



# Outdoor Playing Space, Sport and Recreation Planning Obligations

## Committee Report Summary

<b>Report for:</b>	A Noon	<b>Date:</b>	28th April, 2014
<b>No. of dwellings</b>	55		
<b>Application No.</b>	14/00838/OUT	<b>Approvals:</b>	Steve Joel
<b>Prepared by:</b>	A Cameron	<b>Version:</b>	Version 1.1 February, 2014

## Capital Contributions:

Local Plan Policy	Relevant leisure infrastructure space category	Requirement	Current Infrastructure Capacity / (Deficiency)	Proposed Mitigation	Contribution Sought £
		[sq m]	[sq m]		
<b>Local Facilities</b>					
<b>CR2</b>	Equipped Play Space	249.70	(6,282)	On Site - provision of an on site equipped play area (LEAP) - 500 sq m, with 30m buffer zones, within the area of public open space	£95,043
<b>CR2</b>	Youth Facilities	62.43	(2,451)	On Site - provision of on site youth facilities, within the area of public open space	£9,331
<b>CR2</b>	Playing Pitches	1,747.90	Qualitative	Off Site - contribution towards enhancing the playing pitch provision at Wincanton Sports Ground	£21,921
<b>CR2</b>	Changing Rooms	14.45	Qualitative	Off Site - contribution towards enhancing the changing rooms at Wincanton Sports Ground	£44,507
<b>ST10</b>	Community Halls Urban	14.86	0	No contribution required from this development.	£0
	<b>Local Facilities - Total</b>				<b>£170,802</b>

Local Plan Policy	Relevant Infrastructure Space Category	Requirement (sq m)	Current Infrastructure Capacity / Deficiency (sq m)	Proposed Mitigation	Contribution Sought £
<b>Strategic Facilities</b>					
ST10	Theatre and Art Centres	5.62	(5,871)	Off Site - contribution towards expanding and enhancing the Octagon Theatre in Yeovil.	£17,294
ST10	Artificial Grass Pitches	31.90	(7,710)	Off Site - contribution towards enhancing AGP provision in Wincanton (Policy AGP 6)	£4,442
ST10	Swimming Pools (Community)	1.36	0	Off Site - contribution towards the provision of a learner pool at Wincanton Sports Centre (Policy SP5)	£10,114
ST10	Indoor Tennis Centres	2.96	(3,911)	Off Site - contribution towards the provision of a new indoor tennis centre in Yeovil, likely to be within Yeovil Sports Zone (Policy ITC1).	£13,094
ST10	Sports Halls (District Wide)	5.85	(24)	Off Site - contribution towards the development of a centrally based 8 court district wide competition sports hall (Policy SH2)	£33,489
<b>Strategic Facilities - Total</b>					<b>£78,432</b>
<b>Total:</b>					<b>£249,234</b>

### Commuted Sums:

Local Plan Policy	Relevant Category of Open Space	Proposed Site	Contribution Sought £
CR 2/3	Equipped Play Areas	On Site - provision of an on site equipped play area (LEAP) - 500 sq m, with 30m buffer zones, within the area of public open space	£54,898
CR 2/3	Youth Facilities	On Site - provision of on site youth facilities, within the area of public open space	£3,450
CR 2/3	Playing Pitches	Off Site - contribution towards enhancing the playing pitch provision at Wincanton Sports Ground	£15,642
CR 2/3	Playing Pitch Changing Rooms	Off Site - contribution towards enhancing the changing rooms at Wincanton Sports Ground	£3,580
<b>Total:</b>			<b>£77,570</b>

## S106 Trigger Points:

Local Plan Policy	Relevant leisure infrastructure space category	Standard Trigger Policy	Proposed Occupied Dwelling Trigger Point	Payment
<b>Circular</b>	1% Community Health and Leisure Service Administration Fee	Upon occupation of the first 25% of proposed dwellings	14	<b>£165,990</b>
<b>Local Facilities</b>				
<b>CR2</b>	Equipped Play Space			
<b>CR2</b>	Youth Facilities	Upon occupation of 50% of proposed dwellings	28	<b>£85,650</b>
<b>CR2</b>	Playing Pitches			
<b>CR2</b>	Changing Rooms			
<b>ST10</b>	Community Halls	Upon occupation of 75% of proposed dwellings	41	<b>£78,432</b>
<b>Strategic Facilities</b>				
<b>ST10</b>	Theatre and Art Centres			
<b>ST10</b>	Synthetic Turf Pitches			
<b>ST10</b>	Swimming Pools			
<b>ST10</b>	Indoor Tennis Centres	Sports Halls		
<b>ST10</b>	Sports Halls			
<b>Total:</b>				<b>£330,072</b>

## Total:

<b>Overall Contribution Total</b>	<b>£326,804</b>
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<b>1% Community Health and Leisure Service Administration Fee</b>	<b>£3,268</b>
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<b>Overall Level of Planning Obligation To Be Sought</b>	<b>£330,072</b>
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<b>Overall Contribution Per Dwelling</b>	<b>£6,001</b>
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