

Private Rear Amenity Size Analysis North Tawton



In the Neighbourhood Plan consultation 56% of respondents expressed strong preference and 23% a preference, for any new development to have larger rear gardens than those provided in the last development Strawberry Fields.

Upon the advice of our plan consultant the Neighbourhood Plan group undertook an analysis of private rear amenity space within the settlement. For this exercise a web based area tool using Google Earth was utilised.

Stage 1

The first stage of analysis was that garden sizes were assessed across the settlement.

Area in North Tawton	Garden size	Garden size	Garden size	Garden size	Garden size	Garden size	Garden size	Average
Strawberry Fields	88.75	62.97	50.78	88.71	52.34	67.18	94.44	72.16714
Taw Vale	110.67	163.8	466.83	107.15	253.59	58.39	258.88	202.7586
Fore Street	202.73	324.69	247.53	220.13	199.47	193.23	428.32	259.4429
Exeter Street	132.66	147.37	149.72	78.62	80.36	112.06	92.37	113.3086
Barkers Way/Greenacre	66.48	69.21	64.72	88.24	67.87	56.53	89.87	71.84571
North Street	645.46	77.48	176.82	258.79	532.56	143.03	207.26	291.6

								286
Barton Street/Hill	98.21	92.51	112.39	114.48	70.39	56.62	45.51	84.30 143
Market Street/Essington	33.08	128.06	273.08	155.74	217.42	213.3	237.15	179.6 9
							Total average m2	159.3 929

Stage 2

It was then decided that due to the traditionally large plot sizes for domestic holdings in our rural area that this would be an unrealistic average area for a private rear amenity space within a new development.

The next stage was to analyse the garden space of newer developments within the settlement

Area in North Tawton	Garden size	Garden size	Garden size	Garden size	Garden size	Garden size	Garden size	Average
Strawberry Fields	88.75	62.97	50.78	88.71	52.34	67.18	94.44	72.1671 4
Barkers Way/Greenacre	66.48	69.21	64.72	88.24	67.87	56.53	89.87	71.8457 1
Barton Street/Hill	98.21	92.51	112.39	114.48	70.39	56.62	45.51	84.3014 3
Batheway*	56	80	108	135	72	150	40	91.5714 3
								79.9714 3

*N:B The Batheway developments garden sizes were taken from their site plans, as they were not constructed at the time of the research.

Stage 3

The final stage was to refine this even further to just private rear amenity space (this is inclusive of areas of hard standing, patios etc and garden sheds, but discounted all front gardens, or areas to the side of the dwellings. This provided us with the following figures:

Area in North Tawton	Garden size	Garden size	Garden size	Garden size	Garden size	Garden size	Garden size	Average
Strawberry Fields	30.54	62.97	50.78	33.9	52.34	67.18	42.92	48.66 143
Barkers Way/Greenacre	42.26	49.32	40.84	54.09	51.72	56.53	50.83	49.37
Barton Street/Hill	98.21	92.51	112.39	87.47	70.39	56.62	45.51	80.44 286
Batheway	56	80	40	56	72	80	40	60.57 143
								59.76 143

This area of 60m² therefore informs the appropriate area of private rear amenity space for new developments within North Tawton where feasible.