

**DRAFT**

# A Guide for Residential Developers on the Provision of Outdoor Recreation Space

SPG<sup>BH</sup>  
note 9<sup>draft</sup>  
supplementary planning guidance

The approach set out in the Local Plan and this SPG is based upon the National Playing Fields Association (NPFA) standards which are provided in their document entitled 'The Six Acre Standard – Minimum Standards For Outdoor Playing Space' (1992). This document has been reviewed. The Council will have regard to the amendments to the NPFA standards and guidance and will amend this SPG accordingly e.g. all the following will be checked to ensure it still accords with the revised NPFA standard and guidance.

Account has been taken of the comments made after the formal consultation process on this SPG draft and the subsequent amendments have been shown in grey (hard copies)/red (computer screen) – (SPG amended July 2002, inflation and the following paragraph added April 2005).

In due course the results of the city wide open space assessment, which is envisaged to be complete in May 2005, will be used to devise local open space standards in accordance with PPG17 (July 2002). However, until that work is complete it is felt reasonable to continue to apply a standard based on the NPFA standard in order to retain a transparent, consistent and accountable approach rather than reverting to an ad hoc process. This is felt to be reasonable because the NPFA standard is a minimum standard thus it is unlikely local circumstances would justify the provision of less space. Indeed, to date where other Local Authorities have devised a local standard they have required more open space than the NPFA standard.

## What is an SPG?

*A Supplementary Planning Guidance Note (SPG) is one of the material considerations that should be taken into account when determining a planning application. It is intended to provide helpful guidance for applicants/developers, consistent with the provisions of the Local Plan. This SPG Note is one of a series produced by Brighton & Hove City Council. It is to be read in conjunction with, and supplements, Policy HO5 in the Brighton & Hove Local Plan. It also supplements the policies and proposals in the currently adopted Hove Borough and Brighton Borough Local Plans. The brief was approved for consultation purposes by the*

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*Environmental Services Executive Decision Making (EDM) meeting on the 19 September 2000. A consultation period subsequently ran until 18 December 2000. It was therefore available during the First Deposit consultation period in respect of the Brighton & Hove Local Plan which ran from 25 September 2000 until 6 November 2000. The comments received have been taken into account in this revised draft SPG Note. It is considered appropriate to retain this SPG in draft until after the adoption of the Brighton & Hove Local Plan.*

## **Introduction**

Outdoor recreation space is important for the amenity of residents and for the general wellbeing and quality of life of the community. Such areas play a vital role in providing the opportunity to enjoy both formal organised recreation and informal leisure pursuits, as well as contributing to the attractive, open character of the area. New residential development, with the exception of some specialist housing, creates demand for open space for play and recreation. The cumulative effect of a series of developments without such open space provision on site would be to fail to provide for these new demands and would exacerbate any existing deficiencies. It is important, therefore, that an appropriate amount of open space for play and recreation is taken into account at an early stage in the design process and provided in conjunction with new residential development (with the exception of some specialist housing).

The purpose of this document is to provide operational guidance to developers of residential proposals as to the application of Policy HO5 of the Brighton and Hove Local Plan – Second Deposit Draft (September 2001). It helps to provide clarity as to what facilities will be required, enabling developers to consider the provision of such facilities at an early stage in the design process. This ensures that the outdoor recreation space / facilities is suitably provided and forms an integral part of the overall development. This document only relates to outdoor recreation space, it does not relate to the provision of other forms of open space for example, nature conservation features, allotments, amenity open space.

This document is so interlinked with the application of Policy HO5 that they will inevitably need to be read together. This is therefore a draft document, and may be subject to amendment should comments on this document be submitted and / or on Policy HO5 during the Local Plan process.

## **Brighton and Hove Local Plan – Second Deposit Draft (September 2001)**

Policy HO5 in the Brighton and Hove Local Plan – Second Deposit Draft sets out the requirement for the provision of outdoor recreation space within new housing developments and reads as follows:

### **HO5 Provision of Outdoor Recreation Space in Housing Schemes**

***New residential development will not be permitted unless the requirement for outdoor recreation space, generated by the development, is suitably provided in accordance with the standard of 2.4 hectares per 1,000 population (or part thereof). This provision must be split appropriately between children's equipped play space, casual / informal play space and adult / youth outdoor sports facilities.***

***Where it is not practicable or appropriate for all or part of the outdoor recreation space requirement to be provided on site, contributions to their provision on a suitable alternative site may be acceptable.***

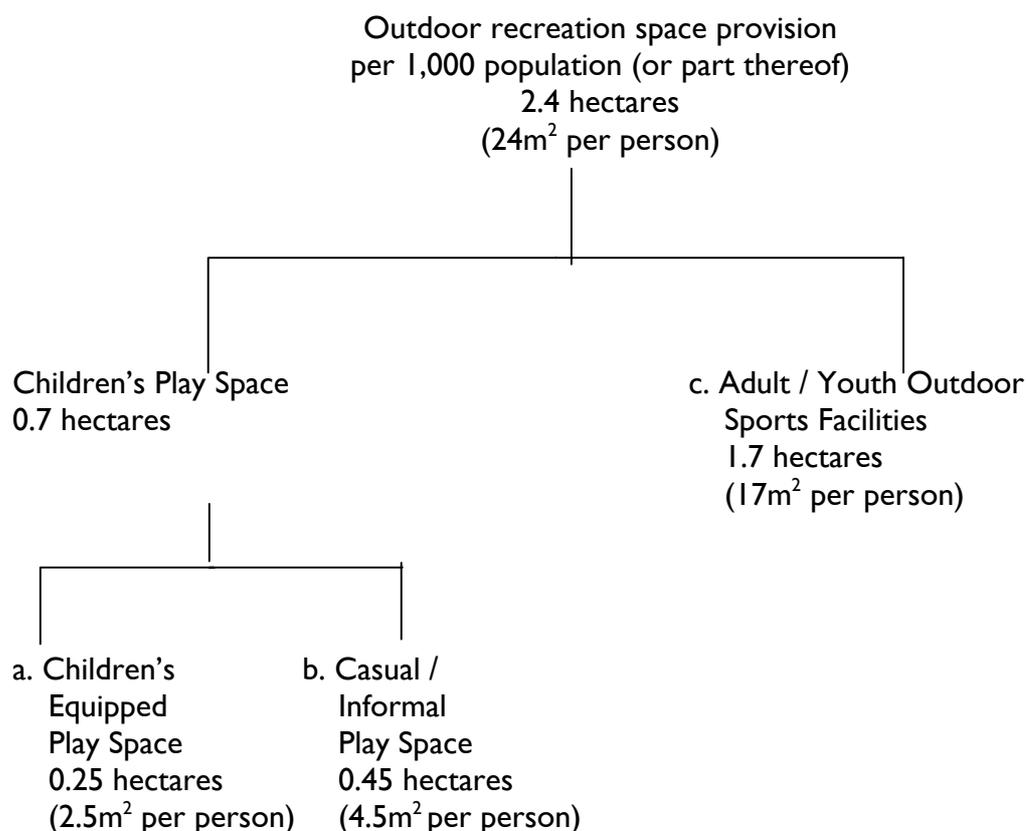
***The provision of outdoor recreation space and its long term maintenance will be secured by the use of conditions or by legal agreement, as appropriate.***

**The provision of outdoor recreation space will be in addition to incidental amenity and landscaped areas.**

The supplementary text to this Policy in the Local Plan provides some guidance and background information.

## Breakdown of the Standard

New residential development, with the exception detailed in this document, will be required to provide 2.4 hectares of outdoor recreation space per 1,000 population or part thereof. Based on the NPFA standards, current at the time of writing, the Council will require the standard of 2.4 hectares per 1,000 population (or part thereof) to be broken down as follows:



Children's equipped play areas proportional to the standard of 0.25 hectares per 1,000 population. No single play area should normally be less than 0.05 hectares.

Casual or informal play space proportional to the standard of 0.45 hectares per 1,000 population. Within this criterion, regard should be given to the provision of 'Local Areas for Play (LAP)' which need to be suitable and safe for 4-6 year olds.

Adult / youth outdoor sports facilities proportional to the standard of 1.7 hectares per 1,000 population, of which 1.2 hectares per 1,000 should normally be for pitch sports.

## Children's Equipped Play Areas

Children's equipped play areas primarily comprise of 'Local Equipped Area for Play' (LEAP) and 'Neighbourhood Equipped Area for Play' (NEAP), as detailed in the NPFA document. However, children's equipped play areas may also include other designated play facilities for children, which offer specific opportunity for outdoor play such as adventure playgrounds. Developers will be expected to fund the provision of all play equipment which must conform to British or equivalent European Standards (the appropriate standards, at the time of writing, are BS EN 1176 and BS EN 1177). The Council will normally require playgrounds to be completed and open for use before any of the houses are occupied and prior to the completion of the last dwelling. This is not considered unreasonable, indeed, applicants should provide details of the location of such facilities in their details to new occupants. It is therefore important to ensure new residents know where these facilities are located and that they are appropriately accessible as soon as residents move in. In the case of large development requiring the provision of a number of play areas, these will normally be phased in accordance with the phasing of the development.

A LEAP is predominantly an unsupervised play area equipped for children of early school age (4-8 years old) and also needs to be suitable for those children with special needs. However, they should also cater for the needs of supervised children from birth to 4 years, and unaccompanied children slightly older than 8. There should be a minimum activity area of 400m<sup>2</sup>, and at least 5 types of play equipment plus seating for adults. LEAPs should ideally be located within 5 minutes walking time from the dwellings it serves (400m walking distance). Provision should also be made for buffer zones. The NPFA standard suggests a minimum buffer zone of 20 metres between the edge of the activity area and the boundary of the nearest dwelling, although this can include footpaths and planted areas.

A NEAP is an unsupervised area, equipped mainly for older children (8-14 years old) but with opportunities for play for younger and older children and those with special needs. There should be a minimum activity area of 1000m<sup>2</sup>, and at least 8 types of play equipment plus kickabout areas, areas for wheeled play such as roller skates and skateboards and seating. NEAPs should ideally be located within 15 minutes walking time from the dwellings it serves (1,000 m walking distance). Provision should also be made for buffer zones. The NPFA standard suggests a minimum buffer zone of 30 metres between the edge of the activity area and the boundary of the nearest dwelling, although this may include footpaths and planted areas.

Where possible, a LEAP and NEAP should be located close together, but separated by pathways or planting.

## Casual or Informal Play Spaces

Casual or informal play spaces are areas of land that are safe and accessible to children for casual or informal play. Where appropriate, they should also cater for the needs of youths / adults e.g. informal practice areas. Within this criterion, applicants must include the provision of 'Local Areas for Play' (LAP).

A LAP is an unsupervised area, specifically designated for young children (4-6 years old) for play activities close to where they live, but with opportunities for play for younger children and those with special needs. There should be a minimum activity area of 100m<sup>2</sup>. They should be appropriate for low-key games (e.g. tag and hopscotch) and provide seating for carers. LAPs should ideally be located within 1 minutes walking time from the dwellings it serves (100 m walking distance). Provision should also be

made for buffer zones. The NPFA standard suggests a minimum buffer zone of 5 metres between the edge of the activity area and ground-floor window in full view of the activity zone. Gable ends or other exposed house walls should be protected from use for ball games (e.g. 1 metre strip of dense planting).

All children's play spaces (e.g. equipped and casual / informal space) must be easily and safely accessible. For example, there should not be obstacles en route such as:

- railway-lines;
- busy roads;
- canals;
- unauthorised pedestrian routes (areas through planting or holes in fences); and,
- isolated areas.

## **Adult / Youth Outdoor Sport Facilities**

Adult / youth outdoor sport facilities comprise of greens, courts, athletic tracks, pitches and other miscellaneous areas such as bowling greens, croquet lawns and training areas together with the provision of ancillary facilities. As a rule of thumb, about 50 per cent of the playing area should be added to the dimensions of pitches or other facilities. This allows for side movements and accords with the practice of good groundsmanship, safe play margins and space for the ancillary facilities, such as training areas and pavilions. This extra space can properly be counted within the standard.

Whilst artificial surfaces can be used in most weather conditions, they cannot provide for the wide range of activities suited to natural turf. They will, therefore, make a valuable contribution towards outdoor sports facilities but will only be acceptable in a few locations.

The standard does not include golf courses.

## **Application of the Standard**

The Council will only expect a developer to make provision for the outdoor recreation space required to meet the needs of the proposed development. Developers will not, therefore, be expected to provide recreation facilities over and above those that can actually be justified by the development.

The standards apply to new dwellings, including flats, and conversions to residential use. In respect to conversions of existing residential properties, an assessment of the existing play space requirement will be made and only the additional play space requirement, if there is any, will be sought.

The provision of outdoor recreation space must cater for all sectors of the community, for example, all age groups, gender, race and abilities including people with disabilities.

All outdoor recreational areas should be on land suitable for the purpose, properly drained and appropriately located in order to be safe and accessible to the residents.

To help ensure outdoor recreational areas are safe and accessible, it is imperative that they are taken into consideration at an early stage of the development process i.e. when first preparing the design and layout of a scheme. They should be properly integrated within a housing scheme, not land that is 'leftover' after only considering the layout of the houses. Indeed, if facilities are too far from the homes of would be-users, or not easily accessible or considered to be unsafe, their purpose is largely defeated. Applicants should seek the Council's agreement in respect to what type of provision would be appropriate.

Recreation space, if inappropriately placed, can have the potential to generate noise, nuisance and disorder. It is therefore important to provide natural surveillance from a number of dwellings without them being so close as to disturb the occupants. The inclusion of a buffer zone such as a shared access way or footpath route is likely to be essential to prevent private gardens being located immediately adjacent to communal recreation space. However, recreation spaces should be clearly segregated from parking facilities. Placing communal recreation spaces to the rear of dwellings can increase the potential for complaints of noise and nuisance. Care should be taken to ensure that a lone property is not positioned where it could be detrimentally affected as this could lead to the occupants becoming victimised. Areas designed for ball games should be located away from housing as they tend to attract older children and young adults with consequential additional noise. Adequate and appropriate buffer areas must therefore be provided in order to protect the amenities of the surrounding properties. In larger park areas consideration should be given to lighting to discourage abuse. In smaller areas there is some advantage in not providing lighting to avoid misuse by older children. Planning decisions will give regard to the advice and guidance offered by Sussex Police and the NPFA.

The views of children, their families and the Police, when preparing development proposals, may help reduce the incidence of antisocial behaviour resulting from inadequate or inappropriate facilities.

In exceptional circumstances, where space is limited and where appropriate, safer street play might be sought through traffic calming and environmental enhancement schemes.

In the case of an outline application, the provision of outdoor recreation space will normally be reserved by condition in accordance with policy HO5 and this SPG and the detailed provision will be assessed at reserved matters stage.

When assessing the existing capacity of outdoor recreation space the standards and guidance set out in the NPFA document (and subsequent revisions) will be used to provide the minimum requirements. Where the NPFA standards offer a range, the mid-point will be used in order to provide consistency throughout Brighton and Hove.

However, where a study / modelling has been carried out, in accordance with Sport England advice, and the results suggest that the need for outdoor recreation space (per person) is greater than the NPFA minimum standards, the study / modelling standards will be used with respect to existing users. The applicant will need to demonstrate, therefore, that there is the necessary surplus capacity after applying the study / modelling standards to existing users.

## Exceptions

The standard will not apply to all new residential development, the exceptions are as follows:

### **Areas with Surplus Outdoor Recreation Space**

Where a developer can satisfy the Council that there is existing suitable outdoor recreation space, which can serve their development safely and appropriately in accordance with Policy HO5 and the standard set out in the NPFA document, the Council will not require the developer to provide (or contribute) the respective element(s) of recreation space. For this exception to apply, the existing outdoor recreation space must be shown to have the necessary capacity to serve the development, for example, in terms of space, supporting infrastructure and usage (including times of usage).

### **Proposals for 1 – 9 Residential Units**

Whilst it is recognised that every new dwelling is likely to increase the demand for outdoor recreation space, it is felt the requirement for such provision needs to be balanced against an effective, efficient and manageable way of handling residential development proposals. Indeed, it will take time to set in place the necessary processes for the smooth operation of Policy HO5 and care needs to be taken not to slow the provision of all housing to the detriment of urban regeneration. For this reason residential proposals for 9 or fewer units will not be required to provide children's equipped play space and adult / youth outdoor sports facilities. Particular regard will, however, be given to the provision of on-site casual and informal play space, especially LAPs, which must be accessible to all residents.

All elements of the standard will, however, be required where a proposal for 1-9 residential units is submitted on land that forms part of a larger developable housing site or where the proposed site is not being used to its full and effective potential and is capable of providing 10 residential units or more. The reason for this is to prevent sites from being split or under development being proposed in order to overcome play space requirements. The cumulative effect of this approach will be kept under review and, if necessary, the threshold will be amended in future where appropriate.

### **Specialist Housing**

Where the proposed development is for specialist housing which will not create a demand for all or some of the elements of outdoor recreation space, no respective requirement will be sought. For example, housing for elderly people will not generate a significant requirement for outdoor children's equipped play space or casual / informal play space, thus no such provision will be sought. However, regard will still be given to the need for the provision of (or contribution to) appropriate outdoor sports facilities e.g. bowling greens, croquet, tennis. Regard will also be given to the provision of suitable outdoor space for visiting children and greater emphasis will be placed on the need for outdoor amenity space.

The following table (Table 1) provides a quick checklist of the types of housing where exceptions may be made. However, each application will be judged on its individual merits and the local circumstances taken into account. For example, where student accommodation is catering not only for students but also for their families, casual and equipped play areas will be required. In addition to this it is recognised that students often generate the need for an area for casual / informal sport such as a kick about area. The need for such an area will depend, therefore, on the proximity of the student accommodation to the adult / youth facilities. Similarly, people living in bed-sits or hostels are often young adults who, like students, may seek kick about areas or may be older adults that need to cater for the needs of visiting children, thus a casual area for play may need to be provided. An elderly couple may choose to live in very sheltered accommodation, however, only one of them requires the extra care, thus there may still be a need for outdoor recreational facilities.

Table 1: Types of housing and the likely exceptions.

	Children's Equipped Play	Casual Play	Adult / Youth Outdoor Sport	Amenity Open Space
Houses (1-9 units)	x	✓	x	✓
Houses (10 or more units)	✓	✓	✓	✓
Flat (1-9 units)	x	✓	x	✓
Flats (10 or more units)	✓	✓	✓	✓
Bed-sits	x	#	✓	✓
Student accommodation	x	#	✓	✓
Hostels	x	#	✓	✓
Sheltered accommodation and other types of housing for the elderly	x	#	✓	✓
Very sheltered accommodation	x	#	#	✓

## Key:

*Provision or contribution for net additional units provided will be sought.*

*X Provision or contribution will not normally be sought.*

*# Provision or contribution will be sought unless the individual merits of the proposal, its location to other facilities and / or the applicant can demonstrate that social trends justify a lower or zero provision.*

Where specialist housing has been developed and a subsequent application is submitted for its use as general housing, the Council will seek the outstanding elements of the outdoor recreation space in accordance with the policy.

## Alternative Provision

Only in very exceptional circumstances will alternative provision be considered. For example, within very high density areas on sites with no means to provide outdoor recreation space, but where the site is ideally situated in all other respects, such as, its proximity to public transport, services etc and where additional housing can be justified by virtue of the needs. In such circumstances alternative recreational facilities must be provided to the satisfaction of the Council. For example, the provision of safe indoor facilities or recreation space on roofs, where appropriate.

## Calculating Occupancy Levels

Whilst an average occupancy figure can be calculated per dwelling this would fail to distinguish between the size of dwellings. For example, it would not distinguish between a 1 bed flat and a 5 bed house. It is therefore considered that it is more appropriate to have an occupancy standard relating to the number of bedrooms within a dwelling.

There can be variations in occupancy levels from area to area, however, variations will also vary during the course of time. It is therefore considered acceptable to assume that in general the occupancy levels throughout Brighton and Hove will average out over time. ~~Given that the provision of outdoor recreation space is not just a short term measure it is felt acceptable to use similar occupancy levels to that already tried and tested in other areas (e.g. Stockport, Worthing).~~ The occupancy levels detailed below will therefore be assumed for the purposes of calculating the level of recreation space required for a development:

Bedsit	=	1 person per unit
1 bedroom dwelling	=	1.5 persons per unit
2 bedroom dwelling	=	2.5 persons per unit
3 bedroom dwelling	=	3.5 persons per unit
4 bedroom dwelling (or larger)	=	4 persons per unit

If the proposal is in **outline** form and only the total number of units is known, the occupancy will be assumed to be **2.2 persons per unit**.

## Maintenance

Where the developer wishes the Council to carry out the future maintenance of the recreation space, the following criteria must be met:

The Council must be satisfied that the required open space is laid out and completed satisfactorily and in accordance with approved plans.

The payment of a commuted sum to cover maintenance for at least one generation, e.g. maintenance to cover at least 10 years up to 25 years.

A legal agreement will normally be sought in accordance with the guidance laid down in Annex B of circular 1/97 to secure the payment of the commuted sum and, where appropriate, the transfer of the recreation space to the Council.

## **Calculating Commuted Payments for Off-Site Provision**

There will be instances where the provision of outdoor recreation space cannot be provided on site. Consequently, in accordance with Government guidance set out in PPG17, where it is impracticable to provide all or part of the generated outdoor recreation space on site, the Council will seek to secure a financial contribution towards the provision of equivalent facilities elsewhere within an 'appropriate distance' from the site. The 'appropriate distance' for any particular element of outdoor recreation space will be determined in accordance with the guidance given in the NPFA's 'The Six Acre Standard (1992 - or subsequent revisions)', which are outlined in brief in this SPG.

Where the necessary outdoor recreation space is not provided by the developer and there are no alternative schemes for outdoor recreation space within an appropriate distance from the site to which the developer can or is prepared to contribute towards, planning permission will not be granted. Proposals for nine dwellings or fewer will not be subject to the commuted payment scheme unless the site is capable of accommodating 10 residential units or forms part of a larger developable site for residential units.

### **Section 106 Agreements**

In order to secure the financial contribution, a legal agreement made under Section 106 of the Town and Country Planning Act 1990 (as substituted by section 12 of the Planning and Compensation Act 1991) will be sought. The legal agreement will be in accordance with the guidance given in Annex B of the DOE Circular 1 / 97 or subsequent revisions.

### **Payment of Commuted Sum**

Applicants will normally be expected to provide the commuted payment upon commencement of development. The monies will be paid into a separate account which exists for this purpose. If the development is not commenced within twelve months of the Agreement being signed, the payments will be index-linked and increased in line with the General Index of Retail Prices.

### **Return of Unspent Commuted Sums for Off-Site Provision**

The Council will undertake to spend contributions for the off-site provision of outdoor recreation space within 10 years of the date of receipt. Where this is secured in the section 106 agreement, the applicant will be entitled to request the return of their contribution where the Council fails to spend the contribution within the 10 year period.

### **Schemes to be Funded by Commuted Sums**

Financial contributions will be used to provide new facilities or additions to existing facilities in order to address the requirements of the 'contributing' development. The types of schemes to be funded include:

- New playground equipment
- New casual / informal play areas
- New pitches etc.
- Safety surfacing to accommodate / enable the respective increase in usage
- Changing facilities to accommodate / enable the respective increase in usage
- Access enhancements to accommodate / enable the respective increase in usage

## Background Documents

- Brighton and Hove Local Plan – First Deposit Draft 2000.
- DOE Planning Policy Guidance Note 17 ‘Sport and Recreation’(1991)- now superceded.
- ODPM Planning Policy Guidance Note 17 ‘Planning for Open Space, Sport and Recreation’ (July 2002).
- DOE Circular 1/97 ‘Planning Obligations’ (1997)
- NPFA ‘The Six Acre Standard - Minimum Standards For Outdoor Playing Space" (1992).
- Sport England ‘Planning Policies for Sport – A land use planning policy statement on behalf of sport’ (1999).
- Sport England ‘Planning Obligations for Sport’ – Planning Bulletin Issue 4 (1999).
- Urban Task Force ‘Towards an Urban Renaissance’ (1999).
- Brighton and Hove Draft Sports Strategies.

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For planning application advice please contact the respective development control teams.

## APPENDIX 1

**Costs for the Provision of Outdoor Recreation Space** (Base Date April 2005 – the actual costs will be required to take inflation into account. E.g since 2002 2.5% was added to original Jan 2002 figures to give the 2003/4 figures, 2.5% was added to give the 2004/5 figures and 2.4% was added to give the 2005/6 figures shown below):

**New space provision:**

***Equipped Children's Play Space: based on 400m<sup>2</sup> play area and 100m<sup>2</sup> landscape buffer (500m<sup>2</sup> in total) including –***

Costs to include factors such as:

Fencing, new equipment, safe surfacing, accessibility for disabled, site drainage, site security, maintenance and professional fees

Sub Total	=	£80,688
(Cost per m <sup>2</sup> )	=	£161.38)
Maintenance	=	£336,200
Total	=	£416,888
<b>Cost per m<sup>2</sup></b>	<b>=</b>	<b>£833.78</b>

(Please note: the costs do not include the planting of the landscape buffer which may be necessary in some circumstances)

***Casual / Informal Play Space (400m<sup>2</sup> total) –***

Costs to include factors such as:

100m<sup>2</sup> landscaping and 300m<sup>2</sup> grass area. Assuming area is soiled and requires cultivation and seeding / planting.

Sub Total	=	£3,765
(Cost per m <sup>2</sup> )	=	£9.41)
Maintenance	=	£32,275
Total	=	£36,040
<b>Cost per m<sup>2</sup></b>	<b>=</b>	<b>£90.10</b>

**Adult / Youth Outdoor Sport (2.8 hectares – 28,000sqm) –**

Provision of new space to include two football pitches, one cricket square, pavilion, fencing, landscaping, leveling and drainage.

Sub Total	=	£441,094
(Cost per m <sup>2</sup> )	=	£15.75)
Maintenance	=	£344,269
Total	=	£785,363
<b>Cost per m<sup>2</sup></b>	=	<b>£28.05</b>

**Improvements to existing sites to increase capacity:**

**Equipped Children's Play Space: based on 400m<sup>2</sup> play area and 100m<sup>2</sup> landscape buffer (500m<sup>2</sup> in total) including –**

Costs to include factors such as:

New equipment, safe surfacing, additional maintenance and may also be need for professional fees, additional fencing, enhanced access for people with mobility problems, additional site drainage and additional site security.

Sub Total	=	£78,267
(Cost per m <sup>2</sup> )	=	£156.53)
Maintenance	=	£26,089
Total	=	£104,356
<b>Cost per m<sup>2</sup></b>	=	<b>£208.71</b>

**Casual / Informal Play Space (400m<sup>2</sup> total) –**

Costs to include factors such as:

Provision of a kickabout wall or similar.

Sub Total	=	£6,757
(Cost per m <sup>2</sup> )	=	£16.89)
Maintenance	=	£2,253
Total	=	£9,010
<b>Cost per m<sup>2</sup></b>	=	<b>£22.53</b>

**Adult / Youth Outdoor Sport (2.8 hectares – 28,000sqm) –**

Costs to include factors such as:

Provision of changing facilities or the provision of additional changing facilities to enable both male and female teams to play at the same time, alterations to the layout to increase the number of sporting activities.

Sub Total = £146,852  
(Cost per m<sup>2</sup> = £5.24)

Maintenance = £48,951

Total = £195,803  
**Cost per m<sup>2</sup> = £6.99**

**APPENDIX 2****Calculation of Contributions**

Outdoor Recreation Space Requirement per person:

Children's equipped Play Space	: 2.5m <sup>2</sup> per person
Casual/Informal Play Space	: 4.5m <sup>2</sup> per person
Adult/Youth Outdoor Sports Facilities	: 17m <sup>2</sup> per person
Total	: 24m <sup>2</sup> per person

**Contributions per Person:**

The following would be the contribution required in respect of improvements/increasing the capacity of existing outdoor recreation spaces – IT SHOULD BE NOTED THAT IF NEW PROVISION IS TO BE PROVIDED THE CONTRIBUTION PER PERSON WOULD BE GREATER.

Children's equipped Play Space	: £208.71 x 2.5	=£521.78
Casual/Informal Play Space	: £22.53 x4.5	=£101.39
Adult/Youth Outdoor Sports Facilities	: £6.99 x 17	=£118.83
Total contribution per person	:	= £742

**Contribution per dwelling:**

	Children's Equipped Play Space	Casual/ Informal Play Space	Adult/Youth Outdoor Sports Facilities	<b>Total</b>
Bedsit (1 person)	N/A	£101.39	£118.83	<b>£220.22</b>
1 bed unit (1.5 persons)	£782.67	£152	£178.25	<b>£1,112.92</b>
2 bed unit (2.5 persons)	£1,304.45	£253.48	£297.08	<b>£1,855</b>
3 bed unit (3.5 persons)	£1,826.23	£354.87	£415.91	<b>£2,596.29</b>
4 + bed unit (4 persons)	£2,087.12	£405.56	£475.32	<b>£2,968</b>

Example (based on improvements/increasing the capacity of an existing outdoor recreation space):

A development of 18 dwellings comprising:

- 2 x bedsit
- 6 x 1 bed units
- 7 x 2 bed units
- 3 x 3 bed units

would be required to contribute the following:

	Children's Equipped Play Space	Casual/Adult/ Informal Play Space	Youth Outdoor Sports Facilities	Total
2 x Bedsit	N/A	2 x £101.39=£202.78	2 x £118.83=£237.66	£440.44
6 x 1 bed unit	6 x £782.67=£4,696	6 x £152=£912	6 x £178.25=£1,069.50	£6,677.52
7 x 2 bed unit	7 x £1,304.45=£9,131.15	7 x £253.48=£1,774.36	7 x £297.08=£2,079.56	£12,985
3 x 3 bed unit	3 x £1,826.23=£5,478.69	3 x £354.87=£1,064.61	3 x £415.91=£1,245.57	£7,788.87
<b>Total Contribution</b>	<b>£19,305.84</b>	<b>£3,953.75</b>	<b>£4,632.29</b>	<b>£27,891.83</b>