



Outdoor Playing Space, Sport and Recreation Planning Obligations

Committee Report Summary			
Report for:	John Miller	Date:	7th January, 2014
Application No:	13/04760/FUL	Approvals:	Siva Joel
Prepared by:	A Cameron	Version:	1

Capital Contributions:

Local Plan Policy	Relevant leisure infrastructure space category	Requirement	Current Infrastructure Capacity / (Deficiency)	Proposed Mitigation	Contribution Sought £
		[sq m]	[sq m]		
Local Facilities					
CR2	Equipped Play Space	275.72	(7,320)	On site - provision of a 600 sq m Locally Equipped Area for Play (LEAP)	£94,624.00
CR2	Youth Facilities	63.63	(75)	Off Site - contribution towards the enhancement of youth facilities at Brimstar Recreation Ground	£10,303.34
CR2	Playing Pitches	2,014.04	(21,300)	Off Site - contribution towards the enhancement or expansion of the sports pitches at Brimstar Recreation Ground	£25,253.91
CR2	Changing Rooms	13.65	(128)	Off Site - contribution towards the provision of new changing rooms at Brimstar Recreation Ground	£51,283.44
ST10	Community Halls	17.12	2 + qualitative	Off site - contribution towards the enhancement of existing, or the development of new, community hall provision in Brimstar	£33,093.37
Local Facilities - Total					£214,563.07
Strategic Facilities					
ST10	Theatre and Art Centres	6.47	(5,871)	Off Site - contribution towards expanding and enhancing the Octagon Theatre in Yeovil	£19,928.78
ST10	Artificial Grass Pitches	39.78	(2,516)	Off Site - contribution towards the provision of a new 3G AGP in Brimstar (AGP3)	£5,118.12
ST10	Swimming Pools (Community)	1.56	6 + qualitative	Off Site - contribution towards a new pool in Chard (Policy SP4) or the enhancement of the existing pool at CRESTA (Policy SP8)	£11,653.78
ST10	Indoor Tennis Centres	3.41	(3,771)	Off Site - contribution towards the provision of a new indoor tennis centre in Yeov/A, Baly to be within Yeovil Sports Zone (Policy IOC1)	£15,037.59
ST10	Sports Halls (Community)	6.74	(339)	Off Site - contribution towards the development of a new sports hall in Brimstar (SH1) or towards the development of a new sports hall in Chard (Policy SH9) or enhancement of the existing sports hall at CRESTA (Policy SH5)	£24,254.65
Strategic Facilities - Total					£76,040.92
Total:					£290,603.99

Commuted Sums:

Local Plan Policy	Relevant Category of Open Space	Proposed Site	Contribution Sought £
CR 2/3	Equipped Play Areas	On site - provision of a 500 sq m Locally Equipped Area for Play (LEAP)	£54,656.00
CR 2/3	Youth Facilities	Off Site - contribution towards the enhancement of youth facilities at Brimstar Recreation Ground	£3,809.33
CR 2/3	Playing Pitches	Off Site - contribution towards the enhancement or expansion of the sports pitches at Brimstar Recreation Ground	£18,023.46
CR 2/3	Playing Pitch Changing Rooms	Off Site - contribution towards the provision of new changing rooms at Brimstar Recreation Ground	£4,125.62
Total:			£80,614.40

S106 Trigger Points:

Local Plan Policy	Relevant leisure infrastructure space category	Standard Trigger Policy	Proposed Occupied Dwelling Trigger Point	Payment
Circular	1% Community Health and Leisure Service Administration Fee			
Local Facilities				
CR2	Equipped Play Space	Upon occupation of the first 25% of proposed dwellings	16	£187,104.85
CR2	Youth Facilities			
CR2	Playing Pitches			
CR2	Changing Rooms	Upon occupation of 50% of proposed dwellings	33	£131,784.81
ST10	Community Halls			
Strategic Facilities				
ST10	Theatre and Art Centres	Upon occupation of 75% of proposed dwellings	46	£78,040.92
ST10	Synthetic Turf Pitches			
ST10	Swimming Pools			
ST10	Indoor Tennis Centres			
ST10	Sports Halls			
Total:				£374,930.58

Total:

Overall Contribution Total	£371,218.39
1% Community Health and Leisure Service Administration Fee	£3,712.18
Overall Level of Planning Obligation To Be Sought	£374,930.58
Overall Contribution Per Dwelling	£5,768.16

South Somerset District Council Schedule of Works 2013

Feature	2012 per m2/lm	Annual no. of Operations	2.1 %inflation 2013
Amenity Grass (per cut)			
Flat			
Less than 400msq	0.18	16	£3.00
Greater than 400msq	0.025	16	£0.42
Banks (over 15 degrees)	0.1	6	£0.81
Established Planted Areas	2	1	£2.09
Newly Planted Areas	1.5	1	£1.57
Ornamental Hedges	0.55	2	£1.15
Field Hedges	0.21	1	£0.23
Hard Surfaces	0.07	18	£1.32
Ditches	1.24	2	£2.59
Screen Clearance	32.24	12	£404.48
Woodland (5yrs maintenance)	2.1	1	£2.19
Stakes& ties, spraying, litter, pruning, coppicing, thinning, grass cutting			
Woodland (post 5yrs maintenance)	1.04	1	£1.08
1 per 2sqm. Coppicing, thinning, rabbit guards, hazards			
Coppicing (every 5 years)	1.21	1	£1.27
Bins	11.31	1	£11.82
Benches	11.31	1	£11.82
Bins (empty)	£2.05	52	£104.55
Street trees (10 years)	22.63	1	£23.66
Trees in OS (14-16 heavy standard, 10 yrs)	11.31	1	£11.82
Unimproved grassland (cut and remove)	0.17	1	£0.17