



Southend Borough Council
Rochford District Council

SETTLEMENT ROLE AND HIERARCHY STUDY

AREA PROFILE: PRITTLEWELL

Troy Planning + Design
November 2020

Rochford District Council

Southend Borough Council

Settlement Role and Hierarchy Study

Area Profiles: Prittlewell



**Complete
Communities**

On behalf of:

Claire Victory, Southend Borough Council

Dan Goodman, Rochford District Council

Final Report

November 2020

Contact information:

Troy Hayes BSc MSc MRTPI AICP

Managing Director, Troy Planning + Design

thayes@troyplanning.com

Cover image: Google Earth

COPYRIGHT: The concepts and information contained in this document are the property of Troy Planning + Design (Troy Hayes Planning Limited). Use or copying of this document in whole or in part without the written permission of Troy Planning + Design constitutes an infringement of copyright.

LIMITATION: This report has been prepared on behalf of and for the exclusive use of Troy Planning + Design's Client, and is subject to and issued in connection with the provisions of the agreement between Troy Planning + Design and its Client. Troy Planning + Design accepts no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report by any third party

Contents

A Note on Assessing Completeness	4
A note on catchments	4
A Note on the Mapping of Green Infrastructure	4
Neighbourhood Description	5
Demographic Profile	5
Socio-Economic Indicators	9
Population Density	10
Walking catchments: Education	11
Walking catchments: Health	12
Walking catchments: Civic facilities	14
Walking catchments: Sports and leisure facilities	15
Walking catchments: Green infrastructure	17
Walking catchments: Town centre uses	18
Summary of day-to-day services	20
Housing Mix	22
Broadband speeds	22
Area Summary	24
Appendix: Housing Mix	26

A Note on Assessing Completeness

The method for assessing the degree of completeness of a neighbourhood follows from the mapping of facilities and their catchment areas. This is first undertaken for the neighbourhood services and facilities. The approach taken is to:

- a) Break the broad infrastructure and facilities categories (e.g.: community infrastructure) into the component parts (e.g.: secondary schools, primary schools, health facilities etc) and map these.
- b) For each piece of infrastructure or facility to map the associated walking catchment area around that.
- c) Calculate how much of the built area falls within the walking catchment area of that facility. This is calculated as a percentage of the built area.
- d) Repeat this for each infrastructure type of facility within an infrastructure category and then bring the percentage coverage for each facility together to present an average for that infrastructure type. So, for example, if 100% of the built area is within the catchment of a secondary school and 80% within the catchment of a primary school, the average coverage for education for that settlement would be 90%.
- e) The maps for each infrastructure type are then overlaid to present heat maps for each infrastructure category, with the 'hotter' coloured areas being those within the catchment of multiple infrastructure types or facilities.
- f) This is repeated for each infrastructure and facility category, indicating how 'complete' an area is in terms of social and community infrastructure, green infrastructure, and access to other essential facilities. A composite heat map, bringing the infrastructure categories together is prepared alongside this.

A note on catchments

Completeness is based on mapping of walking catchments around different facilities. The catchment areas vary by facility and reflect comfortable walking distances for the average, able-bodied person. The catchments are based on actual walking routes rather than 'as the crow flies' distances.

A Note on the Mapping of Green Infrastructure

The maps shown for analysis of green infrastructure facilities within this document identify points of access to these rather than the extent of the part itself.

Neighbourhood Description

- 1.1 The neighbourhood of Prittlewell (Figure 1) is located to the north of the Southend central area. Prittlewell's northern boundary forms the borough boundary with Rochford District. Southend Airport is located immediately to the north of this boundary, and the eastern boundary is formed mainly by the railway line between Southend and London Liverpool Street Station. Prittlewell is further bounded by East Street, Gainsborough Drive and Prittlewell Chase to the south and Southbourne Grove and Nestuda Way to the west. Prittlewell Railway Station is located in the Southeast of the neighbourhood.

Demographic Profile

- 1.2 The total population of Prittlewell is 13,927 as of the mid-2018 census update (marked in table 1) and makes up 7.59% of Southend Borough's total population. The demographic make-up for the area is taken from the Prittlewell and St Laurence Wards, which closely match the boundaries of Prittlewell neighbourhood. Demographic information is sourced from the Southend Ward Profile summaries¹.
- 1.3 Of particular note, both wards have an ageing population, with a greater proportion of residents aged 65 to 84 than across Southend as a whole. This may have implications for healthcare, with increasing pressure placed upon these services. St Laurence has a below average population of people under sixteen years of age and Prittlewell is on par with the borough average, suggesting an overall 'ageing population'.
- 1.4 Full time employment in both wards is just below the borough average at 70.4%, part time employment is just above the borough average at 29.6% and retirees are between 0.2% and 0.6% above the average in St Laurence and Prittlewell ward respectively. Car ownership is on par with the borough average at one car for every 2.2 people.




¹ https://www.southend.gov.uk/downloads/download/353/ward_profiles

Key to infrastructure mapping and completeness heat mapping used in this section of the report:

Infrastructure

SOCIAL INFRASTRUCTURE

Education

-  NURSERIES
-  PRIMARY SCHOOLS
-  SECONDARY SCHOOLS



Health

-  DOCTORS
-  DENTISTS
-  PHARMACIES

Civic

-  LIBRARIES
-  PLACES OF WORSHIP
-  PUBLIC CONVENIENCES
-  COMMUNITY CENTRES & HALLS

Sports & Leisure

-  PLAYING PITCHES - Access Point
-  LOCAL PLAY EQUIPPED PLAY AREAS - Access Points






GREEN INFRASTRUCTURE

-  AMENITY GREENSPACE - Access Points
-  ALLOTMENTS OR GROWING SPACES - Access Points
-  NATURAL & SEMINATURAL GREENSPACES - Access Points
-  PARKS OR GARDENS - Access Points
-  PARKS OR GARDENS - Area



TOWN CENTRE USES

-  LOCAL SHOPS
-  SUPERSTORES
-  Local & Neighbourhood Centers
-  Town & District Centers






TRANSPORT INFRASTRUCTURE

-  TRAIN STATIONS
- Bus Routes**
 -  4 or more services per hour
 -  less than 4 services per hour
 -  Bus Stops - less than 4 services per hour
 -  Bus Stops - 4 or more services per hour

Completeness

-  District / Borough Boundaries
-  Settlement / Neighbourhood Boundaries

Walking Completeness Score

-  1 - 4
-  5 - 7
-  8 - 10
-  11 - 13
-  14 - 17

Note: A completeness score of 1-4 is low and 14-17 is high

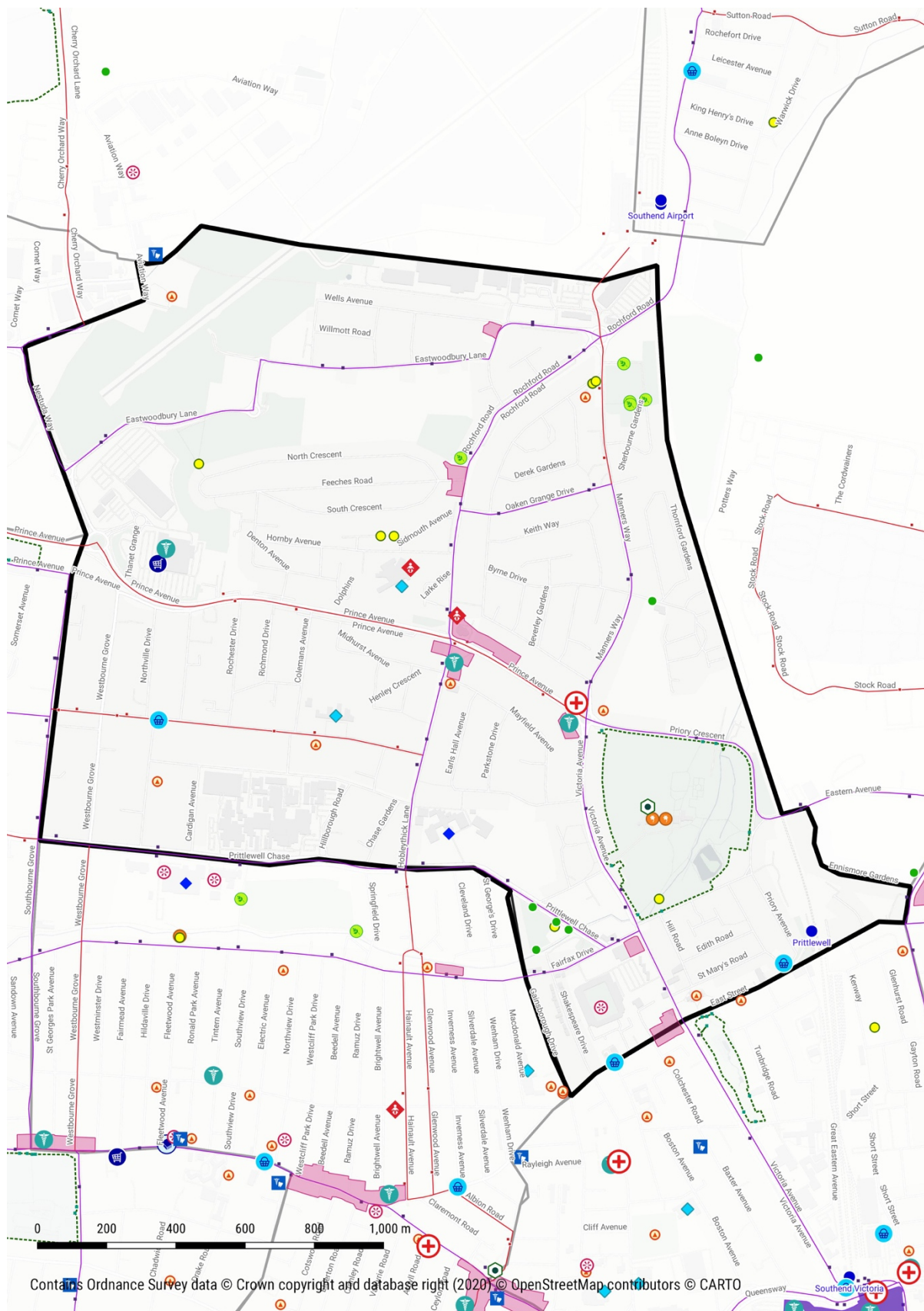


Figure 1 Map of infrastructure, services and facilities within the Prittlewell neighbourhood

		Prittlewell Ward		St Laurence		Combined Wards Total		Southend Borough	
Data Source		No.	%	No.	%	No.	% (ave)	No.	%
Mid-2018 census	Population					13,927	7.59*	183,486	
Public Health England, 2016	Population	10,392	5.82*	9870	5.52*	20262	11.34*	178,702	
	Age under 16	1,993	19.2**	1,734	17.6**	36.8	18.4**	34,311	19.2
	Age 25 – 64	5,172	49.8**	5,043	51.1**	100.9	50.45**	92,746	51.9
	Age 65-84	1,851	17.8**	1,953	19.8**	37.6	18.8**	28,592	16
2011 Census	Population in very good health	4,519	45.1**	3,998	41.1**	86.2	43.1**	80,595	45.1
	Population in very bad health	135	1.4**	118	1.2**	2.6**	1.3**	2,323	1.3
	Households one person over age 65	623	14.8**	680	16.2**	31	15.5**	24,482	13.7
NOMIS, 2011	Full time employee	3,221	69**	3,168	69.3**	138.3	69.15**	125,806	70.4
	Part time employee	1,449	31**	1,404	30.7**	61.7	30.85**	52,896	29.6
	Retired	322	5.3**	342	5.7**	11	5.5**	9,114	5.1
2011 Census	All cars in the area	4941		4205		9146		81,331	
	Ratio Cars : People	1 : 2.1		1 : 2.3		1 : 2.2		1 : 2.2	

Table 1- Prittlewell Ward Demographic Profile Summaries versus Southend Borough

*percentage represents proportion of Southend Borough total population

** percentage represents proportion of Ward total population

Socio-Economic Indicators

- 1.5 Figure 2 below shows the Indices of Multiple Deprivation across Prittlewell, using the Lower Super Output Areas (LSOAs) within the neighbourhood boundary.
- 1.6 These indices reveal that residents within the neighbourhood range from the being in the most deprived decile up to the 8th least deprived decile. The most deprived LSOA is in north eastern corner of Prittlewell where, of the seven different indices of deprivation, the 2019 study² found the following categories to be the worst performing within the neighbourhood (the 'worst' being 1st to 5th most deprived decile):
- Income deprivation (4th most deprived decile)
 - Employment deprivation (most deprived decile)
 - Education, skills and training deprivation (most deprived decile)
 - Health deprivation and disability (3rd most deprived decile)
 - Crime (2nd most deprived decile)
 - Barriers to housing and Services (2nd most deprived decile)
- 1.7 Data collected in the 2011 National Census shows that 7.51% of the population of Prittlewell Ward identifies as having an ethnic minority background. This is marginally higher than the borough average of 6.6%.

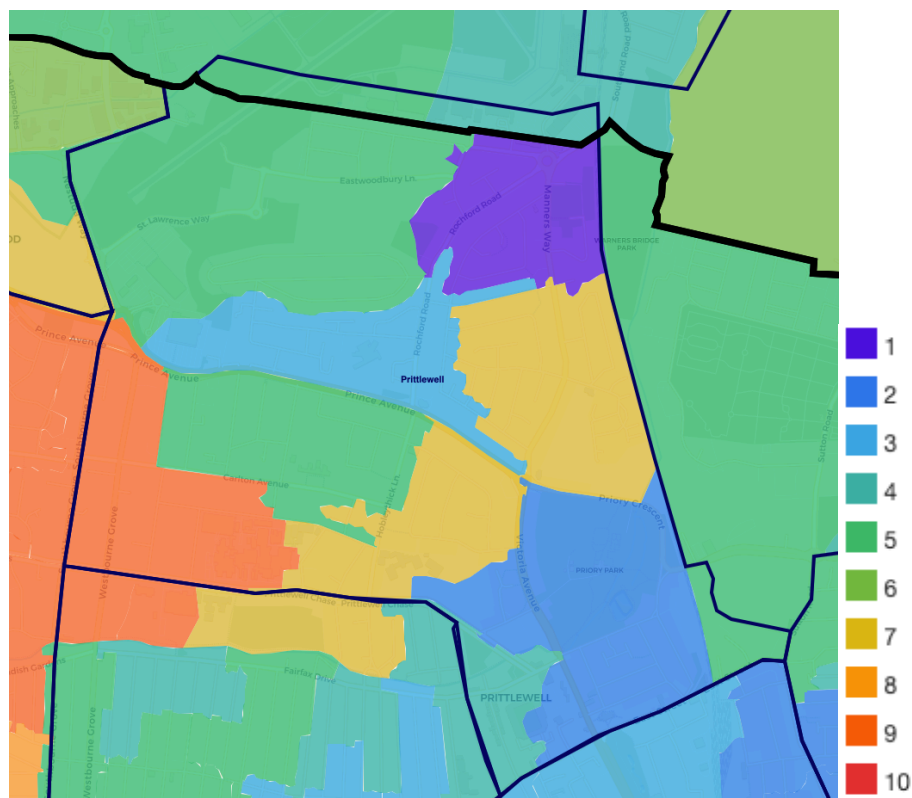


Figure 2 - Prittlewell Indices of Multiple Deprivation map. 1 is high IMD and 10 low

² English indices of deprivation 2019: http://dclgapps.communities.gov.uk/imd/iod_index.html#

Population Density

- 1.8 Population density across Prittlewell varies, as illustrated in Figure 3. On the whole, population density is relatively low, particularly compared to those neighbourhoods immediately to the south of Prittlewell. Where there are areas of higher density these tend to correlate with key movement corridors and local centres. Overall densities are though skewed by the presence of parks and open spaces within the neighbourhood, including allotment gardens and those areas of open space on the north eastern fringes of Prittlewell associated with the presence of the airport.

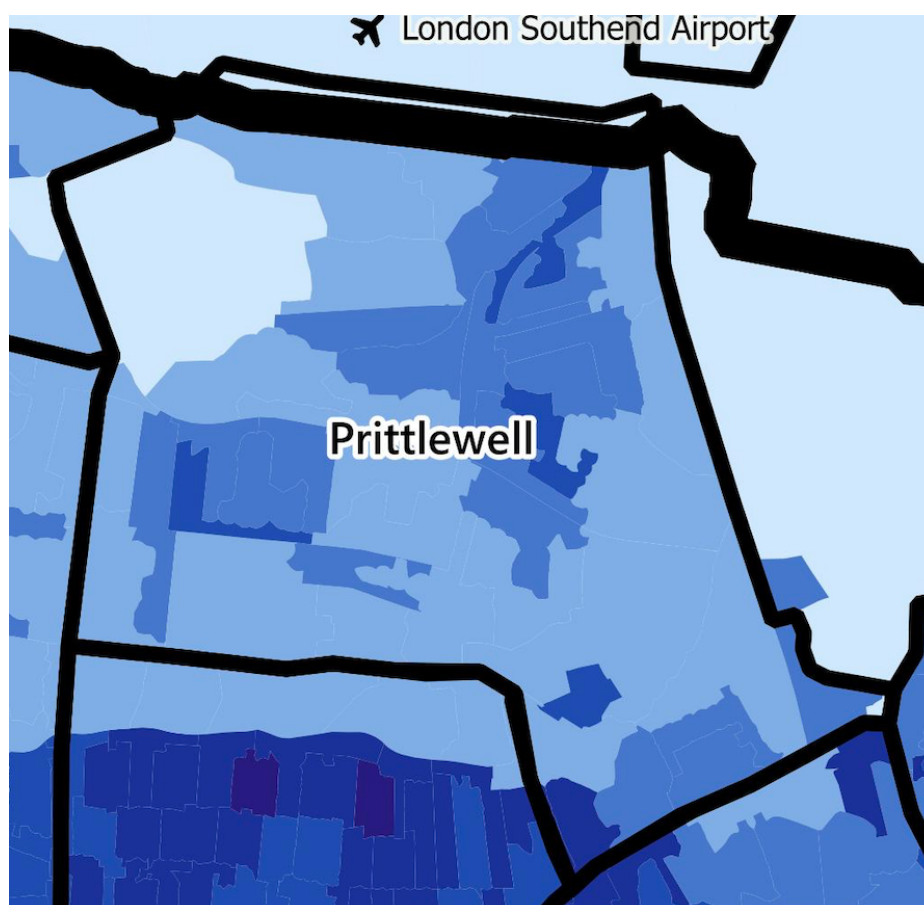
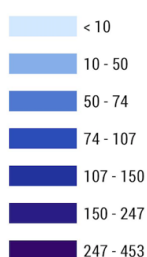


Figure 3 Prittlewell Density Pattern

POPULATION DENSITY MID-2018



Contains Ordnance Survey data
© Crown copyright and database right 2020

Walking catchments: Education

- 1.9 Within Prittlewell there are two nurseries, two primary schools and one secondary school. There are also primary and secondary schools just outside but in close proximity to the neighbourhood. Areas within walking distance of education facilities in Prittlewell are shown in Figure 4. This analysis is based on the following walking distances:

Nurseries: 12.5 minute walk time / 1,000 metre catchment

Primary Schools: 10 minutes / 800 metres

Secondary Schools: 15 minutes / 1,200 metres

- 1.10 Areas south of Prince Avenue tend to have good accessibility to schools in the area, while there is a general lack of accessibility on foot to all schools in the north western, and south eastern area of the neighbourhood. Much of these areas however correlate with provision of open space and infrastructure: the flight path of Southend Airport and the railway line into Southend Victoria station.

- 1.11 The presence of Southend airport restricts access to facilities in the nearby neighbourhood of Eastwood. There are however some cross-boundary access benefits with the secondary and primary schools in Leigh and Westcliff, which provide accessibility for those in the west and Southwest parts of Prittlewell.

- 1.12 The percentage of area that is covered by the catchment thresholds to each type of education infrastructure can be summarised below:

Nurseries 87.5%

Primary Schools 66.2%

Secondary Schools 76.4%

- 1.13 The average coverage for education facilities in Prittlewell is therefore 76.7%.

Walking catchments: Health

- 1.14 The location and provision of Health facilities in Prittlewell is shown in Figure 5. Prittlewell has one doctors' surgery and three pharmacies, but no dentist. Southend hospital is also located within Prittlewell, just north of the border along Prittlewell Chase.
- 1.15 Access to healthcare facilities in Prittlewell is based on the following walking distances and times:
- | | |
|------------------|---|
| Doctors Surgery: | 10 minute walk time / 800 metre catchment |
| Dentists: | 10 minutes / 800 metres |
| Pharmacy: | 15 minutes / 1,200 metres |
- 1.16 The area around the intersection of Victoria Avenue and Prince Avenue has the greatest level of health provision due to there being both a doctor and a pharmacy at this intersection. There are two other pharmacies located along Prince Avenue, and anywhere south of this road therefore has access to these facilities. There is, however, a lack of walkable access to doctors and pharmacies throughout the northern area of the neighbourhood, with the closest dentist being located within Westcliff and Southend Central. This lack of accessibility in comparison to the southern part of the neighbourhood is in part due to the nature of the street network.
- 1.17 The walking catchment of 800 metres for a doctors' surgery means that the area of Prittlewell within walking distance of a doctor is limited. Coupled with the ageing population in this area and the need to travel by public transport or by bus to access such facilities, this could place pressure on both the service and the road network.
- 1.18 The percentage of area that is covered by the catchment thresholds to each type of health infrastructure can be summarised below:
- | | |
|------------|-------|
| Dentists | 7.3% |
| Doctors | 46.7% |
| Pharmacies | 99.8% |
- 1.19 The average coverage for health facilities in Prittlewell is therefore 51.3%.

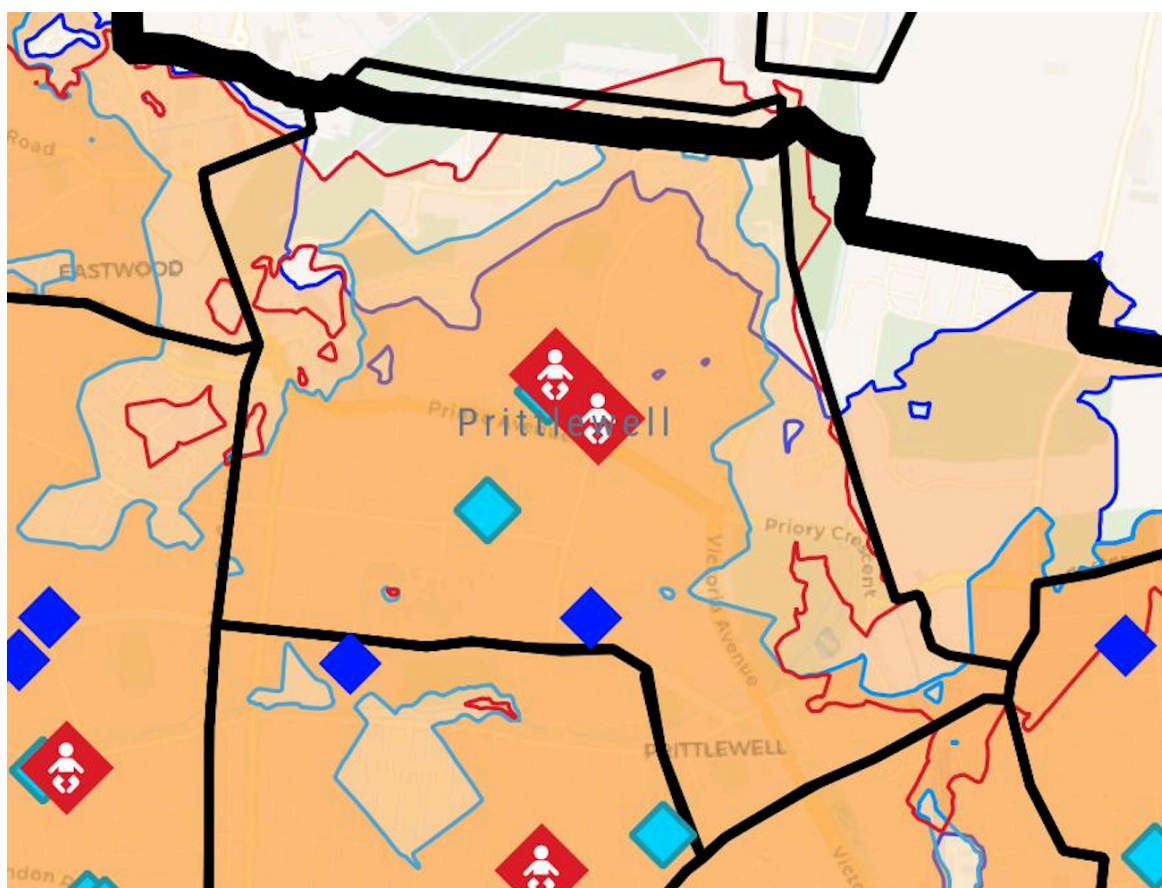


Figure 4 Prittlewell Education Facilities and Catchment Areas

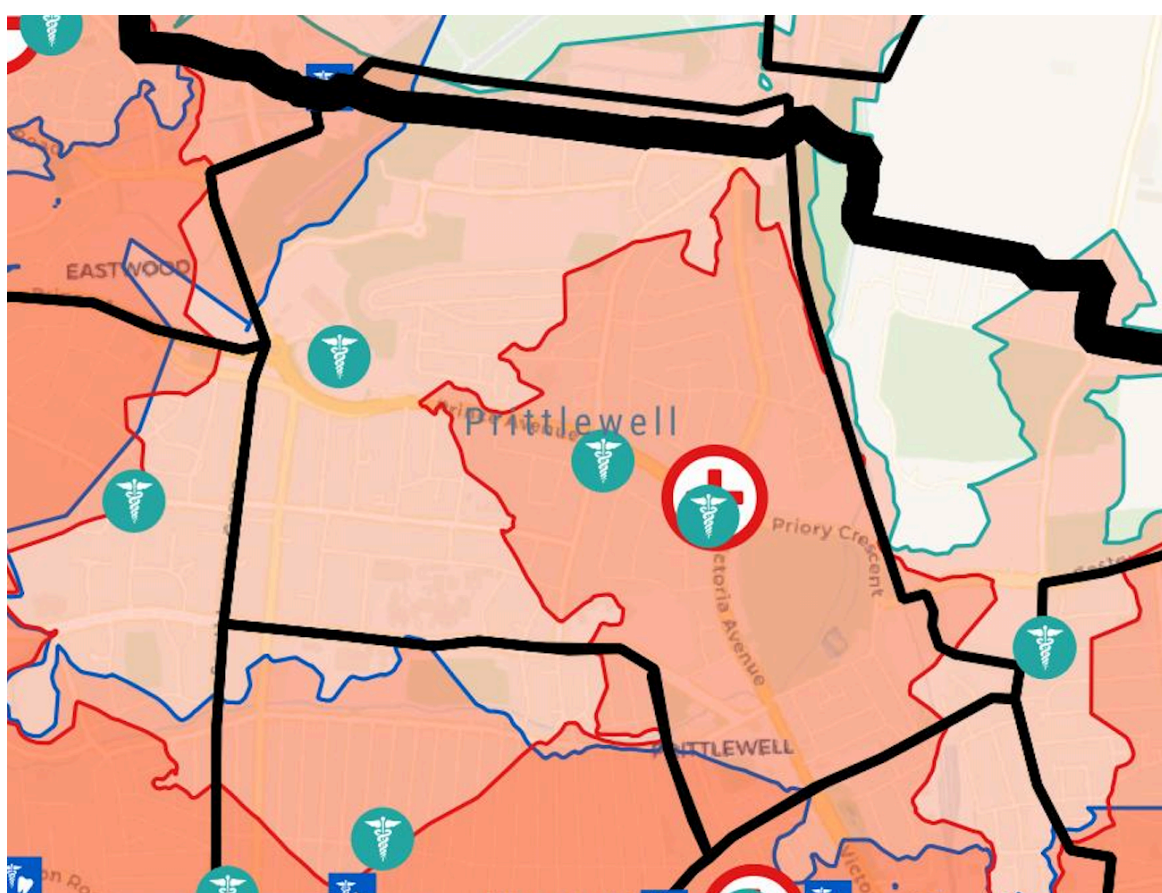


Figure 5 Prittlewell Health Facilities and Catchment Areas

Walking catchments: Civic facilities

1.20 Prittlewell contains seven places of worship, one public convenience and one community centre (see Figure 6). There is one community centre outside of the borough boundary to the north and two just south of the boundary in Westcliff which serve the small areas on the edge of Prittlewell.

1.21 Access to civic facilities in Prittlewell is based on the following walking distances and times:

Community Centres / Halls:	10 minute walk time / 800 metre catchment
Libraries:	10 minutes / 800 metres
Places of Worship:	12.5 minutes / 1,000 metres
Public Conveniences:	10 minutes / 800 metres

1.22 Much of the south east of the area also has good access to facilities due to a confluence of multiple facilities within Prittlewell but also within neighbouring areas that are also within walking distance for residents. Moving north through the neighbourhood accessibility to different facilities by foot decreases, reflecting diminishing provision and the nature of the street network which hinders movement in places.

1.23 There are no libraries within the neighbourhood. Although there are libraries in neighbouring Southend (central) and Westcliff, these are outside comfortable walking distances, thus requiring journeys to be made by other modes to access these.

1.24 The percentage of area that is covered by the catchment thresholds to each type of civic infrastructure can be summarised below:

Community Centres	37.4%
Libraries	0%
Public Conveniences	25%
Places of Worship	99.5%

1.25 The average coverage for civic facilities in Prittlewell is 40.5%.

Walking catchments: Sports and leisure facilities

- 1.26 Prittlewell has seven different locally equipped play areas as well as a number of playing pitches (See Figure 7). Access to sports and leisure facilities in Prittlewell is based on the following walking distances and times:

Playing pitches: 15 minute walk time / 1,200 metre catchment

Local Play / Equipped Play: 8 minutes / 650 metres

- 1.27 Priory Park is the neighbourhood's primary green space, which includes facilities for bowling, tennis and football, as well as a café.

- 1.28 The presence of Priory Park means that, in general, the east of Prittlewell has good access to sports and leisure facilities. The north west of the area also has good access to these facilities which are present in St. Laurence Park. There are also playing pitches within the Ecko Park development (part of the former Ecko social club facilities) which are used by local clubs. The south-west of the area, however, is lacking in such facilities while the lack of connections through the Prittlewell Brook Greenway limit access to a playground in neighbouring Westcliff.

- 1.29 Whilst there are numerous other 'green areas' within Prittlewell, most are associated with the schools and therefore not accessible to the public.

- 1.30 The percentage of area that is covered by the catchment thresholds to each type of sports and leisure infrastructure can be summarised below:

Locally Equipped Play Areas 100%

Playing Pitches 72.7%

- 1.31 The average coverage for sports and leisure facilities in Prittlewell is therefore, 86.3%.

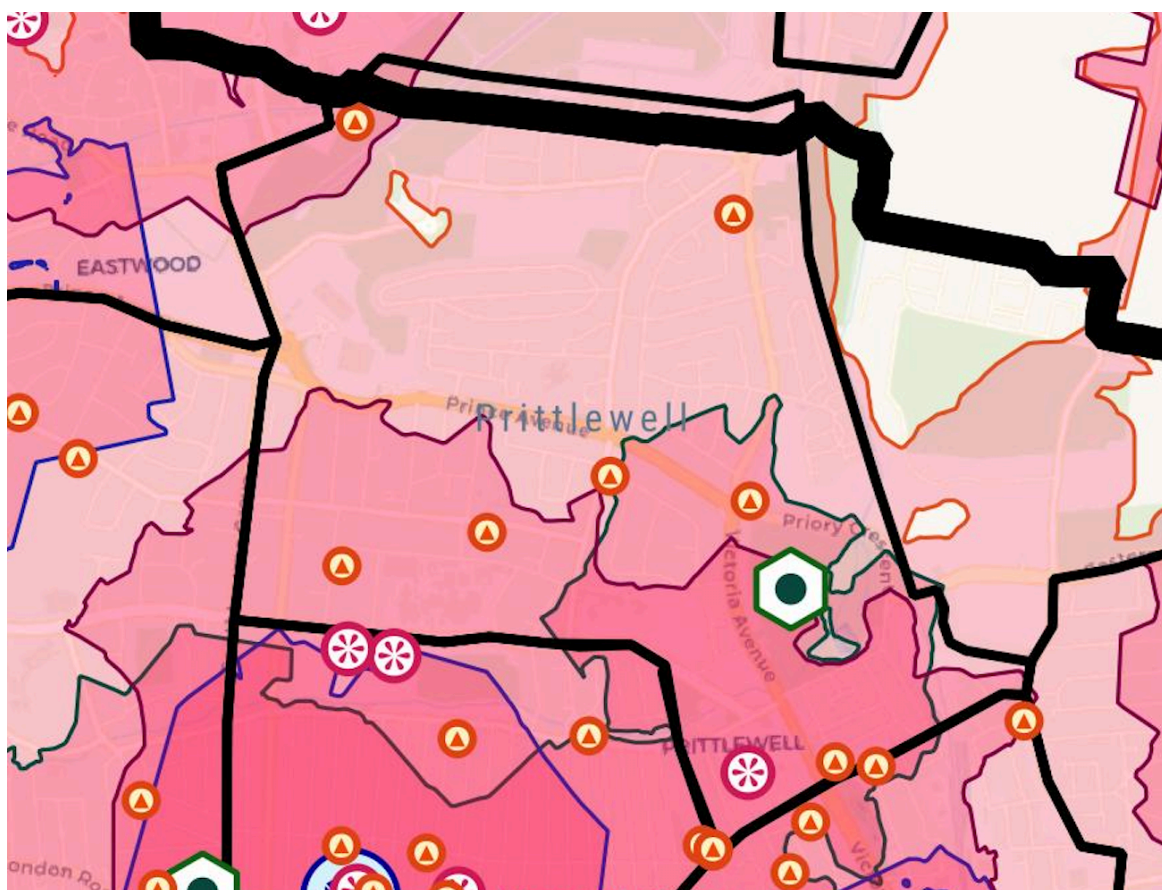


Figure 6 Prittlewell Civic Facilities and Catchment Areas

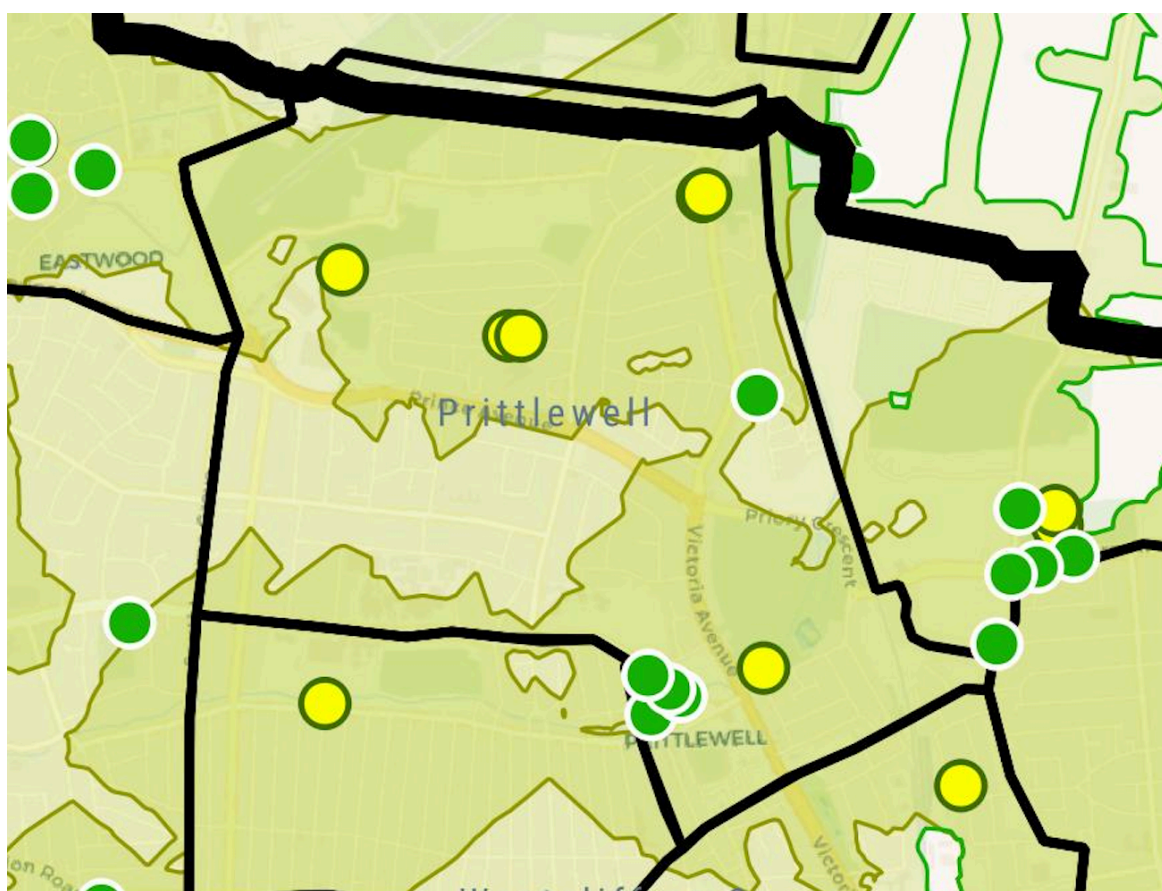


Figure 7 Prittlewell Sports and Leisure Facilities and Catchment Areas

Walking catchments: Green infrastructure

- 1.32 Prittlewell has two areas of allotments and one large park (see Figure 8). Access to green infrastructure in Prittlewell is based on the following walking distances and times:

Parks and Gardens:	8.75 minute walk time / 710 metre catchment
Amenity Green Space:	5.75 minutes / 480 metres
Natural / Semi-natural space:	9 minutes / 720 metres
Allotments:	2.5 minutes / 200 metres

- 1.33 The presence of Priory Park means that many residents in the south of the neighbourhood are within walking distance of a range of green open space types. Feedback from the stakeholder workshops also suggested that Priory Park has a city-wide function and is used by people living across the borough, and not just those in Prittlewell, with many arriving by car.

- 1.34 Despite this, the concentration of green open space in the south eastern part of the neighbourhood means that much of the area does not share from the same level of accessibility, with large parts of Prittlewell outside of comfortable walking distances of green infrastructure.

- 1.35 Although Prittlewell Brook greenway runs through the neighbourhood and provides a link to Leigh, there is limited access to this. It was reported through community workshops that this Brook is used for commuting purposes as well as leisure purposes for runners walkers and cyclists alike, however that despite the name of the brook, it was not used that often by Prittlewell residents.

- 1.36 The small walking catchment associated with allotments means that much of the neighbourhood is outside the catchment area of such facilities.

- 1.37 The percentage of area that is covered by the catchment thresholds to each type of sports and leisure infrastructure can be summarised below:

- 1.38 The percentage of area that is covered by the catchment thresholds to each type of green infrastructure facility can be summarised below:

Amenity Greenspaces	8.6%
Parks or Gardens	57.1%
Allotments or Growing Spaces	5.4%
Natural / Semi-natural Spaces	0%

- 1.39 The average coverage for green infrastructure in Prittlewell is therefore 17.8%.

Walking catchments: Town centre uses

- 1.40 Prittlewell has six different Local or Neighbourhood Centre locations, one Superstore and three different Local Shops that are located in isolation from the Local Centres. The location and provision of local shops and services in Prittlewell is mapped in Figure 9. Access to these uses is based on the following walking distances and times:

Local / Neighbourhood Centre: 7.7 minutes / 600 metres Catchment

District / Town Centre: 21.75 minutes / 1,750 metres

Superstore: 25 minutes / 2,000 metres

Local shop: 5.5 minutes / 450 metres

- 1.41 Prittlewell does not have a particularly large retail centre nor focal point and thus does not feature in retail hierarchies recommended in the South Essex Retail Study (2017) nor the Southend on Sea Retail and Leisure Study (2018). The closest Town or District Centres to Prittlewell are located in central Southend to the south or central Rochford to the north. The eastern half of Prittlewell falls within the catchment area of these two Town Centres, whilst the western half is a 'black spot' to these facilities. The entire area of Prittlewell is within the 2,000 metre walking catchment to either the one superstore located in the west of the neighbourhood, or one of the many other superstores located in the surrounding areas. Where there is no local centre nearby, individual local shops provide some accessibility to basic daily needs. The north western corner of the neighbourhood is taken up by the runway strip of Southend Airport therefore reducing the need for shopping facilities in this area.

- 1.42 There is some correlation between the location of the Local Centres identified in Figure 33 and other community infrastructure such as pharmacies and doctors, allotments and proximity to Priory Park. There is one shop near Prittlewell train station in the far south eastern corner of the neighbourhood. Recent 2020 Experian Goad data obtained for this study has limited information for retail premises in Prittlewell aside from a selection of shops located on the northern border at Southend Airport Retail Park. These shops consist primarily of comparison goods such as sports equipment, homeware, a pet shop and carpet shop. These shops are not identified in this map, as they do not cater for resident's day-to-day needs. The percentage of area that is covered by the catchment thresholds to each type of town centre infrastructure can be summarised below:

Superstores	100%
Local / neighbourhood centres	80.8%
Town and district centres	51.5%
Local Shops	17.1%

- 1.43 The average coverage for town centre uses in Prittlewell is 62.4%.

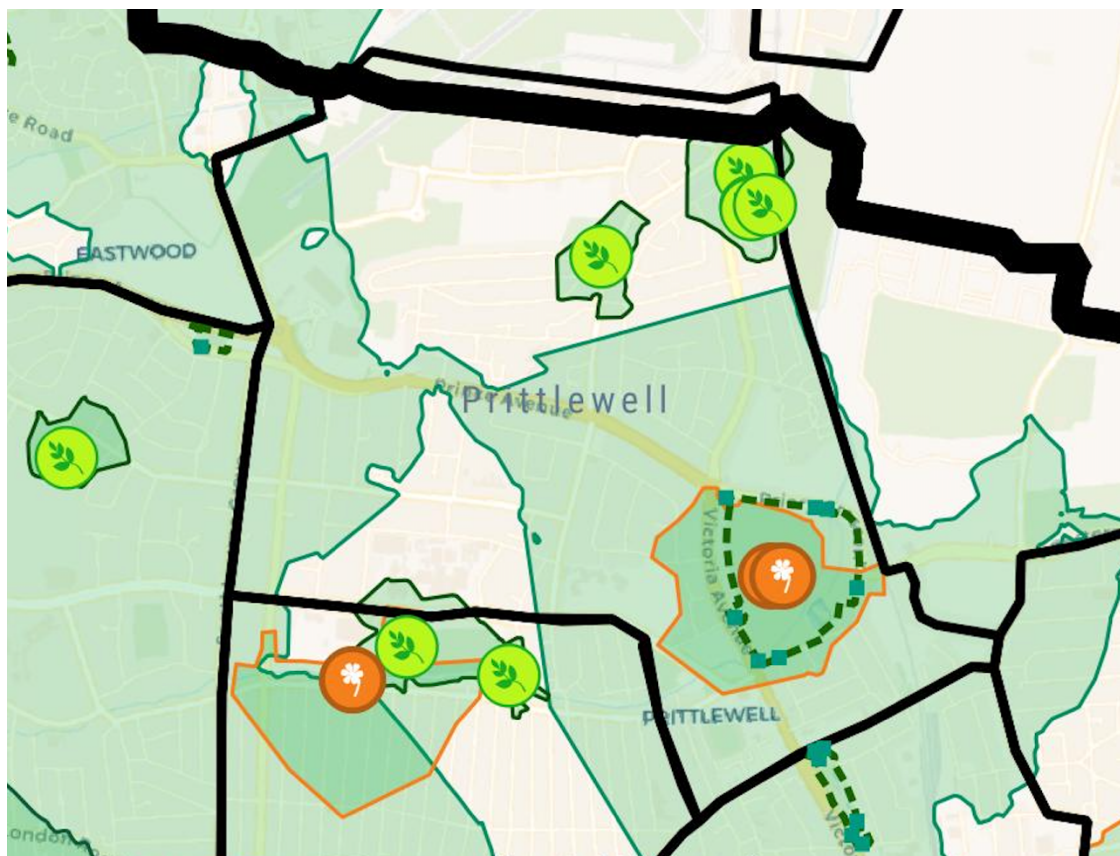


Figure 8 - Prittlewell Green Infrastructure Facilities and Catchment Areas

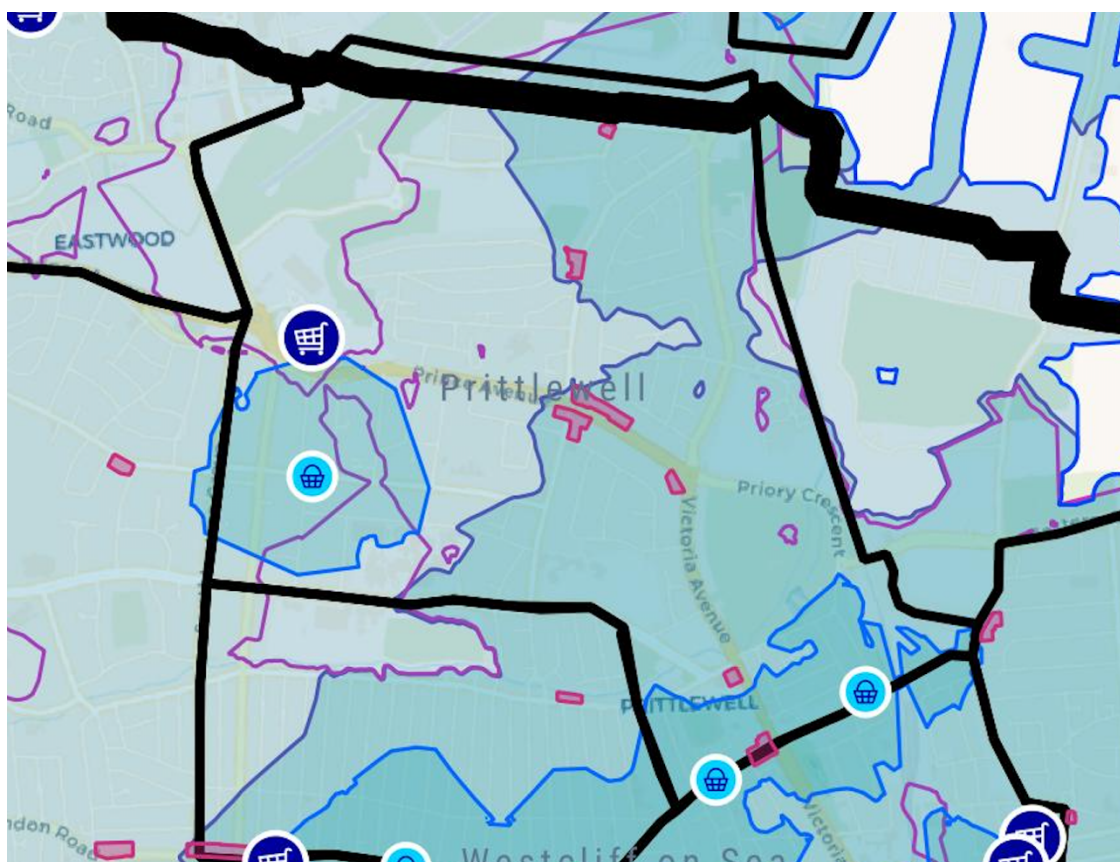


Figure 9 - Prittlewell Town Centre Facilities and Catchment Areas

Summary of day-to-day services

- 1.44 Figure 10, below, overlays all the walking catchments for the day-to-day infrastructure categories discussed up until this point in the report which shows the ranging levels of completeness. A fully “complete” area would be one where all twenty day-to-day services and facilities are accessible within walking distance – however, the highest number of infrastructure facilities within walking distance of an area in Southend borough is seventeen. Therefore a “complete” area within this analysis is considered to be one with access to between 14 and 17 different types of facilities.
- 1.45 The average completeness score for Prittlewell is 55.8%, with heat mapping indicating the most complete area to be within walking catchment of between 14-17 day-to-day facilities. The areas with the highest degree of completeness in Prittlewell are focused to the southern boundary of the area, where there is a greater degree of access to local shops, community centres, and doctors. North west Prittlewell, close to Southend Airport, is less complete than others due to more limited provision of and catchment areas associated with educational facilities, doctors and dentists, community facilities, natural green spaces, and local and neighbourhood centres.
- 1.46 There is a mismatch between the areas of highest completeness and those of highest density in Prittlewell, where areas of higher density are contained more within the centre of the neighbourhood rather than to its south.

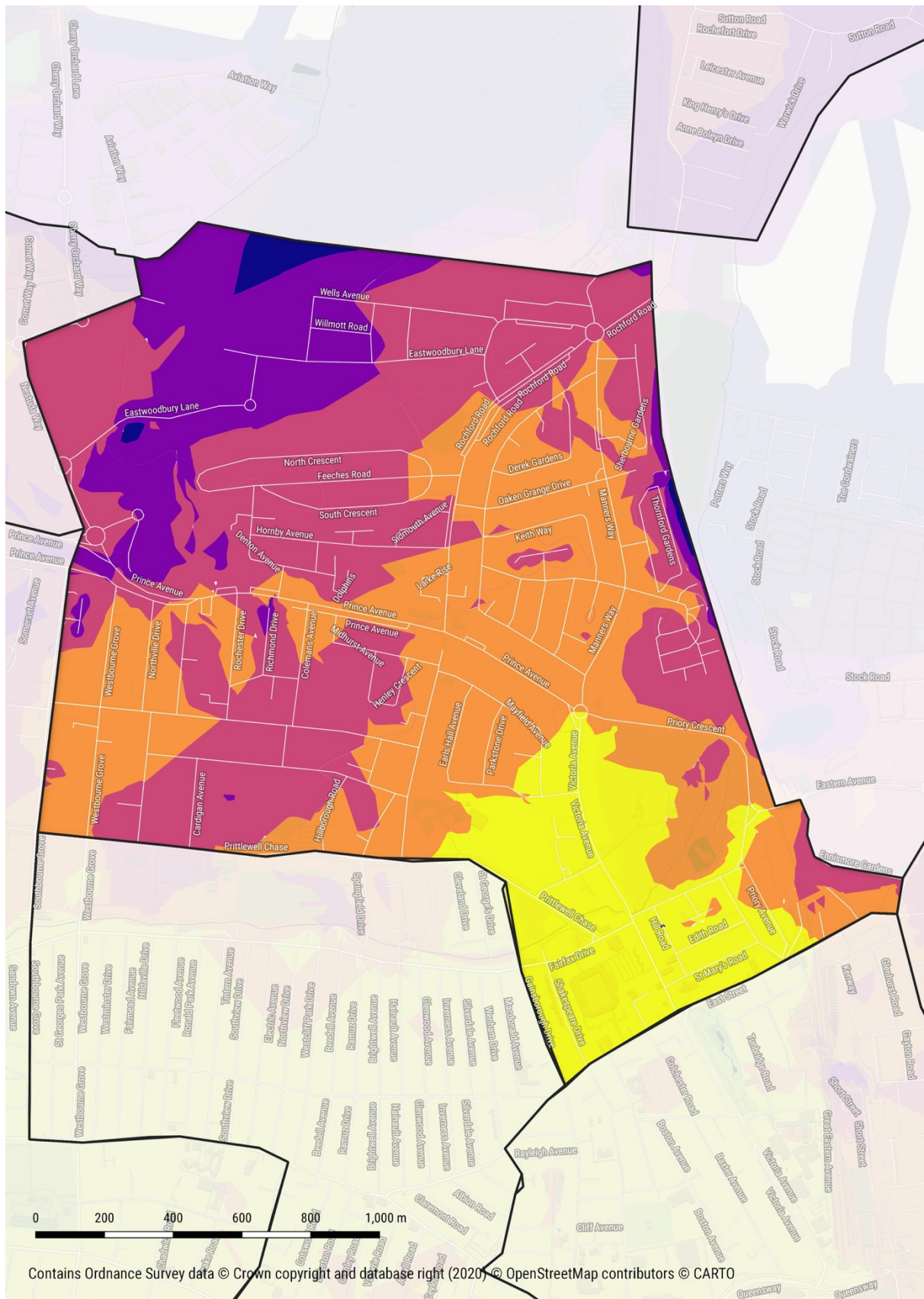


Figure 10 - Prittlewell "Completeness" Heatmap

Housing Mix

- 1.47 Prittlewell has four predominant building types – semi-detached homes, flats and maisonettes, bungalows, and terraced housing. Bungalows are concentrated within the north west of the area, close to Southend Airport, while terraced homes are most predominant in the north-east. Flats and maisonettes are most commonly found close to the Prittlewell Rail station, while semi-detached homes are the dominant residential type within the rest of the neighbourhood.
- 1.48 The median house price for all areas in Prittlewell is between £232,500 and £349,999. Of the areas in Prittlewell, the highest average housing price is £327,500, within the area of semi-detached housing closest to the Prittle Brook Greenway, which was identified as a community asset and greenspace within the stakeholder workshops. The area with the lowest average housing price is that with the terraced housing in the north-east corner of the neighbourhood, with the average household price of £240,500. Further information on housing mix is set out in the appendix.

Broadband speeds

- 1.49 Broadband speeds in Prittlewell vary greatly however the majority of the built-up area is fast internet speed (see Figure 12). Speeds range from of 20-25mbit/s to highs of 70mbit/s and above. On the most part, the residential areas have the fastest broadband speeds. There is an anomaly to this at a small area on the A127 Prince Avenue, on the corner of Green Anne's Drive. This block is made up of residential and commercial buildings and has an internet speed of 20-30mbit/s.
- 1.50 The lowest internet speeds in the neighbourhood are in the very north eastern corner. The south of Eastwoodbury Crescent is residential, however the north of this (which is outside of the Prittlewell boundary) is the airport and associated industrial uses. On the whole, Prittlewell would be a good location for residents who can work from home to do so due to the largely good broadband speeds.

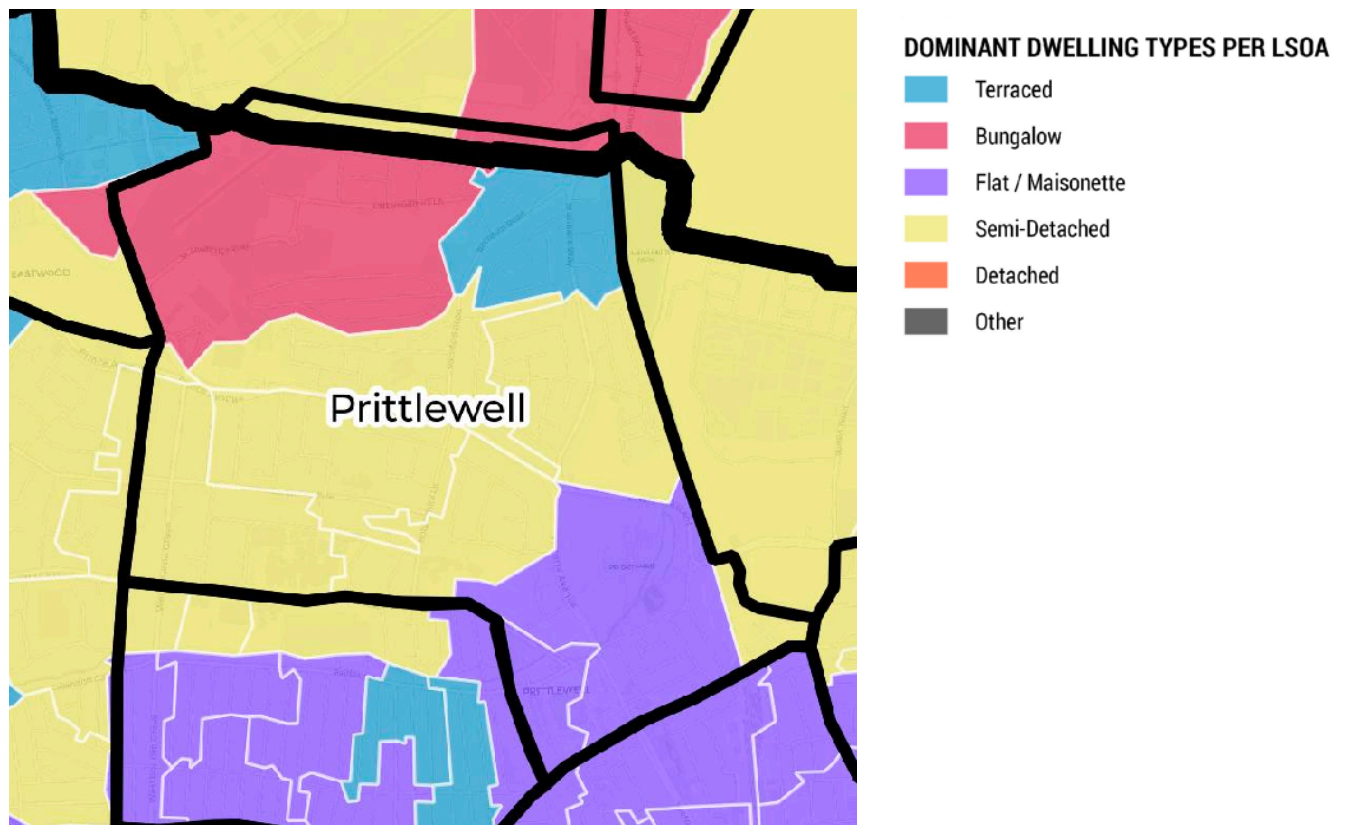


Figure 11 - Prittlewell Dominant Residential Types

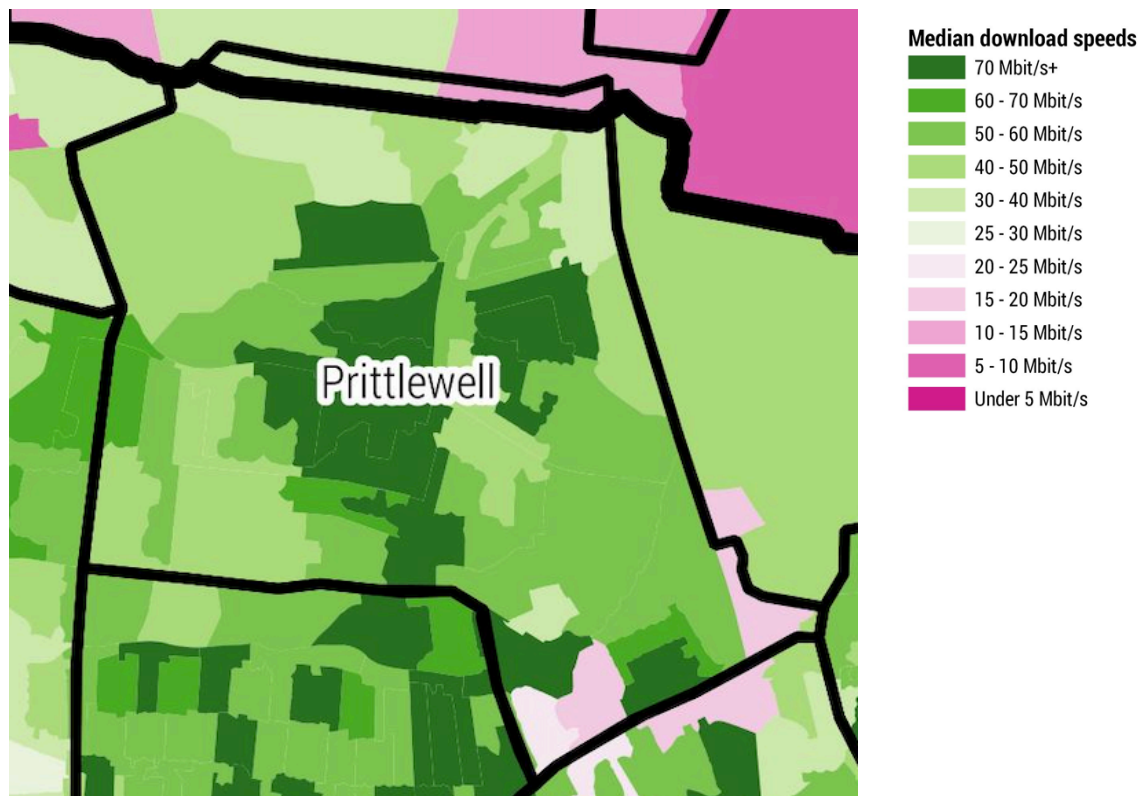


Figure 12 - Map of Broadband Speed within the Prittlewell Neighbourhood

Area Summary

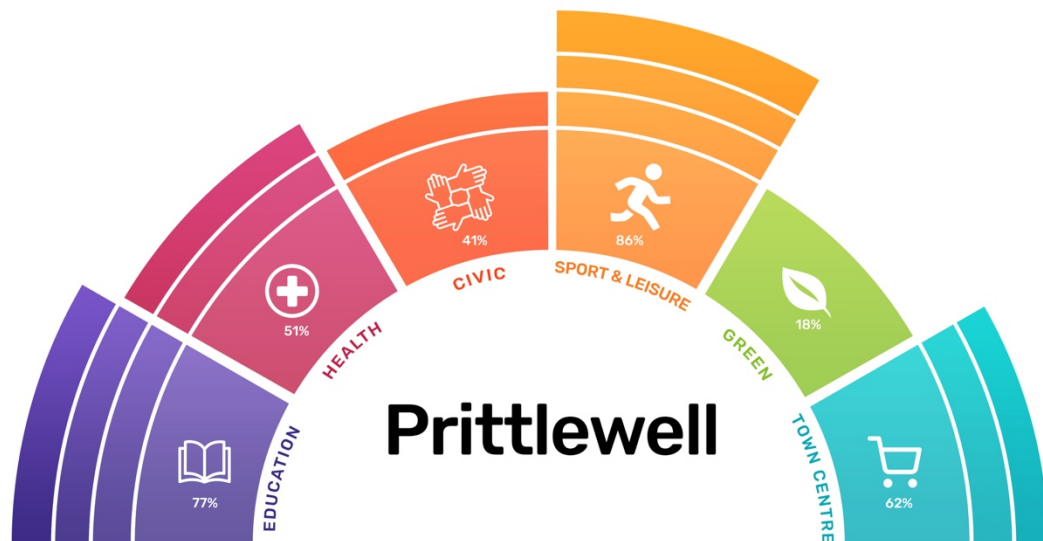
1.51 Demographics:

- Prittlewell is the third least populous neighbourhood within Southend Borough, comprising 7.59% of the total population.
- The demographic make-up of Prittlewell largely aligns with the borough averages, with a marginally smaller cohort being of school age (below 16 years) and of working age (25-65 years) and a marginally larger proportion of people between 65-84 years.
- Prittlewell has a predominantly low density population, ranging from areas with below 10 people per hectare (pph) and a small area comprising of 75-107pph.
- A large portion of the area is made up of bungalow and semi-detached housing. This does not directly link with the population densities however, i.e.: the southern portion is primarily made-up of flats/maisonettes but does not have a particularly high population to reflect this.

1.52 Day-to-day infrastructure:

- Day-to-day infrastructure facilities are spread out across the neighbourhood, however the placement of services becomes more sparse as you move north.
- There are local centres in the north, middle and south however very little town centres uses in the west.
- There is no obvious 'focal point' nor local centre which anchors other civic infrastructure services.
- There are not many schools or nurseries in the area, however there are many to choose from in surrounding neighbourhoods to compensate for this.
- Priory Park offers a good provision of sports and green infrastructure.
- The overall completeness score is 'hottest' in the south, on the border with Southend and Westcliff, scoring 14-17.
- The northern area scores lower, partially due to severance issues caused by the A127 Prince Avenue.
- The slowest broadband speeds correlate with the area with the lowest population density and completeness score. Likewise the most complete and dense areas of Prittlewell have the highest broadband speeds.

- 1.53 The average completeness score for Prittlewell is 55.8%, with heat mapping indicating the most complete area to be within walking catchment of between 14-17 day-today facilities.
- 1.54 The completeness score for Prittlewell, by infrastructure type, is summarised below:



Appendix: Housing Mix

Information from the Valuation Office Agency (VOA) has been used to show the percentage mix of housing typologies across the study area, with the maps presented in this appendix split by housing type. This data is available at lower-layer super output area level and is the most comprehensive and up-to-date source material available that shows the housing mix at a meaningful scale. However, the boundaries of the lower-layer super output areas do not match with settlements or neighbourhood areas, so whilst the mapping does give some indication of housing mix within an area, it does not present the definitive position.

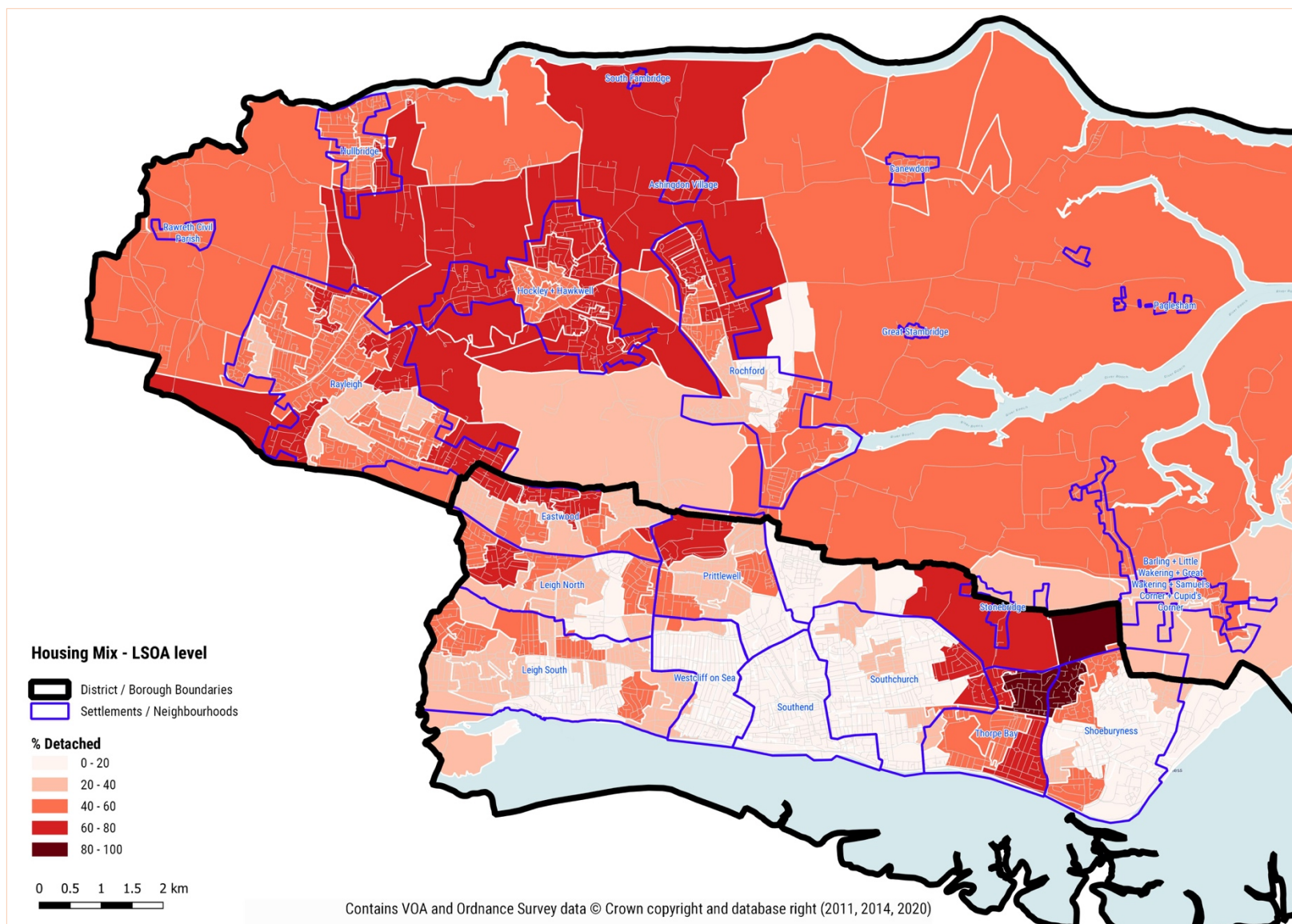


Figure 13: Proportion of detached homes in each lower-layer super output area, expressed as a percent of total homes in that area (source: VOA)

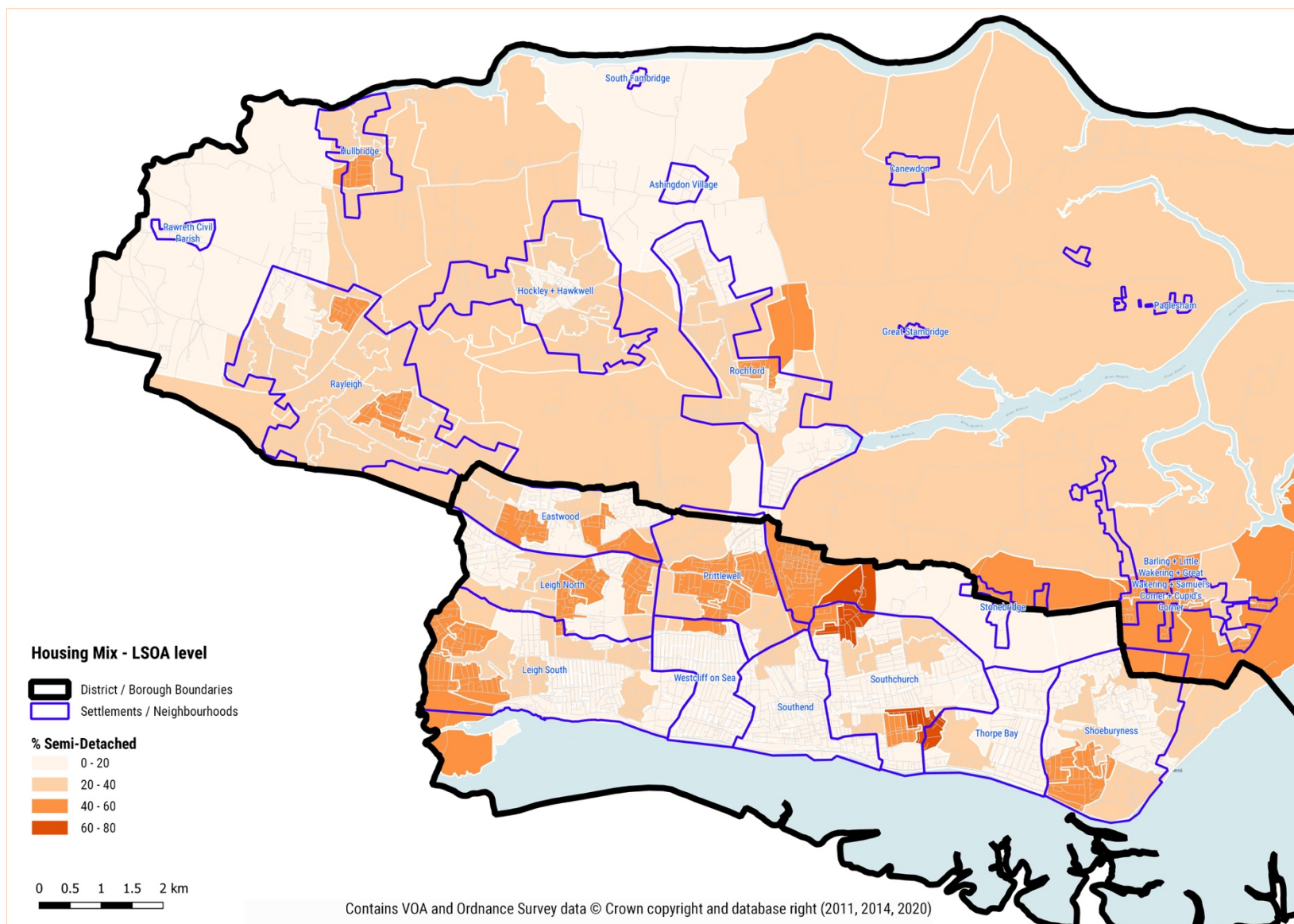


Figure 14: Proportion of semi-detached homes in each lower-layer super output area, expressed as a percent of total homes in that area (source: VOA)

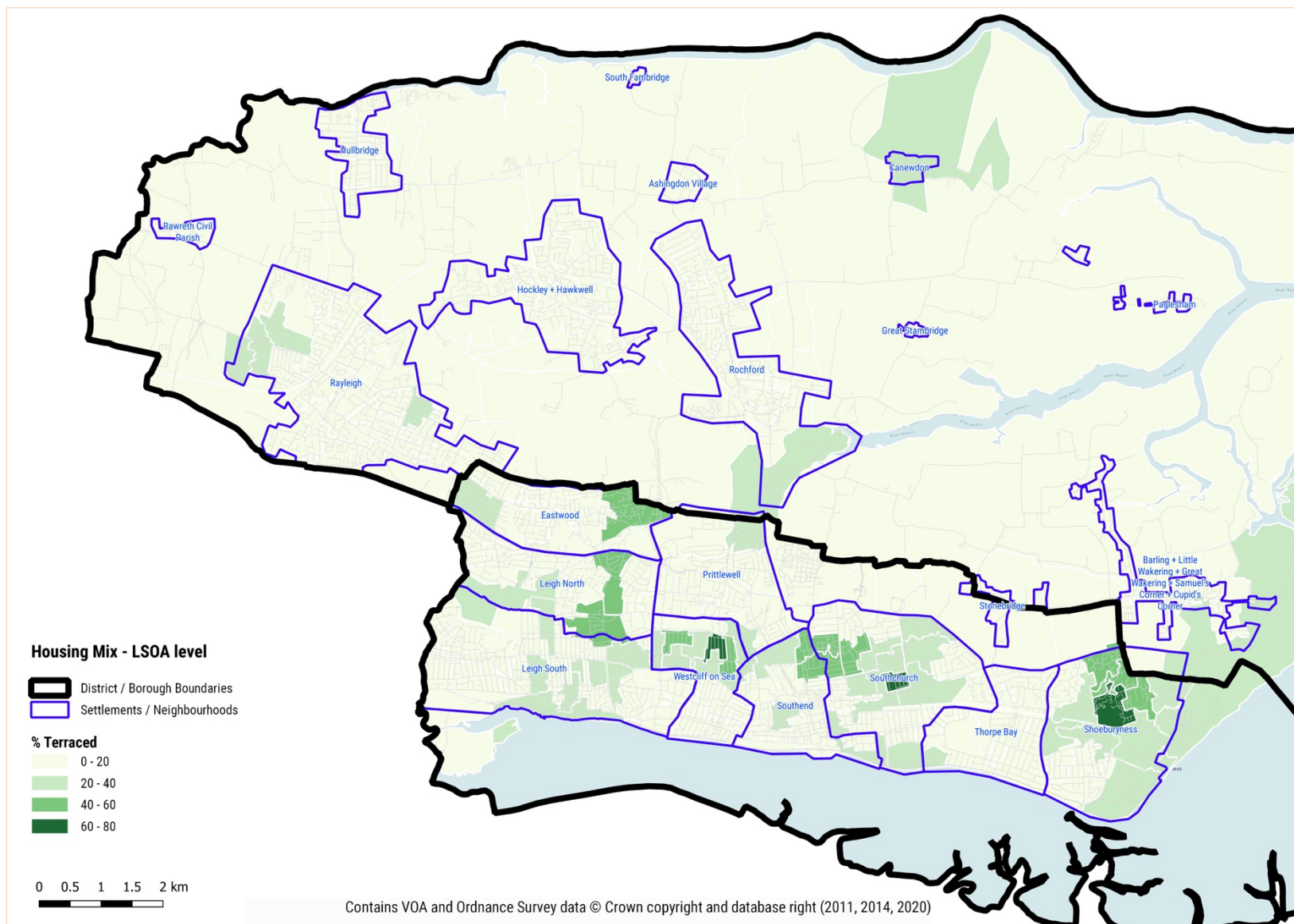


Figure 15: Proportion of terraced homes in each lower-layer super output area, expressed as a percent of total homes in that area (source: VOA)

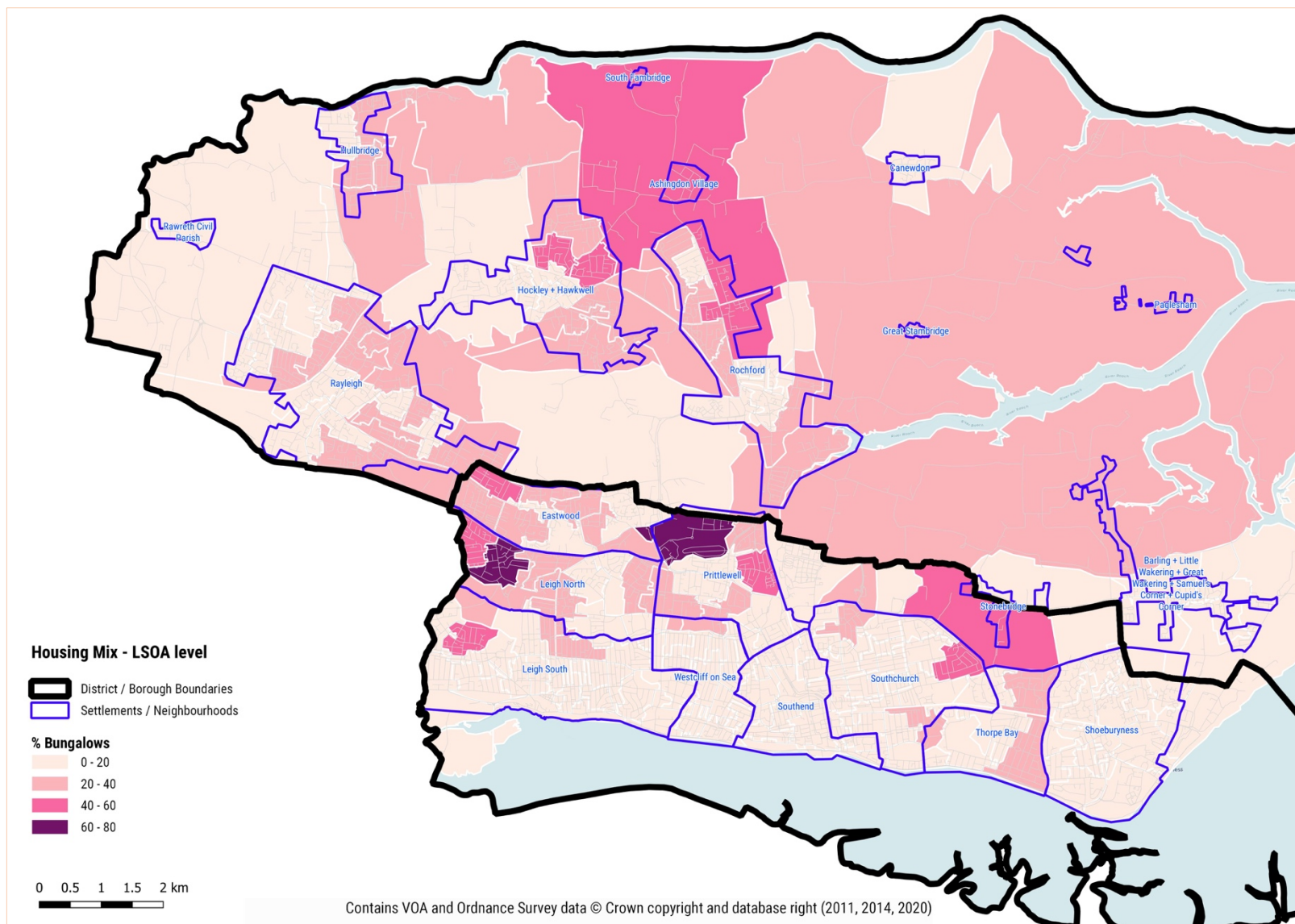


Figure 16: Proportion of bungalows in each lower-layer super output area, expressed as a percent of total homes in that area (source: VOA)

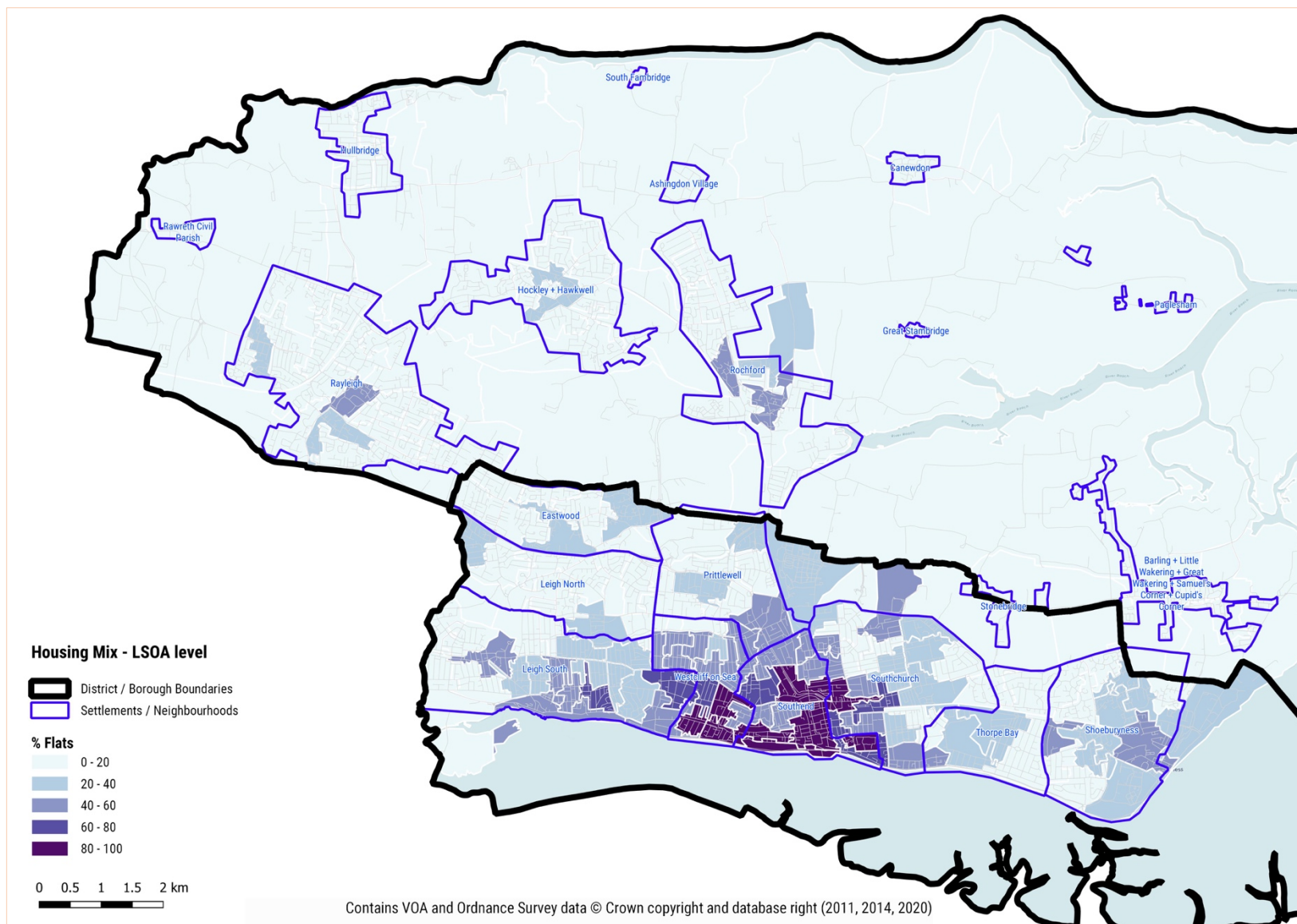


Figure 17: Proportion of flats in each lower-layer super output area, expressed as a percent of total homes in that area (source: VOA)



TROY PLANNING + DESIGN

www.troyplanning.com

020 7096 1329