

ANNEX 6: RECREATION AND PUBLIC OPEN SPACE

Formal and informal public open space, recreation facilities and allotments can have a significant recreational and amenity value, in turn contributing to health and wellbeing, biodiversity and the environment. The Council recognises that opportunities to access open space, use allotments and participate in good quality recreational activities are essential to the health, mental, physical and emotional wellbeing of children and adults. Where development is likely to increase the need for such facilities or place existing facilities under pressure, the Council will seek planning obligations to provide appropriate new facilities or the improvement of existing facilities to facilitate the additional capacity.

The Council, under LDP Policy H5, will seek the provision of adult and children's outdoor playing space in accordance with the Fields in Trust (FIT) Benchmark Standards (updated in 2015), taking into account the quality, quantity and accessibility of existing provision and the individual characteristics of the site and the proposed development.

In addition, the Council will seek accessible natural green space in accordance with guidelines set out by the former Countryside Council for Wales (now Natural Resources Wales) (2006) taking into account its own 'on-site' open space standard under LDP Policy H5 and requirements set out within Torfaen's adopted SPG 'Development and its Incorporation within the Landscape: A Guide for Developers' (Feb 2000).

Finally, the Council has also adopted The National Society of Allotment and Leisure Gardeners national standard for allotments under LDP Policy H5.

6.1 Policy and Guidance

The following policy and guidance is specifically relevant. Development Plan policies are set out in full in Part One to this SPG.

- Future Wales: The National Plan 2040 (February 2021) Policy 2 (Strategic Placemaking) requires local facilities to be within walking distance of homes.
- Planning Policy Wales 11th Edition (February 2021) paragraphs 4.4.3, 4.5.1-2
Technical Advice Note 16: Sport, Recreation and Open Space (2009) especially paragraphs 3.13 - 3.18, 3.27, 4.2 4.13 - 14 and 4.15
- Welsh Office Circular 13/97 Planning Obligations paragraphs B7, B10 and B14
- The Community Infrastructure Levy Regulations 2010 (as amended): Regulations 122 & 123.
- Torfaen Local Development Plan (2013) Policies: S1 (Urban Boundaries); S2 (Sustainable Development); S3 (Climate Change); S4 (Place Making / Good Design); S7 (Conservation of the Natural and Historic Environment); S8 (Planning Obligations); BW1 (General Policy - Development Proposals); H5 (Provision for Recreation, Open Space, Leisure Facilities and Allotments); CF3 (Community Facilities); CF4 (Protection of Important Urban Open Space); CF5 (Protection of Allotments and Recreation & Amenity Open Space); and CF6 (New Playing Field).

6.2 Circumstances in which Obligations will be Sought

The Council is currently undertaking an Open Space and Recreation Study which is being completed in line with guidance set out in TAN 16, in order to establish the current provision of public open space and recreation facilities both in terms of quantity and quality. The initial findings have revealed an overall deficiency in the provision of suitable quality facilities across the County Borough. The Council will also utilise the Heads of the Valley Accessible Greenspace Assessment (2007) as appropriate, in assessing the availability of greenspace in relation to a specific site.

All residential developments (including conversions and redevelopments but excluding mobile homes subject to temporary permission) of three or more units or with a site area exceeding 0.1 ha and any development that involves the loss of any existing open space or recreational facility will therefore be assessed to establish whether there are suitable facilities already available or whether the development would cause a deficiency or exacerbate an existing deficiency in provision of public open space and / or recreational facilities.

Where a development would cause or exacerbate a deficiency in provision, planning obligations will be sought to mitigate the impact.

There will be no exemptions to the above requirement based on the fact that all members of society benefit from access to open space and suitable recreational facilities, however where obligations are required, they will be appropriate to the form of proposed development. For example, a proposal for an elderly person's home would not be required to provide for children's play facilities or towards a football pitch but may be required to provide for a bowling green or informal open space.

Likewise, affordable housing sites will not be exempt from assessment regarding such obligations and the potential for obligation requirements should be considered as part of the initial development appraisal.

There may be additional opportunities for the provision of public open space in association with retail or employment related development where part of the land holding could be retained and maintained as publicly accessible open space. This may be as a result of Sustainable Urban Drainage Systems or incidental open space. Where such opportunities occur, the Council will seek to secure the long term management of the area, either by way of a management company or by adopting the land. Where adoption is considered appropriate, a maintenance sum equivalent to 20 years costs will be required.

Major development sites allocated through the Local Development Plan will be subject to a Development Brief which will include the provision of adequate and appropriate levels of open space.

6.3 Nature and Scale of Obligation

The Council will seek an obligation to address any detrimental impact on the standard of provision of open space and recreation facilities within the vicinity of a site. The obligation may comprise the direct provision of facilities within the application site, off-site provision on land controlled by the developer and / or a financial contribution (Open Space and Recreation Payment) in lieu of direct provision.

It is the Council's expectation that wherever appropriate, works should be delivered directly by the developer in accordance with details and specification to be agreed with the Council. The developer would be expected to fund the development of the detailed scheme and carry out the works to the appropriate standard.

Management of the facilities provided should be addressed either by the establishment of an appropriate management company or by way of transfer of the land to the Council and payment of a commuted sum equivalent to the management costs for 20 years.

Standards of Provision

Outdoor Play Space

The FIT Standards provide the definition of outdoor playing space to be '*space that is accessible and available to the general public, and of a suitable size and nature for sport, active recreation and play*'. Facilities falling within this definition include:

- Facilities for pitch sports such as football, cricket or lacrosse, including training areas

- Facilities for other outdoor sports such as bowls, athletics, dry slope ski-ing and tennis, including training areas
- Designated areas for children’s play containing a range of facilities and an environment designed to provide focused opportunities for outdoor play, including play areas and playgrounds of all kinds
- Amenity open space suitable for casual or informal play, particularly in housing areas
- Facilities for teenagers and young people.

Contributions to the open space standard do not comprise areas of the public realm such as public rights of way, footpaths, cycleways, highways and other circulation space. Likewise incidental areas of landscaping and roadside verges cannot be included.

The FIT Benchmark Standard for outdoor playing space provision is **2.4 hectare / 1000 population**, sub-divided as follows:

Outdoor Sport	1.6 ha / 1000 population (of which 1.15 ha should be for pitch sports)
Children’s Play Space	0.8 ha / 1000 population (of which 0.25 ha should be equipped / designated children’s play space and 0.55 ha should be casual / informal children’s play space)

Open Space

The Natural Green Space Standard devised by Countryside Council for Wales (CCW) (2006) provides a toolkit to help ensure suitable access to open green space. CCW recommends that provision should be made for at least 2 ha of accessible natural green space per 1,000 population, that no-one should live more than 300 metres from their nearest natural green space, that there should be at least one 20 ha site within 2 km of home, that there should be one accessible 100 ha site within 5 km, and that there should be one 500 ha site within 10 km.

The Head of the Valleys Accessible Natural Greenspace Assessment provides mapped representation of Torfaen identifying compliance with the natural green space standard on a postcode basis and will be used to inform site assessment.

Greenspace which contributes towards the standard can comprise public parks and gardens, playing fields and also private greenspace, derelict land, woodlands and wetlands. Designated areas such as Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs) also contribute towards the greenspace standard. The potential to facilitate multifunctional greenspace is a key consideration.

In addition, the Council has adopted SPG ‘Development and its Incorporation within the Landscape: A Guide for Developers’ (2000) which requires open space standards equivalent to 9.16 m² per dwelling.

Allotments

Provision for serviced allotments will be sought in line with national standards where these can be provided on site and to serve the needs of the development.

6.4 Methodology for Calculating Provision of Recreation and Open Space

The Council’s approach to the provision of recreation and open space facilities is as follows:

- 1) Calculate anticipated population to be generated by the development. For the purposes of this guidance, the increase in population is determined by the average household occupancy for Torfaen of 2.3 persons (2021 Census (92,300 population / 40,200 households)).

- 2) Assess existing provision within the locality of the site using FIT recommended distances to facilities, Heads of the Valleys Accessible Natural Greenspace Assessment and TCBC Open Space and Recreation Study.
- 3) Where there is a deficiency, an obligation will be required to provide either improvements to existing sub-standard facilities or on-site provision according to individual circumstances.

Outdoor Play Space

Using average occupancy as 2.3 persons, and the FIT standards of provision, the requirement for outdoor play space per dwelling is calculated as follows:

Total provision:	55.2 m ² per dwelling
Sub-divided as follows:	
Outdoor Sport (Adult Provision)	36.8 m ² / dwelling (of which 26.3 m ² should be for pitch sports)
Children's Play Space	18.4 m ² / dwelling (of which 5.8 m ² should be equipped / designated children's play space and 12.6 m ² should be casual / informal children's play space)

Typical thresholds for on-site provision of facilities are calculated on the basis of a standard density of 30 dwellings per hectare as follows:

Site capable of accommodating 25 dwellings	Local Area of Play (LAP)
Site capable of accommodating 63 dwellings	Local Equipped Area of Play (LEAP)
Site capable of accommodating 100 dwellings plus an area of 0.18ha	Local Area of Play (LAP)/ Local Equipped Area of Play (LEAP)
Site capable of accommodating 520 dwellings plus an area of 0.95ha	Local Equipped Area of Play (LEAP)/ Neighbourhood Equipped Area of Play (NEAP)
Site capable of accommodating 600 dwellings plus an area of 1.1ha	Local Equipped Area of Play (LEAP) / Neighbourhood Equipped Area of Play (NEAP) and 4 x Local Areas of Play (LAP)
Site capable of accommodating 273 dwellings plus an area of 1ha	Football pitch
Site capable of accommodating 218 dwellings plus an area of 0.8 ha	Multi Use Games Area (MUGA)

The exact form and type of open space and recreation facilities are to be determined on a site by site basis, reflecting the requirements of likely future occupiers and the characteristics of the site.

Based upon the initial findings of the Open Space and Recreation Study it is anticipated that for a large percentage of sites of 3 to 62 residential units, there will be existing Local Areas of Play (LAPs) within the vicinity that cannot provide for their development due to the substandard nature of the facilities. In these circumstances, the Council will consider an Open Space and Recreation Payment in order to mitigate the impact of the development by way of upgrading the existing facilities as opposed to additional on-site provision. Where there is no existing provision to serve the site, a LAP will be required on site for developments of 25 plus dwellings. For sites large enough to require a Local Equipped Area of Play (LEAP) (typically 63 plus dwellings), provision should be on site.

6.5 Open Space and Recreation Payments

Open Space and Recreation Payments will be sought if outdoor play facilities and / or open space are required but the preferred approach to addressing the impact does not comprise direct provision on-site by the developer. It should be noted that when calculating payments in lieu of on-site provision, the requirement rises to reflect the increased demand generated by the additional

dwellings on the site; noting that there would also be a corresponding increase in income for the developer in comparison to what they would have received from making on-site provision of facilities.

Where a site proposal comprises a density of less than 30 dwellings per hectare, the Open Space and Recreation Payment will be calculated on the basis of the number of proposed dwellings and not what could be achieved at 30 dwellings per hectare. The Tables at Appendix 6A set out the current guidelines for typical capital and maintenance costs for recreation and open space facilities. The most up to date equivalent costs will be used at the time of a planning application.

There are five scenarios where financial contributions could be paid in lieu of on-site outdoor play facilities provision. In almost all circumstances, open space should be provided on site however scenario's 1 and 3 below also apply to open space provision. The current guideline costs of provision of facilities on a per dwelling basis has been included in Appendix 6A.

Scenario 1: Where existing provision on-site is lost as a result of the development proposal and cannot be replaced on land controlled by the developer within the vicinity of the site. This scenario could relate to any type of development which involves the loss of an existing recreational facility or area of open space. The Payment would be calculated based upon the costs of appropriate replacement or compensatory provision at an alternative location and would comprise land costs, provision of facilities and maintenance costs over a period of 20 years.

Scenario 2: Where the total number of proposed dwellings is less than the thresholds for on-site provision of children's play space (25 dwellings - LAP) or adult recreation provision (218 dwellings - MUGA).

So for a proposed development of 15 dwellings, two payments relating to outdoor play space would be required as follows:

- Children's Play Space: 15 x (Cost per dwelling for LAP); and
- Adult Recreation Provision: 15 x (Cost per dwelling for MUGA)

Scenario 3: Where there are additional dwellings over and above the threshold for on-site provision of a facility. In such circumstances, on-site provision should meet the requirement of the specified threshold number of dwellings with a payment required to meet the demand generated by the additional dwellings which cannot be met on site.

Therefore, for a proposed development of 40 dwellings, on-site provision of one Local Area of Play (LAP) would be required which would meet the requirement for the children's play space contribution associated with 25 dwellings (threshold for provision). Therefore, a payment would also be required to provide for the additional 15 units at a value of 15 x (cost per dwelling for LEAP/NEAP). This requirement ensures equity between different sites of differing sizes and ensures that the obligation relates appropriately to the scale of the development.

In this situation, an adult recreation provision payment would also be required as per Scenario 2 above.

Scenario 4: Where there are existing sub-standard facilities in the vicinity of the site where investment in these facilities would bring them up to a standard suitable to serve the needs of the proposed development. In such cases, the Payment would equate to the cost of the improvement works in addition to maintenance costs for a period of 20 years.

Scenario 5: In exceptional circumstances where the Council consider that it is impractical to provide outdoor play facilities and / or open space on the site or where the site is in an 'unsuitable' location. This could include, for example a conversion scheme where the development site comprises an existing building which would be retained so that there is no available space within the site.

Use of Open Space and Recreation Payment

The catchment areas of local facilities will be considered in relation to the development site so that the needs of the development from which the Payment is sought will be addressed. Dual use of existing and new facilities will be encouraged where practicable. Where there are alternative uses for the Payment, the most appropriate project to address the capacity issue will be pursued. Open Space and Recreation Payments may be utilised to increase open space and recreation capacity by:

- Provision of additional space / facilities necessitated by the additional demand; and
- Upgrading of existing facilities to increase their capacity

The use of the Payment will be determined by the Council according to the individual circumstances of the development. Projects to be funded by a planning obligation will be set out within the legal agreement along with details of the delivery / timing of payment(s) and the timing of spend.

6.6 Design Guidance for Recreation and Public Open Space Facilities

The Council will assess proposals taking into account guidance set out in the Fields in Trust document 'Planning and Design for Outdoor Sport and Play' (2009) and the Countryside Council for Wales document 'Providing Accessible Natural Greenspace in Towns and Cities' (2006). It is accepted that each site will have its own character and that guidelines should therefore be interpreted appropriately according to individual circumstances. The primary function of the guidance is to create and maintain useable spaces that have a positive impact on the health and well being of surrounding occupiers and raise the quality of the development.

Location of open space, both natural and formal is a key consideration and requirements should be addressed at the initial design stage. The open space must be located in a position where it is easily accessible from all parts of the development, taking into account movements patterns and proximity to residential occupiers. The expectation is that formal open space should occupy a central location within the development site subject to site characteristics.

Open space should be prominent within the residential area to encourage use by the community. The most active areas should be highly visible with any seating designed to overlook such areas. Access to an estate road is preferable to reinforce accessibility by users and provide for maintenance vehicles. Good quality boundary treatments should be used to clearly identify public and private space.

Open space should also be considered in relation to contributing positively to the environment by providing wildlife habitats. New open space areas should take into account existing / surrounding areas and provide linkages where appropriate.

On larger developments, developers may be required to provide formal recreation facilities or playing pitches. Developers are advised to consult with the Council at the earliest opportunity regarding the requirements for such provision.

The Council considers that the provision of on-site facilities provides an opportunity to introduce public art by way of themed equipment and a high standard of design. It will be expected that, wherever possible, a scheme for open space and recreation facilities considers the potential for raising the standard of the development in this way.

General principles for children's play areas are that they should be:

- Sited in open, welcoming locations, not on backland areas requiring access along high-fenced, narrow alleyways;
- Separated from areas of major vehicle movements and accessible directly from hard-surfaced pedestrian routes;
- Sited on land suitable for the type of play opportunity intended;
- Overlooked from houses or well-used pedestrian routes

- Linked, as far as possible, with other open spaces, footpath systems and amenity areas to provide an adequate amount of separation from nearby residences.

With regard to the Children’s Play Space provision, accessibility should be as follows:

Local areas for play or doorstep spaces for play and informal recreation (LAPs) should be located within 100 metres walking distance or 60 metres straight line distance. Characteristics include a minimum activity zone of 100 m² and a buffer zone of 5 metres minimum depth to the nearest dwelling.

Local equipped, or local landscaped, areas for play and informal recreation (LEAPs) should be located within 400 metres walking distance or 240 metres straight line distance. Characteristics for equipped areas include a minimum activity zone of 400 m² and a buffer zone of 10 metres minimum depth to the nearest dwelling. For landscaped areas, the minimum area is 900 m².

Neighbourhood equipped areas for play and informal recreation, and provision for young people (NEAPs) should be located within 1000 metres walking distance or 600 metres straight line distance. Characteristics include a minimum activity zone of 1000 m² and a buffer zone of 30 metres minimum depth to the nearest dwelling.

The Council has adopted minimum standards for the installation of all new play equipment in the form of European Standards BSEN 1176:1998 Parts 1-7 for equipment, and BSEN 1177:1998 for safety surfacing. Compliance with these standards will be a requirement on all new developments and proof of compliance will be required prior to installation. All equipment will be inspected for continued compliance with the European Standards to ensure retained equipment is maintained correctly, and new equipment has been correctly installed, sited and maintained.

The design of all new facilities must fully comply with the Disability Discrimination Act (DDA) 1995. The gradient of footpaths, size of steps, height of handrails and visual obstructions that may be encountered on route to a play or recreation facility are among the factors to be considered.

The Council will only adopt a public open space facility if constructed to the required standard and pass an independent post installation inspection by RoSPA (Royal Society for the Prevention of Accidents) or Fields in Trust. Where the Council does not adopt the on-site provision, the liability to maintain the facility will remain with the developer or property owners.

6.7 Standard Heads of Terms

The following definitions and clauses are suggested for use as appropriate in Section 106 legal agreements and unilateral undertakings where an open space and /or recreation contribution is required.

Definitions:

“Open Space and Recreation Facilities” means the open space and / or facilities which meet community needs and are publicly available

“Open Space and Recreation Land” means the land hatched on plan (ref...) attached to this Deed where the Open Space and / or Recreation Facilities are to be provided

“Open Space and Recreation Obligation” means a planning obligation to be determined at the time of submission of full details of the development (or any subsequent full application) to be secured by the Council in accordance with the adopted Planning Obligations SPG as amended from time to time, to provide for additional Open Space and Recreation Facilities to meet the needs of the development

“Open Space and Recreation Payment” means the sum of ... pounds (£...) to be utilised to provide or enhance Open Space and / or Recreation Facilities in accordance with the Open Space and Recreation Facilities Scheme

“Open Space and Recreation Facilities Scheme” means a detailed specification of works to provide for Open Space and / or Recreation Facilities to address the need generated or exacerbated by the development to include initial provision and management for a period of 20 years

Clauses:

The Developer shall enter into a legal agreement to secure obligations with regard to open space and recreation as appropriate when the full details of the proposal are submitted as Reserved Matters or in conjunction with any subsequent full planning application.

The Open Space and Recreation Land must be used for the provision of the Open Space and Recreation Facilities in accordance with the Open Space and Recreation Facilities Scheme and not occupied or used in any other manner.

The Developer shall transfer the Open Space and Recreation Facilities Land fully serviced with all associated rights of access at no cost immediately prior to the commencement of development.

The Developer shall submit the Open Space and Recreation Facilities Scheme prior to the commencement of development for agreement with the Local Planning Authority. Approval of the scheme shall not be unreasonably withheld or delayed.

The Developer shall undertake the provision of the Open Space and Recreation Facilities in accordance with the Open Space and Recreation Facilities Scheme agreed with the Council. The Open Space and Recreation Facilities shall be completed (and transferred to the Council) prior to the occupation of the (...)th dwelling.

The Developer shall pay to the Council (c/o...) immediately prior to the commencement of development the Open Space and Recreation Payment, index linked.

The Council undertakes to utilise the Open Space and Recreation Payment to provide the Open Space and Recreation Facilities in accordance with the Open Space and Recreation Facilities Scheme.

The Council undertakes to accept the transfer of the Open Space and Recreation Facilities Land and utilise the land in the provision of the Open Space and Recreation Facilities.

Appendix 6A Capital and Maintenance Costs: Recreation and Open Space Provision

In relation to this guidance, the Council is using a recreation land value of £40,000 / ha as identified as part of work undertaken by the Council. The Professional Fees / Costs are charged at a rate of 12% of Capital Cost for a project and include provision for legal fees, stamp duty, design of scheme, tendering and contracting, management of the project and organising final certification as appropriate.

It is intended that this Appendix will be routinely updated and published. All costs taken from this guidance and identified within legal agreements will be linked to the Retail Price Index from the current published date to the date of payment.

Public Open Space (10,000 m²)

Capital Costs

Description	Quantity	Cost
Land Purchase Cost (at £40,000 / ha)		£269,488
Professional Fees / Costs (12% of Capital Costs)		
Footpath	150 m ²	
Boundary Fence	100 m	
Trees - Saplings	40	
Grass	9,850 m ²	
Go Plastic Bonn Bench	2	
Broxap Derby Litterbin	2	

Maintenance Costs

Description	Frequency	Cost
Rotary grass cutting	12 per year	£193,688
Tree / Shrub maintenance	2 per year	
Empty litter bin	weekly	
Furniture Inspection / Maintenance	Every year	
Overlay footpath	Every 10 years	
Fence painting	Every 10 years	
Footpath Inspection	2 per year	
Full litter pick	Fortnightly	
Play Equipment Inspection / maintenance	Weekly	
Seat/bin replacement	Every 10 years	

Public Open Space Cost per dwelling (9.16m ²)	Capital	£247
	Maintenance	£177
	Total	£424

Local Area of Play (100m² active area plus 300m² buffer area)

Capital Costs

Description	Quantity	Cost
Land Purchase Cost (at £40,000 / ha)		£66,256
Professional Fees / Costs (12% of Capital Costs)		
Grass	240 m ²	
Shrub planted area	50 m ²	
Trees - Saplings	5	
Footpath	10 m ²	
Bow Top Fencing	50 m	
Self-Closing gate / maintenance gate	2/1	
Play Equipment of <ul style="list-style-type: none"> • Wickstead 4 Seesaw 	1	

<ul style="list-style-type: none"> Wickstead Single Bay 2 Seat Viking Swing with 1 cradle / 1 flat seat Planet Jungle Kifaru Wickstead 'Rock n Bowl' 	1	
Impact Absorbing Surface	100 m ²	
Go Plastic Bonn Bench	1	
Broxap Derby Litterbin	1	

Maintenance Costs

Description	Frequency	Cost
Rotary grass cutting	12 per year	£81,218
Tree / Shrub maintenance	2 per year	
Play equipment maintenance	weekly	
Empty litter bin	weekly	
Furniture Inspection / Maintenance	Every year	
Overlay footpath	Every 10 years	
Fence painting	Every 10 years	
Footpath Inspection	2 per year	
Full litter pick	Fortnightly	
Play Equipment Inspection / maintenance	Weekly	
Seat / bin replacement	Every 10 years	
Replace Impact absorbing surface	Every 10 years	
Repair / replace equipment	Every 15 years	

Local Area of Play Cost per dwelling	Capital	£1,410
	Maintenance	£1,728
	Total	£3,138

Local Equipped Area of Play (400m² active area 3200m² buffer area = 3600m² (age 5-11))

Capital Costs

Description	Quantity	Cost
Land Purchase Costs (at £40,000 / ha)		£212,496
Professional Fees / Costs (12% of Capital Costs)		
Grass	3,110 m ²	
Shrub planted area	50 m ²	
Trees - Saplings	10	
Footpath	40 m ²	
Bow Top Fencing	75 lin m	
Self-Closing gate / double maintenance gate	2/1	
Play Equipment of		
<ul style="list-style-type: none"> Wickstead 4 Seesaw Wickstead Single Bay 2 Seat Viking Swing with 1 cradle / 1 flat seat Wickstead Matrix K2 KOMPAN 2.5m Bird's nest swing HAGS NRG Steel Trim TrailMini spinner (HAGGS Mirage Revolution) Planet Jungle Kifaru Wickstead Spring Mobiles Medium pedestal slide 	1 1 1 1 1 1 2 1	
Impact & non-impact Absorbing Surface / edging	400 m ² /140 lin m	
Go Plastic Bonn Bench	2	
Broxap Derby Litterbin	2	
Signage	1	

Maintenance Costs

Description	Frequency	Cost
Rotary grass cutting	12 per year	£178,201
Tree / Shrub maintenance	2 per year	
Furniture maintenance	yearly	
Play equipment maintenance	weekly	
Empty litter bin	weekly	
Furniture Inspection / Maintenance	Every year	
Overlay footpath	Every 10 years	
Replace impact absorbing surface	Every 10 years	
Fence painting	Every 10 years	
Footpath Inspection	2 per year	
Full litter pick	Fortnightly	
Play Equipment Inspection / maintenance	Weekly	
Seat / bin replacement	Every 10 years	
Replace Impact absorbing surface	Every 10 years	
Repair / replace equipment	Every 15 years	

LEAP Cost per dwelling	Capital	£364
	Maintenance	£305
	Total	£669

Local Area of Play / Local Equipped Area of Play (500m² active area 3,290m² buffer area)

Capital Costs

Description	Quantity	Cost
Land Purchase Costs (at £40,000 / ha)		£238,081
Professional Fees / Costs (12% of Capital Costs)		
Grass	3,200 m ²	
Shrub planted area	50 m ²	
Trees - Saplings	10	
Footpath	40 m ²	
Bow Top Fencing	75 lin m	
Self-Closing gate / double maintenance gate	2/1	
Play Equipment of		
• Wickstead 4 Seesaw	1	
• Wickstead Single Bay 2 Seat Viking Swing with 1 cradle / 1 flat seat	1	
• Wickstead Matrix K2	1	
• KOMPAN 2.5m Bird's nest swing	1	
• Kompan Track and Ride	1	
• Mini spinner (HAGGS Mirage Revolution)	1	
• Planet Jungle Kifaru	1	
• Wickstead Moulded Spring Mobiles	2	
• Trampoline (built in 2m square ground)	1	
Impact & non-impact Absorbing Surface / edging	500 m ²	
Go Plastic Bonn Bench	2	
Broxap Derby Litterbin	2	
Signage	1	

Maintenance Costs

Description	Frequency	Cost
Rotary grass cutting	12 per year	£205,027
Tree / Shrub maintenance	2 per year	
Furniture inspection / maintenance	yearly	
Play equipment maintenance	weekly	

Empty litter bin	weekly
Furniture Inspection / Maintenance	Every year
Overlay footpath	Every 10 years
Replace impact absorbing surface	Every 10 years
Fence painting	Every 10 years
Footpath Inspection	2 per year
Full litter pick	Fortnightly
Play Equipment Inspection / maintenance	Weekly
Seat / bin replacement	Every 10 years
Replace Impact absorbing surface	Every 10 years
Repair / replace equipment	Every 15 years

LAP / LEAP Cost per dwelling	Capital	£366
	Maintenance	£315
	Total	£681

Local Equipped Area of Play / Neighbourhood Equipped Area of Play (400m² activity safety surface, plus 1,000 m² hard surfacing for MUGA activity area plus min 7,771 m² buffer area = 9,171m²)

Capital Costs

Description	Quantity	Cost
Land Purchase Costs (at £40,000 / ha)		£416,903
Professional Fees / Costs (12% of Capital Costs)		
Grass	7,771 m ²	
Shrub planted area	200 m ²	
Trees	25	
Footpath	120 m ²	
Bow Top Fencing	175 lin m	
Self Closing gate/double maintenance gate	2/1	
Play Equipment of		
• Wickstead Cobra Seesaw	1	
• Wickstead Planet Jungle Kifaru (inclusive Junior Multi unit)	1	
• Wickstead Matrix K2	1	
• KOMPAN 2.5m Bird's nest swing	1	
• Mini spinner (HAGGS Mirage Revolution)	1	
• Wickstead Single Bay 2 Seat Viking Swing with 1 cradle / 1 flat seat	1	
• Trampoline (built in 2m square ground)	1	
• Wickstead Moulded Spring Mobiles	2	
• Huck Nest Carousel	1	
• Wickstead Viking 2 Bay double 4 flat seats	1	
• Kompan Track and Ride	1	
MUGA		
• Teen Area: SMP Arena Meeting Point - macadam surfacing	1,000 m ²	
• Tarmac Hard Play Area: Wickstead SANTOS MUGA / Skatepark / Parkour - macadam surfacing		
Impact & non-impact Absorbing Surface / edging	400 m ²	
Go Plastic Bonn Bench / picnic bench	2/2	
Broxap Derby Litterbin	2	
Broxap Sheffield Cycle racks	2	
Signage	1	

Maintenance Costs

Description	Frequency	Cost
Rotary grass cutting	12 per year	£429,511
Tree / Shrub maintenance	2 per year	
Furniture maintenance	yearly	
Play equipment maintenance	weekly	
Empty litter bin	weekly	
Furniture Inspection / Maintenance	Every year	
Overlay footpath	Every 10 years	
Replace impact absorbing surface	Every 10 years	
Fence painting	Every 10 years	
Repair / relay Tarmac hard play area	As required	
Footpath Inspection	2 per year	
Full litter pick	Fortnightly	
Play Equipment Inspection / maintenance	Weekly	
Seat / bin replacement	Every 10 years	
Replace Impact absorbing surface	Every 10 years	
Repair / replace equipment	Every 15 years	

LEAP / NEAP Cost per dwelling	Capital	£103
	Maintenance	£106
	Total	£209

Football Pitch to include pitch, drainage, floodlighting, (10,000 m²)

Capital Costs

Description	Frequency	Cost
Land Purchase Costs (at £40,000 / ha)		£404,096
Professional Fees / Costs (12% of Capital Costs)		
Cost of Provision		

Maintenance Costs

Description	Frequency	Cost
Building maintenance	As required	£326,956
Rotary grass cutting	12 per year	
Fertiliser	2 per year	
Sand top dressing	2 per year	
Renovation work	yearly	
Take down / set up goal posts / nets	As required	
Over marking for grass pitches	weekly	
Empty litter bin	weekly	
Footpath Inspection	2 per year	
Full litter pick	Fortnightly	
Seat / bin replacement	Every 10 years	
Footpath / drainage / pitch Inspection	2 per annum	
Floodlight running & maintenance	As required	
Repair/replace equipment	As required	
Overlay footpath	Every 10 years	

Football Pitch Cost per dwelling	Capital	£1,486
	Maintenance	£1,202
	Total	£2,688

Multi Use Games Area to include surfacing, fencing, floodlighting (8,000 m²)

Capital Costs

Description	Frequency	Cost
Land Purchase Costs (at £40,000 / ha)		£203,840
Professional Fees / Costs (12% of Capital Costs)		
Cost of Provision		

Maintenance Costs

Description	Frequency	Cost
Brushing for multi-sports pitch	Monthly	£253,661
Take down / set up goal posts / nets	As required	
Over marking for multi-sports pitch	Yearly	
Empty litter bin	Weekly	
Overlay footpath	Every 10 years	
Full litter pick	Fortnightly	
Repair / replace equipment	As required	
Seat / bin Replacement	Every 10 years	
Overlay Footpath	Every 10 years	
Footpath / drainage / surface inspection	2 per annum	
Floodlight running & maintenance	As required	

Multi-Use Games Area Cost per dwelling	Capital	£935
	Maintenance	£1,164
	Total	£2,099