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1. INTRODUCTION

- 1.1. This Supplementary Planning Document (SPD) is designed to provide additional guidance to open space policies in the Local Development Framework (LDF), namely Core Strategy Policies Three, Six and 11. Also those policies that have been saved from the Stockton-on Tees Local Plan (1997) during the transition to the LDF system, Housing Policy 11, Recreation Policy One and Environment Policy 15.
- 1.2. *Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation* (PPG17) was published in 2002. It outlines the need for planning for open space and sport to be based on locally derived assessments and standards. The standards contained in this SPD are locally derived using the assessment outlined in *Assessing Needs and Opportunities: A companion guide to PPG17* (PPG17 Guidance). The PPG17 assessment is available as Appendix 7 of this document.
- 1.3. This SPD contains standards for the quantity, quality and proximity of open space and built sports and recreation provision. The landscaping section of this document outlines the quality expected for the laying out of new open space and landscaping schemes in new developments.

AIMS AND OBJECTIVES

- 1.4. The aim of setting local standards is to improve the quantity, quality and proximity of open spaces and built sport and recreation facilities in the Borough. This document also aims to provide clarity and certainty to developers about the level of Planning Obligation contribution required for new development and the circumstances in which open space is to be required on site.
- 1.5. The guidance contained in this SPD will achieve these aims through the following objectives:
 - to improve the quality and quantity of the open space provided within or associated with new developments;
 - to improve the quality of existing spaces and built sports facilities to better cope with the demand caused by new developments and existing users;
 - to ensure that new open space and facilities are located within sensible distances of the population they serve; and
 - to enable developers to present high quality landscape schemes and help to make sure that all matters relating to landscaping are included within the planning and design process.

RELATED POLICES AND STRATEGIES

- 1.6. The list below identifies a number of policies and strategies, which relate to the production of the SPD. An explanation of each document is provided in the PPG17 assessment, which is Appendix 7 to this document.
- Core Strategy
 - Environment DPD
 - Stockton-on-Tees Green Infrastructure Strategy
 - Sport and Active Leisure Strategy
 - Local Plan 1997
 - The North East of England Plan: Regional Spatial Strategy to 2021
 - Shaping our Future: A Sustainable Community Strategy for the Borough of Stockton –on-Tees 2008-2021
 - ODPM Circular 05/2005: Planning Obligations
 - ‘Play Matters’ Stockton –on-Tees Children’s Trust Board Play Strategy 2007-2012
 - Stockton-on-Tees Borough Council Play Area Strategy 2007 – 2010
 - Stockton-on-Tees Climate Change Action Plan 2007 – 2012
 - Cemeteries 5 Year Improvement Plan
 - Stockton-on-Tees Local Transport Plan 2006 to 2011: Cycling Strategy
 - North East Strategy for the Environment 2008
 - Tees Valley Sport Sub-Regional Facilities Strategy (draft) and A Regional Facilities Strategy for Sport England North East (draft)
 - Tees Valley Green Infrastructure Strategy
 - Tees Valley Biodiversity Action Plan
- 1.7. The design guides listed below have been produced by Stockton Borough Council to provide additional guidance to the design of open space in new development and are referred to throughout this document.
- Design Guidance Notes for Installation of New Play Areas
 - Detailed Guidance Notes for Open Space to be Transferred to the Council for Future Maintenance

2. SUMMARY OF GUIDANCE FOR DEVELOPERS

- 2.1. The demand for open space caused by new development should be calculated based on the population of the development and the quantity standards for open space. The population created by a residential development should be calculated using the people to dwelling outline below:

1 bedroom dwelling	1 person
2 bedroom dwelling	2 people
3 bedroom dwelling	3 people
4 bedroom dwelling	4 people
5 bedroom dwelling +	5 people

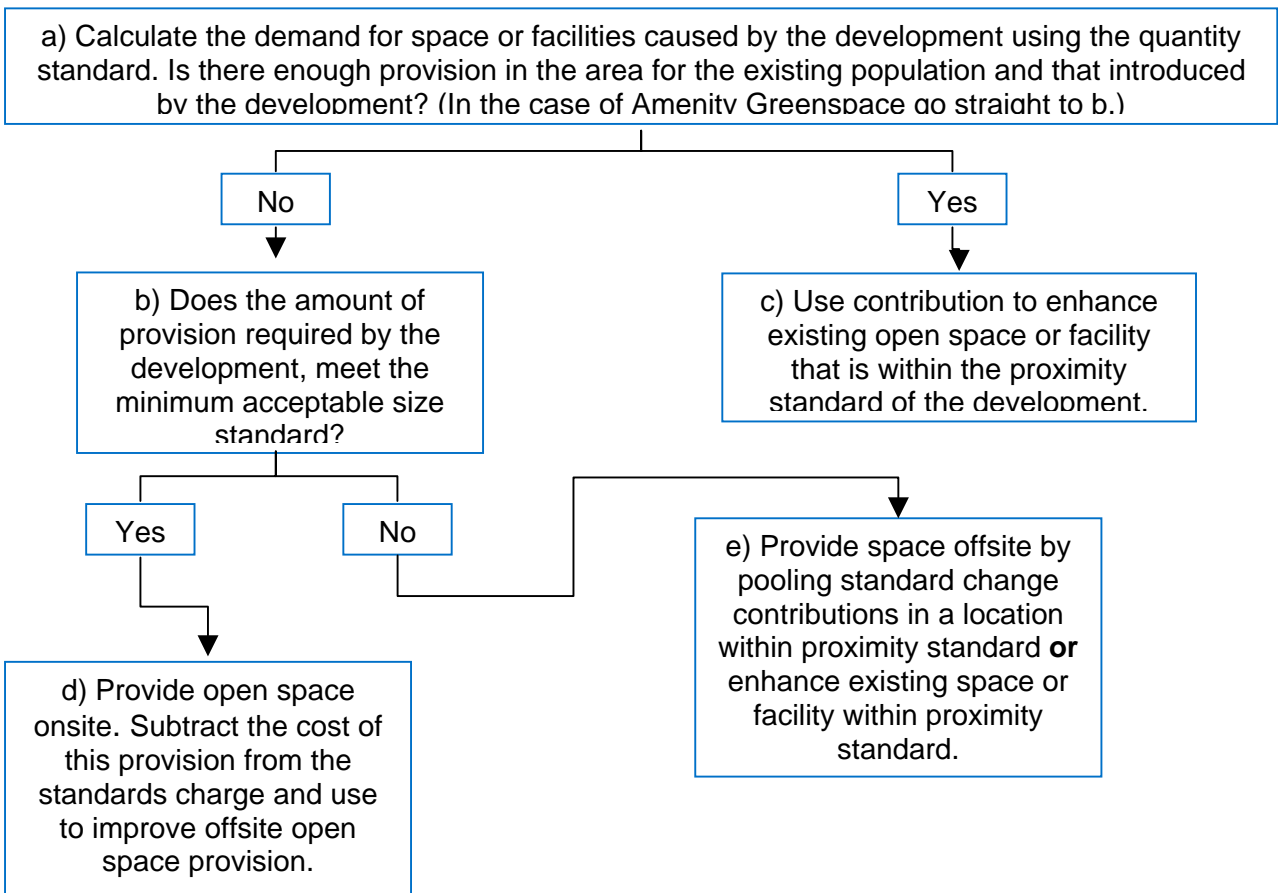
- 2.2. For employment development the population should be calculated using the following outline sourced from the Employment Land Review: Guidance Note ODPM (2004).

Office Development	1 person per 18 sq.m
Industrial Development	1 person per 38 sq.m

- 2.3. The preference will always be for the provision of open space on site. The size of the space required will depend on the population generated by the development.
- 2.4. It will always be preferable to provide open space onsite. However, it will only be practical to provide open space on site if the space provided is of a suitable size. The minimum acceptable size standards will be used to identify when open space is required on site. The minimum acceptable size triggers the need for open space to be provided on site when the demand caused by the development reaches the area outlined. Where space is required onsite a contribution toward 25 years maintenance will be required.
- 2.5. If space is not feasible on site, but the area in which the development is located has a deficiency in open space, contributions will be used by the Council to provide or enhance open space offsite, possibly through pooled contributions.
- 2.6. If open space is not feasible on site and the area where the development is located is not deficient in open space, contributions will be used to enhance existing provision off site.
- 2.7. In cases where onsite provision will not be provided a standard charge of £903.53 for open space and £247.79 for built facilities is required per person for the population occupying new residential development. In the case of employment development the same built facilities charge is required but a charge of £563.05 is required for open space where maintenance is to be undertaken by the Council and £247.45 where it is not.
- 2.8. In cases where some open space is provided on site the remainder of the charge will still be required for improvements to other types of space to reflect

the full demand caused by the development. The cost of the onsite provision should be subtracted from the total charge. Information on charges can be found in Appendix 1.

- 2.9. A standard charge based on a typical example has been calculated so obligations do not have to be recalculated for every development. However, contributions will be used to remedy the quantitative and qualitative deficiencies associated with the area where the development is located, rather than those identified in the standard charge. Contributions will be used by the Council in line with the quantity, quality and proximity standards outlined in this document.
- 2.10. The standards outlined in this document represent minimum standards and should not be used to identify areas where open space is available for development. Where open space provision is well above the minimum standard for a particular type of space, guidance demands that in the first instance deficiencies in other types of space are remedied. There is no area in the Borough where all types of space meet the standard, therefore development on open space is not acceptable unless the loss is mitigated adequately.
- 2.11. The table below outlines the process used to identify whether open space should be provided on site or if contributions will be required for provision or enhancement off site.



3. SUMMARY OF EVIDENCE

PPG17 ASSESSMENT

- 3.1. PPG17 stresses that standards are best set locally. The companion document *Assessing Needs and Opportunities: A companion guide to PPG17* provides guidance on the following five point methodology which should be used to set local standards as part of a PPG17 Assessment. The full PPG17 assessment is available as Appendix 7 of this document.
 - Identifying local needs
 - Auditing local provision
 - Setting provision standards
 - Applying provision standards
 - Drafting policies
- 3.2. The assessment outlined above requires a robust local evidence base. In order to identify local needs a number of consultation exercises were undertaken. The Sport, Recreation and Leisure Survey (2008) was undertaken by social research consultants. A sample of 2700 residents of the Borough were surveyed on a face-to-face basis. The sample was representative both in terms of spatial area and demographic characteristics. The questionnaire was also available online.
- 3.3. A survey of groups with particular knowledge or interest in open space, sport and recreation facilities was also undertaken as was some targeted qualitative research with specific groups.
- 3.4. In order to audit local provision the Open Space Audit (2005) updated in 2008 was used. The audit contains quantitative and qualitative information about over 1000 open space sites across the Borough. The sites surveyed include parks, natural greenspace, green corridors, outdoor sports facilities, amenity greenspace, play and young people's areas, allotments, cemeteries and civic space.
- 3.5. An audit of built facilities was also undertaken based on information contained in Sport England's Active Places Power online database and supplemented with local information. This audit includes health and fitness suites, indoor bowls centres, indoor tennis centres, sports halls, swimming pools, synthetic turf pitches, ice rinks, community centres and village halls.
- 3.6. The location of facilities is an important aspect of this assessment. In order to identify the population of the Borough who are able to reach different spaces and facilities within different distances a GIS analysis was used. This identified the number of households within different distances of space and facilities by road route. Standards have been set at the distance from spaces or facilities that the majority of the households in the Borough are within.

- 3.7. In most cases local quantity standards have been derived by comparing the existing level of provision to population at the Borough level. This is then used to identify areas of deficiency where provision falls below this level. Where national standards do exist they have been used as a benchmark. If evidence suggests that provision of a particular type of space is low, a standard higher than the Borough level of provision has been set to ensure that existing low provision is not used to set an inadequate standard.

EVIDENCE AND PLANNING OBLIGATIONS

- 3.8. Standards derived from a PPG17 assessment can be used to request planning obligations. It is important that planning obligation requested meet the following tests as set out in Circular 05/2005 Planning Obligations. Planning obligations must be:
- relevant to planning;
 - necessary to make the development acceptable in planning terms;
 - directly related to the development;
 - fairly and reasonably related in scale and kind to the proposed development; and
 - reasonable in all other respects.
- 3.9. The circular states that a planning obligation is relevant to planning if it is necessary to bring the development in line with sustainable development as outlined in planning policy. One of the planning objectives outlined in PPG17 is to promote sustainable development.
- 3.10. By setting standards based on the quantity, proximity and quality of the existing provision in the Borough this identifies what most of our current residents experience in terms of open space and facilities. Setting standards in this way identifies what is required to make an application acceptable in planning terms because it identifies the level of mitigation required to ensure that the existing population do not “lose” existing space and facilities through increased population and that new populations are provided for equitably, in line with the rest of the Borough.
- 3.11. The quantity standard demonstrates what is fairly and reasonably related in scale and kind by identifying the demand for open space generated by a development that is to be mitigated by the planning obligation.
- 3.12. The proximity standard can be used to identify the distance at which a space or facility is related to the development based on the current situation in the Borough. This essentially identifies how far away from the development that the planning obligation can be used, although onsite space is always considered to be the most related to the development.

4. OPEN SPACE STANDARDS

- 4.1. Standards are designed to enable the better planning of open space in order to increase people’s ability to access it, to ensure that the amount of open space is adequate for the population it serves and to improve quality.
- 4.2. Standards are not designed to be applied retrospectively to existing development, except where opportunities for improvement arise and can be guided by standards, but are rather designed as a requirement of new development.
- 4.3. Standards are not designed to be applied mechanically in cases where a better outcome may be achieved through amending them. Where there is a need for effective place making or a particular approach to urban design it may be justifiable to seek alternatives to the standards. However, this should be driven by a desire for innovative design rather than the avoidance of providing suitable onsite open space. In these cases open space standards can still provide useful guidance.

Quantity standard

- 4.4. The quantity standard will be used:
 - to identify the level of demand caused by a new development; and
 - to identify areas where there is a deficiency in existing provision.

Type of open space	Quantity Standard per 1000 people
Parks and Gardens	0.55ha
Natural Greenspace	2ha
Outdoor sports (Synthetic Turf Pitches)	1.76ha (0.03 pitches per 1000 people)
Amenity Greenspace	1.39ha
Play/Young people’s areas	1 play unit
Allotments	0.8ha
Cemeteries	180 burial plots

Proximity Standard

- 4.5. The proximity standard will be used:
- to identify pockets of deficiency in areas that may otherwise be provided for; and
 - to identify how far from a development a contribution to offsite provision or enhancement of existing provision can be used.

Type of open space	Proximity Standard
Parks and Gardens	Within 2km of all parks and 5km of a strategic park
Natural Greenspace	Within 1km
Outdoor sports (Synthetic Turf Pitches)	Within 1km (Within 4km)
Amenity Greenspace	Within 600m
Play/Young people's areas	Within 1km
Allotments	Within 5km
Cemeteries	Within 5km

Minimum Acceptable size

- 4.6. The minimum acceptable size is used to identify the point at which a development becomes big enough to require the provision of onsite open space. It essentially triggers the need for space to be provided on site.

Type of open space	Minimum Acceptable Size Standard (On Site Trigger)	Population Required to Reach Minimum Acceptable Size
Parks and Gardens	4ha	7273 people
Natural Greenspace	N/A	N/A
Outdoor sports (including synthetic turf pitches)	For developments of over 1000 people, onsite outdoor sports facilities should be considered strategically and in consultation with Leisure and Sports Development.	
Amenity Greenspace	0.6ha (0.3ha for employment development)	431 people
Play/Young people's areas	Doorstep play area (1 play unit)	1000 people
Allotments	0.6ha	769 people
Cemeteries	N/A	N/A

Quality Standard

- 4.7. Improving the quality of existing spaces and facilities is intended to increase their attractiveness and use value in order to meet the needs of increased population. Therefore no facility or open space should be excluded from the possibility of improvement. All existing open spaces have been scored for quality in the open space audit and areas for improvement have been identified in the built facilities audit outlined in the PPG17 assessment.

- 4.8. Due to this, a “plus one” approach is to be used, spaces or facilities should be improved in order to improve their quality score, rather than to meet a predefined criteria for quality.
- 4.9. Lower quality spaces and facilities should be prioritised but this should not be to the exclusion of spaces that already have high quality as improvements may still be needed to cope with extra usage.

VISION FOR OPEN SPACE

Open spaces should be suitable for a variety of activities from quiet relaxation to active play. Opportunities to enhance the biodiversity of local areas should be taken. Open space should be located to make the most of existing walking, cycling and public transport links and be accessible to people with disabilities, where possible. Spaces should be clean, well maintained, safe and designed to discourage anti social behaviour. Open space should be provided with reference to the Green Infrastructure Strategy.

Additional points for certain types of open space include;

- Green corridors should provide routes for people to access facilities and services but also as routes for recreation to increase people's ability to enjoy naturally occurring corridors, such as water courses.*
- Sports facilities should meet the specialist needs of users and be multi use where possible, maximising opportunities for use.*
- Play facilities should be imaginative and providing challenging and stimulating equipment for a wide age range. Equipment should also provide an appropriate level of risk and opportunities for socialising.*

Green Corridors

- 4.10. Green Corridors are opportunity led due to the location of a watercourse or footpath for example. However they are an important facility often providing opportunities for sustainable travel and of importance to the biodiversity of local areas. Although standards have not been set for green corridors it is important that they are provided where the opportunity arises to improve links between open spaces or as routes to local facilities. It is also appropriate to improve the quality of green corridors where possible. Due to this, contributions can be used to improve the quantity and quality of green corridors where the opportunity arises.

Outdoor Sports Facilities

- 4.11. The minimum acceptable size for a sports facility will depend a great deal on the type of facility provided. However, for the type of facility provided at least one of that pitch type, including run off space as outlined by Sport England, would be required. A decision based on the strategic location of the facility should be made before any facility should be requested on site.
- 4.12. Synthetic turf pitches can provide an alternative to traditional grass pitches, which increases the level of use appropriate to the same area of land. This can be useful to increase provision in areas where sports provision is low or where there is a lack of space for new facilities to be provided. When making decisions on the provision of outdoor sports facilities existing facilities and synthetic turf pitches should be considered as a whole. It is possible that in some instances the provision of a synthetic turf pitch may be more suitable than a grass pitch.

Amenity Greenspace

- 4.13. If the minimum acceptable size is met, amenity greenspace should be provided onsite regardless of the existing level of provision as it is integral to new development. It is important that the 0.6ha is provided as a whole piece of land. Amenity greenspace should be provided in line with the *Detailed Guidance Notes for Open Space to be transferred to the Council for Future Maintenance* document available from the Countryside and Greenspace Team at Stockton Borough Council.
- 4.14. It should be noted that the requirement for amenity space excludes land set aside purely to provide an attractive setting and/or landscaping function, which will normally be expected to be provided by developers in addition to that required under this standard, and as normal design requirements. Highway verges and the open space provided as visibility splays will not be counted toward open space provision.

Play Areas

- 4.15. A strategic approach should be taken to play areas as outlined by the Play Area Strategy. Play areas shall be provided, designed and installed in accordance with the Council's notes for the installation of play equipment and the developer should consult the document *Design Guidance Notes for the Installation of New Play Areas* available from the Countryside and Greenspace Team at Stockton Borough Council. Developers are advised to enter early discussions with the Council's Countryside and Greenspace Team for the provision of play areas.

Civic Space

- 4.16. A quantity standard, proximity standard or minimum acceptable size is not appropriate for the provision of civic space which is usually used to provide a setting for public buildings. However there may be situations where the location or design of a development means that it is more appropriate for open space contributions to go to improving public realm surrounding a development, rather than open space.

Street Tree Contributions

In line with *Manual for Streets* produced by the Department for Transport, in the case of trees and soft landscaping in excess of the areas of highway grass verge a commuted sum covering maintenance costs over and above those which may normally be encountered will be required. A contribution for the maintenance of street trees is detailed in Appendix 5.

5. BUILT FACILITY STANDARDS

- 5.1. Standards for built facilities are designed to ensure that existing facilities can be improved in order to cope with increased demand caused by the population increase associated with development. As it is unlikely that any single development will be large enough to provide a built sports facility on site Minimum Acceptable Size standards are not necessary.
- 5.2. Standards are not designed to be applied retrospectively to existing development, except where opportunities for improvement arise and can be guided by standards, but are rather designed as a requirement of new development.

Quantity standard

- 5.3. The quantity standard will be used:
- to identify the level of demand caused by a new development; and
 - to identify areas where there is a deficiency in existing provision in the instance that opportunities for improvement arise.

Table Showing Quantity Standards for Built Facilities

Facility Type	Quantity Standard
Health and Fitness Suites	6.16 stations per 1000 people
Indoor Bowls Centres	0.04 rinks per 1000 people
Indoor Tennis Centres	0.03 courts per 1000 people
Sports Halls	92.22m ² per 1000 people
Swimming Pools	16.47m ² per 1000 people
Ice Rinks	7.65m ² per 1000 people
Community Centres/ Village Halls	Capacity of 33 per 1000 people

Proximity Standard

- 5.4. The proximity standard will be used:
- to identify pockets of deficiency in areas that may otherwise be provided for; and
 - to identify how far from a development a contribution to offsite provision or enhancement of existing provision can be used.

Table Showing Proximity Standards for Built Facilities

Facility Type	Proximity Standard
Health and Fitness Suites	Within 2km
Indoor Bowls Centres	Within 5km
Indoor Tennis Centres	Within 6km
Sports Halls	Within 2km
Swimming Pools	Within 2km
Ice Rinks	Within the borough, see below.
Community Centres/ Village Halls	Within 2km

VISION FOR BUILT FACILITIES

Built sports facilities should be accessible to all, well maintained and community centred. As high quality facilities they will be designed with regard to the specialist needs of their users. More than one type of facility should be provided on site where appropriate and facilities should be designed and managed to maximise opportunities for use. Facilities should be located with relevance to walking, cycling and public transport networks and where they can improve the vitality and viability of town centres.

Ice Rink

- 5.5. Due to the sub-regional to regional nature of the ice rink a distance standard is not appropriate or necessary to identify a proximity standard. Instead it is suitable to say that any development in the Borough is reasonably related to the facility due to its scale.

Minimum Acceptable Size

- 5.6. In the case of built facility provision it is unlikely that a development will be of sufficient size to provide a facility onsite. Due to this, contributions will be used to enhance existing facilities or can be put towards offsite provision if new provision is planned.

Quality Standard

- 5.7. In line with open space no built facility should be excluded from improvement as quality enhancement can be used to mitigate against the effects of increased use that is the result of increased population, or enable better access.
- 5.8. Priority areas for improvement can be identified through the qualitative information about built sports facilities in the Built Facilities Audit. However, built facilities should be improved to mitigate against the effect of increased usage where they can be directly related to development through the proximity standard

6. DELIVERY GUIDANCE

CASES IN WHICH CONTRIBUTIONS ARE REQUIRED

- 6.1. In order to account for the cumulative impact of development there is no scale of development at which an open space contribution is not required. Contributions or on site provision will be required for all new applications that result in a net increase of residential units. This is demonstrated further in the table below. Contributions or onsite provision will also be required for employment development.

Contributions required	Contributions not required
Conversions Change of use Flats Bedsits Sheltered housing Affordable housing Self catering holiday accommodation Agricultural workers homes Revised planning permissions where change of number of dwellings Planning applications to make temporary dwellings permanent. Student accommodation Employment developments	Nursing homes Replacement dwellings Residential extensions Residential annexes Revised planning application with no increase

- 6.2. Contributions for play areas and young people’s areas are not required on single bedroom dwellings, sheltered accommodation, institutional uses such as care homes and extra care retirement villages.

AREAS OF DEFICIENCY

- 6.3. In order to identify if off site provision may be provided as an increase in the quantity of space or an increase in the quality of existing space, it is important to understand the nature of deficiency in the area. The Council will use the following table to identify whether the priority for the use of planning obligations is an improvement in quantity or quality. Where an area is deficient in the quantity of space, improvements in quantity are the priority. Where this is not achievable, quality improvements to existing space can mitigate against the extra usage the space is likely to receive.
- 6.4. Maps have been produced for each type of space to identify areas of deficiency within areas which may be well provided for overall. These maps are to be used in conjunction with the table below to identify if the priority for the use of off site contributions should be to increase quantity or quality. These maps are available at Appendix 6 ‘Maps Showing Coverage of the Proximity Standard’.

Table Showing the Areas that are Deficient (D) or Meet the Standards (MS) for Open Space

Type of Space	Billingham	Thornaby	Ingleby Barwick	Eaglescliffe	Yarm	Stockton East	Stockton West
Parks and Gardens	D	MS	D	MS	D	MS	MS
Natural Greenspace	MS	MS	D	D	D	D	D
Sports Facilities	MS	D	D	MS	MS	MS	D
Amenity Greenspace	D	MS	D	MS	MS	MS	D
Play/ young people's areas	D	D	D	D	D	D	D
Allotments	D	D	D	D	D	D	D

OUTLINE APPLICATIONS

- 6.5. The Council will seek to agree the terms of a planning obligation with the developers at the point when an application for outline planning permission is made. As the exact scale of the development may not be known, the nature and terms of the obligation would not specify an exact sum to be paid by a developer or infrastructure requirement. Instead, the obligation would stipulate:
- That the formula outlined in this document will be used to calculate contributions;
 - The scheduling of payment in relation to the development (to ensure that new facilities will be provided in advance of need);
 - The apportionment of other costs. (for example legal costs for drawing up the agreement).

POOLED CONTRIBUTIONS AND AGREGATE DEVELOPMENT

- 6.6. Where the cumulative impact of several developments results in the need for additional open space or facilities the council may pool contributions to fund such improvements. This will be done in an equitable way to, to avoid unreasonable costs being borne by one developer.
- 6.7. There may be instances where it is appropriate to have regard to the combined effect of two or more related developments in the area, which if considered in isolation would not reach the minimum acceptable size standard, but together would. For example, if a developer submitted two or more applications in quick succession for small residential developments in the same local area, which were intended to be developed within the same time frame, they could reasonably be considered to be related and treated

together in terms of deciding the need for onsite provision. This is a particular importance for employment development.

OPEN SPACE SCHEMES

- 6.8. Where the Council and the developers have agreed an on site open space scheme as part of a planning obligation or controlled by appropriate conditions, development shall not commence until the scheme details have been submitted to, and received written approval from the Council. A comprehensive open space scheme (often referred to as a 'landscape scheme') including details of hard landscape, planting and maintenance will generally be required when planning applications are submitted. The developer must also indicate on plans by what mechanism they envisage future maintenance to be delivered in which areas (for example, through transfer to the Council or management company or divided between them).
- 6.9. Where the Council and the developer have agreed an open space scheme, development shall not commence until the scheme has been submitted and received written approval from the Council. In these instances the following will be expected in an obligation, it should be noted that this is not an exhaustive list:
- In all developments no more than X% of the dwellings in the development shall be completed / occupied before the open space identifies in the agreed scheme is laid out in full.
 - In exceptionally large developments open space delivery may have to be phased. In such instances the developer will agree a phasing schedule as part of the masterplan. The open space shall be provided concurrently with the part of the development it is intended to serve and accord with other criteria identified within this paragraph.
 - Areas proposed for open space shall not be occupied by compounds, storage materials, cabins or any other structure related to the on-site construction works, nor shall they be traversed by vehicles associated with construction deliveries or staff, unless as part of development of the open space.
- 6.10. Where financial contribution is to be paid in lieu of on-site open space provision, 50% of the capital contribution shall be paid prior to commencement of development and 50% on the first completion of sale, or issue of Certificate of Completion of Build.

7. LONG TERM MAINTENANCE AND MANAGEMENT

TITLE TRANSFER

- 7.1. The Council will consider the title transfer of open space in perpetuity for areas that are of general benefit to the development, once these have established to an acceptable standard in accordance with approved plans. The SBC document, 'Design Guidance Notes for the Title Transfer of Open Space' identifies the establishment compliance monitoring procedure that must be undertaken by the developer (normally for a minimum period of 24 months, but may be varied on individual sites), prior to any transfer to the Council. Establishing maintenance includes all site maintenance operations plus watering, which must be detailed on the approved landscape plan or management plan. The Developer will be required to enter into a formal agreement with the Council under the terms of the 1906 Open Spaces Act unless agreed otherwise.
- 7.2. Planning consent does not indicate the Council's willingness or otherwise to accept areas of land for Title Transfer. Where a developer seeks to transfer title of land to the Council they are encouraged to agree the detailed design for the open space as part of the landscape design for the site. Failure to do so may result in the Council being unwilling to accept the land or requiring amendments that will require the developers to obtain planning consent for the revisions.
- 7.3. To assist the Council in the process the developer is encourage to clearly identify all areas that are proposed for transfer in the future, on plans submitted with the planning application. Any open space land that the Council does not agree to accept or the developer does not wish to transfer to the Council must be subject to alternative maintenance arrangements. Details of how this is to be achieved must be submitted for approval by the Council.

MAINTENANCE

- 7.4. Where the Council is to assume responsibility for the maintenance of either on or off-site open space or recreational provision, developers will be required to provide maintenance payments via a revenue commuted lump sum. The Council required a commuted revenue lump sum for the equivalent of 25 years maintenance.
- 7.5. Circumstances may arise where long-term maintenance may be provided by a management company. In such circumstances appropriate conditions or a planning obligation will be required to ensure the area remains in the agreed use and a management plan is to be drawn up and agreed with the Council to ensure the open space is suitably maintained in perpetuity. The management plan will be required to establish the details of the open space maintenance, be written to cover the site for the first 25 years and be subject to review and approval by the Council every 5 years thereafter.

COMMUTED SUMS

- 7.6. There are both 'Capital' and 'Revenue' commuted sums concerning open space. Commuted sums are individually identifiable by a unique reference number. The procedure for each is as follows:
- Capital: Where a capital commuted sum is received, the sum will normally be placed into a working account and transferred to the relevant department to apply the funds
 - Revenue: Where revenue commuted maintenance sums are received, the funds are placed into an interest bearing account, and the interest is used solely for grounds maintenance. The Council is not required to return revenue maintenance funds back to the developer as the core funding remains intact with only the interest being spent.

8. LANDSCAPING ON DEVELOPMENT SITES

- 8.1. Landscape proposals will usually be required for most developments, ranging from individual dwellings to large scale housing schemes, retail schemes, commercial and mixed use sites. Landscaping schemes will be especially important on sites in prominent locations such as along main road frontages, important transport corridors, redevelopment sites and areas of high townscape or landscape quality. The details required for a landscape scheme will vary according to the type and location of a development and applicants are advised to employ a suitably qualified person to advise e.g. Landscape Architect from the outset especially for large and complex sites.
- 8.2. Stockton Borough Council takes a coordinated approach to the planning process to ensure that any landscape scheme that is proposed in support of a planning application is of an acceptable quality, that it is sustainable and most importantly achievable. This process includes contributions from a wide range of design disciplines including, Landscape Architects, Urban Designers, Highway Engineers (Design, and Adoption including Street Lighting), Sustainability Officers and Flood Risk Officers.

POINTS TO CONSIDER

- 8.3. In order to avoid planning delays at a later stage the provision of adequate landscape information should be considered at the outset of a development. As these guidelines can only provide broad principles applicants are encouraged to enter into pre-planning application discussions with the planning officer prior to the formal submission of an application. This is particularly important for major developments.
- 8.4. Often it is not appropriate to confirm the precise details of landscape elements such as paving materials, means of enclosure or planting at an early stage but the space to provide the necessary landscape must be clearly illustrated on the submitted drawings. The developer should ensure the landscape principles for a development, including compliance with any adopted Design Guides and or Masterplan are provided within the Design and Access Statement submitted as part of the planning application. Further information on production of Design and Access Statements can be obtained from the Commission for Architecture and the Built Environment (CABE) www.cabe.org.uk. It is particularly important to place the development proposal in context when presenting landscape proposals so that the existing impact and future impact of plant growth can be fully considered.

Character Areas

- 8.5. The Borough contains a variety of landscapes and habitats which include natural and man made areas. Any developments should take account of the local character in particular areas of landscape. A Landscape Character Study and a Green Infrastructure Strategy is also being prepared along side this supplementary planning guidance.



HARD LANDSCAPING

General

- 8.6. This includes all hard surfaces to be retained or created including, both pedestrian and vehicular surfaces, steps, walls, fences, seating, cycle shelters and other street furniture and lighting including both street/car park lighting and building lighting. The importance of aesthetic value, site context, practicability and longevity of materials need to be considered as well as long term maintenance when designing appropriate hard landscaping. Maintenance of hard surfacing is particularly relevant to planning applications when the applicant is to seek later adoption for surfaces under Section 38 of the Highway Act 1980.

Street Scene

- 8.7. The street scene refers to the design quality of the street and its visual effect. It should be attractive and interactive with a sensitive use of materials, active frontages and should be clean and safe. The choice of the materials used needs to reflect the local character whilst at the same time providing a fit-for-purpose, maintainable streetscape treatment. Where practicable a creative and innovative design approach to street scene works should be applied to reduce Street Clutter. For further information on street scene materials and furniture including Planning Obligations regarding off-site financial contributions to the street scene please contact the councils Urban Design team at urbandesign@stockton.gov.uk

SOFT LANDSCAPING

General

- 8.8. The context plan on which the landscape proposals are based must include all existing site vegetation within the site and within 10m beyond the red line application boundary whether the vegetation is to be retained or removed including areas of grass and all water features such as streams and ponds. For planting schemes the developer should submit an appropriate landscape design which illustrates all retained vegetation and shows sufficient space is available to achieve appropriate and sustainable soft landscape treatment, The design should demonstrate that the selected planting will have sufficient space to grow and that any new planting notably trees will not cause any future problems relating to surrounding buildings, hard surfaces, traffic site lines, services and/or members of the public.
- 8.9. Trees and woodlands play an important role in the sustainability and greening of our towns and cities. They provide a wide range of benefits to local communities and make a significant contribution to the attractiveness and quality of the built environment. Developers should recognise that the proposed removal, retention and potential for planting trees will be a material consideration in the granting of planning permission; therefore it is essential that consideration be given to integrating trees into new schemes at the early stages in the planning and design of a development project.

Ecology

- 8.10. Any ecological survey should be reflected in the landscape proposals. The developer will be encouraged to create new habitats for wildlife within schemes and attention is drawn to the Tees Valley Biodiversity Action Plan website <http://teesvalleybiodiversity.org.uk>. The Tees Valley Wildlife Trust can give advice on the necessary content of wildlife surveys.
- 8.11. Removal of any vegetation should comply with the Wildlife and Countryside Act 1981. Where notifiable or other invasive weeds such as Giant Hogweed or Japanese Knotweed are present on site, measures for their control in line with the Wildlife and Countryside Act 1981 will also be required to be demonstrated.



Water Bodies' Climate Change And Flood Risk

- 8.12. The wider flood risk associated with the land or particular applications has to be considered as part of the planning process and opportunities to consider retained, enhanced or additional water bodies and disposal of grey water together water quality should form part of the design of landscaping schemes. In addition to water bodies well-designed and adaptable public open spaces can make a significant contribution to climate change and spaces containing a large degree of soft landscaping are becoming vital for the storage of water and modifying urban temperatures and can be very important for wildlife.
- 8.13. The use of Sustainable Urban Drainage Systems (SUDs) should be considered as a way of dealing with site drainage issues in particular for large built developments where SUDs should be used to attenuate rapid surface water run off. They can include the use of permeable paving, water butts, soak aways, detention basins, ponds and wetlands. The long-term management and maintenance of any SUDS within a development must be discussed at the very outset to ensure the continuing viability of the system.
- 8.14. In addition to SUDs the extent of hard surface should be minimised and the use of porous paving such as block paving encouraged. To minimise surface water run off, loose gravel surfaces will not normally be accepted due to the potential of damage to the highway from stone spillage.
- 8.15. Further information on these issues is provided in the Stockton on Tees Highway Guidance (Design Guide and Specification for Residential Industrial

Estate Development Current Edition) which is currently being updated to allow for 'Guidance on permeable surfacing of front gardens' issued by the Environment Agency when designing front garden landscaping see www.environment-agency.gov.uk. The developer should consult Planning Policy Statement 25 'Development and Flood Risk' and be familiar with CABI guidance entitled 'Public space lessons- adapting public open space to climate change' when designing open space in relation to flood risk and climate change.



Hedgerows

- 8.16. Existing native hedges and associated characteristics, for example, ditches should be retained wherever possible and the hedge line supplemented with additional native planting especially where they are part of the character of the area. Native hedge planting should also be used to integrate development into rural areas and on urban fringe schemes. Some Hedgerows may have formal protection under the Hedgerow Regulations 1997 and their removal may require permission by the LPA.
- 8.17. All hedgerows selected for retention should be clearly shown on submitted development drawings and be protected during any development in accordance with BS5837:2005 Trees in Relation to Construction – for further information on this standard see section on Trees and Development.

Designing Out Crime

- 8.18. The Council is concerned about crime and developers, therefore, must consider crime prevention and public safety when designing landscape proposals. Secured by Design Principles must be considered, particularly as regards to layout, boundary fences, planting, screening and levels of luminance.

- 8.19. Further information on these issues is provided in the *Stockton on Tees Highway Guidance (Design Guide and Specification for Residential Industrial Estate Development Current Edition)*. Further advice is also available from Cleveland Police – contact the local police Architectural Liaison Officer.

SUBMISSION OF A PLANNING APPLICATION

Site Appraisal

- 8.20. To create a high quality development it is necessary to review not only the existing character of the site but also its wider location. Any scheme submitted should clearly demonstrate how consideration has been given to both of these factors. Plans must take into consideration those issues identified within the application site and its surroundings. The developer must consider the site context in light of the Design and Access Statement and a good site appraisal is likely to reduce problems and conflicts at later stages in the planning process.
- 8.21. The following points in a site assessment must be considered and reviewed along side the publication Design and Access Statements published by CABE:
- Identify the positions, sizes and species of existing trees, hedgerows and mature shrubs. The accurate extent of canopy/spread of these trees shall be located on a plan, (not just a circle in accordance with British standard 5837: Trees in Relation to Construction 2005);
 - Identify existing landscape features and assess their value as local landmarks or as wildlife areas;
 - Assess local architectural style or vernacular materials;
 - Consider implications arising from adjacent land-uses or activities;
 - Identify existing public rights of way and desire lines;
 - To identify any statutory and or domestic service;
 - Assess the visual impact of development upon the site and consider the sensitivity to change of the surrounding area.
- 8.22. The applicant should always check as to whether any of the following environmental designations apply to his site as these may affect the character of the development.
- Site of Special Scientific Interest;
 - Teesmouth & Cleveland Coast Special Protection Area;
 - Local Nature Reserve;
 - Site of Nature Conservation Importance;
 - Special Landscape Area;
 - Ancient Woodland;
 - Conservation area;
 - Tree Preservation Order;

- The Tees Forest;
- Tree Preservation Order;
- Green Wedge;
- Urban Open Space;
- Conservation Area;
- Site of Archaeological Interest;
- Within or adjacent to Regeneration Schemes/ Housing Renewal Areas;
- Listed Buildings.

Plans and Specifications: What to Submit Plans and Specifications:

- 8.23. All hard and soft landscaping works shall be illustrated on a site plan at a scale appropriate to the level of detail and 1:200 is preferred, except for very large-scale forestry or woodland proposals. Drawings illustrating detail features such as fencing, walls and paving (including banding and juxtaposition of materials) will need to be at a scale of 1:20 or 1:10. Where existing trees are present on site or within 10m of the application Red Line boundary a detailed assessment of the existing tree cover will be required to assess the likely requirements for tree retention and therefore inform the best use of the available space for development.
- 8.24. A detailed planting and maintenance specification (to cover work from ground preparation, planting the trees and shrubs through to completion of the established maintenance) shall also be submitted in support of the application.
- 8.25. Adequate provisions should be made to retain trees of importance, ensure they are compatible with the new development and are adequately protected during the development process.

Hard Landscape Works Including Ground Modelling

- 8.26. Detailed descriptions of all hard surfaces, walls and fences, street furniture etc. shall be submitted at the time of the application, including trade names, colours and dimensions. Samples of materials may be requested. Hard landscape design should always consider the needs of people with disabilities. Where appropriate details of banding and or juxtaposition of materials and street furniture shall be demonstrated. For any open space that is to be transferred to the Council under title transfer the Detailed Guidance Notes for Open Space to be Transferred to the Council for Future Maintenance should be followed.
- 8.27. In order to control light pollution all lighting schemes should be designed to minimise light spillage and glare particularly in rural or urban fringe areas. Lighting schemes must be coordinated with tree planting schemes to ensure a good design. For example, where a tree avenue is an essential part of a design the lighting scheme should be used to complement the avenue rather than be in conflict with it.

- 8.28. Environmental art will be encouraged on development sites dependent on their scale and location. This may take the form of enhanced street furniture and floorscapes or individual pieces of sculpture.
- 8.29. The Council as Highway Authority will consider additional or non standard street furniture placed within the adopted highway for aesthetic reasons which is not necessary for the function of the highway. Such furniture will be subject to a Safety Audit and potential commuted sum for ongoing maintenance.
- 8.30. The scheme of hard landscaping shall be completed to the satisfaction of the LPA according to the approved details within a period of 12 months from the date on which the development commenced or prior to the occupation of any part of the development. Any defects in materials or workmanship appearing within a period of 12 months from completion of the total development shall be made-good by the owner as soon as practicably possible.
- 8.31. The submission shall indicate any changes in levels and drainage proposals, statutory and domestic service positions. Any mounding proposals shall be demonstrated by spot levels and typical cross sections, which should indicate both the core and capping materials used in its formation. Maximum gradients of 1:5 (20%) be provided to all slopes facing any adopted highway or any mounding where Title Transfer is to be sought.
- 8.32. Relevant British Standards and Codes of Practice must be adhered when designing hard landscape schemes. Further information on these issues is provided in the *Stockton on Tees Highway Guidance (Design Guide and Specification for Residential Industrial Estate Development Current Edition)*. This is particularly relevant if works are to be adopted by the Council under S38 of the Highway Act 1980.

Soft Landscape

- 8.33. The council have particular requirements regarding the selection of planting in the Borough and the developer should consult Appendix 2 'Planting within the Stockton Borough - Shrubs for use in landscape projects' when preparing any planting plans. All planting should be in accordance with the latest service drawings to ensure the planting is feasible and sustainable. For any open space that is to be transferred to the Council under title transfer the Detailed Guidance Notes for Open Space to be Transferred to the Council for Future Maintenance should be followed.
- 8.34. Relevant British Standards and Codes of Practice must be adhered when designing soft landscape schemes and particular attention is drawn to the following standards:
- B.S 3882:2007 Specification for Topsoil
 - B.S 4428:1989 Code of Practice for General Landscape Operations
 - BS 3936:2007 Nursery Stock –Various
 - BS 3969:1998 Recommendations for Turf for General Purposes

- BS 5837: Trees in Relation to Construction 2005 – The developer is encouraged to make particular reference to sections 13, 14 & 15 before submitting tree planting proposals and these include Design considerations for new planting'; 'Ground works and Preparation for new planting'; and 'Post development management'.
- NJUG Volume 4 Guidelines For the Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook 19th November 2007 -Tree planting schemes should also adhere to recommended best practices adjacent to utilities.

8.35. For further information on retention and protection of existing trees the developer should consult Appendix 3 'Tree Protection'

Tree Planting

- 8.36. The Council will be closely guided by the technical information within and will require proposed tree planting schemes to adhere to recommended best practices. In general, the Council will welcome high quality tree planting schemes that can successfully established, are sustainable, and that will provide long term amenity benefits to the completed development project. Where trees can be integrated into a development, techniques such as trench planting, irrigation pipes and urban tree soil should be used in order to establish trees successfully. Tree planting particularly in the street scene will help to a soften a development and the document Manual for Streets by the Department for Transport www.dft.gov.uk/pgr/sustainable/manforstreets should be consulted in order to achieve high quality planting within a development. For any open space that is to be transferred to the Council under title transfer the Detailed Guidance Notes for Open Space to be Transferred to the Council for Future Maintenance should be followed.
- 8.37. Positions of proposed trees shall be shown accurately on the landscape plan, noting the species, size and type of planting stock, e.g. Beech (*Fagus sylvatica*), rootballed Extra Heavy Standard 14-16cm girth. Advanced nursery stock is preferred for ornamental tree planting and will be essential in urban areas where there is a potential risk of vandalism.
- 8.38. A tree planting specification must be provided for all trees to be planted and should provide full details of materials to be used, including any methods of tree protection, e.g. mesh cages, guards, furniture. Appendix 4 'Tree Planting Specifications' provides a minimum standard that should be adhered to when planting standard and semi mature trees.
- 8.39. New residential development should include trees within the site at a ratio of at least one tree per 4 dwellings in addition to any open space or play area provision.
- 8.40. Species shall be selected appropriate to location with due consideration to their ultimate size, growth characteristics, how they may interact with their surroundings in future and possible maintenance requirements: the use of

larger specimen trees in favour of smaller varieties will be encouraged where possible to optimise amenity benefits and to provide trees of greater stature in the long term – adequate space for trees should be assigned accordingly. Building lines, foundations and root barriers must be considered to accommodate larger tree species where applicable. All tree planting should be in accordance with latest service plans in order to avoid major service routes and planting should be designed so as not to create future conflict with street lighting.

- 8.41. For structure planting (woodland) the trees will normally be planted as whips or transplants, preferably cell grown. Young trees must be protected from trampling, grazing and rabbit damage. Planting density or spacings of any structure planting should be indicated on the landscape plan with full details of species mixes and stock sizes.



Shrubs And Whips

- 8.42. Planting beds shall be outlined clearly .The stock size, type and density of planting should be stated in a schedule (given as the species and number of plants per square metre). The association of one plant species to another will generally not be required at the application stage providing sufficient space is identified for the proposed planting. However, where these details are not provided a condition will be attached to any planning consent stating that a detailed landscaping scheme (showing individual plant associations) has to be submitted and approved in writing by the LPA before development commences on site. As a general rule the following plant sizes and densities shall be used;

Size (Height)	Number per m2	Planting Distances (Centres)
60 - 90cm	3	60cm
45 – 60cm	4	50cm
Under 45cm	7	40cm

- 8.43. Consideration could be given to planting specimen shrubs of 7 or 15 Litre container size to give an immediate impact. In these instances planting densities can be reduced.
- 8.44. Shrubs likely to reach a height of more than 60cm shall not be planted within highway visibility splays at road junctions. Care should also be taken to avoid species that may trap litter which could lead to pest control problems. All shrubs should be planted in beds formed with a minimum depth of 400mm topsoil.



Grassed Areas

- 8.45. The grass-seed mix and rate of application shall be stated. A 'low maintenance' mix is strongly recommended particularly if the scheme is adopted by the Council. Small, awkwardly shaped areas or slopes steeper than 20% are difficult to mow and shrubs are often a better form of ground cover in these places.

Landscaping on Highway Verges

- 8.46. The Council as Highway Authority will consider tree and shrub planting within the highway verge but this will be subject to a commuted sum as detailed in Appendix 5 'Street Trees Formula for Contributions'.
- 8.47. Further information on the adoption of trees and shrub planting on highway land is contained in the Stockton on Tees Highway Guidance (Design Guide and Specification for Residential Industrial Estate Development Current Edition).

LANDSCAPE MAINTENANCE AND MANAGEMENT PLANS

- 8.48. New landscaping must be adequately maintained in order to promote establishment and the Developer must therefore provide details on how the aftercare operations are to be undertaken.

Soft Landscape

- 8.49. Where required a soft landscape management plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas/ retained vegetation, other than small privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or approved phases. Hedgerow management plans should be submitted for the restoration of neglected hedgerows utilising approved hedgerow management techniques and all hedgerow maintenance.
- 8.50. Maintenance shall be detailed for a minimum of 5 years from date of completion of the total scheme regardless of any phased development. Any vegetation within a period of 5 years from the date of from the date of completion of the total works that is dying, damaged, diseased or in the opinion of the LPA is failing to thrive shall be replaced by the same species of a size at least equal to that of the adjacent successful planting in the next planting season unless the Local Planning Authority gives written consent to any variation.
- 8.51. On larger schemes landscape maintenance shall be detailed for the initial 5 year establishment period followed by a long-term management plan for a period of 25 years. The landscape management plan shall be carried out as approved.



Privately Owned Sites

- 8.52. Where the future maintenance of a landscaping scheme is to remain the responsibility of the developer or a private management company/trust, a management plan must be submitted for approval as part of the planning process. These plans must show that the maintenance and management of the site landscaping will carry in perpetuity. The council may seek to guarantee this by a planning condition or by entering into a Section 106 Agreement with the developer/landowner.

Sites to be Title Transferred to Council or Sites in Council Ownership

- 8.53. If the developer considers that part of the Landscape in their development needs to be title transferred to the council discussions regarding this must be implemented at a very early stage in the planning application process (this process differs from highway land which is adopted by the authority – see appendix 4 ‘Street trees formula for contributions’). To this effect the developer must consult the document entitled *Detailed Guidance Notes for Open Space to be Transferred to the Council for Future Maintenance* available from Countryside and Green space at Stockton Borough Council.

9. APPENDIX 1: CHARGES FOR OPEN SPACE AND RECREATION PROVISION

STANDARD CHARGES

- 9.1. The table below shows the cost of providing different types of open space and built sports facilities. The costs are shown per person and are based on the amount of provision outlined in the quality standards. These costs will be updated annually at the start of the financial year in line with RPI inflation as calculated by the Office of National Statistics.

Table Showing the Breakdown of Costs for Open Space and Recreation Provision

Facility/Space	Establishment costs per person	25 years maintenance costs per person
Parks and gardens	£82.50	£206.20
Natural Greenspace	£78.15	£352.20
Sports Facilities (based on full size pitch)	£220	£228.90
Amenity Greenspace	£96.20	£315.60
Play/young people's facilities	£40	£182.20
Allotments	£144	N/A
Cemeteries	£7.28	N/A
Health and fitness suites	£121.50	N/A
Indoor bowls centre	£10.35	N/A
Indoor Tennis centre	£17.90	N/A
Sports Hall	£421.47	N/A
Swimming Pool	£175.90	N/A
Synthetic Turf Pitch	£27.75	N/A
Ice Rink	£11.09 (refurbishment cost)	N/A
Community Centre/Village Hall	£119.97	N/A

- 9.2. Establishment costs refer to the cost associated with establishing that type of space. The maintenance costs are based on maintenance of that type of space for 25 years. Where space is provided on site the maintenance cost for that type of space is required. The standard charge is based on a combination

of different charges intended to provide a typical example of required provision.

Standard Charge for Open Space

- 9.3. In order to ensure that a standard charge can be requested throughout the Borough and does not have to be recalculated for each development a typical example of required charges has been created.
- 9.4. This typical example has been based on a number of assumptions, namely that amenity greenspace and play facilities are the most likely types of space to be requested onsite. This is reflected in the inclusion of the maintenance cost and establishment cost in the charge. A second assumption is that where those types of spaces are required on site, other types of spaces will only be enhanced offsite so only half of the establishment cost is included in the charge.
- 9.5. In cases where a development is too small to have any open space onsite the whole charge will be required, where space is provided on site that part of the charge will no longer be required. For onsite open space the maintenance cost is still required. The break down of costs table above can be used to determine the amount that should be subtracted from the standard charge when a type of space other than amenity greenspace or play facilities is provided onsite.
- 9.6. Although the standard charge is based on the assumptions outlined above, it will be used in a way that remedies deficiencies in the location of the development rather than to reflect the components of the charge.

Standard Charge for Residential Open Space		
Type of space	Charge per person	Components of the charge
Parks	£41.25	Half of establishment cost
Natural greenspace	£39	Half of establishment cost
Sports facilities	£110	Half of establishment cost
Allotments	£72	Half of establishment cost
Play	£222.2	Establishment cost and maintenance cost.
Cemeteries	£7.28	Establishment cost
Amenity Greenspace	£411.80	Establishment and maintenance cost
Total	£903.53	Per Person

Standard Charge for Built Facilities

- 9.7. The standard charge for built sports facilities is designed to reflect that the level of provision in the Borough is generally good and it is unlikely that new built facilities will be provided through development. However, enhancement is to be encouraged so the charge is made up of half the establishment charge. Due to the level of improvement to sports halls that will be undertaken as part of the Building Schools for the Future programme it is felt that it is unnecessary to request the Sports Halls part of the charge.

Standard Charge for Built Facilities		
Facility Type	Charge per person	Components of the charge
Health and fitness suites	£60.75	Half establishment cost
Indoor Bowls Centres	£5.18	Half establishment cost
Indoor Tennis Centres	£8.95	Half establishment cost
Sports Halls	Not requested	
Swimming Pools	£87.95	Half establishment cost
Ice Rink	£11.09	Refurbishment cost
Synthetic Turf Pitch	£13.88	Half establishment cost
Community centres	£59.99	Half establishment cost
Total	£247.79	Per person

Standard Charges for Employment Development

- 9.8. As workers have been shown to have similar open space and built facility requirements as residents, the same standards will be used. However, not all types of open spaces and facilities will be appropriate to employment development so the open space charge required is adjusted to reflect this.
- 9.9. The standard charge for built facilities will be required as usual. However, a different charge for open space using similar assumptions to the residential charge is outlined below for open space. Only Amenity Greenspace, Parks and Sports Facilities have been included as they are the most likely to be used by workers.

Standard Charge for Open Space in Employment Developments		
Type of space	Charge per person	Components of the charge
Parks	£41.25	Half of establishment cost
Sports facilities	£110	Half of establishment cost
Amenity Greenspace	£411.80 (£96.20 where maintenance will not be undertaken by the Council)	Establishment and maintenance cost (just establishment cost where maintenance is not to be undertaken by the Council).
Total	£563.05	Per Person

- 9.10. Contributions are to be spent by the Council in relation to the deficiencies highlighted by standards. However, it will be ensured that the built facilities part of the charge is kept separate from the open space charge and that the maintenance charge is kept separately and used in line with the commuted lump sums section of the document in section 7.