

MILTON ABBAS PARISH NEIGHBOURHOOD DEVELOPMENT PLAN HOUSING DENSITY ASSESSMENT 2018



Photo: Sam Holland

Introduction

This study provides an assessment of existing dwelling density in residential areas in Milton Abbas. It will be used to inform the policies within the Neighbourhood Plan that seek to conserve the low-density character of Milton Abbas.

Methodology

The study area is Milton Abbas village. This encompasses properties within the existing settlement boundary, surrounding properties and the historic 'street'.

There are two main methods employed to assess residential density, these are Gross Residential Density (GRD) and Net Residential Density (NRD). The Gross residential density comprises of the land covered by residential development, open space, facilities such as parks and roads. The NRD comprises of an assessment of only the land covered by residential development, including gardens and any other spaces included within it, plus half the width of adjacent roads. Density figures are expressed as the number of dwellings per hectare.

The approach set out in this study is founded on data available from Google Maps and HM Land Registry. All mapping layers used were accessed in November 2018. The quantitative analysis of the evidence gathered and has been conducted through a desktop based exercise and then checked with site visits. Geographical Information Software (GIS) has been used to calculate the areas. Dwelling counts have been conducted within these areas. Spot checks have also been undertaken to check data accuracy. During the study efforts were made to correctly count only residential properties by using data available in the Local Land and Property Gazetteer and checking with local knowledge any commercial premises.

Study Areas

The GRD is calculated for each village area where a village area is defined as a distinct development or group of houses of the same character built at a similar time. The overall village area is calculated from the sum of these areas.

Both the GRD and NRD were calculated for the settlement boundary area.

Results

Data is presented within Tables 1 and 2 Maps 1 to 3.

| Village Area (identified on map) | Total Area (Ha) | Residential Dwelling Count | Gross Residential Density (dwellings/Ha) |
|-------------------------------------|--------------------|-------------------------------|--|
| 1 | 0.65 | 9 | 13.9 |
| 2 | 0.81 | 12 | 14.7 |
| 3 | 1.69 | 11 | 6.5 |
| 4 | 0.21 | 6 | 28.3 |
| 5 | 0.24 | 3 | 12.6 |
| 6 | 0.19 | 4 | 21.1 |
| 7 | 0.27 | 8 | 29.4 |
| 8 | 0.22 | 7 | 31.8 |
| 9 | 0.25 | 3 | 12.2 |
| 10 | 0.08 | 2 | 24.7 |
| 11 | 0.31 | 3 | 9.8 |
| 12 | 0.58 | 6 | 10.4 |
| 13 | 0.13 | 3 | 23.3 |
| 14 | 1.51 | 18 | 11.9 |
| 15 | 8.11 | 70 | 8.6 |
| 16 | 2.23 | 3 | 1.3 |
| 17 | 0.58 | 3 | 5.2 |
| 18 | 0.09 | 5 | 53.6 |
| 19 | 1.13 | 3 | 2.6 |
| Overall | 19.28 | 179 | 9.3 |

Table 1 GRD Village Area Densities

| Area | Calculation Method | Residential Density (dwellings/ha) |
|---------------------|---------------------------|---|
| Overall village | GDR | 9.3 |
| Settlement Boundary | GDR | 12.5 |
| Settlement Boundary | NDR | 14.6 |

Table 2 Density Summaries

Conclusion

The density of 13 dwellings per Ha without open space and 15 dwelling per Ha with open space were calculated for the settlement boundary. Whilst considering the overall settlement of Milton Abbas these densities would be even lower.





