

<b>Approved sites in Site 10 boundary (taken from Mr Batchelor's proof, paragraph 4.4 and Table 2)</b>	<b>No. of units</b>	<b>Area (in ha)</b>	<b>Density (dwellings per hectare)</b>
19/04588/FULL1 (66-70 High Street)	47	0.0627	750
21/04667/FULL1 (62 High Street)	30	0.07	471
22/03042/FULL1 (Unit 2, 62 High Street)	3	N/A – duplicates area of site above	N/A – included in calculation above
19/01340/FULL1 (52 High Street)	4	0.02	200
23/02947/FULL1 (50 High Street)	5	0.0202	347
22/04831/CUETC3 (50 High Street)	2	N/A – duplicates area of site above	N/A – included in calculation above
20/04895/RESPA (34-38 High Street)	10	0.026	385
<b>TOTAL</b>	<b>101</b>	<b>0.1989</b>	<b>508 (average dph)</b>

### **Calculations**

Site 10 area = 4.54 hectares; developable area = 2.89 hectares; average density = 426dph

Minus area developed set out in table above (0.1989 hectares) = 2.6911 hectares remaining developable area

Units remaining following deduction of units from table above = 1,230 – 101 = 1,129 units

### **Conclusion**

Site 10 expects delivery of 1,230 units in total, which is an average density of 426 dwellings per hectare across the developable area of Site 10 (2.89 hectares). The Local Plan housing trajectory, at Appendix 10.1 of the Local Plan, breaks this down to delivery of 310 units by 2024/25; and the remaining 920 units between 2025/26 and 2029/30.

The figures above show that 101 units of the expected 1,230 units from the Site 10 allocation have been permitted, leaving 1,129 units left to permit to fully realise the quantum from the site allocation.

The combined area of the 101 permitted units is 0.1989 hectares, meaning there is 2.6911 hectares of the site remaining (developable area).

The average density required to facilitate delivery of the remaining units from allocation quantum is 420 dwellings per hectare (1,129 units / 2.6911 hectares). This average density is a slight reduction based on the headline density of the Site 10 allocation (426 dwellings per hectare).