



Outdoor Playing Space, Sport and Recreation Planning Obligations Summary

Report for:	Newtown, Langport	Date:	1.11.10
Application No:	10/03541/FUL	Approvals:	Steve Joel
Prepared by:	A Cameron	Version:	0.6 Development Version

Step 1: The number of persons generated by the development:

Proposed Dwelling Number(s)	Household Size (persons)	Number of Persons Generated by Development
6 1 bed dwellings	1.5	9
45 2 bed dwelling or larger	2.26	101.7
51 Total number of households/persons		110.7

Step 2: The amount of space required to deliver sustainable development:

Local Plan Policy	Relevant leisure infrastructure space category	Standard	Requirement
		[sq m per person]	[sq m]
CR2	Equipped Play Space	2.0000	203.40
CR2	Youth Facilities	0.5000	50.85
CR2	Playing Pitches	14.0000	1,549.80
CR2	Changing Rooms	0.3472	38.44
ST10	Theatre and Art Centres	0.0450	4.98
ST10	Synthetic Turf Pitches	0.2555	28.28
ST10	Swimming Pools	0.0109	1.20
ST10	Indoor Tennis Centres	0.0237	2.63
ST10	Sports Halls	0.0469	5.19

Step 3: The approach and cost of delivering sustainable development:

Local Plan Policy	Relevant Category of Provision	Existing Infrastructure Capacity (yes / no)	Approach required to deliver sustainable development	Provision cost (£ per sq m)	Provision Cost Basis	Contribution sought
Equipped Play Space:						
CR2	- On Site	No	0	£193.36	Equipped Play - On Site Cost Schedule	£0
CR3	- Off Site (Requiring No Land Acquisition)		1	£193.36	Equipped Play - On Site Cost Schedule	£39,329
CR3	- Off Site (Requiring Land Acquisition)		0	£464.43	Equipped Play - Off Site Cost Schedule	£0
Youth Facilities:						
CR2	- On Site	No	0	£151.87	Youth Facilities - On Site Cost Schedule	£0
CR3	- Off Site (Requiring No Land Acquisition)		1	£151.87	Youth Facilities - On Site Cost Schedule	£7,722
CR3	- Off Site (Requiring Land Acquisition)		0	£439.88	Youth Facilities - Off Site Cost Schedule	£0
Playing Pitches:						
CR2	- On Site	No	0	£16.36	Playing Pitch - On Site Cost Estimate	£0
CR3	- Off Site (Requiring No Land Acquisition)		1	£16.36	Playing Pitch - On Site Cost Schedule	£25,359
CR3	- Off Site (Requiring Land Acquisition)		0	£173.08	Playing Pitch - Off Site Cost Schedule	£0
Changing Room Provision:						
CR2/3	- On Site or Off Site	No	1	£2,151.32	Changing Room - Cost Schedule	£82,691
Strategic Off Site Provisions:						
ST10	Theatre and Arts Centres	No	1	£3,078.11	Theatre and Arts Centres - Cost Schedule	£15,334
ST10	Synthetic Turf Pitches	No	1	£139.24	STP - Cost Schedule	£3,938
ST10	Swimming Pool	No	1	£15,067.16	Swimming Pools - Cost Schedule	£18,114
ST10	Indoor Tennis Centres	No	1	£4,421.45	Indoor Tennis - Off Site Cost Schedule	£11,610
ST10	Sports Halls	No	1	£5,721.77	Sports Halls - Cost Schedule	£29,694
Total Contribution:						£233,791.08
Total Cost Per Dwelling:						£4,584.14

Notes:

- The first task determines whether the existing infrastructure within the effective catchment area of the proposed development is capable of accommodating the impact.
- The second task determines (through the allocation of '1' in the appropriate box) whether the facilities will need to be provided on-site or off site, and whether the delivery of the off-site provision requires land acquisition.
- Costs are at present day levels. Costs are updated annually. Details of how the cost per sq m provision has been calculated are set out in the cost schedules within this worksheet.
- Yellow cells require 'data to be entered'. Blue cells are 'self calculating'.

Step 4: The level of commuted sums required to deliver sustainable development:

Local Plan Policy	Relevant Category of Open Space	Existing Infrastructure Capacity (yes / no)	Requirement emerging from step 3	Maintenance cost per sq m of provision	Provision Cost Basis	Total Contribution
						£
CR 2/3	Equipped Play Areas	No	1	£109.93	Equipped Play - Com Sum Cost Calculation	£22,359.40
CR 2/3	Youth Facilities	No	1	£55.26	Youth Facilities - Com Sum Calculation	£2,810.16
CR 2/3	Playing Pitches	No	1	£8.95	Pitch - Com Sum Cost Calculation	£13,869.02
CR 2/3	Playing Pitch Changing Rooms	No	1	£247.78	Changing Room - Com Sum Cost Calculation	£9,523.97
Total Contribution:						£48,562.55
Total Cost Per Dwelling:						£952.21

Notes:

- Policy CR 2/3 provides that provision should be made for future maintenance to ensure the continued availability of provision, in accordance with paragraph B18 of the ODPM Circular 05/2005.
- Para 11.16 of the Local Plan provides that a sum may be sought for a period of ten years towards the maintenance of on-site and off-site equipped play, youth facility, playing pitch and changing room provision.
- Costs are at present day levels. Costs are updated annually. Details of how the cost per sq m provision has been calculated are set out in the cost schedules within this worksheet.

Step 5: The overall level of outdoor playing space, sport and recreation planning obligations required to be sought:

Overall Contribution Total	£282,353.63
1% Sport, Arts and Leisure Service Administration Fee	£2,823.54
Overall Level of Planning Obligation To Be Sought	£285,177.17
Overall Cost Per Dwelling	£5,591.71



Newtown Park Specific Cost Schedules

Prepared by SSDC Sport, Arts and Leisure Service

Report for: **Old Kelways Equipped Play Area** **1.11.10**

1	Total Cost of Locally Equipped Play Area:	Cost
	Fencing and Gates	£8,063
	Seats and Bins	£2,365
	Enhanced Landscaping for Play	£1,075
	Hardstanding and Ground Graphics	£1,075
	Play Equipment and Impact Absorbing Surfacing	£42,463
	Signage	£323
	Local Equipped Play Area Sub-Total:	£55,364
	Site Abnormal Works (10%)	£5,536
	Professional Fees (5%)	£2,768
	Project Development Costs (10%)	£5,536
	VAT Threshold Provision (2%)	£1,107
	Building Total Including Fee Provisions:	£70,312
	Contingency (10%)	£7,031
	Total Locally Equipped Play Cost:	£77,344

Notes:

1. Costs based on actual figures provided by SSDC (2nd Quarter 2008). Costs updated by a factor of 1.075.
2. Costs are at present day levels.

2	Cost Per Square Meter of Locally Equipped Play Space:	Cost
	Total minimum activity zone	400
	Cost per sq m of equipped play space	£193.36

3	Cost Per Person:	Cost
	Sq m Equipped Play Space per 1000 population (Based on Local Plan Policy CR2)	2000
	Square meter of Equipped Play Space required per person	2
	Cost per person	£386.72



Calculation of Equipped Play Contributions

Delivered Off Site Requiring Land Acquisition

Prepared by SSDC Sport, Arts and Leisure Service

Report for: **Old Kelways Equipped Play Area** **1.11.10**

1	Total Cost of Locally Equipped Play Area:	Cost
	Fencing and Gates	£8,063
	Seats and Bins	£2,365
	Enhanced Landscaping for Play	£1,075
	Hardstanding and Ground Graphics	£1,075
	Play Equipment and Impact Absorbing Surfacing	£42,463
	Signage	£323
	Local Equipped Play Area Sub-Total:	£55,364
	Land acquisition costs (400 sq m (including buffer zone))	£98,571
	Site Abnormal Works (10%)	£5,536
	Professional Fees (5%)	£2,768
	Project Development Costs (10%)	£5,536
	VAT Threshold Provision (2%)	£1,107
	Building Total Including Fee Provisions:	£168,884
	Contingency (10%)	£16,888
	Total Locally Equipped Play Cost:	£185,772

Notes:

1. Costs based on actual figures provided by SSDC (2nd Quarter 2008). Costs updated by a factor of 1.075.
2. Costs are at present day levels.
3. One international acre equates to 4,046.86 sq meters. Land Values - estimated at £433,592/Acre (May 09).

2	Cost Per Square Meter of Locally Equipped Play Space:	
	Total minimum activity zone	400
	Cost per sq m of equipped play space	£464.43
3	Cost Per Person:	
	Sq m Play Space demand per 1000 population (Based on Local Plan Policy CR2)	2000
	Square meter of Equipped Play Space required per person	2
	Cost per person	£928.86



Newtown Park Specific Cost Schedules

Prepared by SSDC Sport, Arts and Leisure Service

Report for: **Youth Facility - Memorial Playing Field**

1.11.10

1	Total Cost of Youth Facility (Multi Use Games Area (MUGA)):	Cost
	MUGA, 40m x 20m, fenced and floodlight	£86,000
	Bins	£645
	Signage	£323
	Youth Facility Sub-Total:	£86,968
	Site Abnormal Works (10%)	£8,697
	Professional Fees (5%)	£4,348
	Project Development Costs (10%)	£8,697
	VAT Threshold Provision (2%)	£1,739
	Building Total Including Fee Provisions:	£110,449
	Contingency (10%)	£11,045
	Total Youth Facility Cost:	£121,494

Notes:

1. Costs based on actual figures provided by SSDC (2nd Quarter 2008). Costs updated by a factor of 1.075.
2. Costs are at present day levels.

2	Cost Per Square Meter of Youth Facility Space:	
	Total MUGA Activity Area (40m x 20m)	800
	Cost per sq m of youth facility space	£151.87

3	Cost Per Person:	
	Sq m Outdoor Equipped Playgrounds for Youth Use per 1000 population (Based on CR2) (Policy CR 2 provides for a minimum of 0.2 and a maximum of 0.3 hectares / 1000 population) (0.2 hectares provides for play provision for young children, 0.1 hectares for older children)	500
	Square meter of Youth Facility Space required per person	0.5
	Cost per person	£75.93



Calculation of Youth Facility Contributions

Delivered Off Site Requiring Land Acquisition

Prepared by SSDC Sport, Arts and Leisure Service

Report for: **Newtown, Langport** **1.11.10**

1	Total Cost of Youth Facility (Multi Use Games Area (MUGA)):	Cost
	MUGA, 40m x 20m, fenced and floodlight	£86,000
	Bins	£645
	Signage	£323
	Youth Facility Sub-Total:	£86,968
	Land acquisition costs (1700 sq m (including buffer zone))	£209,464
	Site Abnormal Works (10%)	£8,697
	Professional Fees (5%)	£4,348
	Project Development Costs (10%)	£8,697
	VAT Threshold Provision (2%)	£1,739
	Building Total Including Fee Provisions:	£319,913
	Contingency (10%)	£31,991
	Total Youth Facility Cost:	£351,904

Notes:

1. Costs based on actual figures provided by SSDC (2nd Quarter 2008). Costs updated by a factor of 1.075.
2. Costs are at present day levels.
3. One international acre equates to 4,046.86 sq meters. Land Values - estimated at £433,592/Acre (May 09).

2	Cost Per Square Meter of Youth Facility Space:	
	Total MUGA Activity Area (40m x 20m)	800
	Cost per sq m of equipped play space	£439.88
3	Cost Per Person:	
	Sq m Play Space demand per 1000 population (Based on Local Plan Policy CR2)	500
	Square meter of Youth Facility Space required per person	0.5
	Cost per person	£219.94



Newtown Park Specific Cost Schedules

Prepared by SSDC Sport, Arts and Leisure Service

Report for: **Enhancing Memorial Ground / New Recreation Ground Provision** **1.11.10**

1	Total Cost of Playing Pitch:	Cost
	Grass Pitch (100m x 64m)	£80,000
	Pitch Layout Sub-Total:	£80,000
	Site Abnormal Works (10%)	£8,000
	Professional Fees (5%)	£4,000
	Project Development Costs (2%)	£1,600
	VAT Threshold Provision (2%)	£1,600
	Building Total Including Fee Provisions:	£95,200
	Contingency (10%)	£9,520
	Total Playing Pitch Cost:	£104,720

Notes:

1. Costs based on figures provided by Sport England Sport Facility Costs (2nd Quarter 2008)
http://www.sportengland.org/kitbag_fac_costs_q2_2008.doc
2. Costs are at present day levels (22/5/08)
3. One international acre equates to 4,046.8564224 sq meters. Recreational Land Values - estimated at £50K/Acre.

2	Cost Per Square Meter of Playing Pitch	
	Total playing pitch capacity (100m x 64m)	6400
	Cost per sq m of playing pitch	£16.36

3	Cost Per Person:	
	Sq m Playing Pitch demand per 1000 population (Local Plan Policy CR2)	14000
	Square meter of Playing Pitch required per person	14
	Cost per person	£229.08



Calculation of Playing Pitch Contributions

Delivered Off Site Requiring Land Acquisition

Prepared by SSDC Sport, Arts and Leisure Service

Report for: **Newtown, Langport** **1.11.10**

1	Total Cost of Playing Pitch:	Cost
	Grass Pitch (100m x 64m)	£80,000
	Pitch Layout Sub-Total:	£80,000
	Land acquisition costs (7400 sq m)	£911,786
	Site Abnormal Works (10%)	£8,000
	Professional Fees (5%)	£4,000
	Project Development Costs (2%)	£1,600
	VAT Threshold Provision (2%)	£1,600
	Building Total Including Fee Provisions:	£1,006,986
	Contingency (10%)	£100,699
	Total Playing Pitch Cost:	£1,107,685

Notes:

1. Costs based on figures provided by Sport England Sport Facility Costs (2nd Quarter 2008)
2. Costs are at present day levels.
3. One international acre equates to 4,046.86 sq meters. Land Values - estimated at £433,592/Acre (May 09).

2	Cost Per Square Meter of Playing Pitch Total playing pitch capacity (100m x 64m)	6400
	Cost per sq m of playing pitch	£173.08

3	Cost Per Person: Sq m Playing Pitch demand per 1000 population (Based on Local Plan Policy C)	14000
	Square meter of Playing Pitch required per person	14
	Cost per person	£2,423.06



Newtown Park Specific Cost Schedules

Prepared by SSDC Sport, Arts and Leisure Service

Report for: **Memorial Changing Room Enhancement / Provision At New Recreation Ground** 1.11.10

1	Total Cost of Changing Rooms:	Cost
	Four Changing Room Pavillion (Size: 300 Sq m) - including entrance, circulation, plant, referee change.	£395,500
	Sub-Total:	£395,500
	External works (15%) - car parks, roads, section 278 contributions, service connections, etc)	£59,325
	Building Sub-Total:	£454,825
	Site Abnormal Works (10%)	£45,483
	Professional Fees (15%)	£68,224
	Project Development Costs (2%)	£9,097
	VAT Threshold Provision (2%)	£9,097
	Building Total Including Fee Provisions:	£586,724
	Contingency (10%)	£58,672
	Total Changing Room Cost:	£645,397

Notes:

1. Costs based on figures provided by Sport England Sport Facility Costs (2nd Quarter 2008)
http://www.sportengland.org/kitbag_fac_costs_q2_2008.doc
2. Costs are at present day levels (22/5/08)
3. Land acquisition matters are covered through Playing Pitch contributions.

2	Cost Per Square Meter of Changing Room Space	
	Four changing room pavillion capacity (sq m)	300
	Cost per sq m of changing room	£2,151.32
3	Pavillion / Playing Pitch Ratio :	
	Sq m playing pitch space required for 4 changing room pavillion	12096
	Sq m four changing room pavillion	300
	Amount of changing room space required to support 1 sq m to playing pitch	0.025
4	Cost Per Person:	
	Sq m of Playing Pitch required per person	14
	Sq m of changing room pavillion space per person	0.35
	Cost per person	£746.99

[Planning Obligation Calculator Home Page](#)



Newtown Park Specific Cost Schedules

Prepared by SSDC Sport, Arts and Leisure Service and Paul Mantle Partnership Chartered Surveyors

Report for: **Delivered At The Existing Octagon Theatre Site** 1.11.10

1	Total Cost of Octagon Theatre Development:	Cost
	Building	£8,532,861
	Preliminaries	£1,365,258
	Building Sub-Total:	£9,898,119
	Site Abnormal Works (10%)	£989,812
	Professional Fees (16%)	£1,484,718
	Project Development Costs (2%)	£197,962
	VAT Threshold Provision (2%)	£197,962
	Building Total Including Fee Provisions:	£12,768,574
	Contingency (10%)	£1,276,857
	Total Theatre and Arts Centre Cost:	£14,045,431
Notes:		
1. Costs based on figures provided by Paul Mantle Partnership Chartered Surveyors.		
2. Costs are at present day levels.		
3. Facility will be developed on existing Council owned Octagon Theatre site.		
2	Cost Per Square Meter of Theatre and Arts Centre:	
	Total additional theatre and arts centre capacity	4563
	Cost per sq m of Theatre and Arts Centre:	£3,078.11
3	Cost Per Person:	
	Sq m theatre and arts centre demand per 1000 population (Based on Arts Council Recommended Benchma	45
	Square meter of theatre and arts centre required per person	0.045
	Cost per person	£138.52



Newtown Park Specific Cost Schedules

Prepared by SSDC Sport, Arts and Leisure Service and Bucknall Austin Chartered Surveyors

Report for: **Huish Episcopi Academy School** 1.11.10

1	Total Cost of Synthetic Turf Pitch:	Cost
	Rubber crumb (100m x 64m) fenced and floodlit	£592,000
	External works (15%) - car parks, roads, section 278 contributions, service connections, etc)	£88,800
	Building Sub-Total:	£680,800
	Site Abnormal Works (10%)	£68,080
	Professional Fees (5%)	£34,040
	Project Development Costs (2%)	£13,616
	VAT Threshold Provision (2%)	£13,616
	Building Total Including Fee Provisions:	£810,152
	Contingency (10%)	£81,015
	Total Synthetic Turf Pitch Cost:	£891,167

Notes:

1. Costs based on figures provided by Sport England Sport Facility Costs (2nd Quarter 2008) and Chartered Surveyor.
2. Costs are at present day levels.
3. It is assumed that pitch will be provided at an existing school or recreation site. Therefore no land acquisition costs are included.

2	Cost Per Square Meter of STP Total pitch capacity (100m x 64m)	6400
	Cost per sq m of STP	£139.24
3	Cost Per Person:	
	STP demand per 1000 population	256
	Square meter of STP provision required per person	0.26
	Cost per person	£35.58



Newtown Park Specific Cost Schedules

Prepared by SSDC Sport, Arts and Leisure Service and E C Harris.

Report for: **Yeovil - Delivered Off Site Requiring Land Acquisition** **1.11.10**

1	Total Cost of New Districtwide Competition Swimming and Leisure Pool:	Cost
	Swimming Pools (50m x 17m) + (17m x 15m Leisure Pool) (2,216 m2)	£5,540,837
	Moveable Floor	£200,000
	Family Wet Changing Village (426 m2)	£1,278,856
	Ancillary Spaces (953 m2)	£2,164,557
	Plant (552 m2)	£901,236
	Internals Sub-Total:	£10,085,486
	External works (15%) - car parks, roads, section 278 contributions, service connections, etc)	£1,512,823
	Building Sub-Total:	£11,598,309
	Land acquisition costs (8000 sq m)	£985,714.83
	Site Abnormal Works (10%)	£1,159,831
	Professional Fees (8%)	£927,865
	Project Development Costs (2%)	£231,966
	VAT Threshold Provision (2%)	£231,966
	Building Total Including Fee Provisions:	£15,135,652
	Contingency (10%)	£1,513,565
	Total Swimming Pool Cost:	£16,649,217

Notes:

1. Costs based on figures provided by EC Harris November 2008. Single stage design and build procurement.
2. Costs are at present day levels.
3. One international acre equates to 4,046.86 sq meters. Land Values - estimated at £433,592/Acre (May 09).

2	Cost Per Square Meter of Water:	
	Total water capacity (50m x 17m) + (15m x 17m)	1105
	Cost per sq m of water	£15,067.16

3	Cost Per Person:	
	Sq m water demand per 1000 population	10.86
	Square meter of water required per person	0.01086
	Cost per person	£163.63



Newtown Park Specific Cost Schedules

Prepared by SSDC Sport, Arts and Leisure Service and EC Harris.

Report for: **Indoor Tennis Centre - Delivered in Yeovil, Requiring Land Acquisition** **1.11.10**

1	Total Cost of Indoor Tennis Centre:	Cost
	4 Court Indoor Tennis Hall (2208 m2)	£3,942,569
	Dry Changing Village (160 m2)	£337,668
	Multi-Purpose Room (156 m2)	£304,103
	Viewing Gallery, Ancillary Spaces and Plant (600 m2)	£1,170,591
	Internals sub-Total:	£5,754,931
	External works (15%) - car parks, roads, section 278 contributions, service connections, etc)	£863,240
	Building Sub-Total:	£6,618,171
	Land acquisition costs (6500 sq m)	£800,893
	Site Abnormal Works (10%)	£661,817
	Professional Fees (8%)	£529,454
	Project Development Costs (2%)	£132,363
	VAT Threshold Provision (2%)	£132,363
	Building Total Including Fee Provisions:	£8,875,062
	Contingency (10%)	£887,506
	Total Indoor Tennis Centre Cost:	£9,762,568

Notes:

1. Costs based on figures provided by EC Harris November 2008. Single stage design and build procurement.
2. Costs are at present day levels.
3. One international acre equates to 4,046.86 sq meters. Land Values - estimated at £433,592/Acre (May 09).

2	Cost Per Square Meter of Indoor Tennis Centre	
	Total hall capacity (4 Courts)	2208
	Cost per sq m of indoor tennis centre	£4,421.45
3	Cost Per Person:	
	Sq m indoor tennis demand per 1000 population	23.72
	Square meter of indoor tennis required per person	0.02372
	Cost per person	£104.88

Appendix 6 -Calculator



Newtown Park Specific Cost Schedules

Prepared by SSDC Sport, Arts and Leisure Service and EC Harris

Report for:	Delivered Off-Site in Yeovil	1.11.10
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1	Total Cost of District Competition Sports Hall:	Cost
	Sports Hall 8 Badminton Court (Court Size: 1543 m2)	£2,797,639
	Dry Changing Village (160 m2)	£337,668
	Multi-Purpose Room (156 m2)	£304,103
	Viewing Gallery, Ancillary Spaces and Plant (600 m2)	£1,170,591
	Internals sub-Total:	£4,610,001
	External works (15%) - car parks, roads, section 278 contributions, service connections, etc)	£691,500
	Building Sub-Total:	£5,301,501
	Land acquisition costs (6500 m2)	£800,893
	Site Abnormal Works (10%)	£530,150
	Professional Fees (8%)	£424,120
	Project Development Costs (2%)	£106,030
	VAT Threshold Provision (2%)	£106,030
	Building Total Including Fee Provisions:	£7,268,725
	Contingency (10%)	£726,872
	Total Competition Sports Hall Cost:	£7,995,597

Notes:

1. Costs based on figures provided by EC Harris November 2008. Single stage design and build procurement.
2. Costs are at present day levels.
3. One international acre equates to 4,046.86 sq meters. Land Values - estimated at £433,592/Acre (May 09).

2	Cost Per Square Meter of Competition Sports Hall	
	Total competition hall capacity	1397.4
	Cost per sq m of sports hall	£5,721.77

3	Cost Per Person:	
	Sq m hall demand per 1000 population.	46.88
	Square meter of sports hall required per person	0.04688
	Cost per person	£268.24



Calculation of Equipped Play Commuted Sums

Prepared by SSDC Sport, Arts and Leisure Service

Report for: **Yeovil - Delivered Off Site Requiring Land Acquisition**

1.11.10

1 Total Annual Cost of Equipped Play Area Maintenance:					
Total Cost of Maintenance Operations	Unit	Unit Rate	Quantity	Frequency per annum	Total
Inspection:					
Weekly Inspection	per visit	£15.65	1	52	£ 813.80
Quarterly Inspection	per visit	£36.76	1	4	£ 147.04
Annual Inspection and Risk Assessment	per visit	£75.00	1	1	£ 75.00
Maintenance:					
Replacement Parts	per visit	£ 325.00	1	1	£ 325.00
Greasing moving parts	per visit	£ 15.65	1	2	£ 31.30
Safety Surfacing Repairs	play area	£ 325.00	1	1	£ 325.00
Litter Picking & Bin Emptying	play area	£ 15.65	1	52	£ 813.80
Vandalism estimate	play area	£ 500.00	1	1	£ 500.00
Painting	play area	£ 400.00	1	1	£ 400.00
Total Annual Cost of Equipped Play Area Maintenance					£ 3,430.94

Notes:

1. Costs are based on maintaining a Locally Equipped Play Area (400m).
2. Costs are at present day levels (22/5/08)

2 10 Year Commuted Sum Calculation													
Annual Maintenance Cost	15% Allowance for Management Costs	Year 1	Year 2 add 7.5% Industry Inflation	Year 3 add 7.5% Industry Inflation	Year 4 add 7.5% Industry Inflation	Year 5 add 7.5% Industry Inflation	Year 6 add 7.5% Industry Inflation	Year 7 add 7.5% Industry Inflation	Year 8 add 7.5% Industry Inflation	Year 9 add 7.5% Industry Inflation	Year 10 add 7.5% Industry Inflation	Total Cost for 10 Year Period	
£ 3,431	£ 515	£ 3,946	£ 4,241	£ 4,560	£ 4,902	£ 5,269	£ 5,664	£ 6,089	£ 6,546	£ 7,037	£ 7,565	£ 55,818	
5% Interest Rate Discount Factor Applied		£3,946	£4,038	£4,136	£4,235	£4,337	£4,441	£4,543	£4,654	£4,764	£4,879	£43,971	

Notes:

1. Based on Commuted Maintenance Sums Guidance, provided by the Department for Communities & Local Government, Assessing Needs & Opportunities:
2. Based on Planning Policy Guidance 17 Companion Guide Chapter 6

3 10 Year Commuted Sum Cost Per Square Meter of Equipped Play Area:	
Total Locally Equipped Play Area capacity (sq m)	400
Commuted Sum Cost per sq m of Equipped Play Area	£109.93

4 Cost Per Person:	
Sq m Equipped Playing Space per 1000 population (Based on Local Plan Policy CR2 Parameters)	2000
Square meter of Equipped Play Area provision required per person	2
Cost per person	£219.86



Calculation of Youth Facility Commuted Sums

Prepared by SSDC Sport, Arts and Leisure Service

Report for: **Yeovil - Delivered Off Site Requiring Land Acquisition** 1.11.10

1 Total Annual Cost of Youth Facility Maintenance:					
Total Cost of Maintenance Operations	Unit	Unit Rate	Quantity	Frequency per annum	Total
Inspection:					
Weekly Inspection	per visit	£15.65	1	52	£ 813.80
Quarterly Inspection	per visit	£36.76	1	4	£ 147.04
Annual Inspection and Risk Assessment	per visit	£75.00	1	1	£ 75.00
Maintenance:					
Litter Picking & Bin Emptying	per facility	£ 15.65	1	52	£ 813.80
Surface Cleaning	per facility	£ 500.00	1	1	£ 500.00
Vandalism estimate	per facility	£ 500.00	1	1	£ 500.00
Line re-marking	per facility	£ 1,000.00	1	0.2	£ 200.00
MUGA Fence painting	per facility	£ 400.00	1	1	£ 400.00
Total Annual Cost of Youth Facility Maintenance					£ 3,449.64

Notes:

1. Costs are based on maintaining a Multi-Use Games Area (800 sq m).
2. Costs are at present day levels (22/5/08)

2 10 Year Commuted Sum Calculation													
Annual Maintenance Cost	15% Allowance for Management Costs	Year 1	Year 2 add 7.5% Industry Inflation	Year 3 add 7.5% Industry Inflation	Year 4 add 7.5% Industry Inflation	Year 5 add 7.5% Industry Inflation	Year 6 add 7.5% Industry Inflation	Year 7 add 7.5% Industry Inflation	Year 8 add 7.5% Industry Inflation	Year 9 add 7.5% Industry Inflation	Year 10 add 7.5% Industry Inflation	Total Cost for 10 Year Period	
£ 3,450	£ 517	£ 3,967	£ 4,265	£ 4,584	£ 4,928	£ 5,298	£ 5,695	£ 6,122	£ 6,582	£ 7,075	£ 7,606	£ 56,123	
5% Interest Rate Discount Factor Applied		£3,967	£4,060	£4,158	£4,258	£4,360	£4,465	£4,567	£4,680	£4,790	£4,906	£44,211	

Notes:

1. Based on Commuted Maintenance Sums Guidance, provided by the Department for Communities & Local Government, Assessing Needs & Opportunities:
2. Based on Planning Policy Guidance 17 Companion Guide Chapter 6

3 10 Year Commuted Sum Cost Per Square Meter of Youth Facility:	
Total Multi-Use Games Area capacity (40m x 20m)	800
Commuted Sum Cost per sq m of Youth Facility	£55.26

4 Cost Per Person:	
Sq m Equipped Outdoor Playground Space per 1000 population (Local Plan Policy CR2 Parameters)	500
Square meter of Equipped Outdoor Playgrounds for Youth Use required per person	0.5
Cost per person	£27.63

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Calculation of Playing Pitch Commuted Sums

Prepared by SSDC Sport, Arts and Leisure Service

Report for: **Yeovil - Delivered Off Site Requiring Land Acquisition**

1.11.10

1 Total Annual Cost of Sports Pitch Maintenance::

Total Cost of Maintenance Operations	Unit	Unit Rate	Quantity	Frequency per annum	Total
Grass Cutting	m2	£0.01	6400	26	£ 931.84
Initial Marking Out	pitch	£82.49	1	1	£ 82.49
Overmarking	pitch	£10.50	1	36	£ 378.00
Spiking/Slitting	pitch	£26.98	1	6	£ 161.88
Chain Harrowing	pitch	£26.98	1	12	£ 323.76
Roll Pitch	pitch	£26.98	1	1	£ 26.98
Verti Draining	pitch	£300.00	1	1	£ 300.00
Spring Fertiliser	pitch	£60.00	1	1	£ 60.00
Autumn Fertiliser	pitch	£60.00	1	1	£ 60.00
Selective Herbicide	pitch	£60.00	1	1	£ 60.00
Sanding/topdressing	pitch	£250.00	1	1	£ 250.00
Post Season Goal Mouth Re-instatement	pitch	£50.00	2	1	£ 100.00
Contravate	pitch	£449.94	1	1	£ 449.94
Oversowing Grass Seed	m2	£0.03	6400	1	£ 192.00
Painting Goals	goal	£59.99	2	1	£ 119.98
Erecting Goals	goal	£23.99	2	1	£ 47.98
De-Erecting Goals	goal	£23.99	2	1	£ 47.98
Replacing Goal Nets	goal	£125.00	2	1	£ 250.00
Replacing Corner Posts	post	£5.00	4	4	£ 80.00
Inspection and clearance of broken glass, dog faces etc.	pitch	£10.50	1	52	£ 546.00
Total Cost of Playing Maintenance Per Annum					£ 4,468.83

Notes:

- Costs are based on maintaining a full size adult football pitch (100m x 64m).
- Costs are at present day levels (22/5/08)

2 10 Year Commuted Sum Calculation

Annual Maintenance Cost	15% Allowance for Management Costs	Year 1	Year 2 add 7.5% Industry Inflation	Year 3 add 7.5% Industry Inflation	Year 4 add 7.5% Industry Inflation	Year 5 add 7.5% Industry Inflation	Year 6 add 7.5% Industry Inflation	Year 7 add 7.5% Industry Inflation	Year 8 add 7.5% Industry Inflation	Year 9 add 7.5% Industry Inflation	Year 10 add 7.5% Industry Inflation	Total Cost for 10 Year Period
£ 4,469	£ 670	£ 5,139	£ 5,525	£ 5,939	£ 6,384	£ 6,863	£ 7,378	£ 7,931	£ 8,526	£ 9,166	£ 9,853	£ 72,704
5% Interest Rate Discount Factor Applied		£5,139	£5,259	£5,387	£5,516	£5,648	£5,784	£5,917	£6,062	£6,205	£6,355	£57,273

Notes:

- Based on Commuted Maintenance Sums Guidance, provided by the Department for Communities & Local Government, Assessing Needs & Opportunities:
- Based on Planning Policy Guidance 17 Companion Guide Chapter 6

3 10 Year Commuted Sum Cost Per Square Meter of Playing Pitch:

Total playing pitch capacity (100m x 64m)	6400
Commuted Sum Cost per sq m of playing pitch	£8.95

4 Cost Per Person:

Sq m Playing Pitch demand per 1000 population (Based on Local Plan Policy CR2 Parameters)	14000
Square meter of Playing Pitch required per person	14
Cost per person	£125.28

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Calculation of Changing Room Commuted Sums

Prepared by SSDC Sport, Arts and Leisure Service

Report for: **Yeovil - Delivered Off Site Requiring Land Acquisition**

1.11.10

1 Total Annual Cost of Changing Room Maintenance:					
Total Cost of Maintenance Operations	Unit	Unit Rate	Quantity	Frequency per annum	Total
Cleaning	match day	£7.00	1	92	£ 644.00
Cleaning and Hygiene Consumables	annual	£600.00	1	1	£ 600.00
Service Heating	annual	£150.00	1	1	£ 150.00
Service Fire Control System	annual	£150.00	1	1	£ 150.00
Service Intruder Alarm	annual	£150.00	1	1	£ 150.00
Utility Bills (gas, electricity, water)	annual	£2,000.00	1	1	£ 2,000.00
Re-decoration	annual	£500.00	1	1	£ 500.00
Repairs to building, responding to vandalism	annual	£1,500.00	1	1	£ 1,500.00
Total Cost of Changing Room Maintenance Per Annum					£ 5,800.00

Notes:

- Costs are based on maintaining a four changing room size facility (300 sq m).
- Costs are at present day levels (22/5/08)

2 10 Year Commuted Sum Calculation												
Annual Maintenance Cost	15% Allowance for Management Costs	Year 1	Year 2 add 7.5% Industry Inflation	Year 3 add 7.5% Industry Inflation	Year 4 add 7.5% Industry Inflation	Year 5 add 7.5% Industry Inflation	Year 6 add 7.5% Industry Inflation	Year 7 add 7.5% Industry Inflation	Year 8 add 7.5% Industry Inflation	Year 9 add 7.5% Industry Inflation	Year 10 add 7.5% Industry Inflation	Total Cost for 10 Year Period
£ 5,800	£ 870	£ 6,670	£ 7,170	£ 7,708	£ 8,286	£ 8,908	£ 9,576	£ 10,294	£ 11,066	£ 11,896	£ 12,788	£ 94,361
5% Interest Rate Discount Factor Applied		£6,670	£6,826	£6,991	£7,159	£7,331	£7,507	£7,679	£7,868	£8,053	£8,248	£74,333

Notes:

- Based on Commuted Maintenance Sums Guidance, provided by the Department for Communities & Local Government, Assessing Needs & Opportunities:
- Based on Planning Policy Guidance 17 Companion Guide Chapter 6

3 10 Year Commuted Sum Cost Per Square Meter of Changing Room Provision:	
Total changing room capacity (sq m)	300
Commuted Sum Cost per sq m of changing room provision	£247.78