



Title: **Draft Planning Obligations Supplementary Planning Document**

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1. Introduction

- 1.1 The purpose of this Supplementary Planning Document (SPD) is to refresh the Borough Council's approach with regards to securing planning obligations in accordance with national planning policy as part of legal agreement's that are drafted to accompany planning applications for all significant development.
- 1.2 Planning Obligations are an integral part of the Borough Council's approach towards delivering sustainable growth. Once adopted, this document will supersede the existing Developer Contributions Supplementary Planning Document (2011).

2. Recommendations

- 2.1 It is recommended that Members approve the Draft Planning Obligations Supplementary Planning Document and the Draft Planning Obligations Supporting Evidence Base Document for Open Space, Sport and Recreation for a period of six weeks public consultation, commencing on Monday 12 October 2015 (documents attached).

3. Information

- 3.1 This Supplementary Planning Document has been drafted in line with national planning policy, including the Community Infrastructure Levy Regulations (2010). The Council does not have a Community Infrastructure Levy in place because current evidence does not support the viability of such in this Borough. Should there be any significant changes resulting in the need for the Council to review its position in the future, the appropriate procedures to review the need for a Community Infrastructure Levy in this Borough will be followed.
- 3.2 However, there has been numerous changes to national policy impacting upon local planning authorities and the way in which they can seek and pool planning obligations since the Council last adopted the Developer Contributions Supplementary Planning Document (2011) and therefore, the emerging document fully accounts for those key alterations in planning policy.
- 3.3 This document aims to update the Council's approach to the negotiation and agreement of planning obligations that will aid the delivery of infrastructure to support growth in the Borough from the following categories:

Oadby and Wigston Borough Council:

- Affordable Housing;
- Community and Sports Provision;

- Open Space, Sport and Recreation;
- Public Realm;

Leicestershire County Council:

- Civic Amenity – Waste Management;
- Education;
- Highways and Transportation;

External Service Delivery Partners

- Leicestershire Constabulary;
- Leicestershire Fire and Rescue Service; and,
- Leicestershire Partnership NHS Trust

3.4 This document has been written in a manner that accounts for all of the key service delivery providers and their interests in this Borough. The document has been written to ensure it is both consistent and robust in its approach.

3.5 This document is still in draft form and is likely to be amended following public consultation for six weeks between October and November 2015. Once finalised, the document will be reported to Policy, Finance Committee for approval for publication.

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Implications	
Legal	The Planning Obligations Supplementary Planning Document will comply with the requirements of the National Planning Policy Framework, National Planning Practice Guidance and the Community Infrastructure Levy Regulations.
Financial (CR)	The Council can seek to secure planning obligations towards the costs of delivering and maintaining key infrastructure within the Borough, for example, for areas of open space, sport and recreation.
Equalities	An Equalities Impact Assessment has been carried out on this document.
Risk (AT)	<p>CR1 Decreasing Financial Resources – The Council will need to commit time and finance to the negotiation of Section 106 Agreements in the future.</p> <p>CR3 Political Dynamics – The Council is required to ensure that planning obligations sought are consistent with national policy. The content of this document may have an impact on the Borough’s key service providers and therefore, where applicable, the approach we take should to be generally consistent with that of other councils in Leicester and Leicestershire.</p> <p>CR9 – Economy – This document will update the Council’s approach to negotiating infrastructure contributions towards key areas of expenditure, including Affordable Housing and Open Space, Sport and Recreation Facilities.</p>

**DRAFT PLANNING OBLIGATIONS
SUPPLEMENTARY PLANNING DOCUMENT**

September 2015



PROPOSED TITLE

Draft Planning Obligations Supplementary Planning Document (October 2015)

PROPOSED SUBJECT MATTER

This document provides an up to date account of planning obligations that will be sought by Oadby and Wigston Borough Council and relevant service delivery partners to mitigate the impact of new development in the Borough and to ensure sustainable growth.

This document is written in association with the Draft Supporting evidence base document for Open Space, Sport and Recreation (October 2015).

PERIOD FOR REPRESENTATIONS

Representations to be received by Oadby and Wigston Borough Council by 17:00 on Monday 23 November 2015.

ADDRESS TO SEND REPRESENTATIONS TO

Mailed written representations to:

Planning Policy and Regeneration Team
Oadby and Wigston Borough Council
Bushloe House
Station Road
Wigston
Leicestershire
LE18 2DR

E-MAILED REPRESENTATIONS TO

Planning Policy and Regeneration Team
planningpolicy@oadby-wigston.gov.uk

Please advise within your representation whether you wish to be informed of the next stage in the adoption of the Supplementary Planning Document and its supporting evidence based document.

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EXECUTIVE SUMMARY

It is imperative that Oadby and Wigston Borough Council's Local Plan and its supporting policies are both robust and up to date in order to ensure sustainable new growth in the future.

Therefore, the purpose of the Planning Obligations Supplementary Planning Document (SPD) is to assist developers, landowners and other stakeholders in understanding what types of planning obligations may be required of them in this Borough in order to mitigate the potential impact of new development upon the wider area and surrounding community.

Based upon existing viability assessment, at this time, Community Infrastructure Levy (CIL) is not deemed to be the most cost-effective approach to securing planning obligations to deliver new infrastructure in the Borough of Oadby and Wigston.

The Council will endeavour to regularly review its position on this matter, but for the purposes of fulfilling its statutory responsibility, the Borough Council will apply up to date nationally recognised planning policies in this document to ensure that all planning obligations sought are compliant.

Once adopted, together with the Supporting Evidence Base Document for Open Space, Sport and Recreation (2015), these documents will replace the Borough Council's existing Developer Contributions Supplementary Planning Document and associated Addendum Evidence Based Document (2011).

1. INTRODUCTION

- 1.1** Most new development will have a direct or cumulative impact upon the environment and place pressure on local infrastructure and services. Therefore, the Planning Obligation Supplementary Planning Document (SPD) is to be the Borough Council's tool for ensuring that developers, landowners and all stakeholders are fully versed on the types of planning obligations that may be required of them to mitigate the impact of a new development in the local area.
- 1.2** The content of this document is written with the intention of being transparent and robust. Therefore, all sections have been prepared in accordance with national and local planning policy, as well as in collaboration with the Council's key service delivery partners.

What is a Planning Obligation?

- 1.3** In Oadby and Wigston, legal agreements (known as 'planning obligations') are typically entered into with developers to help secure essential infrastructure, or other benefits. Planning obligations are usually sought through the negotiation of a Section 106 Agreement or via another legally binding agreement such as a Section 278 of the Highways Act 1980 (as amended) or a unilateral undertaking.
- 1.4** Unilateral undertakings are only signed by the developer and set out what planning obligations the developer is willing to undertake in relation to the proposed development. These legal agreements may be entered into at any point in the application process.
- 1.5** Planning obligations may be subject to conditions or unconditional; they can impose restrictions or requirements against the developer (both the original and any subsequent person acquiring interest in the land); and, all planning obligations must be registered as a land charge and as such, these will form part of the planning register and will be available for public inspection.
- 1.6** All agreements for planning obligations are usually time bound and often, particularly for larger obligations, there may be specific phasing or trigger points that will be negotiated and written into the legally binding agreement. Responsibility for ensuring that the agreed phasing programme is adhered to falls within the Borough Council's remit and is therefore adhered to via its internal monitoring procedures.
- 1.7** In the same vein, if an agreement makes provision for a commuted sum to be paid to the local authority, the money must be spent within a reasonable time frame, as agreed by all parties as part of the legal agreement.

2. POLICY BACKGROUND

National Planning Policy

- 2.1** The 1990 Town and Country Planning Act (as amended by the Planning and Compensation Act 1991 and Planning Act 2008) established the statutory framework for seeking planning obligations in the form of a Section 106 Agreement.
- 2.2** The Community Infrastructure Levy (CIL) Regulations introduced by Government in 2010 were designed to streamline procedures and provide greater certainty on the costs to development generated through the planning process. Regulation 122 in the Community Infrastructure Levy Regulations 2010 (as amended) and Paragraph 204 within the National Planning Policy Framework 2012 state that planning obligations should only be sought where they meet the following tests:
- (a) Necessary to make the development acceptable in planning terms;
 - (b) Directly related to the development; and,
 - (c) Fairly and reasonably related in scale and kind to the development.
- 2.3** These, known as the “CIL Tests” after the Community Infrastructure Levy (CIL) Regulations, made it a statutory requirement to hinge all negotiations over planning obligations on these three tests as part of legally binding agreements.
- 2.4** However, from 1 April 2015, Regulation 123 has placed a limit on the ability of Local Planning Authorities to pool more than five S106 contributions towards a single item or infrastructure ‘pot’. The Regulation excludes affordable housing and contributions that are directly required to make the development acceptable in planning terms (in accordance with the tests set out in Regulation 122). Otherwise, the limitation will apply retrospectively to all obligations entered into since 6 April 2010.
- 2.5** Based upon the Council’s existing viability assessment however, at this time, Community Infrastructure Levy (CIL) is not deemed to be the most cost-effective approach to securing planning obligations to deliver new infrastructure in the Borough of Oadby and Wigston, and therefore, the Council will continue to seek planning obligations via legal agreements.
- 2.6** In addition to this, the Government also uses National Planning Practice Guidance to update its position on various elements concerning planning obligations. The section relating to this document can be read via the link below:
- <http://planningguidance.planningportal.gov.uk/blog/guidance/planning-obligations/planning-obligations-guidance/>
- 2.7** At the point of writing this document, the Council is satisfied that it has met the requirements of the National Planning Practice Guidance. However, in light of a recent appeal decision at the High Court on an application made by West Berkshire District Council and Reading Borough Council v Secretary of State for Communities and Local Government [2015] EWHC 2222 (31.07.15), it is important to note that Paragraphs 012-023 of the guidance have been removed.

- 2.8** All applicants should please note that any subsequent changes to the National Planning Practice Guidance on Planning Obligations or other nationally significant regulatory updates from the Government will result in the Borough Council's policy approach effectively changing to adhere to those changes.

Local Planning Policy

- 2.9** Although the Council is now preparing a Local Plan with its adoption expected in 2017, the adopted Core Strategy (2010), alongside the Saved Local Plan (1999, re-issued 2010 and 2013) and the Town Centres Area Action Plan (2013), remain as the relevant development plan documents for the Borough.
- 2.10** The Core Strategy sets out the vision, spatial objectives and planning strategy for the Borough up to 2026. It also provides the basic principles and policies that steers built development and the use of land; establishes the overall general scale and location of development; and, sets out the approach to the key issues facing the Borough over the Plan period.
- 2.11** There is a direct link between *Core Strategy Policy 10: Community Infrastructure* and this Supplementary Planning Document because each compliments the other to facilitate necessary infrastructure to support the growth of the Borough.
- 2.12** Other policies from the Core Strategy that are also relevant to this document are *Core Strategy Policy 11: Affordable Housing* and *Core Strategy Policy 17: Open Space and Facilities for Leisure, Recreation and Tourism*. All policies should be read in conjunction with the relevant supporting text.
- 2.13** Other documents and guidance available to the Borough Council in relation to the negotiation of planning obligations include:
- Saved Oadby and Wigston Local Plan (1999, reissued 2010 and 2013);
 - Oadby and Wigston Public Realm Strategy (2012)
 - Adopted Oadby and Wigston Town Centres Area Action Plan (2013).
- 2.14** Emerging guidance that will also have a strong link to this document include:
- Oadby and Wigston Infrastructure Delivery Plan (expected 2016);
 - Oadby and Wigston New Local Plan (expected 2017).

Strategic Environmental Assessment

- 2.15** It has been necessary to screen this Supplementary Planning Document's proposals for adverse impacts on the environment and habitats to determine whether it is necessary to undertake Strategic Environmental Assessment in accordance with the EU Strategic Environmental Assessment (SEA) Directive.
- 2.16** On the basis of the screening assessments, it is considered that there will not be any likely significant effects environmental effects arising from this document and as such, it does not require a full SEA to be undertaken.

2.17 This Supplementary Planning Document is linked to the policies contained within the adopted Core Strategy (2010) and the Town Centres Area Action Plan (2013). Both documents were also subject to a full Sustainability Appraisal, which included SEA.

3. SECURING PLANNING OBLIGATIONS

- 3.1** This section sets out the Council's approach towards seeking and securing planning obligations from development schemes in the Borough. With regards to residential development, planning obligations can only be applied to new developments where there is a net gain in the number of dwellings on the site.
- 3.2** In all cases where planning permission is required, it will be necessary to assess the potential impact that the proposal will have upon the surrounding area and therefore, what scope there may be to mitigate that impact through the securing planning obligations.
- 3.3** When a planning application received by the Borough Council triggers the need to negotiate on planning obligations, if the applicant has not already done so, the Borough Council will notify the applicant about the requirement to enter into negotiations for a legal agreement.
- 3.4** The Borough Council will always seek to engage with the applicant at an early stage so that planning obligations to be sought as part of a proposal can be set out from the outset and negotiated transparently throughout the application process.
- 3.5** This approach ensures that developers are fully informed and can therefore assist their decision making by enabling them to factor such costs into the overall viability assessment for proposals put forward.
- 3.6** When appropriate, the relevant service provider will be included as a signatory to the legal agreement. Developer contributions for other service delivery partners are normally paid directly to that service.
- 3.7** During negotiations with developers, it will be made clear that the preparation of the agreement is usually done via the Borough Council's Legal team (or one of its partner authority's Legal teams). This is not a statutory requirement and it is open for developers to draft an agreement through their own solicitors. However, the Borough Council's Legal team must be satisfied that any legal documentation prepared and submitted by a third party fully complies with the Borough Council's legislative requirements.
- 3.8** Applicants must also assume responsibility for meeting all reasonable legal costs incurred by the Borough Council whilst preparing or checking a legal agreement, as well as the costs accrued when overseeing the transfer of land from the developer to the Council.
- 3.9** The trigger points for payments or off site work is dependent upon the nature of the development and therefore the timing of payments / development will be at an appropriate time that will be negotiated and agreed as part of negotiations over the legal agreement on a site by site basis.
- 3.10** However, applicants are encouraged to proactively seek to complete an agreement prior to the expiry date of the planning decision, with failure to do so usually resulting in a refusal of a planning permission.

Cumulative Impact

- 3.11** In the interests of promoting sustainable development in the Borough, the Council will assess the cumulative impacts of the development on adjacent sites (including sites that have been split) where the combined total of units on those sites exceeds the recognised thresholds for seeking planning obligations to mitigate the impact of development upon services and resources.

Development Viability

- 3.12** Sustainable development is at the heart of the purpose of planning and the Borough Council has a responsibility to its local community to secure developments which improve the economic, social and environmental conditions of an area.
- 3.13** Since the economic downturn in 2008, economic viability for new development, coupled with reduced public sector funding for local infrastructure to support sustainable local communities and growth has become a key consideration in the negotiation of legal agreements.
- 3.14** Under circumstances where the developer claims that meeting the obligations will make the development unviable, the Borough Council would expect the developer to submit clear, transparent and independent evidence of the financial viability of the scheme on an open book basis. Any such claims will need to be confidentially validated by an independent third party in advance of the planning application being submitted. All subsequent reasonable costs incurred by the Borough Council to analyse and assess this additional evidence will be met by the developer.

Fees for Planning Obligations

- 3.15** The Borough Council will seek a payment towards administration fees for the implementation of the Section 106 Planning Obligations where it is essential for planning purposes to secure the obligations in accordance with the terms of the agreement. This is only likely to be required in relation to large, strategic developments. Where payment of a fee is required, this will be 2% of the total value of the planning obligations sought within the legal agreement.
- 3.16** In circumstances where administration fees are deemed to be necessary, they will be sought to cover the Borough Council's costs, maintenance of databases, attendance at necessary Section 106 monitoring meetings, and for additional requirements placed upon the Enforcement Officer, Legal Officers and Planning Officers who provide advice and guidance during the implementation process.

Chargeable Planning Obligations in the Borough of Oadby and Wigston

- 3.17** Although the list below is not exhaustive, Oadby and Wigston Borough Council and its delivery partners have identified a number of service areas or types of infrastructure that are considered to be important considerations when a developer engages with the Council to negotiate via a legal agreement in association with a new development. The agreed infrastructure items to be considered are:

Oadby and Wigston Borough Council:

- Affordable Housing;
- Community and Sports Provision;
- Open Space, Sport and Recreation;
- Public Realm;

Leicestershire County Council:

- Civic Amenity – Waste Management;
- Education;
- Highways and Transportation;

External Service Delivery Partners

- Leicestershire Constabulary;
- Leicestershire Fire and Rescue Service; and,
- Leicestershire Partnership NHS Trust

- 3.18** Should the development proposal trigger a need for other forms of additional infrastructure in its locality, the Borough Council will advise the applicant to contact the appropriate service provider directly. These service areas or providers may include:

Leicestershire County Council

- Adult Social Care and Health;
- Library Services; and,
- Sustainable Drainage.

- 3.19** More detailed information about each service area or infrastructure typology identified in paragraph 3.18 is provided in sections 4 – 13 of this document.

- 3.20** The planning obligations set out in this Supplementary Planning Document are included to guide developers on the type and where applicable, the level of contribution that is likely to be expected as part of their planning permission (excluding VAT). All financial contributions contained in an agreement or unilateral undertaking will be index linked (using the most appropriate index for each contribution, as set by the Borough Council in consultation with the relevant service provider as part of the agreement) from the date of the agreement or unilateral undertaking to the date of the payment.

4. AFFORDABLE HOUSING

1	Name of Service / Infrastructure Typology	Affordable Housing
2	Service provider(s)	Oadby and Wigston Borough Council
3	Current guidance on the issue	<p>National Planning Policy Guidance</p> <p>National Planning Policy Framework (2012)</p> <p>Leicester and Leicestershire Local Authorities S106 Protocol (May 2015)</p> <p>Oadby and Wigston Core Strategy (2010) Policy 11: Affordable Housing and the supporting text.</p> <p>Any contribution sought as part of a legal agreement must satisfy the Community Infrastructure Levy Regulation 122(2) (2010) (as amended) test.</p>
4	Form of contributions	<p>The Council will expect the affordable housing to be provided on-site, as part of the planned development.</p> <p>Off-site contributions in lieu of on-site provision will only be supported where there is clear evidence that the site is not suitable or viable. In such circumstances an open book approach must be adopted and the claim substantiated by detailed evidence that allows viability to be tested.</p> <p>The detailed evidence required must be verified by an independent valuer and that assessment will be paid for by the developer.</p>
5	Types of development which might trigger need	Residential developments within the Borough of 10 dwellings or more.
6	Threshold for size of development for which contributions are appropriate	<p>The Borough Council will negotiate with developers with a view to securing the appropriate minimum threshold percentages as set out in Core Strategy Policy 11: Affordable Housing.</p> <p>Core Strategy Policy 11 states that:</p> <p>Affordable housing will be sought to meet identified local needs on all developments of 10 dwellings or more.</p> <p>Affordable Housing is sought to support the creation of balanced and sustainable communities. There is no upper limit to the level of affordable housing that can be delivered on a site. In line with the current Affordable Housing Viability Assessment, the following targets apply:</p>

		<ul style="list-style-type: none"> • Oadby – 30% • Wigston – 20% • South Wigston – 10% <p>Proposals for development which would not provide affordable housing in line with or in excess of the targets should be accompanied by an individual site viability assessment to justify the level of provision.</p> <p>However, contributions may be sought from smaller sized developments where they form part of an overall development in an area or where sites would have a cumulative impact on services and resources.</p>
7	Payment of contributions	For off-site contributions, if a financial contribution is to be supplied by the developer, this will be agreed with the Borough Council as part of the legal agreement.
8	Additional considerations	<p>The Borough Council accepts that each site is different and it will take into account specific circumstances in its negotiations to optimise the affordable housing contribution and will consider any innovative solutions for the provision of affordable housing in the Borough.</p> <p>Developers should fully consider the financial implications of affordable housing provision before acquiring land. Failure to do so will not be accepted as justification for departing from Core Strategy Policy 11.</p> <p>Developers should be aware that public subsidy is very unlikely to be available to help meet the cost of providing affordable housing.</p> <p>On sites where 100% affordable housing is being provided by a Registered Social Landlord, consideration will be given by the Borough Council to reducing or removing other planning obligations. However, securing sustainable development will always be the Council's primary objective.</p>
9	Contact	<p>Planning Control Manager Development Management Oadby and Wigston Borough Council Bushloe House Station Road Wigston Leicestershire LE18 2DR Tel: 0116 2572 636 Email: planning@oadby-wigston.gov.uk</p>
10	Last updated	October 2015

5. COMMUNITY AND SPORTS PROVISION

1	Name of Service / Infrastructure Typology	Community Facilities
2	Service provider	Oadby and Wigston Borough Council Leicestershire County Council Leicestershire and Rutland Sport
3	Current guidance on the issue	National Planning Policy Guidance National Planning Policy Framework (2012) Leicester and Leicestershire Local Authorities S106 Protocol (May 2015) Oadby and Wigston Core Strategy (2010) Policy 10: Community Infrastructure and supporting text. Core Strategy Policy 16: Community Facilities and Places of Worship and supporting text. Any contribution sought as part of a legal agreement must satisfy the Community Infrastructure Levy Regulation 122(2) (2010) (as amended) tests and a maximum of five obligations can be pooled towards a specific item of infrastructure in accordance with Community Infrastructure Levy Regulation 123 (2010) (as amended).
4	Contributions to capital costs or revenue costs	Either financial contribution for an off-site scheme or on-site provision equivalent to costs required, on a site by site basis, as agreed with the Borough Council and service delivery partners through the negotiation of the legal agreement.
5	Threshold for size of development from which contributions are appropriate	Due to the nature of this contribution, need arising for contributions for this typology of infrastructure from new development will be assessed on a site-by-site basis and will be dependent upon local need.
6	Geographic areas where there is no spare capacity	Capacity issues are dependent on the nature of the development and existing facilities in the area.
7	Types of development which might trigger need	Residential or in appropriate circumstances, non-residential development. Contributions may be sought on the basis of the scale and likely impact that a proposed development will have upon the existing available capacity of local facilities. Specialist residential or day care institutions may be required to provide their own recreation facilities or contribute to public facilities as appropriate.

8	Types of facilities for which provision may be needed	<p>A contribution to the extension and / or improvement of existing halls, pavilions, changing rooms or sporting facilities would be expected.</p> <p>If existing facilities are at full capacity, a new or an extension of the existing community or sporting facility should be provided. Developers should contact the Borough Council early in the development process to ascertain whether this is required and to agree on the required specification for the new facilities.</p>
9	Forms in which contributions should be made	<p>Capacity issues are dependent on existing community and sporting facilities and the nature of the development.</p> <p>Contributions can either be through provision of facilities or via a commuted sum, as determined through negotiation of the legal agreement with the developer.</p> <p>All off-site financial contributions will be based upon current prices at the date of negotiation.</p> <p>Timing of payment will be required at an appropriate time and will be negotiated on a site-by-site basis.</p>
10	Contact	<p>Planning Control Manager Development Management Oadby and Wigston Borough Council Bushloe House Station Road Wigston Leicestershire LE18 2DR Tel: 0116 2572 636 Email: planning@oadby-wigston.gov.uk</p>
11	Last updated	October 2015

6. OPEN SPACE, SPORT AND RECREATION

1	Name of Service / Infrastructure Typology	Open Space, Sport and Recreation
2	Category of service provider	Oadby and Wigston Borough Council
3	Current guidance on the issue	<p>National Planning Policy Guidance</p> <p>National Planning Policy Framework (2012)</p> <p>Leicester and Leicestershire Local Authorities S106 Protocol (May 2015)</p> <p>Oadby and Wigston Core Strategy (2010) Policy 5: Green infrastructure and supporting text.</p> <p>Core Strategy Policy 10: Community Infrastructure and supporting text.</p> <p>Core Strategy Policy 17: Open Space, Sport and Facilities for Leisure, Recreation and Tourism and the supporting text.</p> <p>Any contribution sought as part of a legal agreement must satisfy the Community Infrastructure Levy Regulation 122(2) (2010) (as amended) tests and a maximum of five obligations can be pooled towards a specific item of infrastructure in accordance with Community Infrastructure Levy Regulation 123 (2010) (as amended).</p> <p>For a full explanation of the Borough Council's methodology supporting this planning obligation, please refer to the Supporting Evidence Base Document for Open Space, Sport and Recreation (October 2015) which is written as supporting evidence to this Supplementary Planning Document.</p>
4	Contributions to capital costs or revenue costs	Where on-site provision is not possible, capital contributions towards initial development costs with a commuted sum to deal with long-term maintenance, usually over a period of 20 years will be sought.
5	Threshold for size of development for which contributions are appropriate	<p>Developments of 3 or more dwellings¹.</p> <p>However, contributions may be sought from smaller sized developments where they form part of an overall</p>

¹ This threshold is locally derived. This threshold may be subject to changes in the National Planning Practice Guidance that may or may not be re-instated relating to Paragraphs 012-023 of the guidance following a recent appeal decision by the High Court on an application made by West Berkshire District Council and Reading Borough Council v Secretary of State for Communities and Local Government [2015] EWHC 2222 (31.07.15).

		development in an area or where sites would have an accumulative impact on resources.
6	Types of development which might trigger need	Residential development.
7	Types of facilities for which provision may be needed	New or extended public open space including amenity land, water facilities and pathways for the use of the public play facilities for children and young people's play (including equipment), sports pitches (grass or artificial), indoor or outdoor sports facilities, allotment gardens, local nature reserves and land of biodiversity / wildlife potential (Green and Environmental Infrastructure).
8	Forms in which payments must be made	<p>On-site provision: Where possible, facilities should be provided on-site. For the Borough Council's requirements for on-site provision, please refer to the Supporting Evidence Base Document for Open Space, Sport and Recreation (October 2015) which is written as an addendum to this Supplementary Planning Document.</p> <p>When applicable, in order to mitigate the effects of a development upon the loss of the Borough's Green infrastructure Assets, it may sometimes be necessary for the developer to fund such work off-site, in addition to the on-site provision.</p> <p>The need for allotment land in the Borough is underlined in the Council's PPG17 Study (2014). This need will be considered on a site by site basis.</p> <p>Off-site financial contribution: Where on-site provision is not possible, a financial contribution will be sought.</p> <p>For a full explanation of the methodology supporting this obligation, please refer to the Supporting Evidence Base Document for Open Space, Sport and Recreation (October 2015) which is written as a supporting evidence document to this Supplementary Planning Document.</p> <p>There will be separate contributions sought per settlement for:</p> <ul style="list-style-type: none"> ● Oadby ● Wigston (includes Kilby Bridge) ● South Wigston <p>Using the Council's latest PPG17 Study (2014) to</p>

support this methodology, in the settlement where the development proposal is located, if there is a sufficient supply of a typology of open space, this aspect shall be discounted from the formula that is set out in the Supporting Evidence Base Document for Open Space, Sport and Recreation (October 2015). For example, in Oadby there is currently a sufficient supply of Parks and Recreation Grounds, and therefore, categories C and F in the formula will be discounted from the financial contribution for developments in Oadby.

Where a development comes forward on the edge of a settlement boundary and crosses into another settlement, each site will be considered on a site-by-site basis in order to consider the impacts it may have upon open space supply in the surrounding community.

For category B (Children and Young People’s Space) and category E (Maintenance of Children and Young Person’s Space), there will be discounts as follows:

- 1 Bed dwelling / Studio – 100% discount
- 2 Bed dwelling – 50% discount
- 3+ Bed dwelling – 0% discount

The table below provides a summary of the contributions that will be sought per dwelling in each of the three settlements in the Borough (please note that the figures for Wigston will also apply to Kilby Bridge). The reduced figures for smaller properties apply a discount with regards to contributions sought towards Children and Young People’s Space.

Settlement	Dwelling Size		
	3+ Bedrooms	2 Bedrooms	1 Bedroom
Oadby	£4,250.10	£2,557.65	£865.20
Wigston	£3,552.66	£2,236.31	£919.96
South Wigston	£3,296.02	£1,979.67	£663.32

All planning obligations included within a legal agreement or unilateral undertaking will be index linked (using the most appropriate index for each contribution, as set by the Borough Council in consultation with the relevant service provider for that obligation) from the date of the legal agreement through to the date of payment. Financial contributions will be required at an appropriate time and will be negotiated on a site-by-site basis as part of

		the legal agreement.
9	Contact	Planning Control Manager Development Management Oadby and Wigston Borough Council Bushloe House Station Road Wigston Leicestershire LE18 2DR Tel: 0116 2572 636 Email: planning@oadby-wigston.gov.uk
10	Last updated	October 2015

7. PUBLIC REALM

1	Name of Service / Infrastructure Typology	Public Realm
2	Service provider(s)	Oadby and Wigston Borough Council Leicestershire County Council
3	Current guidance on the issue	<p>National Planning Policy Guidance</p> <p>National Planning Policy Framework (2012)</p> <p>Leicester and Leicestershire Local Authorities S106 Protocol (May 2015)</p> <p>Oadby and Wigston Core Strategy (2010) Policy 10: Community Infrastructure and supporting text.</p> <p>Oadby and Wigston Core Strategy Policy 15: Landscape and Character and the supporting text.</p> <p>Oadby and Wigston Town Centres Area Action Plan (2013) Policy 12: Public Realm and supporting text.</p> <p>Oadby and Wigston Public Realm Strategy (2012). This document should be referred to for all schemes that will require street furniture or permanent landscaping features as part of a wider scheme.</p> <p>Any contribution sought as part of a legal agreement must satisfy the Community Infrastructure Levy Regulation 122(2) (2010) (as amended) tests and a maximum of five obligations can be pooled towards a specific item of infrastructure in accordance with Community Infrastructure Levy Regulation 123 (2010) (as amended).</p>
4	Contributions to capital costs or revenue costs	All capital costs of implementation and maintenance costs for an agreed period.
5	Threshold for size of development for which contributions are appropriate	Due to the nature of this contribution, need arising for contributions for this typology of infrastructure from new development will be assessed on a site-by-site basis and will be dependent upon local need.
6	Types of development which might trigger need	<p>It may be applied to all new developments within reasonable proximity to the Borough's town, district or local centres that may have an impact upon civic and publicly accessible spaces within and adjoining those areas.</p> <p>In such cases, planning obligations to improve public realm may be negotiated as part of a legal agreement.</p>

7	Types of facilities for which provision may be needed	<p>Public realm improvement could include all open space and hard landscaping of public value, such as those areas included as part of town centre master plans, including:</p> <ul style="list-style-type: none"> • Landscaping; • Site management; • Public art; • Public lighting • Civic spaces or structures, including civic and public squares, pocket parks and other hard surfaced areas designed for pedestrians; and • Site interpretation. <p>Please refer to the Borough Council’s Public Realm Strategy (2012).</p>
8	Forms in which payments must be made	<p>On-site contribution or an off-site financial contribution to spend on appropriate improvements or schemes in locations that conforms to the ‘CIL Tests’ (Regulation 122).</p> <p>All financial contributions will be based upon current / known costs at the date of negotiation and will be based, where possible, on recent projects that have been carried out in the Borough.</p> <p>Payments will be required at an appropriate time and will be negotiated on a site by site basis as part of a legal agreement.</p>
9	Contact	<p>Planning Control Manager Development Management Oadby and Wigston Borough Council Bushloe House Station Road Wigston Leicestershire LE18 2DR Tel: 0116 2572 636 Email: planning@oadby-wigston.gov.uk</p>
10	Last updated	October 2015

8. CIVIC AMENITY / WASTE MANAGEMENT

1	Name of Service / Infrastructure Typology	Civic Amenity / Waste Management
2	Service provider(s)	Leicestershire County Council – Waste Disposal Authority
3	Current guidance on the issue	<p>National Planning Policy Guidance</p> <p>National Planning Policy Framework (2012)</p> <p>Leicestershire County Council’s Planning Obligations Policy (2014) Appendix 2: Civic Amenity / Waste Management</p> <p>Leicester and Leicestershire Local Authorities S106 Protocol (May 2015)</p> <p>Oadby and Wigston Core Strategy (2010) Policy 10: Community Infrastructure and the supporting text.</p> <p>Any contribution sought as part of a legal agreement must satisfy the Community Infrastructure Levy Regulation 122(2) (2010) (as amended) tests and a maximum of five obligations can be pooled towards a specific item of infrastructure in accordance with Community Infrastructure Levy Regulation 123 (2010) (as amended).</p>
4	Contributions to capital costs or revenue costs	Financial contributions for capital costs.
5	Threshold for size of development for which contributions are appropriate	<p>Please refer to Leicestershire County Council Planning Obligations Policy Appendix 2: Civic Amenity / Waste Management.</p> <p>In the latest version of the document (3 December 2014):</p> <p>Contributions will be sought where:</p> <p>(i) The number of new additional dwellings on a development would amount to 10 or more;</p> <p>(ii) The total contribution sum would amount to greater than or equal to £200.</p> <p>Each additional dwelling is claimed at the same rate per dwelling and the total number of additional dwellings is net of any demolition of existing residential dwellings.</p> <p>However, contributions may be sought from smaller sized developments where they form part of an overall</p>

		<p>development in an area or where sites would have an accumulative impact on services and resources.</p> <p>Where adequate storage capacity for containers for recycling and disposal for residents has not been provided, an additional 15% will be added on the Civic Amenity site contribution rate to reflect the potential for increased usage of these facilities by residents of a new development.</p>
6	Types of development which might trigger need	<p>New residential development in Leicestershire will generate an increase in household waste, and depending on the size of the development this can have a varying impact on the existing local waste management facilities.</p> <p>Where a new development increases the number of residential households in an area there will be increased patronage / use of the local Civic Amenity site/s. This can lead to a lack of capacity at the local Civic Amenity site.</p> <p>Contributions will not normally be sought for other types of development for example commercial, industrial, leisure / recreational, student halls of residence, nursing homes and retirement homes.</p>
7	Types of facilities for which provision may be needed	<p>Where a new development is expected to generate a need for additional provision at most likely used Civic Amenity site, site contributions will primarily be used towards:</p> <ul style="list-style-type: none"> • Alterations; • New equipment such as compactors extensions and / or redevelopment of the existing site; • Construction of a new site at a new location as appropriate).
8	Forms in which payments must be made	<p>Contributions will be made in accordance with the latest content of the Leicestershire Planning Obligations Policy (last updated 2014) Appendix 2: Civic Amenity / Waste Management. The contribution rates for all Civic Amenity sites will be reviewed and updated on an annual basis after 1st April each year.</p> <p>The latest figure available for Civic Amenity – Waste Management for the Borough of Oadby and Wigston at the time of writing this document is £45.92 per additional dwelling.</p> <p>Please contact Leicestershire County Council to obtain the most up to date figure.</p>

		<p>All financial contributions contained in an agreement or unilateral undertaking will be index linked (using the most appropriate index for each contribution, as set by the Borough Council in consultation with the relevant service provider as part of the agreement) from the date of the agreement or unilateral undertaking to the date of payment.</p> <p>Developer contribution payments will be required at an appropriate time and will be negotiated on a site by site basis.</p>
9	Contact	<p>Developer Contributions Officer Room 400 Planning Historic and Natural Environment Leicestershire County Council County Hall Glenfield Leicester LE3 8RA T 0116 305 8223 E andrew.tyrer@leics.gov.uk</p>
		<p>Planning Control Manager Development Management Oadby and Wigston Borough Council Bushloe House Station Road Wigston Leicestershire LE18 2DR Tel: 0116 2572 636 Email: planning@oadby-wigston.gov.uk</p>
10	Last updated	October 2015

9. EDUCATION

1	Name of Service / Infrastructure Typology	Education
2	Service provider(s)	Leicestershire County Council
3	Current guidance on the issue	<p>National Planning Policy Guidance</p> <p>National Planning Policy Framework (2012)</p> <p>Leicestershire County Council's Planning Obligations Policy (2014) Appendix 3: Education</p> <p>Leicester and Leicestershire Local Authorities S106 Protocol (May 2015)</p> <p>Oadby and Wigston Core Strategy (2010) Policy 10: Community Infrastructure and the supporting text.</p> <p>Any contribution sought as part of a legal agreement must satisfy the Community Infrastructure Levy Regulation 122(2) (2010) (as amended) tests and a maximum of five obligations can be pooled towards a specific item of infrastructure in accordance with Community Infrastructure Levy Regulation 123 (2010) (as amended).</p>
4	Contributions to capital costs or revenue costs	Capital only.
5	Threshold for size of development for which contributions are appropriate	Residential developments of 10 or more dwellings with 2 or more bedrooms, which are likely to result in the need for additional education provision. Applications for less than 10 dwellings will be exempt unless their co-location with other sites requires examination of their cumulative impact.
6	Types of facilities for which provision may be needed	<p>Facilities could include:</p> <ul style="list-style-type: none"> • Sites for new schools; • Construction costs of new schools; • Contributions towards additional classrooms / other building provision of existing schools (including additional grass / artificial turf sports pitches and nature areas); • Funding transitional issues arising from new development, including costs of providing temporary school places in advance of the completion of a new school required as part of a housing development. <p>For a full explanation, please refer to Leicestershire County Council's Planning Obligations Policy (2014) Appendix 3: Education.</p>

7	Types of development which might trigger need	<p>For a full explanation, please refer to Leicestershire County Council's Planning Obligations Policy (2014) Appendix 3: Education. According to that document (updated 3 December 2014):</p> <p>In the Oadby and Wigston Borough Council area contributions will be required for existing schools towards the cost of additional primary and secondary school places where there is a need. Contributions will be calculated on the basis of 24 primary places and 10 secondary places (11-14 years) and 10 secondary places (14-19 years) per 100 houses. For flats / apartments the current figures are 4.3 primary places and 1 secondary place (11-14 years) and 1 secondary place (14-19 years) per 100 units. Information about local pupil yields will be taken into account in setting the precise requirements.</p> <p>The costs per pupil place based on Department for Education (DfE) cost multipliers (January 2009) are £12,099.01 for primary, £17,876.17 for high schools (10 - 14 year olds) and £18,290.95 for upper schools (14 - 19 year olds).</p> <p>On a 'per house built basis' this equates to £2,903.76 per house for primary; £1,787.62 per house for 10 - 14 years high schools; and, £1829.10 per house for 14 - 19 years upper schools. On a 'per flat / apartment built basis' this equates to £520.26 per flat / apartment for primary; £178.76 per flat/apartment for 10 - 14 high schools and £182.91 per flat 14 - 19 upper schools. These cost multipliers are normally updated on April 1st each year.</p> <p>Developers are advised to contact Leicestershire County Council to obtain the most up to date figures.</p>
8	Forms in which payments must be made	<p>Land where required and either the costs of construction of buildings or work in kind to the County Council's specification.</p> <p>Developers are advised to contact Leicestershire County Council to engage in open discussion about this.</p>
9	Payment of contributions	<p>Contributions will be made as follows:</p> <p>All financial contributions contained in an agreement or unilateral undertaking will be index linked (using the most appropriate index for each contribution, as set by the Borough Council in consultation with the relevant service provider as part of the agreement) from the date of the agreement or unilateral undertaking to the</p>

		<p>date of payment.</p> <p>Developer contribution payments will be required at an appropriate time and will be negotiated on a site by site basis.</p>
10	Contact	<p>Developer Contributions Officer Room 400 Planning Historic and Natural Environment Leicestershire County Council County Hall Glenfield Leicester LE3 8RA T 0116 305 8223 E andrew.tyrer@leics.gov.uk</p>
		<p>Planning Control Manager Development Management Oadby and Wigston Borough Council Bushloe House Station Road Wigston Leicestershire LE18 2DR Tel: 0116 2572 636 Email: planning@oadby-wigston.gov.uk</p>
11	Last updated	October 2015

10. HIGHWAYS AND TRANSPORTATION

1	Name of Service / Infrastructure Typology	Highways and Transportation
2	Service provider(s)	Leicestershire County Council
3	Current guidance on the issue	<p>National Planning Policy Guidance</p> <p>National Planning Policy Framework (2012)</p> <p>Leicestershire County Council's Planning Obligations Policy (2014) Appendix 5: Highways and Transportation.</p> <p>Leicester and Leicestershire Local Authorities S106 Protocol (May 2015)</p> <p>Oadby and Wigston Core Strategy (2010) Policy 4: Sustainable Transport and Accessibility and the supporting text.</p> <p>Core Strategy Policy 10: Community Infrastructure and the supporting text.</p> <p>Any contribution sought as part of a legal agreement must satisfy the Community Infrastructure Levy Regulation 122(2) (2010) (as amended) tests and a maximum of five obligations can be pooled towards a specific item of infrastructure in accordance with Community Infrastructure Levy Regulation 123 (2010) (as amended).</p>
4	Contributions to capital costs or revenue costs	Generally capital but some revenue.
5	Threshold for size of development for which contributions are appropriate	No minimum level as need for contribution will depend on local circumstances and therefore will be determined on a site-by-site basis.
6	Types of development which might trigger need	<p>Any type of development which leads to a material increase in traffic on the road network. Other considerations may be if the development is detrimental to road safety; has inadequate access (including walking, cycling and public transport); has inadequate parking provision; creates an on-street parking problem; or, affects a public right of way.</p> <p>Requirements will depend upon the particular circumstances of a development proposal.</p> <p>A scoping study or Transport Assessment / Statement will often assist in assessing the requirements of a particular development.</p>

7	Types of facilities for which provision may be needed	<p>Pedestrian and cycle facilities; Public transport improvements; Public transport facilities and services; Travel plans (workplace, residential, school or mixed use); Road and rights of way improvements; Traffic management schemes; Car parking and means of control; Traffic regulation orders; Support for car sharing scheme; Facilities for charging or refuelling vehicles using new forms of energy (e.g. electricity, fuel cells, hydrogen); Associated landscaping includes planting and hard surfaces.</p>
8	Forms in which payments must be made	<p>Required infrastructure generally will be provided by the developer as part of the development, however some requirements (particularly those required 'off-site' or where a continuing management or maintenance) might be covered through financial contributions, bond or commuted sums, secured by legal agreements or undertakings made under the planning and/or highways acts.</p> <p>All financial contributions will be based upon current prices at the date of negotiation.</p> <p>Planning obligations will be required at an appropriate time and will be negotiated on a site by site basis.</p>
9	Contact	<p>Developer Contributions Officer Room 400 Planning Historic and Natural Environment Leicestershire County Council County Hall Glenfield Leicester LE3 8RA T 0116 305 8223 E andrew.tyrer@leics.gov.uk</p>
		<p>Planning Control Manager Development Management Oadby and Wigston Borough Council Bushloe House Station Road Wigston Leicestershire LE18 2DR Tel: 0116 2572 636 Email: planning@oadby-wigston.gov.uk</p>
10	Last updated	October 2015

11. LEICESTERSHIRE CONSTABULARY

1	Name of Service / Infrastructure Typology	Leicestershire Constabulary
2	Current guidance on the issue	<p>National Planning Policy Guidance</p> <p>National Planning Policy Framework (2012)</p> <p>Crime and Disorder Act (1998)</p> <p>Leicester and Leicestershire Local Authorities S106 Protocol (May 2015)</p> <p>Oadby and Wigston Core Strategy (2010) Policy 10: Community Infrastructure and the supporting text.</p> <p>Core Strategy Policy 14: Design and Sustainable Construction and the supporting text.</p> <p>Any contribution sought as part of a legal agreement must satisfy the Community Infrastructure Levy Regulation 122(2) (2010) (as amended) tests and a maximum of five obligations can be pooled towards a specific item of infrastructure in accordance with Community Infrastructure Levy Regulation 123 (2010) (as amended).</p>
3	Contributions to capital costs or revenue costs	Capital only.
4	Threshold for size of development for which contributions are appropriate	<p>For residential developments, contributions will be assessed on a site by site basis but as a minimum will be sought on developments 10 units or more.</p> <p>For commercial developments, the need for contributions will also be assessed on an individual site by site basis.</p>
5	Types of development which might trigger need	Contributions are likely to be required from residential or commercial developments, but each contribution will be assessed on an individual site-by-site basis as part of the legal agreement.
6	Types of facilities for which provision may be needed	Capital spend infrastructure that relates to the capacity of service delivery in accordance with the CIL Tests. Planning obligations may be sought to increase existing capacity or to provide additional facilities within or within a reasonable distance of the proposed development.
7	Forms in which contributions should be made	Sufficient evidence in respect of need in relation to existing or planned capacity will be required to justify a planning obligation. Where there is clear evidence that indicates that a contribution sought satisfies the Community Infrastructure Levy Regulation 122(2) (2010) (as amended) tests in relation to the particular

		<p>development, off-site financial contribution or on-site provision will need to be discussed and agreed through negotiation between the relevant parties and the Borough Council.</p> <p>All financial contributions contained in an agreement or unilateral undertaking will be index linked (using the most appropriate index for each contribution, as set by the Borough Council in consultation with the relevant service provider as part of the agreement) from the date of the agreement or unilateral undertaking to the date of payment.</p> <p>Developer contribution payments will be required at an appropriate time and will be negotiated on a site-by-site basis.</p>
8	Person contact	<p>Force Architectural Liaison Officer Community Safety Bureau Colin Grundy Drive (Off Keyham Lane) Leicester LE5 1FY Tel: 0116 248 2201 Email: michael.lambert@leicestershire.pnn.police.uk</p>
		<p>Planning Control Manager Development Management Oadby and Wigston Borough Council Bushloe House Station Road Wigston Leicestershire LE18 2DR Tel: 0116 2572 636 Email: planning@oadby-wigston.gov.uk</p>
9	Last updated	October 2015

12. LEICESTERSHIRE FIRE AND RESCUE SERVICE

1	Name of Service / Infrastructure Typology	Leicestershire Fire and Rescue Service
2	Current guidance on the issue	<p>National Planning Policy Guidance</p> <p>National Planning Policy Framework (2012)</p> <p>Fire and Rescue Services Act (2004)</p> <p>Leicester and Leicestershire Local Authorities S106 Protocol (May 2015)</p> <p>Oadby and Wigston Core Strategy (2010) Policy 10: Community Infrastructure and the supporting text.</p> <p>Core Strategy Policy 14: Design and Sustainable Construction and the supporting text.</p> <p>Any contribution sought as part of a legal agreement must satisfy the Community Infrastructure Levy Regulation 122(2) (2010) (as amended) tests and a maximum of five obligations can be pooled towards a specific item of infrastructure in accordance with Community Infrastructure Levy Regulation 123 (2010) (as amended).</p>
3	Contributions to capital costs or revenue costs	Capital only.
4	Threshold for size of development for which contributions are appropriate	<p>For residential developments, contributions will be assessed on a site by site basis but as a minimum will be sought on developments 10 units or more.</p> <p>For commercial developments, the need for contributions will also be assessed on an individual site by site basis.</p>
5	Types of development which might trigger need	Contributions are likely to be required from residential or commercial developments, but each contribution will be assessed on an individual site-by-site basis as part of the legal agreement.
6	Types of facilities for which provision may be needed	<p>The Fire Service is required to secure water from either portable or open water services to effectively fight fires under normal circumstances, in line with the Code of Practice between all Fire Authorities and all Water Companies.</p> <p>Hydrants and appropriate water mains with adequate pressure to supply them. Possible alternative sources of water for fire fighting include balancing lakes and underground tanks.</p>
7	Forms in which	Land where required and the costs of construction of

	contributions should be made	buildings / infrastructure to an agreed specification. Justification for contributions sought must satisfy the CIL Tests and be provided by Leicestershire Fire and Rescue Service to the Borough Council. Payments will be required at an appropriate time and will be agreed as part of the negotiation of the legal agreement.
8	Person contact	Planning Control Manager Development Management Oadby and Wigston Borough Council Bushloe House Station Road Wigston Leicestershire LE18 2DR Tel: 0116 2572 636 Email: planning@oadby-wigston.gov.uk
9	Last updated	October 2015

13. LEICESTERSHIRE PARTNERSHIP NHS TRUST

1	Name of Service / Infrastructure Typology	Leicestershire Partnership NHS Trust
2	Current guidance on the issue	<p>National Planning Policy Guidance</p> <p>National Planning Policy Framework (2012)</p> <p>Health and Social Care Act (2012)</p> <p>Leicester and Leicestershire Local Authorities S106 Protocol (May 2015)</p> <p>Oadby and Wigston Core Strategy (2010) Policy 10: Community Infrastructure and the supporting text.</p> <p>Core Strategy Policy 14: Design and Sustainable Construction and the supporting text.</p> <p>Any contribution sought as part of a legal agreement must satisfy the Community Infrastructure Levy Regulation 122(2) (2010) (as amended) tests and a maximum of five obligations can be pooled towards a specific item of infrastructure in accordance with Community Infrastructure Levy Regulation 123 (2010) (as amended).</p>
3	Contributions to capital costs or revenue costs	Capital only.
4	Threshold for size of development for which contributions are appropriate	<p>For residential developments, contributions will be assessed on a site by site basis but as a minimum will be sought on developments 10 units or more.</p> <p>For commercial developments, the need for contributions will also be assessed on an individual site by site basis.</p>
5	Types of development which might trigger need	Contributions are likely to be required from residential or commercial developments, but each contribution will be assessed on an individual site-by-site basis as part of the legal agreement.
6	Types of facilities for which provision may be needed	Capital spend infrastructure that relates to the capacity of service delivery in accordance with the CIL Tests. Planning obligations may be sought to increase existing capacity or to provide additional facilities within or within a reasonable distance of the proposed development.
7	Forms in which contributions should be made	<p>Land where required and the costs of construction of buildings / infrastructure to an agreed specification.</p> <p>Justification for contributions sought must satisfy the CIL Tests and be provided by the NHS to the Borough</p>

		Council. Payments will be required at an appropriate time and will be agreed as part of the negotiation of the legal agreement.
8	Person contact	Planning Control Manager Development Management Oadby and Wigston Borough Council Bushloe House Station Road Wigston Leicestershire LE18 2DR Tel: 0116 2572 636 Email: planning@oadby-wigston.gov.uk
9	Last updated	October 2015

**DRAFT PLANNING OBLIGATIONS
SUPPLEMENTARY PLANNING DOCUMENT**

October 2015

**Draft supporting evidence base document for Open Space, Sport and
Recreation**



PROPOSED TITLE

Draft Planning Obligations Supplementary Planning Document (October 2015)

Draft Supporting evidence base document for Open Space, Sport and Recreation

PROPOSED SUBJECT MATTER

Additional information to support the inclusion of a planning obligation sought by Oadby and Wigston Borough Council to support the delivery of quality Open, Sport and Recreation to mitigate the impact of new development in the Borough and to ensure sustainable growth.

This document is written in association with the Draft Planning Obligations Supplementary Planning Document (October 2015).

PERIOD FOR REPRESENTATIONS

Representations to be received by Oadby and Wigston Borough Council by 17:00 on Monday 23 November 2015.

ADDRESS TO SEND REPRESENTATIONS TO

Mailed written representations to:

Planning Policy and Regeneration Team
Oadby and Wigston Borough Council
Bushloe House
Station Road
Wigston
Leicestershire
LE18 2DR

E-MAILED REPRESENTATIONS TO

Planning Policy and Regeneration Team
planningpolicy@oadby-wigston.gov.uk

Please advise within your representation whether you wish to be informed of the next stage in the adoption of the Supplementary Planning Document and its supporting evidence based document.

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1. INTRODUCTION

- 1.1** This supporting document provides greater clarity for developers and applicants on interpreting the Borough Council's Planning Obligations Supplementary Planning Document (SPD), and in particular, the section that relates to Open Space, Sport and Recreation.
- 1.2** The Supplementary Planning Document has been written to support the Council in its approach to negotiate planning obligations as part of Section 106 Agreements or other legal negotiating tools to mitigate the impact of a development upon the local community by enabling improvements to the local area to make the impact of developing the site acceptable in planning terms.

PPG 17 Open Space, Sport and Recreational Facilities Study (2014 Update)

Standards for Open Space, Sport and Recreation in the Borough

- 1.3** Oadby and Wigston Borough Council's Open Space, Sport and Recreational Facilities Study (2014 Update) lists and monitors nine typologies of land and facilities. In the context of the Council's planning obligations formula to calculate contributions towards Open Space, Sport and Recreation, the three relevant typologies are:
- Outdoor Sports Space;
 - Children and Young People's Space; and,
 - Parks and Recreation Grounds.
- 1.4** Table 1 indicates the open space provision standards that the Borough Council uses as the basis for justifying the quantity and access standards for open space, sport and recreation in each of the Borough's three main settlements.

Table 1. Open Space Provision per Additional Dwelling

Typology	Quantity Standard	Population*	No. Of Dwellings*	Provision per dwelling (sqm)
Oadby				
Outdoor Sports Space	1.0 ha / 1,000 ppl	23,849	7,948	30
Children and Young People's Space	0.30 ha / 1,000 ppl			9
Parks and Recreation Grounds	0.5 ha / 1,000 ppl			15
Wigston				
Outdoor Sports Space	1.0 ha / 1,000 ppl	24,831	10,135	25
Children and Young People's Space	0.30 ha / 1,000 ppl			7
Parks and Recreation Grounds	0.5 ha / 1,000 ppl			12
South Wigston				
Outdoor Sports Space	1.0 ha / 1,000 ppl	7,490	3,256	23
Children and Young People's Space	0.30 ha / 1,000 ppl			7
Parks and Recreation Grounds	0.5 ha / 1,000 ppl			12

* 2011 Census Data, Office of National Statistics (ONS)

- 1.5** Outdoor sports space includes seasonal and fixed sports spaces that are openly accessible to the public, including sports pitches for cricket, football and rugby. They also include fixed sports spaces such as tennis courts and bowling greens. Very often, these facilities are located within Parks and Recreation Grounds, and as such, many of the sports pitches are multi-functional. This means they can be used for sport one day, and for the rest of the week, the area can function as a space to walk and play.
- 1.6** Children and Young People's Space includes equipped children's space (for pre-teens); and, provision for teenagers. The latter comprises informal recreation opportunities for broadly 13-16/17 year olds. Facilities for this age group can include skateboard parks, basketball courts and 'free access' Multi Use Games Areas. In practical terms, there will always be blurred lines regarding younger children using equipment aimed at older children and vice-versa. Fields in Trust, formerly the National Playing Fields Association (NPFA) breaks Children and Young People's Playing Space down into three distinct categories:

- Local Areas for Play (LAPs)
- Local Equipped Areas for Play (LEAPs)
- Neighbourhood Equipped Areas for Play (NEAPs)

1.7 Parks and Recreation Grounds, as well as formal gardens, fall under this category of open space. They take on many forms and may embrace or incorporate a wide range of functions, including informal recreation and outdoor space; play space of many kinds (including for sport and children’s play); pathways and walkways; landscaped areas; areas of formal planting; areas for events; and, they may provide habitats for wildlife.

Thresholds for Planning Obligations in relation to Open Space, Sport and Recreation

1.8 Planning obligations sought to contribute towards the necessary on-site and off-site infrastructure and facilities to service developments commensurate to the scale and nature of a proposed scheme are necessary for the granting of planning consent. Contributions will be expected according to the following development thresholds in Table 2.

1.9 The Borough Council will seek planning obligations from all developments that deliver a net increase of three (3) or more dwellings².

Table 2. Thresholds for Open Space, Sport and Recreation Planning Obligations

Typology of Open Space	Development Size Threshold for seeking Planning Obligations
Outdoor Sports Space	<p>Developments of 3 to 100 qualifying dwellings:</p> <ul style="list-style-type: none"> • A financial contribution would normally be sought to contribute towards the provision of new or upgrading of existing facilities available locally as long as they have sufficient capacity and so long as a scheme is identified that conforms to the Community Infrastructure Levy Regulation 122(2) (2010) tests. <p>Development exceeding 100 qualifying dwellings:</p> <ul style="list-style-type: none"> • On-site provision of outdoor sports space will normally be required. The size of this should be commensurate to the number of dwellings being built. Tennis, Netball, Basketball courts and Bowling Green’s are all suitable options on smaller sites. • Where there is a demand for a particular facility that is

² This threshold is locally derived. This threshold may be subject to changes in the National Planning Practice Guidance that may or may not be re-instated relating to Paragraphs 012-023 of the guidance following a recent appeal decision by the High Court on an application made by West Berkshire District Council and Reading Borough Council v Secretary of State for Communities and Local Government [2015] EWHC 2222 (31.07.15).

Typology of Open Space	Development Size Threshold for seeking Planning Obligations
	<p>too large for the land available, a financial contribution towards off-site provision will be acceptable, as long as land is available that conforms to the Community Infrastructure Levy Regulation 122(2) (2010) tests.</p> <ul style="list-style-type: none"> • A financial contribution towards outdoor sports space off-site may also be acceptable where it is not possible or desirable to make provision on site and as long as a scheme is identified that conforms to the Community Infrastructure Levy Regulation 122(2) (2010) tests.
<p>Children and Young People's Space</p>	<p>Developments of 3 to 25 qualifying dwellings:</p> <ul style="list-style-type: none"> • Given that the size of the site is likely to be less than 1 hectare and the high costs of maintaining small areas of open space, on-site provision will not normally be acceptable. As long as a scheme identified is in accordance with the Community Infrastructure Levy Regulation 122(2) (2010) tests, a financial contribution towards the provision of new, or an enhancement of existing areas of children and young people's space off-site will be sought. The financial contribution will be based on a per dwelling basis, as per the Council's formula. • In some locations however, it may still be necessary to provide small areas of amenity open space as part of the development, on-site. To ensure that the local authority are accepting of this approach, discussions regarding such with the Council should be agreed and incorporated into development proposals. <p>Developments of 26 to 50 qualifying dwellings:</p> <ul style="list-style-type: none"> • 1 LEAP will normally be required on site; or where on-site provision would not be appropriate (e.g. A high density scheme and / or a development that is well related to a town centre), a financial contribution towards the provision and maintenance of a new, or enhancement of an existing area of children and young people's space off-site will be sought. Any off-site contributions sought must be spent on a scheme identified in accordance with the Community Infrastructure Levy Regulation 122(2) (2010) tests. • The financial contribution will be on a per dwelling basis (as per the Council's formula); or, where some on site provision is appropriate, but space does not permit the provision of a full scale LEAP, the provision of an area of

Typology of Open Space	Development Size Threshold for seeking Planning Obligations
	<p>children and young people’s space will be required on-site, proportional to the scale of development. The remainder of the provision that cannot be accommodated on-site should be provided through a financial contribution towards the provision and maintenance of a new, or enhancement of an existing, off-site area of children and young people’s space. Any off-site contributions sought must be spent on a scheme identified in accordance with the Community Infrastructure Levy Regulation 122(2) (2010) tests.</p> <p>Developments of 51 to 100 qualifying dwellings:</p> <ul style="list-style-type: none"> • One NEAP will normally be required on-site; or, where on site provision would not be appropriate (e.g. a high density scheme and / or a development that is well related to a town centre), a financial contribution towards off-site provision and maintenance of a new, or enhancement of an existing, children and young people’s space will be sought. The financial contribution will be on a per dwelling basis and any off-site contributions sought must be spent on a scheme identified in accordance with the Community Infrastructure Levy Regulation 122(2) (2010) tests. Or, • Where some on-site provision is appropriate, but space does not permit the provision of a full scale NEAP, provision of children and young people’s space will be required on-site, proportional to the scale of the development. The remainder of the provision that cannot be accommodated on-site should be provided through a financial contribution towards the provision and maintenance of a new, or enhancement of an existing, children and young people’s space, off-site and in conformity with Community Infrastructure Levy Regulation 122(2) (2010). The financial contribution for this will be on a per dwelling basis. <p>Developments exceeding 100 qualifying dwellings:</p> <ul style="list-style-type: none"> • A range of children and young people’s space and open space will be required on-site. This will include at least one NEAP. The remainder of the provision should be made up of NEAPs, LEAPs and other forms of open space that can be used for play by children and teenagers. This could include off-site contributions to be spent on schemes in conformity with the Community Infrastructure Levy Regulations (2010) such as on the creation or enhancement of country parks and informal

Typology of Open Space	Development Size Threshold for seeking Planning Obligations
	<p>areas of open space that might contribute to the enhancement and protection of local biodiversity.</p> <p>Exemptions</p> <ul style="list-style-type: none"> Specialist institutions such as Residential Care Homes will be exempt from paying contributions towards Children and Young People’s Space. Negotiation of such exemptions will be accounted for as part of a Section 106 Agreement on a site-by-site basis.
<p>Parks and Recreation Grounds</p>	<p>For developments of 3 to 99 qualifying dwellings or when a development exceeding 100 qualifying dwellings does not have sufficient land to provide on-site provision, an off-site financial contribution in conformity with the Community Infrastructure Levy Regulations (2010) will be sought.</p> <p>Due to the size and nature of this form of open space provision, the Borough Council will only seek on-site provision for parks and recreation grounds from developments exceeding 100 qualifying dwellings. This need shall be determined on a site-by-site basis based upon local need.</p>

Landscaping and Design

- 1.10 Good landscaping and design of schemes to enhance open space, sport and recreation can significantly enhance the experience for those using and visiting such locations in the future. Well designed and maintained landscaping can also add long-term nature and biodiversity value to a scheme.
- 1.11 Therefore, it is essential that all schemes that are implemented are designed to incorporate a range of species that will provide interest throughout the year and planting schemes will need to be submitted to the Council for approval prior to the commencement of development.
- 1.12 In 2012, the Borough Council adopted a Public Realm Strategy and this should be referred to for all schemes that will require street furniture or permanent landscaping features as part of a wider scheme to improve open space, sport and recreation facilities in the Borough.

Play and Sporting Equipment

- 1.13 Appropriate play and sporting equipment should also be sourced by the developer and details submitted to the Borough Council for approval prior to development commencing. Any play equipment must comply with the relevant regulations current at the time of installation e.g. BS EN 1176 and BS EN 1177 and to provide an exciting, challenging but safe environment for the appropriate age group it is intended for. The Borough Council must agree the design and equipment which should be robust and easy to maintain. Signage, benches and bins included must be to the Borough

Council's appropriate corporate style and must have the Council's approval prior to commencing the development.

- 1.14 Upon completion of an open space, an independent post-installation inspection should be carried out by a registered play inspector and any defects remedied at the expense of the developer. Risk assessment for the play equipment will be required. The area will then be put onto a 12 month period of maintenance during which time the Borough Council would expect the developer to be responsible for all maintenance including inspection of play equipment, litter and graffiti removal etc. to an agreed standard.
- 1.15 As illustrated in table 3, the Borough Council will be guided by the Fields in Trust, formerly National Playing Fields Association (NPFA), standards for equipped play provision.

Table 3. Fields in Trust Standards for Equipped Play Provision

Equipped provision type	Age-group	Minimum size of activity area	Characteristics
Local Equipped Area of Play	Pre-Teens	400 m ² (0.04 ha)	5 types of play equipment, small games area, seating
Neighbourhood Equipped Area for Play	Older pre-teens and teens	1,000 m ² (0.1 ha)	8 types of play equipment, opportunities for ball games or wheeled activities, seating

Commuted Sums for Future Maintenance

- 1.16 All schemes that necessitate open space provision will require the developer to maintain the area or pay for the maintenance costs incurred by the scheme for the first 20 years. The contributions will be in the form of a commuted sum payment, which relates to the size and context of the site. In line with the Community Infrastructure Levy Regulation 122(2) (2010), the open space provision must fairly relate to the scale of development and specifically relate to the growth that each new development creates. In addition to that, a restriction of up to five planning obligations can be pooled to fund the development and maintenance of any single item of infrastructure (Community Infrastructure Levy Regulation 123 (3)). All developments should be carried out in conjunction with the Council's Grounds Maintenance Supervisor.
- 1.17 The frequency of operations is in line with current grounds maintenance schedules but may be adjusted according to each site, on a site-by-site basis.
- 1.18 **Appendix 1** provides an explanation of how the Borough Council's Open Space, Sport and Recreation planning obligation requirements will be calculated. Contributions sought are locally justified by accounting for population, quantity of open space required per new dwelling and the number of dwellings in each settlement.

1.19 Table 4 provides a summary of the contributions that will be sought per dwelling in each of the three settlements in the Borough (please note that the figures for Wigston will also apply to Kilby Bridge). The reduced figures for smaller properties apply a discount with regards to contributions sought towards Children and Young People’s Space.

Table 4. Planning Obligations Sought per Additional Dwelling

Settlement	Dwelling Size		
	3+ Bedrooms	2 Bedrooms	1 Bedroom
Oadby	£4,250.10	£2,557.65	£865.20
Wigston	£3,552.66	£2,236.31	£919.96
South Wigston	£3,296.02	£1,979.67	£663.32

APPENDIX 1

Unit Costs for Off-Site Financial Contributions

The following sections provide a detailed explanation of the calculations used to determine the level of planning obligations that will be sought by the Council (per addition dwelling) in the settlements of Oadby, Wigston and South Wigston. (All figures are in £'s unless otherwise stated):

- A – Outdoor Sports Space
- B – Children and Young People's Space
- C – Parks and Recreation Grounds Space
- D – Maintenance of Outdoor Sports Space
- E – Maintenance of Children and Young People's Space
- F – Maintenance of Parks and Recreation Grounds Space

A – Outdoor Sports Space Requirement – cost per hectare for establishment

1 football pitch including cultivation and grass surround (Senior Pitch: 106m x 70m = 7420m ²)	76,000
1 Multi Use Games Area (MUGA) (36.60m x 21.35m = 782m ²)	130,000
1 Supply and install youth shelter inc. hard standing	15,271
Supply and install Litter Bin x 3	1,170
Total per hectare	222,441
Cost per m²	22.24

B – Children and Young People's Space Requirement – establishment of 400m² play area (LEAP standard)

LEAP Standard 400m ² Play Space (including minimum of 5 items of play equipment, safety surfacing, grassed area and safety surfacing)	60,000
Dog proof fencing and gates 100lm	12,308
Supply and install Litter Bin x 1	390
Supply and install Dog Bin x 1	191
Supply and install (OWBC) Bench x1	750
Total for 400m²	73,639
Cost per m²	184.10

C – Parks and Recreation Grounds Space Requirement – establishment of 1 hectare

Hard surface/pathways 800, x 1.2m = 960 linear m	64,800
Establishment of grass 9,000m ²	8,101
Plant trees - 10 heavy standards	1,200
- 50 whips	85
Shrub planting 100m ²	1,555
Supply and install OWBC Benches x 3	2,250
Supply and install Litter Bin x 3	1,170

Open Space Quantity per New Dwelling - Oadby

Open Space quantity per new dwelling is calculated using the following formulae:

$$((A \times B / 1000) / C) \times D$$

Where:

- A Quantity Standard (ha per 1,000 population)
- B Population of settlement
- C Total number of households in the settlement
- D Conversion from hectares to square metres (10,000)

1,000 is the constant population used when calculating the PPG17 Standard (per hectare) per population (as prescribed within the Borough's PPG17 Play, Open Space, Sport and Recreation Facilities Study 2014).

Outdoor Sports Space

Outdoor Sports Spaces require a provision of 1 hectare per 1000 population. Oadby has a total population of 23,849, with a total number of 7,948 dwellings.

$$((1 \times 23,849 / 1,000) / 7,948) \times 10,000$$

$$23.849 / 7,948 \times 10,000 = 30.01$$

= 30 square metres of Outdoor Sports Space requirement per dwelling in Oadby.

Children and Young People's Space

Children and Young People's Space requires a provision of 0.3 hectares per 1000 population. Oadby has a total population of 23,849, with a total number of 7,948 dwellings.

$$((0.3 \times 23,849 / 1,000) / 7,948) \times 10,000$$

$$7.155 / 7,948 \times 10,000 = 9.01$$

= 9 square metres of Children and Young People's Space requirement per dwelling.

Parks and Recreation Grounds

Parks and Recreation Grounds require a provision of 0.5 hectares per 1,000 population. Oadby has a total population of 23,849, with a total number of 7,948 dwellings.

$$((0.5 \times 23,849 / 1,000) / 7,948) \times 10,000$$

$$11.925 / 7,948 \times 10,000 = 15.01$$

= 15 square metres of Parks and Recreation Grounds requirement per dwelling.

Source: (Sources: ONS, 2011 Census)

The following equation indicates how financial contributions in lieu of open space are calculated in **Oadby**. If an amount of open space is provided on-site, this is discounted from the overall sum.

Developers will be required to meet the following:

- Each dwelling requires the equivalent provision of 30m² of Outdoor Sports Space.
- Each dwelling requires the equivalent provision of 9m² of Children and Young People's

Space.

- Each dwelling requires the equivalent provision of 15m² of Park and Recreation Ground Space.

The categories of financial contribution listed below (A-F) correspond with those indicated in the calculations above:

A Number of proposed dwellings x 30 (total square metre area of Outdoor Sports Space required per dwelling) x area cost per square metre = total Outdoor Sports Space contributions

B Number of proposed dwellings x 9 (area of Children and Young People's Space per dwelling) x area cost per square metre = total contribution towards Children and Young People's Space

C Number of proposed dwellings x 15 (area of Parks and Recreation Grounds Space per dwelling) x area cost per square metre = total contribution towards Parks and Recreation Grounds Space

D Number of proposed dwellings x 30 (total square metre area of Outdoor Sports Space required per dwelling) x 20 year maintenance cost per square metre = total maintenance of Outdoor Sports Space contributions

E Number of proposed dwellings x 9 (area of Children and Young People's Space per dwelling) x 20 year maintenance cost per square metre = total maintenance contributions for Children and Young People's Space

F Number of proposed dwellings x 15 (area of Parks and Recreation Grounds Space per dwelling) x 20 year maintenance cost per square metre = total maintenance contributions for unequipped Parks and Recreation Grounds Space

Using the Formula

$$A. 1 \times 30 \times 22.24 = 667.20$$

- B. $1 \times 9 \times 184.10 = 1,656.90$
- C. $1 \times 15 \times 7.94 = 119.10$
- D. $1 \times 30 \times 6.60 = 198.00$
- E. $1 \times 9 \times 192.00 = 1,728.00$
- F. $1 \times 15 \times 8.64 = 129.60$

For category B (Children and Young People’s Space) and category E (Maintenance of Children and Young Person’s Space), there will be discounts as follows:

- 1 Bed / Studio – 100% discount
- 2 Bed – 50% discount
- 3+ Bed – 0% discount

Oadby	100% Contribution (No Discount for B and E)	50% Contribution for B & E (50% Discount Incorporated)	0% Contribution for B & E (100% Discount Incorporated)
3+ Bed Dwelling	£3,384.90		
2 Bed Dwelling		£1,692.45	
1 Bed Dwelling			£0.00

Summary of Provision of Open Space by Settlement

Sufficient supply

Under supply

	Outdoor Sports Space	Children & Young People’s Space	Parks & Recreation Grounds
Oadby			

Surplus/Deficient Supply – settlement by settlement breakdown, PPG17 Study, 2014.

Open Space Typology	Contribution (£)
A – 100%	667.20
A – 0%	0.00
B – 100%	1,656.90
B – 50%	828.45
B – 0%	0.00
C – 100%	119.10
C – 0%	0.00
D – 100%	198.00
D – 0%	0.00
E – 100%	1,728.00
E – 50%	864.00
E – 0%	0.00
F – 100%	129.60
F – 0%	0.00
TOTAL	4,498.80
A+D	865.20
B+E	3,384.90
C+F	248.70

For 1
Oadby, the
be
as follows:

dwelling in
formula will
calculated

However, it should be noted that in the PPG17 Open Space, Sport and Recreational Facilities Study (2014), there is a sufficient supply of Parks and Recreation Grounds in Oadby, and therefore, C & F will be fully discounted for all calculations for development in that settlement, unless an under supply is highlighted in future reviews of the Council's PPG17 Study.

Therefore, the total financial contribution required per dwelling in Oadby is currently **A+D +B+E = £4,250.10** per 3+ bed dwelling in lieu of on-site open space provision (2015).

Please note that a discount would be applied to smaller dwellings for Children and Young People's Space. Therefore, the contribution per dwelling in Oadby will be:

Settlement	Dwelling Size		
	3+ Bedrooms	2 Bedrooms	1 Bedroom
Oadby	£4,250.10	£2,557.65	£865.20

Open Space Quantity per New Dwelling - Wigston

Open Space quantity per new dwelling is calculated using the following formulae:

$$((A \times B / 1000) / C) \times D$$

Where:

- A Quantity Standard (ha per 1,000 population)
- B Population of settlement
- C Total number of households in the settlement
- D Conversion from hectares to square metres (10,000)

1,000 is the constant population used when calculating the PPG17 Standard (per hectare) per population (as prescribed within the Borough's PPG17 Play, Open Space, Sport and Recreation Facilities Study 2014).

Outdoor Sports Space

Outdoor Sports Spaces require a provision of 1 hectare per 1000 population. Wigston has a total population of 24,831, with a total number of 10,135 dwellings.

$$((1 \times 24,831 / 1,000) / 10,135) \times 10,000$$

$$24.831 / 10,135 \times 10,000 = 24.50$$

= 25 square metres of Outdoor Sports Space requirement per dwelling in Wigston.

Children and Young People's Space

Children and Young People's Space requires a provision of 0.3 hectares per 1000 population. Wigston has a total population of 24,831, with a total number of 10,135 dwellings.

$$((0.3 \times 24,831 / 1,000) / 10,135) \times 10,000$$

$$7.449 / 10,135 \times 10,000 = 7.35$$

= 7 square metres of Children and Young People's Space requirement per dwelling.

Parks and Recreation Grounds

Parks and Recreation Grounds require a provision of 0.5 hectares per 1,000 population. Wigston has a total population of 24,831, with a total number of 10,135 dwellings.

$$((0.5 \times 24,831 / 1,000) / 10,135) \times 10,000$$

$$12.416 / 10,135 \times 10,000 = 12.25$$

= 12 square metres of Parks and Recreation Grounds requirement per dwelling.

Source: (Source: ONS, 2011 Census)

The following equation indicates how financial contributions in lieu of open space are calculated in **Wigston**. If an element of open space is provided on site, this is discounted from the overall sum.

Developers will be required to meet the following:

- Each dwelling requires the equivalent provision of 25m² of Outdoor Sports Space.
- Each dwelling requires the equivalent provision of 7m² of Children and Young People's Space.
- Each dwelling requires the equivalent provision of 12m² of Park and Recreation Ground Space.

The categories of financial contribution listed below (A-F) correspond with those indicated in the calculations above:

A Number of proposed dwellings x 25 (total square metre area of Outdoor Sports Space required per dwelling) x area cost per square metre = total Outdoor Sports Space contributions

B Number of proposed dwellings x 7 (area of Children and Young People's Space per dwelling) x area cost per square metre = total contribution towards Children and Young People's Space

C Number of proposed dwellings x 12 (area of Parks and Recreation Grounds Space per dwelling) x area cost per square metre = total contribution towards Parks and Recreation Grounds Space

D Number of proposed dwellings x 25 (total square metre area of Outdoor Sports Space required per dwelling) x 20 year maintenance cost per square metre = total maintenance of Outdoor Sports Space contributions

E Number of proposed dwellings x 7 (area of Children and Young People's Space per dwelling) x 20 year maintenance cost per square metre = total maintenance contributions for Children and Young People's Space

F Number of proposed dwellings x 12 (area of Parks and Recreation Grounds Space per dwelling) x 20 year maintenance cost per square metre = total maintenance contributions for unequipped Parks and Recreation Grounds Space

Using the Formula

- A. $1 \times 25 \times 22.24 = 556.00$
- B. $1 \times 7 \times 184.10 = 1,288.70$
- C. $1 \times 12 \times 7.94 = 95.28$
- D. $1 \times 25 \times 6.60 = 165.00$
- E. $1 \times 7 \times 192.00 = 1,344.00$
- F. $1 \times 12 \times 8.64 = 103.68$

For category B (Children and Young People's Space) and category E (Maintenance of Children and Young Person's Space), there will be discounts as follows:

- 1 Bed / Studio – 100% discount
- 2 Bed – 50% discount
- 3+ Bed – 0% discount

Wigston	100% Contribution (No Discount for B and E)	50% Contribution for B & E (50% Discount Incorporated)	0% Contribution for B & E (100% Discount Incorporated)
3+ Bed Dwelling	£2,632.70		
2 Bed Dwelling		£1,316.35	
1 Bed Dwelling			£0.00

Summary of Provision of Open Space by Settlement

Sufficient supply

Under supply

	Outdoor Sports Space	Children & Young People's Space	Parks & Recreation Grounds
Wigston			

Surplus/Deficient Supply – settlement by settlement breakdown, PPG17 Study, 2014.

For 1 dwelling in Wigston, the formula will be calculated as follows:

Open Space Typology	Contribution (£)
A – 100%	556.00
A – 0%	0.00
B – 100%	1,288.70
B – 50%	644.35
B – 0%	0.00
C – 100%	95.28
C – 0%	0.00
D – 100%	165.00
D – 0%	0.00
E – 100%	1,344.00
E – 50%	672.00
E – 0%	0.00
F – 100%	103.68
F – 0%	0.00
TOTAL	3,552.66
A+D	721.00
B+E	2,632.70
C+F	198.96

It should be noted that in the PPG17 Open Space, Sport and Recreational Facilities Study (2014), all typologies of the formula are deficient in supply. Therefore, there are no discounts applied to development in Wigston, unless a sufficient supply is highlighted in future reviews of the Council's PPG17 Study.

Therefore, the total financial contribution required per dwelling in Wigston is currently **A+B+C+D+E+F = £3,552.66** per 3+ bed dwelling in lieu of on-site open space provision (2015).

Please note that a discount would be applied to smaller dwellings for Children and Young People's Space. Therefore, the contribution per dwelling in Wigston will be:

Settlement	Dwelling Size		
	3+ Bedrooms	2 Bedrooms	1 Bedroom
Wigston	£3,552.66	£2,236.31	£919.96

Open Space Quantity per New Dwelling – South Wigston

Open Space quantity per new dwelling is calculated using the following formulae:

$$((A \times B / 1000) / C) \times D$$

Where:

- A Quantity Standard (ha per 1,000 population)
- B Population of settlement
- C Total number of households in the settlement
- D Conversion from hectares to square metres (10,000)

1,000 is the constant population used when calculating the PPG17 Standard (per hectare) per population (as prescribed within the Borough's PPG17 Play, Open Space, Sport and Recreation Facilities Study 2014).

Outdoor Sports Space

Outdoor Sports Spaces require a provision of 1 hectare per 1000 population. South Wigston has a total population of 7,490, with a total number of 3,256 dwellings.

$$((1 \times 7,490 / 1,000) / 3,256) \times 10,000$$

$$7.490 / 3,256 \times 10,000 = 23.01$$

= 23 square metres of Outdoor Sports Space requirement per dwelling in South Wigston.

Children and Young People's Space

Children and Young People's Space requires a provision of 0.3 hectares per 1000 population. South Wigston has a total population of 7,490 with a total number of 3,256 dwellings.

$$((0.3 \times 7,490 / 1,000) / 3,256) \times 10,000$$

$$2.247 / 3,256 \times 10,000 = 6.90$$

= 7 square metres of Children and Young People's Space requirement per dwelling.

Parks and Recreation Grounds

Parks and Recreation Grounds require a provision of 0.5 hectares per 1,000 population. Wigston has a total population of 7,490, with a total number of 3,256 dwellings.

$$((0.5 \times 7,490 / 1,000) / 3,256) \times 10,000$$

$$3.745 / 3,256 \times 10,000 = 11.50$$

= 12 square metres of Parks and Recreation Grounds requirement per dwelling.

Source: (Source: ONS, 2011 Census)

The following equation indicates how financial contributions in lieu of open space are calculated in **South Wigston**. If an element of open space is provided on site, this is discounted from the overall sum.

Developers will be required to meet the following:

- Each dwelling requires the equivalent provision of 23m² of Outdoor Sports Space.
- Each dwelling requires the equivalent provision of 7m² of Children and Young People's Space.
- Each dwelling requires the equivalent provision of 12m² of Park and Recreation Ground Space.

The categories of financial contribution listed below (A-F) correspond with those indicated in the calculations above:

A Number of proposed dwellings x 23 (total square metre area of Outdoor Sports Space required per dwelling) x area cost per square metre = total Outdoor Sports Space contributions

B Number of proposed dwellings x 7 (area of Children and Young People's Space per dwelling) x area cost per square metre = total contribution towards Children and Young People's Space

C Number of proposed dwellings x 12 (area of Parks and Recreation Grounds Space per dwelling) x area cost per square metre = total contribution towards Parks and Recreation Grounds Space

D Number of proposed dwellings x 23 (total square metre area of Outdoor Sports Space required per dwelling) x 20 year maintenance cost per square metre = total maintenance of Outdoor Sports Space contributions

E Number of proposed dwellings x 7 (area of Children and Young People's Space per dwelling) x 20 year maintenance cost per square metre = total maintenance contributions for Children and Young People's Space

F Number of proposed dwellings x 12 (area of Parks and Recreation Grounds Space per dwelling) x 20 year maintenance cost per square metre = total maintenance contributions for unequipped Parks and Recreation Grounds Space

Using the Formula

- A. $1 \times 23 \times 22.24 = 511.52$
- B. $1 \times 7 \times 184.10 = 1,288.70$
- C. $1 \times 12 \times 7.94 = 95.28$
- D. $1 \times 23 \times 6.60 = 151.80$
- E. $1 \times 7 \times 192.00 = 1,344.00$
- F. $1 \times 12 \times 8.64 = 103.68$

For category B (Children and Young People's Space) and category E (Maintenance of Children and Young Person's Space), there will be discounts as follows:

- 1 Bed / Studio – 100% discount
- 2 Bed – 50% discount
- 3+ Bed – 0% discount

South Wigston	100% Contribution (No Discount for B and E)	50% Contribution for B & E (50% Discount Incorporated)	0% Contribution for B & E (100% Discount Incorporated)
3+ Bed Dwelling	£2,632.70		
2 Bed Dwelling		£1,316.35	
1 Bed Dwelling			£0.00

Summary of Provision of Open Space by Settlement

Sufficient supply

Under supply

	Outdoor Sports Space	Children & Young People's Space	Parks & Recreation Grounds
South Wigston			

Surplus/Deficient Supply – settlement by settlement breakdown, PPG17 Study, 2014.

For 1 dwelling in South Wigston, the formula will be calculated as follows:

Open Space Typology	Contribution (£)
A – 100%	511.52
A – 0%	0.00
B – 100%	1,288.70
B – 50%	644.35
B – 0%	0.00
C – 100%	95.28
C – 0%	0.00
D – 100%	151.80
D – 0%	0.00
E – 100%	1,344.00
E – 50%	672.00
E – 0%	0.00
F – 100%	103.68
F – 0%	0.00
TOTAL	3,494.98
A+D	663.32
B+E	2,632.70
C+F	198.96

However, it should be noted that in the PPG17 Open Space, Sport and Recreational Facilities Study (2014), there is a sufficient supply of Parks and Recreation Grounds in South Wigston, and therefore, C & F will be fully discounted for all calculations for development in that settlement, unless an under supply is highlighted in future reviews of the Council’s PPG17 Study.

Therefore, the total financial contribution required per dwelling in South Wigston is currently **A+D+B+E = £3,296.02** per 3+ bed dwelling in lieu of on-site open space provision.

Please note that a discount would be applied to smaller dwellings for Children and Young People’s Space. Therefore, the contribution per dwelling in South Wigston will be:

Settlement	Dwelling Size		
	3+ Bedrooms	2 Bedrooms	1 Bedroom
South Wigston	£3,296.02	£1,979.67	£663.32