

11 Open space, outdoor sport and recreation facilities

KEY MESSAGES:

- If your scheme is over a certain size it is expected to make a contribution towards the provision of public open space in the borough;
- Our priority is for the provision of public open space on-site, therefore it is important this is taken into account at the design stage of your scheme;
- Other forms of public open space contributions could be provision off-site or as a payment in lieu.

- 11.1 This guidance gives details of how the Council expects development to provide for a variety of public open space, outdoor sport and recreation facilities. It sets out:
- Which developments are expected to make provision for open space, outdoor sport and recreation opportunities;
 - The amount of open space we expect;
 - The type of open space and outdoor sport and recreation facilities we expect;
 - How we will calculate the open space expected for a specific development; and
 - The Council's priorities for how open space, outdoor sport and recreation facilities will be provided.

- 11.2 This guidance primarily relates to:

Core Strategy Policies:

- CS5 – Managing the impact of growth
- CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity

Development Policies:

- DP26 – Managing the impact of development on occupiers and neighbours
- DP31 – Provision of, and improvements to, open space and outdoor sport and recreation facilities.

Which developments are expected to contribute towards open space, outdoor sport and recreation facilities?

- 11.3 As set out in paragraph 31.6 the Camden Development Policies document you will need to make a contribution to the provision of these facilities in the borough if your development falls within the following categories:

- Five or more additional dwellings;
- Student housing schemes creating an additional 10 or more units/rooms or occupiers; and
- Developments of 500sq m or more of any floorspace that are likely to increase the resident, worker or visitor populations of the borough.



How much open space do we expect?

- 11.4 Development Policy *DP31 – Provision of, and improvements to, open space and outdoor sport and recreation facilities* sets out the amount of open space to be provided by developments as follows:

Figure 2. Amount of open space to be provided by land use

| Development type | Open space provision |
|-------------------------|----------------------|
| Residential (all types) | 9 sq m per occupier |
| Commercial development | 0.74 sq m per worker |

- 11.5 Non-residential developments for higher education are considered to generate requirements per occupier (including employees and students) at the same rate as commercial developments.

What types of open space, outdoor sport and recreation facilities will we expect?

- 11.6 Open space standards relate specifically to public open space. The Council acknowledges the private amenity space and other private open land can reduce pressure on the use of public open space. However public open spaces provide opportunities for social interaction and a focus for community activities. Private spaces cannot be used as a substitute for public open space.

- 11.7 Public open space includes a wide variety of different facilities that are available to the public:
- Green amenity spaces, including natural and semi-natural spaces;
 - Active spaces for outdoor sport and recreation and for children's play; and
 - Civic spaces.
- 11.8 Green amenity spaces can be formal or informal parks and gardens or other landscaped areas, which provide areas of passive recreation for all age groups and attractive green areas within the urban environment. They are intended to be attractive spaces for people to enjoy using or viewing. This type of open space can include areas of natural or semi-natural green spaces, which support wildlife conservation and biodiversity and promote environmental education and awareness.
- 11.9 Active spaces are areas of grassed or artificial surfaces providing opportunities for sport and recreation together with ancillary facilities such as changing rooms and flood lighting. These include playing pitches, courts, greens, athletic tracks and Multi Use Games Areas (MUGAs). Formal recreation areas may be stand-alone facilities or may form part of a larger open space (e.g. the tennis courts and bowling greens at Hampstead Heath).
- 11.10 Civic spaces are hard surfaced areas designed for pedestrians, such as piazzas, which often provide a setting for civic buildings.
- 11.11 Given the amount of hard surfaces in Camden, our priority will generally be for green spaces, especially in the south of the borough. Paragraphs 11.12 to 11.17 give more details of specific types of public open space.

Children's play space and young people's recreation space

- 11.12 These are formal or informal areas designed to engage children or young people. Formal spaces are designated areas for children and young people containing a range of facilities and an environment that has been designed to provide focused opportunities for outdoor play. There are three categories of formal children's play space defined by the National Playing Fields Association (NPFA).
1. LAP - Local Area for Play;
 2. LEAP - Local Equipped Area for Play;
 3. NEAP - Neighbourhood Equipped Area for Play.
- 11.13 Informal spaces are less well defined areas and can be incorporated into smaller spaces such as local footpaths where wide enough or town centre spaces. It involves incorporating features that children can play with such as fountains or objects to climb.
- 11.14 Contributions to children's play space and young people's recreation space can include formal and informal areas. We must be satisfied that any informal space has been sufficiently designed to meet the requirements of children and young people.

Natural and semi-natural green spaces

- 11.15 These include sites and areas formally recognised for their nature conservation value such as Sites of Special Scientific Interest, Sites of Nature Conservation Importance and Local Nature Reserves as well as other areas with biodiversity such as gardens, parks and open spaces.
- 11.16 In exceptional circumstance, generally in areas deficient in nature conservation sites, we may consider the inclusion of a biodiverse green roof, brown roof or green wall as a contribution towards natural and semi-natural green spaces in the borough. For more information about areas of deficiency please see Appendix A to this section. For more information about green roofs, brown roof and green walls please see Camden Planning Guidance 3 – Sustainability.

Allotments and Community Gardens

- 11.17 Allotments and community gardens provide opportunities for people to grow food as part of the long term promotion of sustainability, health and social inclusion.

What type of open space, outdoor sport and recreation facilities are expected for specific development types?

- 11.18 For this guidance, and in line with *Camden's Open space, Sport and Recreation Study Update 2008* we have identified the following five broad categories of open space:
- Public amenity open space;
 - Children's play space and young people's recreation space;
 - Natural and semi-natural green space;
 - Allotments and community gardens; and
 - Outdoor sport and recreation.
- 11.19 We recognise that not every type of development will generate a need for all types of open space, outdoor sport and recreation facilities. For example, housing for older people will not generate demand for children's play space. Figure 3 sets out the types of open space that are likely to be needed for various types of development.

Figure 3. Type of open space to be provided by development

| | Amenity open space | Children's playspace | Natural green-space | Outdoor sport facilities | Allotments / Community gardens |
|-------------------------------------|--------------------|----------------------|---------------------|--------------------------|--------------------------------|
| Self-contained homes (Use Class C3) | ✓ | ✓ | ✓ | ✓ | ✓ |
| Student housing | ✓ | x | ✓ | ✓ | x |
| Housing for older people | ✓ | x | ✓ | x | ✓ |
| Commercial | ✓ | x | ✓ | ✓ | x |

Source: adapted from Camden Open Space, Sport and Recreation Study Update 2008.

- 11.20 The requirement for 9 sq m of public open space per residential occupier and 0.74 sq m of public open space per employee/ student (commercial/ higher education developments) should generally be divided into different types of open space approximately as set out in Figure 4.
- 11.21 In Camden the potential to add to outdoor sports facilities for adults is limited. Provision for outdoor sports will be sought within the overall requirement of 9 sq m per residential occupier where an opportunity for provision arises. Where a development provides public facilities for outdoor sports these will reduce the requirement for other types of open space.
- 11.22 The Camden Open Space, Sport and Recreation Study Update 2008 derived a separate standard for allotments of 0.9 sq per residential occupier. The study indicated that additional space to grow food could only be provided by taking a flexible approach including community gardens, roof gardens, temporary use of vacant sites and converting parts of existing open spaces. Although the standard is not included within the 9 sq m overall requirement, paragraph 31.7 of the Camden Development Policies document indicates that allotments and community gardens are a Council priority. Provision will be sought wherever an opportunity arises, and will be considered to reduce the requirement for other types of open space.

Figure 4. Break down of open space by type of provision
Residential Developments (all types)

| Type of open space | Provision per adult | Provision per child |
|-----------------------------------------|---------------------|---------------------|
| Amenity open space | 5 sq m | 4 sq m |
| Children's playspace (where applicable) | | 2.5sq m |
| Natural green space | 4 sq m | 2.5 sq m |

Commercial / higher education (non-residential)

| Type of open space | Provision |
|---------------------|----------------------|
| Amenity open space | 0.4 sq m per person |
| Natural green space | 0.34 sq m per person |

How we will calculate the open space expected for a specific development

- 11.23 Figure 5 below shows the figures we will use to assess open space requirements for individual residential, commercial and higher education developments. The figures are based on the break down of open space requirements in Figure 4 and the occupancy rates recommended by the Camden Open Space, Sport and Recreation Study Update 2008. The occupancy rates are given in Appendix B to this section.

Figure 5. Open space required for specific developments

| Self-contained homes in Use Class C3 | Amenity open space | Children's play space | Natural green space | Total |
|-------------------------------------------------|--------------------|-----------------------|---------------------|-----------|
| One bedroom home | 6.5 sq m | | 5.2 sq m | 11.7 sq m |
| Two bedroom home | 9.2 sq m | 0.6 sq m | 7.2 sq m | 17.0 sq m |
| Three bedroom home | 12.8 sq m | 2.9 sq m | 9.5 sq m | 25.2 sq m |
| Four bedroom home | 14.1 sq m | 3.6 sq m | 10.2 sq m | 27.9 sq m |
| Student housing, hotels and hostels | | | | |
| Single room | 5.0 sq m | | 4.0 sq m | 9.0 sq m |
| Double room | 10.0 sq m | | 8.0 sq m | 18.0 sq m |
| Commercial/ higher education development | | | | |
| Per 1,000 sq m gross external area | 21.6 sq m | | 17.9 sq m | 38.9 sq m |

- 11.24 Appendix D sets our worked examples showing the open space required for a number of different development types and sizes.

How public open space will be provided

11.25 There are three ways in which you can make a contribution to public open space in Camden:

1. On site provision of new public open space;
2. Off site provision of new public open space;
3. Providing a financial contribution in lieu of direct provision.

On site provision of new public open space

11.26 If your development is located in an area deficient in public open space or with an under provision of public open space we expect provision of new public open space on the development site (see Appendix A to this section and Core Strategy Map 7). This is in accordance with paragraph 31.7 of the Camden Development Policies document. Paragraph 31.7 and accompanying Table 1 also set out other developments that are expected to provide open space on-site. Some on-site provision is expected for residential development adding 60 or more homes and commercial development adding 30,000 sq m or more.

11.27 The amount and type of public open space that can be achieved on-site will be determined by the size of the site. Where children's play facilities are required as a result of the development, priority should be given to the provision of these facilities. On sites already covered by development, and where appropriate access may have to be restricted to the occupiers of the building, the provision of a roof garden as a contribution to public open space may be considered. If a roof garden is to be considered as public open space, as a minimum it should be able to be used by all the occupants of the building.

11.28 Any new public open space that is provided as part of your development should be:

- Large enough to cater effectively for the intended users;
- Designed to be fully accessible, where possible;
- Designed in consultation with the Council's Open space team; and
- Practical to maintain.

11.29 Where you are required to make a contribution to public open space we will ensure that the type of open space you provide best meets the needs of the occupiers or users of the development. You should consider designing your open space carefully to enable different types of open space to be located together or adjacent to each other to complement the overall provision of open space, sport and recreation opportunities.

11.30 We will expect new open space provision to be publicly accessible, however in exceptional circumstances, for example where an existing open space is in private ownership or already has restricted access we may accept an alternative access arrangement.

Off site provision of new public open space

- 11.31 Where a site cannot provide public open space on-site, the preferred option will be provision of new suitable open space off-site. Once again this is especially important where a site does not have access to existing open space in accordance with the distance thresholds (see Appendix A to this section). The new provision should be within the distance threshold for the type of public open space to be provided. For example, if a developer is to provide a children's play area of 100 sq m this should be provided within 50 m walking distance of the development, if amenity open space is to be provided, this should be a maximum of 280 m from the development. If the developer is to provide for a new formal recreation area such as a multi-use games area, this should be provided within 1,200 m of the development.
- 11.32 We will accept the provision of public access to an existing open space that currently has restricted access as a contribution to off-site public open space provision.

Providing a financial contribution in lieu of direct provision

- 11.33 The Council may agree to accept financial contributions in place of direct provision of new public open space where the development site is too small to incorporate on-site open space and the densely built up character of Camden prevents direct provision of off-site public open space. Financial contributions may be used for:
- The creation of an area of public open space, including buying additional land or leasing it at a nominal rate;
 - Improving access to existing public open space;
 - Opening up access to existing private open space;
 - Fit out of a new or existing open space, or some elements of the open space; and
 - Qualitative improvements to existing open space.
- 11.34 Financial contributions may be pooled to create, fit out, improve or provide access to open space. For example, where the Site Allocations Document indicates that new public open space is required on a development site, contributions from other developments within 280 m may be pooled to facilitate the creation of the new public open space.
- 11.35 Financial contributions are calculated on the basis of the costs and requirements set out in Figure 6.. We will aim to spend the collective amount in the proportions set out in Figure 6 and within the same ward as the contributing development where possible. However individual financial contributions will be spent on priorities identified in:
- Camden's open space, sport and recreation study update 2008;
 - Camden's open space strategy;
 - Camden's biodiversity action plan;
 - Camden's play strategy;
 - Camden's sport strategy;

- Individual park management plans.

11.36 A financial contribution is based on the:

- Capital cost of providing new public open space;
- Cost of maintenance for the first 5 years; and
- Cost for the open space team to administer the contribution and design schemes.

Figure 6. The financial contributions

| | Capital cost | Maintenance | Design and admin |
|-------------------------------------------------|---------------------|--------------------|-------------------------|
| Self-contained homes in Use Class C3 | | | |
| One bedroom home | £385 | £386 | £46 |
| Two bedroom home | £663 | £561 | £80 |
| Three bedroom home | £1,326 | £832 | £159 |
| Four bedroom home | £1,537 | £921 | £184 |
| Student housing, hotels and hostels | | | |
| Single room | £297 | £297 | £37 |
| Double room | £593 | £594 | £71 |
| Commercial/ higher education development | | | |
| Per 1,000 sq m | £1,265 | £1,284 | £152 |

- 11.37 These aggregate contributions are based on provision of public open space, natural green space and (where applicable) children's play space. Specific contributions to allotments and community gardens and to outdoor sport and recreation provision will be sought on a case by case basis depending on whether there are opportunities to add to provision or are local facilities that need to be maintained.
- 11.38 The calculation of the aggregate contributions is set out in Appendix C to this section. Appendix C includes break down of the capital cost by open space type. This may be needed for developments where a proportion of the open space requirement is met on site or where adequate open space of some types is already available locally.
- 11.39 Payments for maintenance and design and administration are explained in paragraphs 11.45 to 11.50. They have not been aggregated with capital costs as payments will sometimes be required need to be calculated separately (eg where open space will be provided by the developer but maintained by the Council. The Council may also wish to draw separately on funds for capital works, funds for maintenance and funds for design and administration.
- 11.40 The contributions may be adjusted upwards or downwards according to the particular circumstances of the development. They provide a starting

point for negotiations between the Council and developers. The scale of financial contributions will be reviewed and updated as appropriate.

- 11.41 Appendix D to this section sets out worked examples showing the contributions required for a number of different development types and sizes.

Providing a combination of open space provisions

- 11.42 Your development may contribute to public open space through one of the ways listed above or by a combination of them. To determine the amount and type of public open space you are expected to provide, either on-site or off-site we will consider the:

- Type and size of the existing public open space provision within the distance threshold of your development; and
- Size and likely users of your development.

- 11.43 For example, if you propose a residential development located within 280 m of a small local park you may not be required to contribute to amenity open space, but may still be required to contribute to children's play facilities or a formal recreation area if suitable facilities do not exist within the distance threshold of the development.

- 11.44 In all cases a legal agreement will be required to secure the ongoing use of the open space provided as public open space, or to secure the financial contribution in lieu of direct provision.

Maintenance

On or off-site provision

- 11.45 Where you provide a contribution towards public open space outdoor sport or recreation facilities (either on-site or off-site), the Council will need to be satisfied that it has been properly laid out and completed and that suitable contractual arrangements for its long-term maintenance have been put in place. If you provide new public open space (either on-site or off-site) you will be expected to transfer the space to the Council to maintain and retain for such use.
- 11.46 Where your new public open space is to be transferred to us, you will normally be required to remain responsible for its maintenance for an initial establishment period of 5 years. After this time, we will take full responsibility for the maintenance of that public open space.

Financial contribution

- 11.47 If you make a financial contribution in lieu of direct provision, whether it is for substantial qualitative or accessibility improvements to existing sites already maintained by the Council or for the provision of a new public open space, we will expect you to provide a commuted sum for the maintenance of these facilities for a period of five years.
- 11.48 Where your new public open space is not to be transferred to the Council a commuted sum for maintenance will not be required. However,

if you choose to retain control of your public open space, we will need to be sure that adequate provision for the maintenance and access of that public open space is in place.

- 11.49 In ALL cases a legal agreement will be required to secure the maintenance of public open space over a defined period or to secure the financial contribution in lieu of direct maintenance.

Design and administration

- 11.50 For payments in lieu of providing public open space, on-site or off-site payments we will also require a 12% contribution towards the costs of our open space team to administer the financial contribution and to plan and design works within our open spaces.

Further information

| | |
|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Open Space, Sport And Recreation Study | Camden's open space, sport and recreation study update 2008 provides an assessment of open space, sport and recreation provision and demand in the borough. www.camden.gov.uk/planning |
| Biodiversity Action Plan | Camden's Biodiversity Action Plan provides Camden's priorities for improving our greenspaces and biodiversity. www.ukbap-reporting.org.uk/plans/lbap.asp |
| PPS17 | Planning Policy Guidance 17 – Planning for open space and its companion guide provide policy and guidance for the provision of open space including the quantitative and qualitative considerations. www.communities.gov.uk |
| Mayor of London's Supplementary Planning Guidance | The Mayor of London's Supplementary Planning Guidance Providing for children and young people's play and informal recreation provides guidance and examples of how to incorporate space for children and young people. http://legacy.london.gov.uk/ |

Appendix A

Public Open Space Deficiency

Figure 7 shows the maximum distance that people can reasonably be expected to travel on a regular basis to use different types of open space. Amenity open space and children's play space should be available within easy walking distance of the development to which they relate. People are generally willing to travel further to use recreation areas providing outdoor sport facilities or to larger parks.

Figure 7. Distance threshold for different types of public open space

| Type of public open space | Minimum size (where applicable) | Distance from development to public open space |
|----------------------------------|---------------------------------|------------------------------------------------|
| Public amenity open space | | 280m* |
| Formal recreation area | | 1.2 km |
| Play Space | | |
| LAP | 100sq m | 50m* |
| LEAP | 400sq m | 280m* |
| NEAP | 1000sq m | 500m* |
| Natural greenspace | Any | 500m |
| Allotments and community gardens | Any | Any |

*This distance is the actual walking distance, taking into account local circumstances, such as the location of entrance gates, street patterns, the severance effects of railway lines or heavy traffic flows that could all reduce the accessibility of open spaces.

(Based on Guide to preparing Open Space Strategies: Best practice guidance of the London Plan, Mayor of London, 2002)

Camden Core Strategy Map 7 shows areas of the borough that are deficient in public open space.

AREAS DEFICIENT IN PUBLIC OPEN SPACE

Areas more than 280m walking distance away from a public open space with a multi-functional role, that is a space over 0.25ha (2,500sq m).

Core Strategy policy CS13 also refers to areas with an under-provision of open space. These are areas with access to open space, but the provision is not sufficient to meet the level of local need due to the number of children, dwelling density, and social disadvantage in the area. These are shown in Figure 4.4 of Camden's Open Space, Sport and Recreation Study Update.

Both components are needed to ensure that everyone is within an appropriate distance of public open space based upon their needs and to ensure that people are not prevented from accessing that open space as a result of prohibitive costs. Contributions to open space will be

encouraged within the distance thresholds for the particular type of open space to be provided.

Paragraph 15.18 of Camden's Core Strategy indicates that residents and visitors further than 1 km away from a metropolitan or borough Site of Nature Conservation Importance (SNCI) are considered to have poor access to the natural environment. Core Strategy Map 8 shows all areas greater than 500 m from an SNCI as deficient in access to nature conservation areas.

AREAS DEFICIENT IN NATURE CONSERVATION SITES

Areas more than 500m walking distance away from a Borough or Metropolitan level Site of Nature Conservation Interest.

Appendix B

Occupancy rate by development type

The Camden Open Space, Sport and Recreation Study Update 2008 recommends calculating occupancy rates and child yields on the basis of the London Housing Survey 2002 and DMAG briefing 2005/25. The occupancy rates are shown in Figure 8.

Figure 8. Occupancy rate for C3 homes based on the London Housing Survey and DMAG briefing 2005/25

| Self-contained homes in Use Class C3 | Total persons | Children (average) | Adults (net) |
|--------------------------------------|---------------|--------------------|--------------|
| One bedroom home | 1.3 | 0.04* | 1.3 |
| Two bedroom home | 1.9 | 0.25 | 1.65 |
| Three bedroom home | 2.8 | 1.15 | 1.65 |
| Four bedroom home | 3.1 | 1.44 | 1.66 |

Source: Camden Open Space, Sport and Recreation Study Update 2008.
*The average child yield for a one bedroom home equates to 1 child per 25 homes, which would not generate a meaningful play space requirement, and has been treated as 0.

Occupancy rates for student housing, hotels and hostels are assumed to be one person per single bedroom and two people per double bedroom.

The study recommends assuming an employee density of one worker per 19 sq m (gross external area) for commercial floorspace. This generates an occupancy rate of 52.6 employees per 1,000 sq m (gross external area). Non-residential developments for higher education are considered to generate the same number of occupants (including employees and students) as commercial developments.

Appendix C

Calculation of financial contributions

This appendix shows how we have calculated the financial contributions for provision or enhancement of public open space.

In addition to this capital cost, you will be expected to pay a commuted sum to cover:

- Maintenance of the facility and open space provision over a 5 year period; and
- Designing the new open space works and administering the financial contribution by Camden's open space team.

Figure 9. Capital cost of provision

| Type of public open space | Capital cost |
|-----------------------------------------------------------|------------------|
| Amenity open space | £46.22 per sq m |
| Children's play space and young people's recreation space | £199.48 per sq m |
| Natural and semi-natural greenspace | £16.42 per sq m |
| Allotments/Community Gardens | £32.50 per sq m |

Source: Camden Open Space, Sport and Recreation Study Update 2008

Figure 5 sets out the break down of open space requirements for developments of specific sizes. The capital costs have been aggregated in accordance with Figure 5 as set out in Figure 10.

Figure 10. Calculation of financial contribution to capital cost

| Capital cost per square metre | Amenity open space £46.22 psm | Children's play space £199.48 psm | Natural green space £16.42 psm | Total (amenity space + play space + green space) |
|-------------------------------------------------|------------------------------------------|----------------------------------------------|-------------------------------------------|---------------------------------------------------------|
| Self-contained homes in Use Class C3 | | | | |
| One bedroom home: space required | 6.5 sq m | | 5.2 sq m | |
| Space required x cost per square metre | £300 | | £85 | £385 |
| Two bedroom home: space required | 9.2 sq m | 0.6 sq m | 7.2 sq m | |
| Space required x cost per square metre | £425 | £120 | £118 | £663 |
| Three bedroom home: space required | 12.8 sq m | 2.9 sq m | 9.5 sq m | |
| Space required x cost per square metre | £592 | £578 | £156 | £1,326 |
| Four bedroom home: space required | 14.1 sq m | 3.6 sq m | 10.2 sq m | |
| Space required x cost per square metre | £652 | £718 | £167 | £1,537 |
| Student housing, hotels and hostels | | | | |
| Single room: space required | 5 sq m | | 4 sq m | |
| Space required x cost per square metre | £231 | | £66 | £297 |
| Double room: space required | 10 sq m | | 8 sq m | |
| Space required x cost per square metre | £462 | | £131 | £593 |
| Commercial/ higher education development | | | | |
| Space required per 1,000 sq m | 21.0 sq m | | 17.9 sq m | |
| Space required x cost per square metre | £971 | | £294 | £1,265 |

Contributions to maintenance costs

In addition to capital costs, the Council has established a maintenance cost of £6.60 per square metre per year, based on the 2006 Parks and Open Spaces Budget, plus inflation.

The standard length of time developers should provide for maintenance of new and enhanced public open space is 5 years.

Commuted sums for maintenance of public open space are calculated as follows: open space requirement (sq m) x £6.60 x 5. This equates to £33 per square metre of open space required.

Contributions to the cost of design and administration

Design and administration costs have been assessed as 12% of the capital cost of the open space provision or contribution.

Appendix D

Worked Examples

Worked Example 1:

Public open space provision for self-contained homes (C3)

A residential development of 16 new homes provides the following mix of dwelling sizes: 3 x 1-bedroom, 8 x 2-bedroom, 4 x 3-bedroom and 1 x 4-bedroom. The open space requirement can be calculated as follows:

| Home size | No of homes | x open space requirement per home (sq m) from Figure 5 | = total requirement (sq m) |
|---------------------|-------------|--------------------------------------------------------|----------------------------|
| One bedroom home | 3 | 11.7 | 35.1 |
| Two bedroom home | 8 | 17.0 | 136.0 |
| Three bedroom home | 4 | 25.2 | 100.8 |
| Four bedroom home | 1 | 27.9 | 27.9 |
| Total for all homes | 16 | | 299.8 |

The total open space requirement for this 16 home scheme would be approximately 300 sq m.

Worked Example 2:

Public open space provision for non-residential development

An office development provides 1,500sq m of additional floorspace. The open space requirement can be calculated as follows:

| Additional floorspace | ÷ 1,000 to give floorspace in thousands of sq m | x open space requirement per 1,000 sq m from Figure 5 | = total requirement (sq m) |
|-----------------------|-------------------------------------------------|-------------------------------------------------------|----------------------------|
| 1,500 sq m | 1.5 | 38.9 | 58.35 |

The total open space requirement for this additional non-residential floorspace would be approximately 60 sq m.

Worked Example 3:

Payment in lieu of open space provision for non-residential development – capital costs

As per example 2, an office development provides 1,500 sq m of additional floorspace. The payment in lieu of open space provision can be calculated as follows:

| Additional floorspace | ÷ 1,000 to give floorspace in thousands of sq m | x capital cost per 1,000 sq m from Figure 6 | = total payment for capital costs |
|------------------------------|--------------------------------------------------------|----------------------------------------------------|------------------------------------------|
| 1,500 sq m | 1.5 | £1,265 | £1,897.50 |

The payment in lieu of open space provision for this additional non-residential floorspace based on capital costs would be £1,897.50. However, we would also expect payments towards maintenance and design and administration – see example 5.

Worked Example 4

Payment in lieu of open space provision for student housing – capital costs

A student housing scheme provides 30 single rooms and 10 double rooms. The payment in lieu of open space provision can be calculated as follows:

| Bedroom type | No of bedrooms | x capital cost per bedroom from Figure 6 | = total payment for capital costs |
|------------------------|-----------------------|-------------------------------------------------|------------------------------------------|
| Single | 30 | £297 | £8,910 |
| Double | 10 | £593 | £5,930 |
| Total for all bedrooms | 40 | | £14,840 |

The payment in lieu of open space provision for this student housing based on capital costs would be £14,840. However, we would also expect payments towards maintenance and design and administration – see example 5.

Worked Example 5

Payment in lieu of open space provision for self-contained homes (C3) – all costs

A residential development of 5 new homes provides the following mix of dwelling sizes: 1 x 1-bedroom, 3 x 2-bedroom, 1 x 3-bedrooms. The total payment in lieu of open space provision can be calculated in 4 stages

Stage 1 – Capital costs

| Home size | No of homes | x capital cost per home from Figure 6 | = total payment for capital costs |
|---------------------|-------------|---------------------------------------|-----------------------------------|
| One bedroom home | 1 | £385 | £385 |
| Two bedroom home | 3 | £663 | £1,989 |
| Three bedroom home | 1 | £1,326 | £1,326 |
| Total for all homes | 5 | | £3,700 |

The payment in lieu of open space provision for this 5 home scheme based on capital costs would be £3,700.

Stage 2 – Maintenance costs

| Home size | No of homes | x maintenance cost per unit from Figure 6 | = total payment for maintenance |
|---------------------|-------------|-------------------------------------------|---------------------------------|
| One bedroom home | 1 | £386 | £386 |
| Two bedroom home | 3 | £561 | £1,683 |
| Three bedroom home | 1 | £832 | £832 |
| Total for all homes | 5 | | £2,901 |

The payment in lieu to cover maintenance of new or enhanced open space for this 5 home scheme would be £2,901.

Stage 3 – Design and administration costs

| Home size | No of homes | x design and administration cost per unit from Figure 6 | = total payment for design and administration |
|---------------------|-------------|---------------------------------------------------------|-----------------------------------------------|
| One bedroom home | 1 | £46 | £46 |
| Two bedroom home | 3 | £80 | £240 |
| Three bedroom home | 1 | £159 | £159 |
| Total for all homes | 5 | | £445 |

The payment in lieu to design and administration for new or enhanced open space for this 5 home scheme would be £445.

Stage 4 – Sum of all costs

The three separate types of costs will not usually be aggregated for the Council's purposes (see paragraph 11.39). However, for the guidance of developers, the three costs can be added together.

In this example, the total cost to the developer would be:

| | |
|-----------------------------------|---------------|
| Capital costs | £3,700 |
| + maintenance costs | £2,901 |
| + design and administration costs | £445 |
| = grand total | £7,046 |