

## **Bolton Metro**

### **Environment Department**

#### **Planning Control Policy Note No 8**

##### **The Provision For Children's Play Within New Residential Developments**

In December 1995, Bolton Council adopted its Unitary Development Plan (UDP). Now that it is adopted by the Council, the Unitary Development Plan is the sole statutory land use plan for the whole Borough. The UDP provides the framework for development, planning control and conservation within Bolton. It gives a statement of the Council's policies and proposals for development and other uses of land.

The Council has reviewed its detailed policy advice to correspond with the UDP. This is contained in a series of Planning Control Policy Notes, of which this is one. The Notes are referred to in the UDP and provide clear and concise guidance on a number of key topic areas. The Notes will have been subject to extensive public consultation before being finalised. They are written to help all those who wish to understand the Council's detailed planning requirements and advice.

The interpretation of this advice may sometimes change as a result of different circumstances and particulars. Each planning application submitted to the Council will be treated on its own merits within the context of the general policy guidelines set out in this note.

Prospective applicants requiring clarification of the Note's contents should contact the Council's Planning Control Section.

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## **THE PROVISION FOR CHILDREN'S PLAY WITHIN NEW RESIDENTIAL DEVELOPMENTS**

### **INTRODUCTION**

1. The Council in considering new residential proposals will require a quality open space provision which takes into account the needs and aspirations of the residents who will occupy the development. It will also seek solutions that integrate the development into the Borough's environment in a sensitive and appropriate manner improving the visual amenity of the area and its surrounds.
2. In taking into account the needs and aspirations a balanced well structured approach is required to ensure potential conflicts are not created whilst looking to provide opportunities for children to play in safety and for residents to enjoy the surroundings in which they live.
3. It has been recognised that there is a lack of opportunity for children to play in and around the immediate surrounds of residential areas. The Council proposes to address these issues by continuing to provide and maintain children's playgrounds and playing fields. However, there is a complementary role to be played by private house builders in providing opportunities for play within new developments of family housing.
4. The purpose of this Policy Note is to set out the Council's play space policies (in bold text), to provide guidance about the policy, and to describe how it will operate in practice.
5. The policies contained in this document will be applied to all forms of private, public and Housing Association developments which incorporate family dwellings. (Houses or flats with two or more bedrooms).
6. Within new residential developments the Council will also require that landscaped open space areas be provided for purposes other than for children's play space. The development of attractive natural landscape features may be appropriate or a belt of landscaping may be required around the perimeter of the site to protect the visual amenity of the area. These areas are unlikely to be appropriate for children's play spaces.

## **POLICY**

7. The UDP

The Council's Unitary Development Plan includes a policy commitment to the provision of children's play areas.

8. Policy R3/1 states:-

**The Council will require developers of new housing estates of 20 or more dwellings suitable for family occupation to make provision for children's play areas.**

9. Although the policy requirement only relates to 20 dwellings, on proposed housing sites below this figure the Council will assess whether other land suitable for housing development adjacent to the site, or in close proximity, should be considered in deciding whether to apply the policy.

### **General background to the Policy**

10. The home neighbourhood is the area where children spend most of their time, and it is here that particular attention should be paid to their needs.
11. Lack of consideration for children's play has in the past lead to them playing in potentially dangerous areas such as roads, railway embankments or close to houses on spaces not designed for play with consequential disturbance problems. Research also suggests that incidents of delinquent behaviour, vandalism and poor social adjustment can be lessened by providing more opportunities for positive play experience.
12. Too often in the past the approach has been to lay out the houses first and provide children's play facilities as an afterthought on left over land. This approach is unsatisfactory and results in provision which is environmentally and functionally poor. It is important that spaces for children's play are regarded as a basic design requirement integrating them into an appropriate overall open space hierarchy in exactly the same way as aspects such as roads, gardens or mains services. A satisfactory relationship between houses and play spaces can only be assured if play areas are regarded as a primary element of the residential environment. The Council will require planning applications to include full details of the approach to children's play in the open space provision including, if appropriate, location, size and form of proposed play facilities. If these details are not shown at the outset, the application will normally be recommended for refusal to the Council.

### **Level of and requirements of provision**

13. The level of provision which the Council will require, on new residential estates, is derived from the play space standards promoted by the National Playing Fields Association. The NPFA recommended that 0.6 to 0.8 hectares of open space per 1000 people should be reserved for children's play. This requirement works out at 6 to 8 square metres per person. Based on an average occupancy rate within the Borough of 2.7 persons per dwelling, the NPFA standard can be translated to a requirement of 20 square metres per dwelling.
14. Some developers consider that there is no need to provide for play areas in low density housing schemes where dwellings have large gardens. This neglects the real importance of communal play giving opportunities for young children to socialise and develop play patterns outside the home. Communal play facilities can stimulate more adventurous play and encourage children to begin to develop a sense of independence whilst still being in secure surroundings, and helps in

development of social skills.

15. **Developers will be required to provide an area(s) of land to be dedicated to the Council, together with a commuted sum, equal to the cost of laying out a play area(s) with fixed equipment, and a sum to cover maintenance and other recurrent expenditure for a period of ten years. On housing sites of either 20 or more family dwellings, or sites with a potential to accommodate 20 dwellings or 0.8 hectares (2 acres), in size, the Council will require the provision of these areas at the rate of:**

**either:**

**20 square metres per family unit proposed**

**or:**

**20 square metres per unit assuming a density of 25 dwellings per hectare;**

**whichever is the greater. In the case of phased developments the calculation will be based on the total proposed numbers of family dwellings on the whole development.**

16. The Council will assess the actual play needs of the locality by consulting new residents of the development about play provision within the development once the land has been conveyed to the Council by the developer.
17. **Commuted sum calculations associated with these areas will be calculated on the basis of providing 1 no. item of equipment (considered appropriate for the development) for every 12 no. family dwellings.**
18. Using this standard, developments of 20-30 family dwellings would be expected to have a provision equivalent to 2 no. items of equipment and so on. The details of provision in terms of the number of play spaces within a site will depend on the overall layout. For general guidance, the layout shall provide for open space capable of being developed as a play area(s) with fixed play equipment.
19. **Developers will be required to fence the perimeter of the play space and display a sign advertising that the land is to be used for this purpose before development commences. It should subsequently be properly maintained until the completion of the conveyance.**
20. This ensures that residents are aware when purchasing or renting new property that a play space is to be provided nearby. Many often bitterly complain that they did not know. Developers should illustrate the position of proposed play spaces on all sales displays and information.

21. **Developers will be required to grass seed the play space(s) with an amenity grass seed mixture at a density of 35 grammes per square metres or turfed in accordance with BS4428 Code of Practice for general landscape operations, before the dwellings are first occupied.**
22. This ensures that new residents, when moving on to a development, will have an area of public open space to use prior to the residents being consulted about the eventual possible formation of a play area.

### **Location and design guidance**

23. Spaces for children's play shall be sited so they are capable of containing fixed equipped children's play areas. They should satisfy 4 main objectives:

### **Accessibility**

24. Play spaces must be readily accessible to young children and they should therefore be sited within a distance of 200 metres from the houses they are designed to serve. Children should not be required to cross main roads to reach a play space and it would be more desirable if they were centrally located so that parents could readily supervise their children. A focal point where footpaths meet could be ideal.
25. On larger development (though not exclusively so) the Council may, at its discretion, determine that children's play needs would be best catered for by concentrating play space provision in one or possibly two larger areas. In these circumstances the provision of "pocket" spaces for children's play should not be overlooked. The NPFA recommended a hierarchical provision for play spaces where time taken to reach the space as well as distance dictate access to and usage of a play space. A busy road can block or inhibit a child's access to a play site. The NPFA advises that play space should be carefully planned in relation to a child's ability to reach it.

### **Minimum disturbance**

26. Residents who live near play areas often complain, not without some justification, that they create a nuisance. This can frequently be caused by poor design and noise. Damage and litter are also mentioned as common irritants. There will always be some element of this type of disturbance but it can be minimised with careful design. Changes in level and sensitive landscaping can eliminate the problems associated with noise and general disturbance and can also provide areas less conducive to anti-social behaviour whilst being safe for legitimate users. By setting a play area at a lower level, than the surrounding dwellings, it can be separate from the housing. Noise problems are also likely to be reduced if the difference in levels is reinforced by the planting of trees and shrubs. Alternatively an earth bank with landscaping can have a similar effect. A totally enclosed play

area may however encourage vandalism or rowdy behaviour and hence should be avoided. The concepts embodied in the Secured By Design Initiative should also be considered.

### **Public awareness**

27. To ensure that prospective purchasers are aware of the location and extent of proposed play spaces, developers will be required to fence the perimeter of the play space and display a sign advertising that the area is reserved for development as a play space, which may or may not contain fixed equipment.
28. To ensure that the facilities are available for use without delay it will also be a condition of all planning permissions that the land be fenced off, sign posted and grass seeded before the development is first occupied. The open space should be ready for use and the offer of dedication to the Council should be made after a certain percentage of the dwellings have been occupied - usually 40%.
29. Developers should not use the site of the proposed play area as a site compound or tip. The weight of cabins etc. compacts the ground making it extremely difficult for planting to fully establish. Developers will be asked to provide details of the locations of site compounds on their drawings.

### **Safety**

30. Play areas sited close to roads are potentially very dangerous and should be avoided. Where there is no practical alternative to a site close to a road, a suitable form of enclosure must be provided which would include barriers or self closing gates at entrances to the play space, with fencing also provided to prevent children running from site into the road. These measures should be considered as a major design feature of any play space, though provision must always be made for access for future maintenance. An approved form of safe surfacing is essential with fixed equipment and means of excluding dogs from play areas should be incorporated.

### **Using the commuted sum payment**

31. The Council considers that children's play aspirations can be met and encouraged in a variety of different ways, not just in the provision of fixed play equipment. How the commuted sum payment is used will be looked at in the context of these different options. They will always be related to the need generated by the proposed development as the option(s) implemented will be chosen following consultation.
32. Examples of options available are given below, though the list is neither exhaustive or definitive and the Council will always consider other worthwhile options put forward by interested parties:-

- (a) Community support to local residents and developing local community play initiatives;
- (b) Holiday play-scheme provision;
- (c) Fun days;
- (d) Fun Bus visits and outreach work from the bus;
- (e) Provision of sports/recreational facilities e.g. tennis courts, kickabouts areas, crazy golf, fitness trails etc.;
- (f) Development of community equipment stores;
- (g) Provision of play areas with fixed equipment;
- (h) Provision of community centres;
- (i) Development of after school provision based at new or existing community facilities;
- (j) Developing and supporting pre-school provision;
- (k) Environmental play projects;
- (l) Expanding the play resource service and support.

33. However, where the development site adjoins or is close to public open space (existing or proposed), suitable for incorporating formal play areas, the developer may be given the option of agreeing to pay the Council a sum of money, equivalent to the cost of on-site play provision plus its subsequent maintenance and other recurrent expenses, to improve that open space. This approach will be conditional upon the provision meeting the broad aims of this Note, in terms of its adequacy and accessibility, and that the resulting housing design is still satisfactory in terms of amenity, spaciousness etc. It is not an excuse for increasing density. In this instance consultation with residents is not relevant.

34. Whilst it is the young child that is normally catered for, in certain circumstances it may be considered appropriate to provide facilities for older children. In these cases the commuted sum may be used to provide a community facility or kick-about area on or near the development.

35. In exceptional circumstances, the developer may be given the opportunity to build a fully equipped and landscaped play area. Such play areas must be designed to the Council's specification and standards and the developer must pay to the Council a commuted sum to cover its maintenance and recurrent expenditure for a period

of 10 years. Before approval is granted for this approach the developer must submit and have approved by both the Directors of Environment and of Leisure Services a fully detailed play area layout. The Leisure Services Committee will not authorise this approach unless these conditions have been met.

36. Whatever approach the Council considers appropriate however will involve the developer in the payment of a commuted sum equivalent to the laying out of fixed equipment and safe surfacing, landscaping and the cost of maintenance and other recurring expenses for the area for ten years. The overall cost to the developer is expected to be the same no matter which option is implemented.

### **Procedure for the dedication of play areas to the Council**

37. The Council believes that the best way of ensuring that play areas are maintained is by agreeing to accept a dedication of land for the Council to provide facilities in accordance with the wishes of the new residents. Hence it is unlikely that planning permission will be granted for residential estates containing play space, unless a Section 106 Agreement relating to dedication has been completed with the developer. This agreement shall provide for:

### **The provision of the land for children's play**

38. Full details of the size, level, drainage and location of the proposed play space shall be agreed with the Council at the time of submitting a planning application. Details must also be agreed on levels in relation to surrounding houses, land drainage and the amount and type of fill material (if any) imported to the play space. The agreement shall require that the land for play space is provided before an agreed number of dwellings are occupied.

### **The calculation of the commuted sum**

39. Commuted sums are calculated from various, separate elements but mainly relate to the cost of construction including the cost of actual items of play equipment which would be found on this type of play area together with the costs of maintenance and recurrent expenditure. The construction element of the sum is based on the calculation of cost of building a hypothetical play area to serve the relevant number of family dwellings. A detailed specification which explains this construction part of the commuted sum payment is contained in Appendix 1.
40. Commuted sums also include an element to cover the costs of maintenance and recurrent expenditure for a 10 year period. Appendix 2 sets out more details on this matter and is based on tendered rates received by the Council.
41. Appendix 3 is a schedule of commuted sums which have been calculated on the theoretical provision and maintenance of a play area increasing by one item of equipment for every 12 dwellings. This schedule is for use as a guide in cases

where the Council is to provide facilities itself following consultations where appropriate. Use of the table in the Appendix enables developers to gain an early indication of the approximate commuted sum. The precise figure will be calculated when the number of family dwellings is finalised. These costs will be reviewed annually in January to reflect tendered and inflation adjusted prices received by the Council. Developers should ensure they are in possession of a current schedule.

42. Appendix 3 indicates the commuted sums for a range of development sizes. Where the developer insists on providing fixed equipment, and the Council agree, commuted sums can only be calculated on a site specific basis and must be based on fully approved detailed plans.
43. Commuted sums will also be payable on other open space to be dedicated to the Council but not forming part of the play space provision. These costs will be additional to the play space policy costs.

### **The transfer of land to the Council**

44. The Agreement shall provide for the transfer of the play space to the Council which shall be completed as soon as possible following completion of the works in terms of basic seeding and landscaping, in compliance with the conditions placed upon the planning permission. This will normally be no later than the occupation of 40% of the dwellings. The developer shall be responsible in every way for the whole site until formal completion of the conveyance. The Council will not accept land that is contaminated or not free of encumbrances and liabilities. The agreement shall also provide for the conveyance of any other area of open space or perimeter planting referred to above.

### **Payment of the commuted sum**

45. The developer will be expected to pay the agreed commuted sum immediately after obtaining planning permission or no later than the transference of the land. If the sum is paid later than 12 months from the date of the Agreement it will be increased due to inflation and any other material changes in circumstances. Provision for such increases will be set down in the Agreement.

### **Summary of procedure**

46. The various stages in the provision and dedication of a play area are given below;  
  
**Stage 1:** Preliminary discussions with planning officers and landscape architects on the approach to the provision for play in context of the overall layout.  
  
**Stage 2:** Planning application submitted incorporating full details of the proposed space for play as appropriate.

**Stage 3:** Detailed discussions held concerning layout, landscaping and draft Section 106 agreement with planning officers and landscape architects. Modifications made to detailed proposals and commuted sum payment agreed.

**Stage 4:** Detailed proposals, commuted sum and offer of dedication considered by Leisure Services Committee. Obtain resolution to accept offer of dedication of the play area.

**Stage 5:** Section 106 Agreement drawn up and/or completed.

**Stage 6:** Planning application determined by Members of the Planning Control Sub Committee and the final decision delegated to the Director of Environment to issue permission once the Agreement is signed.

**Stage 7:** Site reserved for play fence and sign posted at start of development.

**Stage 8:** Play site grass seeded, and landscaped before an agreed number of dwellings are occupied.

**Stage 9:** Director of Leisure Services checks play site for compliance with approved details.

**Stage 10:** The necessary conveyancing process to transfer ownership of land to the Council authorised. Responsibility remains with the developer until completion.

**Stage 11:** Payment of monies to the Council, including where necessary any sum for inflation if the monies are paid after the time stipulated in the agreement.

**Stage 12:** Conveyance of land completed, and Council provide play facilities following consultation as appropriate.

**CALCULATING THE CONSTRUCTION ELEMENT OF**

**THE COMMUTED SUM**

47. This is based on a hypothetical play area and the calculation is based on the following information:-

**Developer's Play Space Provision**

Will be:

Area = xno.family units (where x is greater than or equal to 20) x 20m<sup>2</sup>

**Play Equipment**

48. The items of play equipment which are used in the calculation are supplied by most reputable play equipment manufacturers, constructed to appropriate British Standards and are as follows:

- (a) Toddler Action Unit
- (b) Springy Animal
- (c) Small Roundabout
- (d) Gullwing See-Saw
- (e) Double Swings
- (f) Junior Action Unit

49. For the purposes of the calculation play equipment is provided at a rate of one item of equipment per twelve family dwellings and used in combinations appropriate to the size of development as illustrated below:

<b>Family Dwellings No.</b>	<b>Items of Play Equipment</b>	<b>Examples of Items of Play Equipment</b>
20-30	2 no	roundabout and see-saw
31-42	3 no	roundabout and see-saw and swings
43-54	4 no	toddlers action unit and see-saw and swings and springs



55-66	5 no	toddlers action unit and see-saw and swings and springs and roundabout
67-78	6 no	toddlers action unit and see-saw and swings and springy and roundabout and junior action unit

## Safer Surfacing

50. Safer surfacing shall be provided beneath individual items of play equipment. Experience of developments of this type has led us to believe that in-situ rubber safer surfacing is the only practical form of surfacing to use. Safer surfacing shall be installed in accordance with BS 5696 and shall comply with the minimum use zones and potential fall heights specified by the manufacturer of the individual items of play equipment. Circulation space shall be allowed for.
51. All areas of safer surfacing shall be contained within pre-cast edge restraints which shall be laid on an appropriate foundation and then haunched and pointed.

## Layout

52. The design of any play area concerns much more than an isolated choice to play equipment and safer surfacing. To achieve a satisfactory layout for these schemes the following shall be provided:
53. **Footpath Network:** this will link individual play areas to adjacent footpaths and provide adequate circulation within the play area itself. Footpaths shall be surfaced in bitumen macadam to comply with BS 3690 and shall have an approved edge restraint. Within the hypothetical play area a calculation of 8% of the total area is classed as paths.
54. **Fencing and Gates:** Each play area shall be surrounded by an approved fence and access to each shall be controlled by at least one approved self closing gate.
55. **Benches and Bins:** A minimum of 1 bench and 1 bin shall be provided for each play area increasing in number with size of play area.
56. **Landscaping:** A comprehensive landscape scheme shall be provided for each play area.
57. Each play area must be surrounded by a minimum 5m. wide shrub and tree planted area.
58. Grass may be an impractical surface for use, particularly in small play areas. In this instance, hard surfacing only shall be used for the balance of the square meterage once the location of the safer surfacing and shrub planting have been agreed.

Within larger play areas, however, the total square meterage minus the area of safer surfacing, and planted areas may be grassed and possibly mounded if an integral part of the design.

59. As a minimum specification for landscaped areas we shall provide the following:
- (a) shrub areas will be excavated to a depth of 450 mm and backfilled with 450 mm depth of approved imported topsoil
  - (b) tree pits will measure 1000 x 1000 x 750 mm. Excavated pits shall be backfilled with approved, imported soil.
  - (c) all plant material shall conform with and be planted with the following British Standard.
    - (i) BS3936 Specification for Nursery Stock.
    - (ii) BS4428 Code of Practice for general landscaping operations.
    - (iii) BS4043 Recommendations for transplanted root-balled trees.
  - (d) all shrubs shall be container growth unless otherwise agreed and shall be planted at a minimum density of 4 no. per square metre. The minimum stock size for container growth shrubs shall be 600 -900 mm unless otherwise agreed.
  - (e) all trees shall root-balled and planted at an overall density of 1/25m<sup>2</sup> calculated on the area of shrub planting. The minimum stock size for root-balled trees shall be 12-14cm. 1 no.2000x75mm driven tree stake per tree each secured to the tree by an approved belt and spacer shall be supplied and placed. Stakes shall be set 1000mm above ground level.
  - (f) all plant material shall be watered in following planning.
  - (g) all plant materials shall be surrounded by rabbit proof temporary timber post and wire mesh protective fencing which shall be in place and secured prior to the commencement of planting.
  - (h) all planted areas shall receive 75mm settled depth approved coarse bark mulch grade 25-100 mm following planting.
  - (i) the whole of the areas to be grassed shall receive 150mm depth approved, imported topsoil and shall be cultivated to relieve compaction and to produce a fine tilth. Grass seed mixtures shall be obtained from an approved source, shall be to an approved specification and shall be sown at the manufacturer's recommended rate.

## **Levels and Drainage**

60. The developer shall submit for our approval full details of levels within each of the play areas relative of those of the surrounding landscape. Included in this submission shall be full details of the nature and quantity of any proposed fill material imported into individual play areas.
61. The developer must also provide full details of drainage layouts for each of the play areas. These details would have to be to the satisfaction of the Director of Environment.

### CALCULATING THE MAINTENANCE AND

### RECURRENT COST ELEMENT OF THE COMMUTED SUM

62. Commuted sum calculations use current rates charged to the Council for grounds maintenance works by contractors who have won contracts by competitive tender. The rates, therefore, are highly competitive. You will appreciate that the rates are also confidential.
63. Although details of any of the current contract rates cannot be released, a detailed breakdown of those items which are included in the calculation of the commuted sum can be provided. Sums are calculated on normal maintenance tasks specified in the Council's maintenance contracts.
64. For play areas the tasks comprise:
  - (a) daily removal of litter, debris and leaves from the entire playground;
  - (b) general inspection of playground and all equipment daily with especial regard to safety including completion of a daily inspection sheet reporting and rendering unusable defective or dangerous equipment;
  - (c) detailed monthly inspection of all equipment including the monthly lubrication of all moving parts;
  - (d) daily inspection for damage of rubber safer-surfacing;
  - (e) painting of play equipment every other year including wire brushing or sand-brushing, 2 no. undercoats and 1 no topcoat;
  - (f) application of herbicide to play area once per year;
  - (g) emptying of all litter baskets once every 7 days;
  - (h) inspection of seats and reporting of damage twenty four times per year; and
  - (i) annual cleaning and treatment of seats.
65. For shrub-planted areas the tasks comprise:
  - (1) monthly removal of litter, debris and fallen leaves;
  - (2) annual inspection and report on condition of shrub-planted areas;

- (3) annual application of herbicide;
  - (4) annual pruning of half the total number of shrubs;
  - (5) annual cultivation of shrub areas;
  - (6) hoeing, spot treating of weeds with herbicide and pruning of overhangs five times per year.
66. For trees the tasks comprise; annual inspection and report on condition of trees.
67. For amenity grass areas the tasks comprise:
- (A) removal of litter, debris and leaves thirty two times per year;
  - (B) maintenance of grass between 20-50mm all year round including for mowing around obstacles and removal of arisings;
  - (C) annual edging - off the perimeters of grassed areas with Iron;
  - (D) annual edging-off around planted beds with Iron; and
  - (E) edging-off around planted areas with long-handled shears eleven times per year on average.
68. For fencing and gates the tasks comprise: annual inspection of fencing and daily inspection of gates and report on condition.
69. For paths and other tarmac areas the tasks comprise:
- (a) removal of litter, debris and leaves twenty four times per year;
  - (b) annual herbicide application.
70. Experience in maintaining play areas and areas of public open space on development of this type now leads us to believe that in calculating our commuted sums it is also considered necessary to make an allowance for repairs and recurrent expenditure which may arise over a ten year period. Included in our commuted sum calculation therefore are the following:
- (a) an allowance for replacing 25% of safer-surfacing;
  - (b) an allowance for replacing 10% of play equipment without moving parts;
  - (c) an allowance for replacing 25% of play equipment with moving parts;

- (d) An allowance for replacing 10% of planting around the play area; and
- (e) an allowance for replacing 59% of grass around the play area.

## APPENDIX 3

### SCHEDULE OF COMMUTED SUMS

#### INDICATIVE COMMUTED SUMS PER NUMBER OF FAMILY DWELLINGS

#### JANUARY TO DECEMBER 1997

Commuted sums are updated yearly to reflect changes both in list prices of items such as play equipment and tendered prices for grounds maintenance operations. Prospective developers should ensure that they are in receipt of the current year's list.

Separate calculations will be carried out for those developments where the number of family units differs from those shown below:-

<b>No. of Family Dwellings</b>	<b>Total Commuted Sum/£</b>	<b>Commuted Sum Per Family Dwelling/£</b>
20	20,620	1,031
60	55,260	921
100	87,300	873
140	119,420	853
180	150,300	835
220	182,380	829
260	212,420	817

