

Developer Contributions Supplementary Planning Document 2011

Residential Wheeled Bins

Financial obligations towards the cost of waste storage containers are detailed in Section 5H of the Developer Contributions SPD adopted in December 2011. The cost of provision is reviewed annually.

The cost for 2026/27 is:

£131.00 per dwelling and
£695.00 per communal bin

Appendix 1: Outdoor Sports Facilities Standards

Financial obligations towards the cost of outdoor sports facilities are detailed in Appendix 1 of the Developer Contributions SPD. This is for guidance purposes and is reviewed as necessary.

The cost for 2026/27 is shown in the Appendix 1 table in the following pages.

Appendix 2: Schedule of Landscape Maintenance Rates

Financial obligations towards the cost of landscape maintenance rates are detailed in Appendix 2 of the Developer Contributions SPD adopted in December 2011 and is reviewed annually.

The cost for 2026/27 is shown in the Appendix 2 table in the following pages.

Appendix 1: Outdoor Sports Facilities Standards

Table 12: Outdoor Sports facilities Standards, July 2011 (reviewed annually) – for guidance only

Facility Type	Local Standards of provision per 1000popn		Provision per person	Cost per unit		Area (m ²)	Cost per m ²	Cost per person
	Standard	Sq m		£	Explanation			
Outdoor Sports								
Synthetic Turf Pitches (STPs) (Artificial Grass Pitches/ AGPs)	3rd Generation 60mm 0.04 STPs (7420m ² = 1 STP 296.8m ² = 0.04 STP)	296.8	0.2968	1,200,000	7,420m ² Senior Football fenced & floodlit 106x70	7,420	161.73	48.00
	3rd Generation 50mm 0.04 STPs (7420m ² = 1 STP 296.8m ² = 0.04 STP)	296.8	0.2968	1,180,000	7,420m ² Senior Football fenced & floodlit 106x70	7,420	159.03	47.20
	Sand filled Football (23mm) 0.04 STPs (7420m ² = 1 STP 296.8m ² = 0.04 STP)	296.8	0.2968	1,085,000	7,420m ² Senior Football fenced & floodlit 106x70	7,420	146.23	43.40
	Hockey pitch (23mm) 0.04 STPs (6388m ² = 1 STP 255.52m ² = 0.04 STP)	255.52	0.25552	935,000	6,388m ² Hockey Pitch 23mm sand filled fenced & floodlit 101.4 x 63	6,388	146.37	37.40
	Hockey pitch (18mm) 0.04 STPs (6388m ² = 1 STP 255.52m ² = 0.04 STP)	255.52	0.25552	1,000,000	6,388m ² Hockey Pitch 18mm sand dressed fenced & floodlit 101.4x63	6,388	156.54	40.00

Facility Type	Local Standards of provision per 1000popn		Provision per person	Cost per unit		Area (m2)	Cost per m2	Cost per person
	Standard	Sq m		£				
Outdoor Sports								
Grass pitches (Senior Football Youth Football Mini Soccer Rugby Cricket) Ancillary changing provision etc needed - see pavilions	16,100m ² 1.61ha/1000	16100	16.1	115,000	7,420m ² £110,000 Senior pitch 106x70 Not inc. land acquisition Min 2 pitch area requirement	7,420	15.50	249.53
	16,100m ² 1.61ha/1000	16100	16.1	30,000	1,419m ² £30,000 Mini-soccer 43x33	1,419	21.14	340.38
	16,100m ² 1.61ha/1000	16100	16.1	95,000	5,917m ² £95,000 Youth Football U16/U15 97x61	5,917	16.06	258.49
	16,100m ² 1.61ha/1000	16100	16.1	175,000	10,400m ² £170,000 Rugby Union 130x80	10,400	16.83	270.91
	16,100m ² 1.61ha/1000	16100	16.1	360,000	20,649 m ² £355,000 Cricket pitch (125.6 x 164.4)	20,649	17.43	280.69
Outdoor Tennis Courts (2 courts)	0.45 courts (4,400 per 2 courts) 2/4,400x1,000 278.86m ² 1227m2/4,400x 1,000	278.86	0.27886	260,000	1,227m ² 2 court macadam 36.58x33.53 Fenced & floodlit	1,227	211.90	59.09
Outdoor Bowling Green	1 rink per 2,000 people (min 5 rink facility 40m ²) (2/2000x1,000) (1,600 = 40x40 green 320m ² = 1 rink (2,000 pop'n) 160m ² = 1,000 pop'n)	160	0.16	180,000	1,600m ² £175,000 green Flat or crown green 40x40 Needs pavilion/ clubhouse co-located as well – see pavilion costs	1,600	112.50	18.00
Changing Rooms	1 facility per 2 pitches 1 facility per 2,000 245m ² (245/ 2,000 = 0.1225m ²)	122.5	0.12	825,000	4 team pavilion & clubhouse	245	3,367.35	412.50

Facility Type	Local Standards of provision per 1000popn		Provision per person	Cost per unit		Area (m2)	Cost per m2	Cost per person
Watersports centre (inc changing & storage provision)	1 facility per 40,000 population 400m2 (300m2 pavilion plus 100m2 for storage) 400m/40,000pop'n x 1,000	10	0.01	867,000	805,000 pavilion & 25,000 for additional storage requirements	400	2,167.50	21.68
Outdoor Sports	Standard	Sq m	per sq m	£				£
Trim Trails/ Active Places/ Outdoor Gyms (provision per person)	1 facility per 1,000 population 0.001 facility	1	0.001	60,000	facility, maintenance & supervision/ education			60.00

Appendix 2: Schedule of Landscape Maintenance Rates

Table 13: Schedule of Landscape Maintenance Rates for 2026/27

Item		Rate (per hectare unless otherwise stated)
Village Pond/Open Water (up to 0.5ha)	per site	£48,645.33
Village Pond/Open Water (over 0.5ha)		£62,765.34
Open Space (formal)		£61,200.35
Sports Pitch		£148,504.14
Open Space (conservation)		£47,074.71
Woodland (existing mature)		£43,937.71
Woodland (new buffer/copse)		£39,228.71
Balancing Area (mainly dry pond)		£50,218.73
Balancing Area (mainly wet Pond)		£43,937.71
Formal Shrubbery	per m ²	£68.56
Hedges	per 1000 m ² of hedge face	£4,287.29
Play Area LAP (3 items)	Each	£36,911.68
Play Area LEAP (5 items)	Each	£76,799.10
Play Area NEAP (8 items)	Each	£76,132.19
MUGA	Each	£69,557.96
MUGA with Floodlights	Each	£192,400.00
Concrete Skate Park	Each	£171,600.00
BMX Track	Each	£37,408.72
Hoggin footpaths	per m ²	£4.58
Tarmac footpaths	per m ²	£29.58
French drain - Jetting/inspection	per linear metre	£7.43
French drain - Manhole emptying	each	£221.37
Swales	per m ²	£122.40
Swales with shrubbery	per m ²	£68.65
Ditches - Digging	per linear metre	£13.37
Ditches - Flailing	per linear metre	£5.93
Stilling Ponds - Emptying	per pond	£133,120.00
Stilling Ponds - Inspection/repair	per pond	£29,582.30
Stilling Ponds - Hardstanding	per m ²	£4.58