Appendix D

Calculation for working out contributions for off site provision

The sum payable for off site provision will be calculated using the equation set out in Appendix A to establish what the needs of the development would be. This area, in square metres is then multiplied by the cost per metre of providing the open space. An example has been worked through.

The development is to be 12 dwellings, and at a density of 30 dwellings per hectare, this would give a development site area of 0.4 hectares.

The estimated population of the development would be, using the District average of 2.3 people per dwelling, 2.3x12= 27.6 people. This figure can be rounded up to 28 people.

The 14% minimum requirement for open space in new residential developments equates to a provision of 2.43 hectares per 1000 people. The open space requirement for a development of 12 dwellings would therefore be:

$$\frac{2.43\text{ha} \times 28}{1000} = 0.06 \text{ hectares or } 600\text{m}^2$$

Using the cost per m² of providing different types of open space within the District is

Type of provision	Cost per m² for type of provision
Large equipped area for play, including for older children (NEAP)	£6.40
Equipped Play area for young children	£89
Local area for play	£15.20

As the development is under 75 dwellings, the requirement on site would have been for an equipped play area for children. The commuted sum required for off site provision will be 600 x £6.40=£3840.