measure / per Ha	Unit	Cost per Ha
Inspections/Security	Weekly patrol by Parks Officer	12.77	52	visits	664.04
Total cost					£6,268.61
Average cost per year/per hectare					£6,249.10
Cost x CSM					£154,538.48
Commuted sum per m²					£15.45
CSM = Commuted Sum Multiplier (period for contributions + inflation - interest earned)					

Equipped children's & young people's space

Main Operation	Maintenance Specification	Rate (£)	Measure / per 1,000m ²	Unit	Cost / per 1,000m ²
Maintain Grass	Amenity Grass (E)	0.214237259	300	m ²	64.27
Maintain Planted Areas	Amenity Shrub Beds (A)	1.044644254	100	m ²	104.46
	Replacement plant stock (10%)	20.00	10	m ²	200.00
	Plant replacement stock	3.00	10	m ²	30.00
Maintain Paths	Paths & Hard Surfaces (A)	0.518240	600	m ²	310.94
General Maintenance	Litter Bins (A)	132.286500	2	no.	264.57
	Dog Bins (A)	135.659160	1	no.	135.66
	Litter General (B)	0.05330	1,000	m ²	53.30
	Graffiti Removal/clean signs,bins etc	150.00	1	no.	150.00
Maintain Trees	Remedial work & surveying	65.00	8	no.	520.00
Visual Inspections	Weekly inspection by Play & Youth Team	21.00	52	visits	1,092.00
Operational Inspections	Monthly inspection by Play & Youth Team	21.00	12	visits	252.00
Play Equipment repairs	Contingency sum	500.00	1	no.	500.00
		Total Cost			£3,677.20
		Cost x CSM			£90,936.08
		Committed sum per m²			£90.94
CSM = Committed Sum Multiplier (period for contributions + inflation - interest earned)					

Outdoor sports space

Main Operation	Maintenance Specification	Rate (£)	Measure / per Ha	Unit	Cost per Ha
Maintain Pitch	Football Pitch (A)	1016.5325	1	pitch	1,016.53
	Vertidrain	0.1450	6,400	m ²	928.00
	Sand top dress 1/2 years	0.3000	3,200	m ²	960.00
	Overseed	0.0640	6,400	m ²	409.60
Maintain Grass buffer	Amenity Grass (E)	0.214237259	3,680	m ²	788.39
Maintain Pavilion	Changing Room Cleaning (A)	16.56564	65	m ²	1,076.77
	Showers Cleaning (A)	41.14678	20	m ²	822.94
	Toilets Cleaning (A)	27.0301	15	m ²	405.45
	General building maintenance/security	7.50	100	m ²	750.00
Maintain access road & car park	Paths, hard surfaces & car parks (A)	0.51824	950	m ²	492.33
	Repair/resurface hard surface (4%)	25.00	38	m ²	950.00
Goal Posts	Paint (pair)	50.00	1	no.	50.00
	Replace posts & nets 1/10 years	775.00	0.1	no.	77.50
Litter	Litter (A)	0.159759332	10,000	m ²	1,597.59
		Total cost			£10,325.10
		Total cost per Ha			£9,260.18
		Cost x CSM			£229,001.53
		Commutated sum per m²			£22.90
A site area multiplier of 1.115 is used to calculate the provision cost per Hectare.					
CSM = Commuted Sum Multiplier (period for contributions + inflation - interest earned)					

Natural green space

Main Operation	Maintenance Specification	Rate (£)	Measure / per Ha	Unit	Cost per Ha
Maintain Meadow	Meadow (A)	0.13366	3,000	m ²	400.98
Maintain Wetlands & Ponds	Waterbody (B)	0.9625775	1,000	m ²	962.58
Maintain Hedgerow	Hedgerow (A)	0.4413650	200	m ²	88.27
Maintain Woodland	Woodland (new planting) establishment maintenance	0.1444	5,000	m ²	722.00
Maintain Paths	Paths & Hard Surfaces (B)	0.518082	150	m ²	77.71
	Topdress mulched paths @20%	1.10	60	m ²	66.00
	Repair/resurface hard surface (4%)	25.00	6	m ²	150.00
Maintain Fence	General repairs	250.00	1	no.	250.00
General Maintenance	Litter Bins (A)	132.286500	1	no.	132.29
	Dog Bins (A)	135.659160	1	no.	135.66
	Litter General (B)	0.05330	10,000	m ²	533.00
	Paint Seats 1/5 years	25.00	0.4	no.	10.00
	Graffiti Removal/clean signs,bins etc	50.00	1	no.	50.00
Inspections/Security	Weekly patrol by Parks Officer	12.77	52	visits	664.04
		Total cost			£4,242.53
		Cost x CSM			£104,916.48
		Commutated sum per m²			£10.49
CSM = Commuted Sum Multiplier (period for contributions + inflation - interest earned)					

Allotments

Main Operation	Maintenance Specification	Rate (£)	Measure / per Ha	Unit	Cost per Ha
Maintain Fence	General repairs	250.00	1	no.	250.00
Maintain Paths & Car Park	Paths, hard surfaces & car parks (B)	0.518081721	1,550	m ²	803.03
General Maintenance	Litter General (C)	0.027841316	1,550	m ²	43.15
	Repair water supply	250.00	1	no.	250.00
			Total cost		£1,346.18
		Cost x CSM			£33,290.65
		Commuted sum per m²			£3.33
CSM = Commuted Sum Multiplier (period for contributions + inflation - interest earned)					

References for S106 cost model

1. Suggested framework for valuing parks & gardens: Making the invisible visible: the real value of park assets, Cabe Space 2009.
2. Costs for enhancement and new off site provision are based on the laying out of one hectare of each different green space typology, identified as part of PPG17 study and Green Space Strategy. In addition to the costs for enhancement and new off site provision, a contribution towards the cost of land acquisition for the provision of new off site green space will be expected.
3. Formal definitions of park categories - based on Association of Public Excellence's (APSE) criteria.
4. Tree information supplied by LCC Tree Officer from EZYTrees database. Average cost of new tree / Average number of trees per Ha on LCC Green Flag parks & gardens.
5. Furniture prices based on standard parks furniture from Broxap.
6. PPG17 para 33. Planning obligations should be used as a means to remedy local deficiencies in the quantity or quality of open space, sports and recreational provision. Local authorities will be justified in seeking planning obligations where the quantity or quality of provision is inadequate or under threat, or where new development increases local needs. It is essential that local authorities have undertaken detailed assessments of needs and audits of existing facilities, and set appropriate local standards in order to justify planning obligations.
7. PPG17 companion guide para 6.22: Where a developer contributes to off-site provision there is a need for a normalised **capital cost per unit of provision** to establish the payment required. This cost can include any or all of:
 - Land costs and related legal fees;
 - Construction costs (where appropriate, including both the open space or facility and any essential related works, such as fencing, security or floodlighting, CCTV, changing accommodation, car parking and road access) and related design fees;
 - Essential equipment e.g. goalposts or sightcreens;
 - VAT, if this will be non-recoverable.
8. Professional fees in line with recommendations from LCC Property Services (Project Group).
9. Car Park figure based on average area of car parking space at LCC Green Flag parks & gardens. AP 97m²/Ha, AHG 247 m²/Ha, EP 136.5 m²/Ha, KP 50 m²/Ha = 132.6m² per Ha (excludes Abbey Meadows).
10. Outdoor sports space costs based on Sport England Facility Costs (updated Q1 2010) for providing one grass pitch with two team changing pavilion and car parking and access road. Sport England costs used as independent and updated on a quarterly basis.
11. Natural green space based on enhancing a matrix of habitats as advised by LCC Nature Conservation Officer.
12. Allotment costs from refurbishment of sites at Groby Road and Walshe Road 2009/10 provided by LCC Allotments Manager.

