

## FORMAL AND INFORMAL OPEN SPACE ASSESSMENT FOR PRE-APPLICATIONS

Open space is land that is regularly and freely available for informal recreation and/ or formal play and sport use by the whole community. This calculator is designed to provide a **rough guide** for planning officers and developers on the formal and informal open space requirements and/or planning obligations required to make development acceptable in planning terms. Obligations have been calculated using adopted standards so that they are fairly and reasonably related in scale and kind to the size of the housing development proposed. For formal planning applications, officers assess open space requirements on a site by site basis and the figures below do not necessarily reflect the final open space requirements that might be required. **Provision is not sought where sufficient capacity already exists.**

Planning Reference:	n/a
Site Name:	Station Road, Crewkerne
Date of assessment:	11/08/2022
Version:	V1.0

### STEP 1 - NUMBER OF PERSONS GENERATED BY THE DEVELOPMENT

*Enter quantity of dwellings in yellow boxes below . If split not known, then enter total no. of proposed dwellings against "2 bed dwellings or larger"*

Proposed Dwelling Number(s)		Household Size (persons)	Number of Persons Generated by Development
	1 bed dwellings	1.5	0
300	2 bed dwelling or larger	2.23	669
300	Total number of households / persons		669

## STEP 2 - SUMMARY OF SPACE REQUIRED FOR SUSTAINABLE DEVELOPMENT

Local Plan Policy	Infrastructure space category	Standard	MINIMUM Requirement	Comments on provision requirement
		[sq m per person]	[sq m]	
HW1	Formal Equipped Play Space	2.000	1,338.00	Requirement sufficient for on-site provision to be considered with size and buffer zones to the Council's minimum standards.
HW1	Formal Youth Facility Provision	0.500	334.50	Requirement sufficient for on-site provision with appropriate buffer zones
HW1	Formal Sport - Playing Pitches (community)	12.000	8,028.00	Consider on-site provision subject to topography and strategic proposals in the area
HW1	Formal Sport - Changing Space (community)	0.105	70.25	Consider on-site provision subject to topography and strategic proposals in the area
HW1	Informal Open Space	17.400	11,640.60	On-site provision required. Some off-site provision may be considered on a site by site basis.

### STEP 3 - COST OF DELIVERING SUSTAINABLE DEVELOPMENT

Infrastructure category	Total capital cost of provision	Total revenue cost (commuted sum)	Cost per dwelling
Formal Equipped Play Space	254,635	147,086	1,339
Formal Youth Facility Provision	50,001	18,484	228
Formal Sport - Community Playing Pitches	118,333	71,851	634
Formal Sport - Community Changing Space	216,355	17,405	779
<b>TOTAL FOR FORMAL OPEN SPACE</b>	<b>639,323</b>	<b>254,827</b>	<b>2,980</b>
Informal Open Space	<i>Calculated on a site by site basis</i>		
<b>Overall capital and revenue cost</b>			<b>894,150</b>
<b>1% Locality fee (for formal elements)</b>			<b>8,941</b>
<b>Overall Obligation to be sought</b>			<b>903,091</b>
<b>Overall cost per dwelling</b>			<b>3,010</b>

**PLEASE NOTE: A FINAL RECOMMENDATION FOR ALL ASPECTS OF PUBLIC OPEN SPACE WILL NEED TO BE MADE BY A SPECIALIST OFFICER ON A SITE BY SITE BASIS. THESE FIGURES REPRESENT THE HIGHEST LEVEL OF PLANNING OBLIGATION THAT MAY BE REQUESTED. SOME OBLIGATIONS MAY NOT BE REQUIRED DEPENDING ON THE SPECIFIC LOCATION OF THE DEVELOPMENT.**