



Bath & North East Somerset Green Space Strategy

Appendix F A Guide to the Provision of Green Space in Bath & North East Somerset

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Introduction

In this guidance 'green spaces' are taken to be those areas used for leisure and recreation that include parks and gardens, open spaces, recreation grounds, natural areas (woodland, natural and semi-natural areas), allotments, sports facilities and spaces designed for children and young people. It is becoming increasingly recognised that such places are vitally important to people's quality of life. Bath & North East Somerset Council is working to ensure that all residents and visitors have access to a range of high quality green spaces that meet their needs. This includes protecting, maintaining and, where necessary, improving existing spaces and securing the provision of new ones.

This document sets out Bath & North East Somerset's aspirations for a range of green space types across the District. It will also have an important role in supporting urban and rural renaissance, promoting social inclusion, community cohesion, health and well being and achieving sustainable development.

Many forms of new development create increased demand for green space, without which there is likely to be a damaging impact on quality of life. It is reasonable to expect, therefore, that such development makes a positive contribution to the community's needs for green space. Local Authorities can use planning obligations to secure contributions (including land and finance) towards meeting these needs.

In this guide you will find the policy justification for planning obligations and Bath & North East Somerset's approach to applying them in securing adequate provision of green spaces across the District.

1. Purpose of the Guide

This guidance has a number of roles. It supports the Bath & North East Somerset Local Plan policies concerned with green space provision when new developments are approved. It also provides guidance to everyone involved in submitting and determining planning applications, including landowners, developers, development control officers, Elected Members and the public, on the requirements for contributions towards green spaces when planning permission is granted for new development in Bath & North East Somerset.

Details are provided in the guidance of the local standards for different types of green space as well as the basis on which contributions will be sought, the types of contributions that may be required (e.g. on-site or off-site, land or financial or both) and the formulae and thresholds applied. Worked examples are also set out to demonstrate the application of the local standards and the relevant methodology by which contributions are calculated.

2. Policy Background

Government guidance on open space, sport and recreation, as set out in PPG17, PPG3 and PPG13, emphasises opportunities for everyone and a recognition that the development planning system should ensure adequate land resources are safeguarded for organised sport and informal recreation.

National guidance and justification for requiring planning obligations relating to green space provision is set out in Government Circular 05/05 (Para B15) and Planning Policy Guidance (PPG)17 – Open Space, Sport & Recreation. The Adopted Bath City Local Plan (Policy LR1) and the Bath & North East Somerset Local Plan (Chapter B3 - Policies CF.3 and CF8; Chapter B4, Policies SR1A, SR.2, SR3 and SR4; Chapter B9, Policy GDS.1) set out the local policy justification and this guidance should be read in conjunction with these Plans.

The legislative framework for planning obligations is found under s106 of the Town & Country Planning Act 1990 (as amended) and Circular 05/05 provides guidance to local authorities on the use of planning obligations under s106.

3. Status of the Guide

When adopted by the Council as an appendix to the Bath & North East Somerset Green Space Strategy, this guidance will be taken into account as a material planning consideration in determining planning applications.

It is also intended that the guidance will support the emerging Local Development Framework for the District. At present it is expected that this guidance will be part of an overarching SPD covering Planning Obligations for a range of services.

4. When will Green Space Planning Obligations be applied?

In line with the Local Plan Policies set out in 2. above, Planning Obligations will be applied to residential and some commercial development that creates a demand for additional green space and/or places additional pressure on existing facilities. The Obligations are a mechanism to implement the local green space standards and aim to ensure that the needs of those occupiers of new development have access to a range of high quality green spaces that meet their needs and that the demands for green space created by new development does not deny existing occupiers these same opportunities.

The obligations will most often relate to residential development but will also apply to office and retail developments recognising that employees of commercial developments should also have opportunities to enjoy local green spaces near their place of work.

In all cases, green space required under Planning Obligations will be in scale and kind to the need generated by the proposed development.

The process for deciding whether a proposed development will attract green space planning obligations is summarised in Appendix 1.

Residential development: In terms of residential development, the local green space standards set out in this guide will apply to all proposals which result in a net gain in residential units. This includes, for example, proposals which involve conversions, changes of use, renewal of expired planning permission (at the time of submission), replacement dwellings and large extensions that increase potential occupancy levels, flats, bedsits, sheltered housing, affordable housing, agricultural workers dwellings, rest homes and nursing homes. The following forms of development will not be subject to the policy: - replacement dwellings and small extensions not increasing potential occupancy levels, residential annexes, and renewal of unexpired planning permission (at the time of submission).

New development in urban neighbourhoods where a surplus of green space has been identified within a distribution catchment and where quality standards are currently being achieved, may still attract planning obligations. This will be the case where there are shortfalls in green space or poor quality facilities in neighbourhoods elsewhere that mean those people underprovided for need to seek out green space facilities in areas of better provision. The demand for green space generated by new development may then lead to excessive pressure on existing facilities of good quality and/or exacerbated problems in areas of substandard provision. It is considered reasonable therefore to seek contributions from new development towards resolving such problems.

In the rural parishes, provision of formal green space and allotments set out in the local standards (see section 5. below) is very sporadic. Some parishes exceed the local green space standards while others are under-provided and some have none at all. Settlements having green space will often serve some of the needs of others sometimes in adjoining parishes. Therefore, in cases of development in the rural parishes, the Council will assess the green space provision not only in the parish where development is proposed, but also adjoining parishes. Consequently, even in parishes where current formal provision exceeds the local standards, new development may be liable for green space contributions. This is because the occupiers of new development may, in effect, displace green space users from nearby under-provided settlements or adjoining parishes thereby exacerbating the shortfalls.

Non-residential development: The District Local Plan indicates that green space provision may also be secured through major office and retail development

and regeneration schemes. Therefore, these types of development leading to significantly increased numbers of employees being brought into a neighbourhood will trigger planning obligations towards the provision and maintenance of green space and to which the local standards will be applied.

5. What types of Green Space should be provided?

The Bath & North East Somerset Local Plan requires the provision of areas for outdoor recreation and sport, allotments and children's play facilities as part of new housing development sites proposed under Policy GDS.1 and in the case of other sites where need is generated by new development .

National guidance in PPG17 with its Companion Guide sets out an open space typology which the government considers appropriate when Councils are assessing open space provision. Drawing on information gained from the recent green space assessment and audit, the Council has produced its own bespoke, PPG 17 compliant typology in recognition of the multi-functional nature of the majority of green spaces, and the diverse range of provision, management and need across Bath & North East Somerset.

This guide includes local standards for the following land types:

1. Formal Green Space – including parks and gardens along with recreation grounds and spaces for informal activities.
2. Natural Green Space – including woodland, natural and semi-natural spaces and green corridors.
3. Allotments – including community gardens and community orchards

Provision of sports facilities and facilities for children and young people are included in the formal green space standard, as it is within these spaces that these facilities are generally provided. However, formal outdoor facilities exclusively used for sports and not generally available to the public for other types of recreation are NOT included in the standards and will be addressed under a Sports Facilities Strategy.

Financial contributions secured for the provision of green space may be spent on one or more of the above infrastructure types depending on needs identified in the Green Space Strategy.

The local standards set out below recognise the difference between urban and rural living. In relation to urban areas, the standards require the provision of both formal and natural types of green space. In the rural areas there is no requirement to provide natural green space. This is on the basis that rural residents live within the countryside and, generally, a much more natural environmental context. Allotments are required in all parts of the District.

6. Local Standards

The local standards for green space provision define a measurable minimum standard for the quantity, distribution and quality of green spaces. These key terms are defined as:

- Quantity – the minimum amount of green space required per person.
- Distribution – the maximum distance each person should have to travel to get to a green space.
- Quality – the minimum quality of the green space and its features.

These different elements of the local standards set a benchmark for green space provision in Bath & North East Somerset. The aim is to give all residents, employees and visitors access to an equal amount of good quality green space of different types, offering a range of experiences, within a maximum distance from where they live, work or are staying. Recognising that it is appropriate for various activities to take place within different sized sites, and that it is appropriate to expect to travel different distances for different activities, the Council's Green Space Strategy includes a hierarchy of green space provision which is applied in this guide.

The hierarchy ranges from the smaller localised green spaces within easy walking distance to the strategic District level facilities such as Royal Victoria Park in Bath and Keynsham's Memorial Park to which people from all over the District will, from time to time, wish to travel to enjoy the range of facilities on offer.

In order to determine the standards the following factors have been assessed:

- The views of users and non-users of green space on the current level of provision, along with the views of other green space providers e.g. Town and Parish Councils.
- The existing green space network within the District, including assessing and electronically mapping each site.
- Other national, local and green space standards that currently exist.

Sections 3.2 and 11.1 in the Council's Green Space Strategy indicate that the local standards to be applied across the District are based on existing provision in Keynsham and Bath where the highest levels of satisfaction with the quantity and distribution of green space in the District existed at the time of the assessment and audit. This approach is in line with paragraph 6.5 of the Companion Guide to PPG 17.

There may be exceptional circumstances where the Council consider it reasonable and necessary to require additional levels of provision above the minimum local standards, e.g. where it is important to preserve the landscape setting of a location.

Minimum Quantity Standards for the Provision of Green Space

Type	Quantity
Formal Green Space	a minimum of 15 sq. m per person
Natural Green Space in Urban areas	a minimum of 15 sq. m per person
The above to be provided by sites of differing sizes as set out in the hierarchy below.	
Allotments*	a minimum of 3 sq. m per person with a minimum site size of 1,500 sq. m / 10 plots

* not required for non-residential development.

Examples of applying these space standards in various scenarios are given in Appendix 3.

Distribution and Quality Standards for the Provision of Green Space

Hierarchy of Green Spaces: All green space provision, whether on site by developers or in other locations by the Council, should wherever possible, meet the distribution and quality standards set out in the following hierarchy. The rationale for the minimum local standards is set out in the Council's Green Space Strategy.

Formal Green Space:

Doorstep Green Spaces

- Within 400m (0.25mile / 5mins) walking distance of home (300m straight line from access points)
- Areas of formal green space over 1000sqm in size and with minimum dimension of 15m
- Accessible to all without the need to cross a busy road (road regularly used by non-residential traffic)
- Free of the fear of harm or crime
- Situated / designed so that casual use of the space does not cause unreasonable nuisance to neighbours
- Often consisting of the following functions / features:
 - Informal play (unequipped), with adult supervision as appropriate
 - Somewhere to walk
 - Somewhere to sit

- Somewhere for shade
- Somewhere to appreciate nature
- Somewhere to meet friends

Local Green Spaces

- Within 600m (0.33mile / 7.5mins) walking distance of home (450m straight line from access points)
- Areas of formal green space (excluding green corridors) over 1ha in size
- Accessible to all and free of the fear of harm or crime
- Site functions / features designed in such a way to not cause unreasonable nuisance to neighbours
- Often including the functions / features of a doorstep green space plus:
 - Formal play (equipped) for children aged up to 12 years
 - Informal active pursuits e.g. walking, jogging, work outs etc...
 - Features of horticultural or landscape interest
 - Venue for appropriate small-scale local events
 - Areas specifically managed for wildlife benefit

Neighbourhood Formal Green Spaces

- Within 1km (0.66mile / 12.5mins) walking distance of home (750m straight line from access points)
- Areas of formal green space over 2ha in size
- Accessible to all and free of the fear of harm or crime
- Site functions / features designed in such a way to not cause unreasonable nuisance to neighbours
- These spaces can sometimes be of national historic landscape importance as well as local importance
- Often including the functions / features of a local green space plus:
 - Formal activities for young people 12 and over
 - Formal provision for active pursuits e.g. tennis courts, bowling greens etc...
 - Venue for larger appropriate neighbourhood events
 - Opportunities for local people to become involved in the management of the site and to provide voluntary labour towards the maintenance of the site

District Formal Green Spaces

- Situated within each of the urban areas of the District i.e. Bath, Keynsham and Norton Radstock
- Areas of formal green space over 10ha in size
- Accessible to all and free of the fear of harm or crime
- Site functions / features designed in such a way to not cause unreasonable nuisance to neighbours

- Often including the functions / features of a neighbourhood formal green space plus:
 - Venue for appropriate major outdoor events

Natural Green Space:

Neighbourhood Natural Green Spaces

- Within 1km (0.66mile / 12.5mins) walking distance of home (750m straight line from access points)
- Areas of natural green space over 2ha in size
- Accessible to all and free of unreasonable fear of harm or crime
- Site functions / features designed in such a way to not cause unreasonable nuisance to neighbours
- Often including the following functions / features:
 - Entrance signage with details of site interest
 - Somewhere to sit
 - Somewhere for shade
 - Significant nature interest
 - Opportunities for local people to become involved in the management of the site and to provide voluntary labour towards the maintenance of the site

District Natural Spaces

- Situated within or on the outskirts of each of the urban areas of the District i.e. Bath, Keynsham and Norton Radstock
- Areas of natural green space over 10ha in size and also the most significant natural space in each urban area
- Accessible to all and free of unreasonable fear of harm or crime
- Site functions / features designed in such a way to not cause unreasonable nuisance to neighbours
- Often including the functions / features of a neighbourhood natural green space plus:
 - Marked and maintained paths where appropriate
 - Signage around the site giving information about the space
 - Venue for educational activities

Allotments

- Within 600m (0.33mile / 7.5mins) walking distance of home (450m straight line from access points)
- With a minimum size of 1,500 sq m for practical management purposes
- Accessible to all and free of the fear of harm or crime

- Site managed in such a way to not cause unreasonable nuisance to neighbours
- Providing space for members of the community to benefit from the activities associated with gardening and consumption of fresh fruit and vegetables
- With conditions and facilities that promote good gardening practice.

Premiums to address shortfalls in provision: All development attracting green space planning obligations will create additional potential demand for use of all the types of green space set out in the above hierarchy (apart from allotments in the case of relevant non-residential development). Where the Council is taking financial contributions towards green space provision to meet the local standards, the commuted sums will be directed towards providing the full range of facilities in the hierarchy. However, in the case of provision on site by developers, there will be very few circumstances where the full range of facilities can be achieved within the application site given the size and scale of Neighbourhood and District Green Spaces. The Council will, therefore, in cases where only doorstep or local green spaces are provided on site, require an additional contribution from the developer to enhance the facilities of neighbourhood and district formal green spaces. This contribution will be equal to 50% of the normal off site contribution.

Rural Parishes of the District

The aim will be to achieve the above quantity and quality standards of provision across the whole District in urban and rural areas. In terms of distribution, it is recognised that people living, working and visiting the rural parts of the District will expect to travel further to find a full range of green space facilities, particularly the larger, more strategic District Formal Green Spaces. The Council will, however, identify opportunities through development proposals to meet distribution standards as closely as possible in rural locations.

7. Where is Green Space to be provided?

The Green Space Strategy identifies deficiencies in the quantity, distribution and quality of green space provision within the District. The strategy will be used to decide whether on site green space provision or financial contributions towards provision elsewhere is most appropriate.

There are a number of different scenarios that could apply as follows:

- a. All new provision on site;
- b. Some new provision on site, with remaining new provision off site within or outside distance thresholds from application site;
- c. Some new provision on site, with the remaining quantity requirement being met through enhancement of existing green space facilities either within or outside distance thresholds from application site;
- d. All new off site provision either within or outside distance thresholds from application site;

e. Financial contribution towards enhancement of existing green spaces.

Generally, where there is an identified deficiency in quantity of green space, on-site provision will be required in larger development proposals where the size, topography and other characteristics of the application site makes this feasible. In cases where a proportion of the required green space is to be provided on site with the rest elsewhere, a pro rata reduction will be made in calculating the level of financial contribution towards the remaining provision off site.

On site green space should be an integral part of the development's design concept and should fully take account of, for example, considerations relating to access, orientation, topography, biodiversity and the character of the locality.

Where on site provision is not feasible (for example, the site is too small or has too many constraints) then off site provision within the distance thresholds outlined in the green space hierarchy will be sought. Potential applicants for planning permission should enter into discussions at an early stage, prior to submitting applications, to establish whether or not a suitable site location can be identified to meet the green space needs that would be created by the proposed development. This may entail new provision and/or upgrading an existing site.

In circumstances where neither on site provision, nor off site provision within distance thresholds required by the standards, is considered possible or appropriate, the Council will explore other options that may make the development acceptable in terms of green space provision. For instance financial contributions may be sought towards improving access routes to existing facilities beyond the distance thresholds but within reasonable reach of the planned development. There will also be the option of seeking financial contributions towards providing or improving strategic facilities that occupiers of the proposed development would have the opportunity of using.

8. Commuted Sums for Off-site Provision

For residential development the calculation of financial contributions will be based on the following information:

- Potential number of persons per dwelling in new development;
- The local standard for the provision of the required type of green space;
- The cost per sq. m of provision and maintenance of the required green space or enhancement of existing facilities.

In all cases the calculation is to be based on the anticipated net increase in population. Therefore, the theoretical occupancy rate of any existing dwellings to be lost in the proposed development is deducted from the demand generated.

The Local Plan occupancy rates are as follows:

Type of Dwelling	Occupancy
1 bedroom	2 persons
2 bedroom	2 persons
3 bedroom	3 persons
4 bedroom	3 persons
5 or more bedrooms	4 persons

In the case of non residential forms of development attracting planning obligations i.e. office and retail, the following occupancy and contribution rates will apply:

Type of Development	Occupancy Rate	Contribution rate
Business development e.g. office and retail	Total no. of employees	10% total no. of employees x local quantity standards

Employees of such development will only be likely generate demand for the use of green space in the locality of the development for a smaller proportion of the time than local residents or hotel guests. This is reflected in the contribution rate.

9. Commuted Sums for Maintenance

Where green space is provided by the developer, it must maintained to the satisfaction of the Council for a period of no less than 12 months. In some cases this period may be extended (e.g. if remedial works required prior to transfer are not completed within an agreed timescale). Developers will then be required to dedicate the green space and any associated facilities (e.g. changing facilities, play equipment, landscaping) to either the District or Parish Council and to make a capital commuted contribution to cover their maintenance over a 15 year period following adoption by the Council.

The commuted sums used by the Council represent the cost of maintaining the different types of open space per annum and will be revised annually. The rates for 2007/08 are shown in Appendix 2.

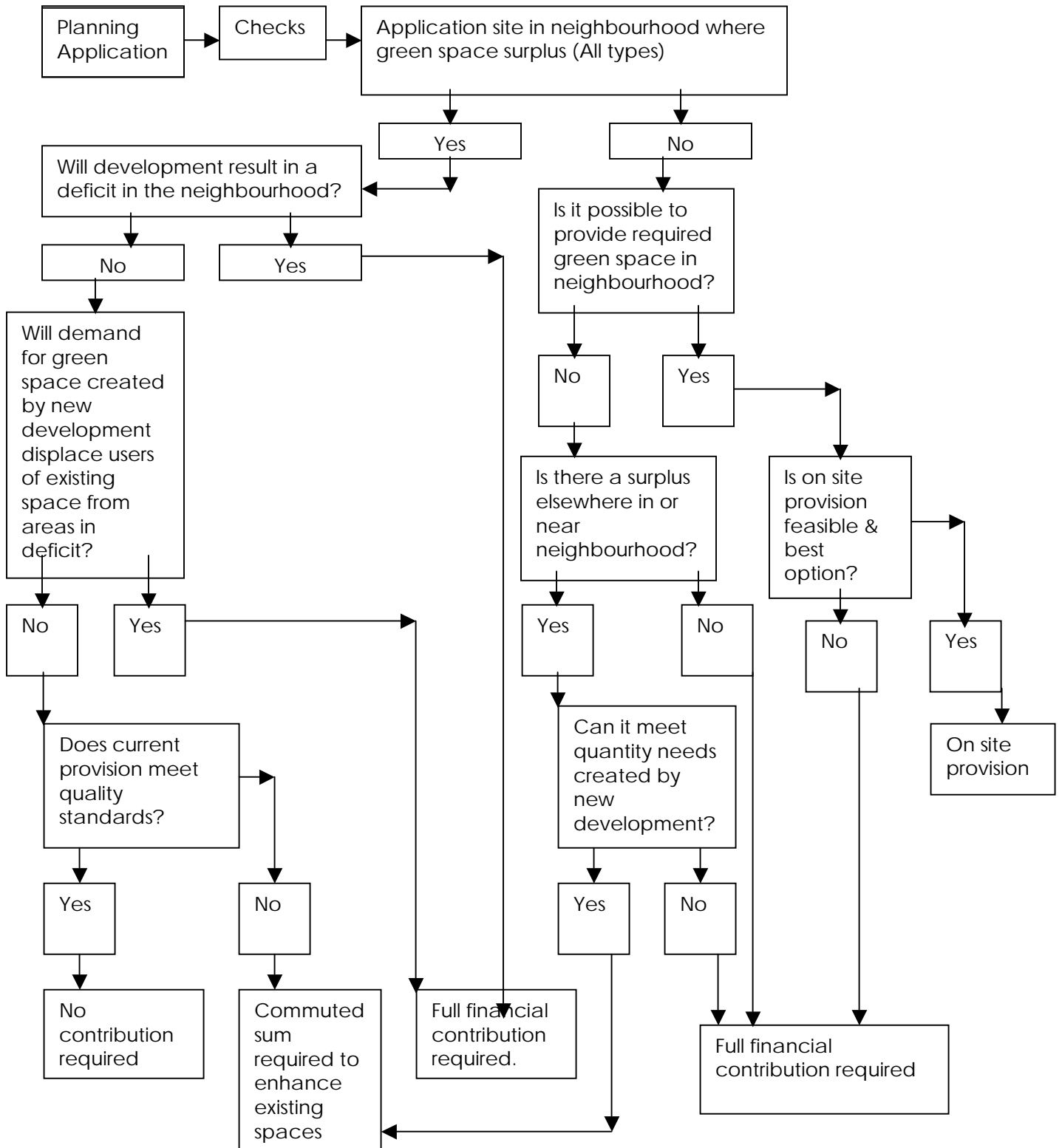
10. Bonds and Supervision Fees

Developers are required to make provision for a bond to ensure completion of the green space in the event of the developer being unable to do so. This bond will be calculated using the current provision and maintenance rates for the appropriate types of green space (£ / sq. m). The rates will be revised annually.

In addition, where developers are making provision on site they will be required to pay a fee to cover supervision of the laying out, maintenance and transfer of green space to the District or Parish Council. This fee will be 5% of the cost of provision calculated using the current provision rates as set out for bonds above..

In the case of outline planning permissions, the supervision fee will be calculated as an estimate of the anticipated occupancy levels of the development and will be amended in the event of the detailed stage varying from the assumptions in the outline application. Provision for such amendments will be included in S106 Agreements.

APPENDIX 1 – Process Flowchart
Deciding the need for green space planning obligations.



APPENDIX 2

Commuted Sums – Rates at April 2007

These rates will be reviewed and adjusted annually.

1. Maintaining Green Space (on or off site) dedicated by Developer and adopted by the Council.

Type	Sum Required for Maintenance (£/sq.m)
Formal Green Space	55.03
Natural Green Space	15.55
Allotments	12.97

2. Provision off site by the Council (construct & maintain).

(a) CAPITAL

Type	Cost of Provision (£/sq.m)
Formal Green Space	34.18
Natural Green Space	6.27
Allotments	7.49

Important - these rates do not include land purchase which would be an additional cost to the developer at the current rate of £4.95/ sq.m

(b) REVENUE

Type	Sum Required for Maintenance (£/sq.m)
Formal Green Space	55.03
Natural Green Space	15.55
Allotments	12.97

3. Enhancement by the Council of existing off site facilities.

Type	Cost (£/sq.m)
Formal Green Space	44.61
Natural Green Space	10.91
Allotments	10.23

If the quantity of land dedicated by the developer to the Council is greater than the minimum local standards, then the commuted sums to cover maintenance will relate to the total land area not just that required by the standards.

APPENDIX 3

Examples of applying the B&NES Local Green Space Standards

There are many different circumstances in which the local standards for green space provision will be applied. The following scenarios aim to illustrate how the local standards will be applied in some typical hypothetical examples. The scenarios cannot be all embracing and the Council will assess each case on its merits and provide advice at the time of development being proposed. Anyone considering development likely to attract a requirement for planning obligations towards the provision of green space is advised to discuss the proposals at the earliest opportunity before applying for planning permission.

Land costs: It should be noted that the following scenarios do not include sums for land purchase in the case of off site provision given that this will vary according to land market conditions and location of application site. At the time of planning approval a sum to cover land purchase will be included in contributions for appropriate development proposals.

Scenario 1:

Full application for 200 x 3 bed dwellings and 100 x 1 bed dwellings.

Location: An application site in a Keynsham ward shown to be deficient in formal, natural and allotments space.

Assessment of green space requirements:

Assume population in new development of (200 @ 3 persons per dwelling) + (100 @ 2 persons per dwelling) = 800 persons

Now apply local standards:

Formal green space: 800 x 15 sq m = 12,000 sq m

Natural green space: 800 x 15 sq m = 12,000 sq m

Allotments: 800 x 3 sq m = 2,400 sq m

The developer is to pay for provision off site.

Cost of provision (capital costs excluding land purchase):

Formal green space: 12,000 x 34.18 = 410,160

Natural green space: 12,000 x 6.27 = 75,240

Allotments: 2,400 x 7.49 = 17,976

Total = £503,376

Committed sum required for maintenance:

Formal green space: 12,000 x 55.03 = 660,360

Natural green space: 12,000 x 15.55 = 186,600

Allotments: 2,400 x 12.97 = 31,128

Total = £878,088

TOTAL FINANCIAL CONTRIBUTION REQUIRED:

Cost of provision = £503,376

Maintenance = £878,088

£1,381,464

Scenario 2:

As above except that the application site is on the edge of Keynsham within the distribution threshold for Allotments sites and Natural green spaces, but well beyond the local standard distances from Local and Neighbourhood Formal green spaces. There is a Doorstep Green Space that would meet the local quantity standard within 400m but is of poor quality. There is no scope to provide adequate green space on site.

Assessment of green space requirements:

Formal Green Space – The need for this type of space generated by the proposed development may be broken down into:-

1. Provision of new space;
2. Enhancement of the existing poor quality doorstep space.

Natural Green Space – There is sufficient quantity to meet the needs of the new development but a financial contribution will be required to enhance the existing natural spaces that will most serve the occupiers.

Allotments - Whilst there are allotments within the distance threshold, there is a significant deficit within Keynsham as a whole and this allotments site serves a much wider catchment. The proposed development will therefore generate need for further allotments provision. Either the developer should provide land in an appropriate location in Keynsham to relieve demand on the current allotment site, or the Council will look for opportunities to provide a site itself. It is assumed that in this case, the latter will apply.

Formal Green Space: 800 new residents x 15 sq m = 12,000 sq m

1. Enhancement of existing Doorstep Green Space:

Local Standards Area of Doorstep Green Space (1,000 sq. m) x cost of enhancement (£44.61 per sq. m) = £44,610

2. Provision of new off site formal green space:

Total requirement (12,000 sq. m) less doorstep space to be enhanced (1,000 sq. m) = 11,000 sq. m x cost of providing & maintaining new facility (£89.22 per sq. m excl, land cost) = £981,420

Total: Add 1 + 2 above = £1,026,030 (*excludes land purchase cost for new green space)

Natural Green Space: 800 new residents x 15 sq. m = 12,000

Off site enhancement rate for Natural Green Space per sq. m = £10.91

Commuted sum requirement = £10.91 x 12,000 = £130,920

Allotments: 800 new residents x 3 sq m = 2,400 sq m.

Financial contribution from developer to enable Council to make this provision:

Provision of New Allotments site per sq. m = £7.49 x 2,400 = £17,976

Maintenance per sq. m = £12.97 x 2,400 = £31,128

Total = £49,104*

TOTAL FINANCIAL CONTRIBUTION REQUIRED:

Formal Green Space	£ 1,026,030*
Natural green Space	£ 130,920
Allotments	£ 49,104*

£1,206,054*

* Excludes costs to developer of land purchase

Scenario 3:

Full application for 10 x 3 bed and 25 x 1 bed dwellings.

Location: 1 ha application site in a Bath ward having a current surplus of green space above the local standards in relation to the ward's population. The surplus could also absorb the needs generated by the new development. However, the ward also provides green space for other nearby areas of the city lacking adequate provision.

The new development will, in effect, exacerbate the green space shortages in surrounding wards by bringing additional pressures on the facilities used by

people from those areas in deficit. It is therefore reasonable to require green space contributions from the new development as follows:

Assessment of green space requirements:

Assume population in new development of (10 @ 3 persons per dwelling) + (25 @ 2 persons per dwelling) = 80 persons

Now apply standards ie:

Formal green space: 80 x 15 sq m = 1,200 sq m

Natural green space: 80 x 15 sq m = 1,200 sq m

Allotments: 80 x 3 sq m = 240 sq m

The requirement could meet the minimum quantity standard for an on site 'Doorstep Green Space' (1,000 sq.m), but given the circumstances in this scenario, this is unlikely to satisfactorily meet wider green space needs created by the new development. The Council will assess such scenarios to determine whether off site provision of green space or a commuted sum towards enhancement of existing provision are most appropriate as follows:

If suitable off site land can be identified and acquired by the Council in nearby areas of green space deficit the following would be a typical calculation of the commuted sums required:

Area of land required for each type x cost of providing & maintaining new facilities (excl. land purchase cost).

Provision off site by the Council (construct & maintain):

(A) CAPITAL

Type	Cost of Provision (£/sq.m)
Formal Green Space	1,200 sq m x 34.18 = £41,016
Natural Green Space	1,200 sq m x 6.27 = £7,524
Allotments	240 sq m x 7.49 = £1,798
TOTAL	£50,338

Important - these rates do not include land purchase which would be an additional cost to be added.

(B) REVENUE

Type	Sum Required for Maintenance (£/sq.m)
Formal Green Space	1,200 sq m x 55.03 = £66,036
Natural Green Space	1,200 sq m x 15.55 = £18,660
Allotments	2,400 sq m x 12.97 = £31,128
TOTAL	£115,824

TOTAL FINANCIAL CONTRIBUTION REQUIRED:

Cost of Provision £50,338
Cost of Maintenance £115,824

£166,162*

* Excludes cost to developer of land purchase.

Scenario 4

Commercial development in Norton Radstock to generate 200 employees. There are existing green spaces within the local standard distance thresholds for Neighbourhood Green Spaces (12.5 mins walking time).

Assessment of green space requirements:

Apply local standard (10% quantity):

Formal: 1.5 sq. m x 200 = 300 sqm

Financial contributions for commercial development relate to enhancement of existing facilities, therefore 300 x 44.61 = £13,383

TOTAL FINANCIAL CONTRIBUTION REQUIRED:

£13,383

Scenario 5

Rural Residential Development

Proposed housing development within Farmborough village boundary defined in the Local Plan for 15, 3 bedroom houses.

Farmborough parish has a surplus of formal green space to meet local standards for its population and the proposed development. However, surrounding parishes of Chelwood, Marksbury and Priston have no provision and Timsbury, High Littleton and Clutton have inadequate levels of provision. Farmborough is therefore helping to meet some of adjoining parish green space needs. This guidance therefore requires the proposed development to contribute towards addressing these shortfalls by contributing towards new off-site provision as its residents will, in effect, displace users from adjoining parishes (see Section 4 of the guidance document).

Assessment of green space requirements:

Projected occupancy: 15 x 3 bed houses (15 x 3) = 45

Green Space required:

Formal green space = 45 x 15 m² = 675 m²

Allotments = 45 x 3 m² = 135 m²

TOTAL FINANCIAL CONTRIBUTION REQUIRED:

Formal green space = 675 m² x 89.21 (provision + maintenance) = £60,217

Allotments = 135 m² x 20.46 (provision + maintenance) = £2,762

£62,979
