

Planning Obligations SPD

Appendix 1A

Core Financial Obligations Further Information

OPDC Supporting Studies used to evidence proposed rates

- [Infrastructure Delivery Plan](#)
- [Social Infrastructure Needs Study](#)
- [Preliminary Infrastructure Design and Costs Study](#)
- [Environmental Standards Study](#)

Public Open Space Contribution

Basis for contribution

- The Local Plan has a strategic requirement for 30% public open space on developable land outside of SIL.
- The amount of open space that would be provided through this strategic requirement for the projected number of residents and workers in the area equates 4.1 sqm per resident and 1 sqm per worker.

Proposed rate per sqm

- The 2021 Preliminary Infrastructure Design and Costs Study provided a cost of £100 per sqm for soft landscaping.
- Boroughs have previously advised that the cost of managing open space equates to approximately £150 to £250 per sqm over a ten year period.
- Therefore, a charge of **£300 per sqm** of open space has been identified to deliver and manage new public open space off-site.

Formula for calculating open space contribution

$$(A + B) \times C = D^*$$

Where:

A = 4.1 sqm per estimated number of residents

B = 1 sqm per estimated number of full time employees

C = cost per sqm of delivering public open space offsite

D = Sum payable

*Proportional deduction applied where public open space is being delivered on-site, but short of 30% sought by policy.

Play Space Contribution

Basis for Contribution

- A play space contribution will be secured where it is not feasible or desirable to deliver play space on-site in the first instance.
- The play space demand from a development will be based on the GLA's child yield calculator and the standard benchmark of 10 sqm per child.
- Where a play space contribution is being sought in addition to a public open space contribution, the area of play space required off-site will be deducted from the area of public open space required off-site.

Proposed rate per sqm

- **£450 per sqm.** Estimated cost informed by known costs for delivering public open space as set out in the 2021 Preliminary Infrastructure Design and Costs Study and assuming a high proportion of green playable spaces. This rate is consistent with the play space contribution secured from Land East of Victoria Centre for upgrades to play space at Wesley Play Fields.

Public Transport Contribution

Public Transport contributions are secured as requested by Transport for London (TfL) and are based on a formula which takes account of the development's Transport Assessment and trip demand models.