

Indicative Open Space Costs

Guidance for Policy LP34: Provision of New Open Space and Improvements to Existing Open Space of the Gosport Borough Local Plan 2011-2029



GOSPORT
Borough Council

Indicative costs for open space contributions

Policy LP34: Provision of New Open Space and Improvements to Existing Open Space

of the Gosport Borough Local Plan 2011-2029 (adopted October 2015) sets out that planning permission will be granted for residential development (Use Class C3) provided that appropriate provision is made for public open space in accordance with standards set out in the policy. In certain instances it may be necessary for the developer of a proposal of 50 or more dwellings to provide a financial contributions towards a specified off-site open space proposal in lieu of all or part of the required on-site provision.

This could include a new facility or an enhancement to an existing one and will be secured by a Section 106 Agreement. Exceptional circumstances may relate to particular characteristics of the site or that there is an open space facility in close proximity to the development (normally within 800 metres of the development) which would significantly benefit from improvements and help it achieve the Council's 'Good' Standard. In certain cases the particular open space may be further than 800 metres from the development if it has the potential to be of sufficient quality and recreational value to attract residents of the new development.

The tables below sets out the indicative costs that the Borough Council will use as a starting point when negotiating financial contributions in the particular circumstances where off-site provision is considered appropriate.

The 2016 base rate is based on how much it costs the Council to deliver park improvements and are based specifically on the costs of delivering new children's play space. This includes the cost of play equipment, safety surfacing, fencing and seating. Other facilities such as sports pitches and outdoor sports facilities are usually expected to be covered by CIL so are not included in the costs.

The indicative costs are updated annually. The [Retail Price Index \(RPI\)](#), one of the two main measures of consumer inflation produced by the Office for National Statistics, at January each year determines the increase from 1 April.

For further information and any queries please contact the relevant [Development Management Officer](#) dealing with your application. For other queries, please email the Planning Policy Team: planning.policy@gosport.gov.uk

Further information:

Gosport Borough Local Plan 2011-2029: www.gosport.gov.uk/localplan2029

Open Space and Green Infrastructure Evidence supporting the adopted Local Plan (including the Open Space Monitoring Report 2014 and Local Open Space Standards 2014): www.gosport.gov.uk/article/1309/Part-E-Topics-Evidence-Studies-and-Guidance

Infrastructure Funding Statement (IFS) and Developer Contributions:
www.gosport.gov.uk/infrastructure

Table 1: Use Class C3 - Indicative Open Space Costs (rounded to nearest pound)

Type of open space	Bedrooms	Cost							
		2016 Base Rate	2017 RPI +2.6%	2018 RPI +4.0%	2019 RPI +2.5%	2020 RPI +2.7%	2021 RPI +1.4%	2022 RPI +7.8%	2023 RPI +13.4%
Park improvements	1 bed	£495	£507	£528	£541	£556	£563	£607	£688
	2 bed	£665	£683	£710	£728	£747	£758	£817	£926
	3+ bed	£950	£975	£1,014	£1,039	£1,067	£1,082	£1,167	£1,323

Table 2: Elderly Open Space Provision - Indicative Open Space Costs (rounded to nearest pound)

Type of open space	Bedrooms	Cost							
		2016 Base Rate	2017 RPI +2.6%	2018 RPI +4.0%	2019 RPI +2.5%	2020 RPI +2.7%	2021 RPI +1.4%	2022 RPI +7.8%	2023 RPI +13.4%
Elderly open space provision	1 bed	£284	£291	£303	£311	£319	£323	£349	£396
	2 bed	£382	£392	£408	£418	£429	£435	£469	£532
	3+ bed	£545	£559	£581	£596	£612	£621	£670	£760