

Technical Appendix

Recreational Provision in Residential Development
Supplementary Planning Document (SPD)

April (2016)



Table 1a – Equipping of Formal Sports Recreation (derived from Sport England costs)

Type of provision	Description	capital cost (£)	Proportion of 1.68ha	total area (sq. m)	Total Cost (£)
Pitch (Adult football pitch figures used)	Lay and maintain grass pitch for 12 months (106m x 70m)	9.17	62%	10,400	95,368.00
Runoff to adult football pitches	Grass (includes clearance, top soil and spreading seed)	3.11	32%	5,400	16,794
Tennis courts x 2	tarmac court, fenced no lighting (36.58 x 33.53)	98.00	2.6%	400	39,200.00
Bowling green	flat or crown green (40 x 40)	61.09	2.9%	500	30,545.00
MUGA	tarmac court, fenced no lighting (36.6 x 21.35)	104.86	0.5%	100	10,486.00
Total Cost				16,800	92,393.00
Total cost per person					192.39
cost per sq. m					11.45

For outdoor sport the requirement is 1.68 hectares (this is broken down reflecting the proportions of formal recreation use identified in the PPG17 Open Spaces and Community Recreation Assessment, 2007). The costs of provision assume no lighting, car parking, roads or flood attenuation systems are included.

Table 1b – Equipping of New NEAP Area

Item	Works / Goods description	Cost derived from local / national supplier / contractor (£)	unit	no	Cost per ha (£)
Equipment	supply and Install 8 items of play equipment	£32,000.00		1	32,000.00
Fencing / gates	supply and install 1m high bow top fencing including gates	£90.00	Lin m	100	9,000.00
Seat	recycled plastic seat	£1,474.00	no	1	1,474.00
Bin	Supply & Install bin	£196.50	no	1	196.50
Tarmac path	1.5m wide x 20m path	£78.00	m2	30	2,340.00
Safer Surfacing	grass mat surfacing	£36.00	m2	150	5,400
Landscaping costs	Clear site, grass seed, planting, shrubs etc. (Activity zone only 1000 sq. m)	£5.25	m2	1,000	5,250.00
Buffer to NEAP	Grass (includes clearance, top soil and spreading seed)	3.11	m2	8,000	24,880
Sign	Supply and install information sign 1m x 1m detailing site name, ownership, contact tel. no / email	£150.00	no	1	150.00
Post Installation Inspection	written report	£460.00	no	1	460.00

Cost per NEAP play area **81,150.50**

Standard 0.2 NEAP's per 1,000 pop **16,230.10**

Total cost per person **16.23**

Table 1c – Equipping of New LEAP Area

Item	Works / Goods description	Cost derived from local / national supplier / contractor (£)	unit	no	Cost per ha (£)
Equipment	supply and Install 5 items of play equipment	£19,851.60	1	1	19,851.60
Fencing	supply and install 1m high bow top fencing including gates	£95.00	Lin m	100	9,500.00
Seat	recycled plastic seat	£1,474.00	no	1	1,474.00
Bin	Supply & Install bin	£196.50	no	1	196.50
Tarmac path	1.5m x 20m path	£78.00	m2	20	1,560.00
Safer Surfacing	Supply and lay grass lock surfacing	£36.00	m2	100	3,600
Landscaping costs	Clear site, grass seed, planting, shrubs etc. (activity zone only 400sq. m)	£6.71	m2	400	2,684.00
Buffer to LEAP	Grass (includes clearance, top soil and spreading seed)	3.11	m2	1,200	3,732.00
Sign	Supply and install information sign 1m x 1m detailing site name, ownership, contact tel. no / email	£150.00	no	1	150.00
Post Installation Inspection	Written report	£460.00	no	1	460.00

Cost per LEAP play area

43,208.10

Standard 1 LEAP's per 1,000 pop

Total cost per person

43.21

For formal recreation, the figures assume that for 1,000 populations the standard requires 3,400 m² for children's play (equating to one LEAP and 0.2 of a NEAP with buffering).

Table 2 – Equipping of New Informal Open Space

Item	Works / Goods description	rate	unit	provision per ha	Cost per ha (£)
Clearing site	clear site and level site for sowing and planting	£2.50	m2	5,000	12,500.00
Pathway (1%)	Provide and install tarmac path 1.5m x 100m	£78.00	m2	150	11,700.00
Grass (84%)	Supply and spread top soil as required	£39.00	m3	250	9,750.00
	Supply and spread grass seed	£1.06	m2	8,650	9,169.00
Shrub Planting areas (10%)	Supply shrubs 2.5 shrubs per sq. m 3lr pots	£8.20	m2	1,000	8,200.00
	Supply and spread top soil as required	£39.00	m3	50	1,950.00
	Cultivate ground and plant shrubs	£4.90	m2	500	2,450.00
	supply and lay ground cover weed control membrane	£1.20	m2	500	600.00
Hedging (5%)	Supply plants 45cm / 60 cm 5 plants per m	£7.50		200	1,500.00
	Cultivate ground and plant hedging	£12.95	Lin metre	200	2,590.00
	Supply and install ground cover weed control membrane	£1.20		200	240.00
Trees	Supply trees (size 16/18) native deciduous mix	£135.00	no	20	2,700.00
	Cultivate ground and plant trees with a stake	£36.00	no	20	720.00
	Supply and lay ground cover weed control membrane	£1.20	no	20	24.00

Table 2 (Continued)

Item	Works / Goods description	Cost derived from local / national supplier / contactor	unit	provision per ha	Cost per ha (£)
Seating	Supply and install recycled plastic seat	£1,474.85	no	1	1,474.85
Bins	Supply litter bin with lockable lid.	£169.00	no	1	169.00
	Install litter bin on a 100mm x 100mm wooden post set in concrete (banded to post)	£27.50		1	27.50
Dog bins	Supply dog bin.	£157.00	no	1	157.00
	Install dog bin on a 100mm x 100mm wooden post set in concrete (banded to post)	£27.50		1	27.50
Sign	Supply information sign 45cm x 45cm detailing site name, ownership, contact tel. no / email	£100.00	no	1	100.00
	Install sign on 2 x 100mm x 100mm wooden posts	£27.50		1	27.50
Knee rail fencing	Supply and install recycled plastic knee rail (height 450cm)	£34.38	lin m	150	5,157.00
Drop bollard	Supply and install lockable drop bollard	£123.80	no	2	247.60

Total cost per ha

71,480.95

Total cost as per 4ha requirement

285,923.80

Total cost per person

285.92

Table 3 – Equipping of New Allotments

Item	Works / Goods description	rate	unit	provision per ha	Cost per ha (£)
Clearing site	clear site and level site	£1.50	m2	10,000	15,000.00
Fencing	Supply and Install 1.8 m 3mm gauge chainlink fence with 1m x 3m access gate	£35.00	Lin m	400	14,000.00
Pathways	Provide and lay 1.5m wide path with MOT 1 stone base with scalplings top cover	£10.50	m2	600	6,300.00
Access Road / Car parking	Provide access road/car parking for up to 30 cars. Hardcore and scalping top	£10.50	m2	950	9,975.00
Water Supply	Supply and install water standpipes or suitable alternative	£1,500.00	no	10	15,000.00
Sign	Supply and install information sign 1m x 1m detailing site name, ownership, contact tel. no / email	£150.00	no	1	150.00
Total cost per ha					60,425.00
Total cost per 0.16ha requirement					9,668.00
Total cost per person					9.67

Table 4a – Maintenance of Formal Sports Recreation

SPORTS PITCH MAINTENANCE

Type	Area (Ha)	cost based on policy requirement (£)	Maintenance cost by % per annum	Cost per annum (£)
Football (Adult)	1.04	95,368.00	16.7%	15,926.46
Runoff to adult football pitches	0.54	16,794.54	12.73%	2,137.94
Tennis courts (hard surface)	0.04	39,200.00	0.4%	156.80
Bowling Green	0.05	30,545.00	6.3%	1,924.34
MUGA	0.01	10,486.00	0.4%	41.94
Area	16,800			
Total cost				20,187.48
x 10 year maintenance				201,874.80
Total cost per person				201.87
Cost per sq. m				12.02

(Costs derived from Sport England)

Table 4b – Maintenance of NEAP Play Space
MAINTENANCE OF PLAY AREAS

NEAP Play space	standard grounds contract, specific requirements	area sq. m / number	No of Occasions	Cost per annum (£)
Standard Grass	48" ride on	920	18	364.32
Buffer to NEAP		8,000	18	3,168.00
Shrubs		50	as required	55.90
Paths		30	as required	6.60
Litter		1,000	as required	2.50
Litter bin	clear & replace liner	1 x bin	18	52.74
Playground equipment and surfacing		site	19	328.00
Total				3,978.06
Policy 0.2ha play area per 1,000 pop				795.61
Total x 10 year maintenance				7,956.12
Cost per person				7.96

Table 4c – Maintenance of LEAP Play Space
MAINTENANCE OF PLAY AREAS

LEAP Play space	standard grounds contract, specific requirements	area sq. m / number	No of Occasions	Cost per annum (£)
Standard Grass	Pedestrian mower	360	18	349.92
Buffer to LEAP		1,200	18	475.20
Shrubs		20	as required	22.36
Paths		20	as required	4.40
Litter		400	as required	1.00
Litter bin	clear & replace liner	1 x bin	18	52.74
Playground equipment and surfacing		site	19	328.00
Total				1,233.62
Policy 1 play area per 1,000 pop				1,233.62
Total x 10 year maintenance				12,336.20
Cost per person				12.34

Table 5 – Maintenance of Informal Open Space

Type	standard grounds contract, specific requirements	area sq. m / number	No of Occasions	Cost per annum (£)
Standard Grass		7,000	18	2,772.00
Meadow Grassland		1,650	2	72.60
Shrubs		1,000	as required	1,108.00
Hedges		200	as required	107.60
Paths		150	as required	8.25
Litter		10,000	as required	25.00
Young tree maintenance	maintain as grounds specification, remove misplaced branches	20 x trees	as required	6.75
Litter bin	clear & replace liner	1 x bin	18	52.74
Dog Bin	clear & replace liner	1 x bin	18	67.50
Total cost per ha per annum				4,220.44
Total cost per standard (4ha) per annum				16,881.76
Total x 10 years maintenance				168,817.60
Total per person				168.82
Cost per sq. m				4.22

Nb: All costs are as at January 2015

Spatial Planning, Broadland District Council
Thorpe Lodge, 1 Yarmouth Road, Norwich NR7 0DU
Tel: (01603) 430567 Fax: (01603) 430591 Email: ldf@broadland.gov.uk
www.broadland.gov.uk

