

## SPD4 - Achieving Positive Planning through the use of Planning Obligations

### Amendment to the Recreational Facilities Contribution formula

On 21 February 2008, the Council adopted its Parks and Green Spaces Strategy. This set a Bristol standard for the quantity and quality of open space that should be provided across the city, and is in compliance with PPG17.

This locally based standard supersedes the NPFA standard set out in SPD4.

Consequently all planning applications registered after 21 February 2008 that are eligible to make a contribution to Recreational Facilities (i.e. applications for 10 or more residential dwellings) will be subject to the revised contribution rates as set out in Appendix 6 of the Parks and Green Spaces Strategy and reproduced below.

The Bristol Standard is that there should be a minimum of 32.91m<sup>2</sup> of outdoor recreational space per person. The cost of the provision and maintenance of this has been calculated at £1,857.67 based on the actual costs of the provision of facilities within the city. However, as set out in SPD4, it is considered reasonable to reduce this figure by 50% to reflect the fact that the obligation is not intended to enable the provision of new facilities but to improve and enhance existing ones to ensure they cater for the increased demand.

The composition of the 32.91m<sup>2</sup> per person Bristol Standard and the cost of provision and maintenance (including the 50% reduction) is set out in the following table. The number of persons generated per dwelling remains as set out in SPD4.

The contribution rates have been updated to reflect the Retail Price Index (RPI) cost increase from October 2005 to October 2007.

Please contact Jim Cliffe (Planning Obligations Project Manager) on (0117) 903 6724 or jim.cliffe@bristol.gov.uk with any queries regarding this.

Typology	Locality Component m <sup>2</sup> / person	Citywide Component m <sup>2</sup> / person	Typology Totals m <sup>2</sup> / person	Bristol Revised Rate Per m <sup>2</sup>	Bristol Cost Per person	Bristol Cost 50% Per person
Childrens Play and Youth Space	0.4	0.1	0.5	£592.77	£296.39	£148.20
Formal Green Space	2	0.1	2.1	£202.13	£424.47	£212.23
Informal Green Space	8	3.9	11.9	£37.14	£441.92	£220.96
Natural Green Space	9	5.8	14.8	£26.97	£399.16	£199.58
Active Sports - Fixed *	0	0.07	0.07	£412.71	£28.89	£14.44
Active Sports - Seasonal *	0	3.54	3.54	£75.38	£266.84	£133.42

\* Playing Pitch Strategy

**Total 50% per person  
contribution rate      £928.83**