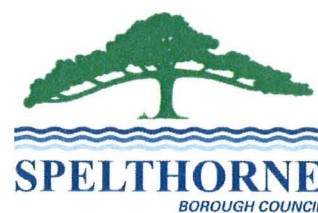


**Core Strategy and Policies  
Development Plan Document**

**Adopted 26 February 2009**

**Planning and Housing Strategy  
Spelthorne Borough Council  
Council Offices  
Knowle Green  
Staines  
TW18 1XB**



### **Density of Housing Development**

- 6.25 Making efficient use of potential housing land is an important aspect in ensuring housing delivery. Higher densities mean more units can be provided on housing land but a balance needs to be struck to ensure the character of areas is not damaged by over-development.
- 6.26 Government guidance sets a minimum density of 30 dwellings per hectare (dph) as a national indicative minimum. It states that the density of existing development should not dictate that of new housing by requiring replication of style or form. The draft Regional Spatial Strategy for the South East requires an overall average density of 40dph.
- 6.27 The requirement for at least 80% of new housing development to be one or two bedrooms will enable more smaller dwellings to be built at higher densities. Schemes

involving flats can often be successfully developed at densities in excess of those in more mixed residential schemes and the range of densities in Policy HO5. This policy lists broad density ranges appropriate for four types of area:

- a) residential areas characterised by predominantly family housing,
- b) higher density residential areas, including a significant proportion of flats and/or significant Employment Areas,
- c) the centres of Ashford, Shepperton and Sunbury Cross (for the purposes of the policy this is defined by the fullest extent of the designated Shopping and Employment Areas as shown on the proposals map), and
- d) Staines town centre (for the purposes of the policy this is defined by the fullest extent of the designated Shopping and Employment Areas as shown on the proposals map).

- 6.28 It is important to emphasise that the density ranges are intended to represent broad guidelines. Development will also be considered against the requirements of Policy EN1 on design and higher density development may be acceptable if it complies with the criteria in that policy, which include compatibility with the character of the area. Similarly a development within the density guidelines may nevertheless prove to be unacceptable when it is assessed against the design policy. A proposed development at a density above the guidelines would suggest that a particularly careful assessment of the scheme would be required before permission could be granted.

#### **Policy HO5: Density of Housing Development**

In considering proposals for new residential development, other than conversions of existing buildings, the Council will take account of the following density guidelines together with the requirements of Policy EN1 on design of new development:

- a) within existing residential areas that are characterised by predominantly family housing rather than flats, new development should generally be in the range of 35 to 55 dwellings per hectare.
- b) within higher density residential areas, including those characterised by a significant proportion of flats and those containing significant Employment Areas, new development should generally be in the range of 40 to 75 dwellings per hectare
- c) within Ashford, Shepperton and Sunbury Cross centres new development should generally be in the range of 40 to 75 dwellings per hectare.
- d) within Staines town centre development should generally be at or above 75 dwellings per hectare

Higher density development may be acceptable where it is demonstrated that the development complies with Policy EN1 on design, particularly in terms of its compatibility with the character of the area and is in a location that is accessible by non car-based modes of travel. Development at less than 35 dwellings per hectare will not normally be acceptable.

Note: The calculation of density in this policy is based on net dwelling density as defined in PPS3 (Annex B) – see glossary at Appendix 2.