

## **APPENDIX C**

### **Worked Out Example: Developers Off Site Contribution**



## C. WORKED OUT EXAMPLE: DEVELOPERS OFF SITE CONTRIBUTION

C.1 The example below illustrates the example of a 20 dwelling scheme located in Bruce Grove. Comprised of the following mix of properties.

- 6 X 2 bed flats owner occupied
- 4 X 1 bed flats Owner occupied
- 10 X 2 bed flats affordable

**STEP 1: DETERMINE IF THE TYPE OF DEVELOPMENT PROPOSED GENERATES A DEMAND FOR ANY FOR ANY OF THE CATEGORIES OF OPEN SPACE, SPORT AND RECREATION SPACE.**

C.2 Yes, as the scheme is comprises entirely of dwellings which are eligible for contributions in Table 2.4.

**STEP 2: CALCULATE THE RELEVANT OPEN SPACE, SPORT AND RECREATION REQUIREMENTS (CALCULATED FROM TABLE 2.5)**

- 2 bed flats = 16 x 2.2 persons per dwelling = 35.2
- 1 bed flats = 4 x 1.3 persons per dwelling = 5.2

C.3 Total Persons = 40 (round to the nearest whole figure)

**CHILD YIELD (CALCULATED FROM TABLE 2.6)**

- 2 bed flats owner occupied = 6 x 0.11 children = 0.66
- 1 bed flats owner occupied = 4 x 0.07 children = 0.28
- 2 bed flats affordable = 10 x 0.40 children = 4

C.4 Total child yield from development = 5 (round to the nearest whole number)

**STEP 3: ASSESS HOW FAR DEMAND CREATES A QUANTITATIVE DEFICIT OR QUALITATIVE SHORTFALL, IN ANY OF THE ABOVE FORMS OF OPEN SPACE, SPORT AND RECREATION SPACE.**

**Table C.1 - Eligibility Criteria**

Facility Type	Criteria	Eligibility	Provision Required
Public Park Provision	Is the scheme in one of areas identified with a deficiency of public park provision Figure B.1.	IF YES Contribution to new or upgraded facilities	Yes
	Is existing public park provision within 400m of the site less than 1.65 ha/1000 (refer to Table B.1 for ward averages).	IF YES Contribution to new or upgraded facilities	Yes
	Do any of the public open spaces within 400m from the edge of the scheme under perform in terms of their quality (are classified as “below average” in Figure B.2)	IF YES Contribution to upgraded facilities  IF NO No Contribution to public park provision required	No (as there are no parks nearby)
Children’s Play Space	Is the scheme in one of the areas identified with a deficiency in children’s play provision shown in Figure B.3, B.4 and B.5.	IF YES Contribution to new or upgraded facilities (for each type of play provision that is deficient)	Yes
	Is existing children’s play provision within the ward less than 3sqm/chid refer to Table B.2 for ward averages).	IF YES Contribution required to upgrade existing facilities (calculated on the basis of cost	Yes

	Is the scheme within the catchment of an existing Children's Play area that has a low ranking for quality (shown on Figures B.3, B.4 and B.5).	of local playable space)  IF NO No contribution required to upgrade existing facilities	No (no children's play area nearby)
Natural or Semi Natural Green Space	Is the scheme in one of the areas identified as deficient in provision of natural or semi natural greenspace shown on Figure B.6.  Is existing provision within the ward less than 1.82ha/1000 (refer to Table B.3 for ward averages).	IF YES Contribution to on or off site facility.	No  Yes
Allotment Provision	Is the scheme in one of the three areas identified as deficient in provision of allotment space shown on Figure B.7  Is existing allotment provision within the ward less than 0.24ha/1000 (refer to Table B.3 for ward averages).	IF YES Contribution to on or off site facility.  IF YES Make contribution to improve quality of nearby allotment provision.  IF NO No contribution required to upgrade existing facilities	No  Yes
Playing pitch provision	Is scheme in one of the areas identified as deficient in playing pitch provision shown in Figure B.8  Is existing playing pitch provision within the ward in secure community use within	IF YES Contribution to new or upgraded facilities  IF YES Contribution to new	Yes

	less than 0.57 ha/1000 (refer to Table B.4 for ward averages).	or upgraded facilities	
Tennis Court	Is the scheme within a ward that is below the quantity standard of 95sqm/1000 (refer to Table B.5)	IF YES Contribution to upgrade of court within 1.2km of the site.	Yes
Amenity greenspace	Amount dependant on site characteristics.	It is expected that a design-led approach will be taken to the planning and siting of amenity greenspace. The Council will also consider the proposed garden sizes and the type and size of the public spaces when considering the appropriate level of amenity space provision.	
Built Facilities	Is the scheme in one of the areas deficient in access to either swimming pools and sports halls as shown on Figure B9 or B10.	IF YES Contribution normally required for refurbishing or upgrading built facilities (Sports halls & community halls)	No

C.5 Contributions are required for the following types of open space:

- Contributions towards Park provision (assumes cost for small local park);
- Contributions towards children’s play spaces (Doorstep Playable space, Local Playable Space and neighbourhood Playable Space);

- Contributions towards natural greenspace;
- Contribution towards providing upgraded allotment provision within 800m of the site; and
- Contributions towards new playing pitch facilities and tennis court upgrade

**STEP 4: DECIDE WHETHER PROVISION SHOULD BE MADE ON OR OFF SITE.**

C.6 With reference to Table 2.8 the following types of provision are required:

- Contributions towards all of the type of provision outlined above should be provided off site.

**STEP 5: CALCULATE SCALE OF CONTRIBUTION**

C.7 With reference to Table 2.9 the level of contributions is derived as follows:

- Park Provision =  $40 \times £792.66 = £31,706.40$
- Children's play spaces (Doorstep) =  $5 \times £946.20 = £4,731$
- Children's play spaces (Local) =  $5 \times £598.44 = £2,992.20$
- Children's play spaces (Neighbourhood) =  $5 \times £903.84 = £4,519.20$
- Natural Green space  $40 \times 298.84 = £11,953.6$
- Allotments =  $40 \times £77.42 = £3,096.80$
- Playing Pitches =  $40 \times £94.34 = £3,773.60$
- Tennis =  $40 \times £5.86 = £234.40$

**Total off site open space contributions = £ 63,007.20**