

SCHEDULE 9

Formula for calculating commuted sums for Play Areas Open Space/Structural Planting

South West Bicester

January 2008

Rev B

SCHEDULE 9- FORMULA FOR CALCULATING COMMUTED SUMS FOR OPEN SPACE, STRUCTURAL PLANTING AND PLAY AREAS

This schedule sets out the agreed commuted sum calculations for landscape infrastructure Rates are based on Cherwell District Council's current Commuted Sum Rates 2007/2008, with a current multiplier of 13.83

The areas of open space proposed for adoption are shown on plan 180601/OSCS Following the laying out of each area of open space, the area provided of each of the categories of landscape treatment specified in the schedule will be calculated and the identified rate applied, together with indexation, to establish the commuted sum for the area. As the development proceeds, should additional areas of 'incidental open space' be proposed, the rates set out in this schedule shall be used to determine an appropriate commuted sum

Should an area of open space, once constructed, include landscape features not currently provided for in the schedule, appropriate commuted sum rates shall be applied to the relevant area of open space

The rate agreed for management of existing woodland assumes that initial capital works have been completed before areas are offered for adoption. Where the general informal amenity areas rate has not been used for an area of open space, rates for street furniture will be applied per item. A 10% management cost contribution is to be applied to all standard rates

The areas of open space included as part of this schedule are set out below Area 8 (balancing ponds) is covered in Schedule 8

Area of open space

A1	Existing planting (copses)
A2	Pingle Brook (informal open space)
A3	Greenway (informal open space)
A4	Whitelands park
A5	Foxey Leys Copse (grassland)
A6	Secondary school landscape
A7	Structural landscape
A9	Children's play space
A10	Advanced structural landscape
A11	Informal open space
A12	Public right of way corridor
A13	Ditch along Middleton Stoney Road

1.0 Informal open space

Comprise areas A1, A2, A3, A4, A5, A6, A11, A12 and A13.

Existing planting (code A1)

Type	Rate
Existing 4No Copse	£2.5 x m ²
Existing Hedgerow	£23 per linear metre

Pingle Brook (code A2)

Type	Calculation
Combined Amenity Area	1 17353 x 13.83 = £16.23 x m ²

Note: (i) Combined Amenity Area rate includes management of grass, meadow, shrubs, trees, paths, all street furniture and litter clearance.

Greenway (code A3)

Type	Calculation
55% meadow grass	£0.13962 x 13.83 x m ²
35% amenity grass	£0.15764 x 13.83 x m ²
10% shrub	£2.1488 x 13.83 x m ²
Tree planting	0.221193 x 3.83 = £3.0591 x m ²
Litter clearance	£0.10899 x 13.83 x m ²
Cycleway	£0.904052 x 13.83 x m ²

Note: (i) Rate for tree planting is based on an average of 100 trees per hectare.

Whitelands park (code A4)

Type	Calculation
40% meadow grass	£0.13962 x 13.83 x m ²
60% amenity grass	£0.15764 x 13.83 x m ²
Tree planting	0.221193 x 3.83 = £3.0591 x m ²
Litter clearance	£0.10899 x 13.83 x m ²
Path	£0.904052 x 13.83 x m ²

Note: (i) Rate for tree planting is based on an average of 100 trees per hectare.

Foxy Leys Copse grassland (code A5)

Type	Calculation
Meadow grass	£0.13962 x 13.83 x m ²
Litter clearance	£0.10899 x 13.83 x m ²

Secondary school (code A6)

Type	Calculation
50% meadow grass	£0 13962 x 13 83 x m2
30% amenity grass	£0 15764 x 13 83 x m2
20% shrub	£2.1488 x 13 83 x m2
Tree planting	0 221193 x 3 83 = £3.0591 x m2
Litter clearance	£0 10899 x 13.83 x m2
Cycleway	£0 904052 x 13 83 x m2

Note. (i) Rate for tree planting is based on an average of 100 trees per hectare.

Informal open space (code A11)

Type	Calculation
Meadow grass	£0.13962 x 13 83 x m2
Tree planting	0 221193 x 3 83 = £3.0591 x m2
Litter clearance	£0.10899 x 13.83 x m2

Note: (i) Rate for tree planting is based on an average of 100 trees per hectare.

Public right of way through development (code A12)

Type	Calculation
Combined Amenity Area	1.17353 x 13 83 = £16 23 x m2

Note: (i) Combined Amenity Area rate includes management of grass, meadow, shrubs, trees, paths, all street furniture and litter clearance.

Ditch along Middleton Stoney Road (code A14)

Type	Calculation
Sediment removal-ditches	£2.62 x linear metre

2.0 Structural landscape

Comprises area A7 and A10.

New structure planting (code A7)

Type	Calculation
Mitigation planting	£9 05 x m2
Meadow grass	£0.13962 x 13.83 x m2
Hedgerows	£22.82 x linear metre
Litter picking	£0 10899 x 13.83 x m2

- Note: i) A rate of £8.26 per m² for maintenance of mulch should be included where areas of mitigation planting are mulched.
ii) Rate for new hedgerows allows for hedge trimming once a year.

Advanced planting (code A10)

Type	Calculation
Mitigation planting	£9.05 x m ²
Litter picking	£0.10899 x 13.83 x m ²

- Note: i) A rate of £8.26 per m² for maintenance of mulch should be included where areas of mitigation planting are mulched.

3.0 Children's Play Space

Comprises area A9

Children's play space (code A9)

Type	Calculation
Within informal open space.	1 No. NEAP @ £197,769 & 1 No. LEAPs @ £71,916.
Within development area.	3 No. LEAPs @ £71,916.

Street Furniture

Where street furniture has not been allowed for as part of the above calculations, individual rates will apply to each item of furniture proposed. Rates for street furniture are to accord with Cherwell District Council's Commuted Sum Calculation for Play/Sports Pitches/Public Open Space 2007/08.

10% management cost will be applied to all of the above rates.