



Note on Commuted Sum Payments for Open Space and Playing Pitch Planning Contributions

April 2024

1. Introduction

1.1 This note provides an update on the contributions for open space and playing pitches required for new major housing developments and supersedes the previous note published in April 2023. The level of contributions is set out in the [2008 Open Space and Play Equipment Supplementary Planning Document](#)¹ and index linked as stated in Policy HS6 of Rosendale Local Plan. The latest commuted sum payments for open space / playing pitches contributions are available to view in the [fees and charges for 2024/25](#)².

1.2 As of 1 April 2024 commuted sum payments for open space and outdoor sports provision will be £2,414 per dwelling for housing schemes of 10 or more dwellings. The costs will be reviewed annually subject to indexation.

2. Rosendale Local Plan 2019 to 2036 Policies

2.1 The Rosendale Local Plan 2019 to 2036 was adopted by Council on 15 December 2021. It contains policies setting out open space and playing pitch requirements in new major housing developments.

¹ 2008 Open Space and Play Equipment Contributions available to download at https://www.rossendale.gov.uk/downloads/file/13587/open_space_and_play_equipment_contributions

² Rosendale Borough Council Fees and Charges for 2024/25, Available at: <https://www.rossendale.gov.uk/downloads/file/18388/fees-and-charges-2024-25>

Policy HS6: Open Space Requirements in New Housing Developments

Housing developments of 10 or more new dwellings (0.50 hectares or part thereof) will be required to make provision for open space, and should have regard to the most up to date evidence on the quantity, accessibility and quality of open space in the Borough, as identified in the 2021 Rossendale Open Space Report or its successors or more up to date robust evidence.

(...)

Until such time as the document is replaced site specific open space requirements will be calculated using the 2008 Open Space and Play Equipment Contributions SPD, index linked and secured through planning obligations.

The Council is committed to producing an update to the 2008 Open Space and Play Equipment Contributions Supplementary Planning Document that will utilise the recommendations of the 2021 Open Space Report and establish an updated mechanism for calculating site specific open space requirements (on and off-site including maintenance) and open space design principles. This new SPD will form the basis for calculating site specific open space requirements thereafter.

Policy HS7: Playing Pitch Requirements in New Housing Developments

Housing developments of 10 or more new dwellings (0.50 hectares or part thereof) will be required to pay a financial contribution towards improvements to existing playing pitches and provision of an all-weather pitch (identified in the 2016 Play Pitch Strategy or its successor) in the Borough where there is an identified local need or Borough wide importance.

(...)

2.2 Please refer to the [Rossendale Local Plan 2019 to 2036 – Written Statement](#)³ for the full extent of the policies.

2.3 Policy HS6 highlights that until a new Supplementary Planning Document (SPD) is produced, the open space requirements should be based on the 2008 document, index linked and secured via planning obligations.

³ Rossendale Local Plan – Written Statement available to download at https://www.rossendale.gov.uk/downloads/file/17076/rossendale_local_plan_2019_to_2036_-_written_statement

3. Calculation of the Contribution

3.1 The adopted 2008 Open Space and Play Equipment SPD sets out a standard contribution of £1,366 per dwelling for play areas and outdoor sports provision, which also includes a proportion for maintenance.

3.2 Following the adoption of the Local Plan in December 2021, the commuted sum payments have been reviewed in May 2022, based on the Retail Price Index⁴ published by the Office for National Statistics in March 2022 at 323.5. The box below shows how the commuted sum payments have been reviewed.

$$2022 \text{ Commuted Sum Payments} = 2008 \text{ contribution} * \frac{\text{March 2022 RPI}}{\text{Average 2008 RPI}}$$

$$2022 \text{ Commuted Sum Payments} = £1,366 * \frac{323.5}{214.8}$$

$$2022 \text{ Commuted Sum Payments} = £2,057$$

3.3 In February 2023, as a result of the adoption of the 2023/24 Council budget, the commuted sum payments for open spaces and outdoor sports have been increased by 10% based on the consumer price index (CPI).

3.4 As of 1 April 2024, the commuted sum payment has been increased by 6.7% to £2,414 per dwelling.

3.5 The commuted sum payments are based on the components shown in Table 1, which have all been updated from the 2008 SPD in line with indexation.

Table 1. Index Linked Commuted Sum Payments Components

| Commuted Sum Payments | 2008 | 2022 | 2023 | 2024 |
|-----------------------|---------------|---------------|---------------|---------------|
| Play Areas | £541 | £815 | £896 | £956 |
| Outdoor Sports | £566 | £852 | £937 | £1,000 |
| Maintenance | £259 | £390 | £429 | £458 |
| Total | £1,366 | £2,057 | £2,262 | £2,414 |

⁴ Retail Price Index time series published by the Office for National Statistics (time series ID is CHAW) available to view and download at <https://www.ons.gov.uk/economy/inflationandpriceindices/timeseries/chaw/mm23?referrer=search&searchTerm=chaw>

3.6 In summary, as of 1 April 2024, and until the existing SPD is updated, **the open space and play equipment contributions for new housing developments of 10 or more dwellings is £2,414 per dwelling, subject to an annual review based on indexation.**