

## South Somerset's housing, employment and miscellaneous key issues workshop discussion paper 28 April 2011 – Housing Density

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The purpose of this paper is to address the key issues raised in response to draft Policy HG2 Housing Density, of the Draft Core Strategy (incorporating Preferred Options). The paper is set within the context of the removal of the national indicative minimum of 30 dwellings per hectare (dph) net from Planning Policy Statement 3: Housing (PPS3)<sup>1</sup> and the proposed revocation of the Regional Spatial Strategy<sup>2</sup> (RSS). 5 comments in support of Policy HG2 were received, 15 objections and 4 observations. Key issues arising from objections are summarised and addressed below.

### Issues:

- Targets are not sufficiently flexible.
- Alternatives suggested: Yeovil: 30-40, 40-50, Market Towns: 30-40, Chard: 60, Rural Centres 30-40, 50, Rural areas: 30, 50, Key sites 60 and all sites 50 dph
- Eco Town can work only be virtue of eliminating overshadowing of buildings, this would be impossible at 50 dph;
- Densities of 40-50 dph are not achievable without a significant number of flats – the industry is not building flats;
- Density currently calculated at 30 dph this could be raised to 60 dph as in Bath which is a desirable place to live instead of losing Greenfield land.
- Higher density will drive prices down.
- Range of densities will allow for a range of housing.
- Sufficient flexibility should be provided within the policy to ensure acceptable forms of development can come forward based on a character study of the area.
- Density is too high people need good internal and external space otherwise will be undesirable places to live.
- Density guidance has been removed from PPS3. No evidence to substantiate this policy without evidence it is unsound.
- Recognition of densities in nearby villages should be a consideration and an attempt made to 'blend' in with these. A gradual increase in density towards the centre of town is seen as a better arrangement.
- Although 30 dph it remains pertinent for conurbations, it was changing the nature of rural settlements, particularly encouraging a "doughnut" of high density development around a low density core with no bus service. Research shows that the specific range of transport uses varies with settlement size. Housing policy should respect this.
- Policy produces no additional benefit, is not evidence based, is poorly drafted and could cause irretrievable harm to key character areas. Policy will not apply at all to smaller sites where quantum effects are prevalent (majority of development in South Somerset over last 20 yrs would be exempt). Policy is self frustrating because it allows, where members wish to rely on it, the developer or officer can argue special circumstances and vice versa. If the policy is omitted, larger sites will be determined based upon their specific context. That is a far safer approach.
- Commercial interest will always seek to deliver the best economic return so any artificial inflation of density beyond that will impact on viability. Generally accepted that higher density development gets a greater return. If the policy is included additional density will be produced on peripheral sites and transport demand is unlikely to be met in such locations by viable public transport. Densities in excess of those found in the core of many settlements in South Somerset. Reference to housing density should be amended to refer to "net dwelling density."

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<sup>1</sup> Paragraph 47 of PPS3 (June 2010)

<sup>2</sup> The Draft Regional Spatial Strategy for the South West Incorporating the Secretary of State's Proposed Changes – For Public Consultation July 2008

- Council need to insist on high densities to see an increase in affordable housing  
Apply the 50 dph to ALL new developments.
- Hope 30 dph in rural areas is to be the minimum density as it will be near impossible to provide the private sector with homes costing less than £200K. Young people will be forced out the areas if they are to buy a home in which to raise a family. Need a diverse range of homes in villages.
- Support the idea of maximising housing development on PDL but this should not be at the expense of having to provide high density development that is not characteristic of an area.

## Response:

### National Context

Planning Policy Statement 1: Delivering Sustainable Development (2006) (PPS1) expects local planning authorities (LPAs), as part of their general approach in development plan documents to promote more efficient use of land through higher density, mixed use development and the use of suitably located previously developed land.<sup>3</sup> When addressing the issue of design the PPS advises that design policies not be unnecessarily detailed and should concentrate on guiding overall scale, density, massing, height, landscape, layout and access in relation to the existing environment<sup>4</sup>.

In June 2010 the Government amended Planning Policy Statement 3: Housing (PPS3) by removing the text setting a national indicative minimum net density of 30 dwellings per hectare (dph)<sup>5</sup>. Paragraph 46 of revised PPS3 says that LPAs should develop housing densities having regard to:

- The spatial vision and strategy for housing, the level of housing demand and need and the availability of suitable land in the area.
- Current and future level and capacity of infrastructure, services and facilities such as public and private amenity space – particularly green and open space.
- The desirability of using land efficiently and reducing, and adapting to, the impacts of climate change.
- The current and future levels of accessibility, particularly public transport accessibility.
- The characteristics of the area, including the current and proposed mix of uses.
- The desirability of achieving high quality, well-designed housing.

Paragraph 47 of PPS3 notes that LPAs ‘may want to set out a range of densities across the plan area’. Whilst Paragraph 50 says that the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. Good design can lead to more efficient use of land.

The definition of net dwelling density can be found in Annex B of PPS3:

*Net dwelling density is calculated by including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children’s play areas, where these are provided.*

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<sup>3</sup> Paragraph 27 (viii)

<sup>4</sup> Paragraph 38

<sup>5</sup> Paragraph 47.

## Draft Regional Spatial Strategy (RSS)

Whilst it is the Government's intention to revoke the RSS<sup>6</sup> it is still a material consideration in the planning decision making process. Policy H2 states that in formulating their Local Development Documents Local Planning Authorities should seek to achieve a target net density of 40 dph across their Housing Market Areas, seek to ensure that the net dwelling density of housing within SSCTs<sup>7</sup> (e.g. Yeovil) falls within the range of 40-50 dph with higher densities in more accessible locations and promote net densities of 50 dph or more overall within planned urban extensions.

## Draft Core Strategy (incorporating Preferred Options), October 2010

Draft Policy HG2 reflects RSS Policy H2 and seeks to achieve a net housing density of 30dph across the district with a range of densities for Yeovil Urban Extension (50 dph or more), Yeovil (40-50 dph), Market Towns (40 dph), Rural Centres (30 dph) and Rural Settlements (30 dph) in addition the policy recognises that different densities may be justified where there are particular site circumstances which require consideration.

In regards to the Yeovil Urban Extension Eco-Town standards do not set down standards for housing density. The Town and Country Planning Association believe that developers should be given the freedom to innovate and to demonstrate how different densities can contribute to the achievement of zero carbon communities. The Eco-Town PPS<sup>8</sup> does however set out a number of requirements which impact directly on the density of development:

- 40% of the eco-town should be open space
- Homes should be within 10 minutes walk of a) frequent public transport and b) neighbourhood services.
- There should be a maximum walking distance of 800 metres from homes to the nearest school for children under the age of 11.

## Other Evidence

Shaping Neighbourhoods, A Guide for Health, Sustainability and Vitality (Barton H, et al, 2003) examines local identity and includes 200m by 200m neighbourhood samples of character form and density. These include:

**Table 1: Neighbourhood density samples**

| Neighbourhood Sample      | Density - dwellings per hectare (dph) |
|---------------------------|---------------------------------------|
| 1900s terrace             | 45 dph                                |
| 1990-2000 village         | 40 dph                                |
| Traditional small town    | 35 dph                                |
| 1980s estate              | 35 dph                                |
| 1930s estate              | 30 dph                                |
| 1930s semi-detached       | 25 dph                                |
| 1900s terrace             | 90 dph                                |
| Tenements (Scottish)      | 90 dph                                |
| 1970s estate              | 80 dph                                |
| London mansion apartments | 75 dph                                |
| 1950s estate flats        | 65 dph                                |
| Georgian square           | 50 dph                                |

<sup>6</sup> The Draft Revised Regional Spatial Strategy for the South West Incorporating the Secretary of State's Proposed Changes for Public Consultation July 2008

<sup>7</sup> Strategically Significant Cities and Towns

<sup>8</sup> Planning Policy Statement: eco towns A supplement to Planning Policy Statement 1 (2009)

Plans of these neighbourhood samples can be seen in Appendix A.

Barton et al advise that as part of a sustainable neighbourhood strategy the overall average density should be higher than the current suburban average. Linear bands of higher intensity development should be complemented by green corridors. It also advises that a diversity of density and character should be permitted in every neighbourhood to encourage diversity of household types.

An examination of existing density ranges within South Somerset has been undertaken. The approximate net densities of 38 areas within Yeovil, Market Towns, Rural Centres and Rural Settlements have been calculated. The findings and maps of the areas measured can be seen in Appendix B. Table 2 summarises the average net densities for each type of settlement and the range of densities within the sample survey. It is recognised that this assessment examines only a small sample of the whole District but the maps in particular do help one to visualise what particular net densities mean on the ground.

**Table 2: Summary of Average net Densities and Range of Densities – South Somerset Sample**

| <b>Settlement Type</b> | <b>Average Net Density</b> | <b>Range of net densities (lowest and highest)</b> |
|------------------------|----------------------------|--|
| Yeovil                 | 34                         | 24 - 55  |
| Market Towns           | 36                         | 22 - 87  |
| Rural Centres          | 27                         | 13 - 56  |
| Rural Settlements      | 17                         | 11 - 24  |
| Whole Sample           | 28                         | 11 - 87  |

The findings in Appendix B and the summary in Table 2 demonstrate that across South Somerset there is an extremely diverse range of net dwelling densities, although interestingly the overall average net density of the sample is 28 dph. Given these findings it could be argued that this merely reflects what is in national planning policy guidance (PPS3 – 30 dph), however, whilst this may be an influencing factor on more recent development this would not have applied to the more historic areas of development that form part of the sample. What this varied range of densities does demonstrate is that the objective of providing a range of housing types to meet the different requirements of the market can be achieved across the District whilst taking the character of an area into account. The over arching aim of making the most efficient use of land should be retained.

In terms of the approach taken by other Local Planning Authorities in Somerset it is noted that Sedgemoor District Council<sup>9</sup>, Taunton Deane Borough Council<sup>10</sup> and Mendip District Council<sup>11</sup> have not set net density targets opting instead to include criteria within Development Management design policies which seek to achieve the most efficient use of land with density being justified as part of the overall scheme. Taunton Deane makes particular reference to higher densities being in centres and on public transport routes.

Poundbury in Dorset provides an example of an urban extension that is generally regarded as succeeding in delivering a high quality, sustainable living environment. West Dorset District Council<sup>12</sup> have advised that phase 1 of the development was built at a net dwelling density of 34 dph whilst phase 2 was around 46 dph, with higher density development being

<sup>9</sup> Local Development Framework Core Strategy Proposed Submission Shaping the Future of Sedgemoor 2006-26, September 2010 (Reg 27 document)

<sup>10</sup> Published Plan Core Strategy 2011-2027 (Draft – Reg 25 doc)

<sup>11</sup> Draft Core Strategy (Preferred Options) February 2011 (out for consultation Thursday 17 February to Thursday 31 March 2011)

<sup>12</sup> Andrew Martin, Planning Officer, West Dorset DC

located in the centre. Queen Mother Square, which does include some flats, is around 50 dph.

The importance of local character in assessing what density might be acceptable for a proposal cannot be underestimated, this is illustrated by a recent planning appeal decision for 24 houses in a Leicestershire village which has been rejected on the grounds that its inappropriately dense form would undermine the character of the area<sup>13</sup>. The scheme was to provide 32 dph in area where density varied from 7 to 19 dph. The inspector considered that this would lead to a more enclosed and urban streetscape, striking the wrong balance between efficient use of land and the existing pattern of local development. He concluded that even though 6 of the homes were to be affordable this was insufficient to mitigate the harm.

Research carried out on behalf of the National Housing Planning and Advice Unit<sup>14</sup> develops a model to understand how the price of a standard house is influenced by the mix of types of dwelling (e.g. flat, detached, semi detached, terraced) and densities (e.g. high medium and low) in the surrounding area, 3 standard net densities were used low density (30 dph), medium density (50 dph) and high density (120 dph). The model is then used to estimate the viability of different housing projects with different types and densities in selected local authority case study areas, both 2 and 3 bedroom properties were used. Housing markets in the following case study areas are used in the research: London, Manchester, Leeds, Nottingham and Southampton. The study concludes by reporting on the impact of mix and density on affordability. Findings show that:

- Generally speaking, high density neighbourhoods do not attract a premium, suggesting that consumers prefer lower density neighbourhoods;
- Consumers prefer houses over flats and detached properties over semi-detached and terraced (i.e. lower density suburban areas);
- Both low density, detached-dominant areas and high density, flat-dominant areas attracted a premium over medium density semi-detached and terraced areas;
- The relative size price premium or penalties for different type mix and density characteristics vary between different housing market areas. For example, the penalty from higher density was less marked in London and Manchester than in the other provincial cities examined.

In terms of residual land values, mix and density, findings show that scheme viability (as measured by residual value) varied widely between cities and between locations within a city. However, it is interesting to note that, even in 2007, at the peak of the housing market 'boom', there were some locations where some types of housing development did not appear viable. Actual schemes built where the model suggested 30dph produced the highest residual value were in some cases developed at considerably higher densities (e.g. 71 and 282 dph). Interestingly the research showed that more affordable homes are found within medium density schemes. In general, the study provides a caution against 'one size fits all' planning policies. The evidence from this study suggests that such an exclusive emphasis on building at high densities would not serve well in meeting the preferences of a wide range of consumers, and neither would it necessarily promote affordability. The study suggests that policy guidance should recognise local variation, while encouraging the monitoring of viability and affordability. Whilst it is recognized that the case studies used in this research are not rural areas such as South Somerset it is considered that it provides an interesting insight to the correlation between net housing density and viability.

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<sup>13</sup> DCS Number: 100-071-247. Inspector: Ian Radcliffe; Hearing

<sup>14</sup> The Implications of Housing Type/Size Mix and density for the Affordability and Viability of New Housing Supply, Proff Glen Bramley et al for National Housing Planning and Advice Unit, February 2010

**Pros and cons of higher and lower densities**

Table 3 outlines some of the pros and cons of higher and lower net housing densities. It should be noted that many of the factors outlined as being cons of high density can be overcome by good quality design e.g. scale, height, massing, orientation of buildings use of materials incorporation of amenity space and consideration of the characteristics of the local environment including landscape.

**Table 3: Pros and Cons of high and lower density development**

| <b>Pros of high net density development</b>  | <b>Cons of high net density development</b>  |
|--|--|
| More efficient use of land - less Greenfield land lost and more homes built  | Poor design could result in a poor quality living environment with little or no outdoor space.                               |
| Likely to be more viable for the developer – improved delivery   | Could lead to the perception that room sizes are unacceptably small  |
| More people to support public transport and local services   | May be inappropriate to the character of the area  |
| Will generate more affordable homes once threshold met   | Perception that social problems may occur as a result of the living environment (e.g. increased noise disturbance and crime) |
| May be appropriate to the character of the area  |  |
|  |  |
| <b>Pros of lower net density development</b>   | <b>Cons of lower net density development</b>   |
| Ability to have more amenity space e.g. bigger gardens   | Less efficient use of land – more Greenfield land lost   |
| May be appropriate to the character of the area  | Less people to support public transport and local services   |
| Perception that lower density housing development creates a higher quality living environment  | Less housing delivered on available land – housing need may not be met   |
| Perception that social problems are less likely to occur as a result of the living environment (e.g. noise disturbance and crime less likely to be an issue) | Will generate less affordable housing once threshold met or could be used as a means of avoiding meeting the threshold       |
|  | Lower density housing development is likely to be more expensive to purchaser  |
|  | May be inappropriate to the character of the area  |

**Other Issues**

**Loss of Greenfield land**

The overall net dwelling density of a proposal has an impact on the amount of Greenfield land lost to development. The total housing supply for previously developed land (PDL) and Greenfield land set out in Figure 16 of the Draft Core Strategy can be used as a means of demonstrating the impact different densities can have on land take. Table 4 shows the impact on both PDL and Greenfield land using the total housing supply as at April 2009 at 35 dph and 28 dph.

**Table 4: Impact of land take on housing supply at 35 dph and 28 dph**

| <b>Housing Supply as at April 2009<sup>15</sup></b> | <b>Area of land (ha)</b>                             |
|---|--|
| 3177 dwellings @ 35 dph (PDL)                       | 90.8<br>(Approx 127 football pitches <sup>16</sup> ) |
| 3177 dwellings @ 28 dph (PDL)                       | 113.5<br>(Approx 159 football pitches)               |
| 6847 dwellings @ 35 dph (Greenfield land)           | 195.6<br>(Approx 274 football pitches)               |
| 6847 dwellings @ 28 dph (Greenfield land)           | 244.5<br>(Approx 342 football pitches)               |

Table 4 shows that at a net dwelling density of 28 dph approx 49 ha (68 football pitches) more land would be required than at the slightly higher density of 35 dph. These figures demonstrate the impact a higher net dwelling density can have on the overall loss of Greenfield land.

### **High density means small homes**

There is often the perception that high density development means very small homes with rooms that are not suitable to meet the needs of the occupiers. This is not the case as the work undertaken by Barton et al demonstrates a Georgian Square, the likes of which can be seen in a city such as Bath, can have a high net dwelling density of 50 dph. Room size should not be confused with net density. In England there are no minimum space standards for market housing, space does not form part of English national regulatory requirements such as Building Regulations. The UK, almost uniquely, uses the number of bedrooms to define the size of a home rather than the overall size<sup>17</sup>.

### **Garden sizes – affordable housing**

Within South Somerset District Council concern has been expressed regarding affordable housing standards for garden space and the impact of the requirement to provide outside storage space i.e. a shed and cycle parking storage will reduce the amount of garden space available to residents. It is recognised that larger gardens may be desirable for family homes however the size standards are set by the Private Registered Providers (PRP) and if any change were to be made for to garden sizes this will impact on the overall net dwelling density of the proposal. Initial research indicates that each PRP applies it's own space standards, standards set by the Homes and Communities Agency (HCA) only apply where HCA funding has been made available.

A discussion document produced by the Campaign to Protect Rural England when considering the impact of housing density in the West Midlands Region<sup>18</sup> states that garden size can have a major impact on overall dwelling density pointing out that ten large gardens can occupy the same area as twenty or thirty small ones. The paper suggests that at the rear of dwellings a 40sqm patio, as opposed to a much larger garden, may be sufficient for many

<sup>15</sup> As shown in Figure 16 of Draft Core Strategy (incorporating Preferred Options), October 2010.

<sup>16</sup> Standard football pitch = 7,140 sq m. Football pitch figures have been included to help readers who are unfamiliar with the size of a hectare to visualise the area of land concerned.

<sup>17</sup> HCA Core Housing Design and Sustainability Standards Consultation March 2010

<sup>18</sup> Housing Density – can we get more homes without sacrificing the countryside? Campaign to Protect Rural England, Discussion Document , May 2005

occupiers as long as privacy and sunlighting is maintained. The paper does not suggest that large gardens should be avoided at all costs but points out that in the past land has been wasted through poor design noting that “in general housing in the UK has been built with more generously sized gardens or grounds than their continental counterparts, even though the UK is among the most densely populated countries in Europe.” It concludes that there will continue to be a range of homes with large gardens as part of the existing stock and as long as that is protected there should be no pressing need for low density developments. However, it is considered that factors such as road layout, external car parking and the location and design of communal open space can have a greater impact on overall net dwelling density than garden size this can be demonstrated by using the site at Ancastle Avenue, Castle Cary as an example. The site has an approximate net dwelling density of 24 dph, if one were to enlarge each garden by 3m<sup>2</sup> (the area for external storage required by the Housing Quality Indicators for a unit with 4 bed spaces) this would result in an overall net dwelling density of 23 dph<sup>19</sup>, the loss of 1 dwelling. A similar impact can be seen when the Crofton Park, Yeovil example is used. So, if a proposal for affordable housing on a similar site were being designed the significance of the loss of 1 affordable dwelling would have to be weighed against the option of having larger gardens. Interestingly 0.45 ha of the Ancastle Avenue example is taken up by roads/verges, which form part of the overall net dwelling density calculation.

The size of a garden is often a matter of personal preference whilst some may want as much outside space as possible others prefer to have a modest sized, low maintenance garden where there might be a space to sit and hang washing, as long as PRP's provide a mix of house types and ideally garden sizes as part of an overall strategy to provide quality living environments it is considered that the matter can be dealt with through the development management process. As Table 3 shows a consequence of lower density development is a reduction in dwelling numbers (including affordable housing) and this is a factor that would need to be taken into account when designing a scheme or assessing it as part of a planning application. It is therefore considered that the issue of garden size can be considered through the development management process by the application of an effective design policy, it might however be beneficial to make reference to the requirement to provide outside storage within the gardens of affordable housing to ensure that this can be taken into account when considering a scheme.

## Conclusions

This paper has demonstrated that there is a diverse range of net dwelling densities within South Somerset. In order to meet the demands of the housing market and to accord with PPS3 there is a need to provide a mix of housing types and tenures at a variety of net dwelling densities, depending on the character and location of the proposal. Draft Core Strategy Policy HG5 seeks to achieve that mix of market housing type and tenure based on the evidence in the Strategic Housing Market Assessment. National guidance is clear that to achieve the objective of sustainable development, proposals should make the most efficient use of land whilst considering the impact on the character of the locality, with higher densities being located in places close to community facilities with public transport connections. All these factors can be addressed through the development management process. It is recognised that developers will not seek to bring forward proposals that are not economically viable which in turn would suggest that they would seek to make the most efficient use of the land at their disposal. PPS3 no longer includes the national indicative minimum density and in the light of the issues discussed in this paper it is considered that it is no longer necessary or appropriate to retain Draft Core Strategy Policy HG2, instead net dwelling density should be addressed by the addition of a criterion/criteria within draft Policy EQ2 Design and supporting text making the link to paragraph 46 of PPS3.

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<sup>19</sup> Site area = 4.32ha, 102 dwellings x 3m<sup>2</sup> = 306 m<sup>2</sup>; 4.32ha + 306 m<sup>2</sup> = 4.34ha, 102/4.34 = 23 dph

**Recommendations:**

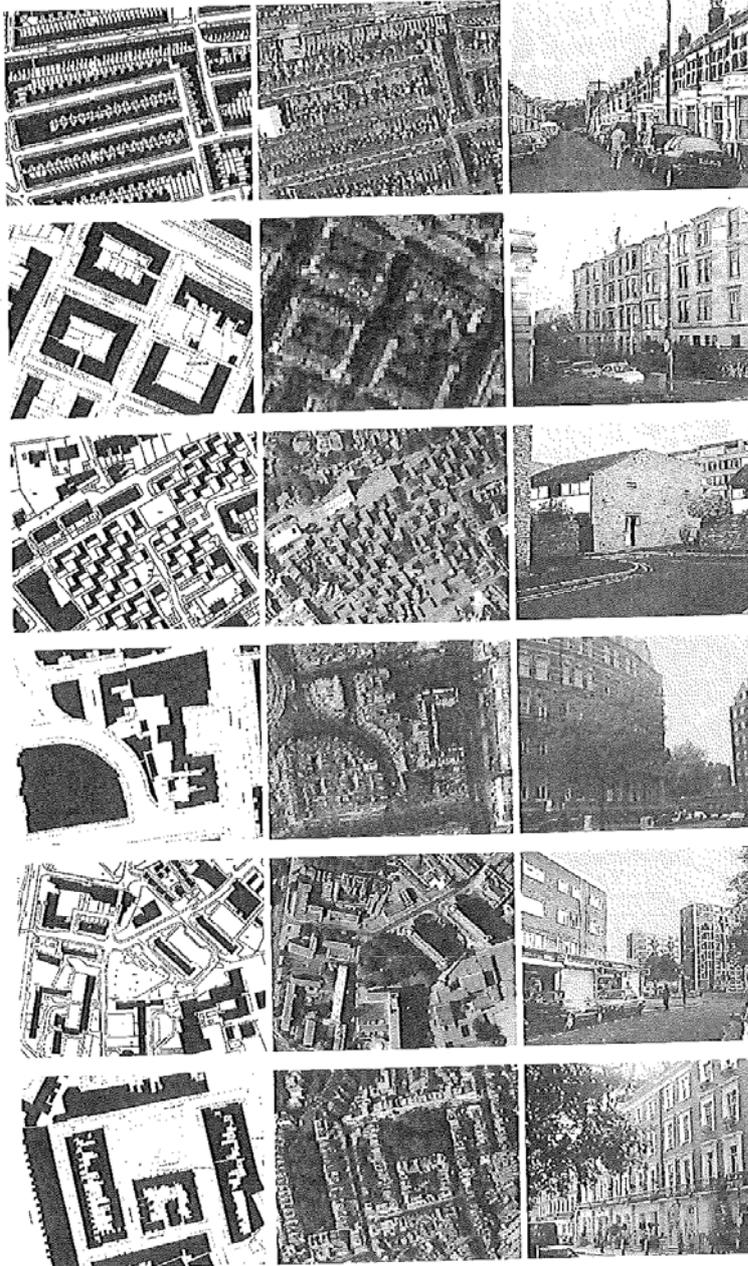
- Delete Draft Policy HG2.
- Amend Policy EQ2: Design by the addition of a criterion and relevant supporting text to address making the most efficient use of land whilst taking into account the surrounding spaces and landscape and give consideration to the inclusion of some of the PPS3 density criteria (paragraph 46).
- Add supporting text making the link to density criteria in paragraph 46 of PPS3.

A NEIGHBOURHOOD PLANNING PROCESS  
**neighbourhood character**

LOCAL IDENTITY

6.2

Neighbourhood samples - character, form and density



200 m by 200 m samples from a range of typical residential developments

**90 dph 1900s terrace**

Long straight streets producing rectangular grid with shallow plots between. Narrow fronted (approx 4 m). Two-storey terraces with short rear extensions, very short front gardens (approx 1 m).

**90 dph tenements**

Late nineteenth-century Scottish apartment blocks built from local red sandstone. Small one- and two-bedroom flats. The perimeter block layout surrounded courts or shared gardens. Buildings followed the regular grid of the street layout. Usually four to six storeys, types varied to suit a range of incomes.

**80 dph 1970s estate**

Two-storey 'interlocking' wide frontage patio housing with informal south-west-south-east orientation. Pedestrian/vehicular separation. Mono pitch roofs. Six-storey two-person flats on north side raise the overall density.

**75 dph mansions**

Mid-nineteenth-century London apartments for the prosperous. Large flats. Set back from pavement by about 3 m to allow light to semi basement floor. Often on irregular plots and usually ornate red-brick fronts.

**65 dph 1950s estate flats**

Immediate post-war mixed development of eight- to eleven-storey slab blocks and four-storey terraced maisonettes informally and loosely enclosing landscaped squares. Informal road layout serving the blocks. Some retail and community uses at ground level.

**50 dph Georgian square**

Georgian square. Formal square symmetrically approached by wide regular streets. Streets and square enclosed by four-storey terraces with basements. High rooms, vertically proportioned windows. Shallow rear areas with back alleys. Squares have landscaped central gardens.

(continued on next page)

NEIGHBOURHOOD DESIGN  
**neighbourhood character**

LOCAL IDENTITY

6.2

200 m by 200 m samples from a range  
of typical residential developments

**45 dph 1900s terrace**

Two-storey terrace houses approx 5m wide  
with front bay windows and deep rear  
extension wings. Short front gardens (approx  
2m), rear gardens of varying length due to  
converging street layout. Straight streets with  
angled corners approx 5.5m wide, parking both  
sides.

**40 dph 1990-2000 village**

Cranked street pattern with hierarchy of  
streets, squares and alleys with mews-style  
parking courts in interior of perimeter blocks.  
Mainly two-storey cottages in informal terraces  
with some three- to four-storey formal  
terraces and buildings. Traffic calmed by built  
form. Vernacular appearance.

**35 dph Traditional small town**

Typical small market town. Medieval street  
pattern centred on informal market place.  
Continuous frontages on the back edge of  
pavements. Two- to three-storey properties on  
narrow, long plots, shops on ground floor in  
the centre.

**35 dph 1980s estate**

Typical 1980s residential area. Individual  
housing estates planned either side of a distrib-  
utor road with few links between. The road is  
designed to carry relatively fast-moving traffic.  
Therefore, the housing is turned inwards on a  
cul de sac. Most housing is two-storey,  
detached or linked by garages.

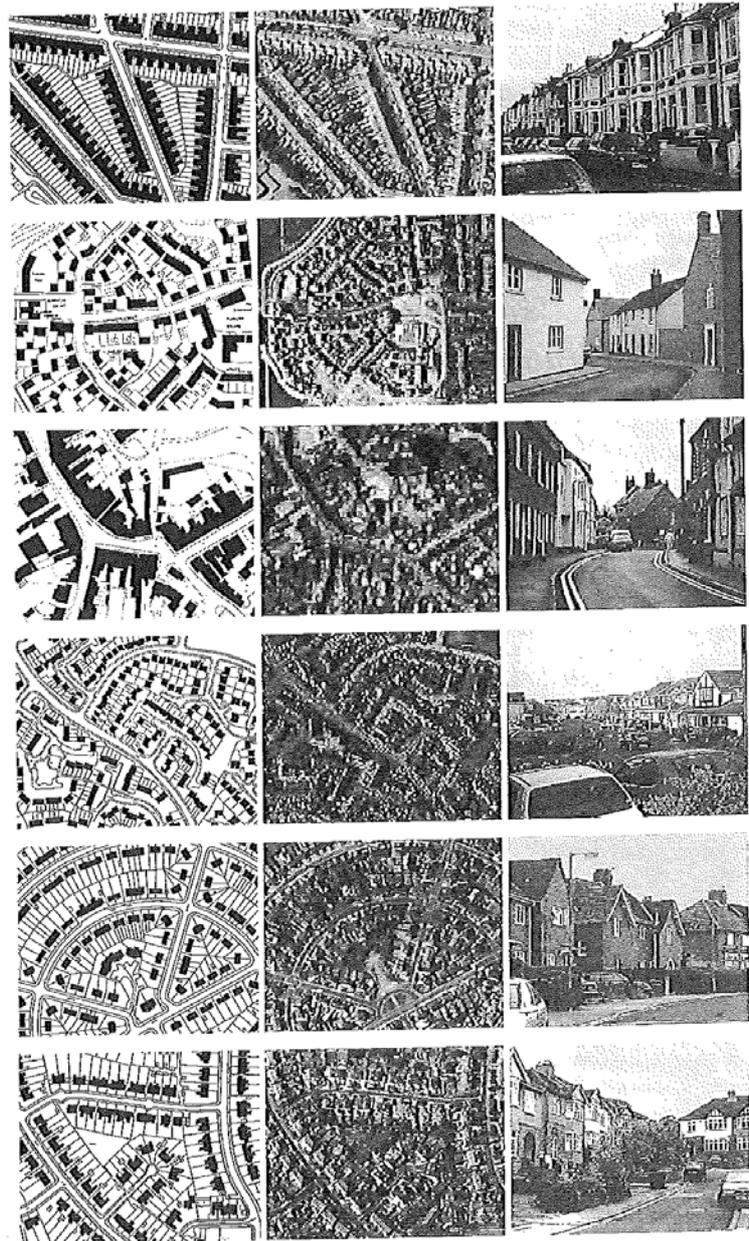
**30 dph 1930s estate**

Inter-war uniform density local authority  
estate. Radial road layout with wide symmet-  
rical bisecting avenues. Semi-detached villas on  
relatively wide, deep plots set back approx 5-6  
m from back edge of footpath. Hipped roofs.  
Parks, recreation grounds and shops were also  
provided.

**25 dph 1930s semi-detached**

Owner-occupied housing often developed  
around arterial roads and bypasses. Basic house  
plan was given a variety of stylistic features,  
such as half-timber, bay windows, 'moderne'  
front doors. Some short culs de sac.

Neighbourhood samples - character, form and density



**APPENDIX B: NET DWELLING DENSITY SAMPLE – SOUTH SOMERSET**

**See separate document attached to agenda**