

SPG 10 Provision of Open Space in New Housing Developments

Introduction

- 1.1 It is important that people have access to open space close to where they live. Pleasant, well laid out open spaces for public enjoyment should be provided in residential areas to meet recreational needs.
- 1.2 This Supplementary Planning Guidance (SPG) has been prepared to support and amplify the open space policies of the North Lincolnshire Local Plan which promote the provision of recreational open space and children's outdoor playspace in new housing development.
- 1.3 This SPG will be considered when determining planning applications for new housing developments. Reference will also be made to it in development briefs and masterplans for large housing sites.

National Planning Policy

- 2.1 Planning Policy Guidance Note (PPG) 17 - Sport and Recreation (2002) recognises that open spaces and recreation contribute to people's quality of life. It expects local plans to have clear policies for the provision of open space and recreation within new housing development proposals. Local planning authorities should have regard to standards of provision recommended by the National Playing Fields Association and other open space interest groups.

- 2.2 A companion guide to PPG17 entitled Assessing Needs and Opportunities (PPG17CG) gives advice to planning authorities on undertaking open space assessments of need and audits of provision. It says that authorities can develop their own individual approaches, provided they are compliant with the policy requirements of PPG17.
- 2.3 Planning Policy Guidance Note 3 – Housing (2000), highlights the importance of the “greening” of residential environments. Local planning authorities are required to have clear policies for the creation of open space and new housing development should incorporate sufficient provision where such spaces are not already adequately provided within easy reach of the new housing.
- 2.4 Planning Policy Guidance Note 9 – Nature Conservation (1994), expects local planning authorities to take account of nature conservation interests within housing development proposals. Open spaces can provide opportunities for the creation of wildlife habitats.

North Lincolnshire Local Plan

- 3.1 The North Lincolnshire Local Plan (NLLP) seeks to achieve the improvement of the quantity and quality of recreational open space and children's play space provision in residential areas where deficiencies have been identified, or where new housing will lead to additional open space needs.
- 3.2 This SPG provides guidance to developers on how NLLP policies:-

H10 – Public Open Space Provision in New Housing Development, and

R2 – Protecting Areas of Local Importance for Children’s Play

will be applied to proposals for new housing development.

Policy H10

4.1 Policy H10 states:-

To the extent that the existing public open space provision in an area is insufficient to meet the needs of additional residents, any new housing development shall make provision, as follows;

- i) New housing developments on allocated and windfall sites of 0.5 ha or more will be required to provide recreational open space on a scale, and in a form, appropriate to serve the needs of residents, or alternatively, where appropriate, to provide commuted payments for this provision to be made off-site, either individually or in combination with existing or other proposed recreational sites and facilities. On large development sites new built facilities may be required which support the recreational open space.**
- ii) The Council will seek to enter into an agreement with developers which will set out the date of provision and arrangements for the maintenance and management of such areas during the course of development and thereafter.**
- iii) On sites of less than 0.5 ha, the developer will be expected to make an**

appropriate commuted payment to off-site recreational open space provision within the catchment area and to contribute to future maintenance in accordance with supplementary planning guidance.

Recreational Open Space

- 4.2 In respect of new housing development, Policy H10 is primarily concerned with the provision of recreational open space. The NLLP recognises there to be two categories of this open space: formal and informal.
- 4.3 Formal recreational open space includes playing pitches, as well as ancillary training areas, and also provision for athletics, tennis and bowls. It also includes playing pitch areas provided by local authorities, voluntary sports clubs and industrial/commercial employers, for football, rugby, hockey, and cricket. Education Authority playing fields are included as counting towards provision if they are available as a matter of practice and policy for public use.
- 4.4 Informal recreational open space is that which provides opportunities for more passive recreational pursuits such as walking, sitting, and general relaxation, and may also have scope for informal play. It includes parks, linear open space, amenity space within housing areas, natural/informal open spaces, ornamental gardens and grassed out sitting areas.

Supply of Recreational Open Space

- 4.5 The need for developers to provide recreational open space will be dependent on the supply of open space in a locality and the new demand

for open space created by their own housing developments. Where the demand would accentuate open space deficiencies in an area, developers will be expected to provide equivalent open space to meet additional open space demands created.

4.6 Two factors will be taken into consideration when assessing whether an area has a deficiency in recreational open space.

4.7 Firstly, as recommended by PPG17CG account will be made of the accessibility, quality, use, main purpose, and quantity of existing recreational open space in the locality. The age and social structure of the local population and whether it is an urban or rural area will also be noted together with any views made by the local community.

4.8 Secondly, for benchmark purposes, reference will be made to recreational open space standards. The Council commissioned consultants Strategic Leisure to produce the North Lincolnshire Playing Pitch and Children's Play Space Strategy (January 2001). One of the study's objectives was to assess the quantity and quality of existing playing pitch provision, survey existing sports clubs and pitch users to find their existing and future demands and to liaise with sports governing bodies to ensure appropriate standards are used to assess the adequacy of existing provision and to assist in quantifying future requirements. The Strategy identified deficiencies in playing pitch provision at ward level (as at 2001 see Appendix 2). Strategic Leisure's approach was supported by Sport England and the National Playing Fields Association. The Strategy recommends a local standard of 0.9 hectares per 1000 population.

4.9 The Playing Pitch Strategy also found

that many existing formal recreational areas needed better ancillary facilities such as changing rooms and car parking. In particular there was a need for football facilities as confirmed by the recently published Lincolnshire Football Partnership Facilities-Strategic Plan.

4.10 For existing informal recreational open space provision, it is considered that the NPFA standard is appropriate in the context of North Lincolnshire. It recommends 0.4 hectares of informal recreational open space per 1000 population.

Demand for Recreational Open Space

4.11 On the basis of Policy H10, this SPG only applies to housing developments on allocated and windfall sites. An allocated site is one which is proposed for housing development by Policy H2 of the NLLP. It may or may not have the benefit of planning permission and on which development has not yet started. A windfall site is a site which is not allocated in the Local Plan but which complies with all planning policies and should subsequently receive planning permission.

4.12 The same standards used to help identify an area's supply of recreational open space are also used to calculate how much recreational open space will be required from a housing development.

Calculation of formal recreational standards

- 0.9 hectares per 1000 people or 9 square metres per person.
- Average household size in North Lincolnshire is 2.36 persons per household
- So 20 sq mts of formal recreational

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open space needed per household

- A 1 hectare housing site (30 houses) should provide approximately 600 square metres (0.06 hectares) of formal recreational open space
- Where a large amount of formal recreational space is to be provided, ancillary built facilities may be required.

Calculation of informal recreational standard

- 0.4 hectares per 1000 people or 4 square metres per person
- Average household size in North Lincolnshire is 2.36 persons per household
- So 10 square metres of informal recreational open space needed per household.
- A 1 hectare housing site (30 households) should provide about 300 square metres (0.03hectares) of informal recreational open space.

4.13 This SPG specifically applies to the provision of open space away from the highway. But it is recognised that road layouts can include a significant amount of landscaping. This can be seen as benefiting residents in terms of informal open space provision. Where this is shown to be the case, such landscaping may be taken into account when assessing informal open space within a new housing development.

4.14 In many parts of North Lincolnshire there is a need for affordable housing for persons who cannot afford to buy or rent on the open market. Such housing is normally provided by housing associations either on single sites or within larger private

developments. Affordable housing is built on a limited budget. The viability of an affordable housing scheme should be taken into account when assessing the open space needs of such a development.

Policy R2

5.1 Policy R2 of the NLLP states that:

Proposals that:

- i) result in the supply of outdoor playgrounds in the Scunthorpe and Bottesford Urban Area or any settlement to fall below the Council's minimum standard of 0.2 ha (0.5 acres) per 1,000 population; and/or**
- ii) result in the supply of casual or informal play space within housing areas in the Scunthorpe and Bottesford Urban Area or any settlement to fall below the Council's minimum standard of 0.4 ha (1 acre) per 1,000 population;**

will not be allowed unless the developer enhances an existing open space or provides a suitable replacement of equivalent quantity, quality, safety and amenity in the immediate locality.

Children's Outdoor Playspace

5.2 In respect of new housing development, Policy R2 is primarily concerned with the provision of two forms of children's playspace: playgrounds and casual playspace.

5.3 Three types of playground are recognised:

- Local Area for Play (LAP), is a small area of unsupervised space specifically designated for young children for play activities close to where they live, containing two items of equipment.
- Local Equipped Area for Play (LEAP), is an unsupervised play area equipped for children of early school age, containing 5 items of equipment.
- Neighbourhood Equipped Area for Play (NEAP), is a supervised site serving a substantial residential area, equipped mainly for older children but with opportunities for play for younger children, containing 8 items of equipment.

5.4 Casual play space is open space in a safe location that is capable of providing opportunities for general play within housing areas. It is distinct from informal recreational open space which is primarily for adult use.

Supply of Children's Outdoor Playspace

- 5.5 The need for developers to provide children's outdoor playspace will be determined by the existing supply of such spaces in a locality and the new demand for such space created by their own housing developments. Where demand would accentuate children's playspace deficiencies in an area, developers will be expected to provide new children's outdoor playspaces to meet demands created.
- 5.6 In considering whether an area has a deficiency of playspace account will be made of the number, quality, and accessibility of existing playspaces. Reference will also be made to playspace standards in the North Lincolnshire Playing Pitch and Children's Play Space Strategy (January

2001). This recommends using the NPFA standard for playground provision in North Lincolnshire, which is 0.2 hectares per 1000 population and which is stated in Policy R2. The Strategy is also a useful reference for helping to identify wards (as at 2001) deficient in playground provision – see Appendix 3.

- 5.7 North Lincolnshire Council also has a Play Strategy for 2003 to 2008. This aims to increase the quality and quantity of children's opportunities for play and is aimed at children aged from birth to 18. This Strategy reports that more play areas for children was one of the top requests received from consultations undertaken on the North Lincolnshire Strategic Partnership's Community Strategy. In particular people wanted to see play facilities within one mile of every home. Localised play provision would also encourage and increase local networks thus helping to build community cohesion. The Strategy further reports that new playgrounds should be developed to cater for various types of play and needs of different ages and abilities of children.

- 5.8 For assessing the supply of casual children's playspace, the NPFA standard of 0.4 hectares per 1,000 population is used.

Demand for Children's Outdoor Playspace

- 5.9 As a guide, new housing developments should be looking to provide the levels of playground and casual playspace provision given in the calculations below. However, the actual provision required for an individual development will be dependent on local circumstances such as the accessibility and nature of the site and existing local needs.

Calculation of playground standards

- 1 to 24 dwellings - no playground required onsite. But improvements to playgrounds in off-site locations may be sought.
- 1 LAP to be provided for developments 25 to 50 dwellings in size
- Generally, 1 LEAP to be provided for developments of 51 - 100 dwellings
- Thereafter 1 LEAP to be provided per 100 dwellings.
- A NEAP to be provided for developments of 500 dwellings plus

5.10 To calculate how much casual children's play space will be required from a housing development, the NPFA standard of 0.4 hectares per 1000 population is applied.

Calculation of casual playspace standard

- 0.4 hectares of per 1000 people or 4 square metres per person
- Average household size in North Lincolnshire is 2.36 people per household
- So 10 square metres of informal recreational open space needed per household
- A 1 hectare site (30 households) should provide about 300 square metres (0.03 hectares) of informal playspace.

Location and Design

- 6.1 Definitive guidance on the location and design of open space is given in the National Playing Fields Association's publications such as its document entitled 'The Six Acre Standard 2001'. Rather than repeat this advice, developers are recommended to refer to NPFA publications when drawing up their open space proposals. Sport England has also produced some useful guidance which can be accessed and ordered via the publications section of its website www.sportenglandpublications.org.uk/asp/home.asp.
- 6.2 In summary, it is important that open space is designed so that it provides an available facility to users and does not cause disturbance to nearby residents. Where possible, developers should involve local people in the design of open space so it meets their needs. Consideration of the following factors should be taken into account:-

For open space in general

- It should take advantage of existing features on the site e.g. trees, hedges, changes in level. Trees within formal open spaces should be in healthy condition and should be capable of passing an arboricultural stabilising and non-invasive detection test. Such a test may not be necessary on trees found in more informal open space areas where it is considered that their health would not pose a serious risk to public safety. Standing deadwood provides habitats for wildlife. As part of any works involving the laying out of open space, measures should be taken to protect the soil structure around existing trees. Advice on trees is contained in the Trees and Development SPG, and can also be sought from the council's arboricultural officer.

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- It should be easily and safely accessible by foot, avoiding children having to cross busy roads.
- It should be overlooked by housing and be in an open location to provide a degree of security. It should not be hidden from view or sited to the rear of properties.
- Its siting should seek to minimise the likelihood of general disturbance to nearby residents caused by noise and loss of privacy. Where a proposed open space has nature conservation value in terms of biodiversity/ecology, advice should be sought from the council's ecologist project officer. Open space of high ecological value should be considered for inclusion in the Lincolnshire Biodiversity Action Plan which guarantees that such sites have positive management for wildlife.
- It may be possible to combine types of open space without adversely affecting the functions of the spaces. Dual use in this way will be acceptable so long as the quality of the open space function is not harmed. For example, it may be feasible to accommodate children's casual playspace around outdoor playgrounds.
- Wherever possible a wide range of play opportunities should be provided.
- Archaeological considerations should be taken into account when deciding on the location and design of public open space, including playgrounds. Advice should be sought from the council's sites and monuments officer.
- Playing pitches should be laid out in accordance with Sport England's and/or the relevant governing sporting body's standards.
- In designing open space, opportunities should be taken to enhance the variety of wildlife particularly within informal recreational open spaces. Also, the scope to integrate public rights of way within open space should be considered.
- New housing developments having sustainable drainage systems should consider making these areas informal open spaces with nature conservation interest.
- Any planting of open spaces should be of native species which encourage wildlife to thrive.

For playgrounds

- Equipment should be of metal construction and all major playground manufacturers are accepted. In the long run metal constructed playgrounds are superior to predominately wooden ones which are more prone to vandalism particularly fire damage and generally they do not wear so well. To appeal to children, playground equipment can be painted in bright colours.
- Boundaries should be defined by 1.2m galvanised steel bow fences, coloured green and including self-closing gates. Seats and litter bins should be provided. Dog grids should be provided at all playground entrances. Any landscaping needs to conform to British Standards.
- Equipment should require low maintenance and meet British Safety Standards. Children's

playspace should comply with the Disability Discrimination Act 1995.

- High climbing equipment on mounds should be situated away from nearby windows and garden fences to avoid the loss of privacy.
- Permanent safety surfaces should be used beneath play equipment and needs to be of the wet pour type. Safety tiles would not be accepted.

Open Space Provision

- 7.1 The laying out of open space and the installation of play areas will be undertaken by developers. Policy H10 does suggest that developers should make a financial contribution but the council no longer has the resources to undertake such work on developers' behalf.
- 7.2 For housing developments less than 0.5 hectares or where it is not practically possible to provide open space on-site, the Council will expect the developer to provide open space off-site. The aims of off-site provision are to ensure new residents have satisfactory levels of open space nearby and that the new housing development has not added to any open space shortages an area might already have. The level of provision would be no more than the equivalent of providing such provision within the housing development site if this had been possible. Off-site provision should be targeted to those open spaces within catchment areas of the proposed residential development and well related to public transport services. If there are good reasons and all parties are happy, off-site provision may cover other open space purposes, for example improvements to changing rooms, car parking, or enhancing a local nature reserve.

- 7.3 It is intended that off-site open space provision should go to the most suitable open spaces, irrespective of ownership. Should a site be outside council ownership, such as owned by a parish/town council, then the owner should be consulted to agree on how they should like their open space improved.

Maintenance Arrangements

- 8.1 A key issue with open space provision is ensuring that it is appropriately used and maintained in future years. The Council will generally be willing to take over ownership and responsibility for maintenance provided that it is paid a sum of money which should be the commuted equivalent to ten years maintenance cost of the open space provided. Where developers choose to retain responsibility for the open space they are likely to be bound by the requirements of the planning permission for the housing development to ensure the open space is maintained satisfactorily. Should developers go out of business, it may be possible to pass responsibility for the open space to subsequent owners by means of a local land charge. The owners of privately owned open space can be encouraged to clean up their sites by the council through the use of its planning enforcement powers under the untidy sites legislation. Transferring open space from a developer to a management company formed by residents is another option available to managing the future use of open space. Here developers would be expected to produce a supporting statement accompanying the planning application as to why this is the best option for the open space. Parish Councils are not expected to takeover new open spaces.
- 8.2 Examples of the costs of maintaining children's outdoor playspace schemes are provided in Appendix 1. Developers should however be

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aware that these are guide costs only and could change as the design of a scheme can affect the maintenance cost and, of course, rates will change over time due to inflation for instance. Rates in this updated version of SPG 10 are based on prices at 6.10.2005. These prices cover the Council's full costs only of undertaking the work and it would be uneconomical for the Council to take on any work below these prices. The Council considers that developers would get excellent value for money for any work the Council does on their behalf. The final maintenance sum will be based upon the detailed design and specification for the site and will be calculated by the Council. Where a developer retains control of the open space it will be his responsibility to inform the public of this arrangement by way of information signage on those open space areas. The maintenance cost examples are intended as guides only. Other specifications will be considered.

- 8.3 The Council will set up a holding account for the collection of maintenance contributions. These monies will be safeguarded until such a time as they are needed. If the funds are not fully spent on maintenance work ten years after completion of the development, the unspent contributions will normally be repaid to the developer. A period of 10 years is considered a reasonable period as in that time the developer would have made a significant expenditure by providing the open space and paying for its regular upkeep by the council. At the end of the payment period the council will have been given sufficient notice to build the extra maintenance costs into its budget. As the council would be undertaking the work already, there is unlikely to be a call for extra resources.
- 8.4 The Council will only be willing to take over the ownership for the maintenance of an open space if it meets the agreed

specification. Developers should notify the Council in writing when work is due to commence on site and when work has been completed. Prior to commencement, the developer will mark out the site to enable the Council to confirm that it is sited in the correct place in accordance with the planning permission. For playgrounds, the Council will want to inspect the installation of equipment prior to safety surfaces and planting work being undertaken.

- 8.5 On completion of the work the Council, including the health and safety officer, will inspect the site and, if necessary, will specify any additional work required.

Procedure

- 9.1 The process of securing open space in a housing development will be co-ordinated by the Council's Development Control Team's case officer for the respective planning application. He/she will consult with the Development Plans Team on planning policy and supplementary planning guidance.
- 9.2 Further specific advice on recreational open space needs will be sought from the Council's Community Recreation Officer. The Council's Public Open Space Co-ordinator will be contacted individually on children's playspace provision. Where necessary, these two officers will consult with colleagues in the Education, Learning and Achievement Service and Neighbourhood and Environmental Services. In making their recommendations, officers will refer to the advice contained in this SPG.
- 9.3 Securing the provision of playgrounds can be a complex process. To ensure smooth progress, the council's Public Open Space Co-ordinator will identify relevant planning applications

and request papercopies from the Development Control Team. He/she will undertake site visits and discussions with developer, where necessary. This Officer will inform the council's Development Control Team in writing if any playgrounds are required. To assist applicants this officer would be happy to give pre-application advice over the phone or at a meeting also attended by the DC case officer. The Public Open Space Co-ordinator will also be asked at the post-application stage to state that the playground has been provided satisfactorily and thereby confirming that conditions requiring such provision have been met.

9.4 The planning application process may provide an opportunity for the community to comment on the open space provision in a housing development. Where off-site provision is to be made in a Parish Council or Town Council area, that Council may be consulted. Such Councils are normally consulted on planning applications as part of the planning application consultation procedure.

9.5 In granting planning permission, the provision of open space on site will be secured by way of condition. The Council may require developers to enter into a legal agreement to cover any financial arrangements and to confirm legal processes involved. The agreement will need to be signed by the Council and the developer before planning permission is granted. Ensuring that a developer provides open space will normally be a requirement of planning permission. Failure to comply would usually lead to planning enforcement action being served on the development. This action is normally successful.

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Appendix 1: LAP based on area of 100m², two seats, two litter bins plus casual play space of 316m² comprising of 193m² grass, 3 no immature trees, 73m² shrub area, one seat, one litter & one dog bin									
Task	Area m²	Cost of Item £	Quantity	Item/task Cost Per Week £	No of Weeks	Renewal Frequency Over 10 Yr Period	Cost Per Year £	Commuted Value For 10 Years £	
Litter clear/sweep	100	0.04		4.00	52		208.00	2080.00	
Empty Litter Bins		4.63	2	9.26	52		481.52	4815.2	
Playground inspection				10.00	52		520.00	5200.00	
Repairs to safety surface	2	60.00					120.00	1200.00	
Painting swings/fencing	per 100m ²	1000.00	0.72					720.00	
Herbicide to fencelines	per LM	0.3	72		1		21.60	216.00	
Replacement seat		600.00	2			1		1200.00	
Replacement Litter bins		75.00	2			3		450.00	
Play Equipment Maintenance/ inspection costs - replacement saddle, bushes, chains & swing seats							222.00	2220.00	
Provision of signs								500	
Management fee								1000.00	
LAP Total								19601.20	

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Appendix 1: LAP based area of 100m², two seats, two litter bins plus casual play space of 316m² comprising of 193m² grass, no immature trees, 73m² shrub area, one seat, one litter & one dog bin									
Task	Area m²	Cost of item £	Quantity	Item/task Cost Per Week £	No of Weeks	Renewal Frequency Over 10 Yr Period	Cost Per Year £	Commuted Value For 10 Years £	
Casual Play Space									
Grass area -Amenity High	193	85.71	0.1930		16		16.54	165.54	
Litter clear/sweep footpaths	50	0.04	50		52		104.00	1040.00	
Empty Litter Bins		4.63	2	9.26	52		481.52	4815.20	
Replacement Dog Bin		153.5	1			2		307.00	
Replacement seat		600.00	1			1		600.00	
Replacement Litter bins		75.00	1			3		225.00	
Shrub Bed maintenance	73	1.25	73		6		547.50	5475.00	
N8.1.1a Immature Trees		4.63	3		1		13.89	138.89	
N8.1.1b Immature Trees		9.38	3		1		28.14	281.40	
Replacement Heavy Standards		76.46	2					152.92	
N1.5b Leaf Clear 100%	193	9.82	0.193		1		1.90	18.95	
Casual Play Space total								13219.79	
Combined Totals									
LAP								19601.20	
Casual Play - Space								13219.79	
Overall Totals								32820.99	

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Appendix 1 : LEAP based on area of 950m² which includes 200m² of grass and 7 no immature trees, two seats & two litter bins plus casual play space of 2650m² comprising of 2500m² grass, 6 no immature tree, 150m² shrub area, two seats, two litter bins & two dog bins									
Task	Area m²	Cost of Item £	Quantity	Item/task Cost Per Week £	No of Weeks	Renewal Frequency Over 10 Yr Period	Cost Per Year £	Committed Value For 10 Years £	
Grass area -Amenity High	205.5	85.71	0.2050		16		17.57055	175.71	
Litter clear/sweep	750	0.04		30.00	52		1560.00	15600.00	
Empty Litter Bins		4.63	2	9.26	52		481.52	4815.2	
Playground Inspectio				10.00	52		520.00	5200.00	
Repairs to safety surface	2	60.00					120.00	1200.00	
Painting swings/fencing	per 100m ²	1000.00	1.03					1030.00	
Herbicide to fencelines	per LM	0.3	200		1		60.00	600.00	
Replacement seat		600	2			1		1200.00	
Replacement Litter bins		750	2			3		450.00	
Play Equipment Maintenance/ Inspection costs - replacement saddle, bushes, chains & swing seats							333.00	3330.00	
N8.1.1a Immature Trees		4.63	7		1		32.41	324.10	
N8.1.1b Immature Trees		9.38	7		1		65.66	656.60	
Replacement Heavy Standards		76.46	3					229.38	
N1.5b Leaf Clear 100%	612	9.82			1		6.01	60.10	
Provision of signs								500.00	
Management fee								1000.00	
LEAP Total								36371.09	

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Appendix 1: LEAP based on area of 950m² which includes 200m² of grass and 7 no immature trees, two seats & two litter bins plus casual play space of 2650m² comprising of 2500m² grass, 6 no immature tree, 150m² shrub area, two seats, two litter bins & two dog bins									
Task	Area m²	Cost Of Item £	Quantity	Item/task Cost Per Week £	No Of Weeks	Renewal Frequency Over 10 Yr Period	Cost Per Year £	Commuted Value For 10 Years £	
Casual Play Space									
Grass area -Amenity High	2500	85.71	2.5000		16		214.275	2142.75	
Empty Litter Bins		4.63	4	18.52	52		963.04	9630.40	
Replacement Dog Bin		153.50	2			2		614.00	
Replacement seat		600.00	2			1		1200.00	
Replacement Litter Bin		75.00	2			3		450.00	
Shrub Bed maintenance	150	1.25	150		6		1125.00	11250.00	
N8.1.1a Immature Trees		4.63	6		1		27.78	277.80	
N8.1.1b Immature Trees		9.38	6		1		56.28	562.80	
Replacement Heavy Standards		76.46	3					229.38	
N1.5b Leaf Clear 100%	2500	9.82	2.500		1		24.55	245.50	
Casual playspace total								26602.63	
Combined Totals									
LEAP								36371.09	
Casual Playspace								26602.63	
Overall Totals								62973.72	

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Appendix 1: LEAP based on area of 3000m² which includes 2000m² of grass and 10 no immature trees, four seats & four litter bins plus casual play space of 5400m² comprising of 5100m² grass, 15 no immature tree, 300m² shrub area, three seats, three litter bins & three dog bins									
Task	Area m²	Cost Of Item £	Quantity	Item/task Cost Per Week £	No Of Weeks	Renewal Frequency Over 10 Yr Period	Cost Per Year £	Committed Value For 10 Years £	
Neap									
Gross area -Amenity High	2000	85.71	2.0000		16		171.42	1714.20	
Litter clear/sweep	1000	0.04		40.00	52		2080.00	20800.00	
Empty Litter Bins		4.63	4	18.52	52		963.04	9630.40	
Playground inspection				10.00	52		520.00	5200.00	
Repairs to safety surface	2	60.00					120.00	1200.00	
Painting swings/fencing	per 100m ²	1000.00	4.00					4000.00	
Herbicide to fencelines	per LM	0.3	400		1		120.00	1200.00	
Replacement seat		600.00	4			1		2400.00	
Replacement Litter bins		75.00	4			3		900.00	
Play Equipment Maintenance/ Inspection costs - replacement saddle, bushes, chains & swing seats							444.00	4440.00	
N8.1.1a Immature Trees		4.63	10		1		46.30	463.00	
N8.1.1b Immature Trees		9.38	10		1		93.80	938.00	
Replacement Heavy Standards		76.46	5					382.30	
N1.5b Leaf Clear 100%	2000	9.82	2.000		1		19.64	196.40	
Provision of signs								500.00	
Management fee								1000.00	
NEAP Total								54964.30	

Provision of Open Space in New Housing Developments

Appendix 1: NEAP based on area of 3000m² which includes 2000m² of grass and 10 no immature trees, four seats & four litter bins plus casual play space of 5400m² comprising of 5100m² grass, 15 no immature tree, 300m² shrub area, three seats, three litter bins & three dog bins								
Task	Area m²	Cost of Item £	Quantity	Item/task Cost Per Week £	No of Weeks	Renewal Frequency Over 10 Yr Period	Cost Per Year £	Commuted Value For 10 Years £
Casual Play Space								
Grass area -Amenity High	5100	85.71	5.100		16		437.121	4371.21
Empty Litter Bins		4.63	6	27.78	52		1444.56	14445.60
Replacement Dog Bin		153.50	3			2		921.00
Replacement seat		600.00	3		1	1		1800.00
Replacement Litter bins		75.00	3			3		675.00
Shrub Bed maintenance	300	1.25	300		6		2250.00	22500.00
N8.1.1a Immature Trees		4.63	15		1		69.45	694.50
N8.1.1b Immature Trees		9.38	15		1		140.70	1407.00
Replacement Heavy Standards		76.46	7.5					573.45
N1.5b Leaf Clear 100%	5100	9.82	5.100		1		50.08	500.82
Casual playspace total								
Neap								47888.58
Casual Play - Space								54964.30
Overall Totals								102852.88

Provision of Open Space in New Housing Developments

Appendix 1: Informal playspace based on area of 6400m² which includes 6000m² of grass 7 no immature trees, litter/sweep to 250m², two seats, two litter & two dog bins plus 150m² of shrub area										
Task	Area m²	Cost Of Item £	Quantity	Item/task Cost Per Week £	No Of Weeks	Renewal Frequency Over 10 Yr Period	Cost Per Year £	Committed Value For 10 Years £		
Informal Play Space										
Gross area -Amenity High	6000	85.71	6.000		16		514.26	5142.60		
Litter clear/sweep	250	0.04		10.00	52		520.00	5200.00		
Empty Litter Bins		4.63	4	18.52	52		963.04	9630.40		
Replacement Dog Bin		153.50	2			2		614.00		
Replacement seat		600.00	2			1		1200.00		
Replacement Litter Bin		75.00	2			3		450.00		
Shrub Bed maintenance	150	1.25	150		6		1125.00	11250.00		
N8.1.1a Immature Trees		4.63	7		1		32.41	324.10		
N8.1.1b Immature Trees		9.38	7		1		65.66	656.60		
Replacement Heavy Standards		76.46	3					229.38		
N1.5b Leaf Clear 100%	6000	9.82	6.000		1		58.92	589.20		
Provision of signs								500.00		
Management fee								1000.00		
Informal play space total								36786.28		
Combined Totals										
Informal Play space								36786.28		
Overall Totals								36786.28		

Provision of Open Space in New Housing Developments

Appendix 2: Playing Pitch Deficiencies at Ward Level (as at 2001)					
Wards (as at 2001)	Existing Pitches available for community use		Pitches required to meet population needs 2008		
	Senior	Junior	Senior	Junior	Junior
Ashby	0	3	3.5		1.6
Bottesford	0.7	4	3.9		1.8
Brumby	0.6	1.8	3.3		1.5
Burton Upon Stather & Gunness	3.6	0	2.2		1
Crosby & Park	3.9	4	3.4		1.6
Crowle, North Axholme & Keadby with Althorpe	7.4	4.6	2.3		1.1
Ferry	8.9	3	4		1.8
Frodingham & Town	1.5	1.8	3.3		1.5
Haven	6	3.8	4.1		1.9
Kingsway	1.4	1.6	3.6		1.7
Lincoln Gardens	0.7	1.8	3.1		1.4
North West & Winterton	5.7	1.2	2.7		1.2
Ridge	9.3	3.4	4.5		2.1
South Axholme	9.4	3.6	4.4		2
Wold	4.6	2.4	3.9		1.8
<p>Source - North Lincolnshire Council, Children's Play & Playing Pitch Strategy 2001. Please note that since the survey a review of North Lincolnshire's Wards has been undertaken.</p>					

Appendix 3: Children's Play Space Deficiencies at Ward Level (as at 2001)	
Wards (as at 2001)	Children's Play Space Deficiencies are identified against NPFA Standards (in Hectares)
Ashby	-4.6
Bottesford	-6.2
Brumby	-5.1
Burton Upon Stather & Gunness	-2.8
Crosby & Park	-4.5
Crowle, North Axholme & Keadby with Althorpe	-2.5
Ferry	-5.3
Frodingham & Town	-3.8
Haven	0
Kingsway	-5.3
Lincoln Gardens	-3.6
North West & Winterton	-3.6
Ridge	-6.7
South Axholme	-6.7
Wold	-1.9
Source - North Lincolnshire Council, Children's Play & Playing Pitch Strategy 2001. Please note that since the survey a review of North Lincolnshire's Wards has been undertaken.	