EASTBOURNE
Borough Council

Assessment of Residential Densities in Eastbourne

OCTOBER 2021

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EXECUTIVE SUMMARY

i. Eastbourne experiences a number of geographic and environmental constraints that impact upon land availability in the town and limits opportunities for new development. This means that it is important that new development is provided in a sustainable way that makes effective use of the land that is available for development.

ii. The purpose of this report is to establish what densities would be appropriate for future residential new build and redevelopment sites in Eastbourne Borough (in the area outside of the South Downs National Park) with the aim of maximising the number of new homes that can be sustainably delivered. This was done by analysing the density of the established areas and comparing these against the density of recent developments, and then identifying local circumstances that may influence the densities that would be appropriate in different parts of the town.

Policy Context

iii. National planning policy is clear that in making effective and efficient use of land for providing new homes, consideration needs to be given to the needs for different types of housing, market conditions and local character. Density of development plays an important role in ensuring that efficient use of land is made. The NPPF advocates the setting of density ranges for new development that reflect the potential in different areas, including higher densities in town centres and locations well-served by public transport. Density will also be influenced by the design of development, including the height of buildings.

iv. The current local plan does not contain any specific policies relating to the density of new development, but the Town Centre Local Plan does identify that tall buildings could be acceptable within the town centre.

Measuring Density

v. National planning guidance identifies that there are different ways of measuring density. Dwellings per hectare is the most common measure, and is most often referred to in this assessment. Site ratio (the percentage of the site covered by buildings) is also a useful indicator of density. A specific number of dwellings per hectare can be achieved using different built form, particularly through variations of site ratio, building height and type and size of dwelling.

vi. It should be recognised that larger sites that are more likely to require on-site infrastructure and mitigation are also likely to have lower overall densities. The ratio between the Gross Site Area (the whole site area) and the Net Site Area (the part of the site that accommodates buildings and land directly associated with those buildings) helps to explain this.

Understanding Established Densities

vii. The Borough outside of the South Downs National Park contains over 49,150 dwellings at an overall density of 22.5 dwellings per hectare. However this includes large areas where residential development is not appropriate, such as the functional floodplain through the centre of the Borough.

viii. In reality, residential density within established areas varies across Eastbourne, reflecting the time that each area was developed, the type and style of development that has taken place, and the arrangements for parking and open spaces.

ix. In order to assess the density of the established areas and understand the reasons behind those densities, the town was divided into 65 character areas, for which data relating to the age of development, type and size of dwellings, height of buildings, parking arrangements and spaces around buildings was collected. A sample area within each character area was identified that shared those characteristics and this area was used to measure residential density.

x. From the analysis of the 65 character areas, it was identified that the areas that were established within the last 40 years or prior to 1918, areas characterised by smaller-sized dwellings, and areas with less provision of off-street parking tended to have higher densities, and these areas were mainly, although not exclusively, concentrated in and around the town centre. The analysis resulted in the town being divided into six Density Areas (Very High Density; High Density; Medium-High Density; Medium Density; Medium-Low Density; and Low Density).

Analysing Densities in Recent Developments

xi. An analysis of residential development on 'New Build' and 'Redevelopment' sites was undertaken to identify density trends in new development and how these fit with the Density Areas. 171 sites that have delivered a total of 1,646 new homes were analysed by site size, site yield, type and size of dwellings and location.

xii. This identified that whilst the density of new development is relative to the density area in which it is located, many sites delivered development at higher residential densities than their surrounding area. There is a clear and expected relationship between size of dwelling and density, with larger dwellings generally provided at lower densities, and high densities delivering smaller dwelling sizes. Site ratio also had a significant influence on the number of dwellings per hectare delivered in new development sites. However, the wide range of densities on small sites (less than 0.1 hectares) suggested that these sites are more heavily influenced by characteristics and constraints of the development site.

xiii. A sample of 12 development sites were analysed in more detail to identify specific issues affecting density. This confirmed that site ratio has a significant impact on the number of dwellings per hectare, and that larger sites are more likely to have a lower gross to net area ratio, resulting in a lower overall density. It also identified that on-site parking can be provided at high site ratios through ground floor/undercroft parking, and that densities of 50 dph can still be achieved at the same time as the provision of reasonably-sized gardens (10m long).

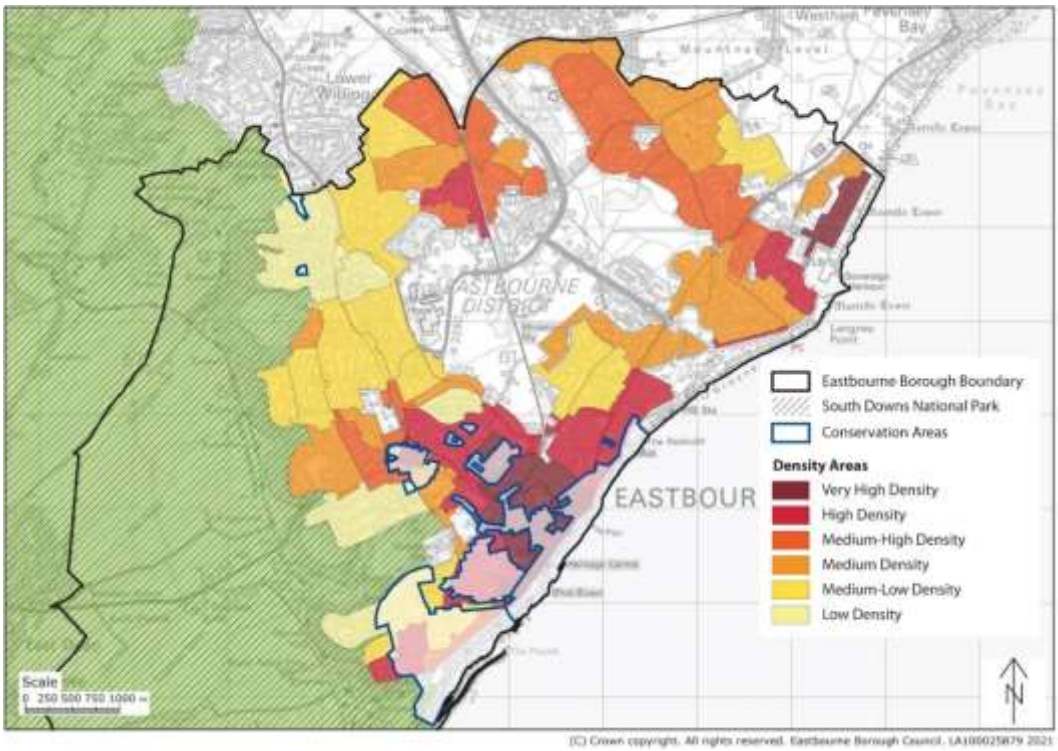
Local Circumstances

xiv. There are local circumstances that may affect what is considered to be an appropriate density for new development. The need for 3-bed houses should be considered in determining density ranges for new development, and significant amounts of flatted development may face viability challenges, therefore densities need to be flexible enough to enable the delivery of a range of housing types.

xv. There are parts of the town will high levels of accessibility to services and public transport where densities should be increased, and this could potentially be partly achieved through reducing provision for parking in the development. There are also part of the town that are within Conservation Areas, particularly in older parts of the town that have higher established densities, where the density of new development will need to be considered on a case-by-case basis to ensure no adverse impact on the heritage asset.

Conclusions and Recommendations

xvi. As a result of the analysis, a number of the density areas were amended to reflect local circumstances, such as high quality access to services and facilities, that could support higher density development.



xvii. The report identifies density ranges for new development in each of the density areas. The ranges are set out by site area, to reflect the fact that large sites often have a lower Gross to Net area ratio. These ranges will be used as a basis for estimating site capacity in the Land Availability Assessment, but it should be noted that they are indicative and there may be site-specific reasons why a density that is above or below the identified range may be appropriate.

Density Area	Sites less than 0.4 ha		Sites between 0.4 ha and 2 ha		Sites more than 2 ha	
	DPH	*Site Ratio*	*DPH*	*Site Ratio*	*DPH*	*Site Ratio*
Very High Density	> 150	> 0.60	135	> 0.54	101	> 0.41
High Density	80-150	0.30-0.60	72-135	0.27-0.54	54-101	0.20-0.41
Medium-High Density	60-90	0.27-0.40	54-81	0.24-0.36	41-61	0.18-0.27
Medium Density	40-70	0.25-0.35	36-63	0.23-0.32	27-47	0.17-0.24
Medium-Low Density	30-45	0.22-0.32	27-41	0.20-0.29	20-31	0.15-0.22
Low Density	25-35	0.20-0.30	23-32	0.18-0.27	17-24	0.14-0.20

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1. INTRODUCTION

1.1 Eastbourne experiences a number of geographic and environmental constraints that impact upon land availability in the town and limits opportunities for new development. Previous housing capacity evidence has suggested that this could create difficulties in meeting housing need within the administrative boundaries, and therefore it is important that new development is provided in a sustainable way that makes effective use of the land that is available for development. This will mean that consideration will need to be given to the density at which new residential development is provided.

1.2 This paper has been prepared with the purpose of identifying what densities would be appropriate for future residential development in Eastbourne with the aim of maximising the number of new homes that can be sustainably delivered. In order to inform this, the established residential densities across the town are assessed and compared against the density of developments that have come forward in recent years in order to identify issues surrounding density and establish appropriate densities for new development in different parts of Eastbourne.

1.3 The outcomes of this will be used in the assessment of site capacity for new build and redevelopment sites as part of Eastbourne Borough Council's Land Availability Assessment (LAA). This will help to ensure that land is used efficiently, and developments make optimal use of the potential of each site whilst also creating beautiful and sustainable places as required by the National Planning Policy Framework (para 125).

1.4 However, it is important to note that whilst density is a useful starting point for establishing capacity, there are also other considerations that will need to be taken into account in determining how many homes a site can deliver, particularly the characteristics of the site and the design of the development, which will need to be considered in a case-by-case basis.

2. POLICY CONTEXT

National Policy

2.1 The National Planning Policy Framework (NPPF) (2021)[1] emphasises the importance of making an effective and efficient use of land to meet need for homes and other uses, whilst at the same time safeguarding and improving the environment and ensuring safe and healthy living conditions (para 119).

2.2 The NPPF (para 124) confirms that in making efficient land of land, account should be taken of:

a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;

b) local market conditions and viability;

c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and

e) the importance of securing well-designed, attractive and healthy places.

2.3 The NPPF also identifies that, in circumstances where there is an existing or anticipated shortage of land for meeting identified housing needs, building homes at low densities should be avoided and development should make optimal use of the potential of each site (para 125). In doing this, minimum density standards should be used in town centres and locations well served by public transport, and these standards should seek a significant uplift in the average density within these areas, unless there are strong reasons why this would be inappropriate. Minimum density standards should also be considered in other areas through setting out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range.

[1] https://www.gov.uk/government/publications/national-planning-policy-framework--2

2.4 However, in doing so, the NPPF also places significant importance on achieving well-designed places as fundamental to what the planning and development process should achieve.

2.5 In addition to optimising the potential of the site to accommodate and sustain an appropriate amount and mix, development should also be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

2.6 PPG[2] also recognises that a range of considerations should be taken into account in establishing appropriate densities on a site or in a particular area, including accessibility measures to key facilities including public transport, characterisation studies, environmental and infrastructure assessment, and assessments of market or site viability.

2.7 In planning for higher density development, PPG[3] confirms that all developments should maintain acceptable living standards, including daylight and sunlight for neighbouring and future occupants. Good design will be necessary to help make the best use of the site and maintain acceptable living standards.

2.8 The NPPF (para 128) requires that all local planning authorities prepare design guides or codes to provide maximum clarity about design expectations. These should be consistent with the principles set out in the National Design Guide and National Model Design Code, and should reflect local character and design preferences.

2.9 The National Design Guide (2021) highlights a number of key points in relation to density. It identifies that well-designed places do not necessarily need to copy their surroundings in every way, and where the density of a development is very different to surroundings it may be more appropriate to create a new identity rather than to scale up the character of an existing place in its context.

2.10 It also highlights that higher densities are dependent upon accessibility to public transport and essential facilities, and that the quality of internal space needs careful consideration in higher density developments, particularly for family accommodation, where access, privacy, daylight and external amenity space are also important.

[2] PPG: Effective use of land, Paragraph: 004 Reference ID: 66-004-20190722

[3] PPG: Effective use of land, Paragraph: 007 Reference ID: 66-007-20190722

Local Policy

2.11 Eastbourne's current Local Plan consists of: the Eastbourne Core Strategy Local Plan 2006-2027; the Town Centre Local Plan; the Employment Land Local Plan; and the saved policies from the Eastbourne Borough Plan 2001-2011.

2.12 The Eastbourne Core Strategy Local Plan was adopted in 2013 and sets out the long-term strategic planning vision for Eastbourne between 2006 and 2027. It identified a housing requirement of 240 homes per year over the plan period.

2.13 There is no specific policy requiring specific densities or density ranges for residential development in the adopted Eastbourne Core Strategy, or any other local plan documents.

2.14 However, Core Strategy Policy B1: Spatial Development Strategy and Distribution does identify that residential densities that are higher than in the existing area will be supported in the six most sustainable neighbourhoods (Town Centre; Upperton; Seaside; Old Town; Meads; and Langney). It is identified in the Core Strategy that increasing density in the sustainable neighbourhoods in this way was expected to deliver an additional 56 homes over the plan period.

2.15 Core Strategy Policy D10A identifies that new development will be expected to ensure that the layout and design of development contributes to local distinctiveness and sense of place, is appropriate and sympathetic to its setting in terms of scale, height, massing and density, and its relationship to adjoining buildings and landscape features.

2.16 The Town Centre Local Plan (TCLP) identifies that as a sustainable location, the town centre is likely to see residential development built at higher densities in order to maximise the use of brownfield land. It recognises that housing must be delivered in a form that makes effective use of available land, adds to the quality and character of Eastbourne Town Centre's distinctive townscape and meets identified housing need, and that a consequence of maximising the development potential of Town Centre sites could mean that taller buildings are introduced.

2.17 TCLP Policy TC11 acknowledges that taller buildings of six storeys in height could be acceptable on key Town Centre approaches; at gateway sites to signal points of arrival; and adjoining the Seafront, public squares and spaces where they are of outstanding architectural

quality and add positively to the townscape qualities of Eastbourne, but would not be acceptable in areas of the Town Centre where the townscape quality of the area is derived from the uniformity of existing building heights. TCLP Policy TC11 also recognises that tall buildings will need to be carefully designed, and attention be paid to accommodating parking and servicing requirements, pedestrian entrances, the mix of ground floor uses and their relationship with the public realm; issues of daylight, sunlight and overshadowing; and wind and microclimate around the base of the building.

Conclusions from Policy Context

2.18 The main conclusions from the policy context are:

- Considering Eastbourne's constraints on land availability, it will be important to ensure that optimal use is made of land that is available for development, and the use of density ranges applied in within different parts of the town can help to assist in achieving this.

- However, this does not mean that the highest density development is appropriate in all locations. In terming an appropriate density, consideration still needs to be given to the need for different types of housing, market conditions, infrastructure provision and local character and setting.

- The density of a development site is strongly influenced by its design, which itself is influenced by local context and circumstances, including viability. It will be difficult to reflect such issues within a density range.

- New development does not necessarily need to replicate the exact density of surroundings, but should be sympathetic to the local character and setting. High density should not be at the expense of safe and healthy living conditions.

- Higher density should be sought in locations that have good key facilities including public transport, particularly within town centres.

- Taller buildings, which could assist in creating in higher densities, would be more acceptable in the Town Centre, although not necessarily in all parts of the Town Centre due to potential impacts on Conservation Areas.

3. MEASURING DENSITY

3.1 Density is the measure of how intensively a piece of land is used. By measuring density, development can be appropriately planned in order to make the most efficient use of land available, whilst also ensuring it is appropriate to its location and surrounding area, and that residents are provided with access to the services, facilities and infrastructure that they require on a day-to-day basis.

3.2 However, it should be noted that density is a measure that does not take into account specific design qualities or characteristics. Whilst density is useful for indicating site capacities, ultimately site yield will be determined by the design of development in terms of layout, style and heights, and taking into account the context and characteristics of the site.

Measures of Density

3.3 Housing density can be measured in a variety of different ways. For the purposes of this assessment, density is measured in accordance with PPG[4] as follows:

- Dwellings per hectare – a measure of the number of homes of all types within a given area, calculated by dividing the number of homes by the site area.
- Bedspaces per hectare – a measure of the residential occupation rather than the number of homes provided, calculated by dividing the number of bedspaces by the site area.
- Site ratio – a measure of how much of the total site area is occupied by buildings, calculated by dividing the gross external footprint of buildings on site by the site area.

3.4 Whilst Dwellings per Hectare is the most common measurement of density and is the main measure of density described in this document. However, site ratio can have a significant impact on the number of dwellings per hectare, so this is analysed and used through the document also.

3.5 Bedspaces is representative of the number of people that could be accommodated within a dwelling, and measured according to the size of bedrooms within properties. However, the lack of widely available

[4] PPG: Effective use of land, Paragraph: 005 Reference ID: 66-005-20190722

and consistent data to determine the size of bedrooms, particularly in relation to established areas, means the number of bedspaces is difficult to identify. Therefore, the number of bedrooms has been used for this measure instead and is referred to in the analysis for comparison purposes, but is not considered to be an effective measure of density.

3.6 The density of an area will be impacted by many elements, for example site coverage, layout, type and style of buildings, height of buildings, provision of car parking and provision of open spaces. This means that there are different ways of development achieving a particular density. Within Eastbourne, there are examples of different areas that achieve the same number of dwellings per hectare in different ways.

3.7 Figure 1 identifies three specific areas that all provide housing at 95 dwellings per hectare, but have different characteristics.

3.8 The Limes on Upperton Road is a 6-storey purpose-built block of 2-bedroom flats, set in a grassed area with on-site parking. The relatively small building footprint and large site area means that the site ratio is relatively small, but it achieves a density of 95 dwellings per hectare by providing small units within a tall building.

3.9 Dominica Court in Sovereign Harbour is a mixture of 2- and 3-bedroom flats and 4- and 5-bedroom terraced houses with courtyard and driveway parking, small private gardens and some central amenity space. The buildings cover a greater proportion of the site compared to The Limes, but there is still some private space as well as semi-private space for parking and amenity. Despite a mix of smaller and larger properties, the density of 95 dwellings per hectare is achieved by a mix of site ratio and building height.

3.10 Melbourne Road and Sydney Road comprises two-storey terraces of 2- and 3-bed houses with on-street parking, limited private space and no amenity space. The buildings cover a high proportion of the site, resulting in a high site ratio, and the dwellings are relatively small, which is how a density of 95 dwellings per hectare is achieved, despite the low-rise buildings.

Figure 1 – Comparison of Densities

The Limes, Upperton Road, Upperton		
Dwellings per hectare: 95	Bedrooms per hectare: 193	Site Ratio: 0.16

Dominica Court, Sovereign Harbour		
Dwellings per hectare: 95	Bedrooms per hectare: 306	Site Ratio: 0.32

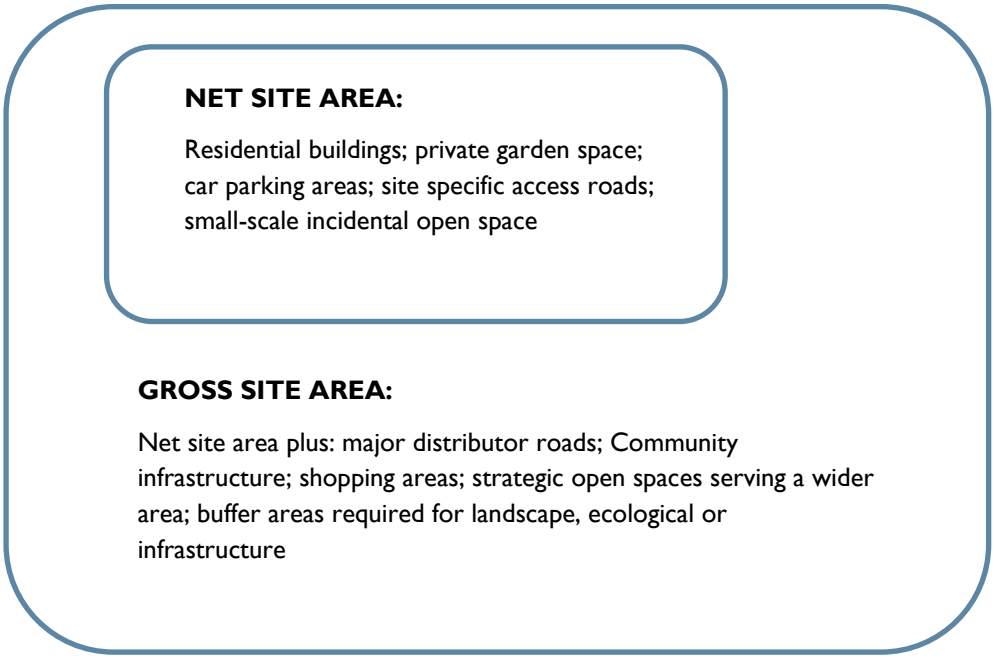
Melbourne Road and Sydney Road, Seaside		
Dwellings per hectare: 95	Bedrooms per hectare: 241	Site Ratio: 0.42

Gross and Net Areas

3.11 Housing density can be assessed on a site's gross area or its net area. The term 'gross site area' is defined as the total land area of which the development will form part, and could include major distributor roads and access roads, open spaces for the use by the wider area, commercial and community buildings that are integrated into the area, and other infrastructure requirements such as Sustainable Drainage Systems (SuDS).

3.12 The term 'net site area' is defined as the land that is available for development, otherwise known as the developable area, and would only include access roads within the site, car parking areas, private garden space and other small-scale incidental open spaces.

Figure 2 – Development Elements for Gross and Net Area Calculations



3.13 Larger sites are more likely to need to incorporate access roads, open spaces and infrastructure requirements such as SuDS, which means that the gross to net ratio (the percentage of net area compared to gross area) would be expected to decrease as sites increase in size. This means that overall residential density is also likely to decrease as the sites increase in size.

3.14 Table 1 sets out appropriate gross to net ratios as identified in previous research[5]. This standard approach makes reasonable assumptions in

[5] Tapping the Potential: Best practice in assessing urban housing capacity (DETR, 1999)

terms of constraints and infrastructure (e.g. roads and open space) for each site.

Table 1 – Indicative Gross to Net Ratios

Site Size	Gross to Net Ratio
< 0.4 hectares	100% gross to net ratio
0.4 – 2 hectares	75 – 90% gross to net ratio
> 2 hectares	50 – 75% gross to net ratio

3.15 Due to the fact that the majority of development sites in Eastbourne are small, it is useful to consider the plot area also. The plot area is the space that consists of the residential buildings and their curtilage only, and therefore does not include separate parking areas, access roads or open space that is not directly associated with the dwellings.

4. UNDERSTANDING ESTABLISHED DENSITIES

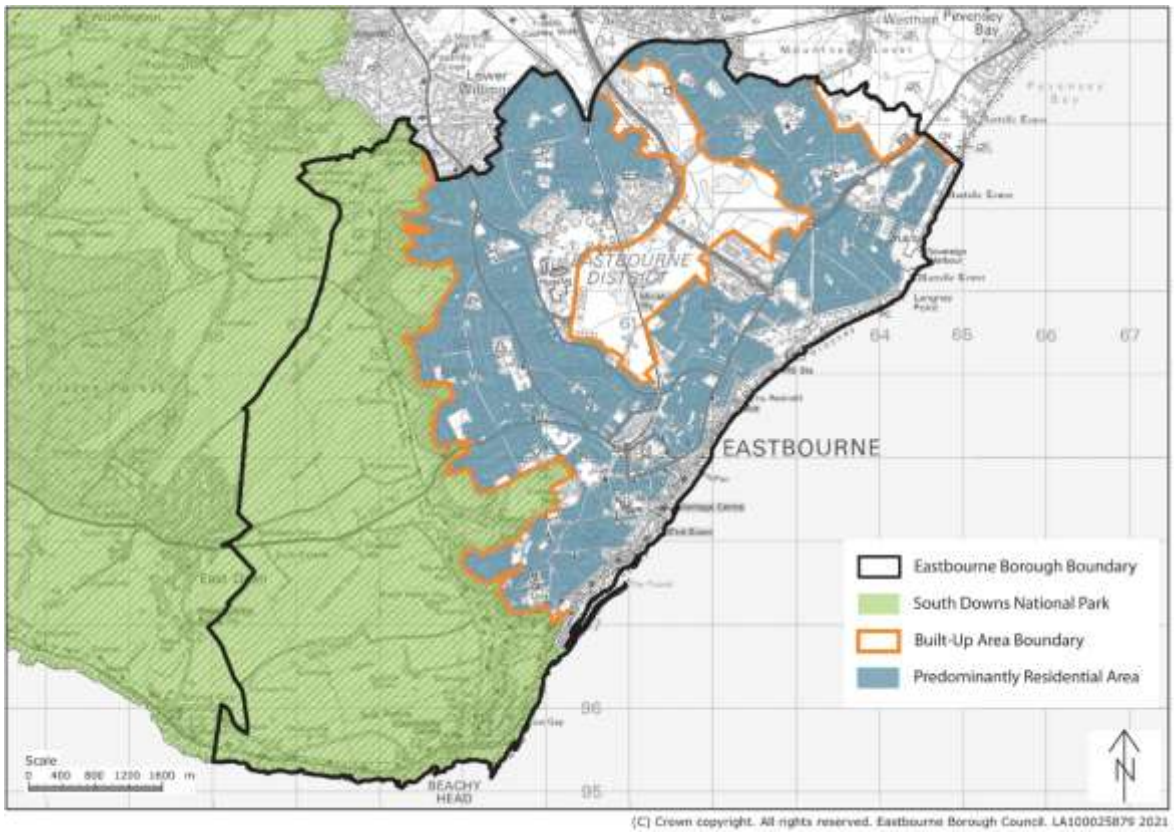
Town-wide Assessment

4.1 In 2020, Eastbourne Borough recorded a population estimate of 103,324 people[6], and contained 49,150 dwellings[7].

4.2 The total area of the Borough is 4,550 hectares; however, 1,905 hectares of this (41.9%) is within the South Downs National Park, for which Eastbourne Borough Council is not the local planning authority, and where there is no significant residential development.

4.3 Outside of the National Park (the 'plan area'), there are a number of large areas where no development has taken place, predominantly due to flood risk and other environmental constraints, and these areas are therefore outside of the built-up area.

Figure 3 - Eastbourne Borough



[6] Office for National Statistics (ONS), Mid-year Population Estimates.

[7] Valuation Office Agency, Table CTSOP1.0: number of properties by Council Tax band and region, county and local authority district as at 31 March 2020

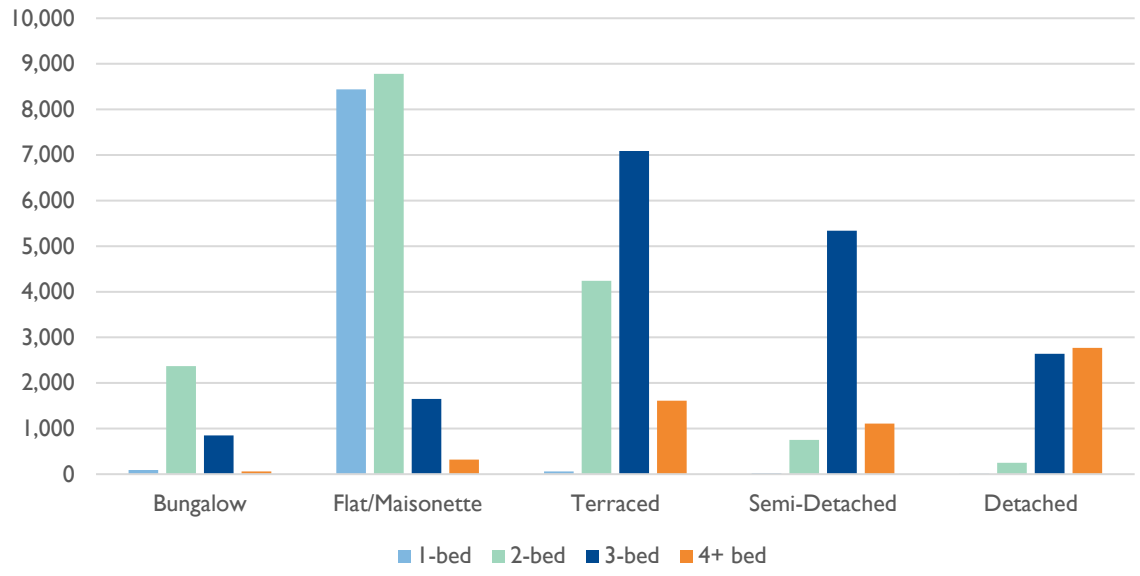
4.4 The extent of the built-up area of Eastbourne covers 2,194 hectares. This means that the gross area density of the town is equivalent to approximately 22.5 dwellings per hectare.

4.5 The vast majority of residential properties are within the 'Predominantly Residential Area' as designated through the Eastbourne Borough Plan and Core Strategy, and so this area can be used to provide an indicative net area density of the town. The Predominantly Residential Area covers a total area of 1,402 hectares, which means that the overall net density is approximately 35 dwellings per hectare.

4.6 In terms of types and sizes of dwellings in Eastbourne[8], 40% of all residential properties are flats/maisonettes, and 27% are terraced. Properties are predominantly 2-bed (34%) and 3-bed (36%).

4.7 Figure 4 identifies that the most populous individual type of housing are 2-bed flats comprising 19% of the total stock, closely followed by 1-bed flats (18%). 3-bed terraced housing makes up 15% of the stock, and 3-bed semi-detached housing comprises 11%.

Figure 4 – Type and Size of Housing Stock in Eastbourne

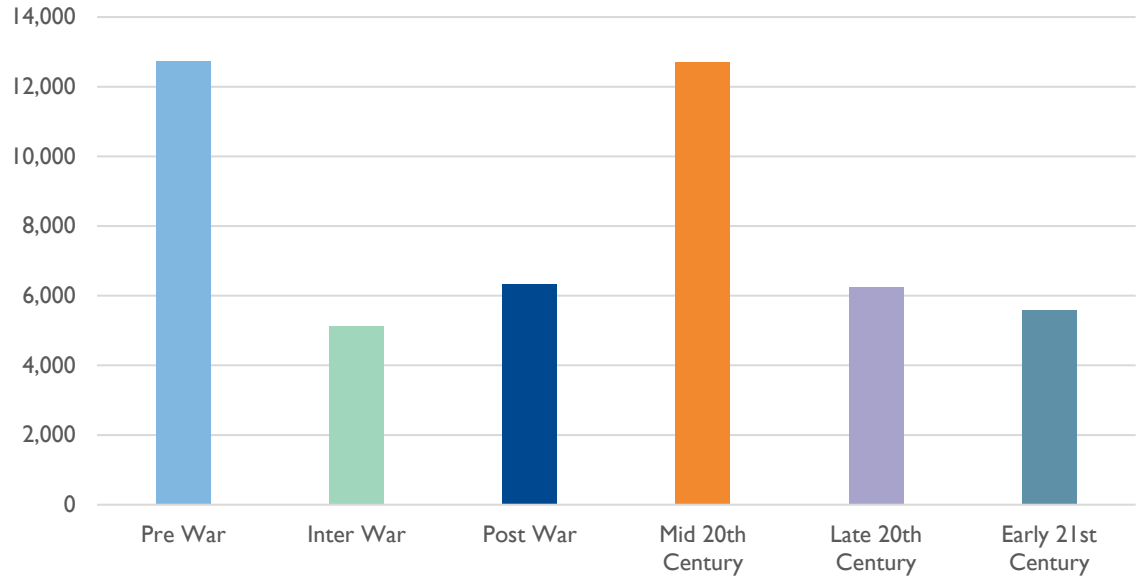


Source: Valuation Office Agency

[8] Valuation Office Agency Table CTSOP3.0: Number of properties by Council Tax band, property type and region, county and local authority district as at 31 March 2020

4.8 In terms of age of residential properties[9], Figure 5 confirms that the majority of dwellings were built either Pre-war before 1918 (26%) or in the Post-war period between 1945 and 1965 (26%). 11% of the properties in Eastbourne have been built since the turn of the millennium.

Figure 5 – Build Period of Housing Stock in Eastbourne



Source: Valuation Office Agency

4.9 The Generalised Land Use Database (2005)10 allocates all identifiable land features on Ordnance Survey MasterMap into nine simplified land categories. Table 2 identifies the amount of land in different categories within Eastbourne. This data was prepared in 2005 in advance of the establishing of the South Downs National Park, so data for the plan area is estimated by subtracting the area of the South Downs National Park from the 'greenspace' category. Overall, the percentage of land that is classified as domestic buildings or domestic gardens is significantly higher than the average across East Sussex.

[9] VOA Table CTSOP4.0: Number of properties by Council Tax band, property build period and region, county and local authority district as at 31 March 2020

[10] Generalised Land Use Database (Enhanced Basemap) 2005, Department for Communities and Local Government, Planning and Land Use Statistics (PLUS) Division, via East Sussex in Figures

Table 2 – Land Categories in Eastbourne (2005)

Land Category	Eastbourne Borough		Eastbourne Plan Area[11]	
	Area (ha)	%	Area (ha)	%
Domestic Buildings	241	5.3%	241	9.2%
Domestic Gardens	764	16.9%	764	29.1%
Non-Domestic Buildings	108	2.4%	108	4.1%
Road	351	7.8%	351	13.4%
Rail	7	0.2%	7	0.3%
Path	23	0.5%	23	0.9%
Greenspace	2671	59.0%	766	29.2%
Water	189	4.2%	189	7.2%
Other Land Uses	175	3.9%	175	6.7%

4.10 The amount of land in Eastbourne categorised as domestic buildings and domestic gardens indicates a plot ratio of 0.24, which is the highest plot ratio of authorities in East Sussex when compared on a similar basis (Table 3).

Table 3 - Indicative Plot Ratios in East Sussex

Local Authority	Buildings	Gardens	Total	Plot Ratio
Eastbourne	241	764	1005	0.24
Hastings	220	752	972	0.23
Lewes	327	1397	1724	0.19
Rother	367	2294	2661	0.14
Wealden	589	3888	4477	0.13

4.11 In reality, residential density will vary across the town, reflecting the time that each area was developed and the type and style of development that has taken place. Table 4 identifies the gross and net dwellings per hectare within each of the neighbourhoods in Eastbourne. The neighbourhoods were defined as part of the Core Strategy and were drawn in consultation with communities and local estate agents to reflect perceptions of local residents, as well as built character and catchment areas for local services. A map of the neighbourhoods is provided in Appendix 1.

[11] Calculated by subtracting the area of the Borough in the National Park (1,905 ha) from the area classified as 'Greenspace'

Table 4 – Densities within Neighbourhoods

Neighbourhood	Dwellings	Gross Area Density (DPH)	Net Area Density (DPH)
Town Centre	5,463	49.4	87.1
Upperton	3,743	33.9	42.3
Seaside	5,111	34.7	74.6
Old Town	4,627	27.9	34.3
Ocklynge & Rodmill	2,051	12.0	21.0
Roselands & Bridgemere	2,292	21.1	29.1
Hampden Park	5,424	17.2	30.3
Langney	3,979	23.2	30.5
Shinewater & North Langney	2,965	26.5	31.2
Summerdown & Saffrons	983	11.1	17.5
Meads	4,412	21.0	36.1
Ratton & Willingdon Village	1,750	11.2	13.0
St Anthony's & Langney Point	2,921	16.7	32.6
Sovereign Harbour	3,562	23.3	56.4

4.12 The Town Centre neighbourhood has the highest dwellings per hectare in the town. The net density of the Town Centre may be misrepresented due to the fact that significant parts of the neighbourhood are not within the predominantly residential area but may still contain dwellings as a result of flats being located above shops and as a result of changes of use from office to residential. However, the fact that the gross density is also the highest of the 14 neighbourhoods confirms that dwellings are generally provided at higher densities in the town centre.

4.13 Seaside and Sovereign Harbour neighbourhood also have indicative net densities in excess of 50 dwellings per hectare. The lowest densities are in the Ratton & Willingdon Village, Summerdown & Saffrons and Ocklynge & Rodmill neighbourhoods, which reflect that the majority of dwellings in these areas are large, detached homes.

Established Character Areas

4.14 Even within each neighbourhood there are different characters and ages of development, which results in varying density levels across neighbourhoods.

4.15 It is clear from the NPPF that in considering the appropriate densities for new development, due regard should be given to the character of the local area. Therefore, an assessment of 'characters areas' across the town has been undertaken, in order to provide a more localised approach to considering appropriate densities in different parts of Eastbourne and to understand the reasons behind these densities.

4.16 Using the neighbourhoods as a starting point, a desktop assessment of Ordnance Survey mapping, aerial photography, historic maps and Google Streetview was undertaken in order to identify areas of Eastbourne that show similar characteristics in terms of the type, size and age of residential development. The assumptions made in the desktop assessment were validated through site visits.

4.17 This resulted in the town being divided into 65 individual character areas, which were mapped in GIS. Areas that are predominantly non-residential, such as designated industrial estates, shopping centres and large strategic open spaces were excluded from designation of character areas. A map of the character areas is provided in Appendix 2.

4.18 Information from Google Streetview, 2011 census data, historic maps, historic planning applications records and property websites such as Rightmove and Zoopla was analysed in order to record details and characteristics of each character area, including:

- Age of Original Development
- Size of Residential Properties
- Type of Residential Properties
- Height of Buildings
- Parking Arrangements
- Spaces around Buildings

4.19 Within each character area, a sample area was identified within the predominantly residential area that was considered to be typical of the urban pattern and built form within that character area.

4.20 The size of each sample area was intended to be approximately 1 hectare, although due to the characteristics of each area, the size of

the sample area varied from around 0.5 hectares to around 2 hectares. Where possible, sample areas were drawn to exclude strategic highways, open spaces and other non-residential uses, so that the area sampled was representative of the net density of the area.

4.21 Each sample area was then used to measure density in order to give an estimate of the overall density of the character area.

4.22 The total number of dwellings in the sample area was calculated using the information from the Local Land and Property Gazetteer, and compared against the size of the sample area to give a net density in dwellings per hectare.

4.23 An analysis of the type and size of the residential properties in the sample area was made in order to provide an estimation of the number of bedrooms and give a net density in terms of bedrooms per hectares, and to estimate the approximate proportions of houses compared to flats.

4.24 The footprint of each building in the sample area was measured to give a figure gross external footprint that was then used to provide a site ratio.

4.25 A summary of the features of each character area and the details of the sample area are provided in Appendix 3.

4.26 This demonstrated that there are a wide range of different densities across the 65 character areas, with a low of 8 dwellings per hectare in Upper Carlisle Road (Meads neighbourhood) to a high of 206 dwellings per hectare in St Leonards Road (Town Centre neighbourhood). Site ratio also varies considerably, from 0.09 (Compton Place Road in Summerdown & Saffrons neighbourhood) to 0.58 in Little Chelsea (Town Centre neighbourhood).

4.27 Table 5 identifies that the median average dwellings per hectare across all sample areas was 44 dwellings per hectare, whilst the median average site ratio was 0.24.

Table 5 – Overall Average Established Density from Sample Areas

Category	Count	Dwellings per HA		Bedrooms per HA		Site Ratio	
		Median	Range	Median	Range	Median	Range
Sample Areas	65	44.4	8-206	120.5	32-581	0.24	0.09-0.58

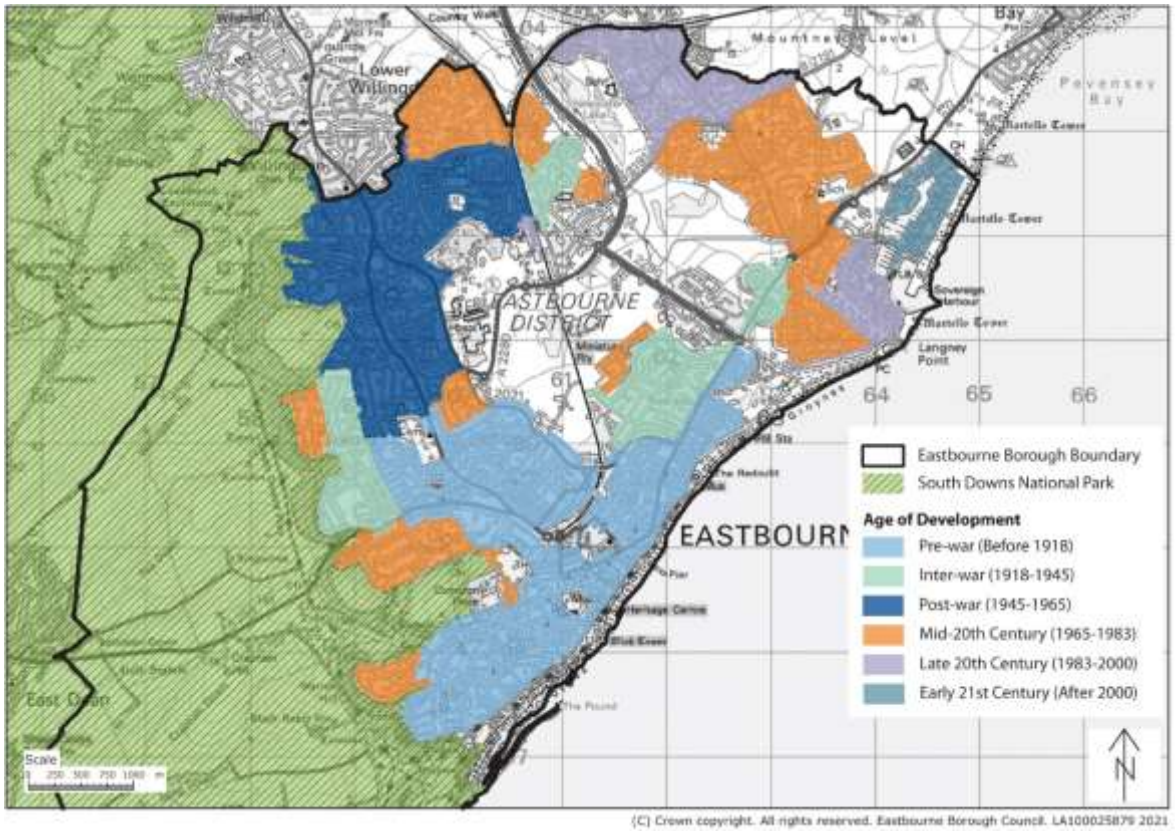
4.28 The character of the sample areas was assessed to identify how different characteristics affect residential density.

Age of Original Development

4.29 The age of development was assessed, based on the period when the area was originally established and categorised into:

- Pre-War – areas established before 1918
- Inter-war – areas established between 1918 and 1945
- Post-war – areas established between 1945 and 1965
- Mid-20th Century – areas established between 1965 and 1983
- Late 20th Century – areas established between 1983 and 2000
- Early 21st Century – areas established after 2000

Figure 6 – Age of Development by Character Area



4.30 Figure 6 clearly shows the outward expansion of Eastbourne from the central areas incorporating the Town Centre, Meads, Upperton and Seaside, which were established pre-war, with the western side of the town growing through the post-war period, and the eastern side of the town expanding through the mid to late 20th century.

4.31 Average density decreases from the Pre-war to the Post-war period, and character areas established in the Post-war period have the lowest average density in all three density measures. Average density of development gradually increased from Post-war onwards, with character areas established in the Early 21st Century having the highest average dwellings per hectare, and also the highest site ratio. Areas built Pre-war, Late 20th Century and Early 21st Century have densities above the overall average.

4.32 The Character Areas that established Pre-war have a high average dwellings per hectare, but there is a wide range in sampled densities in these character areas. This could be explained by the two main type of development in 'pre-war' character areas: high density terraced housing; and large detached villas in large plots, some of which have been converted to flats and other plots redeveloped for purpose-built flats.

Table 6 - Average Established Density by Age of Development

Category	Count	Dwellings per HA		Bedrooms per HA		Site Ratio	
		Median	Range	Median	Range	Median	Range
Pre-war	24	66.6	12–206	161.3	48-395	0.32	0.17-0.58
Inter-war	7	30.6	24-43	95.0	69-128	0.21	0.17-0.28
Post-war	8	19.8	14-49	57.5	43-104	0.19	0.16-0.23
Mid-20th Century	17	37.0	8-78	96.8	32-158	0.23	0.09-0.50
Late 20th Century	7	53.0	31-104	140.5	96-217	0.26	0.22-0.31
Early 21st Century	2	117.1	49-184	370.8	160-581	0.32	0.29-0.36

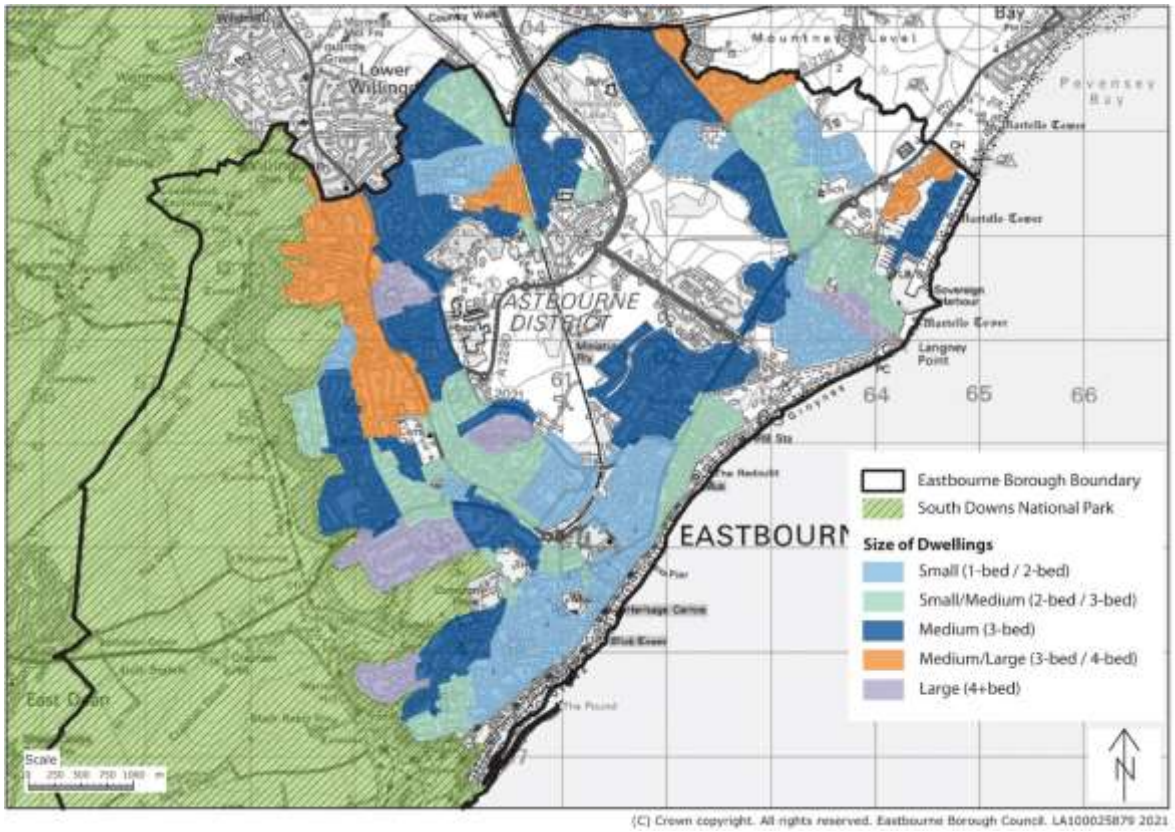
Size of Residential Properties

4.33 The size of residential properties was assessed based on the number of bedrooms per dwellings that were predominant in the character area, and categorised into:

- Small – Predominantly 1-bed and 2-bed properties
- Small/Medium – Predominantly 2-bed and 3-bed properties
- Medium – Predominantly 3-bed properties
- Medium/Large – Predominantly 3-bed and 4-bed properties
- Large – Predominantly 4+ bed properties

4.34 Figure 7 shows that there is a mix of different sizes of dwellings across the Borough; however, the Town Centre and Meads areas are particularly dominated by small dwellings. Also, larger dwellings tend to be located on the western side of the town adjacent to the South Downs National Park.

Figure 7 - Size of Dwellings by Character Area



4.35 The data shows a correlation between the size of residential properties and density, with character areas that have predominantly smaller properties having higher dwellings per hectare. They also have higher site ratios, suggesting that smaller properties are built closer together, whilst large properties are often set in big plots and have large gardens. Only areas of Small and Small/Medium properties have densities higher than the overall average.

Table 7 - Average Established Density by Size of Dwelling

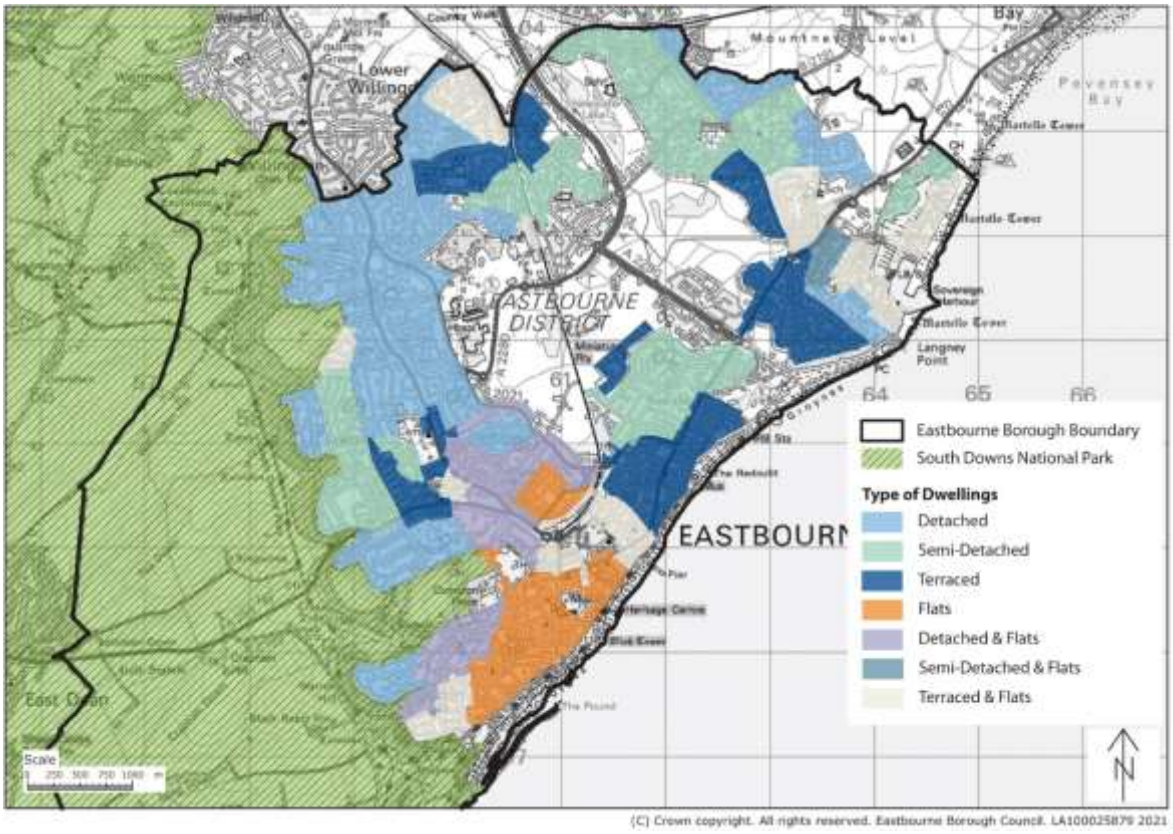
Category	Count	Dwellings per HA		Bedrooms per HA		Site Ratio	
		Median	Range	Median	Range	Median	Range
Small	18	65.2	26-206	142.4	53-395	0.29	0.17-0.53
Small/Medium	16	61.8	22-135	154.0	55-324	0.26	0.09-0.58
Medium	21	37.0	18-184	106.8	52-581	0.22	0.16-0.36
Medium/Large	5	31.3	14-49	104.4	47-160	0.23	0.17-0.29
Large	5	12.3	8-31	43.6	32-96	0.16	0.13-0.31

Type of Residential Properties

4.36 The type of residential properties was categorised into: Detached; Semi-Detached; Terraced; Flats; or a mixture of those types.

4.37 Figure 8 identifies that the main areas characterised by flats are in and around the Town Centre, Upperton and Meads neighbourhood, as well as at Sovereign Harbour. The areas on the edges of the Borough tend to be characterised by Detached and Semi-Detached dwellings.

Figure 8 - Type of Dwellings by Character Area



4.38 Where areas are characterised predominantly by a single type of dwelling, there is a clear pattern of increasing density from Detached at the lower end to Flats at the higher end. However, there is generally little difference between site ratios, except for in Terraced area where it is significantly higher.

4.39 Where there is a mix of types that includes flats, the average density is higher than a single type on its own. The average dwellings per hectare of areas comprising predominantly flats and comprising a mix of flats and terraced are broadly similar, the mix of flats and terraced have significantly higher bedrooms per hectare.

Table 8 - Average Established Density by Type of Dwelling

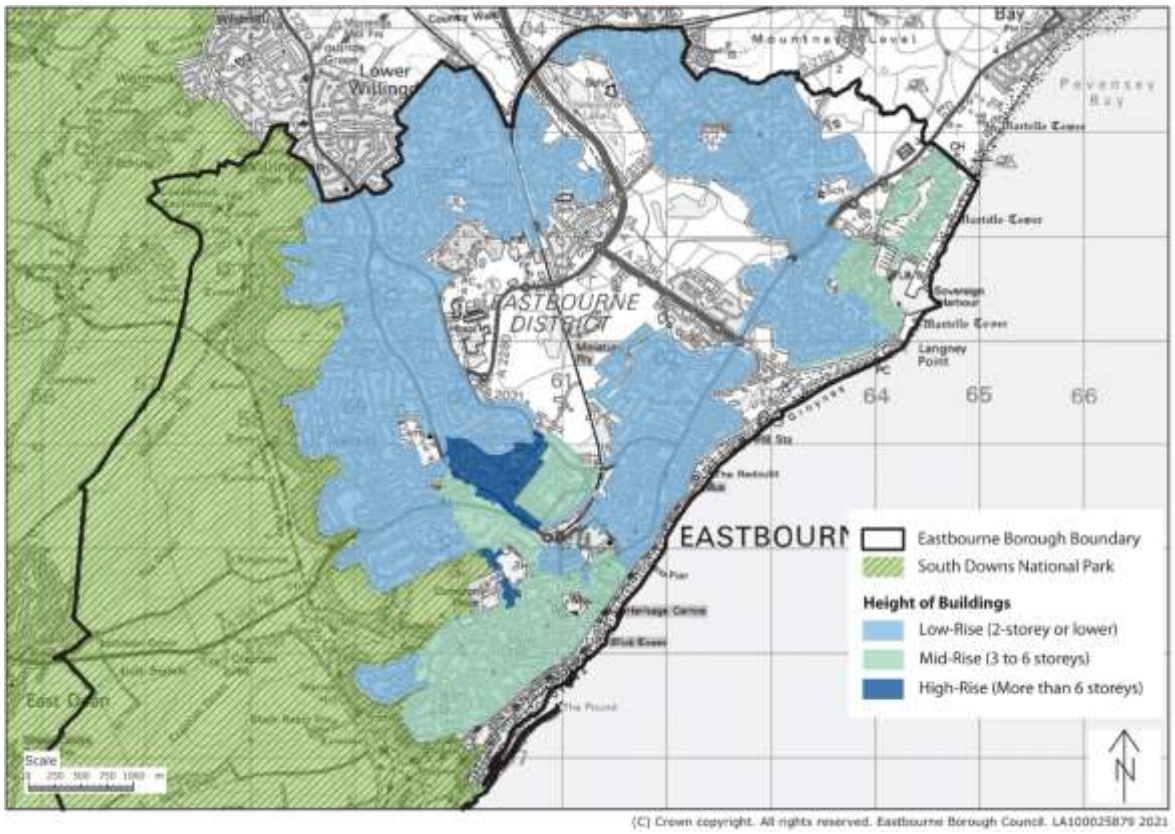
Category	Count	Dwellings per HA		Bedrooms per HA		Site Ratio	
		Median	Range	Median	Range	Median	Range
Detached	14	19.8	8-31	54.0	32-104	0.19	0.13-0.31
Semi-Detached	15	41.5	23-53	106.3	53-160	0.23	0.17-0.30
Terraced	10	54.3	35-90	145.3	91-244	0.31	0.19-0.50
Flats	8	75.0	26-206	144.5	56-395	0.25	0.09-0.38
Detached / Flats	5	38.7	26-81	106.8	72-180	0.20	0.18-0.28
Semi-Det / Flats	1	61.4	-	149.7	-	0.25	-
Terraced / Flats	12	91.7	49-184	-	82-581	-	0.20-0.58

Height of Buildings

4.40 Building heights was assessed based on the number of storeys of the buildings within the character area and categorised into:

- Low-Rise – predominantly bungalows and/or 2-storey buildings
- Mid-Rise – buildings predominantly between 3 and 6 storeys high
- High-Rise – buildings predominantly more than 6 storeys high

Figure 9 - Height of Buildings by Character Areas



4.41 The majority of the character areas across Eastbourne are 'low-rise' (Figure 9). Areas characterised by buildings of more than two storeys tend to be located around the Town Centre and Meads, and also at Sovereign Harbour.

4.42 Based on the data from the sample areas, there is little correlation between height of building and dwellings per hectare, with areas characterised by mid-rise buildings having the highest average density. However, high-rise areas have a much lower site ratio than areas characterised by other buildings heights.

Table 9 - Average Established Density by Building Height

Category	Count	Dwellings per HA		Bedrooms per HA		Site Ratio	
		Median	Range	Median	Range	Median	Range
Low-Rise	47	36.1	8-136	104.4	32-324	0.23	0.13-0.58
Mid-Rise	16	85.7	26-206	168.6	56-581	0.29	0.17-0.38
High-Rise	2	64.8	48-81	147.4	113-180	0.16	0.09-0.23

Parking Arrangements

4.43 The parking arrangements within the area were assessed based on where cars are usually parked, and categorised into:

- Off-Street – parking mainly in the form of private driveways and/or private garages within the curtilage of the property
- Communal – parking in the form of courtyards, off-street parking areas or garage blocks, mainly outside of curtilage except for communal parking for flatted development
- On-street – parking mainly on-street with little or no parking within the curtilage of the property

4.44 Figure 10 identifies that the more central areas, which also tend to be the older parts of the town, tend to be characterised by on-street parking. Off-street parking is more regularly provided in the areas on the edges of the Borough, and further away from the Town Centre.

4.45 Areas where parking is predominantly within the curtilage of properties tend to have much lower average densities compared to other types of parking arrangement. There is little difference between average dwellings per hectares in character areas with on-street parking compared to character areas with communal parking; however, character areas with on-street parking have a higher average site ratio.

Figure 10 - Parking Arrangement by Character Area

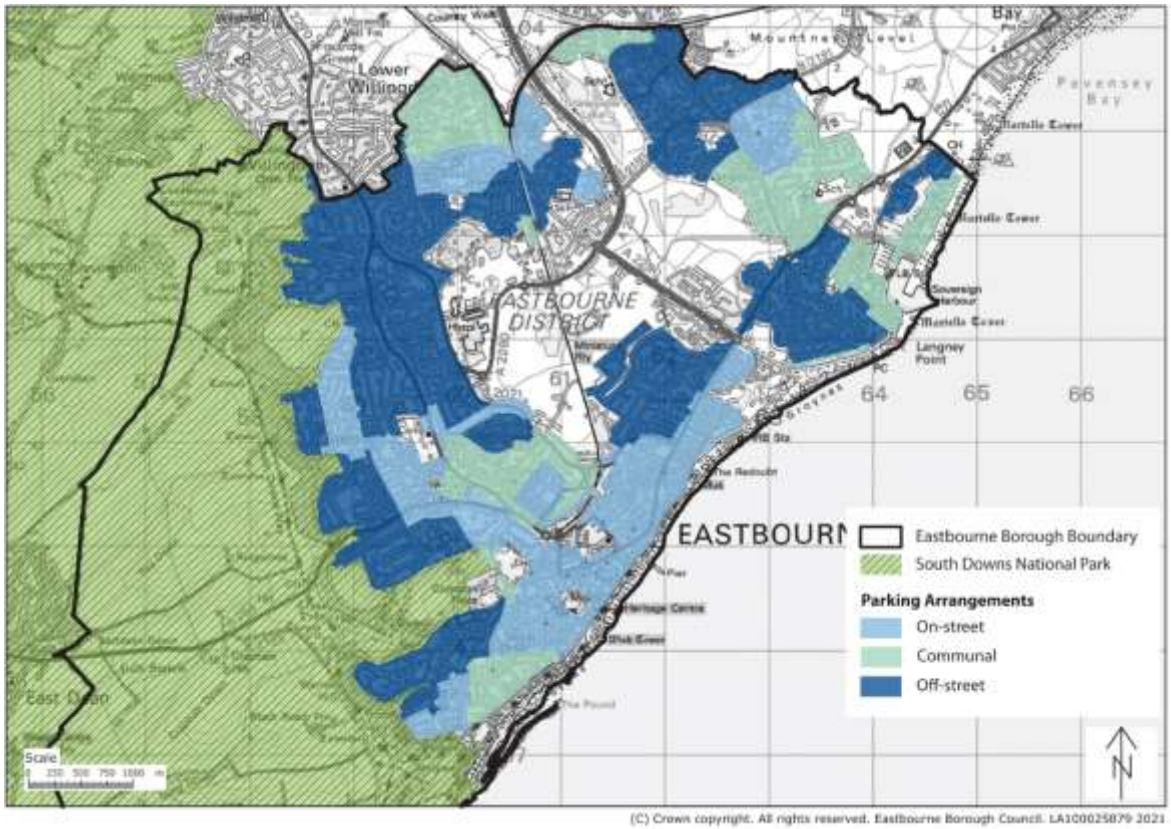


Table 10 - Average Established Density by Parking Arrangements

Category	Count	Dwellings per HA		Bedrooms per HA		Site Ratio	
		Median	Range	Median	Range	Median	Range
On-street	22	59.6	28-155	152.5	69-324	0.30	0.17-0.58
Communal	17	60.8	26-206	134.4	56-581	0.26	0.09-0.36
Off-Street	26	27.0	8-61	78.4	32-160	0.22	0.13-0.22

Spaces around Buildings

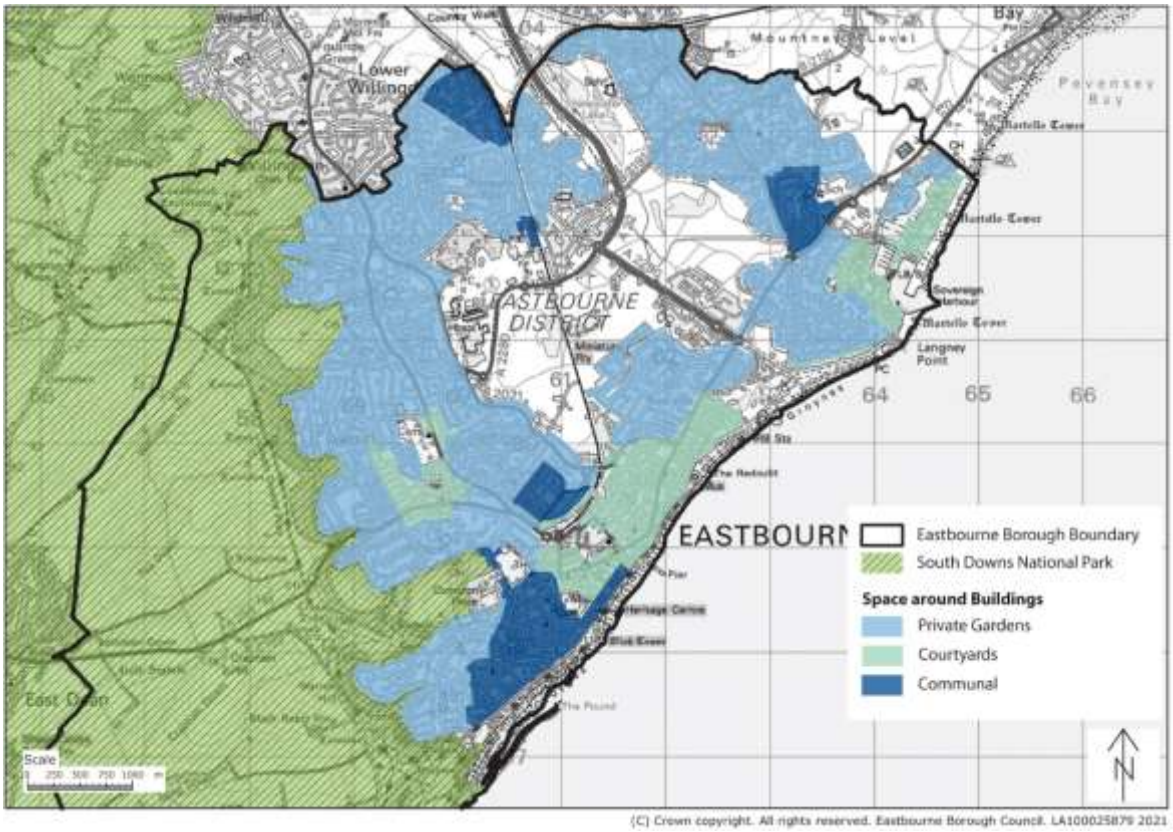
4.46 Spaces around buildings were assessed based on the provision of private spaces and incidental public spaces in and around the residential properties, and categorised into:

- Private Gardens – majority of properties have private gardens to front or rear, usually laid to lawn, resulting in significant space around buildings
- Courtyards – majority of buildings have small private space to rear of building only, usually hard-surfaced, resulting in little space around buildings
- Communal – non-private spaces around buildings in form of communal gardens for a flatted development or public amenity

space, meaning that there is usually some and sometimes significant amounts of space around buildings.

4.47 Figure 11 identifies that areas on the edges of the town tend to have greater access to private gardens, whilst more central areas are more likely to have courtyards. The area in Meads that is characterised by communal gardens corresponds to the area that is mainly flats as identified in Figure 8.

Figure 11 - Spaces around Buildings by Character Area



4.48 The amount of space around buildings is strongly reflected in the site ratio. Areas characterised by either private gardens or communal spaces have lower site ratios. However, there is a greater difference in terms of average dwellings per hectare between these types of spaces, with areas characterised by private gardens having a much lower average dwellings per hectare. This could be due to areas with communal spaces more commonly being characterised by flatted development of greater height.

Table 11 - Average Established Density by Space around buildings

Category	Count	Dwellings per HA		Bedrooms per HA		Site Ratio	
		Median	Range	Median	Range	Median	Range
Private Garden	43	34.5	8-102	95.0	32-263	0.22	0.13-0.50
Courtyard	12	90.7	60-184	193.3	150-581	0.36	0.28-0.58
Communal	10	62.5	26-206	137.4	56-395	0.22	0.09-0.38

Proportion of Houses to Flats

4.49 The proportional split between houses and flats was calculated, and categorised into:

- More than 95% houses
- Between 65% and 95% houses
- Between 35% and 65% houses
- Between 5% and 35% houses
- Less than 5% houses

4.50 There is a strong correlation between average dwellings per hectare and the proportional split between houses and flats, with areas characterised by a greater proportion of houses having lower densities. However, there is less relationship between proportional split and average density in terms of bedrooms per hectare and site ratio.

Table 12 - Average Established Density by proportion of houses to flats

Category	Count	Dwellings per HA		Bedrooms per HA		Site Ratio	
		Median	Range	Median	Range	Median	Range
More than 95% houses	25	29.0	8-57	81.2	32-158	0.22	0.13-0.50
Between 65 and 95% houses	17	51.4	8-184	132.4	33-581	0.27	0.14-0.58
Between 35 and 65% houses	10	71.2	28-71	154.0	69-263	0.23	0.17-0.53
Between 5 and 35% houses	8	65.2	26-206	142.4	56-166	0.29	0.17-0.49
Less than 5% houses	5	90.8	48-155	154.6	103-294	0.29	0.09-0.38

4.51 A further analysis was undertaken on density, measured by dwellings per hectare, by comparing a combination of characteristics.

By age and type

4.52 An analysis of age of character area by predominant residential type confirms that there are differences across Pre-war areas depending on the predominant type of dwelling, with a low average density in Pre-war Detached areas, and higher average densities in Pre-war terraced and flatted areas. More modern areas of Semi-Detached dwellings have higher densities, but there are few other trends with the exception that a mix of terraced properties and flats have the highest average density within each age period.

Table 13 – Average Established Density by Age of Development and Type of Dwelling

Dwellings per HA	**Type of Dwelling**					
Age of Area	*Detached*	*Semi-Detached*	*Terraced*	*Flats*	*Detached / Flats*	*Terraced / Flats*
Prewar	12.3	38.7	71.4	90.8	38.7	109.6
Interwar	-	29.7	43.0	-	-	-
Postwar	18.6	34.8	36.1	-	-	49.9
Mid 20th Century	23.1	41.6	44.2	48.3	-	71.2
Late 20th Century	31.2	48.7	-	-	-	80.5
Early 21st Century	-	49.8	-	-	-	184.3

By type and size

4.53 The average density of areas of detached dwellings decreases as the dwellings get larger, however there is a less recognisable trend for other types of dwelling. The highest average dwellings per hectare is in areas of medium-sized terraced and flats.

Table 14 - Average Established Density by Size of Dwelling and Type of Dwelling

Dwellings per HA	**Type of Dwelling**					
Size of Dwelling	*Detached*	*Semi-Detached*	*Terraced*	*Flats*	*Detached / Flats*	*Terraced / Flats*
Small	26.2	27.4	36.1	90.8	38.7	103.9
Small/Medium	23.1	47.4	62.1	48.3	81.2	79.4
Medium	19.4	36.4	47.2	-	34.5	184.3
Medium/Large	20.3	42.3	-	-	-	-
Large	12.3	-	-	-	-	-

Conclusions on Established Areas

4.54 There is a wide range of densities across Eastbourne, from a low of 8 dwellings per hectare to a high of 206 dwellings per hectare. However, there is a relatively weak correlation between dwellings per hectare and site ratio, which suggests a wide range of types of built form and different ways of achieving particular densities as identified in Figure 1.

4.55 The analysis confirms that the type and size of residential property, and the arrangements for parking, play a significant role in the density of the established areas.

4.56 As would be expected, smaller properties tend to be provided at higher densities. However, it is also clear that achieving higher densities does not rely purely on developments exclusively comprising flats, as high densities are achieved in areas where there is a mix of terraced properties and flats.

4.57 The average density in areas that have been established within the last 40 years are higher, particularly when compared to areas established in the post-war period, which was a period when low density development tended to dominate.

4.58 Density is often higher in areas where there is less provision of off-street parking, which tend to be focused in and around the town centre. Areas that have good access to services, facilities and public transport have lower parking requirements, and can therefore support higher densities.

4.59 The residential areas around the edges of the town tend to have characteristics that are consistent with lower densities, whilst the central areas, particularly around the town centre, tend to have identifiable characteristics consistent with higher densities.

4.60 The analysis of the density resulted in the character areas being categorised into one of six density areas, based on the density of dwellings per hectare. Table 15 identifies the six density areas and the general characteristics of each area.

4.61 Table 16 identifies how the character areas fit into the six density areas and this is illustrated in the map in Figure 12.

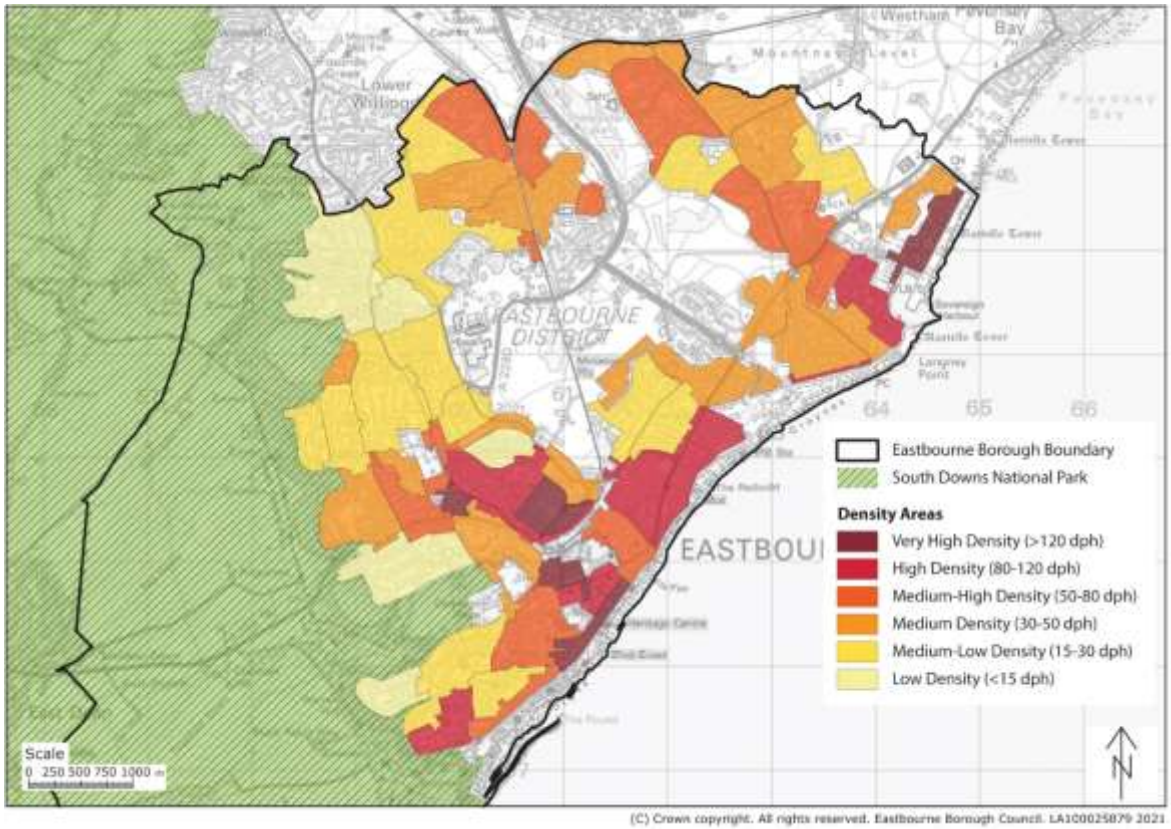
Table 15 - Density Areas and General Characteristics

Density Area	Dwellings per ha	General Characteristics
Very High Density	120+	Tend to be predominantly flatted development, sometimes with some terraced houses as part of a mix, but all dwellings tend to be small. Generally a compact form of development that is most suitable in central urban areas. Little or no open space, and parking generally on-street. Often involves taller buildings. Areas tend to have a higher site ratio (av. 0.4).
High Density	80-120	Generally consists of a split between terraced houses and flats. Flats tend to be purpose-built and relatively tall but with surrounding space. Properties tend to be small (1- and 2-bed). Parking mostly on-street with some communal spaces. Generally have higher site ratios (av. 0.37).
Medium-High Density	50-80	Mainly terraced housing with some flats (purpose built) as part of the mix. Buildings generally low-rise. Predominantly on-street and communal parking, but with some off-street. Properties are generally 2-bed and 3-bed, and small private gardens provided with houses, reflecting slightly higher than average site ratio (av 0.27).
Medium Density	30-50	Mainly semi-detached and terrace housing, but including a small proportion of flats (purpose built and converted). Range of different size properties but highest proportion is 3-bed. Most houses have private gardens, and parking mixed between on-street and off-street. Average site ratio (av. 0.25).
Medium-Low Density	15-30	Mix between Detached and Semi-detached houses. Mainly 3-bed properties. Some areas dominated by bungalows, Where there are flats, these are through conversion of large properties. Parking mainly off-street, or communal where flats. Most properties have relatively large gardens, which is reflected by a low site ratio (av 0.2).
Low Density	Less than 15	Detached homes, predominantly large 4-bed properties with substantial private gardens. Off-street parking provided within curtilage. Results in low site ratios (av 0.16).

Table 16 – Character Areas by Density Area

Density Area	Character Areas
Low Density	Upper Carlisle Road; Summerdown; Ashburnham; Ratton; Park Avenue
Medium-Low Density	West Hampden Park; Rangemore Drive; Ocklynge; Rodmill; Green Street Farm; Roselands; Astaire Avenue; Poets Estate; St Johns Road; Carlisle Road; Birds Estate; Central Avenue; North Hampden Park
Medium Density	Cherry Gardens; East of Ramsay Way; Milton Road; Pennine Way; Kings Avenue; Hampden Park Centre; Langney Point; Brodrick Road; Bridgemere; Gorringe Road; Hydneye; The Rising; Northbourne; St Anthony's; Rotherfield Avenue; Norway; Compton Place Road; Pacific Drive North; Rockhurst; Saffrons Road
Medium-High Density	Faversham Road; Shinewater; Port Road; Percival Crescent; Lower Meads; Meads Seafront; Old Town; Mallard Close; Kingsmere; Willingdon Road; Willingdon Trees; Town Centre East; Langney Village
High Density	South Harbour; Latimer Road; Central Upperton; Devonshire; Town Centre South; Meads Village; Prince William Parade; Commercial Road
Very High Density	Upperton; Crown Street; Little Chelsea; South Cliff Avenue; Pacific Drive South; St Leonards Road

Figure 12 – Density Areas in Eastbourne



5.0 ANALYSING DENSITIES IN RECENT DEVELOPMENT

5.1 An analysis of residential development that has taken place over recent years will give an indication of the density trends in new development and how these fit in with the conclusions drawn on densities within the character areas and how new development had been delivered compared to established densities.

5.2 An analysis was undertaken of all sites that have been built out as residential development since the start of the Eastbourne Core Strategy Plan period in 2006. This has allowed an assessment to be undertaken of the densities of sites that have been through the planning process and where consideration has been given to issues relating to design, viability and feasibility in the local context.

Residential Development Sites since 2006

5.3 Since 2006, a total of 3,262 net additional dwellings have been delivered in Eastbourne (as at 1st April 2021). Housing delivery in Eastbourne has been reliant on small sites, with large sites being very limited in the borough. The 3,262 homes delivered since 2006 were across 683 sites, with 530 sites (78%) delivering less than five units each. 61 sites delivered more than 10 homes, just four were large sites that delivered more than 100 homes.

5.4 Development sites that delivered net additional dwellings were identified as being either:

- New Build – the development of an empty, vacant or unused previously developed site, or greenfield site
- Redevelopment – the demolition of an existing building and provision of new development in its place
- Change of use – the change of a non-residential use to residential use within an existing building
- Conversion – a change in the number of residential units within an existing residential building (including the creation of new dwellings through upward or sideward extensions).

5.5 Over the plan period, the 29% of new homes have been delivered via New Build. Changes of Use have contributed 26% of new homes and

24% have been delivered through Redevelopments. The remaining 21% have been delivered through Conversions.

5.6 The development sites that were categorised as either New Build or Redevelopment have been analysed to assess the densities at which new development has been provided on the types of sites that are likely to be identified in the LAA. The details of these sites are provided in Appendix 4.

5.7 The data analysed included 171 sites that have been built-out as from 'New Build' or 'Redevelopment' permissions since 2006, delivering a total of 1,646 gross units (1,597 net additional units), comprising:

- 388 1-bed flats;
- 619 2-bed flats;
- 89 3-bed flats;
- 146 2-bed houses;
- 335 3-bed houses; and
- 69 4+ bed houses

5.8 Table 17 shows that, of the 14 neighbourhoods, Seaside delivered the highest number of new homes through New Build and Redevelopment. Seaside also had the highest number of individual sites.

Table 17 - Dwellings provided through New Build and Redevelopments by Neighbourhood

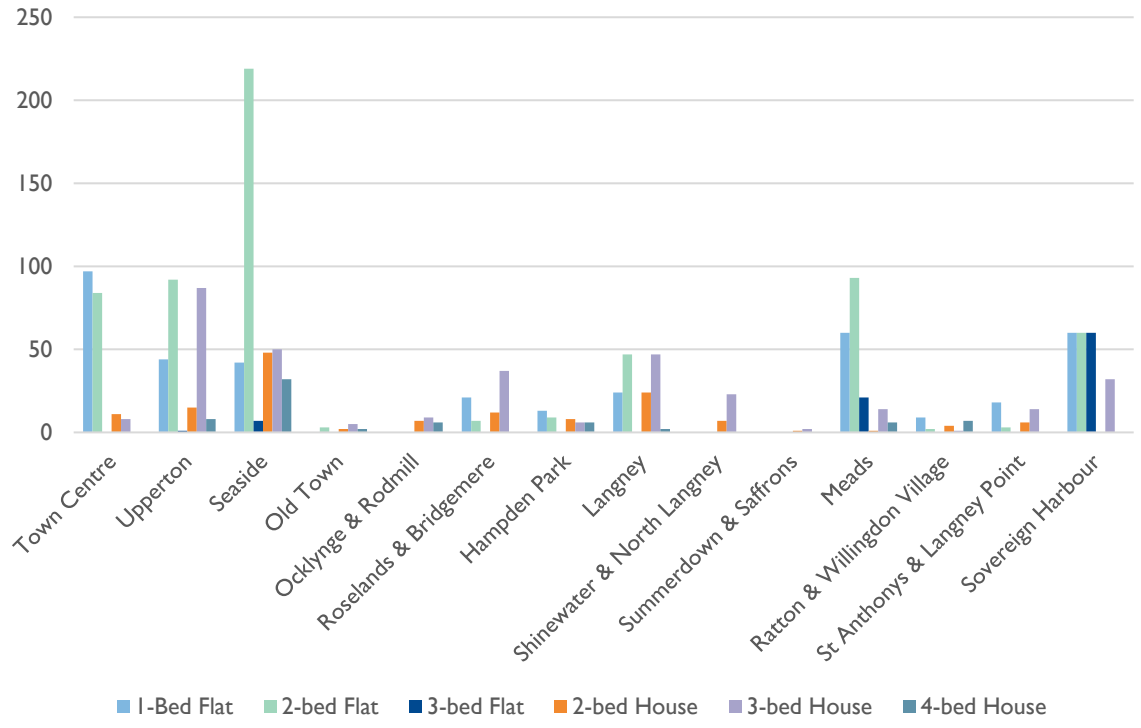
Neighbourhood	Sites	Gross Units	Net Units
Town Centre	13	200	200
Upperton	17	247	229
Seaside	26	398	396
Old Town	7	12	12
Ocklynge & Rodmill	11	22	22
Roselands & Bridgemere	18	77	73
Hampden Park	13	42	42
Langney	20	144	132
Shinewater & North Langney	7	30	27
Summerdown & Saffrons	3	3	3
Meads	17	195	187
Ratton & Willingdon Village	8	23	22
St Anthony's & Langney Point	8	41	40
Sovereign Harbour	3	212	212
TOTAL	**171**	**1,646**	**1,597**

5.9 The Upperton and Sovereign Harbour neighbourhoods also delivered a significant number of new homes through New Build and Redevelopment, as did the Town Centre. However, since 2006, the Town Centre has delivered the highest number of new homes overall, and the majority of these have been through Changes of Use and Conversions.

5.10 Despite delivering a high number of new homes, Sovereign Harbour had the smallest number of development sites with three. Summerdown & Saffrons also had three development sites, but only delivered three new homes – one per site.

5.11 Figure 13 shows the types and sizes of dwelling delivered by neighbourhood. The majority of dwellings delivered in Seaside were 2-bedroom flats. The Town Centre, Meads and Sovereign Harbour neighbourhood also mainly provided flats, but there was a more equitable mix of flats and houses in Upperton and Langney.

Figure 13 - Types and Size of Dwelling provided by Neighbourhood



5.12 For each New Build or Redevelopment site that has been completed since 2006, the details of the site size, site location, and type and size of dwellings provided were recorded in order to enable the calculation of the density of development in the form of dwellings per hectare, bedrooms per hectare and site ratio.

5.13 The data on the sites was analysed according to the types and sizes of the housing provided; the size of the site, both in terms of the site area and the number of units provided; the type and size of dwellings provided; the relative split between houses and flats; and the location in which the development took place.

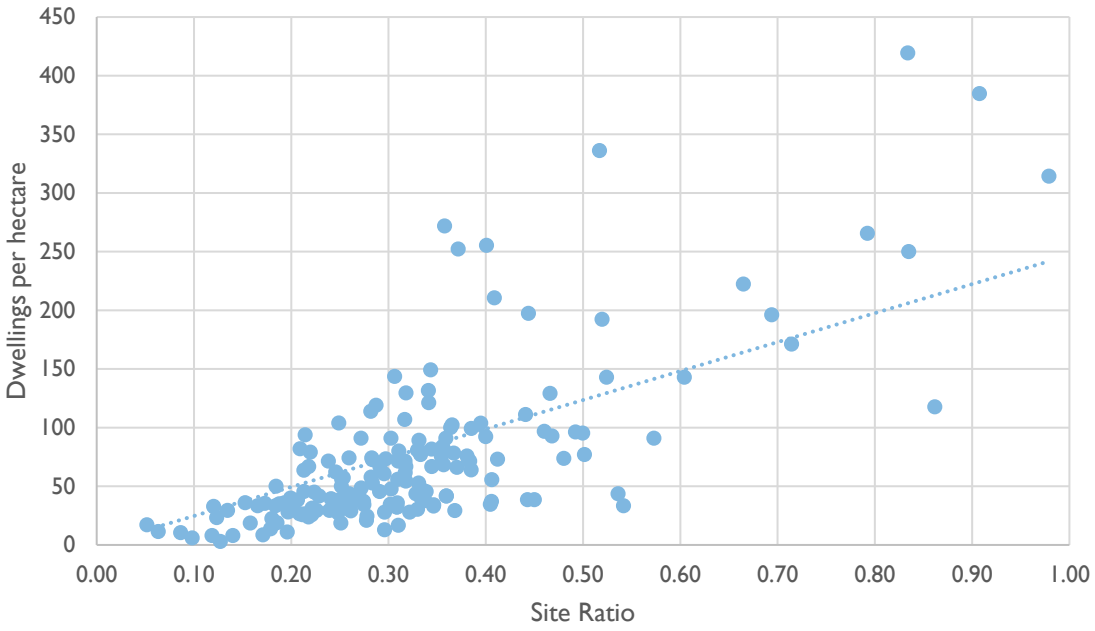
5.14 Across all 171 sites, the average density was 52 dwellings per hectare, with buildings covering slightly less than one third of their sites on average (Table 18).

Table 18 - Average Developed Density of New Build and Redevelopments built since 2006

Category	Count	Dwellings per HA		Bedrooms per HA		Site Ratio	
		Median	Range	Median	Range	Median	Range
Completed since 2006	171	52.6	2-419	130.4	11-580	0.31	0.05-0.97

5.15 Figure 14 compares the density of sites measured by dwellings per hectare and the site ratio. Within the developed sites, there is a positive correlation between dwellings per hectare and the site ratio, indicating that higher densities have tended to be achieved by increasing plot ratio rather than by increasing building heights.

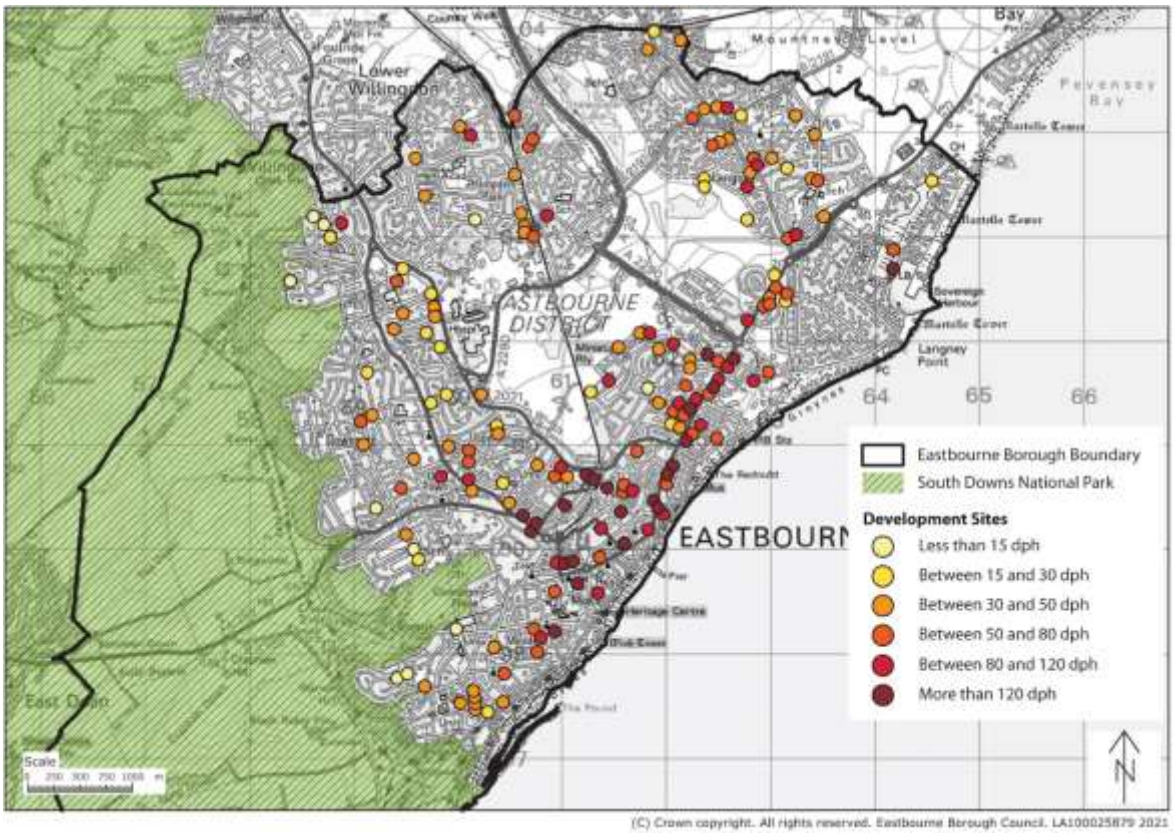
Figure 14 - Dwellings per hectare by Site Ratio



5.16 Figure 15 shows the location of the 171 sites and the density ranges of the sites, based on the characteristics of the Density Areas identified in Table 15.

5.17 The sites that have been developed at high densities are generally within or in close proximity to Town Centre, and along Seaside. The sites developed at lower densities tend to be on the western side of the town in adjacent to the South Downs National Park, particularly around the Ratton & Willingdon Village, Summerdown & Saffrons and Meads neighbourhoods.

Figure 15 - Location of Development Sites



5.18 The development sites were analysed by their characteristics in order to determine how these impact the residential density that was achieved.

Assessment by site size

5.19 The majority of development in Eastbourne takes place on small sites within the existing built-up area. The density of sites was analysed according to the size of the site (in hectares), categorised into:

- Less than 0.1 hectares
- Between 0.1 and 0.24 hectares
- Between 0.25 and 0.49 hectares
- Between 0.5 and 0.74 hectares
- Between 0.75 and 1 hectare
- More than 1 hectare

5.20 There is no clear correlation between the size of a development site and the average density, with the average density of all site sizes broadly similar, except for sites between 0.25 and 0.49 hectares, for which the average density is significantly lower than for the other sites. However, it is noticeable that the average site ratio was higher on smaller sites, but this is in the context of a wide range of site ratios between 0.08 to 0.97.

5.21 It was previously identified (Figure 2) that the proportion of net area to gross area is usually lower on larger sites compared to smaller sites, which should result in lower densities on larger sites. The data on sites completed since 2006 does not reflect this, although this may be due to a small sample size of sites more than 0.5 hectares

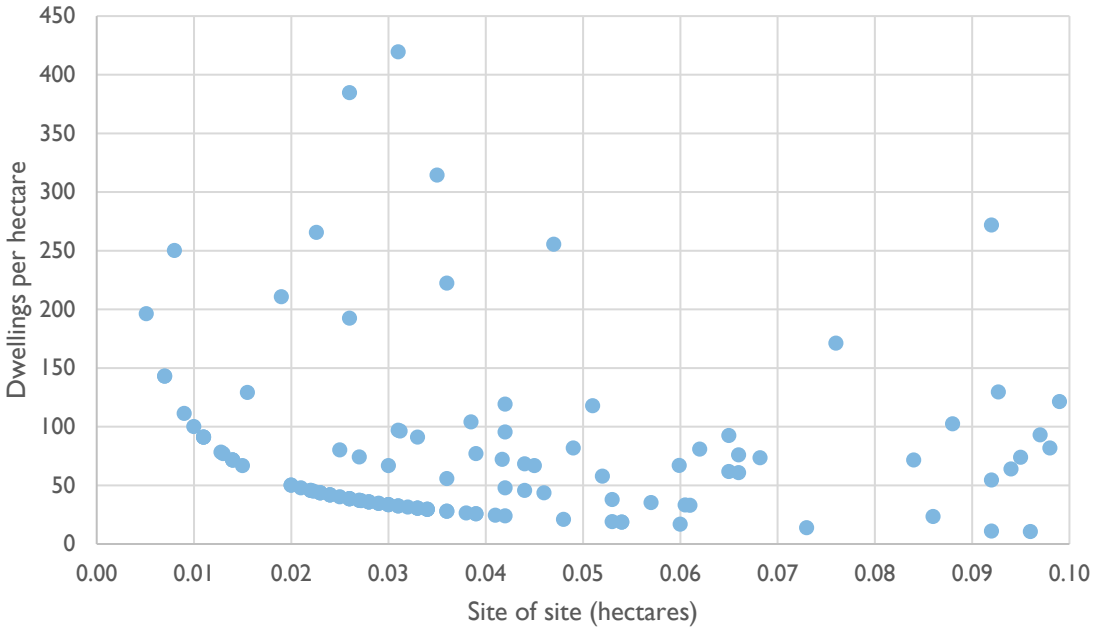
Table 19 – Average Developed Density by Size of Development Site

Category	Count	Dwellings per HA		Bedrooms per HA		Site Ratio	
		Median	Range	Median	Range	Median	Range
Less than 0.1 ha	117	50.0	10-419	133.6	27-580	0.32	0.08-0.97
0.1 - 0.24 ha	37	62.1	7-336	145.1	23-433	0.28	0.11-0.51
0.25 - 0.49 ha	9	29.2	2-39	87.6	11-114	0.21	0.06-0.36
0.5 - 0.74 ha	3	106.9	5-149	184.5	23-229	0.32	0.09-0.34
0.75 – 1 ha	0	-	-	-	-	-	-
More than 1 ha	5	75.4	17-197	92.9	38-273	0.22	0.05-0.44

5.22 Over 68% of development sites were less than 0.1 hectares (1,000sqm), but within these sites there was a significant range of densities, between 10 dph and 419 dph.

5.23 The density of sites less than 0.1 hectares are plotted in Figure 16. There is no obvious correlation between site size and density on these small sites, and the very wide range of densities indicates that the density of small development sites are more heavily influenced by the characteristics and constraints of the site in question. This would suggest that the smaller the site, the less helpful density standards are for determining capacity.

Figure 16 - Density of Sites less than 0.1 hectares



Assessment by site yield

5.24 The density of sites based on the number of units provided on a site was undertaken, with sites categorised into:

- Less than 5 units
- Between 5 and 9 units
- Between 10 and 24 units
- Between 25 and 49 units
- Between 50 and 74 units
- Between 75 and 99 units
- 100 units or more

5.25 There is no strong overall correlation between site yield and site density; however, for sites delivering less than 50 units (which equates to 95% of the sites analysed), density does increase as site yield increases. On the small number of sites that delivered more than 50 units, there was no clear relationship between density and yield, although average densities were generally high.

Table 20 – Average Developed Density by Site Yield

Category	Count	Dwellings per HA		Bedrooms per HA		Site Ratio	
		Median	Range	Median	Range	Median	Range
Less than 5 units	104	38.5	2-250	108.7	11-500	0.30	0.06-0.83
5 - 9 units	33	63.6	26-265	145.2	57-530	0.30	0.15-0.86
10 - 24 units	23	89.2	35-419	171.1	69-580	0.34	0.18-0.97
25 - 49 units	3	143.5	131-271	263.2	245-423	0.34	0.3-0.35
50 - 74 units	3	106.9	17-252	184.5	38-339	0.32	0.05-0.37
75 - 99 units	2	242.6	149-336	331.3	229-433	0.43	0.34-0.51
100 or more units	3	79.0	35-197	189.0	92-273	0.22	0.17-0.44

Assessment by proportion of houses to flats

5.26 The proportional split between houses and flats on development sites was identified, and categorised into:

- More than 95% houses
- Between 65% and 95% houses
- Between 35% and 65% houses
- Between 5% and 35% houses
- Less than 5% houses

5.27 There is a clearer relationship between density, particularly as measured by dwellings per hectare, and the proportion of houses to flats. As would be expected, a higher proportion of houses tends to result in a decrease in density.

Table 21 – Average Developed Density by Proportion of Houses to Flats

Category	Count	Dwellings per HA		Bedrooms per HA		Site Ratio	
		Median	Range	Median	Range	Median	Range
More than 95% houses	121	38.5	2-250	113.2	11-500	0.30	0.06-0.83
Between 65 and 95% houses	4	54.6	35-92	138.7	70-200	0.33	0.17-0.48
Between 35 and 65% houses	4	101.4	89-117	208.4	146-352	0.39	0.33-0.86
Between 5 and 35% houses	4	75.8	66-149	167.0	88-229	0.25	0.21-0.34
Less than 5% houses	38	110.4	17-419	178.5	38-580	0.34	0.05-0.97

Assessment by residential size

5.28 The size of residential properties provided in new development was assessed based on the number of bedrooms per dwellings, and categorised into:

- Small – Predominantly 1-bed and 2-bed properties
- Small/Medium – Predominantly 2-bed and 3-bed properties
- Medium – Predominantly 3-bed properties
- Medium/Large – Predominantly 3-bed and 4-bed properties
- Large – Predominantly 4+ bed properties

5.29 There is a clear relationship between the size of new dwellings and the density of the site. Sites that have provided smaller dwellings have a higher average density in terms of dwellings per hectare.

Table 22 – Average Developed Density by Size of Dwellings

Category	Count	Dwellings per HA		Bedrooms per HA		Site Ratio	
		Median	Range	Median	Range	Median	Range
Small	81	80.6	11-419	142.9	22-580	0.32	0.06-0.97
Small/Medium	15	72.5	17-197	146.5	38-273	0.28	0.05-0.48
Medium	58	39.2	7-117	115.4	23-352	0.30	0.13-0.86
Medium-Large	0	-	-	-	-	-	-
Large	17	23.3	2-66	93.0	11-266	0.21	0.08-0.40

Assessment by residential type

5.30 The sites were analysed according to the type of residential properties that were provided, categorised into: Detached; Semi-Detached; Terraced; Flats; or a mixture of those types.

5.31 Where development sites have provided a single dwelling type, average densities have increased from Detached at the lower end to Flats at the higher end, with average density being at a level that would be expected for each type of dwelling. Flatted development also has the highest average site ratio, although the range of site ratios is significant.

5.32 Where flats have been mixed with other type of dwelling, average densities are higher than the housing typology on its own.

Table 23 – Average Developed Density by Type of Dwellings

Category	Count	Dwellings per HA		Bedrooms per HA		Site Ratio	
		Median	Range	Median	Range	Median	Range
Detached	54	30.8	2-76	89.6	11-230	0.26	0.06-0.54
Semi-detached	19	45.5	12-142	119.7	25-285	0.30	0.12-0.60
Terraced	44	62.7	25-250	152.7	76-500	0.32	0.13-0.83
Flats	38	110.4	17-419	178.5	38-580	0.34	0.05-0.97
Detached / Semi-Detached	1	66.8	-	133.6	-	0.34	-
Semi-detached / Terraced	1	35.0	-	97.5	-	0.19	-
Detached / Flats	2	31.3	27-35	86.9	70-103	0.25	0.24-0.25
Semi-detached / Flats	1	72.5	-	145.1	-	0.28	-
Terraced / Flats	11	89.2	35-149	189.0	69-352	0.35	0.17-0.86

Assessment by Year of Completion

5.33 The average densities by the year of the completion of the development was assessed to identify any changing trends. No particular trends could be identified in terms of density, and it is likely that the density of new development would be impacted more greatly by site and development characteristics than the year that the development took place.

Table 24 – Average Developed Density by Year that development was completed

Category	Count	Dwellings per HA		Bedrooms per HA		Site Ratio	
		Median	Range	Median	Range	Median	Range
2006/07	9	62.1	32-197	113.6	62-273	0.31	0.16-0.44
2007/08	21	41.7	7-314	96.8	23-485	0.28	0.14-0.97
2008/09	10	35.7	10-255	107.1	41-382	0.23	0.08-0.71
2009/10	10	37.2	8-149	109.8	22-263	0.28	0.06-0.35
2010/11	9	35.4	16-121	90.9	38-181	0.31	0.05-0.45
2011/12	11	43.5	27-106	122.4	65-184	0.31	0.13-0.35
2012/13	11	60.6	34-384	136.4	60-500	0.38	0.21-0.90
2013/14	10	74.2	5-336	157.6	23-433	0.32	0.09-0.60
2014/15	11	68.2	26-117	166.7	58-352	0.36	0.15-0.86
2015/16	9	73.7	12-250	163.3	25-500	0.34	0.12-0.83
2016/17	8	46.0	35-113	109.8	92-285	0.27	0.17-0.49
2017/18	13	60.3	26-419	181.0	90-580	0.30	0.19-0.83

Category	Count	Dwellings per HA		Bedrooms per HA		Site Ratio	
		Median	Range	Median	Range	Median	Range
2018/19	13	41.7	2-265	125.0	11-530	0.33	0.12-0.79
2019/20	16	69.8	7-252	181.4	31-392	0.34	0.11-0.69
2020/21	10	48.8	27-73	112.6	88-214	0.25	0.20-0.33

Assessment by location (neighbourhood)

5.34 The average densities of sites completed in each neighbourhood have been assessed. This shows that the highest average density has been achieved in the Town Centre, with average development in Seaside, Sovereign Harbour and Upperton neighbourhoods also being high density. Average site ratio is also particularly high in the Town Centre and Seaside neighbourhoods.

Table 25 – Average Developed Density by Neighbourhood

Category	Count	Dwellings per HA		Bedrooms per HA		Site Ratio	
		Median	Range	Median	Range	Median	Range
Town Centre	13	129.0	57-271	258.1	60-531	0.37	0.22-0.84
Upperton	17	71.4	27-419	113.2	70-580	0.32	0.17-0.83
Seaside	26	94.0	52-384	202.3	105-500	0.40	0.22-0.98
Old Town	7	43.5	12-96	173.9	25-230	0.38	0.27-0.53
Ocklynge & Rodmill	11	29.4	25-35	88.2	55-142	0.26	0.2-0.40
Roselands & Bridgemere	18	47.7	11-129	115.0	22-222	0.25	0.06-0.44
Hampden Park	13	43.5	13-113	146.5	27-266	0.32	0.16-0.40
Langney	20	39.9	18-119	113.2	37-184	0.25	0.12-0.38
Shinewater & North Langney	7	35.1	18-90	105.3	37-218	0.27	0.19-0.41
Summerdown & Saffrons	3	16.7	7-38	50.0	23-76	0.26	0.14-0.31
Meads	17	38.5	7-336	113.6	31-433	0.24	0.05-0.51
Ratton & Willingdon Village	8	19.9	2-92	68.8	11-184	0.19	0.09-0.40
St Anthony's & Langney Point	8	54.9	22-83	114.8	67-200	0.27	0.13-0.35
Sovereign Harbour	3	75.4	29-197	87.6	69-273	0.37	0.35-0.44

5.35 The lowest average achieved density was within the Summerdown & Saffrons neighbourhood at 21 dwellings per hectare. Development in Ratton & Willingdon Village neighbourhood averaged the lowest site ratio.

5.36 Table 26 compares the average density of new development in each neighbourhood to the established net density of the neighbourhood (as identified in Table 4). This confirms that in every neighbourhood, the average density achieved on development sites has been in excess of the density of the established area

5.37 The four neighbourhoods with the highest established density have seen development at the highest average density, and the three neighbourhoods with the lowest established density have seen development at the lowest average density. This, along with the fact that developed average density exceed established average density, suggests that development proposals have broadly been taking into account the relative character of the neighbourhood whilst also seeking to make an efficient use of land.

Table 26 - Comparison between Established Net Density and Developed Net Density

Neighbourhood	Established Net Density		Developed Density	
	DPH	Rank	DPH	Rank
Town Centre	87.1	1	129.0	1
Upperton	42.3	4	71.4	4
Seaside	74.6	2	94.0	2
Old Town	34.3	6	43.5	7
Ocklynge & Rodmill	21.0	12	29.4	12
Roselands & Bridgemere	29.1	11	47.7	6
Hampden Park	30.3	10	43.5	8
Langney	30.5	9	39.9	9
Shinewater & North Langney	31.2	8	35.1	11
Summerdown & Saffrons	17.5	13	16.7	14
Meads	36.1	5	38.5	10
Ratton & Willingdon Village	13.0	14	19.9	13
St Anthony's & Langney Point	32.6	7	54.9	5
Sovereign Harbour	56.4	3	75.4	3

Assessment by location (Density Area)

5.38 The average density of development sites has also been assessed against the Density Areas identified as part of the analysis of the established areas (Table 15). This shows a strong relationship between the Density Areas and the actual density that development has been delivered at, with the lowest average density in the Low Density area, and the highest average density in the High Density area.

5.39 Table 27 identifies how many individual developments in each Density Area were built within the range identified, or at densities above or below the range.

Table 27 – Average Developed Density by Density Area

Category	Count	Dwellings per HA		Bedrooms per HA		Site Ratio	
		Median	Range	Median	Range	Median	Range
Low Density	16	19.9	2-92	66.9	11-184	0.22	0.09-0.54
Medium-Low Density	41	34.5	10-103	100.0	22-215	0.25	0.06-0.47
Medium Density	47	52.6	12-192	130.4	25-307	0.29	0.12-0.60
Medium-High Density	27	71.4	17-149	163.6	38-266	0.32	0.05-0.50
High Density	33	80.0	27-384	173.1	60-500	0.36	0.24-0.97
Very High Density	7	265.5	71-419	433.2	142-580	0.57	0.31-0.83

5.40 The number of sites that were developed within the density range identified for each Density Area is identified in Table 28.Across the whole town, one third of development sites (33%) were built within the density range of the Density Area that they were located within. Whilst 21% were built at a lower density than the range for their Density Area, 46% were built at a density higher than the range.

5.41 However, there is some variation with individual Density Areas. Medium-Low and Medium Density Areas saw a greater proportion of sites being developed at a density higher than their respective ranges, whilst High Density Areas experience a greater proportion of sites being developed at lower densities than the range.

Table 28 – Sites within Density Area Ranges

Category	Density Range	Sites within Density Range	Lower than Density Range	Higher than Density Range
Low Density	Less than 15	6	-	10
Medium-Low Density	15-30	12	3	26
Medium Density	30-50	16	7	24
Medium-High Density	50-80	11	8	8
High Density	80-120	6	16	11
Very High Density	120+	5	2	-

5.42 In order to separate outliers from the analysis, the interquartile range (IQR), or the density range of the middle 50% of development sites, has been identified for each Density Area in Table 29.

Table 29 - Interquartile Ranges

Category	Dwellings per HA		Bedrooms per HA		Site Ratio	
	Median	IQR	Median	IQR	Median	IQR
Low Density	19.8	8-35	66.9	32-83	0.22	0.14-0.31
Medium-Low Density	33.3	27-44	100	64-117	0.24	0.19-0.32
Medium Density	52.6	35-90	130.4	93-181	0.29	0.22-0.35
Medium-High Density	71.4	45-96	163.6	97-229	0.31	0.24-0.38
High Density	80	59-183	173	124-285	0.35	0.29-0.49
Very High Density	265.4	90-336	433.1	272-530	0.57	0.35-0.83

5.43 The interquartile ranges more closely reflect the density range identified for each Density Area, although the upper end of the IQR is generally higher than the upper end of the ranges for the Density Areas. This further confirms that the density of development, whilst broadly aligning with the density range of the area it is located, regularly exceeds the higher end of the range.

5.44 Table 15 previously identified the characteristics of each density area. Sites providing the types of development that share these characteristics have been assessed to determine the average densities.

5.45 Table 30 confirms an increasing average dwellings per hectare of dwelling types and sizes relative to the Density Area that they are characteristic of. However, the average site ratio does not necessarily follow the same pattern.

Table 30 - Average Developed Density by Characteristic of Density Area

Category	Count	Dwellings per HA		Bedrooms per HA		Site Ratio	
		Median	Range	Median	Range	Median	Range
Large-sized Detached houses *(Low Density)*	15	20.8	2-43	83.3	11-173	0.20	0.08-0.40
Medium-sized Detached houses *(Low-Medium Density)*	24	33.3	7-76	100.0	23-230	0.29	0.14-0.54
Medium-sized Semi-detached houses *(Low-Medium Density)*	6	47.7	26-78	143.2	79-234	0.25	0.19-0.40
Medium-sized Terraced houses *(Medium Density)*	23	47.6	25-95	142.9	76-285	0.30	0.13-0.57
Small-sized Terraced houses *(Medium-High Density)*	15	75.8	50-250	151.5	100-500	0.33	0.18-0.83
Small-medium sized Terraced houses and Flats *(High Density)*	6	76.4	35-99	167.7	92-224	0.29	0.17-0.48
Small-sized Terraced houses and Flats *(Very High Density)*	3	103.7	92-149	192.6	184-229	0.40	0.34-0.40
Small-sized Flats *(Very High Density)*	35	113.8	35-419	181.8	60-580	0.34	0.15-0.97

Conclusions from analysis of completed developments

5.46 The main conclusions that are drawn from the analysis of the completed developments since 2006 are:

- The average density of all new development (52.6 dph / 0.31 site ratio) is higher than the overall average density of the whole of the established area (44.4 dph / 0.24 site ratio)

- Generally, the density of new development has taken into account the local character and surroundings. Areas that tend to have higher density development are already characterised by higher established densities. Similarly, areas characterised by lower established densities, particular to the west of the town, have generally seen development at lower densities.

- There is a strong relationship between dwellings per hectare and plot ratio. Generally, an increase in plot ratio matches an increase in dwellings per hectare.

- The wide range of densities on sites less than 0.1 ha suggests that smaller sites are more heavily influenced by the characteristics and constraints of the site in question. For example, an irregular-shaped site may only be able to accommodate a regular-shaped building at a low site ratio resulting in a lower overall density when measured in terms of dwellings per hectare. This suggests that density ranges are likely to be less appropriate for estimating capacity on small sites.

- There is a clear and expected relationship between size of dwelling and density, with larger dwellings generally provided at lower densities. Achieving higher densities is likely to require smaller dwelling sizes. Therefore, flats are going to play an important role in achieving high densities. However, terraced houses can also be provided at higher densities, particularly if they can be provided as part of a mix with flats.

- The majority of developments have been within or exceeded the range identified for the Density Area that the site is located within. Similarly, the IQR tended to be more focused towards the upper end of the Density Area ranges identified. This suggests that the upper ends of the ranges could be extended slightly.

Key Example Sites

5.47 A sample of developments that are characteristic of Density Areas have been analysed in greater detail to understand potential reasons behind the particular density of development.

5.48 A total of 12 case studies were analysed. These included developments that are characteristic of the six density areas in terms of dwelling type and size (the features identified in Table 15), in addition to: the highest density development; the lowest density development (that provided more than 1 net additional dwelling); a development on the fringe of the built-up area; and the development with the greatest mix of dwelling types.

5.49 For each site, in addition to the density measurements, additional information was recorded, including:

- Greater detail on the size and type of dwellings, including the number of bedspaces
- The Gross Internal Area (GIA) of the dwelling[12]
- The efficiency of the building in terms of the ratio of Gross External Area (GEA) to GIA
- The height and design of the buildings, including whether accommodation is provided in roofspaces
- The number of parking spaces provided and how/where they are provided
- The type and amount of open space provided, including the size of private gardens
- Proximity to Services and Facilities
- Comparison between the Gross, Net and Plot Areas
- Any other considerations that may have impacted on the density of the development

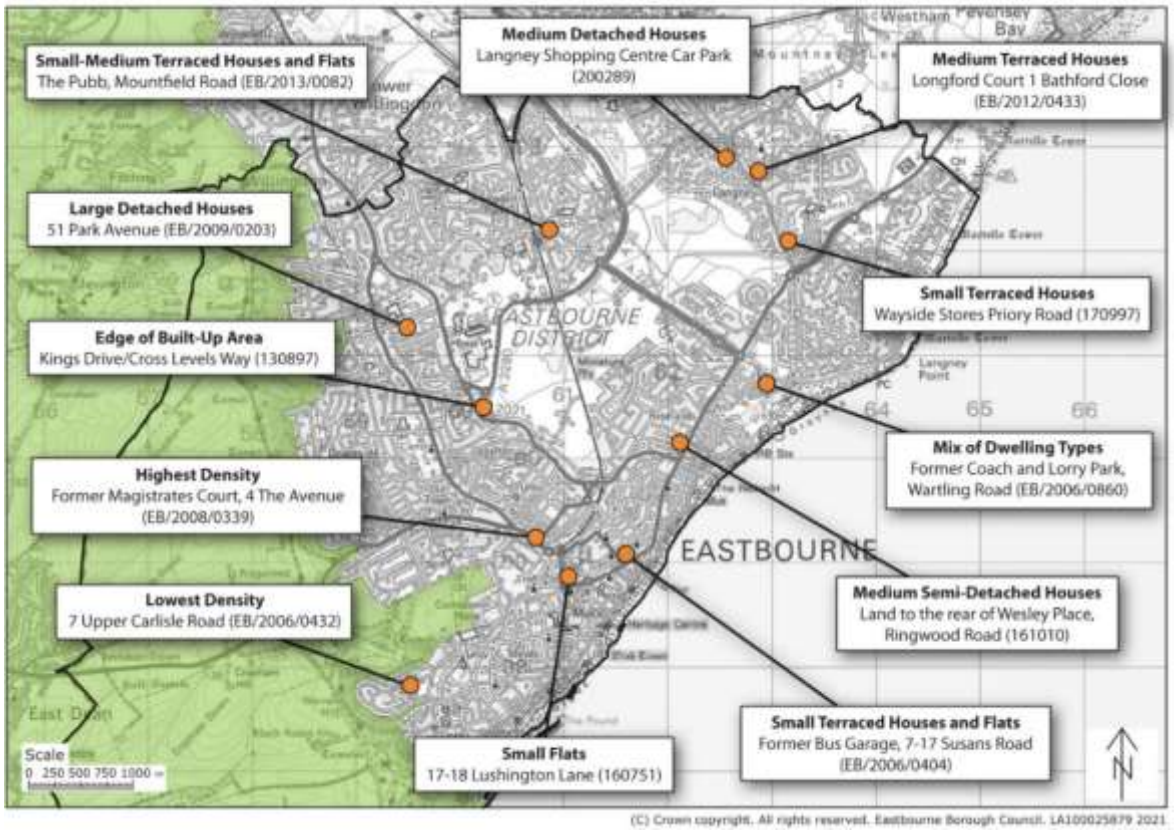
5.50 The case study sites that have been assessed are identified in Table 31 and Figure 17, and the details of each site are provided within Appendix 5.

[12] The RICs definition has been used to measure GIA of dwellings

Table 31 - Case Study Sites

Category	Development	Dwellings per Hectare	Bedrooms per Hectare	Site Ratio
Large Detached houses	51 Park Avenue	34.2	136.8	0.35
Medium Detached houses	Langney Shopping Centre	38.2	114.5	0.21
Medium Semi-detached houses	Land to the rear of Wesley Place, Ringwood Road	39.9	119.7	0.20
Medium Terraced houses	Longford Court 1 Bathford Close	55.8	167.5	0.31
Small Terraced houses	Wayside Stores Priory Road	75.8	151.5	0.38
Small-medium Terraced houses and Flats	The Pubb Mountfield Road	89.2	146.5	0.33
Small Terraced houses and Flats	Former Bus Garage, 7-17 Susans Road	149.1	229.4	0.34
Small flats	17-18 Lushington Lane	265.5	530.9	0.79
Highest Density	Former Magistrates Court, 4 The Avenue	419.3	580.6	0.91
Lowest Density	7 Upper Carlisle Road	8.5	59.6	0.17
Edge of built-up area	Kings Drive/Cross Levels Way	35.4	92.8	0.17
Mix of Dwelling Typologies	Former Coach and Lorry Park, Wartling Road	79.0	188.9	0.22

Figure 17 - Location of Case Study Sites



Description of Case Studies

Large Detached Houses – 51 Park Avenue (EB/2009/0203)

5.51 Four 4-bedroom 7-person Detached houses with large gardens and two off-street parking spaces per property, provided at 34.2 dwellings per hectare with a site ratio of 0.35. Gross Internal Area per dwelling significantly exceeds minimum space standards, with building efficiency at approximately 85%.

Medium Detached Houses – Langney Shopping Centre Car Park (200289)

5.52 11 3-bedroom 4-person Detached houses with good sized rear gardens, provided at 38.2 dwellings per hectare with a site ratio of 0.21. The site includes a new access road and courtyard parking, provided at 2.2 spaces per dwelling. Gross Internal Area per dwelling is in line with minimum space standards, and building efficiency is approximately 83%.

Medium Semi-Detached Houses – Land to the rear of Wesley Place, Ringwood Road (161010)

5.53 Five 3-bedroom 5-person Semi-Detached houses, providing at 39.9 dwellings per hectare with a site ratio of 0.20. Site includes access road, with two parking spaces provided per dwelling. The buildings are two-storey with accommodation in the roofspace, meaning accommodation provided over three floors. The Gross Internal Area per dwelling is slightly higher than the minimum space standards, and building efficiency is approximately 82%.

Medium Terraced Houses – Longford Court 1 Bathford Close (EB/2012/0433)

5.54 Five 3-bedroom 5-person Terraced houses with reasonably sized rear gardens, provided at 55.8 dwellings per hectare with site ratio of 0.31. Five of the dwellings have allocated off-street parking spaces, with the remaining dwellings using on-street parking. The Gross Internal Area is in line with minimum space standards, and building efficiency is approximately 83%.

Small Terraced Houses – Wayside Stores Priory Road (170997)

5.55 Five 2-bedroom 3-person terraced houses provided at 75.8 dwellings per hectare with site ratio of 0.38. Each dwelling has a small rear garden, and parking is provided by a small parking area to the side of the dwellings, with 1.2 spaces per dwelling. Gross Internal Area is in

line with minimum space standards, and building efficiency is approximately 84%.

Small-Medium Terraced Houses and Flats – The Pubb Mountfield Road (EB/2013/0082)

5.56 A mixture of terraced houses and flats, including seven 1-bedroom 2-person flats and one 2-bedroom 4-person wheelchair accessible flats in a purpose-built block; four 2-bedroom 4-person Terraced houses; and two 3-bedroom 5-person Terraced houses. The density of the site is 89.2 dph, with a site ratio of 0.33. The terraced houses have small rear gardens, and there is a parking court to the rear of the buildings providing 1.3 spaces per dwelling. The block of flats and 3-bed terraced properties are three storeys, whilst the 2-bed terraced properties are two storeys. The Gross Internal Area of all dwelling types is in line with minimum space standards. The building efficiency is 84% for the terraced properties, whilst for the block of flats it is 70%.

Small Terraced Houses and Flats – Former Bus Garage, 7-17 Susans Road (EB/2006/0404)

5.57 A mixture of flats and terraced houses includibg two purpose-build blocks comprising 26 1-bedroom 2-person flats and 48 2-bedroom 4-person flats, and four 2-bedroom 4-person terrace houses. The density of the site is 149.1 dph, with a site ratio of 0.34. It is a gated development, with 0.57 parking spaces per dwelling provided a central courtyard. The terraced houses and some ground floor flats have small gardens, and there is a communal garden provided. The blocks of flats are 3- and 4-storeys high, whist the terraced houses are two-storey. All of the dwellings are under the minimum space standards. The building efficiency for the blocks of flats is 67% and 72%, whilst for the terraced properties it is 84%.

Small Flats – 17-18 Lushington Lane (160751)

5.58 Six 2-bedroom 4-person flats provided in a three-storey block (2 flats per storey) with a single common entrance, at 265 dwellings per hectare and a site ratio of 0.79. No parking is provided on site, and the ground floor flats have a small courtyard. The Gross Internal Area is slightly under the national space standards, and building efficiency is 75%.

Highest Density – Former Magistrates Court, 4 The Avenue (EB/2008/0339)

5.59 A 5-storey block of 13 flats comprising six 1-bedroom 2-person flats and seven 2-bedroom 3-person flats, with accommodation provided within the roofspace and no accommodation on the ground floor, where instead there are seven garages provided at 0.5 spaces per dwelling. Gross Internal Areas of the flats marginally exceeds the national space standards, and the building efficiency is 75%.

Lowest Density – 7 Upper Carlisle Road (EB/2006/0432)

5.60 Four 7-bedroom 12-person detached houses set in large plots with substantial gardens, provided at 8.5 dwellings per hectare with site ratio of 0.17. The properties are some of the most expensive in Eastbourne and are valued at over £1million each. The Gross Internal Area significantly exceeds the minimum space standards, with building efficiency of 88%.

Edge of Built-up Area – Kings Drive/Cross Levels Way (130897)

5.61 The most significant development of a greenfield site on the edge of the built-up area and fringe of Eastbourne Park. It consists of a mixture of dwellings including two purpose-built blocks of flats comprising 26 2-bedroom 3-person flats and four 1-bedroom 2-person wheelchair accessible flats; 11 2-bedroom 3-person flats above garages; 37 3-bedroom 5-person 2-storey terraced house; 22 3-bedroom 5-person 3-storey townhouses; and 19 3-bedroom 6-person 3-storey townhouses. Most properties have an allocated parking space, with 1.4 spaces provided per dwelling overall. The houses also have rear gardens. The site incorporates a children's play space, green amenity space and SUDs infrastructure, so whilst overall density is 35 dwellings per hectare, net density is closer to 50 dwellings per hectare. The Gross Internal Area of the majority of dwellings is in line with minimum space standards, whilst some dwellings exceed minimum space standards. The building efficiency of the purpose-built apartment blocks is 74%, whilst for the terraced and townhouses it is between 85% and 90%.

Mix of Dwelling Types – Former Coach and Lorry Park, Wartling Road (EB/2006/0860)

5.62 The greatest mix of dwelling types, provided at 79 dwellings per hectare and a site ratio of 0.22. 225 dwellings including three apartment blocks comprising 158 2-bedroom 4-person flats and six 3-bedroom 6-person flats; four 1-bedroom 2-person flats over garages;

four 4-bedroom 8-person semi-detached houses; two 3-bedroom 5-person semi-detached houses; 24 3-bedroom 5-person terraced houses; and 23 4-bedroom 6-person terraced houses. Parking is provided both within curtilage and through courtyards at 1.2 spaces per dwelling overall. The houses have reasonably sized rear gardens, with some amenity space around the flats. Some of the 2-bed flats are below minimum space standards, whilst the majority of dwellings are in line with the minimum space standards and some exceed them. The building efficiency of the houses is between 82% and 85%, whilst for the apartment blocks it is 72% and 76%.

Conclusions from case studies

5.63 The main conclusions that are drawn from the case studies are:

- Site ratio has a significant impact on the number of dwellings per hectare. The two highest density sites (17-18 Lushington Lane and Former Magistrates Court 4 The Avenue) have very high site ratios.

- The need to provide a site access road into a development site reduces the land available for dwellings, resulting in a lower dwellings per hectare and site ratio than can be achieved on small sites without that need. Where a site access road and/or courtyard parking is provided, this can take up between 36% and 50% of the net site area.

- The Kings Drive/Cross Levels Way site of 3.36 hectares includes a significant amount of space dedicated to SuDS infrastructure and amenity greenspace provided as part of the overall design. This results in a Gross to Net area density ratio of around 70%, which is consistent with the ratio identified in Figure 2.

- The provision of parking within a development does not necessarily result in lower densities. Parking that is provided in the form of ground floor or undercroft spaces with accommodation above can enable higher densities, although this result in an increase in the height of the buildings.

- Developments with gardens tend to have lower densities, but densities of 50dph or more can be achieved with reasonable sized gardens (10 metres long).

- The provision of buildings with accommodation within a pitch roof, and potentially with a dormer, can mean that minimum space standards can be achieved at the same time as higher densities

without requiring buildings to be significantly taller than their surroundings.

- The provision of taller buildings within a development (Former Magistrates Court, The Avenue; Former Bus Garage, Susans Road; Former Coach and Lorry Park, Wartling Road) does help to increase density, particularly as part of a mix of dwelling types, but high densities can still be achieved with 3-storey buildings with a high site ratio.

- The building efficiency (ratio of GIA to GEA) of houses is consistently around 85% across all dwelling types. Within flatted development, the provision of communal areas such as lifts, stairwells, common hallways and entrances results in the building efficiency generally being between 70% and 75%.

- The majority of dwellings are provided with the minimum amount of Gross Internal Area to comply with national space standards.

- The three highest density developments in the case studies are located in the town centre where there is excellent access to services and facilities and public transport. Two of these three sites do have parking provision, however this is around 0.5 spaces per dwelling.

6.0 LOCAL CIRCUMSTANCES

Housing Need

6.1 Eastbourne's Local Housing Need, as calculated by the standard method in national planning guidance, indicates a need for 693 new homes to be provided per year in Eastbourne.

6.2 The most recently published Strategic Housing & Employment Land Availability Assessment (SHELAA) (2019) indicated a potential capacity of 248 homes per year; significantly below the local housing need figure.

6.3 In circumstances where there is an existing or anticipated shortage of land for meeting identified housing needs, the NPPF identifies that building homes at low densities should be avoided and development should make optimal use of the potential of each site (para 125). PPG[13] is also clear that where there is likely to identify insufficient sites to meet identified local housing need, assumptions about development potential need to ensure that the most efficient use of land is made.

6.4 The NPPF (para 124) confirms that, in making efficient use of land, account should be taken on the identified need for different types of housing. The most recent evidence on housing need[14] indicates that, based on the profile of households and how this is expected to change over time, the greatest housing need in future in Eastbourne is expected to be for 3-bed houses, with 2-bed flats and 1-bed flats also having relatively high level of need.

6.5 It is recognised that the Wealden Housing Needs Assessment (2021) identifies that Eastbourne shares a housing market with south Wealden, and considers 3 bedrooms homes to be the most needed in the market area. An up-to-date Housing Needs Assessment for Eastbourne is currently being prepared.

6.6 In making the most efficient use of land, it is clear that flats will play an important role in achieving higher densities, particularly in specific parts of the town, but that residential development in Eastbourne cannot be exclusively flats in order to ensure that sustainable community are to be created.

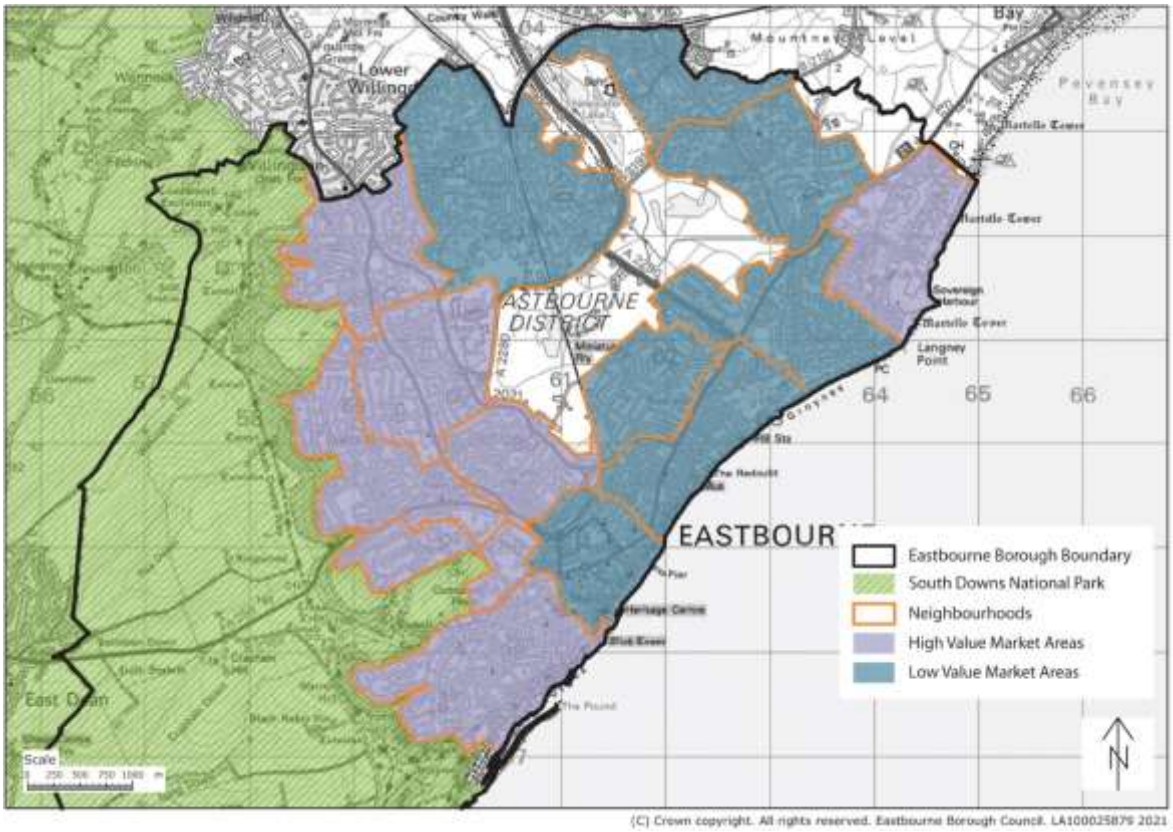
[13] PPG – Housing and economic land availability assessment - Paragraph: 025 Reference ID: 3-025-20190722

[14] Eastbourne Borough Strategic Housing Market Assessment (SHMA) 2016

Viability

6.7 The Core Strategy divides Eastbourne into two Market Value Areas (High Value Area and Low Value Area), which reflect the disparity between sales values across town. The Market Areas are identified in Figure 18. Although the lowest density areas, particularly on the western side of the town, tend to be in the High Value Market Area, there is less correlation between high density and market value areas. Higher density areas in the Town Centre and Seaside are within the Low Value Market Area, but there are also higher density areas in parts of Meads, Upperton and Sovereign Harbour that are in the High Value Market Area.

Figure 18 - Eastbourne Market Value Areas



6.8 A Community Infrastructure Levy (CIL) Charging Schedule was adopted in 2015. This identified that residential development of houses was sufficiently viable to sustain a CIL charge of £50 per sqm. However, the viability evidence indicated that apartments did not achieve the same levels of viability and could not justify a CIL charge in either the High Value Area or the Low Value Area. This is due to flatted development being more expensive to build and the additional costs of the unsaleable areas (stairwells and hallways etc) adversely

impact on viability. This is particularly relevant in the 'low value' areas of the town where sales values for flats are lower.

6.9 A viability assessment for the local plan will be prepared as part of the evidence gathering process, which will take account of all relevant issues that might impact the viability of development sites.

Access to Services and Facilities

6.10 The NPPF recognises higher densities are dependent upon accessibility to public transport and essential facilities, which means that access to public transport and day-to-day services and facilities should be key considerations when considering appropriate densities for residential development.

6.11 Within Eastbourne there are a number of locations that benefit from good access to public transport and services/facilities. By assessing these areas alongside localised character, it is possible to identify areas capable of potentially supporting high density residential development.

6.12 However, there are also parts of the Borough are relatively isolated and do not benefit from good proximity to services and public transport. The density and character of new development in such areas needs to reflect its accessibility. This will affect the way that new residents live, for example, the amount of parking needed to serve new dwellings in such areas.

6.13 An analysis was undertaken to identify areas of the town that are within close proximity to a service centre and have good access to public transport, and could therefore potentially support higher densities.

6.14 Good access to a service centre was measured as being within a 10-minute walk to the Town Centre shopping area or a District Shopping Centre.

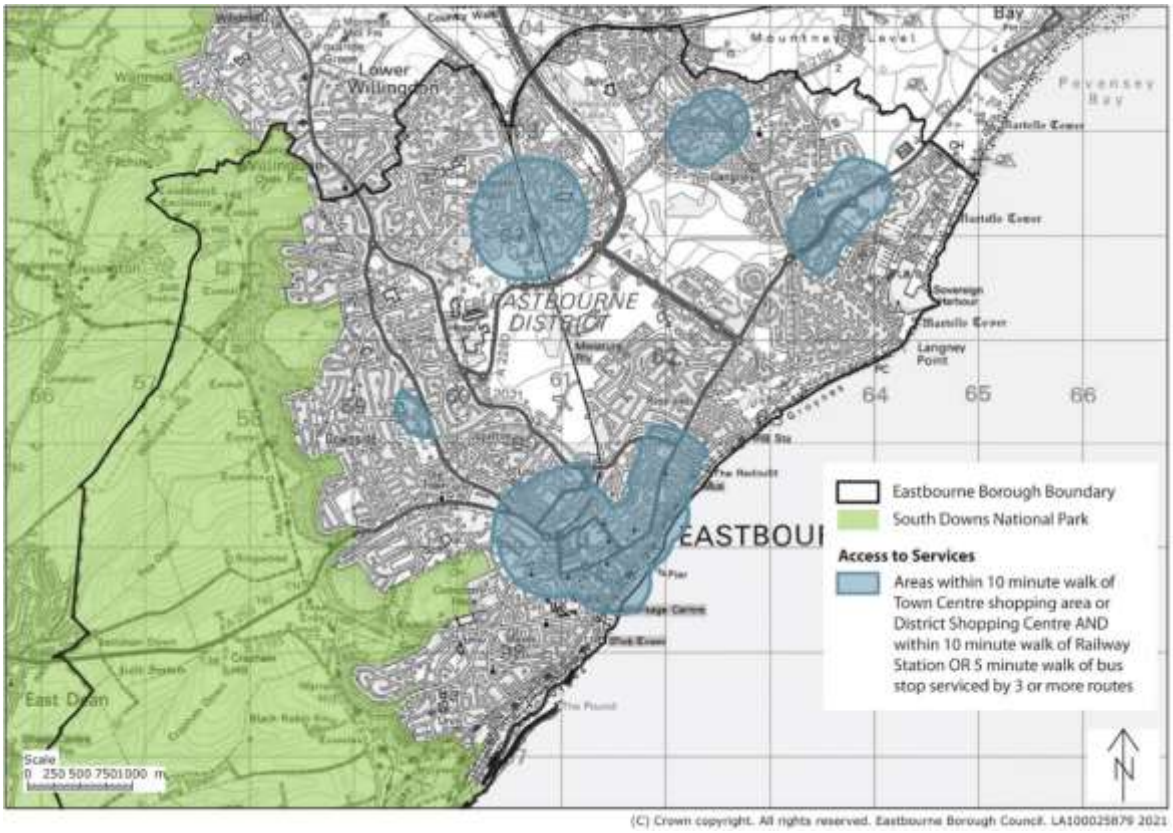
6.15 Good access to public transport was measured as a 10-minute walk to a railway station, or a 5-minute walk to a bus stop that is served by three or more different routes to ensure that the area is well connected to other parts of the town.

6.16 Walking distance was calculated using an average walking speed of 3mph (5 kph). This means a 10-minute walk would equate to 800m. However, in order to recognise that a walking route is unlikely to be in

a straight line, a radius was drawn at 75% of the straight-line distance[15].

6.17 Figure 19 shows the areas of Eastbourne that are within a 10-minute walk of a service centre and a 10-minute walk or a railway station or 5-minute walk of a well-served bus stop.

Figure 19 - Areas with good accessibility to public transport and retail centres



6.18 There are five separate areas of Eastbourne with good local access to a service centre and public transport.

6.19 As would be expected, the greatest access to services and facilities in the Town Centre and the area immediately surrounding it, including the southern part of Seaside. This aligns with established areas of higher densities, and broadly reflects the area where the highest density developments identified in Section 5 (Figure 15) are located.

6.20 The areas surrounding Langney Shopping Centre and Hampden Park District Centre have good access to public transport via bus and railway station respectively. An area close to Sovereign Harbour District Centre is also well served by bus, however the catchment does not cover much residential area.

[15] Shaping Neighbourhoods for Local Health and Global Sustainability (2002)

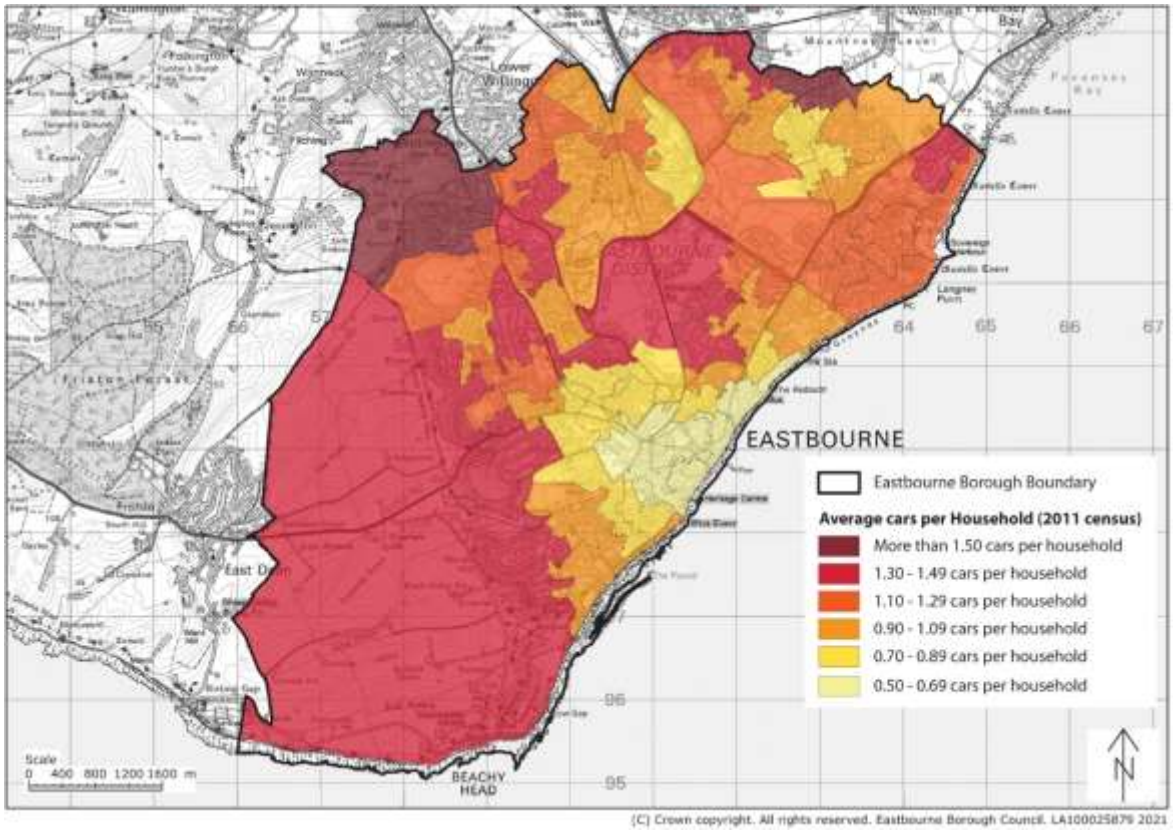
6.21 The final area with good local access to a service centre and public transport is a small area at the junction of Willingdon Road and Rodmill Drive, although the area identified mainly consists of Ocklynge Cemetery and Cavendish School and not any residential area.

Car Parking Standards

6.22 East Sussex County Council are the local highway authority for Eastbourne and have published Guidance for Parking at New Residential Development (2017)[16]. This provides evidence-based parking guidelines to enable the application of local characteristics when formulating parking provision at new residential development.

6.23 Using the guidance, an optimum parking provision is determined using a site-specific calculation tool that takes into account location (by ward), dwelling type, dwelling size and how parking is provided. The calculation tool is partly based around car ownership data from 2011 census.

Figure 20 - Average Cars per Household by Lower Super Output Area



Source: 2011 Census

[16] https://www.eastsussex.gov.uk/environment/planning/applications/development-control/roads/tdc-planning-apps/

6.24 Figure 20 shows the average number of cars per household in the Lower Super Output Areas in Eastbourne from the 2011 census. The lowest levels of car ownership is within the Town Centre and southern part of Seaside, which corresponds to the area with good accessibility to services and public transport in Figure 19. The average number of cars per household generally increases as distance from the Town Centre increases, with the most cars per household in part of the Ratton and Willingdon Village neighbourhood.

6.25 This indicates a lower requirement for parking provision in new development within the Town Centre and surrounding area, which will help to facilitate higher density development in these areas. The guidance is likely to require more parking provision to be included as part of developments on the edges of the town, and this will need to be factored in to the density ranges that are appropriate for those areas.

Setting of South Downs National Park

6.26 The South Downs National Park (SDNP) abuts the western edge of the built-up area. Generally, the built-up areas immediately adjacent to the SDNP are the lowest density areas of the town, particularly around Ratton & Willingdon Village, Summerdown & Saffrons and Meads. This reflects the transition from the urban area to the downland.

6.27 In these areas, there is a strong visual relationship between the scarp slopes and adjacent residential areas, which form part of the setting of the SDNP.

6.28 The scarps slopes are visually sensitive and form a prominent backdrop to views from many parts of Eastbourne. Therefore, higher density development, particularly if it incorporates buildings that are taller than the established heights, could have an unacceptable impact on the setting of the SDNP. This means that the areas adjacent to the SDNP are unlikely to be suitable for higher density development.

Conservation Areas

6.29 There are 12 Conservation Areas in Eastbourne, which are identified in Figure 21. The majority of the Town Centre is within a Conservation Area, as well as significant parts of the Meads neighbourhood. Unsurprisingly, the Conservation Areas generally reflect the parts of the town that were established Pre-war. As identified in Section 4,

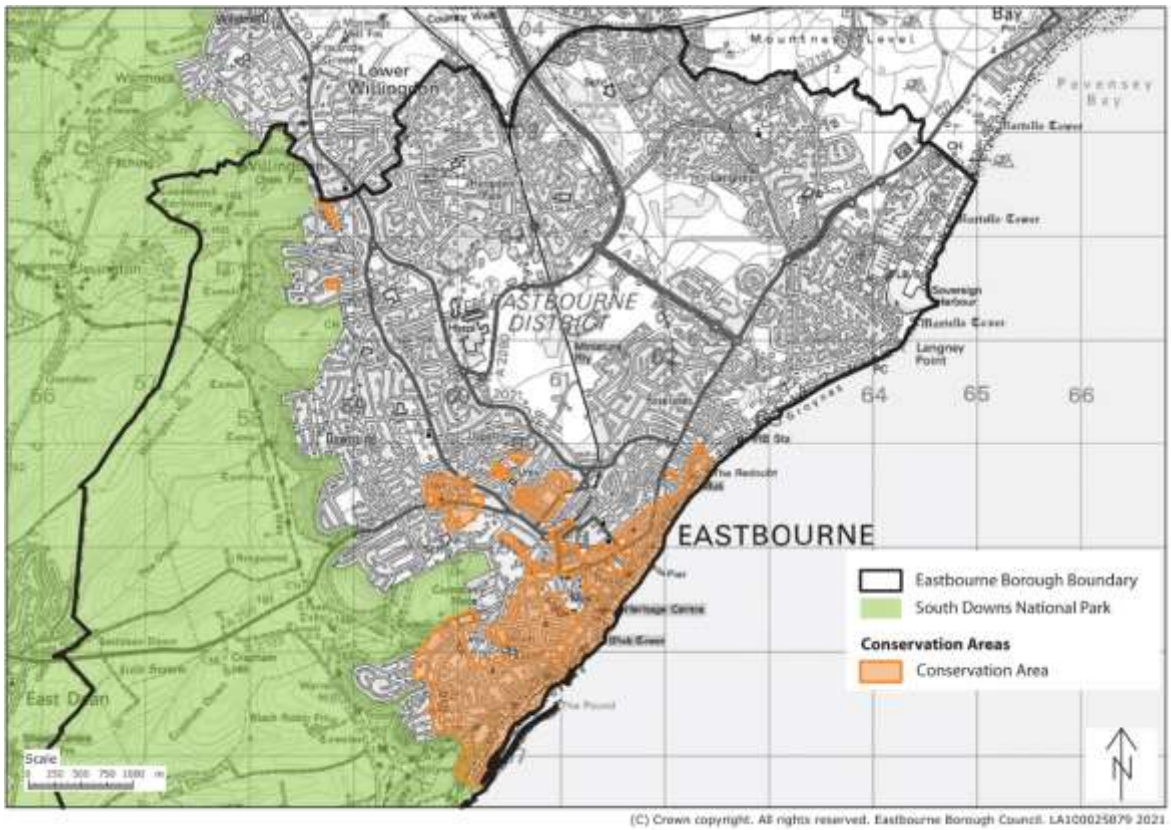
these areas do tend to have higher established residential densities than areas developed in later periods.

6.30 Within Conservation Areas, new development should preserve or enhance the existing character or appearance of the area, and it is important that local historic character is considered and properly reflected in development proposals.

6.31 However, this does not mean that new development cannot be provided at higher density within Conservation Areas, provided that it is sympathetic to and respects the special characteristics of the area and the reasons that it was designated.

6.32 Appropriate densities for sites within Conservation Areas should be considered on a case-by-case basis, taking into account the sensitivities of the local area, rather than on the basis of density standard.

Figure 21 - Eastbourne Conservation Areas



Living Standards

6.33 The provision of sufficient living space within new homes is important to ensure a good standard of residential amenity for future occupiers.

As such, the minimum space standards[17] are used to ensure that new residential accommodation provides sufficient internal space to meet the needs of occupiers. These standards need to be taken into consideration in identifying appropriate densities.

6.34 The size of residential accommodation in terms of the internal space (or Gross Internal Area) can have an impact on the overall density of development.

6.35 The case studies analysed in Section 5 identify that the ratio of Gross Internal Area to Gross External Area for houses tends to be around 85%. For blocks of flats it is usually between 70% and 75%, which reflects the need for communal spaces such as hallways, stairwells/lifts and common entrances.

6.36 Understanding how internal space translates to external space and the relationship between external space and site ratio provides an opportunity to estimate indicative density at different building heights. Similarly, building heights can be estimated for different densities using the same method.

6.37 Access to daylight and sunlight for neighbouring and future occupants is also an important consideration in how new homes are delivered. These issues will mainly be affected by the design of the development scheme, and therefore would not necessarily be directly impacted by the density of development.

Conclusions on local circumstances

6.38 There are local circumstances in Eastbourne that affect the densities that are appropriate for new development, and how and where they are applied.

6.39 The main conclusions that are drawn from the analysis of the local circumstances are:

- There is a high housing need in Eastbourne that is unlikely to be met in full, and therefore assumptions about development potential need to ensure that the most efficient use of land is made. This means that density ranges need to be increased where possible, whilst still respecting the local context.

[17] Department for Communities and Local Government (2015), Technical housing standards – nationally described space standards

- Density ranges should not solely promote the development of flats, particularly as there is a significant housing need for 3-bed houses. The case studies in Section 5 demonstrates that terraced properties can be built at higher densities of around 75dph, so the density ranges should be sufficiently flexible to enable such development to take place.

- Viability issues have not stopped flats coming forward through New Build and Redevelopments over recent years, however the zero CIL charge for flats recognises that there are challenges with this type of residential development. Density ranges that promote the development of flats only, particularly where taller buildings might be required, may be undeliverable due to viability issues.

- There are particular areas of the town that have good access to services and facilities and are well served by public transport. These areas also correlate with lower average numbers of cars per household. The reduced need for parking provision in these areas means that they are likely to be more capable of accommodating higher residential densities.

- The density areas should be reconsidered to take into account the potential for higher densities in areas with good access to services and facilities and that are well served by public transport, where there is less need for parking provision.

- Many of the highest density areas of the town, particularly in parts of the town centre, are within Conservation Areas. Appropriate densities for sites in these areas should consider the established density of the area, but will also need to take into account the sensitivities of the local context. Therefore, capacity of sites in Conservation Areas should be considered on a case-by-case basis rather than by a density range.

- In establishing site capacities, account should be taken of minimum space standards and building efficiency ratios, which will help to inform the assessment of the appropriateness of a particular density on a particular site.

- Access to daylight and sunlight for neighbouring and future occupiers are important considerations for site capacity, but are more likely to be an issue of design rather than density.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Summary of Findings

7.1 The purpose of this report is to establish what densities would be appropriate for future residential development in Eastbourne with the aim of maximising the number of new homes that can be sustainably delivered.

7.2 National planning policy is clear that effective and efficient use of land should be made for providing new homes, whilst also respecting needs for different types of housing, market conditions and local character. Density of development plays an important role in ensuring that efficient use of land is made, but density will also be influenced by the design of development, including the height of buildings.

7.3 There are different ways of measuring density, but dwellings per hectare is the most common. Site ratio (the percentage of the site covered by buildings) is also a useful indicator of density. Larger sites are more likely to require on-site infrastructure and mitigation, which will result in lower overall densities. The ratio between the Gross Site Area (the whole site area) and the Net Site Area (the part of the site that accommodates buildings and land directly associated with those buildings) helps to explain this.

7.4 Residential density within established areas varies across Eastbourne, reflecting the time that each area was developed, the type and style of development that has taken place, and the arrangements for parking and open spaces.

7.5 From the analysis of the 65 character areas that were identified across Eastbourne, it was identified that the areas that were established within the last 40 years or prior to 1918, areas characterised by smaller-sized dwellings, and areas with less provision of off-street parking tended to have higher densities, and these areas were mainly, although not exclusively, concentrated in and around the town centre. The analysis resulted in the town being divided into six Density Areas (Very High Density; High Density; Medium-High Density; Medium Density; Medium-Low Density; and Low Density).

7.6 An analysis of residential development on 'New Build' and 'Redevelopment' sites was undertaken to identify density trends in new development and how these fit with the Density Areas that have been

identified. This identified that whilst the density of new development is relative to the density area in which it is located, many sites delivered development at higher residential densities than their surrounding area. There is a clear and expected relationship between size of dwelling and density, with larger dwellings generally provided at lower densities, and high densities delivering smaller dwelling sizes. Site ratio also had a significant influence on the number of dwellings per hectare delivered in new development sites. However, the wide range of densities on small sites (less than 0.1 hectares) suggested that these sites are more heavily influenced by characteristics and constraints of the development site.

7.7 A sample of development was analysed to identify density issues in more detail. This confirmed that site ratio has a significant impact on the number of dwellings per hectare, and that larger sites are more likely to have a lower gross to net area ratio, resulting in a lower overall density. It also identified that on-site parking can be provided at high site ratios through ground floor/undercroft parking, and that densities of 50 dph can still be achieved at the same time as the provision of reasonably-sized gardens (10m long).

7.8 There are local circumstances that may affect what is considered to be an appropriate density for new development. The need for 3-bed houses should be considered in determining density ranges for new development, and significant amounts of flatted development may face viability challenges, therefore densities need to be flexible enough to enable the delivery of a range of housing types. There are parts of the town with high levels of accessibility to services and public transport where densities should be increased, and this could potentially be partly achieved through reducing provision for parking in the development. There are also parts of the town that are within Conservation Areas, particularly in older parts of the town that have higher established densities, where the density of new development will need to be considered on a case-by-case basis to ensure no adverse impact on the heritage asset.

Recommendations

7.9 The recommendations from this assessment will be used to inform the methodology for estimating the development potential and capacity of sites identified in the Eastbourne Borough Council Land Availability Assessment. This is based on the location of the site in terms of its Density Area, and the density range that will be applied within these Density Areas.

Density Areas for New Development

7.10 The Density Areas identified in Figure 12 have been re-examined to identify where there are local circumstances such as accessibility to services and public transport, or regular examples of development at higher than established density, that would mean it is appropriate to amend the Density Area designation for future development, whilst still taking into account the character of the area.

7.11 The Density Area designations have been amended as follows:

- The whole of Town Centre neighbourhood has been classified as a Very High Density Area to reflect the excellent access to services and facilities and public transport provision, and that the majority of the developments that have taken place across the Town Centre neighbourhood have been at very high densities.

- The Gorringe Character Area has been re-classified as a High Density Area (from Medium-High) to reflect its close proximity to the Town Centre and that the average density of developments that have taken place in the area is higher than the established density.

- The southern end of the Saffrons Road Character Area has been re-classified as a High Density Area (from Medium) to reflect its close proximity to the Town Centre. It is not considered that this increase would have a significant impact on the character of the area as a number of the existing properties have been converted to flats, and any new flatted development could enable high density whilst replicating the massing and scale of the existing properties.

- The Lower Meads Character Area has been re-classified as a High Density Area (from Medium-High) to reflect its close proximity to the Town Centre. However, the majority of this area is within a Conservation Area so density will have to be considered on a case-by-case basis to ensure that it does not have an adverse impact on the character of the area.

- The Hampden Park Centre has been re-classified as a High Density Area (from Medium) to reflects its close proximity to the Hampden Park District Shopping Centre and good access to bus services and Hampden Park Railway Station. This is particularly relevant for the area immediate around the District Centre, which is likely to be the part of the Character Area that would have most potential for future development.

- The Mallard Close Character Area has been re-classified as a High Density Area (from Medium-High) to reflects its close proximity to the Hampden Park District Shopping Centre and good access to bus services and Hampden Park Railway Station.

- The eastern end of the West Hampden Park Character Area has been re-classified as a Medium-High Density Area (from Medium-Low) to reflects its close proximity to the Hampden Park District Shopping Centre and good access to bus services and Hampden Park Railway Station. It is not considered that this increase would have a significant impact on the character of the area as any new flatted development could enable higher density whilst replicating the massing and scale of the existing properties.

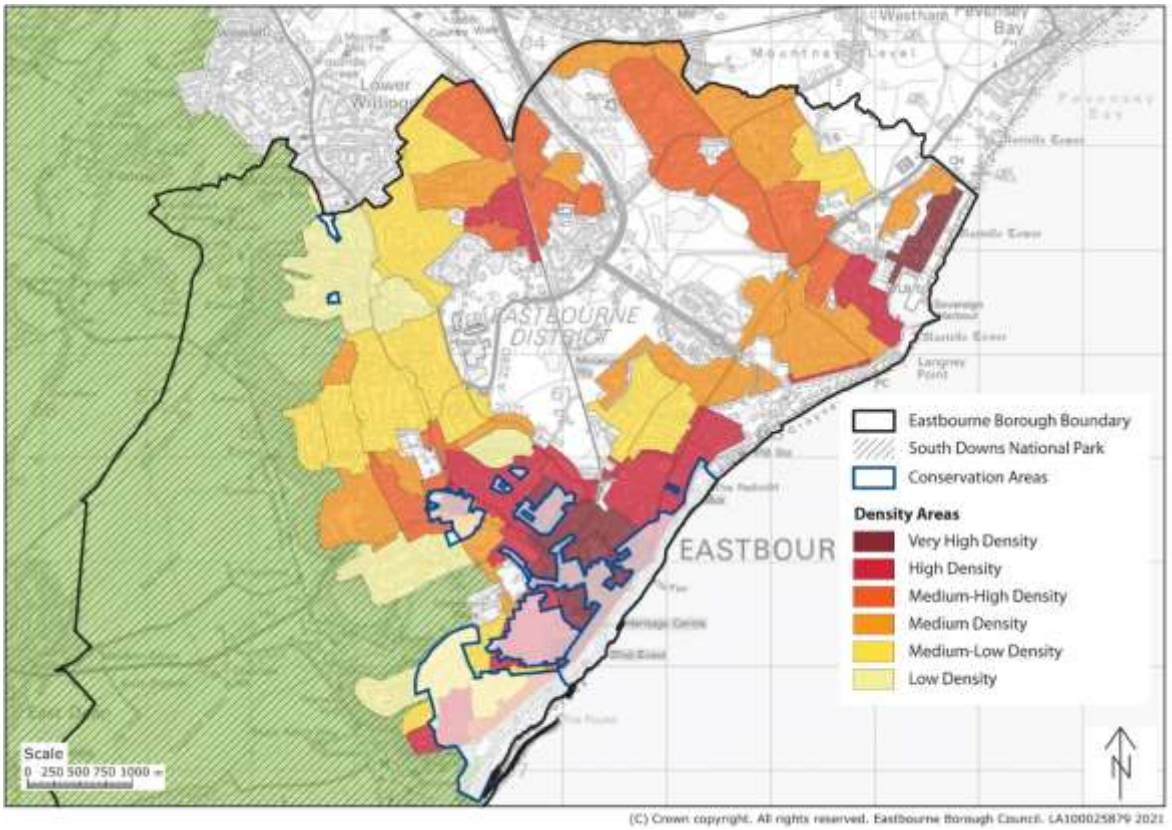
- The western part of The Hydneye Character Area has been re-classified as a Medium-High Density Area (from Medium) to reflect its close proximity to the Hampden Park District Shopping Centre and good access to bus services and Hampden Park Railway Station. The average density of developments that have taken place in the area is higher than the established density.

- The Birds Estate Character Area has been re-classified as a Medium-High Density Area (from Medium) to reflects its close proximity to Langney Shopping Centre and well-served bus stops. The average density of developments that have taken place in the area is higher than the established density.

7.11 The amended Density Areas for New Development are identified in Figure 22, and these density areas will be used as a basis for applying appropriate density ranges in estimating the potential capacity of sites identified in the Land Availability Assessment.

7.12 Within the Conservation Areas, consideration will be given to the underlying Density Area designation, but the estimation of the potential capacity of the site will need to be determining on a case-by-case basis taking into account the sensitivities of the Conservation Area designation.

Figure 22 – Recommended Density Areas for New Development



Density Ranges for New Development

7.13 Table 15 identifies a density range for each density area based on established densities. However, evidence from completed developments since 2006 indicates that whilst the density of new development is relative to the density area in which it is located, many sites have higher densities than their surrounding area.

7.14 In addition, the interquartile range of densities in recent development within each density area (Table 29) tended to be more focused towards the upper end of the ranges identified. This suggests that the density ranges within each density area should be extended for future development to provide an uplift on the average density where appropriate.

7.15 The density ranges within each density area have been amended as follows:

- **Very High Density Area** – the range is increased to 150 dph and above to enable a significant uplift in the average density. The indicative site ratio is 0.60 and above to reflect the reduced need for parking provision on site. Development at these densities is

likely to be flats and incorporate taller buildings, although the case studies indicate that a mix of flats and terraced housing could potentially be provided at these densities on larger sites.

- **High Density Area** – the upper end of the range is increased from 120 dph to 150 dph, although the lower end of the range remains 80 dph, which is the average density of new development within these areas (Table 27). Development at these densities is likely to include a mix of terraced housing and flats. The site ratio range of between 0.30 and 0.60 reflects the interquartile range of site ratios on recently development sites within this area, and the fact that some of these areas have good accessibility to services and facilities, resulting in a reduced need for parking provision.

- **Medium-High Density Area** – the range is increased at the lower end from 50 dph to 60 dph, and the upper end from 80 dph to 90dph. This more closely reflects the interquartile range of densities on completed development (Table 29), and the average density of developments in this area of 71 dph. This density range would allow the development of a site for houses only, as demonstrated in the case studies. The site ratio range of between 0.27 and 0.40 reflects the interquartile range of site ratios on recently development sites within this area.

- **Medium Density Area** – the range is increased at the lower end from 30 dph to 40 dph, and the upper end of the range from 50 dph to 70 dph. There are a significant number of sites developed within the Medium Density Areas at densities higher than the original range, and the average density of development in the Medium Density Area was 52 dph, which justifies an increase in the density range. The increase in the lower end of the range would still enable the development of 3-bed terraced and semi-detached houses. The site ratio range of between 0.25 and 0.35 reflects the interquartile range of site ratios on recently development sites within this area.

- **Medium-Low Density Area** – the range is increased at the lower end from 15 dph to 30 dph, and the upper end of the range from 30 dph to 45 dph. The average density of development in the Medium-Low Density Area was 33 dph, which justifies the increase in the density range. The increase in the range also more closely reflects the interquartile range of densities on completed development (Table 29). The site ratio range of between 0.22 and 0.32 reflects the fact that private gardens are characteristics of Low Density Areas, and corresponds with the average site ratio in this area.

- **Low Density Area** – the range is increased from less than 15 dph to between 25 dph and 35 dph to ensure that building homes at low densities is avoided. The average density for development in the Low Density Area is 20 dph, however this is influenced by a number of very low density developments. There are a number of examples of developments within this area taking place at densities of 25 dph and above, including developments of large, detached houses, which are characteristic of the Low Density Area. The site ratio range of between 0.20 and 0.30 reflects the fact that private gardens are characteristics of Low Density Areas.

7.16 In identifying density ranges, it will be necessary to take into account that density often decreases as site size increases, to take into account the potential need for the provision of on-site infrastructure and mitigation. Section 3 identifies that the ratio of gross area to net area is likely to decrease as the size of the site increases; therefore, overall density is likely to decrease as site size increases. The density ranges should reflect this and should therefore take the size of the site into consideration.

7.17 Based on Table 1 and the information gathered from the case studies in Section 5, it is considered that an appropriate gross to net ratios for sites is as follows:

- Sites less than 0.4 hectares - 100% gross to net ratio
- Sites between 0.4 and 2 hectares - 90% gross to net ratio
- More than 2 hectares - 75% gross to net ratio

7.18 For the purposes of estimating the site capacities as part of the site assessment process in the Land Availability Assessment, the density ranges identified in Table 32 will be used.

Table 32 - Recommended Density Ranges by Density Area for New Development

Density Area	Sites less than 0.4 ha		Sites between 0.4 ha and 2 ha		Sites more than 2 ha	
	DPH	*Site Ratio*	*DPH*	*Site Ratio*	*DPH*	*Site Ratio*
Very High Density	> 150	> 0.60	135	> 0.54	101	> 0.41
High Density	80-150	0.30-0.60	72-135	0.27-0.54	54-101	0.20-0.41
Medium-High Density	60-90	0.27-0.40	54-81	0.24-0.36	41-61	0.18-0.27
Medium Density	40-70	0.25-0.35	36-63	0.23-0.32	27-47	0.17-0.24
Medium-Low Density	30-45	0.22-0.32	27-41	0.20-0.29	20-31	0.15-0.22
Low Density	25-35	0.20-0.30	23-32	0.18-0.27	17-24	0.14-0.20

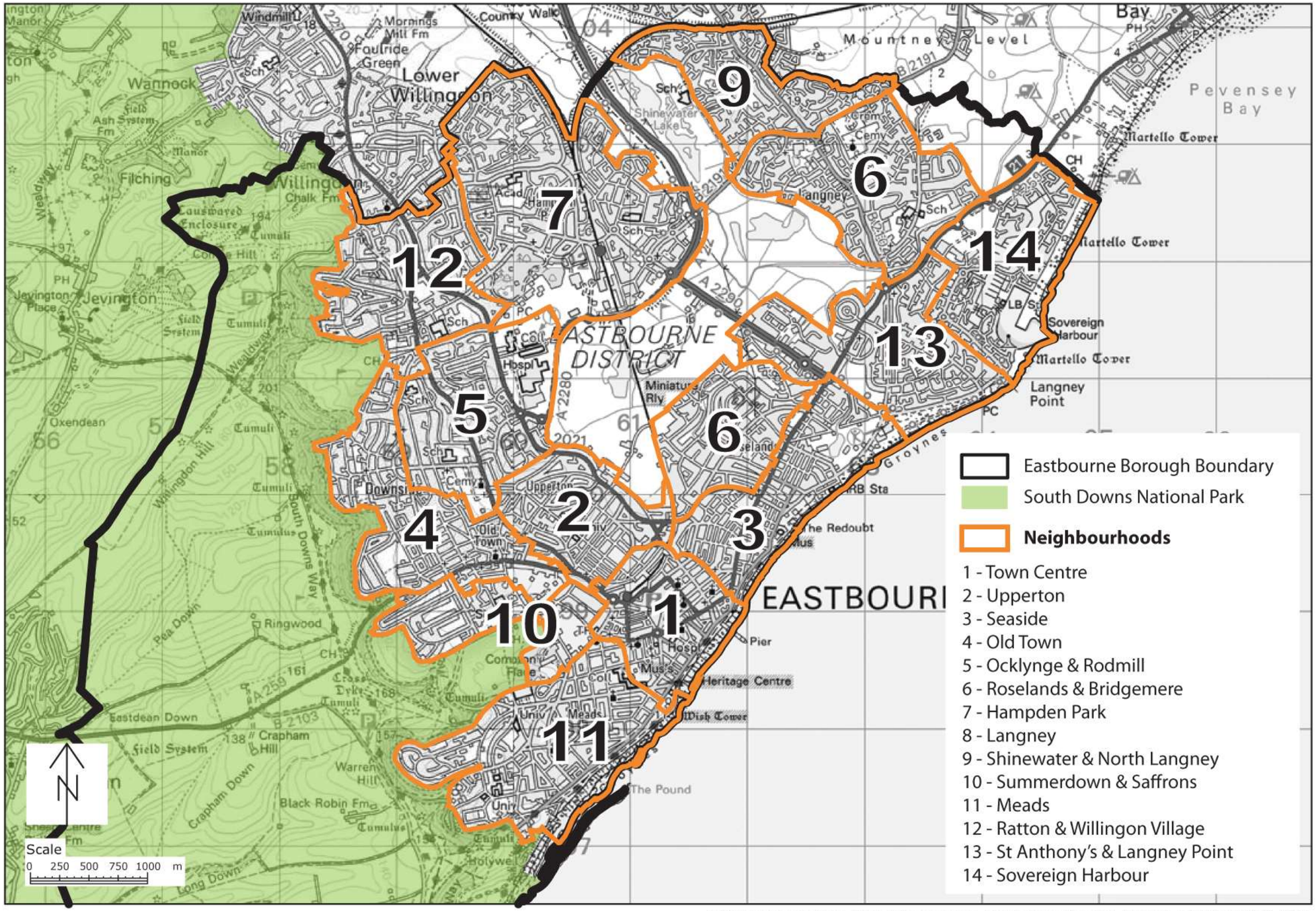
7.19 It is important to note that these densities are indicative only, and in many cases the capacity of sites will be determined by design. There may also be site specific reasons why the density range is inappropriate for a particular site, particularly if the site is located within a Conservation Area. In these situations, density will be considered on a case-by-case basis, with account taken of the underlying characteristics of the area in which the site is located and justification provided as to why the density range is not appropriate.

7.20 The density ranges in Table 32 may not always be appropriate, particularly small sites and infill development. The wide range of densities on recently developed sites of less than 0.1 hectares indicates that smaller development sites are more heavily influenced by the characteristics and constraints of the site in question. This suggests that density ranges are likely to be less appropriate for estimating capacity on small sites.

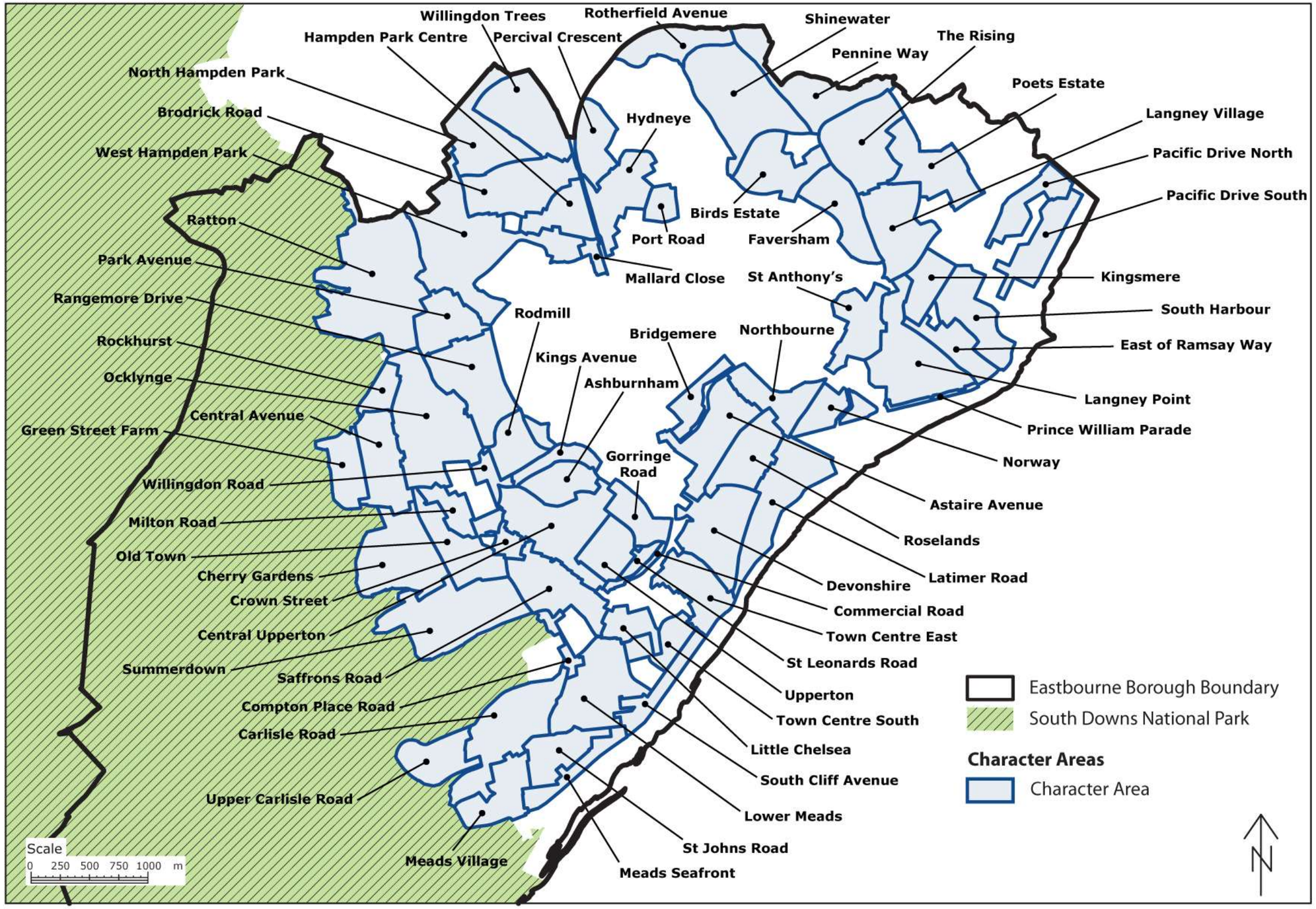
7.21 Although some of the density ranges have an upper end of the range, these are indicative and it does not mean that the density of a particular development site cannot exceed the upper end of the range if there are no adverse impacts on the character of the area, the development can meet minimum space standards, and there are no sunlight/daylight issues for neighbouring or future occupiers.

APPENDICES

Appendix 1 – Map of Neighbourhoods



Appendix 2 – Map of Character Areas



Appendix 3 – Character Areas Profiles

Character Area: Ashburnham

Character Area

Neighbourhood:	Upperton		
Total Size:	17 hectares	**Total Dwellings:**	214
Age:	Pre-war - Predominantly built between 1900-1918		
Size of Residential:	Large - Almost entirely 4+ bedroom properties		
Type of Residential:	Detached - Almost entirely Detached houses with some flats in converted buildings		
Height of Buildings:	Low-Rise – Predominantly 2-storey buildings, sometimes with accommodation in roof		
Parking Arrangements:	Off-Street – Parking within curtilage on driveways and in garages		
Open Spaces:	Private Garden – Predominantly large rear private gardens but no public amenity space		
Houses to Flats ratio:	More than 95% houses		
Density Character:	Low Density		

Sample Area

Sample Area:	Area between Ashburnham Road and Prideaux Road		
Sample Area size:	1.54 hectares		
Number of dwellings:	19	**Dwellings per hectare:**	12.3 dph
Total Bedrooms:	75	**Bedspaces per hectare:**	48.6 bph
GEA Footprint:	2,605.3 sqm	**Site ratio:**	0.17

Character Area: Astaire Avenue

Character Area

Neighbourhood:	Roselands & Bridgemere		
Total Size:	32.9 hectares	**Total Dwellings:**	733
Age:	Interwar - Predominantly built between 1919-1929 with limited recent redevelopment		
Size of Residential:	Medium - Almost entirely 3-bed properties, with occasional 4+bed property		
Type of Residential:	Semi-Detached - Almost entirely Semi-Detached properties with some Terraced properties in isolated areas		
Height of Buildings:	Low-Rise – Mainly 2-storey building plus some with dormers		
Parking Arrangements:	Off-Street – Parking within curtilage on driveways and in garages		
Open Spaces:	Private Garden – Predominantly large rear private gardens but no public amenity space		
Houses to Flats ratio:	Between 65 and 95% houses		
Density Character:	Medium-Low Density		

Sample Area

Sample Area:	Hunloke Avenue		
Sample Area size:	1.24 hectares		
Number of dwellings:	32	**Dwellings per hectare:**	25.7 dph
Total Bedrooms:	94	**Bedspaces per hectare:**	75.6 bph
GEA Footprint:	2,342.4 sqm	**Site ratio:**	0.19

Character Area: Birds Estate

Character Area

Neighbourhood:	Langney		
Total Size:	27.8 hectares	**Total Dwellings:**	503
Age:	Mid 20th Century - Predominantly built between 1973-1982 with some recent redevelopment		
Size of Residential:	Small - Almost exclusively 2-bed properties		
Type of Residential:	Semi-Detached - Mainly Semi-Detached but some Detached mixed in		
Height of Buildings:	Low-Rise - Predominantly single storey bungalows with small number of 2-storey		
Parking Arrangements:	Off-Street - Most properties have parking in curtilage through driveways and garages. Some parking on-street		
Open Spaces:	Private Garden - Mainly small private gardens with some areas of amenity space		
Houses to Flats ratio:	More than 95% houses		
Density Character:	Medium-Low Density		

Sample Area

Sample Area:	Area between Nightingale Close and Kingfisher Avenue		
Sample Area size:	1.10 hectares		
Number of dwellings:	30	**Dwellings per Hectare:**	27.4 dph
Total Bedrooms:	59	**Bedspaces per ha:**	53.9 bph
GEA Footprint:	2,539.3 sqm	**Site ratio:**	0.23

Character Area: Bridgemere

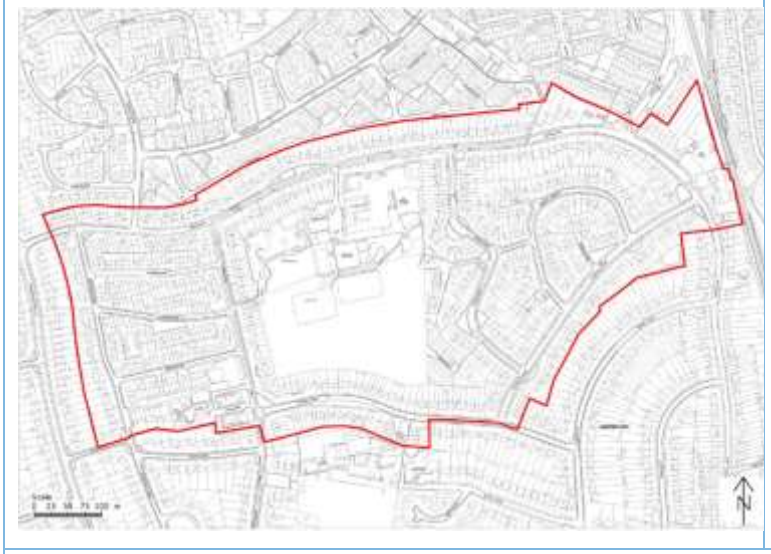
Character Area

Neighbourhood:	Roselands & Bridgemere		
Total Size:	11.6 hectares	**Total Dwellings:**	328
Age:	Mid 20th Century - Predominantly built between 1973-1982 with limited recent redevelopment		
Size of Residential:	Medium - Mainly 3-bed properties but also with a significant amount of 2-bed properties		
Type of Residential:	Terraced - Predominantly Semi-Detached but also with some Terraced properties		
Height of Buildings:	Low-Rise - 2-storey buildings		
Parking Arrangements:	Off-Street – Parking in curtilage on driveways, and some separate garage courts		
Open Spaces:	Private Garden – Predominantly small private space to front and rear of buildings, with some public amenity space		
Houses to Flats ratio:	More than 95% houses		
Density Character:	Medium Density		

Sample Area

Sample Area:	Area between Filder Close and Mortimer Road		
Sample Area size:	0.57 hectares		
Number of dwellings:	21	**Dwellings per Hectare:**	37 dph
Total Bedrooms:	55	**Bedspaces per ha:**	96.8 bph
GEA Footprint:	1,282.2 sqm	**Site ratio:**	0.23

Character Area: Brodrick Road



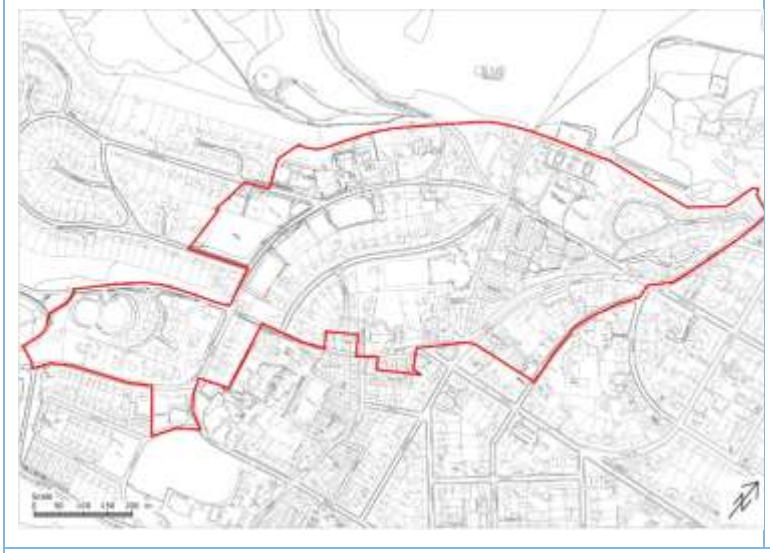
Character Area

Neighbourhood:	Hampden Park		
Total Size:	36 hectares	**Total Dwellings:**	884
Age:	Postwar - Predominantly built between 1945-1954. Little recent redevelopment		
Size of Residential:	Small - Mainly 2-bed properties but also with a significant amount of 3-bed properties		
Type of Residential:	Terraced - Predominantly Terraced houses with some Semi-Detached properties.		
Height of Buildings:	Low-Rise - 2-storey buildings plus some with dormers		
Parking Arrangements:	On-street - Mainly on-street parking with a small number properties with in-curtilage parking via created driveways		
Open Spaces:	Private Garden - Mainly private gardens with some small areas of amenity space		
Houses to Flats ratio:	More than 95% houses		
Density Character:	Medium Density		

Sample Area

Sample Area:	Area between Crawley Crescent and Faygate Road		
Sample Area size:	1.28 hectares		
Number of dwellings:	46	**Dwellings per Hectare:**	36.1 dph
Total Bedrooms:	117	**Bedspaces per ha:**	91.7 bph
GEA Footprint:	2,449.2 sqm	**Site ratio:**	0.19

Character Area: Carlisle Road



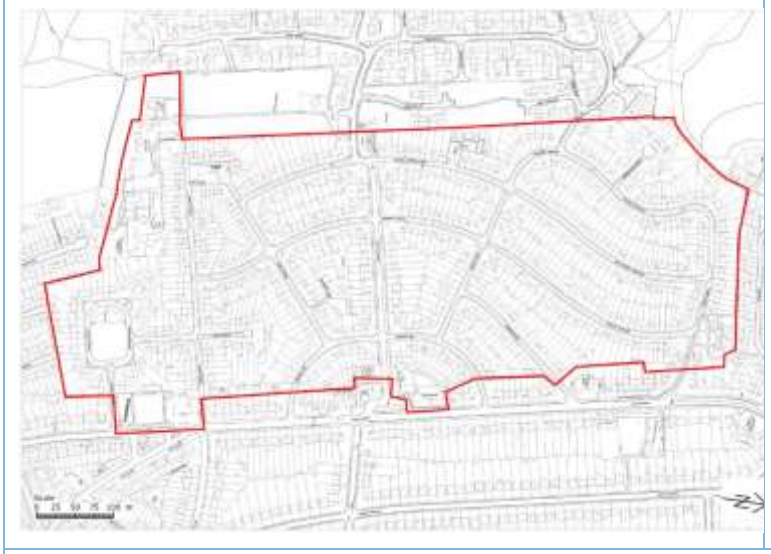
Character Area

Neighbourhood:	Meads		
Total Size:	45.4 hectares	**Total Dwellings:**	617
Age:	Pre-war - Area established Pre-1900 but a number of plots have been redevelopment in Post-war period		
Size of Residential:	Medium - Predominantly 2-bed properties, but also a significant amount of 4+bed properties		
Type of Residential:	Detached and Flats - Significant number of flats as a result of conversions of villas, but still some Detached propertes remaining, and a small amount of Terraced properties		
Height of Buildings:	Mid-Rise - Mainly 3-storey buildings with some 2-storey buildings within the area also		
Parking Arrangements:	Off-Street – Predominantly parking within curtilage through driveways and garages		
Open Spaces:	Private Garden – Predominantly large rear private gardens but no public amenity space		
Houses to Flats ratio:	Between 65 and 95% houses		
Density Character:	Medium-Low Density		

Sample Area

Sample Area:	Denton Road		
Sample Area size:	1.6 hectares		
Number of dwellings:	44	**Dwellings per Hectare:**	26.7 dph
Total Bedrooms:	119	**Bedspaces per ha:**	72.2 bph
GEA Footprint:	3,054.1 sqm	**Site ratio:**	0.19

Character Area: Central Avenue



Character Area

Neighbourhood:	Old Town		
Total Size:	28.7 hectares	**Total Dwellings:**	775
Age:	Interwar - Predominantly built between 1919-1929 with some more recent redevelopment		
Size of Residential:	Medium - Predominantly 3-bed properties but also with some 1-bed and 2-bed properties		
Type of Residential:	Semi-Detached - Predominantly Semi-Detached houses but with some purpose-built blocks of flats		
Height of Buildings:	Low-Rise - Houses are 2-storey, purpose-built blocks of flats 3-storey		
Parking Arrangements:	On-street - Mainly On-street with a small number of driveways created within curiltages		
Open Spaces:	Private Garden - Mainly private gardens with some small areas of amenity space		
Houses to Flats ratio:	Between 35 and 65% houses		
Density Character:	Medium-Low Density		

Sample Area

Sample Area:	Area between North Avenue, Central Avenue and Cavalry Crescent		
Sample Area size:	1.32 hectares		
Number of dwellings:	38	**Dwellings per Hectare:**	28.9 dph
Total Bedrooms:	92	**Bedspaces per ha:**	69.9 bph
GEA Footprint:	2,191 sqm	**Site ratio:**	0.17

Character Area: Central Upperton

Character Area

Neighbourhood:	Upperton		
Total Size:	34.8 hectares	**Total Dwellings:**	1,607
Age:	Pre-war - Area established Pre-1900 but significant redevelopment has taken place in the Post-war period		
Size of Residential:	Small/Medium - Broadly equal split between 2-bed and 3-bed properties, but also with some 1-bed properties mixed in		
Type of Residential:	Detached and Flats - Predominantly purpose-built blocks of flats, with some converted flats and some remaing Detached houses		
Height of Buildings:	High-Rise - Purpose-built flats predominantly between 6- and 8-storeys high, houses predominantlt 2-storey		
Parking Arrangements:	Communal - Predominantly courtyard parking for the purpose-built blocks of flats, with some properties, particularly the detached houses, having parking within curtilage through driveways		
Open Spaces:	Private Garden – Predominantly large rear private gardens and private communal space for flats		
Houses to Flats ratio:	Between 35 and 65% houses		
Density Character:	High Density		

Sample Area

Sample Area:	Area between Upperton Road and Selwyn Road, bounded by Watts Lane		
Sample Area size:	2.27 hectares		
Number of dwellings:	184	**Dwellings per Hectare:**	81.2 dph
Total Bedrooms:	410	**Bedspaces per ha:**	180.9 bph
GEA Footprint:	5,244.7 sqm	**Site ratio:**	0.23

Character Area: Cherry Gardens

Character Area

Neighbourhood:	Old Town		
Total Size:	42.6 hectares	**Total Dwellings:**	1,039
Age:	Interwar - Predominantly built between 1930-1939 with little more recent redevelopment		
Size of Residential:	Medium - Predominantly 3-bed properties but also some 4+bed properties		
Type of Residential:	Semi-Detached – Predominantly Semi-Detached properties, but also with a significant number of Detached properties		
Height of Buildings:	Low-Rise - 2-storey buildings, some with accommodation in roofspace		
Parking Arrangements:	Off-Street – Parking predominantly within curtilage of properties on driveways, with some separate garage blocks		
Open Spaces:	Private Garden – Predominantly large rear private gardens but little amenity space		
Houses to Flats ratio:	Between 65 and 95% houses		
Density Character:	Medium Density		

Sample Area

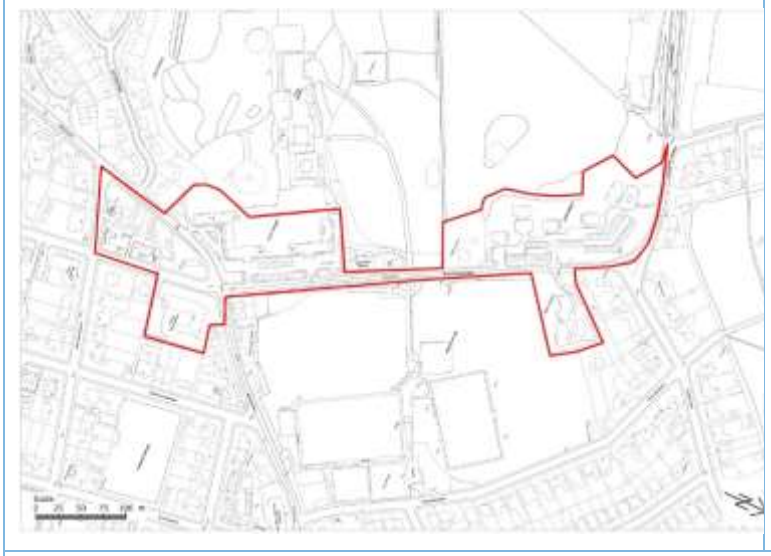
Sample Area:	Area bounded by Longland Road, Dillingburgh Road, Broomfield Street and Dacre Road		
Sample Area size:	1.27 hectares		
Number of dwellings:	39	**Dwellings per Hectare:**	30.6 dph
Total Bedrooms:	121	**Bedspaces per ha:**	95 bph
GEA Footprint:	2,640.4 sqm	**Site ratio:**	0.21

Character Area: Commercial Road

Character Area			
Neighbourhood:	Town Centre		
Total Size:	3.10 hectares	**Total Dwellings:**	159
Age:	Pre-war - Predominantly built Pre-1900 with some more recent redevelopment in Post-war and Late 20th Century periods		
Size of Residential:	Small - Predominantly 2-bed properties with some 1-bed properties also		
Type of Residential:	Terraced and Flats - Predominantly Terraced properties, with small number of flats converted from commercial properties		
Height of Buildings:	Low-Rise - Mainly 2-storey buildings		
Parking Arrangements:	On-Street - On-street parking only		
Open Spaces:	Courtyard – Properties predominantly have small rear courtyards, and there is no public amenity spaces		
Houses to Flats ratio:	Between 35 and 65% houses		
Density Character:	High Density		

Sample Area			
Sample Area:	Commercial Road		
Sample Area size:	0.15 hectares		
Number of dwellings:	16	**Dwellings per Hectare:**	109.6 dph
Total Bedrooms:	32	**Bedspaces per ha:**	219.2 bph
GEA Footprint:	779.2 sqm	**Site ratio:**	0.53

Character Area: Compton Place Road



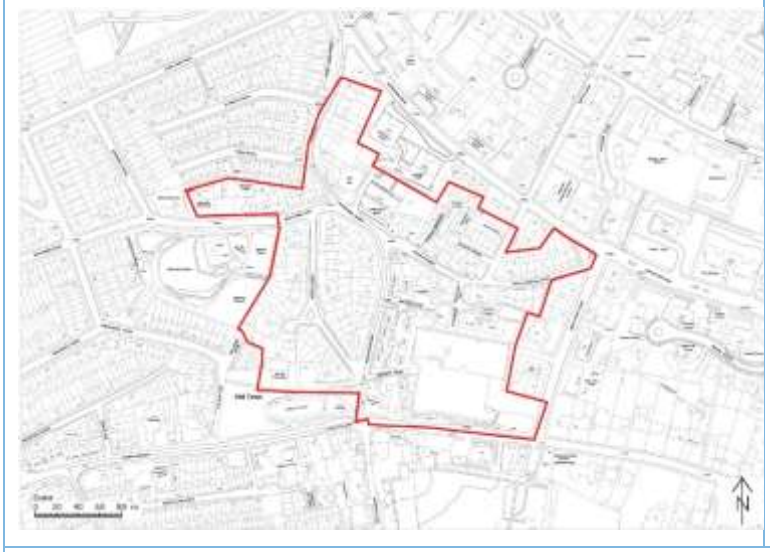
Character Area

Neighbourhood:	Summerdown & Saffrons		
Total Size:	5.80 hectares	**Total Dwellings:**	269
Age:	Mid 20th Century - Built between 1965-1972. Little additional development has taken place since then.		
Size of Residential:	Small/Medium - Predominantly 2-bed properties, but with significant amount of 3-bed properties also		
Type of Residential:	Flats - Entirely Purpose-Built Blocks of Flats		
Height of Buildings:	High-Rise – Block of flats are 8-storeys tall		
Parking Arrangements:	Communal - Courtyard parking around the purpose-built blocks of flats		
Open Spaces:	Communal - Private communal space around the purpose-built blocks of flats		
Houses to Flats ratio:	Less than 5% houses		
Density Character:	Medium Density		

Sample Area

Sample Area:	North of Compton Place Road		
Sample Area size:	1.51 hectares		
Number of dwellings:	73	**Dwellings per Hectare:**	48.3 dph
Total Bedrooms:	172	**Bedspaces per ha:**	113.9 bph
GEA Footprint:	1,310.5 sqm	**Site ratio:**	0.09

Character Area: Crown Street



Character Area

Neighbourhood:	Old Town		
Total Size:	6 hectares	**Total Dwellings:**	246
Age:	Pre-war - Area established Pre-1900 but the area has seen significant redevelopment in Mid-20th Century		
Size of Residential:	Small - Mainly 1-bed properties with significant amount of 2-bed properties also		
Type of Residential:	Terraced and Flats - Predominantly purpose-built blocks of flats but also a number of Terraced houses and some Semi-detached houses		
Height of Buildings:	Mid-Rise - Purpose-Built Flats are 2- and 3-storeys tall; the houses are 2-storey		
Parking Arrangements:	Communal - Courtyard parking for purpose-built flats, plus some parking within curtilage through driveways for houses		
Open Spaces:	Courtyard – The houses tend to have small courtyard gardens to rear, and there is very limited private communal space around the purpose-built blocks of flats. Limited public amenity space		
Houses to Flats ratio:	Between 5 and 35% houses		
Density Character:	Very High Density		

Sample Area

Sample Area:	South of Crown Street near Waitrose car park		
Sample Area size:	0.31 hectares		
Number of dwellings:	39	**Dwellings per Hectare:**	127 dph
Total Bedrooms:	63	**Bedspaces per ha:**	205.2 bph
GEA Footprint:	1068.4 sqm	**Site ratio:**	0.35

Character Area: Devonshire

Character Area

Neighbourhood:	Seaside		
Total Size:	37.3 hectares	**Total Dwellings:**	2,457
Age:	Pre-war - Predominantly built Pre-1900 but with some infill and redevelopment in subsequent periods		
Size of Residential:	Small - Mainly 2-bed properties but also with a number of 3-bed properites		
Type of Residential:	Terraced - Predominantly Terraced properties with small number of Semi-Detached properties also		
Height of Buildings:	Low-Rise - Predominantly 2-storey buildings, some plus dormers and some 3-storey building also		
Parking Arrangements:	On-Street – Predominantly On-street parking		
Open Spaces:	Courtyard - Small rear courtyards, but no public amenity spaces		
Houses to Flats ratio:	Between 65 and 95% houses		
Density Character:	High Density		

Sample Area

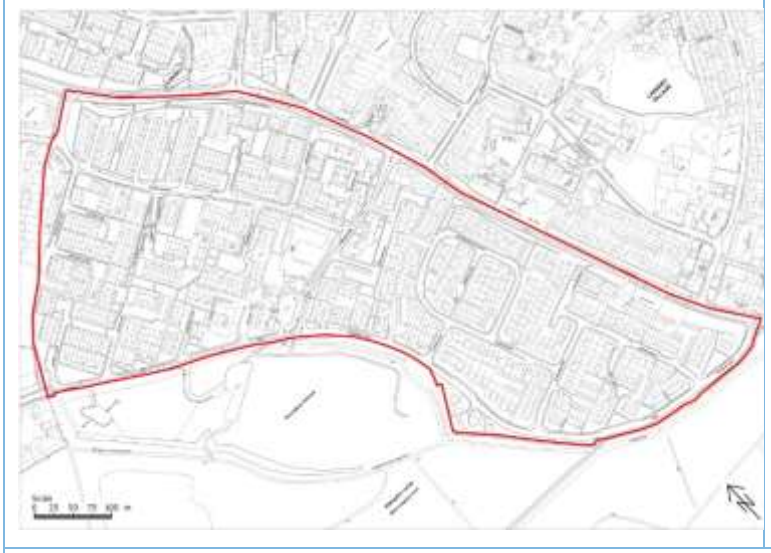
Sample Area:	Manifold Road and Syndey Road, bounded by Firle Road and Belmore Road		
Sample Area size:	0.63 hectares		
Number of dwellings:	57	**Dwellings per Hectare:**	90.6 dph
Total Bedrooms:	154	**Bedspaces per ha:**	244.8 bph
GEA Footprint:	2,937.4 sqm	**Site ratio:**	0.47

Character Area: East of Ramsay Way

Character Area			
Neighbourhood:	St Anthonys & Langney Point		
Total Size:	17.2 hectares	**Total Dwellings:**	853
Age:	Late 20th Century - Predominantly built between 1983-1992. Little development since the area was established		
Size of Residential:	Large - Predominantly 4+bed properties, but also with small amount of 3-bed properties		
Type of Residential:	Detached - Predominantly Detached properties with significant amount of Semi-Detached properties also		
Height of Buildings:	Low-Rise - 2-storey buildings		
Parking Arrangements:	Off-Street – Parking predominantly within curtilage of dwellings through driveways		
Open Spaces:	Private Garden - Mainly private gardens with some limited amenity space		
Houses to Flats ratio:	Between 65 and 95% houses		
Density Character:	Medium Density		

Sample Area			
Sample Area:	Columbus Drive and Cabot Close		
Sample Area size:	0.61 hectares		
Number of dwellings:	19	**Dwellings per Hectare:**	31 dph
Total Bedrooms:	59	**Bedspaces per ha:**	96.4 bph
GEA Footprint:	1,922.8 sqm	**Site ratio:**	0.31

Character Area: Faversham Road



Character Area

Neighbourhood:	Langney		
Total Size:	25.3 hectares	**Total Dwellings:**	1,114
Age:	Mid 20th Century - Predominantly built between 1965-1972 with some former blocks redeveloped as houses in Early 21st Century		
Size of Residential:	Medium - Mainly 3-bed properties but also with a significant amount of 1-bed and 2-bed properties		
Type of Residential:	Terraced - Predominantly Terraced housing, with small amount of Semi-Detached and some Purpose-Built Flats		
Height of Buildings:	Low-Rise - Predominantly 2-storey buildings, with some 4-storey pruipose-built blocks of flats		
Parking Arrangements:	Communal - Mainly surface courtyard parking with some garage blocks		
Open Spaces:	Private Garden - Small rear private gardens for houses, and significant amount of amenity space		
Houses to Flats ratio:	Between 65 and 95% houses		
Density Character:	Medium-High Density		

Sample Area

Sample Area:	Hever Close		
Sample Area size:	0.51 hectares		
Number of dwellings:	26	**Dwellings per Hectare:**	51.4 dph
Total Bedrooms:	67	**Bedspaces per ha:**	132.4 bph
GEA Footprint:	1298.9 sqm	**Site ratio:**	0.26

Character Area: Gorringe Road

Character Area

Neighbourhood:	Upperton		
Total Size:	15.6 hectares	**Total Dwellings:**	572
Age:	Pre-war - Predominantly built Pre-1900 with some redevelopment in Post-war period		
Size of Residential:	Small - Predominantly 2-bed properties, with some 1-bed properties also		
Type of Residential:	Detached and Flats - Predominantly Flats, both Purpose-Built and Converted from residential, with some Detached houses remaining		
Height of Buildings:	Mid-Rise - 2- and 3-storey buildings		
Parking Arrangements:	Communal - Predominantly courtyard parking with some parking in curtialge via driveways		
Open Spaces:	Private Garden - Large rear private gardens and private communal space for flats		
Houses to Flats ratio:	Between 5 and 35% houses		
Density Character:	Medium Density		

Sample Area

Sample Area:	Between Arundel Road, Carew Road and Enys Road		
Sample Area size:	1.58 hectares		
Number of dwellings:	61	**Dwellings per Hectare:**	38.7 dph
Total Bedrooms:	132	**Bedspaces per ha:**	83.8 bph
GEA Footprint:	2,848.4 sqm	**Site ratio:**	0.18

Character Area: Green Street Farm

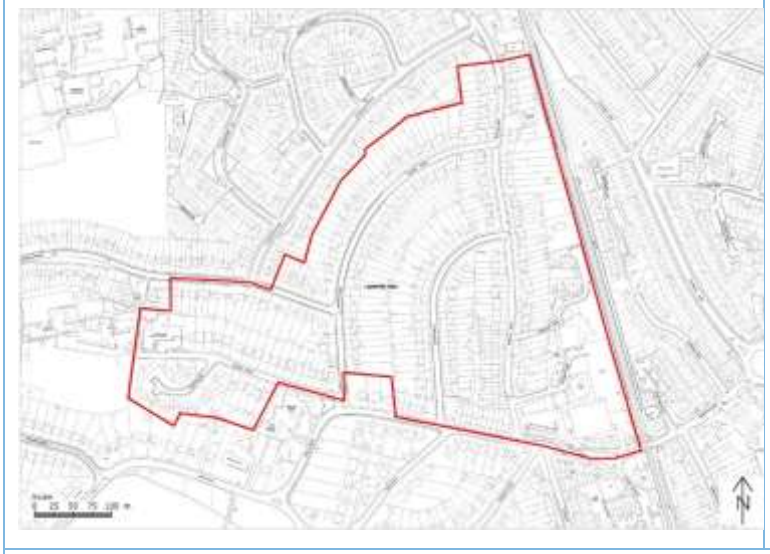
Character Area

Neighbourhood:	Old Town		
Total Size:	18.2 hectares	**Total Dwellings:**	424
Age:	Mid 20th Century - Predominantly built between 1965-1972 with little development since		
Size of Residential:	Small/Medium - Predominantly 3-bed properties but with a significant amount of 2-bed properties also		
Type of Residential:	Detached - Predominantly Detached properties, but also with some Semi-Detached properties		
Height of Buildings:	Low-Rise - Predominantly 2-storey buildings, and some single storey bungalows		
Parking Arrangements:	Off-Street – Parking predominantly within curtilage via driveways, with some small areas of courtyard parking		
Open Spaces:	Private Garden - Mainly private gardens with some small areas of amenity space		
Houses to Flats ratio:	More than 95% houses		
Density Character:	Medium-Low Density		

Sample Area

Sample Area:	Between Abbey Road and Burrow Down		
Sample Area size:	1.17 hectares		
Number of dwellings:	28	**Dwellings per Hectare:**	23.9 dph
Total Bedrooms:	79	**Bedspaces per ha:**	67.3 bph
GEA Footprint:	2,101.6 sqm	**Site ratio:**	0.18

Character Area: Hampden Park Centre



Character Area			
Neighbourhood:	Hampden Park		
Total Size:	18.3 hectares	**Total Dwellings:**	384
Age:	Postwar - Predominantly built between 1945-1954 with few recent developments		
Size of Residential:	Medium/Large - Predominantly 3-bed properties but with some 4-bed properties also		
Type of Residential:	Semi-Detached - Predominantly Semi-Detached properties with a small number of Detached properties.		
Height of Buildings:	Low-Rise - 2-storey buildings, some with accommodation in roof		
Parking Arrangements:	Off-Street – Mainly parking within ucrtilage through driveways and garages		
Open Spaces:	Private Garden - Large rear private gardens but no amenity space		
Houses to Flats ratio:	More than 95% houses		
Density Character:	Medium Density		

Sample Area			
Sample Area:	Between Glynde Avenue and Brodrick Road		
Sample Area size:	1.87 hectares		
Number of dwellings:	65	**Dwellings per Hectare:**	34.8 dph
Total Bedrooms:	196	**Bedspaces per ha:**	104.8 bph
GEA Footprint:	4,257.9 sqm	**Site ratio:**	0.23

Character Area: Hydneye

Character Area

Neighbourhood:	Hampden Park		
Total Size:	26.8 hectares	**Total Dwellings:**	1,064
Age:	Interwar - Predominantly built between 1930-1939 with some more redevelopments in the Post-war period		
Size of Residential:	Medium - Predominantly 3-bed properties but with a small amount of 2-bed properties also		
Type of Residential:	Semi-Detached - Predominantly Semi-Detached properties with small number of Terraced properties also		
Height of Buildings:	Low-Rise - 2-storey buildings		
Parking Arrangements:	Off-Street - Most properties have driveways, but there are areas with on-street only		
Open Spaces:	Private Garden - Large rear private gardens but no amenity space		
Houses to Flats ratio:	More than 95% houses		
Density Character:	Medium Density		

Sample Area

Sample Area:	Between The Hydneye and Court Road		
Sample Area size:	1.04 hectares		
Number of dwellings:	43	**Dwellings per Hectare:**	41.5 dph
Total Bedrooms:	125	**Bedspaces per ha:**	120.5 bph
GEA Footprint:	1,935.8 sqm	**Site ratio:**	0.19

Character Area: Kings Avenue

Character Area

Neighbourhood:	Upperton		
Total Size:	9.8 hectares	**Total Dwellings:**	174
Age:	Pre-war - Predominantly built between 1900-1918, with some redevelopment in Post-war period		
Size of Residential:	Medium - Broadly equal split between 2-bed properties and 4+bed properites		
Type of Residential:	Detached and Flats - Broadly equal split between Detached houses and flats (both purpose-built and converted from residential)		
Height of Buildings:	Low-Rise - Predominantly 2-storey buildings with some 3-storey purpose-built blocks of flats		
Parking Arrangements:	On-Street - Predominantly On-street with some properties having in-curtilage parking via driveways		
Open Spaces:	Private Garden - Mainly private gardens with some small areas of amenity space		
Houses to Flats ratio:	Between 35 and 65% houses		
Density Character:	Medium Density		

Sample Area

Sample Area:	North of Kings Avenue		
Sample Area size:	1.54 hectares		
Number of dwellings:	53	**Dwellings per Hectare:**	34.5 dph
Total Bedrooms:	164	**Bedspaces per ha:**	106.8 bph
GEA Footprint:	3,131.8 sqm	**Site ratio:**	0.20

Character Area: Kingsmere

Character Area

Neighbourhood:	St Anthonys & Langney Point		
Total Size:	15.5 hectares	**Total Dwellings:**	513
Age:	Mid 20th Century - Area established between 1965-1972 with significant redevelopment between 1983-1992		
Size of Residential:	Small/Medium - Predominantly 2-bed properties, with significant amount of 3-bed properties also		
Type of Residential:	Semi-Detached and Flats - Predominantly Semi-Detached properties and a significant amount of purpose-built blocks of flats, and some terraced properties also		
Height of Buildings:	Low-Rise - 2-storey houses and single storey bungalows, purpose-built blocks of flats are 3-storey		
Parking Arrangements:	Off-Street – Predominantly parking within curtilage via driveways and garages, some courtyard parking also		
Open Spaces:	Private Garden - Mainly private gardens, some communal space around flats, and some public amenity space		
Houses to Flats ratio:	Between 35 and 65% houses		
Density Character:	Medium-High Density		

Sample Area

Sample Area:	Athelstan Close and Hereward Road		
Sample Area size:	0.52 hectares		
Number of dwellings:	32	**Dwellings per Hectare:**	61.4 dph
Total Bedrooms:	78	**Bedspaces per ha:**	149.7 bph
GEA Footprint:	1,284.7 sqm	**Site ratio:**	0.25

Character Area: Langney Point

Character Area

Neighbourhood:	St Anthonys & Langney Point		
Total Size:	45.1 hectares	**Total Dwellings:**	1,172
Age:	Mid 20th Century - Predominantly built between 1965-1972. Little development taken place since		
Size of Residential:	Small - Predominantly 2-bed properties, but with significant amount of 3-bed properties also		
Type of Residential:	Terraced - Predominantly Terraced properties, but with significant amount of Detached properties also		
Height of Buildings:	Low-Rise - Broadly equal split between single storey bungalows and 2-storey houses		
Parking Arrangements:	Off-Street – Parking mainly provided within curtilage via driveways and garages		
Open Spaces:	Private Garden - Mainly private gardens with some small areas of amenity space		
Houses to Flats ratio:	More than 95% houses		
Density Character:	Medium Density		

Sample Area

Sample Area:	Raleigh Close		
Sample Area size:	1.09 hectares		
Number of dwellings:	38	**Dwellings per Hectare:**	35 dph
Total Bedrooms:	107	**Bedspaces per ha:**	98.4 bph
GEA Footprint:	5,460.9 sqm	**Site ratio:**	0.5

Character Area: Langney Village

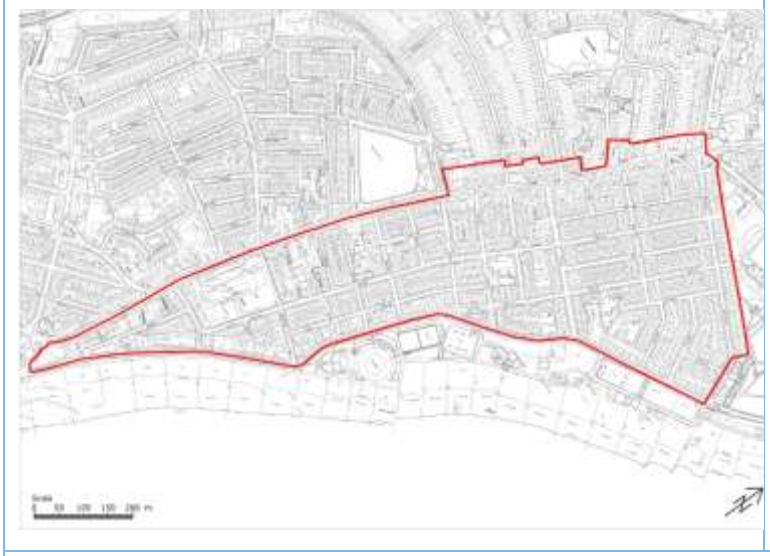
Character Area

Neighbourhood:	Langney		
Total Size:	34.4 hectares	**Total Dwellings:**	1,056
Age:	Mid 20th Century - Predominantly built between 1965-1972 with little more recent development		
Size of Residential:	Small/Medium - Predominantly 2-bed properties with some 1-bed and some 3-bed properties also		
Type of Residential:	Terraced and Flats - Broadly 50:50 split between houses and flats. Houses mainly in form of Terraced properties but with some Detached and Semi-Detached, and flats are provided in purpose-built blocks		
Height of Buildings:	Low-Rise - Houses are 2-storeys tall, purpose-built blocks of flats are 3-storey buildings		
Parking Arrangements:	Communal - Mainly surface courtyard parking with some individual garages to rear		
Open Spaces:	Communal - Small rear private gardens for houses, and significant amount of amenity space		
Houses to Flats ratio:	Between 35 and 65% houses		
Density Character:	Medium-High Density		

Sample Area

Sample Area:	Etchingham Road and Marsden Road		
Sample Area size:	1.07 hectares		
Number of dwellings:	84	**Dwellings per Hectare:**	78.2 dph
Total Bedrooms:	170	**Bedspaces per ha:**	158.3 bph
GEA Footprint:	2,202.7 sqm	**Site ratio:**	0.21

Character Area: Latimer Road



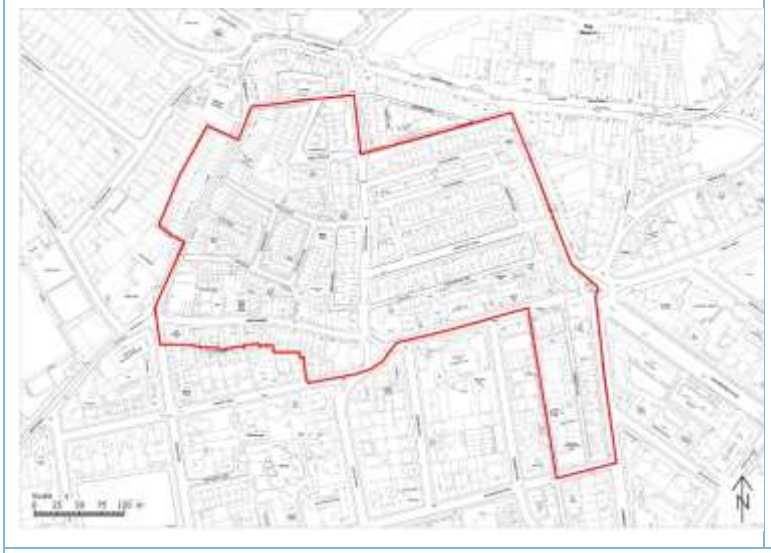
Character Area

Neighbourhood:	Seaside		
Total Size:	38.6 hectares	**Total Dwellings:**	2,200
Age:	Pre-war - Predominantly built Pre-1900 but with some infill and redevelopment in later periods		
Size of Residential:	Small/Medium - Broadly equal split between 1-bed, 2-bed and 3-bed properties		
Type of Residential:	Terraced - Predominantly Terraced properties but also with a number of Flats in purpose-built blocks also		
Height of Buildings:	Low-Rise - Predominantly 2-storey, but 3-storey purpose-built blocks of flats		
Parking Arrangements:	On-Street – Almost entirely On-street parking		
Open Spaces:	Courtyard - Small rear courtyards, but no public amenity spaces		
Houses to Flats ratio:	Between 65 and 95% houses		
Density Character:	High Density		

Sample Area

Sample Area:	Between Latimer Road and Bexhill Road bounded by Beah Road and Seaford Road		
Sample Area size:	0.56 hectares		
Number of dwellings:	45	**Dwellings per Hectare:**	80.9 dph
Total Bedrooms:	101	**Bedspaces per ha:**	181.3 bph
GEA Footprint:	2,597.1 sqm	**Site ratio:**	0.47

Character Area: Little Chelsea



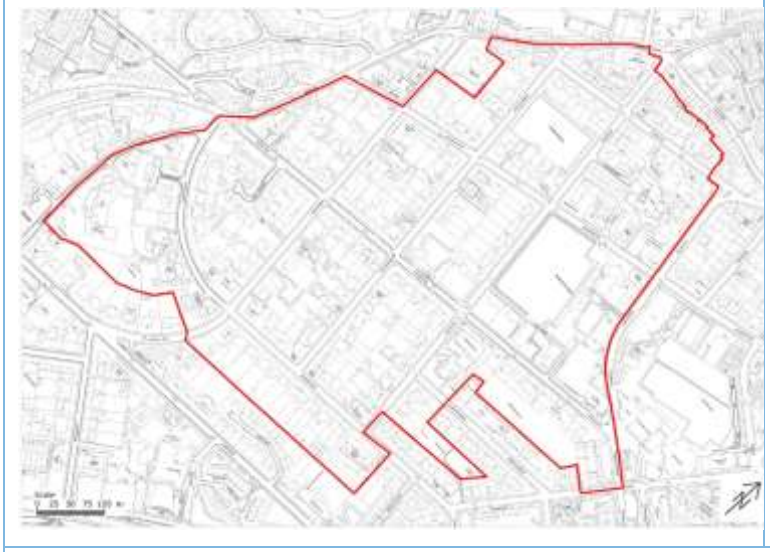
Character Area

Neighbourhood:	Town Centre		
Total Size:	11.8 hectares	**Total Dwellings:**	885
Age:	Pre-war - Predominantly built Pre-1900 with little development in later periods		
Size of Residential:	Small/Medium - Predominantly 2-bed properties, but with some 1-bed and some 3-bed properties also		
Type of Residential:	Terraced and Flats - Predominantly Terraced properties, but significant number of flats created via converted residentail buildings also		
Height of Buildings:	Low-Rise - Predominantly 2-storey, but a number of 3-storey buildings in particular parts		
Parking Arrangements:	On-Street – Parking almost entire On-street		
Open Spaces:	Courtyard - Small rear courtyards, but no public amenity spaces		
Houses to Flats ratio:	Between 65 and 95% houses		
Density Character:	Very High Density		

Sample Area

Sample Area:	Bath Road and Camden Road		
Sample Area size:	0.8 hectares		
Number of dwellings:	108	**Dwellings per Hectare:**	135.7 dph
Total Bedrooms:	258	**Bedspaces per ha:**	324.1 bph
GEA Footprint:	4,604.3 sqm	**Site ratio:**	0.58

Character Area: Lower Meads



Character Area

Neighbourhood:	Meads		
Total Size:	40.7 hectares	**Total Dwellings:**	1,393
Age:	Pre-war - Area established Pre-1900 but a number of plots have been redevelopment in Post-war period		
Size of Residential:	Small - Predominantly 2-bed properties with some 1-bed and a small number of 4+bed properties		
Type of Residential:	Flats - Predominantly Flats, both in purpose-buiot blocks and through conversions from residential, with some remaining Detached and Semi-Detached houses		
Height of Buildings:	Mid-Rise - Mainly 3- and 4-storey properties, with some purpose-built blocks of flats being 5-storey tall		
Parking Arrangements:	On-Street - Some rear courtyard parking, but mainly on-street		
Open Spaces:	Communal - Large communal private gardens for flats, but no public amenity space		
Houses to Flats ratio:	Less than 5% houses		
Density Character:	Medium-High Density		

Sample Area

Sample Area:	Between Granville Road and Grassington Road bounded by Carlisle Road and Silverdale Road		
Sample Area size:	2.46 hectares		
Number of dwellings:	145	**Dwellings per Hectare:**	59.1 dph
Total Bedrooms:	255	**Bedspaces per ha:**	103.9 bph
GEA Footprint:	5,025.8 sqm	**Site ratio:**	0.20

Character Area: Mallard Close

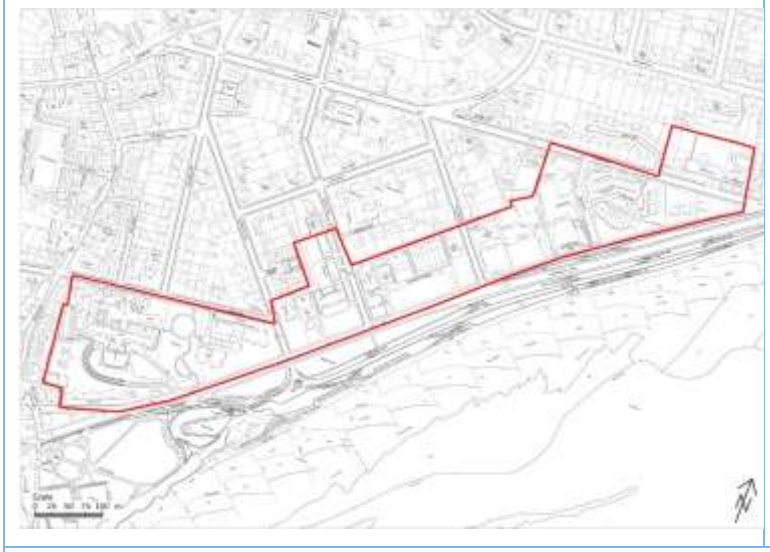
Character Area

Neighbourhood:	Hampden Park		
Total Size:	3.7 hectares	**Total Dwellings:**	129
Age:	Late 20th Century - Predominantly built between 1993-1999		
Size of Residential:	Small/Medium - Predominantly 2-bed properties with a significant number of 3-bed properties also		
Type of Residential:	Terraced and Flats - Broadly equal split between Terraced properties and and Flats in purose-built blocks, with a small amount of semi-detached properties also		
Height of Buildings:	Low-Rise - Predominantly 2-storey with 3-storey purpose-built blocks of flats		
Parking Arrangements:	Communal - Mainly surface courtyard with some driveways		
Open Spaces:	Communal - Small rear private gardens for houses and some communal space around flats		
Houses to Flats ratio:	Between 65 and 95% houses		
Density Character:	Medium-High Density		

Sample Area

Sample Area:	North of Mallard Close opposite railway station		
Sample Area size:	0.48 hectares		
Number of dwellings:	29	**Dwellings per Hectare:**	60.8 dph
Total Bedrooms:	67	**Bedspaces per ha:**	140.5 bph
GEA Footprint:	1,255.2 sqm	**Site ratio:**	0.26

Character Area: Meads Seafront



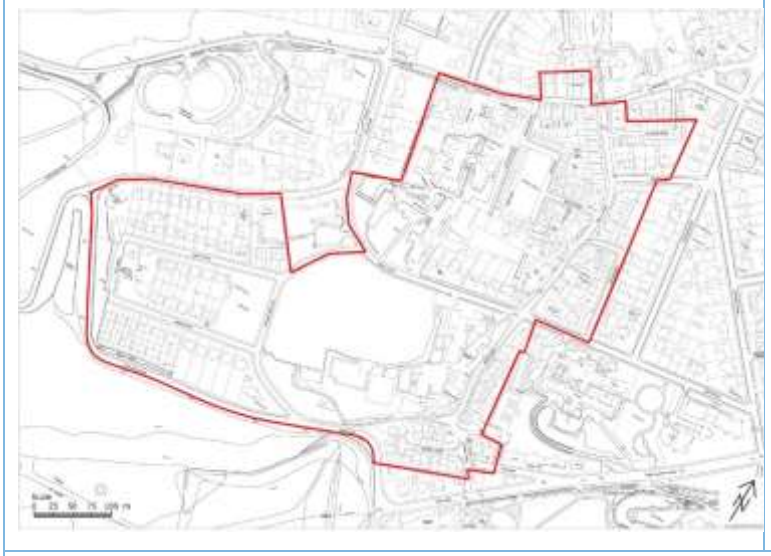
Character Area

Neighbourhood:	Meads		
Total Size:	13.1 hectares	**Total Dwellings:**	484
Age:	Pre-war - Area established Pre-1900 but a significant number of plots have been redeveloped in Early 21st Century		
Size of Residential:	Small - Predominantly 2-bed properties with some 3-bed properties also		
Type of Residential:	Flats - Predominantly flats, mainly in purpose-built blocks but also some Converted from residential		
Height of Buildings:	Mid-Rise - Predominantly 4-storey, but area includes 15+ storey South Cliff Tower		
Parking Arrangements:	Communal - Predominantly courtyard parking		
Open Spaces:	Communal - Large communal private gardens for flats, but no public amenity space		
Houses to Flats ratio:	Between 5 and 35% houses		
Density Character:	Medium-High Density		

Sample Area

Sample Area:	All Saints		
Sample Area size:	0.88 hectares		
Number of dwellings:	52	**Dwellings per Hectare:**	59.2 dph
Total Bedrooms:	118	**Bedspaces per ha:**	134.4 bph
GEA Footprint:	1,642 sqm	**Site ratio:**	0.19

Character Area: Meads Village



Character Area

Neighbourhood:	Meads		
Total Size:	23 hectares	**Total Dwellings:**	524
Age:	Pre-war - Predominantly built Pre-1900 with some more recent redevelopment		
Size of Residential:	Small/Medium - Mainly 2-bed properties but significant mix of 1-bed, 3-bed and 4+bed properties also		
Type of Residential:	Terraced and Flats - Broadly even mix between houses and flats, with the houses mainly being Terraced (but also some Detached and Semi-Detached) and the flats as part of converted properties		
Height of Buildings:	Mid-Rise - Mainly 3-storey properties with some 2-storey also		
Parking Arrangements:	On-Street - Some in-curtilage parking via driveways and garages, but mainly On-Street		
Open Spaces:	Private Garden - Large rear private gardens but no amenity space		
Houses to Flats ratio:	Between 35 and 65% houses		
Density Character:	High Density		

Sample Area

Sample Area:	Corner of Meads Street and The Village		
Sample Area size:	0.91 hectares		
Number of dwellings:	94	**Dwellings per Hectare:**	102.8 dph
Total Bedrooms:	241	**Bedspaces per ha:**	263.7 bph
GEA Footprint:	3,444.6 sqm	**Site ratio:**	0.38

Character Area: Milton Road

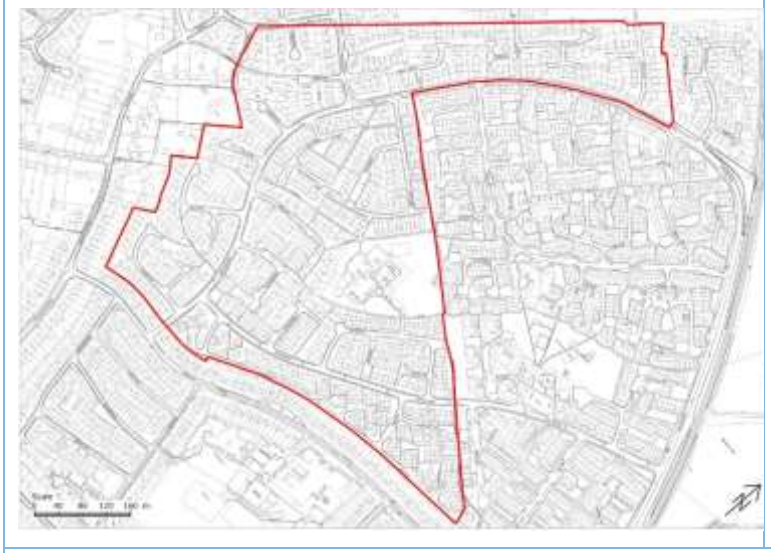
Character Area

Neighbourhood:	Old Town		
Total Size:	10.7 hectares	**Total Dwellings:**	233
Age:	Pre-war - Predominantly built between 1900-1918 with little recent development taking place		
Size of Residential:	Medium - Predominantly 4+bed properties, with some 3-bed properties also		
Type of Residential:	Semi-Detached - Mainly Semi-Detached with some Detached properties also		
Height of Buildings:	Low-Rise - 2-storey buildings		
Parking Arrangements:	On-Street - Some in-curtilage parking via driveways but mainly On-Street		
Open Spaces:	Private Garden - Large rear private gardens but little amenity space		
Houses to Flats ratio:	Between 65 and 95% houses		
Density Character:	Medium Density		

Sample Area

Sample Area:	Between Charleston Road, Milton Road and Mountney Road		
Sample Area size:	1.28 hectares		
Number of dwellings:	40	**Dwellings per Hectare:**	31.3 dph
Total Bedrooms:	136	**Bedspaces per ha:**	106.3 bph
GEA Footprint:	3,505.5 sqm	**Site ratio:**	0.27

Character Area: North Hampden Park



Character Area

Neighbourhood:	Hampden Park		
Total Size:	32.6 hectares	**Total Dwellings:**	744
Age:	Mid 20th Century - Predominantly built between 1973-1982 with little recent development		
Size of Residential:	Medium - Mainly 3-bed properties but with a significant amount of 2-bed properties also		
Type of Residential:	Detached - Predominantly Detached with small number of Semi-detached properties		
Height of Buildings:	Low-Rise - Mainly single storey with some shallow roofed 2-storey		
Parking Arrangements:	Communal - Some properties have driveways, but mainly rear garages and surface courtyard		
Open Spaces:	Private Garden - Mainly small private gardens with some areas of amenity space		
Houses to Flats ratio:	More than 95% houses		
Density Character:	Medium-Low Density		

Sample Area

Sample Area:	Rowan Avenue and Limetree Avenue		
Sample Area size:	0.66 hectares		
Number of dwellings:	19	**Dwellings per Hectare:**	29 dph
Total Bedrooms:	52	**Bedspaces per ha:**	79.4 bph
GEA Footprint:	1,632.1 sqm	**Site ratio:**	0.25

Character Area: Northbourne

Character Area

Neighbourhood:	Roselands & Bridgemere		
Total Size:	19.7 hectares	**Total Dwellings:**	524
Age:	Interwar - Predominantly built between 1919-1929 with some limited recent development		
Size of Residential:	Medium - Mainly 3-bed properties but also with some 2-bed properties also		
Type of Residential:	Semi-Detached - Predominantly Semi-Detached properties but also with some Terraced properties		
Height of Buildings:	Low-Rise - 2-storey buildings, some with accommodation in roofspaces		
Parking Arrangements:	Off-Street – Predominantly parking within curtilage on driveways and private garages		
Open Spaces:	Private Garden – Most properties have large rear private gardens but there is very limited public amenity space		
Houses to Flats ratio:	More than 95% houses		
Density Character:	Medium Density		

Sample Area

Sample Area:	Area between Northbourne Road and Southbourne Road bounded by Ecmod Road		
Sample Area size:	1.22 hectares		
Number of dwellings:	51	**Dwellings per Hectare:**	41.7 dph
Total Bedrooms:	155	**Bedspaces per ha:**	126.6 bph
GEA Footprint:	3,373.4 sqm	**Site ratio:**	0.28

Character Area: Norway

Character Area

Neighbourhood:	Seaside		
Total Size:	11.8 hectares	**Total Dwellings:**	508
Age:	Pre-war - Predominantly built between 1900-1918 with some redevelopment in late 20th century and early 21st century		
Size of Residential:	Medium - Mainly 3-bed properties but with a significant amount of 2-bed properties also		
Type of Residential:	Semi-Detached - Predominantly Semi-Detached properties but also with a small number of Terraced properties		
Height of Buildings:	Low-Rise - 2-storey buildings		
Parking Arrangements:	On-Street - Mainly On-street with some driveways created within curtilages		
Open Spaces:	Private Garden - Mainly private gardens with some small areas of amenity space		
Houses to Flats ratio:	More than 95% houses		
Density Character:	Medium Density		

Sample Area

Sample Area:	Area between Alexandra Road and Martello Road		
Sample Area size:	0.69 hectares		
Number of dwellings:	32	**Dwellings per Hectare:**	46.2 dph
Total Bedrooms:	93	**Bedspaces per ha:**	134.4 bph
GEA Footprint:	1,774.4 sqm	**Site ratio:**	0.26

Character Area: Ocklynge

Character Area

Neighbourhood:	Ocklynge & Rodmill		
Total Size:	57.8 hectares	**Total Dwellings:**	744
Age:	Postwar - Predominantly built between 1955-1964 with little recent development		
Size of Residential:	Medium/Large - Predominantly 3-bed properties, but with a significant number of 4+bed properties also		
Type of Residential:	Detached - Almost exclusively Detached houses		
Height of Buildings:	Low-Rise - 2-storey buildings, some with accommodation in roofspaces		
Parking Arrangements:	Off-Street – Parking predominantly within curtilage on driveways and garages		
Open Spaces:	Private Garden – Most properties have large rear private gardens but there is little public amenity space		
Houses to Flats ratio:	More than 95% houses		
Density Character:	Medium-Low Density		

Sample Area

Sample Area:	Area between Cobbold Avenue and Glendale Avenue		
Sample Area size:	1.53 hectares		
Number of dwellings:	31	**Dwellings per Hectare:**	20.3 dph
Total Bedrooms:	95	**Bedspaces per ha:**	62.1 bph
GEA Footprint:	2,972.9 sqm	**Site ratio:**	0.19

Character Area: Old Town

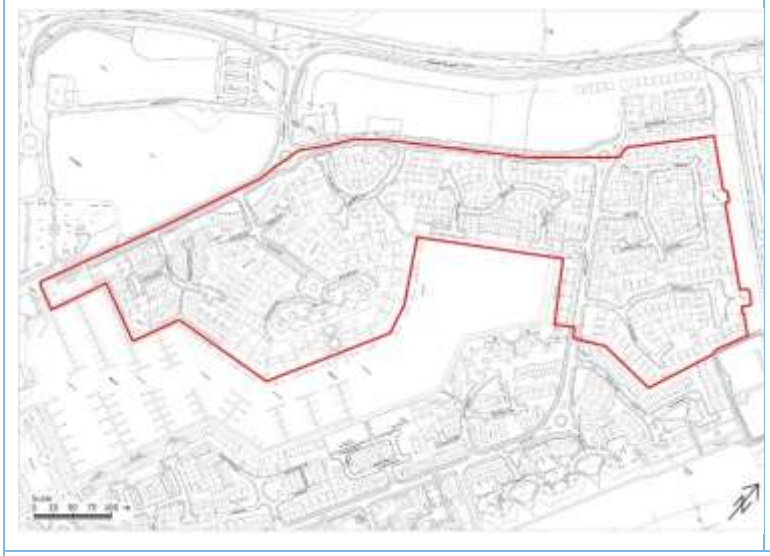
Character Area

Neighbourhood:	Old Town		
Total Size:	30 hectares	**Total Dwellings:**	1,491
Age:	Pre-war - Predominantly built Pre-1900 with some specific areas where redevelopment has taken placed		
Size of Residential:	Small/Medium - Mainly 2-bed properties but with a significant amount of 3-bed properties also		
Type of Residential:	Terraced - Predominantly Terraced housing, with a small number of flats		
Height of Buildings:	Low-Rise - 2-storey buildings		
Parking Arrangements:	On-Street - Mainly On-Street parking, with a very limited number of driveways		
Open Spaces:	Courtyard - Mainly small private gardens/courtyards but with limited areas of public amenity space		
Houses to Flats ratio:	Between 65 and 95% houses		
Density Character:	Medium-High Density		

Sample Area

Sample Area:	Area between Broomfield Road and Monceux Road bounded by Victoria Drive and Green Street		
Sample Area size:	0.96 hectares		
Number of dwellings:	58	**Dwellings per Hectare:**	60.2 dph
Total Bedrooms:	162	**Bedspaces per ha:**	168 bph
GEA Footprint:	3,265.1 sqm	**Site ratio:**	0.34

Character Area: Pacific Drive North



Character Area

Neighbourhood:	Sovereign Harbour		
Total Size:	17.1 hectares	**Total Dwellings:**	492
Age:	Early 21st Century - Built between 2000-2009, some additional development taking place at current time		
Size of Residential:	Medium/Large - Broadly equal split between 3-bed properties and 4+ bed properties, with some 2-bed properties also		
Type of Residential:	Semi-Detached - Predominantly Semi-Detached, but a mix with small numbers of Detached, Terraced and Purpose-Built Flats also		
Height of Buildings:	Mid-Rise - Houses are predominantly 2-storey tall, purpose-built blocks of flats are 4-storey tall		
Parking Arrangements:	Off-Street – Parking predominantly within curtilage on driveways and private garages		
Open Spaces:	Private Gardens - Mainly private gardens with some small areas of amenity space		
Houses to Flats ratio:	Between 65 and 95% houses		
Density Character:	Medium Density		

Sample Area

Sample Area:	Samoa Way		
Sample Area size:	0.54 hectares		
Number of dwellings:	27	**Dwellings per Hectare:**	49.8 dph
Total Bedrooms:	87	**Bedspaces per ha:**	160.5 bph
GEA Footprint:	1,548.4 sqm	**Site ratio:**	0.29

Character Area: Pacific Drive South

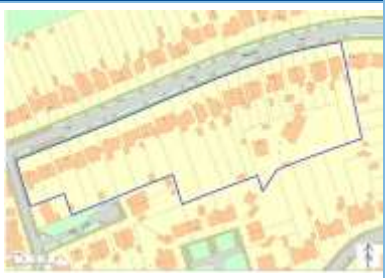
Character Area

Neighbourhood:	Sovereign Harbour		
Total Size:	20.8 hectares	**Total Dwellings:**	2,334
Age:	Early 21st Century - 2000-2009		
Size of Residential:	Medium - Predominantly 3-bed properties, but with significant amount of 2-bed and 4+bed properties also		
Type of Residential:	Terraced and Flats - Broadly equal split between Terraced houses and Purpose-Built Flats		
Height of Buildings:	Mid-Rise – the houses tend to be 2- and 3-storey buildings, the purpose-built blocks of flats are 4- and 5-storeys tall		
Parking Arrangements:	Communal - Mainly external courtyard parking, but some driveways within curtilage of some houses		
Open Spaces:	Courtyard - Small private gardens and no communal space for flats, but some limited other public amenity space		
Houses to Flats ratio:	Between 65 and 95% houses		
Density Character:	Very High Density		

Sample Area

Sample Area:	Golden Gate Way		
Sample Area size:	1.17 hectares		
Number of dwellings:	216	**Dwellings per Hectare:**	184.3 dph
Total Bedrooms:	681	**Bedspaces per ha:**	581.1 bph
GEA Footprint:	4,269.7 sqm	**Site ratio:**	0.36

Character Area: Park Avenue



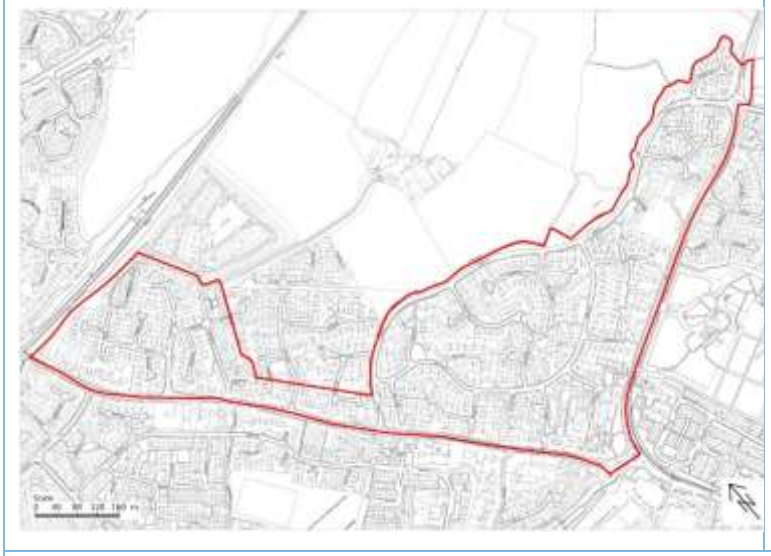
Character Area

Neighbourhood:	Ratton & Willingdon Village		
Total Size:	22 hectares	**Total Dwellings:**	219
Age:	Postwar - Predominantly built between 1955-1964 with limited recent development		
Size of Residential:	Large - Mainly 3-bed properties but with a significant amount of 4+bed properties also		
Type of Residential:	Detached - Predominantly Detached properties with significant amount of Semi-Detached properties also		
Height of Buildings:	Low-Rise - 2-storey buildings, some with accommodation in roofspaces		
Parking Arrangements:	Off-Street – Parking predominantly within curtilage on driveways and private garages		
Open Spaces:	Private Garden – Most properties have large rear private gardens but there is little public amenity space		
Houses to Flats ratio:	More than 95% houses		
Density Character:	Low Density		

Sample Area

Sample Area:	South side of Park Avenue adjacent to Chalvington Road		
Sample Area size:	1.65 hectares		
Number of dwellings:	25	**Dwellings per Hectare:**	15.2 dph
Total Bedrooms:	72	**Bedspaces per ha:**	43.6 bph
GEA Footprint:	2,722 sqm	**Site ratio:**	0.16

Character Area: Pennine Way



Character Area

Neighbourhood:	Shinewater & North Langney		
Total Size:	34.5 hectares	**Total Dwellings:**	817
Age:	Late 20th Century - Predominantly built between 1983-1992 with little development since		
Size of Residential:	Medium/Large - Broadly equal split between 3-bed and 4+ bed properties		
Type of Residential:	Detached - Predominantly Detached properties with some Semi-Detached also		
Height of Buildings:	Low-Rise - 2-storey buildings		
Parking Arrangements:	Off-Street – Parking predominantly within curtilage on driveways and private garages		
Open Spaces:	Private Garden - Mainly private gardens with some small areas of amenity space		
Houses to Flats ratio:	More than 95% houses		
Density Character:	Medium Density		

Sample Area

Sample Area:	Mendip Avenue between Cairngorm Close and Trossachs Close		
Sample Area size:	0.77 hectares		
Number of dwellings:	24	**Dwellings per Hectare:**	31.3 dph
Total Bedrooms:	80	**Bedspaces per ha:**	104.4 bph
GEA Footprint:	1,829.1 sqm	**Site ratio:**	0.24

Character Area: Percival Crescent

Character Area

Neighbourhood:	Hampden Park		
Total Size:	18.8 hectares	**Total Dwellings:**	738
Age:	Mid 20th Century - Predominantly built between 1965-1972 with little recent development		
Size of Residential:	Medium - Mainly 3-bed properties but with a significant amount of 2-bed also		
Type of Residential:	Terraced - Mainly Terraced properties but with some Semi-Detached		
Height of Buildings:	Low-Rise - Predominantly 2-storey buildings with some single storey in specific areas		
Parking Arrangements:	On-street - Most properties have driveways, but also a number of rear garage courts		
Open Spaces:	Private Garden - Mainly private gardens with some small areas of amenity space		
Houses to Flats ratio:	More than 95% houses		
Density Character:	Medium-High Density		

Sample Area

Sample Area:	Area between Attfield Walk and Winkney Road		
Sample Area size:	1.66 hectares		
Number of dwellings:	95	**Dwellings per Hectare:**	57.2 dph
Total Bedrooms:	263	**Bedspaces per ha:**	158.2 bph
GEA Footprint:	4,679.1 sqm	**Site ratio:**	0.28

Character Area: Poets Estate

Character Area

Neighbourhood:	Langney		
Total Size:	30.2 hectares	**Total Dwellings:**	634
Age:	Mid 20th Century - Predominantly built between 1973-1982 with little recent development		
Size of Residential:	Small - Predominantly 2-bed properties with a small amount of 3-bed properties also		
Type of Residential:	Detached - Mainly Detached properties but some Semi-Detached also		
Height of Buildings:	Low-Rise - Predominantly single storey bungalows with small number of 2-storey		
Parking Arrangements:	Communal – Some in-curtilage driveways and garages but parking mainly in surface courtyard parking and communal garage courts		
Open Spaces:	Private Garden - Small rear private gardens and larger private (unfenced) space at front, with some amenity space		
Houses to Flats ratio:	More than 95% houses		
Density Character:	Medium-Low Density		

Sample Area

Sample Area:	Area between Netherfield Avenue and Golding Road		
Sample Area size:	1.11 hectares		
Number of dwellings:	29	**Dwellings per Hectare:**	26.2 dph
Total Bedrooms:	62	**Bedspaces per ha:**	56 bph
GEA Footprint:	2,827.5 sqm	**Site ratio:**	0.26

Character Area: Port Road

Character Area

Neighbourhood:	Hampden Park		
Total Size:	7.4 hectares	**Total Dwellings:**	349
Age:	Mid 20th Century - Predominantly built between 1965-1972 with some recent redevelopment		
Size of Residential:	Small/Medium - Mainly 2-bed properties but with a significant amount of 3-bed properties also		
Type of Residential:	Semi-Detached - Predominantly Semi-Detached houses with some Terraced properties and some purpose-built blocks of flats		
Height of Buildings:	Low-Rise - Predominantly 2-storey properties but purpose-built blocks of flats are 3- and 4-storeys tall		
Parking Arrangements:	On-Street - Mainly On-street parking with some areas of surface courtyard parking. Few driveways		
Open Spaces:	Private Garden - Mainly small private gardens with some areas of amenity space		
Houses to Flats ratio:	Between 65 and 95% houses		
Density Character:	Medium-High Density		

Sample Area

Sample Area:	Aera between Fletching Road and Elsted Close		
Sample Area size:	0.98 hectares		
Number of dwellings:	52	**Dwellings per Hectare:**	53.2 dph
Total Bedrooms:	121	**Bedspaces per ha:**	123.7 bph
GEA Footprint:	2,087.2 sqm	**Site ratio:**	0.21

Character Area: Prince William Parade

Character Area

Neighbourhood:	St Anthonys & Langney Point		
Total Size:	3.1 hectares	**Total Dwellings:**	189
Age:	Late 20th Century - Predominantly built between 1983-1992 with no development since		
Size of Residential:	Small - Predominantly 2-bed properties, but with significant amount of 1-bed also		
Type of Residential:	Terraced and Flats - Predominantly purpose-built blocks of flats with some Terraced houses also		
Height of Buildings:	Mid-Rise – Buildings are 3- and 4-storey tall		
Parking Arrangements:	Communal - Mainly external courtyard parking		
Open Spaces:	Courtyard - Some small gardens and private communal gardens for flats, but limited amenity space		
Houses to Flats ratio:	Between 35 and 65% houses		
Density Character:	High Density		

Sample Area

Sample Area:	Area between Prince William Parade and Collingwood Close		
Sample Area size:	0.41 hectares		
Number of dwellings:	43	**Dwellings per Hectare:**	103.9 dph
Total Bedrooms:	90	**Bedspaces per ha:**	217.4 bph
GEA Footprint:	1,164.2 sqm	**Site ratio:**	0.28

Character Area: Rangemore Drive

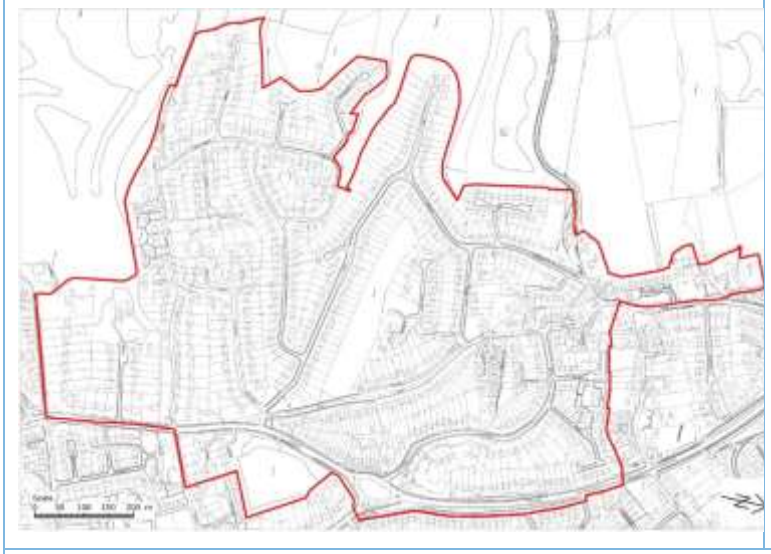
Character Area

Neighbourhood:	Ocklynge & Rodmill		
Total Size:	39.5 hectares	**Total Dwellings:**	648
Age:	Postwar - Predominantly built between 1955-1964 with some more recent redevelopment		
Size of Residential:	Medium - Broadly even split between 2-bed and 3-bed properties, with a small number of 4+bed properties also		
Type of Residential:	Detached - Predominantly Detached properties with some Semi-Detached properties		
Height of Buildings:	Low-Rise - Predominantly single storey bungalows, with some 2-storey buildings also		
Parking Arrangements:	Off-Street – Parking predominantly within curtilage in driveways and garages		
Open Spaces:	Private Garden - Large rear private gardens but little public amenity space		
Houses to Flats ratio:	More than 95% houses		
Density Character:	Medium-Low Density		

Sample Area

Sample Area:	Area between Westfield Road and Tovey Close		
Sample Area size:	1.55 hectares		
Number of dwellings:	30	**Dwellings per Hectare:**	19.4 dph
Total Bedrooms:	82	**Bedspaces per ha:**	53 bph
GEA Footprint:	2,447.6 sqm	**Site ratio:**	0.16

Character Area: Ratton



Character Area

Neighbourhood:	Ratton & Willingdon Village		
Total Size:	82.7 hectares	**Total Dwellings:**	863
Age:	Postwar - Predominantly built between 1955-1964 with very limited recent development		
Size of Residential:	Medium/Large - Mainly 3-bed properties but with a significant amount of 4+bed also		
Type of Residential:	Detached - Predominantly Detached properties with some Semi-Detached also		
Height of Buildings:	Low-Rise - 2-storey buildings, some with accommodation in roofspaces		
Parking Arrangements:	Off-Street – Parking predominantly within curtilage in driveways and garages		
Open Spaces:	Private Garden – Most properties have large rear private gardens but there is limited public amenity space		
Houses to Flats ratio:	More than 95% houses		
Density Character:	Low Density		

Sample Area

Sample Area:	Area between Babylon Way and Parkway		
Sample Area size:	1.44 hectares		
Number of dwellings:	21	**Dwellings per Hectare:**	14.6 dph
Total Bedrooms:	69	**Bedspaces per ha:**	47.8 bph
GEA Footprint:	2,446.5 sqm	**Site ratio:**	0.17

Character Area: Rockhurst

Character Area

Neighbourhood:	Old Town		
Total Size:	9.2 hectares	**Total Dwellings:**	405
Age:	Postwar - Predominantly built between 1955-1964 with some limited recent redevelopment		
Size of Residential:	Small - Broadly equal split between 1-bed and 2-bed properties		
Type of Residential:	Terraced and Flats - Predominantly purpose-built blocks of flats, but with a significant amount of Terraced housing also		
Height of Buildings:	Low-Rise - Housing is 2-storey tall, purpose-built blocks of flats are 4-storey		
Parking Arrangements:	On-Street - Mainly On-Street with some courtyard parking for purpose-built flats		
Open Spaces:	Private Garden - Small private gardens and some communal space for flats, but limited other public amenity space		
Houses to Flats ratio:	Between 35 and 65% houses		
Density Character:	Medium Density		

Sample Area

Sample Area:	Area between Orkney Court and Green Way / Hamsey Close		
Sample Area size:	1.02 hectares		
Number of dwellings:	51	**Dwellings per Hectare:**	49. 9 dph
Total Bedrooms:	84	**Bedspaces per ha:**	82.2 bph
GEA Footprint:	2,030.6 sqm	**Site ratio:**	0.20

Character Area: Rodmill

Character Area

Neighbourhood:	Ocklynge & Rodmill		
Total Size:	16.5 hectares	**Total Dwellings:**	270
Age:	Mid 20th Century - Predominantly built between 1965-1972 with little recent redevelopment		
Size of Residential:	Small/Medium - Mainly 2-bed properties but with a significant amount of 3-bed also		
Type of Residential:	Detached - Predominantly Detached properties with significant amount of Semi-Detached also		
Height of Buildings:	Low-Rise - Predominantly single storey bungalows, with some 2-storey buildings		
Parking Arrangements:	Off-Street – Parking predominantly within curtilage in driveways and garages		
Open Spaces:	Private Garden - Small rear gardens, some private space to front of properties, and some public amenity space		
Houses to Flats ratio:	More than 95% houses		
Density Character:	Medium-Low Density		

Sample Area

Sample Area:	Area between Claxton Close and Parker Close		
Sample Area size:	0.98 hectares		
Number of dwellings:	22	**Dwellings per Hectare:**	22.4 dph
Total Bedrooms:	54	**Bedspaces per ha:**	55 bph
GEA Footprint:	2,426.4 sqm	**Site ratio:**	0.25

Character Area: Roselands

Character Area

Neighbourhood:	Roselands & Bridgemere		
Total Size:	24.6 hectares	**Total Dwellings:**	676
Age:	Interwar - Predominantly built between 1919-1929 with some limited recent redevelopment		
Size of Residential:	Medium - Mainly 3-bed properties but with a significant amount of 4+bed also		
Type of Residential:	Semi-Detached - Predominantly Semi-Detached properties but with a small amount of Terraced properties also		
Height of Buildings:	Low-Rise - 2-storey buildings, some with accommodation in roofspace		
Parking Arrangements:	Off-Street – Parking predominantly within curtilage in driveways and garages		
Open Spaces:	Private Garden – Most properties have large rear private gardens but limited amount of public amenity space		
Houses to Flats ratio:	More than 95% houses		
Density Character:	Medium-Low Density		

Sample Area

Sample Area:	Area between Ringwood Road and Woodgate Road		
Sample Area size:	1.71 hectares		
Number of dwellings:	41	**Dwellings per Hectare:**	23.9 dph
Total Bedrooms:	139	**Bedspaces per ha:**	81.2 bph
GEA Footprint:	3,746.4 sqm	**Site ratio:**	0.22

Character Area: Rotherfield Avenue

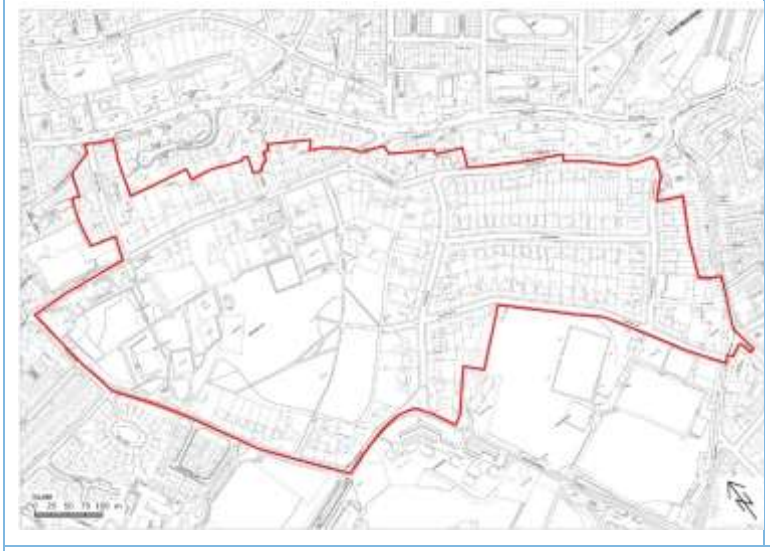
Character Area

Neighbourhood:	Shinewater & North Langney		
Total Size:	20.8 hectares	**Total Dwellings:**	647
Age:	Late 20th Century - Predominantly built between 1993-1999 with very limited development since		
Size of Residential:	Medium - Predominantly 3-bed properties, but with small amount of 2-bed and 4+bed properties also		
Type of Residential:	Semi-Detached – Predominantly Semi-Detached properties, but including a mix incorporating a small amount of Terraced, Detached and purpose-built blocks of flats also		
Height of Buildings:	Low-Rise - Houses are predominantly 2-storey, the purpose-built blocks of flats are 3-storey		
Parking Arrangements:	Communal – Some parking on driveways within curtilage, but predominantly courtyard parking to the front of properties		
Open Spaces:	Private Garden - Mainly private gardens with some small areas of amenity space		
Houses to Flats ratio:	Between 65 and 95% houses		
Density Character:	Medium Density		

Sample Area

Sample Area:	Area between Sheffield Park Way and Piltdown Way		
Sample Area size:	0.63 hectares		
Number of dwellings:	28	**Dwellings per Hectare:**	44.4 dph
Total Bedrooms:	77	**Bedspaces per ha:**	122 bph
GEA Footprint:	1,613.7 sqm	**Site ratio:**	0.26

Character Area: Saffrons Road



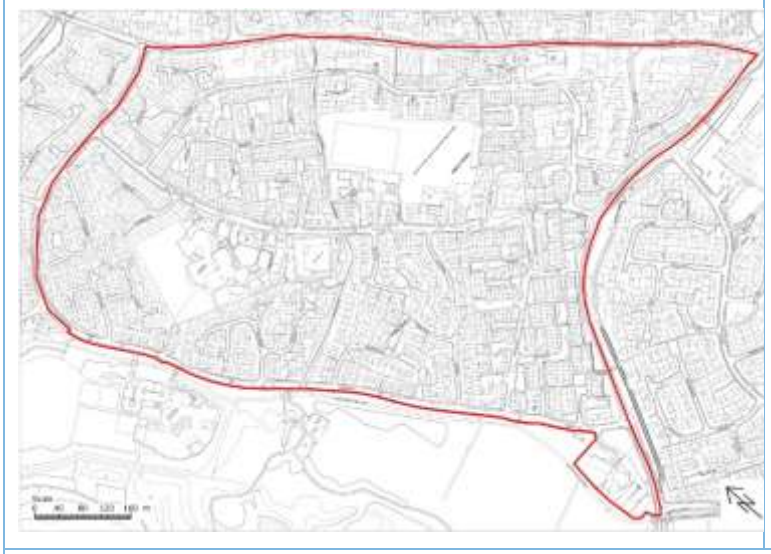
Character Area

Neighbourhood:	Summerdown & Saffrons		
Total Size:	32.8 hectares	**Total Dwellings:**	752
Age:	Pre-war - Predominantly built between 1900-1918 with some redevelopment having taken place since		
Size of Residential:	Medium - Predominantly 2-bed properties, but some 4+ bed properties also		
Type of Residential:	Detached and Flats - Predominantly properties converted to flats from residential, with some remaining Detached houses		
Height of Buildings:	Mid-Rise - 2- and 3-storey properties		
Parking Arrangements:	On-Street - Some properties have driveways but parking is predominantly On-Street		
Open Spaces:	Private Garden – Most properties have large rear private gardens but there is limited public amenity space		
Houses to Flats ratio:	Between 5 and 35% houses		
Density Character:	Medium Density		

Sample Area

Sample Area:	Area between Southfields Road and Arlington Road adjacent to Dittons Road		
Sample Area size:	1.28 hectares		
Number of dwellings:	64	**Dwellings per Hectare:**	49.9 dph
Total Bedrooms:	168	**Bedspaces per ha:**	131 bph
GEA Footprint:	3,616.3 sqm	**Site ratio:**	0.28

Character Area: Shinewater



Character Area

Neighbourhood:	Shinewater & North Langney		
Total Size:	56.4 hectares	**Total Dwellings:**	1499
Age:	Late 20th Century - Predominantly built between 1983-1992 within little development since		
Size of Residential:	Medium - Predominantly 3-bed properties, but with significant amount of 2-bed properties also		
Type of Residential:	Semi-Detached - Mainly Semi-Detached with some Terraced houses and a small number of Detached properties also		
Height of Buildings:	Low-Rise - 2-storey buildings		
Parking Arrangements:	Off-Street - Mainly parking within curtilage on driveways and garages, but with a significant amount of courtyard parking		
Open Spaces:	Private Garden - Small private spaces to front and rear of properties, with some public amenity spaces		
Houses to Flats ratio:	More than 95% houses		
Density Character:	Medium-High Density		

Sample Area

Sample Area:	Foxglove Road		
Sample Area size:	0.76 hectares		
Number of dwellings:	40	**Dwellings per Hectare:**	53 dph
Total Bedrooms:	109	**Bedspaces per ha:**	144.4 bph
GEA Footprint:	1,689.4 sqm	**Site ratio:**	0.22

Character Area: South Cliff Avenue

Character Area

Neighbourhood:	Meads		
Total Size:	7.6 hectares	**Total Dwellings:**	615
Age:	Pre-war - Predominantly built Pre 1900 with some more recent redevelopment in Post war period		
Size of Residential:	Small - Mainly 2-bed properties but with a significant amount of 1-bed properties also		
Type of Residential:	Flats - Predominantly flats converted from residential with some remaining Semi-Detached and Terraced Houses		
Height of Buildings:	Mid-Rise - Mainly 3-storey with significant number of 4-storey also		
Parking Arrangements:	On-Street - Mainly On-Street parking with small number of properties with driveways		
Open Spaces:	Communal - Most properties have limited private space, but there is some communal private gardens. No public amenity space		
Houses to Flats ratio:	Less than 5% houses		
Density Character:	Very High Density		

Sample Area

Sample Area:	Jevington Gardens		
Sample Area size:	0.58 hectares		
Number of dwellings:	90	**Dwellings per Hectare:**	155.7 dph
Total Bedrooms:	170	**Bedspaces per ha:**	294.1 bph
GEA Footprint:	2,219.9 sqm	**Site ratio:**	0.38

Character Area: South Harbour

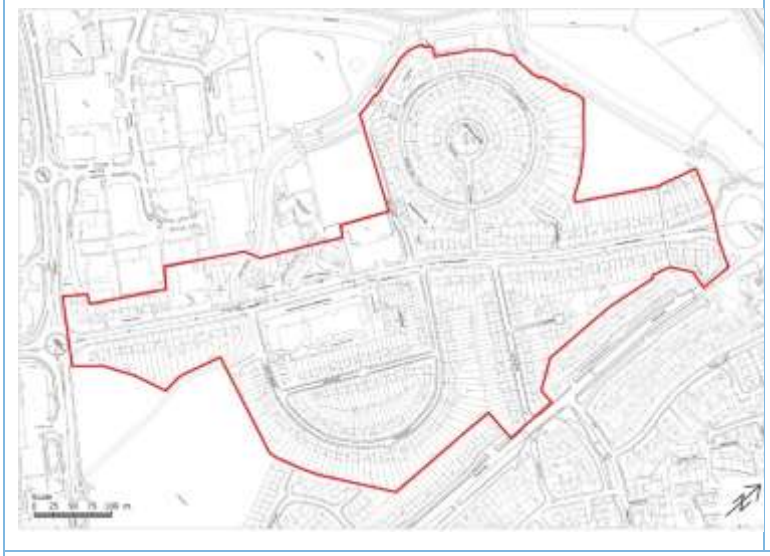
Character Area

Neighbourhood:	Sovereign Harbour		
Total Size:	20.8 hectares	**Total Dwellings:**	1260
Age:	Late 20th Century - Predominantly built between 1993-1999		
Size of Residential:	Small/Medium - Predominantly 2-bed properties, but with small amount of 1-bed and 3-bed properties also		
Type of Residential:	Terraced and Flats - Predominantly purpose-built blocks of flats, but with significant amount of Terraced housing also		
Height of Buildings:	Mid-Rise – the houses are predominantly 2- and 3-storeys tall, the purpose-built blocks of flats are 4- and 5-storey		
Parking Arrangements:	Communal - Mainly external courtyard parking, but some driveways and undercroft parking		
Open Spaces:	Courtyard - Small rear courtyards and some private communal space, and some limited public amenity spaces		
Houses to Flats ratio:	Between 5 and 35% houses		
Density Character:	High Density		

Sample Area

Sample Area:	Canary Quay		
Sample Area size:	0.45 hectares		
Number of dwellings:	36	**Dwellings per Hectare:**	80.5 dph
Total Bedrooms:	79	**Bedspaces per ha:**	176.7 bph
GEA Footprint:	1,311.5 sqm	**Site ratio:**	0.29

Character Area: St Anthonys



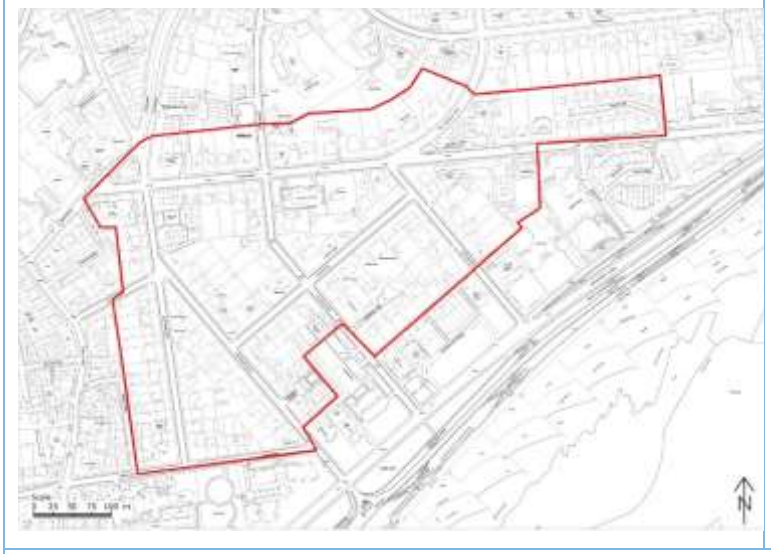
Character Area

Neighbourhood:	St Anthonys & Langney Point		
Total Size:	22.8 hectares	**Total Dwellings:**	716
Age:	Interwar - Predominantly built between 1930-1939 with some more recent infill development		
Size of Residential:	Medium - Almost entirely 3-bed properties, with small amount of 4+ bed properties also		
Type of Residential:	Terraced - Predominantly Terraced housing with a small amount of Semi-Detached properties		
Height of Buildings:	Low-Rise - 2-storey plus some with accommodation in roofspace		
Parking Arrangements:	Off-Street – Parking predominantly within curtilage in driveways and garages		
Open Spaces:	Private Garden – Most properties have large rear private gardens but little amenity space		
Houses to Flats ratio:	More than 95% houses		
Density Character:	Medium Density		

Sample Area

Sample Area:	Area between Queens Crescent and Queens Road		
Sample Area size:	1.28 hectares		
Number of dwellings:	55	**Dwellings per Hectare:**	43 dph
Total Bedrooms:	164	**Bedspaces per ha:**	128.3 bph
GEA Footprint:	2,871.8 sqm	**Site ratio:**	0.22

Character Area: St Johns Road



Character Area

Neighbourhood:	Meads		
Total Size:	19.9 hectares	**Total Dwellings:**	630
Age:	Pre-war - Area established Pre-1900 but a significant number of plots have been redevelopment in mid-20th Century		
Size of Residential:	Small - Mainly 1-bed and 2-bed properties but with a small number of 3-bed properties also		
Type of Residential:	Flats - Predominantly flats, both converted from residential and purpose-built, with small number of Detached properties		
Height of Buildings:	Mid-Rise - Mainly 3-storey with significant number of 4-storey also		
Parking Arrangements:	Communal - Mainly off-road courtyard parking but within curtilage blocks of flats		
Open Spaces:	Communal - Large communal private gardens for flats, but no public amenity space		
Houses to Flats ratio:	Between 5 and 35% houses		
Density Character:	Medium-Low Density		

Sample Area

Sample Area:	Aera between Chesterfield Road and Staveley Road bounded by St Johns Road and Buxton Road		
Sample Area size:	2.31 hectares		
Number of dwellings:	61	**Dwellings per Hectare:**	26.5 dph
Total Bedrooms:	129	**Bedspaces per ha:**	56 bph
GEA Footprint:	3,900.4 sqm	**Site ratio:**	0.17

Character Area: St Leonards Road

Character Area

Neighbourhood:	Town Centre		
Total Size:	4.2 hectares	**Total Dwellings:**	332
Age:	Pre-war - Area established Pre-1900 but has seen significant redevelopment in Mid-20th Century		
Size of Residential:	Small - Predominantly 1-bed properties, but some 2-bed and 3-bed properties also		
Type of Residential:	Flats - Predominantly flats, both Purpose-Built blocks and converted from other commercial uses		
Height of Buildings:	Mid-Rise - Predominantly 4-storey but some 5- and 6-storey also		
Parking Arrangements:	Communal - Predominantly courtyard parking with some areas of On-street only		
Open Spaces:	Communal - Limited private communal space for flats, and no public amenity space		
Houses to Flats ratio:	Between 5 and 35% houses		
Density Character:	Very High Density		

Sample Area

Sample Area:	Area between St Leonard Road and Commercial Road adjacent Eversfield Road		
Sample Area size:	0.6 hectares		
Number of dwellings:	123	**Dwellings per Hectare:**	206.7 dph
Total Bedrooms:	235	**Bedspaces per ha:**	395 bph
GEA Footprint:	2,045.8 sqm	**Site ratio:**	0.34

Character Area: Summerdown

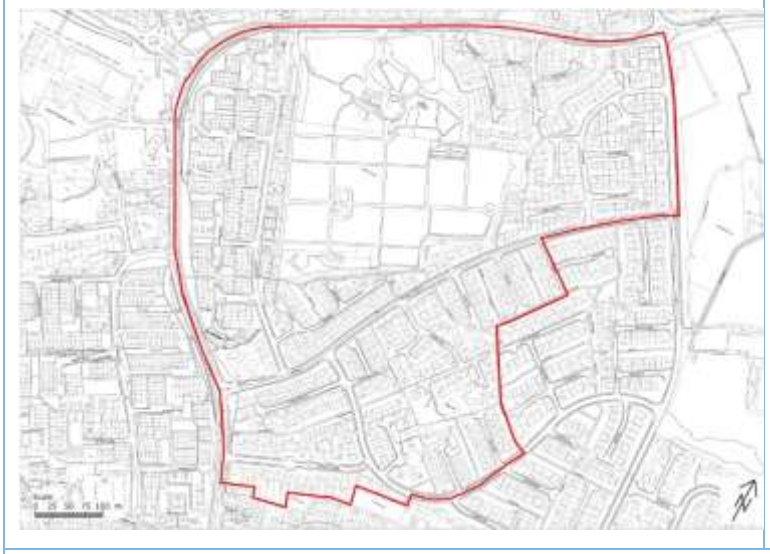
Character Area

Neighbourhood:	Summerdown & Saffrons		
Total Size:	52.4 hectares	**Total Dwellings:**	438
Age:	Mid 20th Century - Predominantly built between 1965-1972 with some infill development since		
Size of Residential:	Large - Predominantly 4+bed properties, but with some 3-bed properties also		
Type of Residential:	Detached - Predominantly Detached houses with some converted flats from residential		
Height of Buildings:	Low-Rise - Mainly 2-storey buildings but with some 3-storey also		
Parking Arrangements:	Off-Street – Parking predominantly within curtilage in driveways and garages		
Open Spaces:	Private Garden – Most properties have large rear private gardens but there is little public amenity space		
Houses to Flats ratio:	Between 65 and 95% houses		
Density Character:	Low Density		

Sample Area

Sample Area:	Summerdown Road between Pashley Road and Old Camp Road		
Sample Area size:	1.05 hectares		
Number of dwellings:	9	**Dwellings per Hectare:**	8.6 dph
Total Bedrooms:	35	**Bedspaces per ha:**	33.3 bph
GEA Footprint:	1,515.1 sqm	**Site ratio:**	0.14

Character Area: The Rising



Character Area

Neighbourhood:	Langney		
Total Size:	39.8 hectares	**Total Dwellings:**	948
Age:	Mid 20th Century - Predominantly built between 1973-1982 with little recent redevelopment		
Size of Residential:	Small/Medium - 2-bed / 3-bed properties		
Type of Residential:	Semi-Detached - Predominantly Semi-Detached properties but with also a small number of Detached and Terraced properties		
Height of Buildings:	Low-Rise - Predominantly 2-storey with some single storey		
Parking Arrangements:	On-Street - Mainly on-street parking but with some private individual garages to rear of properties		
Open Spaces:	Private Garden - Mainly small private gardens with some areas of amenity space		
Houses to Flats ratio:	More than 95% houses		
Density Character:	Medium Density		

Sample Area

Sample Area:	Pepys Walk		
Sample Area size:	0.51 hectares		
Number of dwellings:	21	**Dwellings per Hectare:**	41.6 dph
Total Bedrooms:	47	**Bedspaces per ha:**	93.1 bph
GEA Footprint:	1,503.4 sqm	**Site ratio:**	0.30

Character Area: Town Centre East

Character Area

Neighbourhood:	Town Centre		
Total Size:	24.7 hectares	**Total Dwellings:**	2,195
Age:	Pre-war - Predominantly built Pre-1900 but there has been infill and redevelopment particularly in Post-war period		
Size of Residential:	Small - Broadly equal split between 1-bed and 2-bed properties		
Type of Residential:	Terraced and Flats - Predominantly Terraced housing, but significant amount of purpose-built and converted flats		
Height of Buildings:	Low-Rise - Houses mainly 2-storey, the limited number of purpose-built flats are 3- and 4-storey		
Parking Arrangements:	On-Street – Predominantly On-street with some limited courtyard parking		
Open Spaces:	Courtyard - Small rear courtyards and some communal space around flats, but no public amenity spaces		
Houses to Flats ratio:	Between 5 and 35% houses		
Density Character:	Medium-High Density		

Sample Area

Sample Area:	Area between Longstone Road and Tideswell Road adjacent Bourne Street		
Sample Area size:	0.75 hectares		
Number of dwellings:	53	**Dwellings per Hectare:**	71.1 dph
Total Bedrooms:	112	**Bedspaces per ha:**	150.3 bph
GEA Footprint:	3,650.2 sqm	**Site ratio:**	0.49

Character Area: Town Centre South

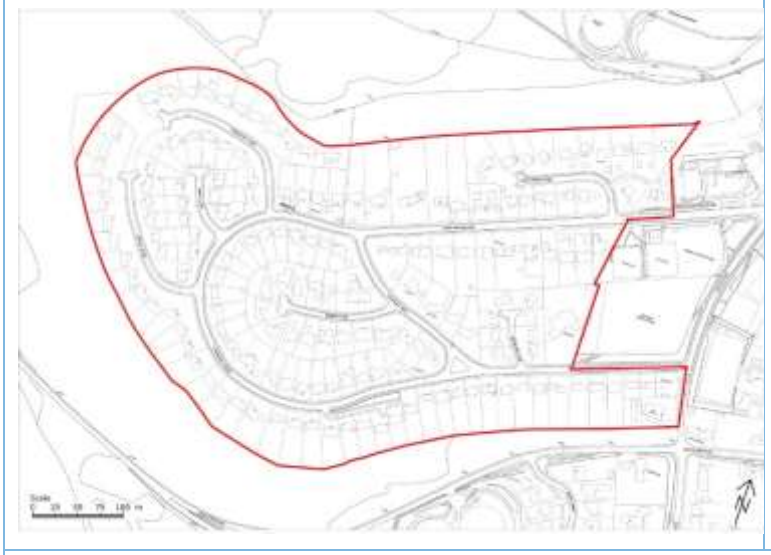
Character Area

Neighbourhood:	Town Centre		
Total Size:	14.1 hectares	**Total Dwellings:**	925
Age:	Pre-war - Predominantly built Pre-1900 but some infill and redevelopment in Post-war period		
Size of Residential:	Small - Broadly equal split between 1-bed and 2-bed properties		
Type of Residential:	Flats - Predominantly flats, both purpose-built blocks and converted from residential		
Height of Buildings:	Mid-Rise - Predominantly 4-storey but some 5- and 6-storey also		
Parking Arrangements:	On-Street – Predominantly on-street parking with some limited courtyard parking		
Open Spaces:	Courtyard - Small rear courtyards and some communal space around flats, but no public amenity spaces		
Houses to Flats ratio:	Less than 5% houses		
Density Character:	High Density		

Sample Area

Sample Area:	Blackwater Road between Spencer Road and Hardwick Road		
Sample Area size:	0.71 hectares		
Number of dwellings:	64	**Dwellings per Hectare:**	90.8 dph
Total Bedrooms:	109	**Bedspaces per ha:**	154.6 bph
GEA Footprint:	2,063.4 sqm	**Site ratio:**	0.29

Character Area: Upper Carlisle Road



Character Area

Neighbourhood:	Meads		
Total Size:	20.7 hectares	**Total Dwellings:**	188
Age:	Mid 20th Century - Predominantly built between 1973-1982 with some recent redevelopment		
Size of Residential:	Large - Predominantly 4+ bed properties, with a small numbe of 3-bed properties also		
Type of Residential:	Detached - Almost exclusively Detached houses		
Height of Buildings:	Low-Rise - 2-storey buildings, some with accommodation in roofspaces		
Parking Arrangements:	Off-Street – Parking predominantly within curtilage in driveways and garages		
Open Spaces:	Private Garden – Properties have large rear private gardens but little public amenity space		
Houses to Flats ratio:	More than 95% houses		
Density Character:	Low Density		

Sample Area

Sample Area:	Area between Upper Carlisle Road and Salisbury Road		
Sample Area size:	1.08 hectares		
Number of dwellings:	9	**Dwellings per Hectare:**	8.3 dph
Total Bedrooms:	35	**Bedspaces per ha:**	32.3 bph
GEA Footprint:	1,423.9 sqm	**Site ratio:**	0.13

Character Area: Upperton

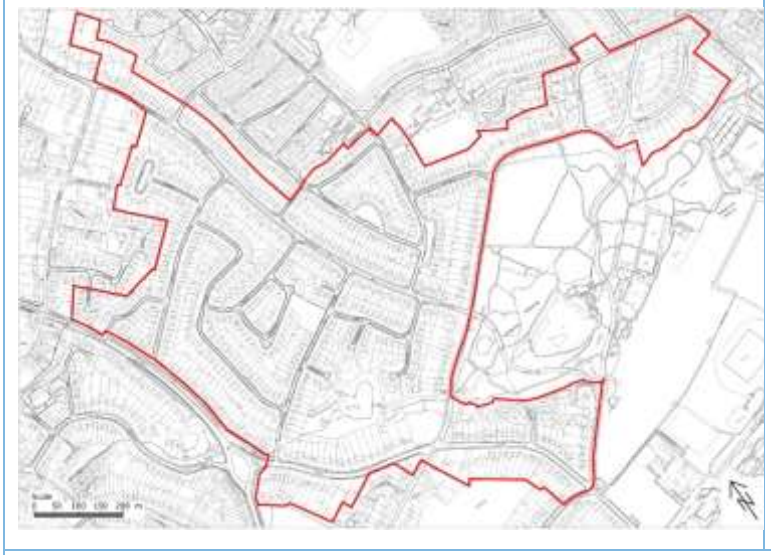
Character Area

Neighbourhood:	Upperton		
Total Size:	17.6 hectares	**Total Dwellings:**	1056
Age:	Pre-war - Predominantly built Pre-1900 with some redevelopment in Post-war period		
Size of Residential:	Small - Broadly equal split between 1-bed and 2-bed properties		
Type of Residential:	Flats - Almost entirely flats, mainly converted but some also purpose-built		
Height of Buildings:	Mid-Rise - Predominantly 3-storey buildings		
Parking Arrangements:	On-Street - Predominantly on-street parking with some rear courtyards		
Open Spaces:	Communal - Large rear private gardens and private communal space for flats		
Houses to Flats ratio:	Less than 5% houses		
Density Character:	Very High Density		

Sample Area

Sample Area:	Area between Upperton Gardens and St Anne's Road bounded by Hartfield Road and The Avenue		
Sample Area size:	0.98 hectares		
Number of dwellings:	122	**Dwellings per Hectare:**	124.6 dph
Total Bedrooms:	194	**Bedspaces per ha:**	198.2 bph
GEA Footprint:	3,547.2 sqm	**Site ratio:**	0.36

Character Area: West Hampden Park



Character Area

Neighbourhood:	Hampden Park		
Total Size:	71.7 hectares	**Total Dwellings:**	886
Age:	Postwar - Predominantly built between 1955-1964 with little recent redevelopment		
Size of Residential:	Medium - Predominantly 3-bed properties with a small amount of 2-bed properties also		
Type of Residential:	Detached - Almost exclusively Detached properties		
Height of Buildings:	Low-Rise - Predominantly 2-storey with some single storey		
Parking Arrangements:	Off-Street – Parking predominantly within curtilage in driveways and garages		
Open Spaces:	Private Garden – Most properties have large rear private gardens but there is little public amenity space		
Houses to Flats ratio:	More than 95% houses		
Density Character:	Medium-Low Density		

Sample Area

Sample Area:	Area between Willingdon Park Drive and Stanmer Drive		
Sample Area size:	1.46 hectares		
Number of dwellings:	27	**Dwellings per Hectare:**	18.6 dph
Total Bedrooms:	77	**Bedspaces per ha:**	52.9 bph
GEA Footprint:	3,226.6 sqm	**Site ratio:**	0.22

Character Area: Willingdon Road

Character Area

Neighbourhood:	Ocklynge & Rodmill		
Total Size:	6.7 hectares	**Total Dwellings:**	280
Age:	Pre-war - Predominantly built Pre-1900 with little recent redevelopment		
Size of Residential:	Small/Medium - Mainly 2-bed properties but with a significant amount of 3-bed properties also		
Type of Residential:	Terraced - Predominantly Terraced properites with small number of converted flats		
Height of Buildings:	Low-Rise - 2-storey buildings, some with accommodation in roofspace		
Parking Arrangements:	On-Street - Mainly On-street, some individual rear garages		
Open Spaces:	Courtyard - Mainly small private gardens/courtyards, no areas of amenity space		
Houses to Flats ratio:	Between 65 and 95% houses		
Density Character:	Medium-High Density		

Sample Area

Sample Area:	Area between Willingdon Road and Hurst Road		
Sample Area size:	1.43 hectares		
Number of dwellings:	89	**Dwellings per Hectare:**	62.1 dph
Total Bedrooms:	260	**Bedspaces per ha:**	181.4 bph
GEA Footprint:	4,835.3 sqm	**Site ratio:**	0.34

Character Area: Willingdon Trees

Character Area

Neighbourhood:	Hampden Park		
Total Size:	35.1 hectares	**Total Dwellings:**	1,238
Age:	Mid 20th Century - Predominantly built between 1973-1982 with little recent redevelopment since		
Size of Residential:	Small/Medium - Broadly equal mix between 1-bed, 2-bed and 3-bed properties		
Type of Residential:	Terraced and Flats - Broadly equal split between houses and flats. Houses mainly in form of Terraced, and flats are in purpose-built blocks		
Height of Buildings:	Low-Rise - Houses are 2-storey, purpose-built blocks of flats 3-storey		
Parking Arrangements:	Communal - Mainly surface courtyard parking with some individual garages to rear		
Open Spaces:	Communal - Small rear private gardens for houses, and significant amount of amenity space		
Houses to Flats ratio:	Between 35 and 65% houses		
Density Character:	Medium-High Density		

Sample Area

Sample Area:	Area between Croxden Way and Wellbeck Close		
Sample Area size:	0.84 hectares		
Number of dwellings:	54	**Dwellings per Hectare:**	64.1 dph
Total Bedrooms:	110	**Bedspaces per ha:**	130.6 bph
GEA Footprint:	1,909.5 sqm	**Site ratio:**	0.23

Appendix 4 – Completed New Build and Redevelopment Sites since 2006

Application Ref	Site Name	Development Type	Site Area (HA)	Neighbourhood	Year Completed	Gross Units	Net Units	Flats			Houses			Dwellings per HA	Dwelling Type	Beds per HA	Site Ratio
								1-bed	2-bed	3-bed	2-bed	3-bed	4+ bed				
140153	Land within curtilage of 35 Mevill Lane	New Build	0.352	Ratton & Willingdon Village	2018/19	1	1	0	0	0	0	0	1	2.8	Detached	11.4	0.13
EB/2011/0104	Rest Harrow 14 The Combe	New Build	0.511	Ratton & Willingdon Village	2013/14	3	3	0	0	0	0	0	3	5.9	Detached	23.5	0.10
180362	Meads Hollow 15 Upper Carlisle Road	New Build	0.126	Meads	2019/20	1	1	0	0	0	0	0	1	7.9	Detached	31.7	0.12
EB/2006/0181	57 Summerdown Road	New Build	0.126	Summerdown & Saffrons	2007/08	1	1	0	0	0	0	1	0	7.9	Detached	23.8	0.14
EB/2006/0432	7 Upper Carlisle Road	Redevelopment	0.47	Meads	2009/10	4	3	0	0	0	0	0	4	8.5	Detached	34.0	0.17
EB/2008/0479	Land south of 33 Gaudick Road	New Build	0.096	Meads	2008/09	1	1	0	0	0	0	0	1	10.4	Detached	41.7	0.09
EB/2006/0248	Land in Crouch Close	New Build	0.092	Ratton & Willingdon Village	2007/08	1	1	0	0	0	0	0	1	10.9	Detached	43.5	0.20
EB/2008/0469	Land at St Philips Avenue	Extension	0.351	Roselands & Bridgemere	2009/10	4	4	0	0	0	4	0	0	11.4	Detached	22.8	0.06
120699	2-8 Upwick Road	Redevelopment	0.155	Old Town	2015/16	2	2	0	0	0	2	0	0	12.9	Semi-detached	25.8	0.30
EB/2006/0832	Land within the curtilage of 67 Decoy Drive	New Build	0.073	Hampden Park	2007/08	1	1	0	0	0	1	0	0	13.7	Detached	27.4	0.18
EB/2010/0026	Land within curtilage of 54 Summerdown Road	New Build	0.06	Summerdown & Saffrons	2010/11	1	1	0	0	0	0	1	0	16.7	Detached	50.0	0.31
EB/2006/0418	All Saints Hospital	New Build	3.174	Meads	2010/11	54	54	0	40	12	0	2	0	17.0	Flats	38.4	0.05
170741	177 Sevenoaks Road	New Build	0.05	Langney	2018/19	1	1	0	0	0	1	0	0	18.5	Detached	37.0	0.16
EB/2005/0479	1 & 2 Eastons Cottages Hide Hollow	New Build	0.054	Shinewater & North Langney	2007/08	1	1	0	0	0	1	0	0	18.5	Detached	37.0	0.25
eb/2007/0479	Land adjacent to Hockington Housr Hockington Lane	New Build	0.053	Ratton & Willingdon Village	2008/09	1	1	0	0	0	0	0	1	18.9	Detached	75.5	0.19
EB/2008/0416	Land within the curtilage of 8 Park Lane	New Build	0.048	Ratton & Willingdon Village	2009/10	1	1	0	0	0	0	0	1	20.8	Detached	83.3	0.28
EB/2005/0563	31A & 33 St Anthonys Avenue	New Build	0.179	St Anthonys & Langney Point	2007/08	4	4	0	0	0	0	4	0	22.3	Detached	67.0	0.18
180496	Land fronting Friday Street at Borough Boundary	New Build	0.09	Langney	2019/20	2	2	0	0	0	0	0	2	23.3	Detached	93.0	0.12
EB/2009/0444	Land adjacent to 10 Wordsworth Drive	New Build	0.042	Langney	2010/11	1	1	0	0	0	1	0	0	23.8	Detached	47.6	0.22
EB/2006/0708	89 Sevenoaks Road	New Build	0.041	Langney	2007/08	1	1	0	0	0	1	0	0	24.4	Semi-detached	48.8	0.28
180696	Curtilage of 25 Rodmill Drive	New Build	0.04	Ocklynge & Rodmill	2019/20	1	1	0	0	0	0	1	0	25.6	Detached	76.9	0.21
EB/2009/0341	197 Ringwood Road	New Build	0.039	Roselands & Bridgemere	2009/10	1	1	0	0	0	0	1	0	25.6	Terraced	76.9	0.22
170058	1 Stuart Avenue	New Build	0.04	Ocklynge & Rodmill	2017/18	1	1	0	0	0	0	0	1	26.3	Detached	105.3	0.21
120785	Land to the rear of 18-34 Rangemore Drive	Redevelopment	0.189	Ocklynge & Rodmill	2014/15	5	5	0	0	0	0	5	0	26.5	Semi-detached	79.4	0.21
161448	2 Mill Gap Road	Redevelopment	0.33	Upperton	2020/21	9	9	0	0	0	1	0	8	27.3	Detached / Flats	103.0	0.25
EB/2006/0615	Land within the curtilage of 239 Kings Drive	New Build	0.036	Ocklynge & Rodmill	2008/09	1	1	0	0	0	1	0	0	27.8	Detached	55.6	0.30

Application Ref	Site Name	Development Type	Site Area (HA)	Neighbourhood	Year Completed	Gross Units	Net Units	Flats			Houses			Dwellings per HA	Dwelling Type	Beds per HA	Site Ratio
								1-bed	2-bed	3-bed	2-bed	3-bed	4+ bed				
EB/2009/0213	Land within curtilage of 37 Prideaux Road	New Build	0.036	Upperton	2011/12	1	1	0	0	0	0	1	0	27.8	Detached	83.3	0.32
140071	Land At Rear And To Side Of No. 2 Ringwood Road	Redevelopment	0.25	Roselands & Bridgemere	2017/18	7	7	0	0	0	0	7	0	28.0	Detached	84.0	0.20
EB/2008/0515	37-39 Rangemore Drive	Redevelopment	0.173	Ocklynge & Rodmill	2009/10	5	5	0	0	0	5	0	0	28.9	Detached	57.8	0.26
141469	Sovereign Harbour Site 8	New Build	0.274	Sovereign Harbour	2019/20	8	8	0	0	0	0	8	0	29.2	Terraced	87.6	0.37
EB/2010/0482	48 Wallis Avenue	New Build	0.034	St Anthonys & Langney Point	2011/12	1	1	0	0	0	0	1	0	29.4	Terraced	88.2	0.13
180065	146 Willingdon Road	New Build	0.03	Ocklynge & Rodmill	2018/19	1	1	0	0	0	0	1	0	29.4	Detached	88.2	0.23
130985	Land adjacent to 181 Sevenoaks Road	New Build	0.034	Langney	2014/15	1	1	0	0	0	1	0	0	29.4	Detached	58.8	0.24
161298	30 Brodrick Road	New Build	0.03	Hampden Park	2017/18	1	1	0	0	0	0	1	0	30.3	Detached	90.9	0.25
180865	147 Priory Road	Redevelopment	0.033	Langney	2019/20	1	1	0	0	0	1	0	0	30.3	Detached	60.6	0.26
EB/2009/0799	Land within the curtilage of 223 Kings Drive	New Build	0.033	Ocklynge & Rodmill	2010/11	1	1	0	0	0	0	1	0	30.3	Detached	90.9	0.33
eb/2007/0471	79 Selmeston Road	New Build	0.032	Ocklynge & Rodmill	2008/09	1	1	0	0	0	1	0	0	31.3	Detached	62.5	0.22
EB/2004/0650	22 Milthorpe Road	New Build	0.031	Meads	2006/07	1	1	0	0	0	0	1	0	32.3	Detached	96.8	0.31
EB/2006/0678	24 Milnthorpe Road	New Build	0.031	Meads	2007/08	1	1	0	0	0	0	1	0	32.3	Detached	96.8	0.31
141028	Langney Cottages Langney Rise	New Build	0.061	Langney	2015/16	2	2	0	0	0	2	0	0	32.8	Semi-detached	65.6	0.12
170962	Oakridge, 5 Old Drove	New Build	0.06	Shinewater & North Langney	2019/20	2	2	0	0	0	2	0	0	33.1	Semi-detached	66.1	0.35
EB/2004/0766	1 Pinewood Close	New Build	0.03	Hampden Park	2006/07	1	1	0	0	0	0	1	0	33.3	Detached	100.0	0.17
EB/2003/0389	41 Meadowlands Avenue	New Build	0.03	Ratton & Willingdon Village	2007/08	1	1	0	0	0	0	1	0	33.3	Terraced	100.0	0.18
160100	Crossways, 35 Prideaux Road	New Build	0.03	Upperton	2018/19	1	1	0	0	0	0	1	0	33.3	Detached	100.0	0.54
EB/2009/0203	51 Park Avenue	Redevelopment	0.117	Ocklynge & Rodmill	2011/12	4	4	0	0	0	0	0	4	34.2	Detached	136.8	0.35
EB/2010/0037	4 and 6 Friday Street	New Build	0.175	Shinewater & North Langney	2011/12	6	6	0	0	0	3	3	0	34.3	Semi-detached	85.7	0.27
EB/2009/0509	Land to the rear of 14 Hurst Road	New Build	0.029	Upperton	2012/13	1	1	0	0	0	0	1	0	34.5	Detached	103.4	0.30
160824	25 Baldwin Avenue	New Build	0.03	Ocklynge & Rodmill	2018/19	1	1	0	0	0	0	1	0	34.5	Detached	103.4	0.40
EB/2010/0253	Fort Depot 59-61Pevensey Bay Road	Redevelopment	0.4	Langney	2013/14	14	14	0	0	0	3	11	0	35.0	Semi-detached / Terraced	97.5	0.19
160224	Land off Oak Tree Lane	New Build	0.06	Shinewater & North Langney	2016/17	2	2	0	0	0	0	2	0	35.1	Semi-detached	105.3	0.19
EB/2009/0013	The Hawthorns 4 Carew Road	Redevelopment	0.396	Upperton	2010/11	14	14	0	4	0	10	0	0	35.4	Detached / Flats	70.7	0.26
130897	Kings Drive Cross Levels Way	New Build	3.36	Upperton	2016/17	119	119	4	37	0	0	78	0	35.4	Terraced / Flats	92.9	0.17
eb/2007/0627	8 Ecmod Road	New Build	0.028	Roselands & Bridgemere	2008/09	1	1	0	0	0	0	1	0	35.7	Terraced	107.1	0.19
eb/2007/0535	Land within the curtilage of 69 Shakespeare Walk	New Build	0.028	Langney	2008/09	1	1	0	0	0	0	1	0	35.7	Terraced	107.1	0.20
150097	Land to the rear of 221 Kings Drive	New Build	0.028	Ocklynge & Rodmill	2016/17	1	1	0	0	0	0	0	1	35.7	Detached	142.9	0.31
160411	Fitzmaurice Mews, Fitzmaurice Avenue	Redevelopment	0.17	Roselands & Bridgemere	2017/18	6	6	0	0	0	0	6	0	35.7	Terraced	107.1	0.20

Application Ref	Site Name	Development Type	Site Area (HA)	Neighbourhood	Year Completed	Gross Units	Net Units	Flats			Houses			Dwellings per HA	Dwelling Type	Beds per HA	Site Ratio
								1-bed	2-bed	3-bed	2-bed	3-bed	4+ bed				
EB/2010/0771	Trevethan 52 Carlisle Road	Redevelopment	0.195	Meads	2014/15	7	4	0	7	0	0	0	0	35.9	Flats	71.8	0.15
180962	12 Homewood Close	Redevelopment	0.0272	Roselands & Bridgemere	2020/21	1	1	0	0	0	0	1	0	36.8	Detached	110.3	0.25
EB/2009/0332	Land between 69 and 73 Milton Road	New Build	0.027	Old Town	2011/12	1	1	0	0	0	0	0	1	37.0	Detached	148.1	0.27
EB/2002/0507	61 Magnolia Walk	New Build	0.027	Hampden Park	2007/08	1	1	0	0	0	0	0	1	37.0	Detached	148.1	0.41
181054	Arundel Court, 20 Arundel Road	New Build	0.053	Upperton	2020/21	2	2	0	0	0	0	2	0	37.7	Semi-detached	113.2	0.34
200289	Langney Shopping Centre Car Valet	New Build	0.2882	Langney	2020/21	11	11	0	0	0	0	11	0	38.2	Detached	114.5	0.21
EB/2006/0911	2 and 4 St Anthonys	New Build	0.026	St Anthonys & Langney Point	2007/08	1	1	0	0	0	0	1	0	38.5	Detached	115.4	0.25
130776	Land within the curtilage of 26 Summerdown Road	New Build	0.026	Summerdown & Saffrons	2015/16	1	1	0	0	0	1	0	0	38.5	Detached	76.9	0.26
161211	Land at Sutton House, 41 Meads Road	New Build	0.03	Meads	2018/19	1	1	0	0	0	0	1	0	38.5	Detached	115.4	0.44
EB/2008/0766	Land to the side of 80 Meads Street	New Build	0.026	Meads	2010/11	1	1	0	0	0	0	1	0	38.5	Detached	115.4	0.45
EB/2011/0023	Koala, King Edwards Parade	Redevelopment	0.254	Meads	2016/17	10	9	0	6	4	0	0	0	39.4	Terraced / Flats	94.5	0.24
161010	Land to the rear of Wesley Place, Ringwood Road	Redevelopment	0.13	Roselands & Bridgemere	2017/18	5	5	0	0	0	0	5	0	39.9	Semi-detached	119.7	0.20
EB/2011/0413	28 Milnthorpe Road	New Build	0.025	Meads	2012/13	1	1	0	0	0	0	1	0	40.0	Detached	120.0	0.33
170634	1 Goldsmith Close	New Build	0.02	Langney	2018/19	1	1	0	0	0	0	1	0	41.7	Detached	125.0	0.23
EB/2005/0029	8-12 Elm Grove	New Build	0.024	Hampden Park	2007/08	1	1	0	0	0	1	0	0	41.7	Detached	83.3	0.36
EB/2005/0845	Land between 8-12 Elm Grove	New Build	0.024	Hampden Park	2007/08	1	1	0	0	0	1	0	0	41.7	Detached	83.3	0.36
EB/2012/0518	65 Churchdale Drive	New Build	0.023	Roselands & Bridgemere	2012/13	1	1	0	0	0	0	1	0	43.5	Detached	130.4	0.27
150342	The Drive 153 Victoria Drive	Redevelopment	0.023	Old Town	2018/19	1	1	0	0	0	0	0	1	43.5	Detached	173.9	0.33
EB/2009/0275	16 Moat Croft Road	New Build	0.023	Old Town	2012/13	1	1	0	0	0	0	1	0	43.5	Terraced	130.4	0.54
EB/2006/0078	122 Brodrick Road	New Build	0.046	Hampden Park	2011/12	2	2	1	1	0	0	0	0	43.5	Flats	65.2	0.26
170039	2 Ecmod Road	New Build	0.02	Roselands & Bridgemere	2017/18	1	1	0	0	0	0	1	0	44.8	Terraced	134.5	0.22
EB/2010/0113	Land adjacent to, 17 Ventnor Close	New Build	0.022	Shinewater & North Langney	2012/13	1	1	0	0	0	0	1	0	45.5	Terraced	136.4	0.21
EB/2009/0357	Land within curtilage of 146 Bridgemere Road	New Build	0.022	Roselands & Bridgemere	2009/10	1	1	0	0	0	0	1	0	45.5	Terraced	136.4	0.29
EB/2005/0131	32 Milnthorpe Road	New Build	0.044	Meads	2006/07	2	2	0	0	0	1	1	0	45.5	Semi-detached	113.6	0.34
180319	Land adjacent to 3 Selwyn Road	Redevelopment	0.02	Upperton	2020/21	1	1	0	0	0	1	0	0	47.6	Detached	95.2	0.33
151174	Land to the rear of 10 Spring Lodge Close	New Build	0.042	Langney	2017/18	2	2	0	0	0	0	2	0	47.6	Terraced	142.9	0.30
EB/2012/0432	Kilkenny Court, 13 Appledore Close	Redevelopment	0.186	Langney	2013/14	9	6	0	0	0	0	9	0	48.4	Terraced	145.2	0.27
EB/2003/0652	8 Baillie Avenue	New Build	0.02	Roselands & Bridgemere	2006/07	1	1	0	0	0	1	0	0	50.0	Terraced	100.0	0.18
180293	1 Spring Lodge Close	New Build	0.02	Langney	2020/21	1	1	0	0	0	0	1	0	50.0	Terraced	150.0	0.25
EB/2012/0724	Land rear of 2-18 Clarence Road	Redevelopment	0.114	Seaside	2016/17	6	6	0	0	0	6	0	0	52.6	Detached	105.3	0.28
EB/2012/0615	The Lodge Inn, 559 Seaside	Redevelopment	0.114	St Anthonys & Langney Point	2019/20	6	5	0	0	0	0	6	0	52.6	Terraced	157.9	0.33

Application Ref	Site Name	Development Type	Site Area (HA)	Neighbourhood	Year Completed	Gross Units	Net Units	Flats			Houses			Dwellings per HA	Dwelling Type	Beds per HA	Site Ratio
								1-bed	2-bed	3-bed	2-bed	3-bed	4+ bed				
EB/2008/0242	4-14 Roselands Avenue	Redevelopment	0.092	Roselands & Bridgemere	2011/12	5	5	0	0	0	5	0	0	54.3	Terraced	108.7	0.32
EB/2012/0146	69 Beach Road	Redevelopment	0.036	Seaside	2014/15	2	2	0	0	0	0	2	0	55.6	Semi-detached	166.7	0.41
EB/2012/0433	Longford Court, 1 Bathford Close	Redevelopment	0.197	Langney	2014/15	11	9	0	0	0	0	11	0	55.8	Terraced	167.5	0.31
190668	Land South of Langney Shopping Centre	New Build	0.1608	Langney	2020/21	9	9	0	0	0	9	0	0	56.0	Terraced	111.9	0.25
150070	Land To The Side And Rear Of 2-8 Queens Crescent	Redevelopment	0.105	St Anthonys & Langney Point	2016/17	6	6	0	0	0	6	0	0	57.1	Terraced	114.3	0.25
EB/2008/0455	Land within the curtilage of Little Lodge 27 Wish Road	New Build	0.052	Town Centre	2010/11	3	3	0	0	0	0	3	0	57.7	Terraced	173.1	0.28
EB/2008/0239	Curtilage of Swanley Ct Hotel, 18-20 Trinity Trees	New Build	0.066	Town Centre	2012/13	4	4	4	0	0	0	0	0	60.6	Flats	60.6	0.30
EB/2006/0752	St Lukes Church, Elm Grove	Redevelopment	0.065	Hampden Park	2019/20	4	4	0	0	0	0	0	4	61.5	Terraced	246.2	0.32
EB/2004/0604	19 Park Lane	Redevelopment	0.145	Ratton & Willingdon Village	2006/07	9	8	9	0	0	0	0	0	62.1	Flats	62.1	0.25
EB/2005/0725	Granville Crest 1 Bolsover Road	Redevelopment	0.11	Meads	2006/07	7	7	1	1	5	0	0	0	63.6	Flats	163.6	0.21
140555	Silverdale Garages, 33 Silverdale Road	Redevelopment	0.094	Meads	2015/16	6	6	0	0	0	0	6	0	63.8	Terraced	191.5	0.39
EB/2012/0197	Yeomans Toyota Churchdale Road	Redevelopment	0.197	Roselands & Bridgemere	2013/14	13	13	0	0	0	0	13	0	66.0	Terraced	198.0	0.37
160129	Corner House, 69 Percival Crescent	New Build	0.02	Hampden Park	2017/18	1	1	0	0	0	0	0	1	66.7	Terraced	266.7	0.32
EB/2006/0784	20-22 St Anthonys Avenue	New Build	0.03	St Anthonys & Langney Point	2009/10	2	2	0	0	0	0	2	0	66.7	Semi-detached	200.0	0.29
150096	Birley House 13 College Road	New Build	0.045	Town Centre	2020/21	3	3	2	0	0	1	0	0	66.7	Flats	88.9	0.22
151291	21a Manifold Road	Redevelopment	0.06	Seaside	2018/19	4	4	0	0	0	4	0	0	66.8	Detached / Semi-Detached	133.6	0.34
140959	Garage Block on south side of St James Road	Redevelopment	0.044	Seaside	2014/15	3	3	0	0	0	0	3	0	68.2	Terraced	204.5	0.36
200203	68 Southern Road	New Build	0.014	Hampden Park	2020/21	1	1	0	0	0	0	1	0	71.4	Terraced	214.3	0.31
EB/2011/0549	16 Hartfield Road	New Build	0.014	Upperton	2013/14	1	1	0	0	0	1	0	0	71.4	Terraced	142.9	0.32
EB/2010/0563	359-361 Seaside, Roselands Club	Redevelopment	0.014	Seaside	2012/13	1	1	0	0	0	1	0	0	71.4	Terraced	142.9	0.38
EB/2007/0328	9a Grassington Road	Redevelopment	0.084	Meads	2008/09	6	6	0	6	0	0	0	0	71.4	Flats	142.9	0.24
160825	5 Wessex Place	Redevelopment	0.04	Old Town	2017/18	3	3	0	0	0	0	3	0	71.9	Terraced	215.8	0.38
EB/2009/0691	16-18 Ratton Road	Redevelopment	0.193	Upperton	2011/12	14	10	5	4	1	0	4	0	72.5	Semi-detached / Flats	145.1	0.28
EB/2012/0434	Avon Court, 2 Sorrel Drive	Redevelopment	0.233	Shinewater & North Langney	2014/15	17	14	0	0	0	0	17	0	73.0	Terraced	218.9	0.41
170657	Land to the rear of 11-17 Manifold Road	New Build	0.07	Seaside	2020/21	5	5	0	0	0	5	0	0	73.3	Terraced	146.6	0.30
131069	2A Beach Road	Redevelopment	0.095	Seaside	2015/16	7	7	0	2	0	0	5	0	73.7	Terraced / Flats	200.0	0.48
171051	35 Wallis Avenue	New Build	0.03	St Anthonys & Langney Point	2018/19	2	2	0	2	0	0	0	0	74.1	Flats	148.1	0.28
EB/2006/0343	4 Ratton Road	Redevelopment	0.135	Upperton	2007/08	10	9	1	9	0	0	0	0	74.1	Flats	140.7	0.26
EB/2002/0292	Site T Sovereign Harbour	New Build	1.034	Sovereign Harbour	2007/08	24	24	0	0	0	0	24	0	75.4	Terraced / Flats	69.6	0.35
170997	Wayside Stores Priory Road	Redevelopment	0.07	Langney	2018/19	5	4	0	0	0	5	0	0	75.8	Terraced	151.5	0.38

Application Ref	Site Name	Development Type	Site Area (HA)	Neighbourhood	Year Completed	Gross Units	Net Units	Flats			Houses			Dwellings per HA	Dwelling Type	Beds per HA	Site Ratio
								1-bed	2-bed	3-bed	2-bed	3-bed	4+ bed				
EB/2002/0249	Land adjoining 3 Dacre Road	New Build	0.013	Old Town	2007/08	1	1	0	0	0	0	1	0	76.9	Detached	230.8	0.50
EB/2012/0029	Land to the rear of 348-358 Seaside	New Build	0.039	Seaside	2013/14	3	3	0	0	0	3	0	0	76.9	Terraced	153.8	0.33
190132	131 Southern Road	New Build	0.0128	Hampden Park	2019/20	1	1	0	0	0	0	1	0	78.1	Semi-detached	234.4	0.37
EB/2006/0860	Wartling Road	New Build	2.847	Seaside	2013/14	225	225	4	158	6	0	28	29	79.0	Terraced / Flats	189.0	0.22
EB/2010/0185	Land at rear of 27 Upperton Road	New Build	0.025	Upperton	2011/12	2	2	0	0	0	2	0	0	80.0	Semi-detached	160.0	0.31
EB/2012/0781	Land to the rear of 391 Seaside	Redevelopment	0.062	Seaside	2013/14	5	5	0	0	0	5	0	0	80.6	Terraced	161.3	0.33
EB/2009/0744	Langney Villas 168 Langney Rise	Redevelopment	0.049	Langney	2011/12	4	3	2	2	0	0	0	0	81.6	Flats	122.4	0.36
140990	25A Belmore Road	Redevelopment	0.098	Seaside	2015/16	8	8	0	0	0	8	0	0	81.6	Semi-Detached	163.3	0.34
130133	28 Grange Road	Redevelopment	0.11	Meads	2018/19	9	6	0	9	0	0	0	0	81.8	Flats	163.6	0.21
EB/2011/0735	508 Seaside	Redevelopment	0.227	St Anthonys & Langney Point	2014/15	19	19	18	1	0	0	0	0	83.7	Flats	88.1	0.36
EB/2013/0082	The Pubb, 24 Mountfield Road	Redevelopment	0.157	Hampden Park	2014/15	14	14	7	0	0	5	2	0	89.2	Terraced / Flats	146.5	0.33
170144	24 Hyde Road	Redevelopment	0.03	Town Centre	2019/20	3	3	0	0	0	0	3	0	90.9	Terraced	272.7	0.57
EB/2005/0341	13 Burlington Place	New Build	0.011	Town Centre	2007/08	1	1	0	0	0	1	0	0	90.9	Semi-detached	181.8	0.27
160718	2 Snowdon Close	New Build	0.01	Shinewater & North Langney	2017/18	1	1	0	0	0	1	0	0	90.9	Semi-detached	181.8	0.30
EB/2006/0069	1 Wartling Road	New Build	0.011	Seaside	2009/10	1	1	0	0	0	1	0	0	90.9	Terraced	181.8	0.36
EB/2004/0199	Spring Close (Land to the rear of 84 Wish Hill)	Redevelopment	0.065	Ratton & Willingdon Village	2006/07	6	6	0	2	0	4	0	0	92.3	Terraced / Flats	184.6	0.40
EB/2011/0276	The Castle 346 Seaside	Redevelopment	0.097	Seaside	2012/13	9	9	1	8	0	0	0	0	92.8	Flats	175.3	0.47
EB/2004/0453	150-152 Northbourne Road	New Build	0.128	Roselands & Bridgemere	2007/08	12	12	12	0	0	0	0	0	93.8	Flats	93.8	0.21
150457	Seaside Garage 10-16 Fairlight Road	Redevelopment	0.042	Seaside	2016/17	4	4	0	0	0	0	4	0	95.2	Terraced	285.7	0.50
151011	2a St Marys Road	Redevelopment	0.03	Old Town	2017/18	3	3	0	3	0	0	0	0	96.2	Flats	192.3	0.49
EB/2005/0822	62A Tideswell Road	Redevelopment	0.031	Town Centre	2007/08	3	3	0	0	0	1	2	0	96.8	Terraced	258.1	0.46
140770	437 Seaside	Redevelopment	0.232	Seaside	2015/16	23	23	2	8	0	5	8	0	99.1	Terraced / Flats	224.1	0.39
130206	1 Willard Close	New Build	0.01	Roselands & Bridgemere	2014/15	1	1	0	0	0	1	0	0	100.0	Terraced	200.0	0.36
EB/2010/0022	21 Bedfordwell Road	Redevelopment	0.088	Upperton	2010/11	9	8	9	0	0	0	0	0	102.3	Flats	102.3	0.37
EB/2005/0757	8-14 Coach House, Seaside	Redevelopment	0.135	Seaside	2008/09	14	13	3	3	1	7	0	0	103.7	Terraced / Flats	192.6	0.40
150671	1 Baillie Avenue	New Build	0.04	Roselands & Bridgemere	2015/16	4	4	4	0	0	0	0	0	103.9	Flats	103.9	0.25
EB/2009/0639	10 Pembury Road & Derry Court Redevelopment	Redevelopment	0.58	Langney	2011/12	62	58	17	45	0	0	0	0	106.9	Flats	184.5	0.32
EB/2012/0078	170 Bridgemere Road	New Build	0.009	Roselands & Bridgemere	2012/13	1	1	0	0	0	1	0	0	111.1	Terraced	222.2	0.44
151170	Land at Sumach Close	New Build	0.11	Hampden Park	2016/17	13	13	5	8	0	0	0	0	113.8	Flats	183.9	0.28
130216	14/15 Marine Road and 1 Leaf Hall Road	Redevelopment	0.051	Seaside	2014/15	6	6	0	3	0	0	0	3	117.6	Terraced / Flats	352.9	0.86
140084	2 Priory Road	Redevelopment	0.042	Langney	2019/20	5	4	5	0	0	0	0	0	119.0	Flats	119.0	0.29
EB/2009/0753	38 Upper Avenue	Redevelopment	0.099	Upperton	2010/11	12	8	6	6	0	0	0	0	121.2	Flats	181.8	0.34
181080	90a Tideswell Road	Redevelopment	0.0155	Town Centre	2019/20	2	2	0	0	0	2	0	0	129.0	Semi-detached	258.1	0.47

Application Ref	Site Name	Development Type	Site Area (HA)	Neighbourhood	Year Completed	Gross Units	Net Units	Flats			Houses			Dwellings per HA	Dwelling Type	Beds per HA	Site Ratio
								1-bed	2-bed	3-bed	2-bed	3-bed	4+ bed				
170224	84-90 Northbourne Road	Redevelopment	0.09	Roselands & Bridgemere	2019/20	12	8	5	7	0	0	0	0	129.4	Flats	205.0	0.32
EB/2004/0016	30 - 32 Upper Avenue	Redevelopment	0.19	Upperton	2009/10	25	17	0	25	0	0	0	0	131.6	Flats	263.2	0.34
180179	251 Seaside	New Build	0.007	Seaside	2019/20	1	1	0	0	0	1	0	0	142.9	Semi-detached	285.7	0.52
EB/2009/0822	477 Seaside	Redevelopment	0.007	Seaside	2013/14	1	1	0	0	0	1	0	0	142.9	Semi-detached	285.7	0.60
EB/2002/0769	Elm Park Court, 161 Seaside	Redevelopment	0.216	Seaside	2006/07	31	31	9	22	0	0	0	0	143.5	Flats	245.4	0.31
EB/2006/0404	Former Bus Garage, 7-17 Susans Road	Redevelopment	0.523	Town Centre	2009/10	78	78	36	38	0	4	0	0	149.1	Terraced / Flats	229.4	0.34
EB/2005/0653	Elim Church, Hartfield Road	Redevelopment	0.076	Upperton	2008/09	13	13	13	0	0	0	0	0	171.1	Flats	171.1	0.71
EB/2008/0451	359-361 Seaside, Roselands Club	Redevelopment	0.026	Seaside	2012/13	5	5	2	3	0	0	0	0	192.3	Flats	307.7	0.52
161127	39 Winchcombe Road	New Build	0.01	Seaside	2019/20	1	1	0	0	0	1	0	0	196.1	Terraced	392.2	0.69
EB/2001/0194	Site S Sovereign Harbour	New Build	1.318	Sovereign Harbour	2006/07	180	180	60	60	60	0	0	0	197.3	Flats	273.1	0.44
EB/2005/0383	290 Seaside	Redevelopment	0.019	Seaside	2007/08	4	4	4	0	0	0	0	0	210.5	Flats	210.5	0.41
EB/2012/0495	145-147 Seaside	Redevelopment	0.036	Seaside	2017/18	8	7	5	3	0	0	0	0	222.2	Flats	305.6	0.67
140801	16 Lushington Lane	Redevelopment	0.008	Town Centre	2015/16	2	2	0	0	0	2	0	0	250.0	Terraced	500.0	0.84
170813	7 Upperton Road	Redevelopment	0.23	Town Centre	2019/20	58	58	38	20	0	0	0	0	252.2	Flats	339.1	0.37
EB/2005/0622	4 Hardwick Road	Redevelopment	0.047	Town Centre	2008/09	12	12	6	6	0	0	0	0	255.3	Flats	383.0	0.40
160751	17-18 Lushington Lane	Redevelopment	0.02	Town Centre	2018/19	6	6	0	6	0	0	0	0	265.5	Flats	531.0	0.79
EB/2003/0431	25 St Leonards Road	Redevelopment	0.092	Town Centre	2007/08	25	25	11	14	0	0	0	0	271.7	Flats	423.9	0.36
EB/2006/0586	43 Seaside	Redevelopment	0.035	Seaside	2007/08	11	11	5	6	0	0	0	0	314.3	Flats	485.7	0.98
EB/2007/0599	3-17 Jevington Gardens	Redevelopment	0.247	Meads	2013/14	83	83	59	24	0	0	0	0	336.0	Flats	433.2	0.52
EB/2011/0100	118-120 Seaside	Redevelopment	0.026	Seaside	2012/13	10	10	7	3	0	0	0	0	384.6	Flats	500.0	0.91
EB/2008/0339	Former Magistrates Court 4 The Avenue	Redevelopment	0.031	Upperton	2017/18	13	13	6	7	0	0	0	0	419.4	Flats	645.2	0.83

Appendix 5 – Case Studies

1. LARGE DETACHED HOUSES – 51 Park Avenue (EB/2009/0203)

Development Type:	Redevelopment		
Site Area:	0.12 hectares		
Number of Dwellings:	4	**Dwellings per hectare:**	34.2 dph
Total Bedrooms:	16	**Bedspaces per hectare:**	136.8 pdh
Gross external footprint:	405.5 sqm	**Site Ratio:**	0.35
Bedspaces:	28	**Bedspaces per hectare:**	233.3
Houses to Flats ratio:	100% (4 houses, no flats)		
PDL:	Previously Developed (Workshop)		
Neighbourhood:	Ocklynge & Rodmill		
Year of Completion:	2011/12		
Size and Type of Dwellings:	4 x 4-bed 7-person Detached Houses (157sqm GIA per dwelling). 85% GEA to GIA ratio		
Height of Buildings:	Two-storey with pitched roof, 5.1 m to eave line, 8.7m to ridge line		
Parking Arrangements:	8 off-street parking spaces. Driveways and integral garages providing two parking spaces per dwelling.		
Open Spaces:	Private gardens to rear, 13 metre long approximately 130sqm per dwelling. Properties set back approximately 3.5 metres from boundary, creating small private space to front.		
Proximity to Services:	Well-serviced bus stop within 10 minute walk, but no shopping centre or railway station close by		
Gross to Net Area:	No additional access/infrastructure provided as part of the development, so the entire site is considered to be the plot area. Therefore the gross to net ratio is 100%.		

2. MEDIUM DETACHED HOUSES – Langney Shopping Centre Car Park (200289)

Development Type:	New Build		
Site Area:	0.29 hectares		
Number of Dwellings:	11	**Dwellings per hectare:**	38.2 dph
Total Bedrooms:	33	**Bedspaces per ha:**	114.5
Gross external footprint:	595.1 sqm	**Site ratio:**	0.21
Bedspaces:	33	**Bedspaces per hectare:**	113.8
Houses to Flats ratio:	100% (11 houses, no flats)		
PDL:	Previously Developed (Car Park)		
Neighbourhood:	Langney		
Year of Completion:	2020/21		
Size and Type of Dwellings:	11 x 3-bed 4-person Detached Houses (89sqm GIA per dwelling). 83% GEA to GIA ratio		
Height of Buildings:	Two-storey with pitched roof, 5.25m eaves lines, 9m high ridge line		
Parking Arrangements:	25 parking spaces in courtyard. 22 allocated spaces (2 per dwelling) and 3 unallocated spaces for visitors. (2.2 spaces per dwelling).		
Open Spaces:	Private gardens to rear, 10m long, approximately 60sqm per dwelling. No private space to front of dwelling.		
Proximity to Services:	Adjacent to Langney Shopping (District) Centre, and close to well-serviced bus stop.		
Gross to Net Area:	The plot area is 64% of the site area. Therefore, plot density is 59.5 dph and plot ratio is 0.31. Aside from the site access road and courtyard parking there is no additional infrastructure provided through the development, so the gross to net ratio is 100%.		
Other Comments:	Site area includes shared surface access driveway, with dwellings laid out in a cul-de-sac arrangement around central court parking.		

3. MEDIUM SEMI-DETACHED HOUSES – Land to the rear of Wesley Place, Ringwood Road (161010)

Development Type:	Redevelopment		
Site Area:	0.13 hectares		
Number of Dwellings:	5	**Dwellings per hectare:**	39.9 dph
Total Bedrooms:	15	**Bedspaces per ha:**	119.7 bph
Gross external footprint:	250 sqm	**Site ratio:**	0.20
Bedspaces:	25	**Bedspaces per hectare:**	192.3
Houses to Flats ratio:	100% (5 houses, no flats)		
PDL:	Previously Developed (Garages)		
Neighbourhood:	Roselands & Bridgemere		
Year of Completion:	2017/18		
Size and Type of Dwellings:	5 x 3-bed 5-person Semi-Detached Houses (111sqm GIA oer dwelling). 82% GEA to GIA ratio		
Height of Buildings:	Two-storey with pitched roof and dormer to the rear to create a master ensuite in the roof space. 5m eaves lines, 9.3m high ridge line		
Parking Arrangements:	10 parking spaces with each dwelling provide with a garage and allocated parking space. (2 spaces per dwelling)		
Open Spaces:	Small private gardens to rear, 6m long, approximately 35sqm per dwelling. No private space to front of dwelling		
Proximity to Services:	Relatively close to well-served bus stops. Retail along Seaside within reasonable walking distance		
Gross to Net Area:	The plot area is 55% of the site area. Therefore, plot density is 69 dph and plot ratio is 0.33. No additional access roads/infrastructure provided through the development, so the gross to net ratio is 100%.		

4. MEDIUM TERRACED HOUSES – Longford Court 1 Bathford Close (EB/2012/0433)

Development Type:	Redevelopment		
Site Area:	0.20		
Number of Dwellings:	11	**Dwellings per hectare:**	55.8 dph
Total Bedrooms:	33	**Bedspaces per ha:**	167.5 bph
Gross external footprint:	609.8 sqm	**Site ratio:**	0.31
Bedspaces:	55	**Bedspaces per hectare:**	275
Houses to Flats ratio:	100% (11 houses, no flats)		
PDL:	Previously Developed (Residential) and Greenfield (Amenity space)		
Neighbourhood:	Langney		
Year of Completion:	2014/15		
Size and Type of Dwellings:	11 x 3-bed 5-person Terraced Houses (97 sqm GIA per dwelling). 83% GEA to GIA ratio		
Height of Buildings:	Two-storey with pitched roof, 5.6m eave line, 8.2m high ridge line		
Parking Arrangements:	5 dwellings have off-street driveway parking spaces. Spaces for remaining dwellings and visitor parking accommodated via pre-existing on-street parking areas. (0.45 spaces per dwelling)		
Open Spaces:	Private gardens to rear, 10m long, approximately 54sqm per dwelling. Six of the properties have a small private space to the front; the other five have a small semi-private space to the front.		
Proximity to Services:	Within walking distance of Langney Shopping (District) Centre, and close to well-serviced bus stop.		
Gross to Net Area:	The plot area is 98% of the site area. Therefore, plot density is 56.7 dph and plot ratio is 0.32. No additional access roads/infrastructure provided through the development, so the gross to net ratio is 100%.		

5. SMALL TERRACED HOUSES – Wayside Stores Priory Road (170997)

Development Type:	Redevelopment		
Site Area:	0.07 hectares		
Number of Dwellings:	5	**Dwellings per hectare:**	75.8 dph
Total Bedrooms:	10	**Bedspaces per ha:**	151.5
Gross external footprint:	251.3 sqm	**Site ratio:**	0.38
Bedspaces:	15	**Bedspaces per hectare:**	214.3
Houses to Flats ratio:	100% (5 houses, no flats)		
PDL:	Previously Developed (Commercial) and Greenfield (amenity space)		
Neighbourhood:	Langney		
Year of Completion:	2015/16		
Size and Type of Dwellings:	5 x 2-bed 3-person Terraced Houses (72 sqm GIA per dwelling). 84% GEA to GIA ratio		
Height of Buildings:	Two-storey with pitched roof, 5m to eave line, 8.4m high ridge line		
Parking Arrangements:	Six unallocated parking spaces in small off-street parking court to the side of the properties. (1.2 spaces per dwelling)		
Open Spaces:	Private rear gardens, 5m long (approx. 24sqm per dwelling). Set back 1.8m from boundary		
Proximity to Services:	Approx 10 minute walk from Sovereign Disrict Centre, and awlaking distance from well served bus stop		
Gross to Net Area:	The plot area is 61% of the site area. Therefore, plot density is 116.3 dph and plot ratio is 0.58. No additional access roads/infrastructure provided through the development, so the gross to net ratio is 100%.		

6. SMALL-MEDIUM TERRACED HOUSES AND FLATS – The Pubb, Mountfield Road (EB/2013/0082)

Development Type:	Redevelopment		
Site Area:	0.16 hectares		
Number of Dwellings:	14	**Dwellings per hectare:**	89.2 dph
Total Bedrooms:	23	**Bedspaces per ha:**	146.5
Gross external footprint:	520.4 sqm	**Site ratio:**	0.33
Bedspaces:	44	**Bedspaces per hectare:**	275
Houses to Flats ratio:	43% (6 houses, 8 flats)		
PDL:	Previously Developed (Public House)		
Neighbourhood:	Hampden Park		
Year of Completion:	2014/15		
Size and Type of Dwellings:	7 x 1-bed 2-person flats (55sqm GIA per dwelling). 1 x 2-bed 4-person wheelchair accessible flat (83 sqm GIA) 4 x 2-bed 4-person Terraced houses (80sqm GIA per dwelling). 84% GEA:GIA ratio 2 x 3-bed 5-person Terraced houses (101 sqm GIA per dwelling). 84% GEA:GIA ratio. Block of flats – 70% GEA:GIA ratio.		
Height of Buildings:	Flats and 3-bed houses – 3-storeys with pitched roof, 8.4m to eave line, 12.5m to ridge line 2-bed houses – 2-storey with pitched roof, 5.5m to eave line, 10.1m to ridge lline		
Parking Arrangements:	18 parking spaces provided in rear courtyard (1.3 spaces per dwelling)		
Open Spaces:	6 houses have private rear gardens 6m long, approximately 30 sqm. Small semi-private space to front. Buildings set back between 3 and 6 metres from site boundary.		
Proximity to Services:	Close proximity to Hampden Park railway station and Brassey Parade (District) shopping parade. Also adjacent to Aldi supermarket.		

6. SMALL-MEDIUM TERRACED HOUSES AND FLATS – The Pubb, Mountfield Road (EB/2013/0082)

Gross to Net Area:	The plot area is 63% of the site area. Therefore, plot density is 140 dph and plot ratio is 0.52. No additional access roads/infrastructure provided through the development, so the gross to net ratio is 100%.

7. SMALL TERRACED HOUSES AND FLATS – Former Bus Garage, 7-17 Susans Road (EB/2006/0404)

Development Type:	Redevelopment		
Site Area:	0.52 hectares		
Number of Dwellings:	78	**Dwellings per hectare:**	149.1 dph
Total Bedrooms:	120	**Bedspaces per ha:**	229.4
Gross external footprint:	1,796 sqm	**Site ratio:**	0.34
Bedspaces:	260	**Bedspaces per hectare:**	500
Houses to Flats ratio:	5% (74 flats, 4 houses)		
PDL:	Previously Developed (Bus Garage)		
Neighbourhood:	Town Centre		
Year of Completion:	2009/10		
Size and Type of Dwellings:	Susans Road Block (67% GEA:GIA): 20 x 1-bed 2-person flats (40 sqm GIA per flat) 39 x 2-bed 4-person flats (60 sqm GIA per flat) Cavendish Road Block (72% GEA:GIA): 6 x 1-bed 2-person flats (48 sqm GIA per flat) 9 x 2-bed 4-person flats (68 sqm GIA per flat) 4 x 2-bed 4-person Terraced houses, 76sqm GIA per dwelling (84% GEA:GIA)		
Height of Buildings:	Susans Road Block – 4 storey with flat roof, 14.5m high		

7. SMALL TERRACED HOUSES AND FLATS – Former Bus Garage, 7-17 Susans Road (EB/2006/0404)

	Cavendish Road Block – 3-storey with pitched roof, 8m to eaves line, 10.8m to ridge line Houses – 2 storey with pitched roof, 5m to eave line, 8.3m to ridge line
Parking Arrangements:	45 spaces in courtyard parking (unallocated). 0.57 spaces per dwelling.
Open Spaces:	Communal garden (425sqm) Some communal amenity space around Cavendish Road block Private gardens for some small flats (5m long, c.36sqm) Houses have private rear gardens 5m (26sqm), and semi-private space to front (5m)
Proximity to Services:	Within close proximity of Town Centre shopping areas, and easy access to well-served bus stop. Railway station approx. 10 minute walk.
Gross to Net Area:	The plot area is 58% of the site area. Therefore, plot density is 259 dph and plot ratio is 0.59. No additional access roads/infrastructure provided through the development, Gated development so spaces not accessible for wider public, so the gross to net ratio is 100%.

8. SMALL FLATS – 17-18 Lushington Lane (160751)

Development Type:	Redevelopment		
Site Area:	0.02 hectares		
Number of Dwellings:	6	**Dwellings per hectare:**	265.5 dph
Total Bedrooms:	12	**Bedspaces per ha:**	530.9
Gross external footprint:	179.1	**Site ratio:**	0.79
Bedspaces:	24	**Bedspaces per hectare:**	1,200
Houses to Flats ratio:	0% (no houses, 6 flats)		
PDL:	Previously Developed (Commercial)		
Neighbourhood:	Town Centre		

8. SMALL FLATS – 17-18 Lushington Lane (160751)

Year of Completion:	2018/19
Size and Type of Dwellings:	6 x 2-bed 4-person flats (68sqm GIA per flat) 75% GEA:GIA
Height of Buildings:	Two-storey, pitched roof and dormer with accommodation in roofspace, 5.5m to eave line, 9.2m to ridge line (2 flats in roof space)
Parking Arrangements:	No parking provided on-site.
Open Spaces:	Small courtyard garden for ground floor flats (8sqm). Julliette balconies for 2nd floor flats
Proximity to Services:	Very good. Within close proximity of Town Centre shopping areas, well-served bus stops and railway station.
Gross to Net Area:	No additional access/infrastructure provided as part of the development, so the entire site is considered to be the plot area. Therefore the gross to net ratio is 100%.
Other Comments:	No additional access provided so representative of net density

9. HIGHEST DENSITY – Former Magistrates Court, 4 The Avenue (EB/2008/0339)

Development Type:	Redevelopment		
Site Area:	0.03 hectares		
Number of Dwellings:	13	**Dwellings per hectare:**	419 dph
Total Bedrooms:	18	**Bedspaces per ha:**	580.6
Gross external footprint:	258 sqm	**Site ratio:**	0.91
Bedspaces:	33	**Bedspaces per hectare:**	1,100
Houses to Flats ratio:	0% (13 flats)		
PDL:	Previous Developed (Derelict land following demolition of former Magistrates Court)		
Neighbourhood:	Upperton		

9. HIGHEST DENSITY – Former Magistrates Court, 4 The Avenue (EB/2008/0339)

Year of Completion:	2017/18
Size and Type of Dwellings:	6 x 1-bed 2-person flats (60 sqm) 7 x 2-bed 3-person flats (73 sqm) 75% GEA:GIA ratio
Height of Buildings:	5-storey with pitched roof and dormer with accommodate in roofspace, 14.8m to eaves, 17.5 to ridge
Parking Arrangements:	7 garages provided on ground floor for allocated to 2-bed flats (0.5 spaces per dwelling).
Open Spaces:	Small juliette balconies for flats. No other amenity space provided.
Proximity to Services:	Very good. Within close proximity of Town Centre shopping areas, well-served bus stops and railway station.
Gross to Net Area:	No additional access/infrastructure provided as part of the development, so the entire site is considered to be the plot area. Therefore the gross to net ratio is 100%.

10. LOWEST DENSITY – 7 Upper Carlisle Road (EB/2006/0432)

Development Type:	Redevelopment		
Site Area:	0.47 hectares		
Number of Dwellings:	4	**Dwellings per hectare:**	8.5 dph
Total Bedrooms:	28	**Bedspaces per ha:**	59.6
Gross external footprint:	804 sqm	**Site ratio:**	0.17
Bedspaces:	28	**Bedspaces per hectare:**	59.6
Houses to Flats ratio:	100% (3 houses, no flats)		
PDL:	Previous Developed (Residential) and Greenfield (Garden land)		
Neighbourhood:	Meads		

10. LOWEST DENSITY – 7 Upper Carlisle Road (EB/2006/0432)	
Year of Completion:	2009/10
Size and Type of Dwellings:	4 x 7-bed 12-person houses (457 sqm GIA per dwelling) 88% GEA:GIA ratio
Height of Buildings:	2-storey with pitched roof and accommodate in roofspace, 5.5m to eaves, 10.2 to ridge line
Parking Arrangements:	Each dwelling provided with either double or triple detached garage plus additional parking space on driveway.
Open Spaces:	Rear private gardens (inc. swimming pool), 24m, approx. 504sqm. Significant private space to front. Buildings set back approx. 15m from curtilage.
Proximity to Services:	Approx. 10 minute walk to Meads Vilage (District) shopping area, but poor accessibility to public transport
Density Ratio:	The plot area is 97% of the site area. Therefore, plot density is 8.7 dph and plot ratio is 0.18. No additional access roads/infrastructure provided through the development, so the gross to net ratio is 100%.
Other Comments:	Usage space provided above detached garages. Properties valued at over £1million each.

11. EDGE OF BUILT-UP AREA – Kings Drive, Cross Levels Way (130897)			
			
			
Development Type:	New Build		
Site Area:	3.36 hectares		
Number of Dwellings:	119	**Dwellings per hectare:**	35 dph
Total Bedrooms:	312	**Bedspaces per ha:**	92.8 bph
Gross external footprint:	5,811 sqm	**Site ratio:**	0.17
Bedspaces:	528	**Bedspaces per hectare:**	157.1
Houses to Flats ratio:	66% (78 houses, 41 flats)		
PDL:	Greenfield		

11. EDGE OF BUILT-UP AREA – Kings Drive, Cross Levels Way (130897)	
Neighbourhood:	Upperton
Year of Completion:	2016/17
Size and Type of Dwellings:	4 x 1-bed 2-person wheelchair accessible flats (60sqm GIA per dwelling) 37 x 2-bed 3-person flat (61 sqm GIA per dwelling) 37 x 3-bed 5-person Terraced houses (90-112 sqm GIA per dwelling) 22 x 3-bed 5-person Townhouses (111sqm GIA per dwelling) 19 x 3-bed 6-person Townhouses (131 sqm GIA per dwelling) Apartment Blocks – 74% GEA:GIA Townhouses – 85% GEA:GIA Terraced Houses – 90% GEA:GIA
Height of Buildings:	Apartment Blocks – 3 storey with flat roof, 9m in height Town Houses – 3 storey with pitched roof, 7.5m to eave line, 10.9m to ridge line Terraced Houses – 2 storey with pitched roof, 4.9m to eave line, 8.6m to ridge line Flats above Garages – 2-storey with pitched roof (parking on ground floor), 5.4m to eave line, 8.5m to ridge line
Parking Arrangements:	170 parking spaces (1.4 spaces per dwelling). Some allocated parking spaces to front and to rear of dwellings, garages beneath flats, and unallocated via courtyard parking
Open Spaces:	Townhouses and terraced houses have private rear gardens (7m long, 37sqm). There is amenity space provided in the form of 'green fingers' (c. 3,300sqm), an area for children's play space (1,460sqm), and land set aside for SuDS (c.4,460sqm).
Proximity to Services:	A small convenience store within 5 minute walk, but no larger centre in close proximity. Relatively close to well-served bus stops.
Gross to Net Area:	The site does provide infrastructure, particularly SuDS infrastructure, so the total site area cannot be considered to be the net site area. The plot area is 35% of the total site area. Therefore, plot density is 102 dph and plot ratio is 0.48. The development includes SuDS infrastructure including swales and balancing pond, and there is a pumping station station with surrounding area covering approximately 600sqm. The net site area is 2.4 hectares, which equates to the gross to net area ratio of 72% and a net site density of 49.5 dph.
Other Comments:	The 'green fingers' are a design response to overcome objection to scheme, and also include swales. SuDs scheme has also been provided, including balancing pond to east of site. There is a pumping station with surroundings covering approx. 600 sqm.

12. MIX OF DWELLING TYPES – Former Coach and Lorry Park, Wartling Road (EB/2006/0860)

Development Type:	Redevelopment		
Site Area:	2.8 hectares		
Number of Dwellings:	225	**Dwellings per hectare:**	79 dph
Total Bedrooms:	538	**Bedspaces per ha:**	188.9
Gross external footprint:	6,257 sqm	**Site ratio:**	0.22
Bedspaces:	984	**Bedspaces per hectare:**	351.4
Houses to Flats ratio:	25% (57 houses, 168 flats)		
PDL:	Previously Developed (Car Park)		
Neighbourhood:	Seaside		
Year of Completion:	2013/14		
Size and Type of Dwellings:	4 x 1-bed 2-person flats (57sqm GIA per dwelling) 158 x 2-bed 4-person flats (57sqm – 77sqm GIA per dwelling) 6 x 3-bed 6-person flats (103sqm GIA per dwelling) 4 x 4-bed 8-person Semi-detached houses (120sqm GIA per dwelling, 85% GEA:GIA) 2 x 3-bed 5-person Semi-detached houses (110 sqm GIA per dwelling, 82% GEA:GIA) 2 x 4-bed 6-person Semi-detached houses (125sqm GIA per dwelling, 85% GEA:GIA) 24 x 3-bed 5-person Terraced houses (110sqm GIA per dwelling, 85% GEA:GIA) 23 x 4-bed 6-person Terraced houses (125sqm GIA per dwelling, 85% GEA:GIA) Large Blocks – 76% GEA:GIA Small Block – 72% GEA:GIA		
Height of Buildings:	Blocks of Flats – 6-storey with flat roof… including parking at ground level Small block – 3-storey with flat roof 3-storey terraced with pitched roof		

12. MIX OF DWELLING TYPES – Former Coach and Lorry Park, Wartling Road (EB/2006/0860)	
	2-storey terraced with pitched roof and dormer Flats above garages – 2-storey with pitched roof
Parking Arrangements:	270 parking spaces – 1.2 spaces per dwelling. Parking for flats is provided at lower ground floor level beneath the flats and in external courtyard. Parking for houses is either within the curtilage of the dwellings or within parking courts at the rear of the properties.
Open Spaces:	560sqm children play area. The houses have private rear gardens, 9m long 44sqm. Some communal space around large blocks of flats, and amenity space left at front of site to Wartling Road (0.384 ha).
Proximity to Services:	Tesco supermarket within 5 minute walk but no larger centre in close proximity. Relatively close to well-served bus stops.
Gross to Net Area:	The plot area is 42% of the site area. Therefore, plot density is 190 dph and plot ratio is 0.54. The large amenity space at the front of the site should not be considered to be in the net site area, which means that the gross to net ratio is 86%, and the net site density is 91.3 dph.