

Methodology for calculating Off-site Public Open Space Contribution

Prepared by Lakeland Associates (Cleator) Ltd in relation to Reserved
Matters Application 4/21/2554/OR1

1 Introduction

- 1.1 This Statement has been provided at the request of Copeland Borough Council (CBC) to quantify how the off-site public open space contribution proposed as part of Reserved Matters Application 4/21/2554/OR1 has been calculated.

2 Off-site POS Contribution

- 2.1 The principle of providing an off-site POS contribution has been agreed with CBC. CBC have advised that the Prospect Row Play Area is sufficiently well related geographically and in scale to serve the development.
- 2.2 CBC have advised that the off-site POS contribution should be of a scale commensurate with the cost of delivering an open space and play equipment as part of the proposed development.

3 Calculation of the Off-site POS Contribution

- 3.1 Lakeland Associates (Cleator) Ltd (LACL) has contacted a representative of Playdale Playgrounds Ltd. They have advised that in their experience their 'budget' option is considered UK wide by LPAs as suitable for site of this scale/nature. The 'budget' option costs £5,000.
- 3.2 LACL has also contacted Cleator Moor Town Council regarding the cost of maintaining Prospect Row play area and the adjoining amenity green space. The Town Council has advised that the maintenance of the area, including monthly inspections of the play equipment, cost £3030.18 (excluding VAT) for the year 2019/2020. The work included:
- Grass cutting x 12 - £1,407.68;
 - Shrub bed maintenance - £631.70;
 - Weed control on the pathways - £58.36;
 - Formative tree pruning - £200.95;
 - Play equipment inspections (monthly) - £552.99;
 - Annual insurance inspection - £178.50.
- 3.3 LACL initially offered a POS contribution of £7,500 to be used by Cleator Moor Town Council towards the improvement/maintenance of the Prospect Row play area. The suggested £7,500 contribution was calculated as follows:
- Play equipment (based on the advice by Playdale Playgrounds Ltd) - £5,000;
 - Maintenance over a 5 year period (£500 per annum - based on a proportionate contribution towards Cleator Moor Town Council's existing annual maintenance costs) - £2,500.

3.4 CBC's Open Spaces Manager appraised the aforementioned calculation of the proposed POS contribution and recommended that the following additional payments be included:

- Weekly inspections of the play equipment in lieu of the proposed monthly inspection £1300 (in lieu of the proposed £522.99 – an increase of £777.01);
- Twice weekly litter pick and rubbish disposal - £2,080; and
- A reduction in the annual insurance inspection from £178.50 to £65 (a reduction of £113.50).

3.5 The aforementioned costs equate to an increase of £2,743.51, albeit in relation to costs that are not presently incurred by Cleator Moor Town Council.

3.6 Notwithstanding the above observation LACL are prepared to offer a £10,000 off-site POS contribution.

4 Use of the Off-site POS Contribution

4.1 The £10,000 POS contribution is to be offered to Cleator Moor Town Council to use as it deems appropriate towards the improvement/maintenance of the Prospect Row play area.

5 Payment of the Off-site POS Contribution

5.1 It is proposed the POS contribution is paid on a phased basis that is proportionate to the increased use of the play area that will arise as a consequence of the development.

5.2 It is proposed that the phased payment should include 4 equal payments of £2,500 upon occupation of the 5th, 10th, 15th, and 19th dwelling.