


OPEN SPACE CONTRIBUTIONS CALCULATION

Origin Application Ref:		 <p style="margin: 0;">Ribble Valley Borough Council</p> <p style="margin: 0; font-size: small;">www.ribblevalley.gov.uk</p>
Type of Application:		
Officer:		

A financial contribution for on or off site may be sought in principle through the application of Core Strategy Key Statement DMI 1 Planning Obligations. This identifies Open Space as one of four priority obligations issues for the authority and defines Open Space (Core Strategy section 8.7) as “including all typologies of sport, leisure, green infrastructure and potentially allotments”.

Contributions will be calculated based on the impact of the proposed development on the Borough’s current provision and it’s identified future needs. This could entail either on- site provision or a financial contribution to off- site facilities based on a Borough-wide costed need as outlined below.

The general impact of new development, in terms of proposed general population increase, has been calculated earlier based on a 2011 Census based figure of 2.4 people per dwelling leading to a potential increase of 13,400 residents from 2008 to 2028 based on an uplift of 5,600 dwellings as outlined in the Core Strategy (Development Strategy) Key Statement DS1. This figure has been used below to generate a per head contribution that relates overall resident numbers to the overall combined costs of the various open space requirements.

However each individual development that appears in future through the planning process will necessarily contain a mix of various house types that may vary from the general formula of 2.4 people per dwelling set out above and may result in a variety of impacts on open space provision. Therefore a more detailed and appropriate calculation takes the initial per head calculation and applies it to each development proposal by applying an occupancy ratio (again based on 2011 Census figures) to each house type within each proposal. Therefore in general a calculation would be based on this formula:

Occupancy ratio x per person cost x number of units = contribution

The occupancy ratios proposed are:

- 1 bed unit 1.3 people
- 2 bed unit 1.8 people
- 3 bed unit 2.5 people
- 4 bed unit 3.1 people
- 5 + bed unit 3.5 people

Contributions may be sought on each new dwelling permitted in the Borough as each will potentially generate an impact on and need for open space facilities.

The per head calculation is 13,400 divided into the following global open space anticipated costs;

SWIMMING POOL- An increase of 57.6 sq. m. or 0.27 pools = £779,224
SPORTS HALLS- An increase of 1.46 Courts or 0.37 Halls = 882,206
ARTIFICIAL TURF PITCHES- An increase of 0.15 pitches = £107,084 Sand Based and £121,499 3G.

FITNESS ROOM STUDIO- An increase in fitness stations (63)- Based upon S.E. Health and Fitness Facility provision within affordable Sports Halls/ Pool/ Fitness Room costings= £315,000

GRASS PITCHES- An estimated cost of improving senior and junior pitches in line with Sport England costs-(Fourth Quarter 2013).

Based upon 6 senior pitches @ £38,500 and 7 Junior Pitches @£ 32,500 = £458,500.

NEIGHBOURHOOD PLAY FACILITY PROVISION- Provision of Outdoor Green Gym @ £100,000 (Clitheroe), and 2 x Muga facilities (Longridge and Whalley) @ £125,000 = £350,000

JUNIOR PLAY FACILITY- Provision of facilities/ improvements to existing facilities. The estimated contribution per play facility based upon the delivery of specific schemes in Council maintained facilities is £2,500 per facility per year.

The total estimated cost of the facility needs is £2,906,428

The cost per person assuming an increase in residents of 13,400 is £216.90.

Units	Occupancy Ratios (peop	No. of dwellings	No. of people	Contribution (£)
1 bed	1.3	8	10.4	£2,255.76
2 bed	1.8	15	27	£5,856.30
3 bed	2.5	10	25	£5,422.50
4 bed	3.1	4	12.4	£2,689.56
5 bed+	3.5	0	0	£0.00
Total		37	74.8	£16,224.12
Total Estimated Cost per Person (£)		£216.90		

This would give a total occupancy rate of 74.8 people for this development.

74.8 (people) x £216.90 (cost per person) = £16,224.12 (total contribution required)