

SUPPLEMENTARY PLANNING GUIDANCE 5, July 2004 (Excerpts)

PROVISION OF OPEN SPACE AND LANDSCAPING IN NEW DEVELOPMENTS

3.1 Calculation of Open Space Requirements

Housing developments

Policies H13 and H14 of the Unitary Development Plan (see above) set out the basic requirements for the amount of open space to be provided in housing developments. Open space to satisfy the Local Open Space standard set by Policy H13 may take a variety of forms including parkland, maintained grassland, and rough grass and other natural or semi-natural informally managed areas. Open Space to satisfy the Neighbourhood Open Space standard set by Policy H14, which only applies to developments expected to house over 1000 residents, must be a single site at least 2 hectares in extent, reasonably flat and level, not awkwardly shaped, and either of the quality of a formal public park or else an area of maintained grass presenting no obstacles to active informal recreation such as kickabouts.

Land of a suitable quality to meet the Neighbourhood Open Space standard will also count towards meeting the Local Open Space standard for the development in question at the same time.

It is important to note that these policies are concerned with land of recreational, not just environmental or visual, value, and therefore it is necessary for the land provided to be accessible and suitable for public use, for example walking and children playing. Landscaping and dense planting of shrubs or trees may form an appropriate component of such sites but sites provided which consist entirely of dense planting or very steep slopes, or are inaccessible, and are therefore of no recreational value, will not be counted towards the total.

Number of bedrooms Average household size

1	1.1
2	1.5
3	2.6
4 or more	3.2