

Sport England/Milton Keynes Council/English Partnerships

Supplementary Planning Guidance on Open Space Sport and Recreation

March 2004

**Supplementary Planning Guidance on Planning Obligations for Leisure,
Recreation and Sport Facilities**

FOREWORD

This Supplementary Planning Guidance (SPG) has been prepared by Professor Martin Elson of Oxford Brookes University together with the involvement of Officers from Milton Keynes Council, English Partnerships and Sports England. Work on this SPG commenced in November 2002, following an initial approach to the Council from Sports England for a joint project on developing SPG for Sport and Recreation as part of a national pilot study on best practise. Subsequently, an invitation to participate in this study was extended to English Partnerships.

This SPG covers the built up area of the City of Milton Keynes, including the City Expansion Areas, with the exception of Central Milton Keynes, which has its own SPG. Where proposals for new housing fall outside this area, planning obligations for open space and leisure and recreation will be sought by the Council inline with relevant Local Plan policies.

This SPG identifies the main requirements for Leisure, Recreation and Sport, which will be required as a consequence of new residential development within the Borough. It also sets out the financial contributions, which will be sought by the Council from applicants seeking planning consent for development, where that development generates a need for such facilities. The purpose of this document is to assist prospective developers by identifying the costs associated with their development. By providing this guidance the Council seeks to minimise uncertainty and time spent negotiating on individual planning applications and thus speed up the decision making process, in line with Government intentions for improving the planning system.

This document was issued for a six-week period of public consultation running from **Monday 20th September to Monday 1st November 2004** to enable members of the public and other interested parties to comment on its contents.

The Council considered representations received at its Cabinet meeting on 18th January 2005 and resolved to amend the document in line with

responses received and to adopt it as Supplementary Planning Guidance. This document is now a material consideration in the determination of planning applications. It will be reviewed on a regular basis. A statement of the public consultation undertaken on the draft SPG document, the representations received, and the Council's response to those representations will be available subsequently in a separate publication from the Council.

If you require further information about this document, please contact the Development Plans team on 01908 252599, email development.plans@milton-keynes.gov.uk, fax 01908 252330 or on the address below.

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A copy of this document is also avail online from:
http://www.mkweb.co.uk/local_plan_review/

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Open Space, Sport and Recreation

Explanatory Note

1. References to 'the Council' and 'Milton Keynes Council' should be taken to refer also to the Milton Keynes Partnership Committee where appropriate. A range of Departments within the Council, and the Partnership Committee, will be involved in implementing this Supplementary Planning Guidance. The names and addresses of relevant contacts are given in Appendix A.

The Importance of Open Space, Sport and Recreation

2. The provision of open space and facilities for sport and recreation helps underpin people's quality of life. Milton Keynes Council regards such provisions as important to resident's health and well-being, and to the achievement of sustainable communities. Where new development occurs it is important that sufficient open space, sport and recreation provision is made to make the proposals acceptable in land use planning terms.

3. This Supplementary Planning Guidance sets out the Council's approach to the provision of open space, sport and recreation in conjunction with new housing development. The guidance details how the Council will implement Local Plan policies for these topics. It builds upon, and further explains, policies in the replacement Milton Keynes Local Plan adopted in December 2005, and should be read in conjunction with that Plan.

4. This guidance has been prepared to give developers and the public up-to-date information on developer contributions that are reasonably related in scale and kind to development proposals. It has been prepared, and will be operated, in accordance with national planning guidance and regional planning policy. The scales of contributions, and other relevant matters, will be updated annually.

5. Once adopted this Supplementary Planning Guidance will be taken into account as a material planning consideration in determining planning applications. The Secretary of State will also accord substantial weight to Supplementary Planning Guidance that is consistent with development plan policy when making planning decisions.

Policy Background

6. Government guidance in PPG 17 *Open Space, Sport and Recreation (2002)* encourages local planning authorities to develop local standards for open space, sport and recreation provision. PPG 17 states that '...Local authorities should ensure that provision is made for local sports and recreation facilities (either through an increase in the number of facilities or

through improvements to existing facilities) where planning permission is granted for new development (especially housing). Planning obligations should be used, where appropriate, to seek increased provision of open spaces and local sports and recreation facilities, and the enhancement of existing facilities' (para 23 of PPG 17). The Guidance also states: '...Planning obligations should be used as a means to remedy local deficiencies in the quality and quantity of open space, sport and recreation provision. Local authorities will be justified in seeking planning obligations where the quantity or quality of provision is inadequate or under threat, or where new development increases local needs' (para 33 of PPG 17). The Government have also published a guide, *Assessing Needs and Opportunities (2002)*, which demonstrates a number of ways in which local planning authorities can implement provision standards through the use of planning obligations.

7. Sport England have produced a Good Practice Guide *Providing for Sport and Recreation Through New Housing Development (2001)* which proposes a six step guide to devising successful SPG for sport and recreation at the local level. This SPG follows the advice and guidance in the above publications.

8. Planning obligations are concluded under Section 106 of the Town and Country Planning Act 1990 as amended. Circular 5/2005 on *Planning Obligations* gives guidance on the interpretation of the powers conferred by the Act. Planning obligations are agreements that can be negotiated to provide on and off-site community facilities related to a development or, in the case of smaller developments, can provide a contribution to nearby provision. Planning obligations may also be used to provide for the future maintenance where open space is principally of benefit to the occupants of a proposed development. In accordance with Circular 5/2005, the Council will only seek to secure the provision or upgrading of open space, sport and recreation facilities which are; relevant to planning; necessary to make the proposed development acceptable in planning terms; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development, and reasonable in all other respects. It is important to note that the term 'necessary' extends well beyond what is physically needed to make the development go ahead, and includes a range of off-site impacts resulting from development.

Development Plan Policies

9. The replacement Milton Keynes Local Plan (2005) establishes the principle that developers will be expected to meet the full costs of facilities required as a consequence of development, and that they should contribute to resolving existing deficiencies where these would be made worse by the development (policy PO1). The Plan requires provision for open space, sport and recreation according to a set of provision standards, both for infill sites in the existing built up area, and for development in the City Expansion Areas (policies L3; L4; MK 9-13 and MK 19-20). Where it is undesirable or impossible to meet open space, sport and recreation requirements on site, improvements to nearby open space will be sought. A further policy refers to

the use of planning obligations for the provision of sport and recreation facilities in Central Milton Keynes (policy CC10). A full listing of relevant policies is given in Appendix B.

Existing Supplementary Planning Guidance

10. Milton Keynes Council has approved SPG for the Central Milton Keynes area. The document covers proposals for 6,400 new dwellings over a 20-30 year period. Financial contributions are sought from residential schemes of 10 or more units for the provision, upkeep and maintenance of community and sports facilities. Details are provided in *Supplementary Planning Guidance for Central Milton Keynes*, which was adopted by the Council in July 2003.

Open Space Standards

11. The Council's standards for open space in Milton Keynes are shown in Table 1. They are based on standards in the Milton Keynes Planning Manual (1992) and the replacement Milton Keynes Local Plan (2005). They are also informed by experience of the use of the standards since their introduction. They reflect recommendations and priorities in the recent *Milton Keynes Council Leisure Facilities Strategy 2003-2008* (2003) and the *Playing Pitch Strategy* (2003). They are also based on advice in PPG 17, the accompanying Good Practice Guide, Circular 5/2005 and the emerging Milton Keynes Open Space Strategy.

12. The Council will seek on site provision, or contributions to off-site provision or upgrading, at levels identified in the local open space standards in Table 1.

Table 1: Open Space Standards in Milton Keynes

Category	Per 1,000 population	Catchment
Playing fields	1.5 hectares	Urban part of Council area
Local Play Areas	0.35 hectares	300 metres
Neighbourhood Play areas	0.6 hectares	600 metres
Community centres/Meeting halls	61.1 sq metres	220 sq m per 3,600 population
Local parks	0.4 hectares	600 metres
District parks	0.8 hectares	1.2 kilometres
Swimming pool	7.72 sq metres of pool	Urban part of Council area

	and associated facilities	
Sports halls and associated facilities	0.23 courts and associated community enhancement	Western/Eastern Expansion Areas [see Appendix F]
Allotments	0.25 hectares	600 metres

Open Space Quality and Design

13. In order to ensure that the Council's open space, sport and recreation areas are safe and are fit for purpose, and are of a suitable quality, all schemes will be required to meet the construction and design standards given in Appendix C.

Types of Provision

14. The nine categories of open space provision defined in Table 1 include outdoor sport and recreation facilities as well as indoor provision. Contributions will be sought from new housing sites resulting in a net increase of 10 or more residential units, subject to the provisos in paragraph 21.

Playing Fields and Play Areas

15. Playing field provision includes allowance for ancillary facilities such as car parking, changing pavilions and landscaping, necessary illumination and fencing, as well as the pitches themselves. Play areas include local equipped play areas (for younger children) and neighbourhood equipped play areas to include equipment for older children. Further definition of the elements included in the playing field and play area categories is given in Appendix C, together with details of required construction standards.

Community Centres/Meeting Halls

16. Community centres offer multi-purpose space that can accommodate a range of sport, leisure, recreation, cultural and entertainment facilities. The Council consider community centres play an important role in enriching daily life at local level. The *Milton Keynes Leisure Facilities Strategy 2002-2008* (2003) has prioritised community centre/meeting hall provision or enhancement in association with the three City Expansion Areas. Elsewhere new development will create demands for new community centre/meeting hall provision and the enhancement of existing provision, and contributions will be sought for these from new development (Policy C3).

Local and District Parks

17. Local and district parks have formed an important element of the quality of life of Milton Keynes residents for many years, with the provision and

enhancement of open space and semi natural areas making an important contribution to biodiversity. Within the Expansion Areas appropriate new provision will be sought according to the standards in Table 1. In other areas new and improved provision has been identified in the adopted Local Plan (policy L4). On site provision, or a contribution to off-site provision or enhancement will be sought for all developments of 10 or more dwellings.

Swimming Pools

18. Using the Sport England *Facilities Planning Model*, a study of need was produced in 2002, for the *Milton Keynes Council Leisure Facilities Strategy 2003-2008*, which identified additional requirements for both swimming pool and sports hall space up to 2011. In order to satisfy this need, and to update existing provision, the Council's priority is to construct an enhanced and re-located swimming pool in the Bletchley area. This has been costed using Sport England national figures, adjusted for local conditions. This facility will, given a 15-minute drive catchment, attract users from across the built up area of Milton Keynes. Contributions towards this important strategic facility will therefore be sought from new housing in urban Milton Keynes and the City Expansion Areas at a rate sufficient to construct 7.72 sq m of pool space and associated facilities per 1,000 population. The relevant catchment for the facility is defined in Appendix F.

Sports Halls and Associated Facilities

19. It has long been a principle of cost effective provision for sport to provide joint use facilities on school sites. The *Milton Keynes Facilities Strategy 2003-2008* has made a number of proposals for new provision and the upgrading of existing provision. The key priorities at District level are for provision, on secondary school sites, associated with development of the Western and Eastern Expansion Areas. Contributions towards this provision will therefore be sought from developments within the two relevant catchment areas shown in Appendix F, at a rate of 0.23 courts per 1,000 population together with associated community use requirements. This figure has been derived from a demand analysis by Sport England using up-dated parameters of the *Facilities Planning Model* and 2001 Census data. Community use facilities will also include a fitness suite, squash courts, dance studio/community hall, and a Multi Use Games Area with floodlighting and additional vehicle parking.

Allotments

20. The standard for allotments is 0.25 hectares per 1,000 population with a 600 metre catchment. Provision for allotments at this level will be sought in the Expansion Areas. Allotment areas will require 450 mm top soil, good drainage, water supply and water point, security fencing/gate, sheds for allotment holders, decompaction and setting out and a hard standing for cars and internal footpaths.

Applying the Policies

21. The process for considering planning obligations relating to new housing, which will be adopted by the Council, is outlined in Figure 1. This includes six steps by which the scale of any contributions due will be calculated. It is important that developers should enter into discussion with the Council at an early stage in the development process in order to determine the likely open space, sport and recreation requirements for their schemes. Applicants should include sufficient detail in their applications for the appropriate assessment of open space requirements by the Council. Where applications are made in outline the Council will reserve detailed consideration of development contributions through 'reserved matters'. The process outlined here is in accord with Government guidance in PPG 17, the accompanying *Good Practice Guide (2002)*, Circular 5/2005 on Planning Obligations and the Milton Keynes/South Midlands Sub-regional Strategy, with its policy on providing access to green space that promotes healthy lifestyles and can be used for formal and informal recreation and educational purposes.

22. Building and construction costs will be indexed in section 106 legal agreements to allow for changes in costs and prices over time. Initially, July 2004 will be taken as the base. Building and construction costs do not follow the Retail Price Index (RPI) as they are determined more by the volume of work being carried out or in the pipeline at the time. The two price indices most commonly used to assess these costs are The Building Cost Information Service (BCIS), published by the Royal Institute of Chartered Surveyors (RICS), and the Building Price and Cost Indices, published by the Department of Trade and Industry (DTI). The BCIS gives a cost analysis of various types of buildings as well as forecasts of tender and building costs, and the DTI publication gives a series of indices of historic costs as well as future projections. The Council will use the most appropriate of these two sets of indices to provide a guide to the construction and other costs of new infrastructure and facilities that are required. Landowners and developers will also be required to pay the Council reasonable legal costs in negotiation, preparation and completion of the Section 106 or other agreement, and pending completion, this will need to be supported by a solicitor's undertaking.

Figure 1: Flow Chart Diagram for Milton Keynes SPG

STEP 1 Does the scheme contain eligible types of development?
[See Appendix D]

IF YES

STEP 2 What are the requirements for open space, sport and recreation?
[See Appendices E-G]

Playing fields	Community centres	Swimming pools
Local play areas	Local parks	Sports halls
Neighb'hood play	District parks	Allotments

STEP 3 Should the provisions be on site or off site?
[See Table 2]

STEP 4 What is the level of contribution to off site provision?
[See Appendix G]

STEP 5 What commuted maintenance sums are payable?
[See Appendix H]

STEP 6 How is the planning obligation to be secured?
[See paragraph 37]

Step 1 – Which Types of Housing Will Need to Provide Open Space?

23. The residents of most types of new residential development will generate additional demands for sport and recreation. The Table in Appendix D lists what are eligible types of residential development for the purposes of this SPG. Affordable housing is likely to create demands for open space and is therefore included. It would need to be demonstrated that the level of the open space contribution or requirement proposed in conjunction with affordable housing would make the scheme uneconomic, for this provision to be waived. The heading 'active elderly' includes provision made specifically for the active elderly who have a level of on site services such as a warden, common room or launderette. Occupants of such accommodation may be as young as 55 years and may be able to participate in many activities. However, contributions will not be sought from such developments for playing field or local play provision.

Step 2 -- What are the Requirements for Open Space, Sport and Recreation Provision?

24. Having established the relevance of the development to the categories of sport and recreation provision, then step 2 should be carried out. This involves establishing

- The number of persons estimated to be occupying the development on completion; and
- Multiplying this by the level/area of open space, sport and recreation provision required per person.

The Table in Appendix E gives figures for the occupancy levels by size of dwelling. For example a two-bedroom dwelling is assumed to have an occupancy of 2.5 persons, and a three bedroom dwelling 3.5 persons.

Step 3 - Should Provision be On-site or Off-site?

25. The required facilities can be provided by on-site provision, or by a financial contribution to provision, or the upgrading of facilities, nearby. Where open space is to be provided on-site, the Council will expect the developer to provide the land for the open space and either;

- Design and build the provision to the satisfaction of the Council; or
- Make a financial contribution to the Council so that it may arrange for the construction and development of the facility.

26. The decision on whether open space provision is to be on-site or off-site depends on the size of the proposed development, its location in Milton Keynes, and specific proposals for site level provision in the replacement Milton Keynes Local Plan (2005).

Expansion Areas

27. On-site provision is required for all categories identified in Table 1, except for swimming pool provision, in the three Expansion Areas. Small schemes of under 50 dwellings will also contribute to provision in their relevant Expansion Areas. Contribution levels are found in Appendix F. Contributions for off-site swimming pool provision will be sought. In the case of the Northern Expansion Area, off-site contributions will be sought towards the improvement of existing community centre/meeting hall provision nearby.

Rest of Milton Keynes

28. In the remainder of the Milton Keynes built-up area, as defined in Appendix F, the on-site /off-site distinction will depend on the size of the scheme (number of dwellings), and the cut-off point for the minimum acceptable size of open spaces and facilities (see Table 2).

29. For sites of 10 to 49 dwellings, on-site provision will not normally be sought. For sites of 50 to 199 dwellings, on-site provision for LEAPs and Local Parks will normally be sought. For sites of 200 dwellings or more, on-site NEAP provision will also normally be sought. Where schemes are too small for LEAPs, NEAPs and local open spaces to be provided on site, off site contributions will be sought. They will be used for improvements to existing play areas or open spaces within the grid square where the development is located, or in an adjacent grid square.

30. The replacement Milton Keynes Local Plan (2005) contains a number of specific proposals for open space in conjunction with the development of identified infill sites (see MK 9-12 and MK 19-20). These policies and provisions will take precedence over interpretations from Table 2 in this SPG.

Sports Hall Catchments

31. Community sport and recreation provision will be made in conjunction with new secondary school provision in the east and west flank development areas. The catchments of this new provision will extend beyond the boundaries of the development areas to include the areas shown in Map 1. The Council will therefore seek contributions from developers of 10 or more dwellings within these catchment areas, towards the cost of this community provision.

Table 2: Scale of New Development and On-Site/Off-Site Provision

Type of Provision	10-49 dwellings	50-199 dwellings	200-599 dwellings	600+ dwellings
Playing fields	X	X	X	√
Local play areas	X	√	√	√
Neighbourhood play areas	X	X	√	√
Community Centres/Meeting Halls	X	X	X	?
Local parks	X	√	√	√
District parks	X	X	X	?
Swimming pool	X	X	X	X
Sport halls*	X	X	X	X
Allotments	X	X	X	√

KEY: √ on site provision normally sought
 X off site provision normally required
 ? on site provision may be required, depending on site circumstances

* only in sports hall catchment areas in Map 1.

Step 4 - What is the Level of Contribution to Off Site Provision?

32. Where financial contributions are sought for off-site facilities, these are based on the principle of securing or improving provision nearby. The costs listed in Appendix G are based on the average costs per square metre of new or upgraded provision taken from research by the Council, based on recent provisions in the Milton Keynes area. For outdoor provision they include site preparation and levelling, drainage, special surfaces, landscaping and other identified costs associated with each type of provision. The requirement for the swimming pool is derived from a national survey of pool users conducted by the (then) Sports Council in 1998, and up-dated in 2004. This yields the number of visits to pools by age groupings within the population. The costs for the swimming pool are based on estimates by Sport England, taking into account standard building costs for the pool building and ancillary site facilities (regionally adjusted).

33. The costs in Appendix G have been calculated at 2004 prices, and will be reviewed on a regular basis, and adjusted according to the DTI Bulletin of Indices. Worked examples for a sample of schemes are found in Appendix I.

34. Arrangements for developers' contributions and the payment of commuted sums for management (see below) will be secured through an agreement under Section 106 of the Town and Country Planning Act 1990. The agreement will set out the rights and responsibilities of each party, taking account of this SPG.

Step 5- What Commuted Maintenance Sums are Payable?

35. The Council will normally be prepared to adopt and maintain properly laid out public open space within residential areas subject to the payment, by the developer, of a commuted sum to cover the cost of future maintenance. In such cases the developer will be required to maintain the open space for 12 months, or other reasonable period for 'establishment' (as defined in the PPG 17 *Good Practice Guide, 2002*), as defined by the Council.

36. Commuted maintenance payments will be sought for playing fields, local play areas, neighbourhood play areas, local parks and district parks, where appropriate at rates given in Appendix H.

37. A commuted sum payment is payable on transfer of the land covering the cost of maintenance for a 20 year period following establishment. The 20-year period is in line with Circular 5/2005 (para B19) on Planning Obligations, which states that maintenance contributions should be time limited. It is also a period used by other local authorities, including Wokingham, Guildford and Havant, to define the period of time maintenance contributions will have to cover. The figure is calculated using current contract prices to manage open space, multiplied to establish the maintenance figure, and which allows for inflation of contract prices. The DTI Bulletin of Indices (soft landscape works) is used as an inflation index. Appendix I gives a worked example of this process.

Step 6- How is the Planning Obligation to be Secured?

38. Milton Keynes Council will confirm contribution and other arrangements in agreements under Section 106 of the Town and Country Planning Act 1990. The Council will place standard terms of agreements on its web site, as well as examples of completed agreements.

Spending of Contributions

39. Contributions made under the guidelines in this Supplementary Planning Guidance note will be placed in ring-fenced accounts managed by the Council. These have been specifically set up for the receipt and expenditure of open space contributions for each category in the guidance note. Where contributions are made towards the upgrading of facilities, monies will be spent on the first relevant priority scheme in the relevant catchment for improvement at the point where sufficient monies have been collected to defray the cost.

40. The accounts will be submitted to the appropriate scrutiny committee of the Council at regular intervals. If funds remain unspent ten years after completion of the development, they will normally be repaid to the applicant, on application to the Council, with any accrued interest.

Appendix A: Contact Names and Addresses

Milton Keynes Council

Planning Department

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Appendix B: Local Plan Policies for Open Space

Policy PO1- General Policy on Planning Obligations

'...The Council will seek to ensure that development proposals make adequate provision for both infrastructure and community facilities that directly relate to the proposed development.

In making an assessment of such needs, it may be necessary to take into account the cumulative effect of a number of developments on the existing infrastructure of the surrounding area.

Developers will be expected to meet the full costs of facilities required as a consequence of development and contribute to resolving existing deficiencies where these would be made worse by the development'.

Policy PO5- New Housing Development to be deleted as there is no policy PO5

'...where proposals involve new housing, the Council will seek the following

- Contributions to community facilities, including meeting halls, (*and contributions to*) education and healthcare facilities
- Public open space, and leisure and recreation facilities in accordance with the standards set out in Appendix L1. Where it is undesirable or impossible to meet these (*open space*) standards on site improvements to nearby open space
- Improvements to pedestrian and cycling facilities, public transport and access and parking (*road access, public transport, parking, cycle and pedestrian facilities*) including off-site works where appropriate...'

Policy L3- Standards of Provision

'...new housing development will be required to provide new or improved recreational facilities in accordance the Council's adopted standards in Appendix L1'

Policy L4-Sites Allocated for New Facilities

'...sites in the following settlements and areas of the City are allocated for the provision of new outdoor leisure and recreation facilities...'

District Parks (for list see policy L4)

Local Parks (for list see policy L4)

Playing fields (for list see policy L4)

Allotments (for list see policy L4)

New areas of open space will also be required as part of new housing development in the City Expansion Areas, in accordance with the standards of provision set out in Appendix L1.'

Policy C3 - Meeting Halls/Community Centres

'...new meeting halls are to be provided in the following areas;

Broughton (West)
Caldecotte (Lakeside)
Emerson Valley (North)
Grange Farm
Oxley Park (South)/Kingsmead (Shenley Common Farm development)
Monkston (South)
Monkston Park
Tattenhoe Park (East)
Tickford End, Newport Pagnell (Site NP5)
Walnut Tree (East)
Bletchley

Meeting halls will also be required as part of new housing development in City Expansion Areas'

Policy CC10- Planning Obligations in Central Milton Keynes

'...the design and provision of new development will be expected to help achieve the strategic goals and principles of the CMK Development Framework. The Council will seek the following improvements as part of any development proposals in CMK;

(viii)Provision for new or improved public realm including public open space, leisure and recreation facilities in accordance with the standards in Appendix L1. Where it is undesirable or inappropriate to meet these standards on site, contributions will be sought towards provision elsewhere'.

Appendix C: Open Space Definitions, Construction and Design Standards

Play Areas

C1. The standard for local play areas is 0.35 hectares per 1,000 population, and comprises provision for children up to eight years of age, with at least 5 items of play equipment or equivalent and including item/s of multiple play interest on approved safety surfacing surrounded by dog proof fencing and gates. The standard for neighbourhood play areas is 0.6 hectares per 1,000 population [Table 1]. These facilities are designed for both young and older children and teenagers, and shall include appropriate play equipment, and may include provision for fenced “kickabout” areas, skateboarding, wheeled sports or BMX. They may appropriately be sited close to community centres. Play areas will include buffer zones, may include lighting and will comply with BSEN standards. All play area designs must enable an appropriate level of surveillance from nearby houses and public routes. Developers will be required to discuss play area requirements with MKC in accordance with the S106 agreement

Playing Fields

C2. The standard of provision here is 1.5 hectares per 1000 population. This includes allowance for ancillary facilities, car parking, changing pavilions, and such elements as on-site landscaping and fencing. New provision will be sought on-site for each of the Expansion Areas. The minimum provision for a pavilion serving two football pitches should include four team changing rooms (16m² each) plus showers and toilets, two official changing rooms 5m² incorporating shower and toilet, spectator toilets, storage, a social area of at least 50m² including a small kitchen, cleaners store and plant room. There would need to be an establishment period of 12 months. The size and general establishment of all pitches should meet with the Sports England Technical Guidance note- ‘Natural Turf for Sport’.

Allotments

C3. Allotment areas will require 450 mm of clean top soil, good drainage, water supply and water point, security fencing/gate, sheds for allotment holders, decompaction and setting out and a hard standing for cars, internal footpaths and good access from the highway.

Community Centres/Meeting Halls

C4. The standard for provision of community centres in new developments is a ratio of 61 square metres per 1000 people.

C5. Any new community facility should be multi-purpose in nature providing indoor space for leisure, arts, community and entertainment events. It should be located in a central position, with good access for pedestrians, cyclists and car drivers. Ideally it should be combined with changing facilities on a sports field, for economy of scale and efficiency of management. Alternatively it could be positioned alongside, but independent from a school.

C6. The minimum standard of provision for a viable community centre will include a main hall of 18x9m, an auxiliary hall 10x10m, a committee room, a kitchen/ servery, an office/reception, and toilets, changing facilities and showers plus storage. Ancillary provision should include secure cycle parking, dedicated car parking and an enclosed garden. The building must be fit for purpose, robust and of high quality finish; aesthetically pleasing but resistant to vandals.

Swimming Pools

C7. The standard for pool space is 7.72 metres of pool space per 1000 population. Any new pool needs to accommodate swimming lessons, competitive swimming and leisure swimming as well as use for lifesaving, canoeing and scuba diving activities. The minimum standard of provision would be a 25 metre, 8 lane, modern pool a teaching pool, changing village and associated spectator facilities.

Sports Halls and associated facilities

C8. The standard for sports halls is 0.23 courts and associated facilities per 1000 population. Community sports halls need to include a minimum of a 4 court main hall (33x18m), a fitness facility/gym and a dance/auxiliary hall. Supporting accommodation will include a foyer, reception, office, and refreshment area, changing rooms, showers, toilets and storage.

Appendix D: Developments Generating Open Space Demand

D1. The following Table should be used to assess which types of housing generate a need for open space in the categories listed.

Category	Open Market Housing/Flats	Affordable Housing	Housing for the Active Elderly
Playing fields	√	√	x
Local Play Areas	√	√	x
Neighbourhood Play Areas	√	√	x
Community centres/Meeting halls	√	√	√
Local parks	√	√	√
District parks	√	√	√
Swimming pools	√	√	√
Sports halls	√	√	√
Allotments	√	√	√

- i) permanent mobile homes will be treated in the same way as mobile homes
- ii) agricultural workers dwellings will be treated the same way as open market housing
- iii) although extensions may add to demand for sport and recreation, it is not considered administratively cost efficient to collect contributions for them.
- iv) for the avoidance of doubt, the following forms of development will not be subject to the provisions of this SPG; replacement dwellings, nursing homes and substitute house types.

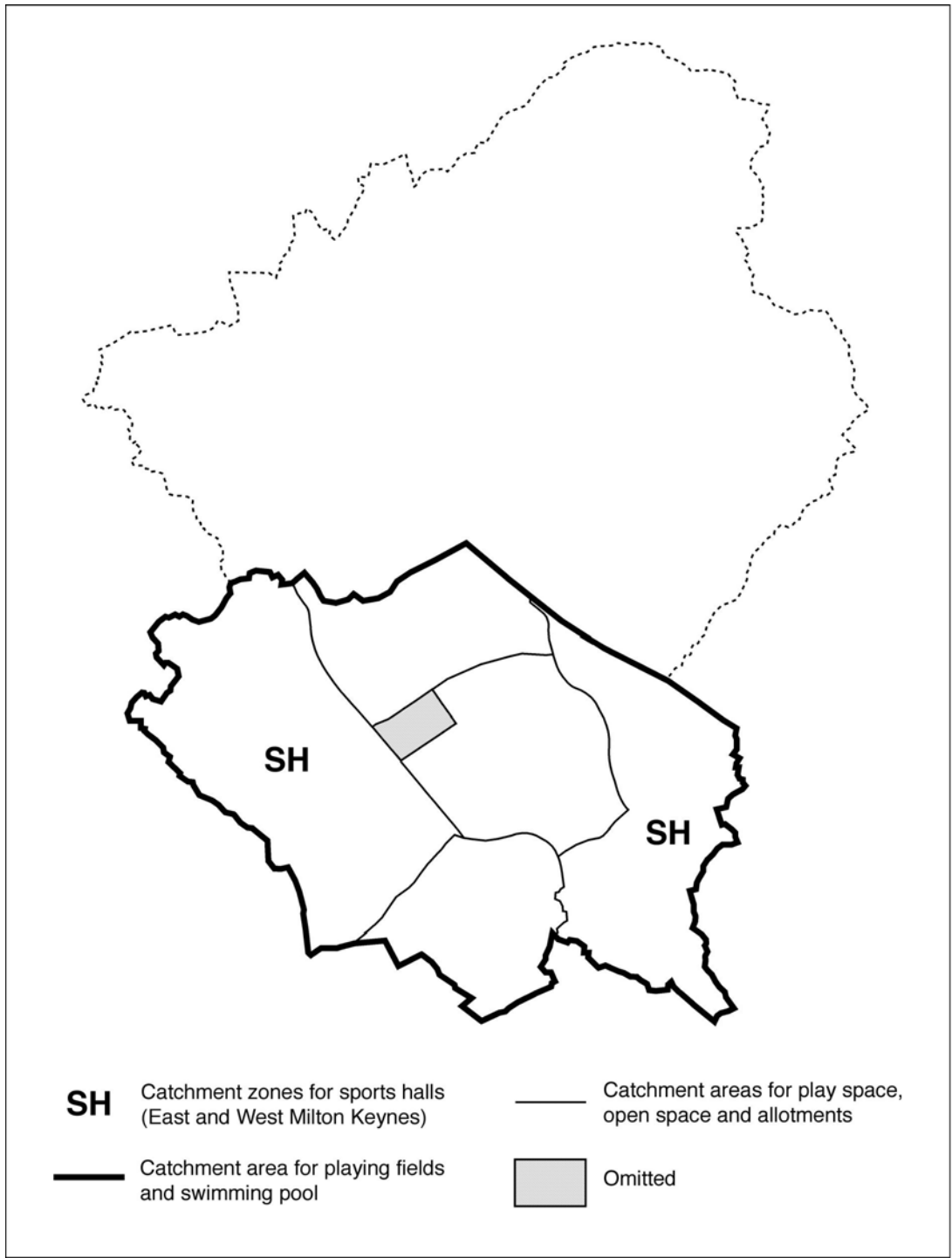
Appendix E: Assumed Household Occupancy

E1. The Table below gives the assumed occupancy of new dwellings in Milton Keynes.

Average Household Occupancy

Dwelling size	Household size (persons)
1 bed	1.5
2 bed	2.5
3 bed	3.5
4+ beds	4.5
Active elderly persons (1 bed)	1.0
Active elderly persons (2 bed)	1.2

Appendix F; Catchment Areas for Open Space, Sport and Recreation Provision



Appendix G; Contribution Rates

Open Space Contributions (Land and VAT excluded)

Category	Sq metres/person	Provision cost/£ per sq metre+	Contribution cost/£ per person
Playing fields	15	14.03	210.45
Local play facilities	3.5	90	315.00
Neighbourhood play	6	50	300.00
Community hall/meeting hall*	0.061	1,520 (MK)	92.72
Local parks	4	10	40.00
District parks+	8	10	80.00
Swimming pool	0.00772	16,424	126.80
Sports halls	0.03928 ++	1,187	46.63
Allotments	2.5	15	37.50
Incidental Open Space	1.5	15	22.50

+ The costs of linear parks are to be negotiated on a one-off basis in relation to large sites;

++ Indoor court space only.

*Using £340,773 as the building cost of 200sq m hall/centre, excluding land [includes building costs, external works, abnormals (e.g. site conditions, services etc), fees, and contingency].

Appendix H; Maintenance Contributions

Maintenance Contributions

Facility	Maintenance Cost/£ per sq m
Playing fields	12.00
Local play areas [LEAPs]	64.00
Neighbourhood play areas [NEAPs]	64.00
Local parks	14.50
District parks	14.50

Note: These figures assume 2.5% inflation over a 20-year period; they comprise costs per year at 2003 prices, multiplied by 25.54.

These figures are based on the average current contract costs across Milton Keynes.

Appendix I: Worked Examples

Example 1- Provision of Facilities

Typical scheme for 20 dwellings within Milton Keynes borough

The scheme is made up of

- 10 x 2 bedroom dwellings
- 5 x 2 bedroom (affordable) dwellings
- 5 x 4 bedroom dwellings

Number of persons generated by the development

Dwelling numbers	Ave household size [see Table 3]	Total persons
15	2.5	37.5
5	4.5	22.5
		60.0

Open Space Required

Relevant category of open space	Number of persons	Standard [sq m]	Requirement [sq m]
Playing fields	60	15	900
Local play	60	3.5	210
Neighbourhood play	60	6	360
Community Hall	60	0.061	3.66
Local parks	60	4	240
District parks	60	8	480
Swimming pool	60	0.00772	0.46322
Sports Hall	60	0.03928	2.36
Allotments	60	2.5	150

Contributions in Lieu of On Site Provision

Relevant Category of Open Space	Sq m required	Provision rate [£ per sq m]	Contribution
Playing fields	900	14.03	£12,627
Local play	210	90	£18,900
Neighbourhood play	360	50	£18,000
Community hall	3.66	1,520	£5,563
Local parks	240	10	£2,400
District parks	480	10	£4,800
Swimming pool.	0.46322	13687	£6,340
Sports Hall	2.36	1,187	£2,801
Allotments	150	15	£2,250
		Total	73,681

Contribution would be £1228 per person, or £3070 for a two-bedroom dwelling, or £5526 for a four-bedroom dwelling.

Example 2- Maintenance Contribution

Proposal as above with 60 residents. The calculation would be as follows;

Type of space	Sq m required	Unit cost	Total Contribution £
Playing fields	900	12.00	10,800
Local play	210	64.00	13,440
N'hood play	360	64.00	23,040
Local parks	240	14.50	3,480
District parks	480	14.50	6,960
		Total	£ 57,720

The maintenance contribution for the 20 unit scheme would be £57,720

Calculation of Swimming Pool Contributions

Information from Sport England as follows:

Based on output of 'demand estimator' that uses up-to-date Facilities Planning Model parameters (reviewed in the light of information from Sport England benchmarking service, and latest GHS and Census figures).

Based on 2001 Census population breakdown for Milton Keynes, 1,000 persons would demand 7.72 sq metres of pool space. (The 28,000 estimated population increase to 2011 would demand 216.02 sq m of pool space).

Costs of constructing pool space are the median of two figure; 'Swim 25' commercial product and RICS Building Cost Information Service. The estimate is £16,424 per sq metre, giving a payment of **£126.80** per person.

[The assumptions within the cost calculations are as follows;

- second quarter 2003 prices
- 15 per cent external works
- normal site, not brownfield site

Median of two methods of calculation below

A. 'Swim 25' commercial product based on 25 metre community pool, including moveable floor = £2,997,250 million; made up of

- Building and external works £2,500,000
- Moveable floor £200,000
- VAT £47,250
- Remedial costs £250,000

B. Building Cost Information Service (RICS) averages with extras to

allow for new legislation = £2,805,925; made up of

- Building £2,200,000
- Regional building costs rating of 1.05 £110,000
- Moveable floor £200,000
- VAT £45,925
- Remedial costs £250,000

Median value is £2,901,687

Sq metres of water 212

Cost per sq m of water is £13,687.20p

Add 20% comfort factor [advice from Sport England].

Cost per sq. m of water is £16,424.40p

Cost per 1,000 persons is £16,424.40 x 7.72 = £126,796

Cost per person is £126.80 plus land costs and VAT.

Calculation of Sports Hall Contributions

Sport England demand estimator suggests 0.23 courts per 1000 population based on 2001 Census breakdown for Milton Keynes. [6.31 courts for 28,000 population]

Area of four court sports hall [Sport England (2000) *Sports Halls: Sizes and Layouts*] is 33x18x7.6m = 594 sq metres (p 3)].

Add 15 per cent for circulation, reception, changing etc = 683.1 sq m

Area required per 1,000 population is 39.28 sq metres

Cost of provision [MK figures] at £1,187 per sq m is £46,272

Cost per person is £46.27p

Note: VAT and land costs are not included.

CALCULATION OF PLAYING PITCH CONTRIBUTIONS

Costs are based upon the actual costs for the Tattenhoe Playing Fields

	£
1. Earthworks to set the site out	158,753
2. Seeding and planting of area	108,457
3. Drainage to pitches (football/rugby/cricket)	120,000
4. 110-space car park including drop-off point	227,573
5. Pavilion cost (432.29 sq m)	579,960
	<u>1,194,743</u>

VAT and land costs not included

Cost per sq metre £138.44

Cost per person £2076.60

Milton Keynes SPG/2

July 2004