

Policy H7

Housing Density and Intensification

1. Proposals for new housing development should explore the opportunities to achieve higher densities.
2. Proposals are expected to adhere to the following guidelines, where they can be achieved without a detrimental impact on local character or amenity:
 - a. In highly sustainable locations including town centre locations and close to transport hubs, densities in excess of 150 dwellings per hectare should be achieved;
 - b. In existing urban confines in higher tier settlements*, densities of 50-150 dwellings per hectare should be achieved; and
 - c. At the edge of the urban confines of higher tier settlements*, densities of 40-60 dwellings per hectare should be achieved.
 - d. Within and at the edge of villages* and rural locations, densities of 30-60 dwellings per hectare should be achieved.
3. These guidelines are in reference to the net density of a site. Densities should be measured in relation to the developable area which includes:
 - a. Private and communal open space;
 - b. Internal streets;
 - c. Multi-functional public space intended principally for the benefit and enjoyment of occupiers of the development; and
 - d. Non-residential uses within a mixed-use building that also contains residential accommodation.
4. Net density excludes public open space, the streets along the boundary of the site that serve a wider area and any non-residential uses that are not located above or below residential accommodation.

* Settlements are defined as Towns and Service Settlements, as set out within the Settlement Hierarchy.