

Source	Ratio sqm pp (Local Plan Stgy 43)	cost per sqm (	Total Area 2.35 4170	Total in plan	Difference	Policy Requirements based on Cranbrook Plan				Total Costs 4170	IDP cost	Difference £	Evidence Base	Reason
						Bluehayes	Treasbeare	Cobdens	Grange					
Allotments	2.5	30	24498.75	24400	-99	5500	5400	8800	4700	734962.5	740,000	5,038		Differences result from rounding
Amenity Open Space	3.5	15	34298.25	25500	-8798		7500	12000	6000	514473.75	510,000	-4,474		Differences result from rounding
Outdoor pitches	6.5	21	63696.75	69593	5896		63593	6000		1337631.75	1,370,000	32,368		Minor over provision against policy requirements but note shortfall of other typologies
Parks and recreation	10	72	97995	127000	29005	55000	21000	34000	17000	7055640	1,764,000	-5,291,640	Documents 1, 2, and 3 below	Under funded within IDP recognising the existing well established nature of available areas (particularly Bluehayes Park) which will reduce the need for establishment and layout costs
Play Space	1	170	9799.5	9400	-400	2100	2000	3500	1800	1665915	1,560,000	-105,915		Under funded within IDP recognising the importance of formal pitch provision
Natural and Semi Natural	10	15	97995	0	-97995					1469925	1,390,000	-79,925		Currently underfunded but represnets an unnecessary cost within the viability appraisal and IDP noting that there is no requirment for this within the Plan. This recognises the quantum of space in the existing Country park as well as proposed SANGS which together fulfil this function
Evidence Base referenced:			328283.25	255893	-72390	62600	99493	64300	29500			-5,444,548		
1. East Devon open space study			<a href="https://eastdevon.gov.uk/planning-libraries/evidence-document-library/chapter8.4-environment/env029-eastdevonopenspacestudy.pdf">https://eastdevon.gov.uk/planning-libraries/evidence-document-library/chapter8.4-environment/env029-eastdevonopenspacestudy.pdf</a>											
2. Sports Liesure and recreation at Cranbrook 2015			<a href="https://eastdevon.gov.uk/media/989962/cranbrook-sports-leisure-and-recreation.pdf">https://eastdevon.gov.uk/media/989962/cranbrook-sports-leisure-and-recreation.pdf</a>											
3. Sports leisure and recreation at Cranbrook Addendum Report 2017			<a href="https://eastdevon.gov.uk/media/2302158/slrc-addendum-report.pdf">https://eastdevon.gov.uk/media/2302158/slrc-addendum-report.pdf</a>											