

Pre-amble and history :

We are aware from correspondence this is a figure which has been in place for long time, we believe it's origins are pre -2008. Therefore the costs of providing parks and open spaces shown in the table below are not index linked to inflation – realistically, if Bank of England RPI was applied, we could be looking at a figure closer to £2345 per dwelling.

S106 Rationale for £1575 per dwelling

A calculation “standard” was carried out on Green Space Provision costs based on starting from a green field site per 1000 population.

This covered the following real life examples :

- Parks and Gardens (Clare Park – 1.7ha Parks and Gardens to Green Flag Standard)
- Amenity Green Space (Cornwallis Park)
- Natural and Semi-Natural (Allington Open Space)
- Outdoor Sports Facilities (South Park)
- Allotments and Community Gardens (Sandling Road Allotments)
- Equipped Play Areas for Children and Young People (Giddyhorn Lane Play Area)
- Cemeteries and Graveyards (Sutton Road Cemetery)
- Purchase of Open Space

Each category took an example from within the Borough to fit MBC Policy OS1 (these are indicated in brackets next to the categories above)

A calculation was then made on how much it would cost to fully provide those categories from scratch with various facilities provided and tasks associated in order to provide them. In conjunction with the local minimum standards for provision contained within the Green Space Provision Tables 2007.

For example the Play Area at Giddyhorn Lane cost £160000 to fully install from start to finish and represents a high quality standard LEAP that we would expect from a newly built area of Equipped Play.

The total values of these categories based on the ha per 1000 standards are then added together. This is then divided by 1000 to reach a value per person and then multiplied by 2.4 to give a value per dwelling.

	Urban	Rural
Parks and Gardens	£143661.19	£143661.19
Amenity Green Space	£16802.75	£19203.14
Natural and Semi Natural	£8093.81	£15158.56
Outdoor Sports Facilities	£86518.15	£166405.83
Allotments and Community Gardens	£13314.78	£9152.35
Equipped Play for Children and Young People	£160000.00	£160000.00
Cemeteries and Graveyards		
Purchase of Open Space	<u>£159750.00</u>	<u>£216500.00</u>
	<u>£588140.69</u>	<u>£730081.07</u>
Per Person	£588.14	£730.08
Per Dwelling (2.4)	£1411.54	£1752.19
Average of Urban and Rural	<u>£1581.87</u>	

Based on the above calculation the average figure is £1581.87 – I'm afraid I do not know why this is then reduced to £1575

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