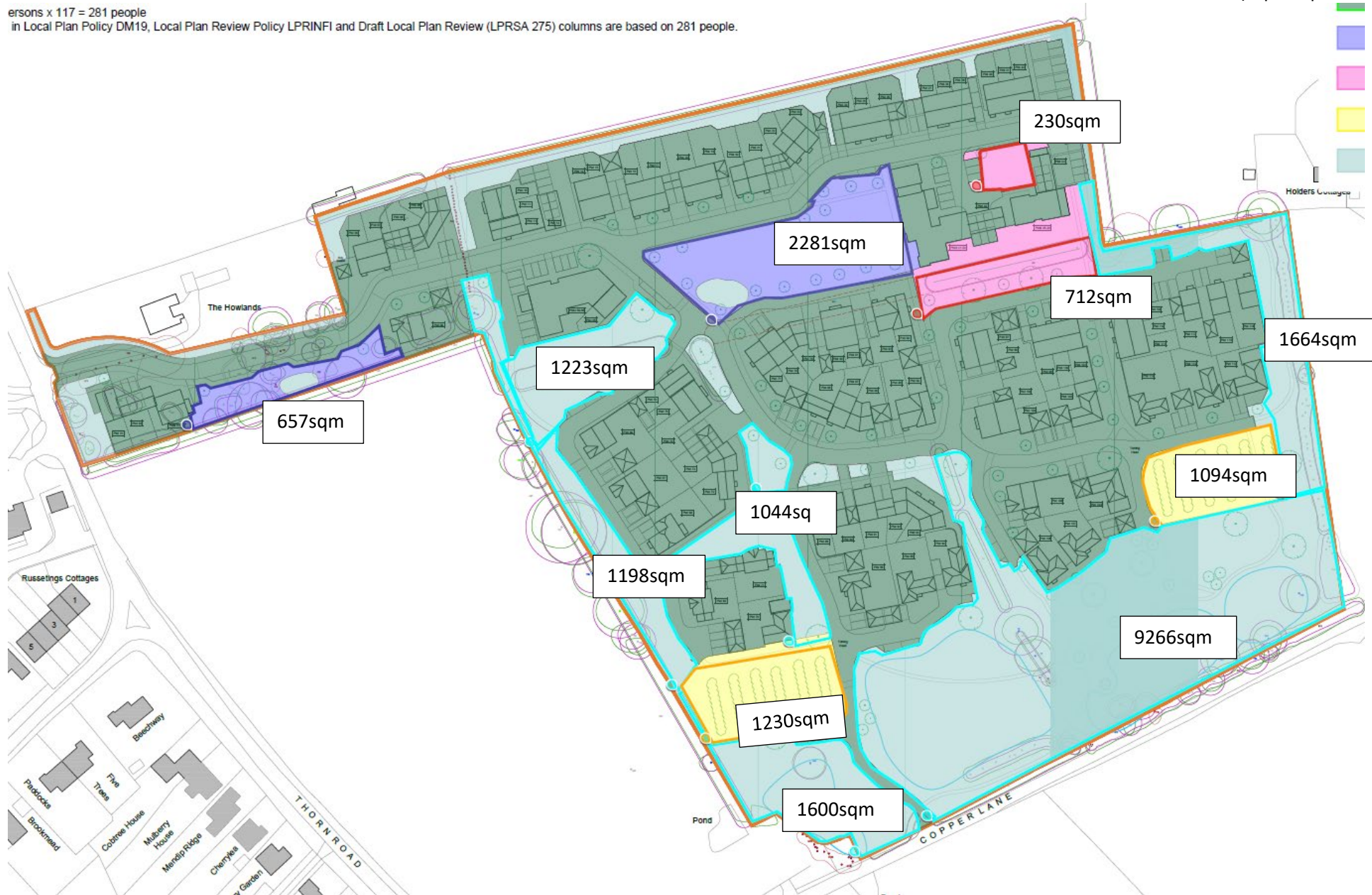


Persons x 117 = 281 people  
in Local Plan Policy DM19, Local Plan Review Policy LPRINF1 and Draft Local Plan Review (LPRSA 275) columns are based on 281 people.

Revised - MBC ( Open Space Calculations)



	SQM	SQM	SQM	SQM			TOTAL	NOTES
Amenity Open Space (outline purple)	2281	657					2938sqm	Question if space along access is part of the connected recreational public route, more realistic to be semi=natural habitat.
Play (outlined red)	230	712					942sqm	Play area cannot realistically abut an apartment block and any apartments without balconies would be expected to have private amenity space to serve it as per policy LPRQD7.
Natural/Semi (outlined turquoise)	1636	9266	1600	1044	1198	1223	15967 sqm	Exclude the site frontage as not part of the connected public recreational route, exclude narrow sections between driveways and at side and rears of private gardens. <b>The attenuation pond is only acceptable as meeting definition of Public Open Space if a year round wet pond with public access. Any ecological habitat eg for badgers/turtle doves that is not publicly accessible would be excluded from meeting definition of Public Open Space.</b>
Community Orchard (outlined in orange)	1094	1410					2504 sqm	

Typology	Annotated on 1035-OA-102	Appellant calculation (ha)	MBC calculation (ha)	Policy LPRINF1 requirement for 117 dwellings at 2.38 per dwelling (ha)	Conclusion
Amenity Green Space	Purple	0.29	<b>0.29</b>	0.2	Excess provision of 0.09ha
Play	Pink	0.15	<b>0.09</b>	0.07 (0.25 required as minimum size facility)	Deficiency of 0.16ha to meet minimum facility size of children's play areas -LAP and LEAP.
Community gardens (orchard)	Yellow	0.25	<b>0.25</b>	0.06 (0.66 required as minimum size facility for allotments/community gardens) Accept precedent of 0.25ha	Accept precedent of 0.25ha for community orchard in lieu of allotments/community garden.
Sports	n/a	0	<b>0</b>	0.45 (minimum size facility as per technical standards)	Deficiency of 0.45ha
Natural/Semi natural	Pale blue	1.98	<b>1.6</b>	1.8	Deficiency of 0.2ha
TOTAL		2.67	<b>2.23</b>	2.95	Deficiency of 0.72ha. Contributions for 0.45ha sport leaves overall deficiency of 0.27ha.