



Appendix C

# **Planning Obligations**

## Provision and Maintenance of Green Infrastructure Assets

### **Schedule of Costs**

---

February 2024

## Introduction

- 1.1 The Planning Obligations Supplementary Planning Document sets out the basis for calculating maintenance contributions for land and assets that are transferred to the Council.
- 1.2 This document should be read alongside the SPD and provides an up to date assessment of costs, based on the publication date of this document.
- 1.3 This document, and the practices and costs therein, will be reviewed annually by the Council, and the information contained updated where appropriate.
- 1.4 This companion document is a guide, not policy. Where land are assets are to be transferred to the Council by agreement between parties, officers will use it as the basis for calculating the expected contribution.
- 1.5 It does not preclude any developer choosing alternative mechanisms for the long-term management and maintenance of land.

## Off-site contributions 'in lieu'

- 1.6 Where financial contributions towards off-site provision of open space and sports pitches are to be sought, the level of contribution will be agreed with the Council based on a proportionate approach.
- 1.7 The cost per square metre will be based on the following levels of provision<sup>1</sup> and indicative costs:

<b>Parks &amp; Amenity Open Space</b>	<b>Outdoor Sports Provision</b>
£10.20 per sq.m	£16.19 per sq.m

### Open Space<sup>2</sup> - 10,000 sq.m

<b>Description</b>	<b>Quantity</b>	<b>Cost per Ha</b>
Preparation	10,000 sq.m	£11,000
Footpath	380m	£28,880
Boundary Fence	150m	£8,126
Trees- Sapling	50	£13,543
Hedge	150m	£1,046
Shrub borders	256 sq.m	£11,456
Grass Rotary and Grass Meadow	8,500 sq.m	£22,270
Bench	4	£4,800
Litterbin	2	£926
<i>Indicative Cost per Ha for open space provision</i>		<i>£102,046 Ha</i>
<b>Indicative cost per sq.m</b>		<b>£10.20 sq.m</b>

<sup>1</sup> All costs indicative and to be agreed with the Council on case by case basis

<sup>2</sup> Costs derived from FBC Streetscene based actual service costs

### Playing Pitches (natural turf<sup>3</sup>)

<b>Description</b>	<b>Indicative cost</b>	<b>Indicative cost per sq.m</b>
<i>Cricket natural turf pitch (8 pitch square and 2 winter pitches)</i>	<i>£330,000</i>	<i>£15.90</i>
<i>Football natural turf pitches (senior)</i>	<i>£105,000</i>	<i>£14.15</i>
<i>Football natural turf pitches (mini)</i>	<i>£30,000</i>	<i>£21.14</i>
<i>Football natural turf pitches youth)</i>	<i>£85,000</i>	<i>£14.36</i>
<i>Rugby natural turf pitch (senior)</i>	<i>£160,000</i>	<i>£15.38</i>
<b>Indicative cost per sq.m for sport pitch provision</b>		<b>£16.19</b>

---

<sup>3</sup> Costs derived from the Sport England Facility Costs [Facility Costs 3Q22 \(sportengland-production-files.s3.eu-west-2.amazonaws.com\)](#).

## Maintenance of open space, sports pitches, play areas and trees transferred to the Council.

- 1.8 The base figures in table 1 are April 2023 based and will need to be adjusted annually for indexation<sup>4</sup>, starting 1<sup>st</sup> April 2024 unless otherwise justified.
- 1.9 The cost per square metre calculation is based on the schedules of management and costs set out in Appendix 1.

Table 1: Calculating Maintenance Contributions

<b>Asset</b>	<b>30 year cost (per square metre)</b>
Open Space	£23.83
Sports Pitch	£35.12
LEAP/NEAP	£162.24
Trees	£976.05 (per tree)

- 1.10 The rate stated for Children’s Play Equipment is based on the maintenance scheme applied to the ‘standard’ Council delivered Locally Equipped Area of Play (as set out in appendix 1).
- 1.11 The specific make up of a play area will determine the precise maintenance rate (owing to the maintenance and replacement requirements of particular play equipment), but the rate in table 1 provides an indication of the likely level. For a Neighbourhood Equipped Area of Play, the maintenance cost will be based on the LEAP costs but increased to reflect the larger scale of the NEAP.

---

<sup>4</sup> CPI (February annually)

## Appendix 1 – Schedule of Costs

### Open Space (10,000 m2)

Description	Frequency	Staff Cost	Vehicle Cost	Materials/ Contractor Cost	Waste Disposal Cost
Rotary Grass Cutting	12 per annum	£401.58	£64.80	£0.00	£0.00
Meadow Cut and Collect	1 per annum	£225.45	£60.25	£0.00	£81.22
Strimming	8 per annum	£173.68	£31.60	£0.00	£0.00
Hedge Maintenance	1 per annum	£90.18	£24.10	£0.00	£40.61
Shrub Maintenance	2 per annum	£521.04	£47.40	£60.00	£81.22
Empty Litter Bin	51 per annum	£553.60	£51.35	£8.16	£5.00
Furniture Inspection	1 per annum	£15.27	£4.00	£0.00	£0.00
Overlay Footpath	1 x 10 years	£0.00	£0.00	£3,040.00	£0.00
Fence Painting	1 x 10 years	£0.00	£0.00	£150.00	£0.00
Footpath Inspection	1 per annum	£30.54	£4.00	£0.00	£0.00
Full Litter Pick	51 per annum	£1,107.21	£51.35	£4.08	£5.00
Seat Bin Repair	1 x 5 years	£18.70	£1.58	£26.00	£0.00
Bin Replacement	1 x 10 years	£4.68	£0.67	£80.00	£7.50
Seat Replacement	1 x 10 years	£84.17	£12.15	£265.00	£30.00
		<b>£3,226.10</b>	<b>£353.25</b>	<b>£3,633.24</b>	<b>£250.55</b>

### Sports Pitch (10,000 m2)

Description	Frequency	Staff Cost	Vehicle Cost	Materials & Contractor Cost	Waste Disposal Cost
Building Maintenance	N/A	£0.00	£0.00	£0.00	£0.00
Rotary Grass Cutting	12 per annum	£210.42	£48.60	£0.00	£0.00
Fertiliser	annual	£23.38	£8.10	£227.40	£0.00
Deep Aeration	2 per annum	£175.35	£60.75	£0.00	£0.00
Sand Top Dressing	annual	£631.26	£168.70	£2,800.00	£0.00
Renovation Work	annual	£338.17	£90.37	£635.50	£0.00
Take down/Set Up Goal Posts	2x year	£90.18	£7.90	£0.00	£0.00
Over Marking for Grass Pitches	38 per annum	£666.33	£112.57	£114.00	£0.00
Initial Mark Grass Pitches	1 per annum	£81.83	£13.82	£7.00	£0.00
Empty Litter Bin	2x weekly	£564.46	£102.70	£16.32	£16.32
Footpath Inspection	annual	£30.54	£4.00	£0.00	£0.00
Full Litter Pick	weekly	£1,107.21	£51.35	£4.08	£5.00
Seat Replacement	1 per 10 years	£42.08	£6.07	£132.50	£132.50
Bin Replacement	1 per 10 years	£4.68	£0.67	£80.00	£7.50
Drainage Inspection	annual	£30.54	£4.00	£0.00	£0.00
Floodlight Running & Maintenance	N/A	£0.00	£0.00	£0.00	£0.00
Repair/Replace Football Equipment	Posts 1 per 5 years	£23.38	£0.00	£110.18	£0.00
Overlay Footpath	1 per 10 years	£0.00	£0.00	£2,400.00	£0.00
		<b>£4,019.81</b>	<b>£679.60</b>	<b>£6,526.98</b>	<b>£161.32</b>

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

Description	Frequency	Staff Cost	Vehicle Cost	Materials & Contractor Cost	Waste Disposal Cost
Rotary Grass Cutting	12 per annum	£242.04	£32.40	£0.00	£0.00
Meadow Cut and Collect	1 per annum	£45.09	£12.05	£0.00	£40.61
Tree/ Maintenance		£0.00	£0.00	£520.48	£0.00
Shrub Maintenance	8 per annum	£694.72	£63.20	£210.00	£40.61
Furniture Maintenance	1 per annum	£23.38	£3.37	£10.00	£5.00
Empty Litter Bin	2x per week	£553.60	£51.35	£8.16	£5.00
Furniture Inspection	annual	£15.27	£4.00	£0.00	£0.00
Overlay Footpath/Hard surface	1x 10 years	£0.00	£0.00	£1,920.00	£0.00
Fence Painting	1x 10 years	£0.00	£0.00	£80.00	£0.00
Footpath Inspection	annual	£22.90	£4.00	£0.00	£0.00
Full Litter Pick	weekly	£1,107.21	£51.35	£4.08	£5.00
Play Equipment Inspection	weekly	£688.22	£102.70	£0.00	£0.00
Play Equipment Repair/Replace	12 per annum	£158.82	£23.70	£615.00	£150.00
Play Equipment Replacement	1x 10 years	£0.00	£0.00	£10,000.50	£0.00
Seat Replacement	1x 10 years	£42.08	£6.07	£132.50	£15.00
Bin Replacement	1x 5 years	£9.36	£1.34	£160.00	£15.00
Replace Impact Absorbing Surface	1x 10 year	£0.00	£0.00	£1,400.00	£0.00
		<b>£3,602.69</b>	<b>£355.53</b>	<b>£15,060.72</b>	<b>£276.22</b>