



Appendix C includes an example from the three different calculators as outlined below:

1. Built Facility Calculator: The following example is based on an application of 700 dwellings
2. Open Space Calculator: The following example is based on an application of 70 dwellings
3. Playing Pitch Calculator: The following example is based on an application of 700 dwellings

The actual local need will need to be checked before these amounts are applied, and the advice given in the 'worked examples' in section 4 (Figures 2, 3 and 4) of the SPD needs to be followed.



## 1. Built Facility Calculator

**Enter site/development information into yellow shaded boxes**

<b>Planning application number</b>			
<b>Site</b>		Hertford/Ware Sub Area Template	
<b>Details</b>			
	<b>ENTER number of dwellings proposed</b>	<b>Housing multiplier (number of occupants)</b>	<b>Number of people</b>
All	700	2.32	1624
<b>TOTAL</b>			<b>1624</b>

**Most of the time standard costs will apply. If using LOCAL COSTS WHICH LOWER THAN THE STANDARD COST OF A NEW FACILITY e.g. from a quote for a facility extension or refurbishment, INSERT this cost into the ORANGE shaded cells, and use that output. You may also vary the contribution rate sought for the sinking fund and maintenance costs.**

Source	Sports Halls											
	Demand: number of badminton courts per 1000 population	Capital Cost: of 1 court based on a 4-court Hall £2.410m	Demand from development	Capital cost from the development	Lifecycle cost: Sinking fund % per annum (£)	Lifecycle cost: Sinking fund per annum (£)	Lifecycle cost: Sinking fund for 25 years (£)	Lifecycle cost: Maintenance % per annum	Lifecycle cost: Maintenance per annum (£)	Lifecycle cost: Maintenance for 25 years (£)	from the development including full lifecycle costs (£)	
SE costs		£602,500		<b>£283,753</b>	0.50%	£1,419	£35,469	1.00%	£2,838	£70,938	<b>£390,161</b>	
Local costs	0.29		0.47	<b>£0</b>	0.50%	£0	£0	1.00%	£0	£0	<b>£0</b>	
Source	Swimming pool space											
	Demand: area of water space in sq m per 1000 population	Capital Cost: based on a 8-lane community pool at £15792 per sqm	Demand from development	Capital cost from the development	Lifecycle cost: Sinking fund % per annum (£)	Lifecycle cost: Sinking fund per annum (£)	Lifecycle cost: Sinking fund for 25 years (£)	Lifecycle cost: Maintenance % per annum	Lifecycle cost: Maintenance per annum (£)	Lifecycle cost: Maintenance for 25 years (£)	from the development including full lifecycle costs (£)	
SE costs		£15,792		<b>£290,059</b>	0.50%	£1,450	£36,257	1.00%	£2,901	£72,515	<b>£398,831</b>	
Local costs	11.31		18.37	<b>£0</b>	0.50%	£0	£0	1.00%	£0	£0	<b>£0</b>	
Source	3G-AGP											
	Demand: AGPs per 1000 population based on Playing Pitch Strategy sub area requirement	Capital cost: 3G AGP cost from Sport England (full size, floodlit, football turf, fenced)	Demand from development	Capital cost from the development	Lifecycle cost: Sinking fund % per annum (£)	Lifecycle cost: Sinking fund per annum (£)	Lifecycle cost: Sinking fund for 25 years (£)	Lifecycle cost: Maintenance % per annum	Lifecycle cost: Maintenance per annum (£)	Lifecycle cost: Maintenance for 25 years (£)	Cost of meeting the demand from the development including full lifecycle costs	
SE Costs		£965,000	0.42	<b>£405,268</b>	0.50%	£2,026	£50,658	1.00%	£4,053	£101,317	<b>£557,243</b>	
Local costs	0.26			<b>£0</b>	0.50%	£0	£0	1.00%	£0	£0	<b>£0</b>	
Source	Fitness Gyms											
	Demand: number of fitness stations per 1000 population	Capital Cost: Building £1,810sqm. Gym stations @ £2k each. Based on a 100stations size @ 504sqm.	Demand from development	Capital cost from the development	Lifecycle cost: Sinking fund % per annum (£)	Lifecycle cost: Sinking fund per annum (£)	Lifecycle cost: Sinking fund for 25 years (£)	Lifecycle cost: Maintenance % per annum	Lifecycle cost: Maintenance per annum (£)	Lifecycle cost: Maintenance for 25 years (£)	Cost of meeting the demand from the development including full lifecycle costs (£)	
SPONS and current mkt cost		£11,122		<b>£129,505</b>	0.50%	£648	£16,188	1.00%	£1,295	£32,376	<b>£178,070</b>	
Local costs	7.17		11.64	<b>£0</b>	0.50%	£0	£0	1.00%	£0	£0	<b>£0</b>	



## Built Facility Calculator continued

<b>Studio space</b>											
	Demand: number of studios per 1,000 population (av size 140 sq m)	Capital cost: £1,810/sqm . Ave studio size at 140sqm	Demand from development	Capital cost from the development	Lifecycle cost: Sinking fund % per annum (£)	Lifecycle cost: Sinking fund per annum (£)	Lifecycle cost: Sinking fund for 25 years (£)	Lifecycle cost: Maintenance % per annum	Lifecycle cost: Maintenance per annum (£)	Lifecycle cost: Maintenance for 25 years (£)	Cost of meeting the demand from the development including full lifecycle costs (£)
SPONS + current mkt cost		£1,810		<b>£53,498</b>	0.50%	£267	£6,687	1.00%	£535	£13,374	<b>£73,559</b>
Local costs	0.13		0.21	<b>£0</b>	0.50%	£0	£0	1.00%	£0	£0	<b>£0</b>
<b>Outdoor bowls</b>											
	Demand: Number of rinks of outdoor bowls green per 1,000 population	Capital cost: per rink including clubhouse (based on 6 rink green)	Demand from development	Capital cost from the development	Lifecycle cost: Sinking fund not required (SpE advice)			Lifecycle cost: Maintenance % per annum	Lifecycle cost: Maintenance per annum (£)	Lifecycle cost: Maintenance for 25 years (£)	Cost of meeting the demand from the development including full lifecycle costs (£)
SE costs		£66,667		<b>£63,877</b>	N/A			6.30%	£4,024	£100,607	<b>£164,484</b>
Local costs	0.59		0.96	<b>£0</b>	N/A			6.30%	£0	£0	<b>£0</b>
<b>Outdoor tennis</b>											
	Demand: number of outdoor tennis courts per 1,000 population	Capital cost: per court including clubhouse (based on a floodlit £365k 4-court site)	Demand from development	Capital cost from the development	Lifecycle cost: Sinking fund % per annum (£)	Lifecycle cost: Sinking fund per annum (£)	Lifecycle cost: Sinking fund for 25 years (£)	Lifecycle cost: Maintenance % per annum	Lifecycle cost: Maintenance per annum (£)	Lifecycle cost: Maintenance for 25 years (£)	Cost of meeting the demand from the development including full lifecycle costs (£)
SE costs		£155,000		<b>£80,550</b>	1.20%	£967	£24,165	0.40%	£322	£8,055	<b>£112,771</b>
Local costs	0.32		0.52	<b>£0</b>	1.20%	£0	£0	0.40%	£0	£0	<b>£0</b>
<b>Village and community centres</b>											
	Demand: net internal area of village and community centres in sqm per 1000	Capital cost: of centre per sq m exluding ancillary facilities and car parking	Demand from development	Capital cost from the development	Lifecycle cost: Sinking fund % per annum (£)	Lifecycle cost: Sinking fund per annum (£)	Lifecycle cost: Sinking fund for 25 years (£)	Lifecycle cost: Maintenance % per annum	Lifecycle cost: Maintenance per annum (£)	Lifecycle cost: Maintenance for 25 years (£)	Cost of meeting the demand from the development including full lifecycle costs (£)
SPONS		£1,810		<b>£352,733</b>	0.50%	£1,763.66	£44,091.60	1.00%	£3,527	£88,183	<b>£495,008</b>
Local costs	120		194.88	<b>£0</b>	0.50%	£0.00	£0.00	1.00%	£0	£0	<b>£0</b>



## 2. Open Space Calculator

**Enter site/development information into yellow shaded boxes**

<b>Planning application number</b>											
<b>Site</b>		District wide template									
<b>Details</b>											

  

	<b>ENTER number of dwellings proposed</b>	<b>Housing multiplier (number of occupants)</b>	<b>Number of people</b>								
All	70	2.32	162								
<b>TOTAL</b>			<b>162</b>								

**Most of the time standard costs will apply. If using LOCAL COSTS, INSERT this cost into the ORANGE shaded cells, and use that output. You may also vary the contribution rate sought for the sinking fund and maintenance costs. IF you are using standard costs IGNORE the bottom local developers' contribution figure.**

<b>Children's Play and provision for young people</b>											
Source	designated equipped playing space including teenage provision per 1000 population	Capital contribution if off site excluding land value per sq m	Demand from development in sq m of designated equipped playing space	Capital contribution from the development excl land	Lifecycle cost: Sinking fund % per annum	Lifecycle cost: Sinking fund per annum (£)	Lifecycle cost: Sinking fund for 20 years (£)	Maintenance per annum per sq m	Maintenance per annum	Maintenance for 20 years (£)	Developers contribution if provided off site excluding land costs
SPONS	2500	£158.00		<b>£64,148</b>	5.00%	£3,207	£64,148	£6.84	£2,777	£55,541	<b>£183,837</b>
Local costs			406	£0	5.00%	£0	£0	£6.84	£2,777	£55,541	£55,541

  

<b>Parks and Gardens and Amenity Green Space</b>											
Source	Demand: area in sq m of parks and gardens and amenity green space per 1000 population	Capital contribution if off site excluding land value per sq m	Demand from development in sq m	Capital contribution from the development excl land	Lifecycle cost n/a	Maintenance per annum per sq m	Maintenance per sqm/annum per 20 years	Maintenance for 20 years (£)	Developers contribution if provided off site excluding land costs		
SPONS		£15.61		<b>£35,491</b>		£126	£25.17	£57,227	<b>£92,717</b>		
Local costs	14000		2274	£0	n/a	£126	£25.17	£57,227	£57,227		

  

<b>Natural and Semi Natural Green Space</b>											
Source	Demand: area in sq m of natural and semi natural green space per 1000 population	Capital contribution if off site excluding land value per sq m	Demand from development in sq m	Capital contribution from the development excl land	Lifecycle cost n/a	Maintenance per annum per sq m per 20 years	Maintenance per sqm/annum	Maintenance for 20 years (£)	Developers contribution if provided off site excluding land costs		
SPONS		£3.97		<b>£20,631</b>		£6.50	£0.33	£33,779	<b>£54,410</b>		
Local costs	32000		5197	£0	n/a	£6.50	£33,779	£675,584	£675,584		

  

<b>Allotments</b>											
Source	Demand: area in sq m of allotment space per 1000 population	Capital contribution if off site excluding land value per sq m	Demand from development in sq m	Capital contribution from the development excl land	Lifecycle cost n/a	Maintenance per annum per sq m	Maintenance per annum	Maintenance for 20 years (£)	Developers contribution if provided off site excluding land costs		
SPONS		£15.61		<b>£7,605</b>		£3.89	£1,895	£37,904	<b>£45,509</b>		
Local costs	3000		487	£0	n/a	£3.89	£1,895	£37,904	£37,904		

Note  
Children's play and provision for young people costs at rate for LEAP provision. If a facility such as a skatepark or MUGA is required for teenage provision, the costs may be higher.



### 3. Playing Pitch Calculator

The Sport England Playing Pitch Calculator uses data from the Playing Pitch Strategy, including population, Team Generation Rates, match-play in peak period, and projected change in demand. The District's population is then added along with the population of the new development, so that a cost using local demographics and pro-rata to the number of houses, and so local population is calculated.

The figure below is an extract from the Calculator, based on a population of 1,624 people.

Playing Pitch New Development Calculator		Version:
<b>Note:</b> For the calculator to work it requires data from the local authority's playing pitch strategy assessment work to be entered - see <u>'PPS Data' sheet</u> .		
<b>PART ONE: Local Authority and population details</b>		
1. Select the local authority from the list.		East Herts
2. Enter the total population of the local authority.		144,719
3. Enter the new population to estimate the demand for.		1,624
<b>PART TWO: Estimated demand in match equivalent sessions during the weekly peak period (across a season for Cricket)</b>		
Adult football =		0.46
Youth* =		0.66
Mini Soccer* =		0.67
Rugby Union =		0.16
Rugby League =		0.00
Hockey =		0.15
Cricket =		3.33

## Open Space, Sport and Recreation SPD



These inputs generate the theoretical number of pitches generated, and their construction and maintenance cost.

In the case of 3G-AGP costs, the Sport England Sports Facility Calculator has been used, based on a population input of 1,624 people.

The outputs taken directly from the EHC Playing Pitch Calculator are set out below.

Total =	2.06	pitches at a capital cost of	£194,051	and a total life cycle cost (per	£32,825
Adult Football =	0.46	pitches at a capital cost of	£46,958	and a total life cycle cost (per	£9,260
Youth Football =	0.66	pitches at a capital cost of	£53,200	and a total life cycle cost (per	£10,441
Mini Soccer =	0.67	pitches at a capital cost of	£17,953	and a total life cycle cost (per	£3,523
Rugby Union =	0.16	pitches at a capital cost of	£22,696	and a total life cycle cost (per	£4,539
Rugby League =	0.00	pitches at a capital cost of	£0	and a total life cycle cost (per	£0
Hockey =	0.04	pitches at a capital cost of	£31,226	and a total life cycle cost (per	£905
Cricket =	0.07	pitches at a capital cost of	£22,019	and a total life cycle cost (per	£4,157