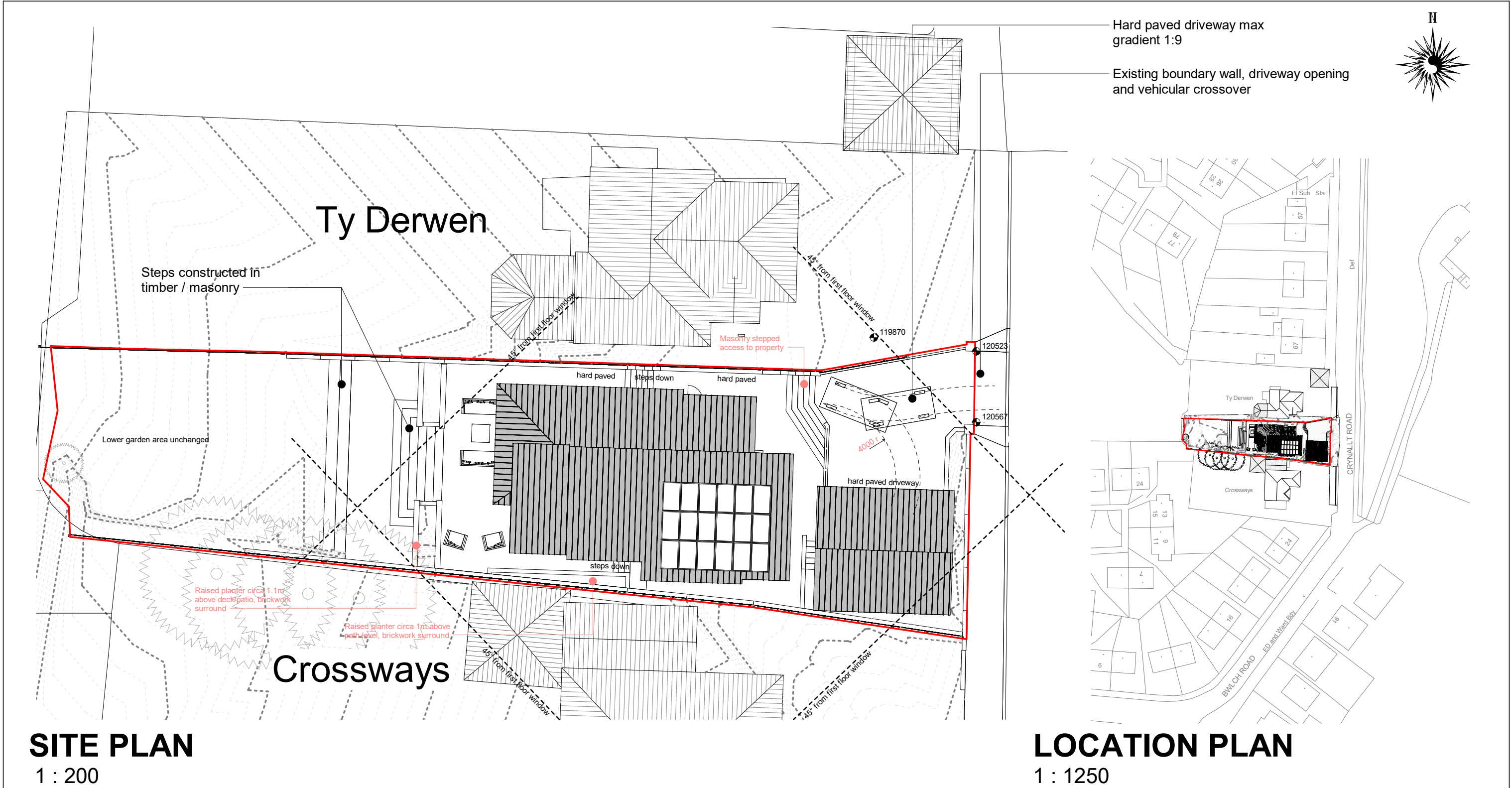


Superseded



Planning Policy BE 1 - Density Statement
NPT's Adopted LDP (2011-2026) includes a policy reference to BE 1 - Density.
The development site is 588m² (0.0588 hectare).
The density calculation for Coastal Corridor Areas is 35no per hectare and for Valley Strategy Areas is 30no. On the worst case calculation of 35 the site density could be calculated as 0.0588 x 35 = 2.058no.
However, with the site not benefitting from rear access, a restricted width of circa 14m, and topographical level constraints the site is not appropriate to accommodate the 2no dwellings calculated, particularly if they were to be in keeping with the surrounding developed area (detached family dwellings)