

PR9 Yarnton Open Space Quantity Assessment

Open space, sports and recreation standards

Number of Units 540
 Site population (at 2.49 per dwelling) 1,345

Open Space Category	Policy BSC11 Requirement (Ha per 1000 pop)	Site Requirements (Ha) [based on 540 units at 2.49 population = ~1345 population]	PR9 Yarnton ** Site Provision (Ha)	Comparison (Ha)	Comparison (%)
General Green Space (Natural and Semi Natural Green Space/Parks and Gardens/Amenity Green Space)	2.74	3.68	4.91	1.23	133%
Allotments*	0.37	0.50	0.53	0.04	107%
Play Space	0.78	1.05	1.05	0.00	100%
Open Space Within Development Area		5.23	6.50	1.27	124%
Outdoor Sports **	1.13	1.52	0.00	-1.52	0%
Existing Trees & Hedgerow Within Development Area	-		2.15		
Reinstated Hedgerows	-		0.41		
SuDS	-		1.86		
Total Within Development Area		6.75	10.93		162%
Woodland***	-	7.80	8.08	0.28	104%
Informal Parkland ****	-	24.80	22.62	-2.18	91%
Grand Total Within Wider PR9 Area		39.35	41.63		106%

Retained Agricultural
4.30

NOTE:

* Food production will be integrated into the design of the Amenity Open Space to promote accessible food and healthy living into the daily lives of residents and visitors. By considering these principles during the design process, productive landscapes can be thoughtfully planned and established at various scales/characteristics

**Agreed off site contributions with the Local Authority

*** Specific community Woodland related to PR9 Policy

**** Informal Parkland to include Meadowland and retained agricultural use and relates to PR9 Development Brief

Winter Months	Policy (Ha)	Area (Ha)	Comparison (%)
Winter months accessible Open Space (assuming fully water filled SuDS basins)	3.68	4.91	133%
Accessible all year round play space	1.05	1.05	100%
Winter months accessible Open Space within development area	4.73	5.96	126%
Additional All Year Round Accessible Areas	Policy (Ha)	Area (Ha)	Comparison (%)
Allotments	0.50	0.53	107%
Community accessible Woodland	7.80	8.08	104%
Community accessible informal Parkland/Meadowland	24.80	18.32	74%
Total additional accessible Open Space within wider PR9 development	33.10	26.93	81%
Summer Months	Policy (Ha)	Area (Ha)	Comparison (%)
Summer months accessible Open Space (winter months plus fully accessible SuDS basins)	3.68	6.78	184%
Accessible all year round play space	1.05	1.05	100%
Summer months accessible Open Space within development area	4.73	7.83	165%

NOTE: All existing and re-instated hedgerows (in dark green) are excluded from the areas calculated above