

Open Space and New Housing Development Supplementary Planning Guidance
Adopted August 2004

Table 8: Calculating open space contributions outside the Strategic Development Areas

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		No. of dwellings	Contribution per dwelling ¹	Total contribution	No. of dwellings	Contribution per dwelling ²	Total contribution	No. of dwellings	Contribution per dwelling	Total contribution	No. of dwellings	Contribution per dwelling	Total contribution	Total contribution per dwelling	Total contribution
1 bed	New open spaces														
	Construction	0	£0.00	£0.00	0	£190.27	£0.00				0	£84.60	£0.00	£274.87	£0.00
	Maintenance	0	£0.00	£0.00	0	£147.80	£0.00				0	£50.97	£0.00	£198.77	£0.00
	Upgrading	0	£0.00	£0.00	0	£190.27	£0.00	0	£62.96	£0.00	0	£67.78	£0.00	£321.01	£0.00
2 bed	New open spaces														
	Construction	0	£105.52	£0.00	0	£305.29	£0.00				0	£113.59	£0.00	£524.40	£0.00
	Maintenance	0	£112.91	£0.00	0	£237.14	£0.00				0	£68.43	£0.00	£418.48	£0.00
	Upgrading	0	£105.52	£0.00	0	£305.29	£0.00	0	£84.48	£0.00	0	£91.01	£0.00	£586.30	£0.00
3 bed	New open spaces														
	Construction	0	£168.84	£0.00	0	£441.74	£0.00				0	£160.32	£0.00	£770.90	£0.00
	Maintenance	0	£180.66	£0.00	0	£343.12	£0.00				0	£96.58	£0.00	£620.36	£0.00
	Upgrading	0	£168.84	£0.00	0	£441.74	£0.00	0	£119.28	£0.00	0	£128.45	£0.00	£858.31	£0.00
4 bed	New open spaces														
	Construction	0	£253.26	£0.00	0	£574.43	£0.00				0	£201.14	£0.00	£1,028.83	£0.00
	Maintenance	0	£293.57	£0.00	0	£446.29	£0.00				0	£161.16	£0.00	£901.02	£0.00
	Upgrading	0	£274.37	£0.00	0	£574.43	£0.00	0	£149.60	£0.00	0	£201.14	£0.00	£1,199.54	£0.00
Total	New open spaces														
	Construction	0	£527.62	£0.00	0	£1,511.73	£0.00				0	£559.65	£0.00	£2,599.00	£0.00
	Maintenance	0	£587.14	£0.00	0	£1,174.35	£0.00				0	£377.14	£0.00	£2,138.63	£0.00
	Upgrading	0	£548.73	£0.00	0	£1,511.73	£0.00		£416.32	£0.00	0	£488.38	£0.00	£2,965.16	£0.00
Total contribution															£0.00

A contribution towards Land purchase costs @ £24700 per Ha of open space will be sought where appropriate (see paragraph 1.49)

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¹Intermediate Play Area/LEAP are provided for children. The costs quoted are therefore related proportionally to the average no. of children per household for different dwelling sizes and based on 15 sq M space per child

²Local Open Space Costs are discounted as follows - 1 bed 60%, 2 bed 52%, 3 Bed 51%, 4 Bed 49%. This reflects the fact that part of the requirement is primarily for children's play. The costs are reduced proportionally to take account of the average no. of children per household for different dwelling sizes

NB. Contributions per dwelling are calculated as follows; open space requirement per dwelling (from Table 6) x Cost per sq Metre (from Appendix 5)