This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 254212
D1 Introduction

A sample of sites in each of the Density Character Areas was used to test how densities might be optimised. This was done using a series of density optimisation site studies. This appendix outlines how different typologies have been developed, explains the process for selecting sites to be tested, and presents the findings of the density optimisation site studies.

Five typologies have been used in the site studies:

- semi-detached house;
- two-bed terraced house;
- three-bed terraced house;
- stacked maisonette; and
- apartment block.

With the exception of the stacked maisonette, the other typologies already exist across the District. The stacked maisonette is much less prevalent in the District, but represents an opportunity to achieve higher densities on sites that might not be suitable for apartment blocks.
**D2 Typologies**

The following building typologies have been used in the density optimisation site studies. In developing the typologies, the following assumptions have been used:

- Siting and massing is based on its appropriateness within the wider landscape, townscape and site characteristics.

- The split of types of dwellings (houses or apartments) within each site is based on its appropriateness to the wider Density Character Area. Within these types, the proportion of different dwelling sizes (number of bedrooms) is based on Figure 3.3 (Size of Accommodation Required 2013-2033) in ‘Addressing the Needs of All Household Types: Technical Paper for Tandridge District Council’, which forms part of the Strategic Housing Market Assessment (SHMA) 2015.

- Areas required for each type and size of dwelling (number of bedrooms) are taken from DCLG’s Nationally Described Space Standards (2015), with the upper ranges (in terms of ‘bed spaces’, or persons) used to provide flexibility in terms of design or form of development that may come forward.

- The number of parking spaces required, and the area required for each space, is based on Tandridge Parking Standards Supplementary Planning Document (2012). The majority of the typologies deploy surface parking, although in one typology garages are incorporated.

- Given the small size of the study sites, it has been assumed that contributions towards public open space would be made off-site.

- There is no guidance available relating to the provision of private amenity space in Tandridge. For the reasons set out in Section 3.2.3, private residential amenities have been based on the minimum requirements of private residential amenities in the London Borough of Sutton Planning Obligations Supplementary Planning Document (2014): 40m² for two bed houses; 70m² for three or more bed houses; and 25m² of amenity space (in form of private balcony and communal amenities) for flatted dwellings (regardless of the number of bedrooms). Where this level of private amenity space could not be provided on site, the remaining amount has been provided through communal amenity space.

**SEMI-DETACHED HOUSE**
- Two or three storey building
- One unit with private garden (at least 40m²)
- Two or three bed dwellings
- 2.25 surface parking spaces

**TERRACED HOUSE (2 BED)**
- Two storey building
- One unit with private garden (at least 40m²)
- Two bed dwelling
- 2.25 surface parking spaces
**TERRACED HOUSE (3 BED)**
- Three storey building
- One unit with private garden (at least 70m²)
- Three bed dwelling
- 1 garage parking spaces with 1.25 surface parking

**STACKED MAISONETTE HOUSE**
- Four storey building
- Stacked duplexes; lower duplexes with private garden (at least 70m²); upper duplexes with roof garden.
- Two and three bed dwelling
- 2.25 surface parking spaces for each unit

**APARTMENT BLOCK**
- Three to six storey building (depending on wider townscape character)
- Mix of unit sizes
- 4.5m² of private balcony for each unit; 20.5m² of communal garden for each unit
- 1.5 surface parking spaces for 1 to 2 bed units; 2 surface parking spaces for 2 to 4 bed units
D3 Density Optimisation Site Studies

A sample of five sites (taken from either the sites identified in the sites search, or already identified in the HELAA (2016)) have been used to test how densities might be optimised.

These sites are:

- Study Site 1: Whyteleafe Station Car Park, Whyteleafe (Site Search Ref UCS06) (Density Character Area 1)
- Study Site 2: Ellice Road Car Park, Oxted (HELAA Ref OXT 065) (Density Character Area 2)
- Study Site 3: Land south of Weatherhill Road, Smallfield (Density Character Area 3)
- Study Site 4: Systems House, Blindley Heath (HELAA Ref ENA 26) (Density Character Area 4)
- Study Site 5: Land east of Eastbourne Road, Felbridge (HELAA Ref FEL 008) (Density Character Area 5)

It should be noted that the density optimisation studies have been developed solely for the purpose of this Study and therefore for testing the potential for densification across the District. The selection of a site for this purpose does not suggest that a site should be allocated or brought forward for development. The density optimisation site studies have been undertaken based on a range of assumptions (see below for further details) and seek to identify, at a strategic level, the likely potential for densification within different Density Character Areas. In order, therefore, for the results of the density optimisation site studies to be applicable to the Density Character Areas as opposed to a specific site, the site studies do not represent design proposals that could be developed at the specific sites, and therefore do not take into account any site specific opportunities or constraints that would arise from a detailed consideration of the site.

Tandridge District Council may decide, when determining planning applications or producing site-specific guidance for any given site that a higher or lower density might be appropriate, taking into account site-specific considerations.

Density optimisation has not been undertaken for the Conservation Areas, because of the increased sensitivity of the areas and the extra controls the local planning authority has in relation to the design of new development.
STUDY SITE 1: Whyteleafe Station Car Park, Whyteleafe
(Density Character Area 1)

<table>
<thead>
<tr>
<th>NET DENSITY (DPH)</th>
<th>NUMBER OF UNITS</th>
<th>TYPOLOGY</th>
</tr>
</thead>
<tbody>
<tr>
<td>100</td>
<td>30</td>
<td>Apartment Block</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Stacked Maisonette</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Terraced House (3bed)</td>
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</tbody>
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Note: this study does not take into consideration site constraints relating to retention of public car parking on site.

STUDY SITE 2: Ellice Road Car Park, Oxted
(Density Character Area 2)

<table>
<thead>
<tr>
<th>NET DENSITY (DPH)</th>
<th>NUMBER OF UNIT</th>
<th>TYPOLOGY</th>
</tr>
</thead>
<tbody>
<tr>
<td>100</td>
<td>50</td>
<td>Apartment Block</td>
</tr>
</tbody>
</table>

Note: this study does not take into consideration site constraints relating to retention of public car parking on site.
STUDY SITE 3: Warren Lane Depot, Oxted
(Dense Character Area 3)

<table>
<thead>
<tr>
<th>NET DENSITY (DPH)</th>
<th>NUMBER OF UNITS</th>
<th>TYPOLOGY</th>
</tr>
</thead>
<tbody>
<tr>
<td>60</td>
<td>70</td>
<td>Apartment Block, Stacked Maisonette, Terraced House (2/3bed)</td>
</tr>
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</table>

Note: Due to the specific character of this site and the adjacent development, a net density of 60 dwellings per hectare (dph) has been achieved in this density optimisation study. However, it is considered that other sites within Density Character Area 3 might be expected to reach higher densities of around 75 dph. For this reason, a range is presented in the Urban Capacity Study.
STUDY SITE 4: Systems House, Blindley Heath  
(Density Character Area 4)

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<thead>
<tr>
<th>NET DENSITY (DPH)</th>
<th>NUMBER OF UNITS</th>
<th>TYPOLOGY</th>
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<tbody>
<tr>
<td>45</td>
<td>38</td>
<td>Terraced House (2/3bed)</td>
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</tbody>
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STUDY SITE 5: Land east of Eastbourne Road, Felbridge  
(Density Character Area 5)

<table>
<thead>
<tr>
<th>NET DENSITY (DPH)</th>
<th>NUMBER OF UNITS</th>
<th>TYPOLOGY</th>
</tr>
</thead>
<tbody>
<tr>
<td>15</td>
<td>6</td>
<td>Detached House</td>
</tr>
</tbody>
</table>