

Density of New Housing

(Policy JP-H4: Density of New Housing)

This policy requires a housing density of 35 dwellings per hectare for this location.

However, this is not a commercial housing development, these dwellings are not being built to be sold. It is an existing built form in the green belt that is simply being sub divided, therefore, the density requirement is not applicable.

The proposal to split the site into 4 dwellings actually increases the density from the current 0.87 dwellings per hectare to 3.5 dwellings per hectare.

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