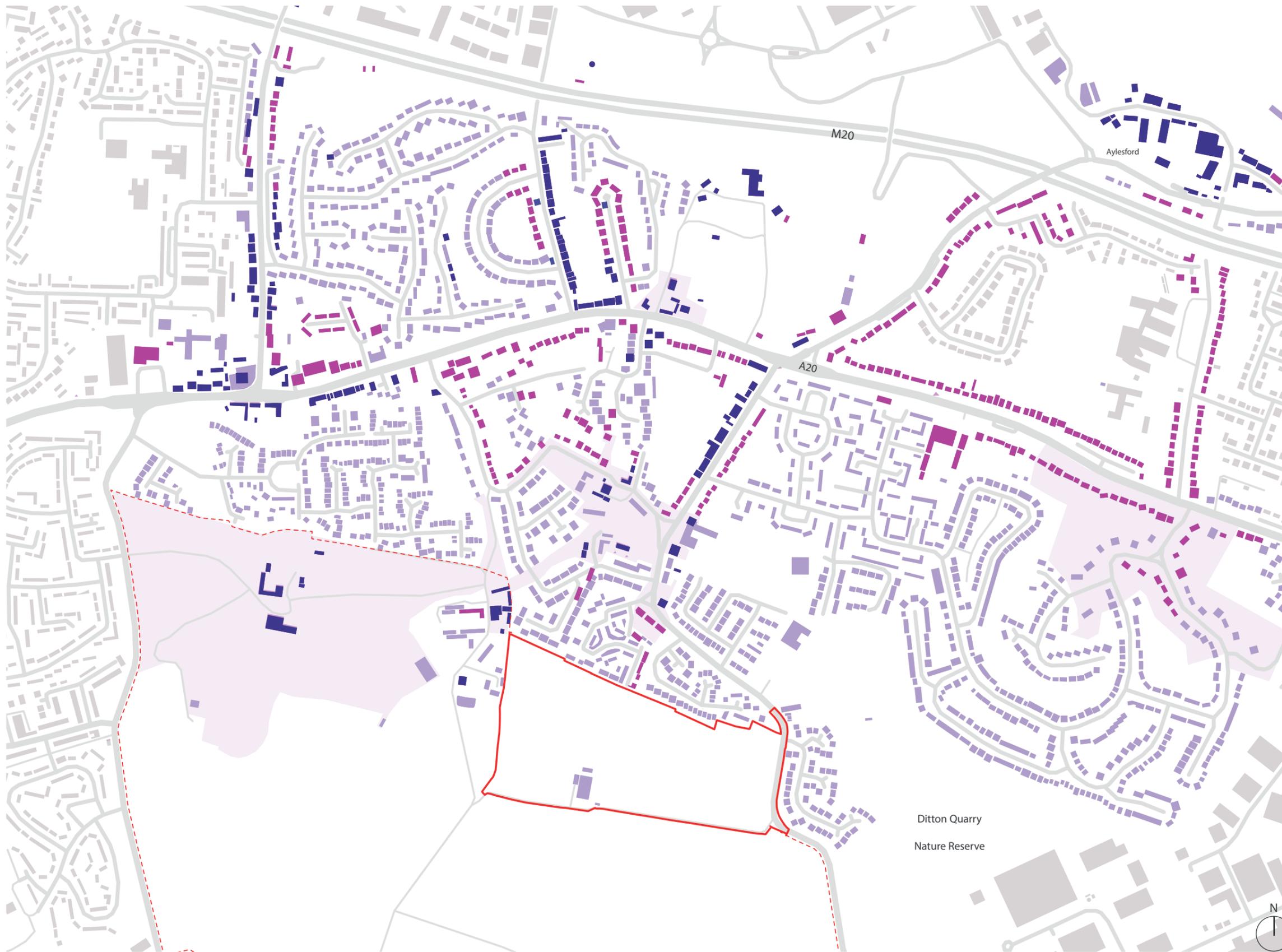


Ditton Edge

Density study
on behalf of East Malling Trust

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- Key
- Ditton's historical expansion:
- Early 20th Century
 - Mid 20th Century
 - Late 20th Century to early 21st Century

- Existing infrastructure
- Built form
- Conservation area
- Site Area
- East Malling Trust land ownership

Please note information has been prepared for illustrative purposes only.

Ditton's historical expansion plan

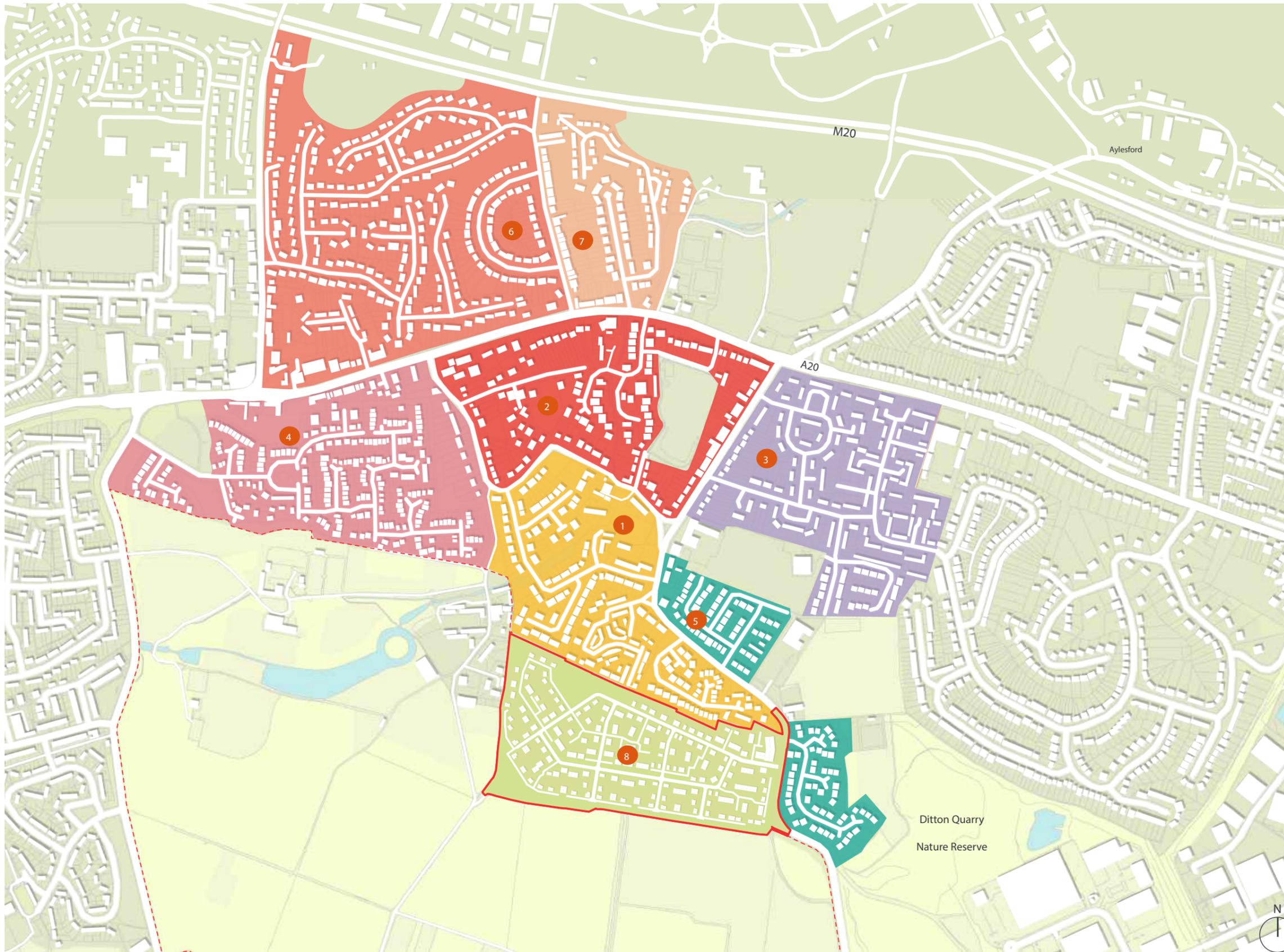
on behalf of the East Malling Trust

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drawing no.	01	drawing	Ditton's historical expansion plan
revision	-	scale	NTS
drawn by	SM	checked by	AD
date	25/10/20	job no.	MSBL377057

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- Key
- Site Area
 - East Malling Trust land ownership

Density Mix%:

Parcel	Site Area(ha)	Indicative No. Units	Dwelling per hectare (dph)
1	11.23	315	28
2	11.59	230	20
3	9.72	310	32
4	15.22	330	22
5	5.50	140	25
6	24.26	501	21
7	7.18	218	30

Parcel	Site Area(ha)	No. Units	Dwelling per hectare (dph)
8	11.5	300	26

This drawing makes the following assumptions –

- Information has been prepared for illustrative purposes and assumes a high level dwelling count only.
- Development parcels evaluated for density assessment have been identified according to primary vehicular boundaries and historical evolution.
- Major open spaces associated with education, recreation and woodland have been omitted to record more consistent findings.
- Where apartments are included within an existing area, they have been counted assuming minimal dwellings.

Density plan

on behalf of the East Malling Trust

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drawing no.	02	drawing	Density plan
revision	-	scale	NTS
drawn by	SM	checked by	AD
date	25/10/20	job no.	MSBL377057

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Ditton density study

The density study at Ditton includes the preparation of two plans and the following analysis, which can be summarised as follows:

Plan 1: Historic evolution

- Historic maps have been analysed to plot the historic evolution of urban form at Ditton
- Density analysis boundaries have been identified by the mapping of historic urban form and vehicular arteries

Plan 2: Density study

- Seven urban boundaries have been identified and dwellings counted to understand the density of surrounding development

Summary

- The proposed Ditton Edge development records a density of 26 dph.
- Seven boundary areas have been analysed that record an average density of 25 dph ranging from 20dph (lowest) to 30 dph (highest)
- Late twentieth to early twenty first century development immediately to the north of Ditton Edge (area 1: 28dph) and east of Kilnbarn Lane (area 3: 32dph) record the highest densities
- Late twentieth to early twenty first century development to the north of Bradbourne House (area 4: 22dph) and north of the A20 (area 6: 20dph) are a slightly lower density
- Area 2, which includes a range of early to late twentieth century and some early twenty first century development is a lower density (area 2: 20dph)
- Area 7 to the north of the A20 records a higher density of 30dph
- Area 5 immediately to the east of Ditton Edge to the east of Kilnbarn Lane records a similar density of 25 dph

Please note

- The study has analysed a sample of existing boundary areas to inform a general view of surrounding densities at Ditton
- Information has been prepared for illustrative purposes and assumes a high level dwelling count only
- Development parcels evaluated for density assessment have been identified according to primary vehicular boundaries and historical evolution
- Major open spaces associated with education, recreation and woodland have been omitted to record more consistent findings
- Where apartments are included within an existing area, they have been counted assuming minimal dwellings
- If urban development only assumes boundary areas associated with the immediate Ditton vicinity (areas 1, 2, 3 and 5), the average density is 26.25dph.

Analysis Summary

on behalf of East Malling Trust

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drawing no.	03	drawing	Analysis Summary
revision	-	scale	NTS
drawn by	SM	checked by	AD
date	28/10/20	job no.	468016

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