

BRISLINGTON MEADOWS

Quantum of Open Space

Mr Connelly stated that 47% of site is proposed to be green space, including SuDS. The Inspector asked for a figure excluding SuDS.

The 47% figure has been derived from the area shown on the Land Use Parameter Plan, as stated within CD1.13 part 2 page 100 (pdf p.11), included below:

Land use	Area (hectares)	%
Residential area (use class C3)	5.12 ha	53%
Open space (including SuDS, public rights of way, ramp area, play areas, new and existing trees and hedgerows)	4.48 ha	47%
Total Site Area	9.6 ha	

It should be noted that the NPPF glossary defines open space as: “All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity”. The Design Code (CD1.14, p.37) envisages that the Wetland Meadow (containing the attenuation areas) “will provide the largest area of on-site outdoor amenity space for the existing and future residents”, so it should not be assumed that the attenuation areas (particularly their side slopes) would be unusable for informal recreation.

The attenuation areas shown on the illustrative masterplan, including their associated earthworks, equate to 0.88ha. The open space shown on the parameter plans, excluding the attenuation areas is 3.6 ha, and therefore equates to 37.5% of the site area.

Open Space	Area (hectares)	% of site area (9.6 ha)
Open space (including SuDS, public rights of way, ramp area, play areas, new and existing trees and hedgerows)	4.48 ha	47%
SuDS including earthworks	0.88 ha	
Open space (excluding SuDS)	3.6 ha	37.5%

02 March 2023