



# **Dacorum BC, Three Rivers DC and Watford BC** Urban Capacity Studies

Consultation Report

August 2004

Llewelyn Davies  
in association with  
ATIS REAL Weatheralls



# **Dacorum BC, Three Rivers DC and Watford BC**

## Urban Capacity Studies

Stage 1 Technical Report: Consultation

August 2004

Llewelyn Davies

Our Ref.: 32500

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# 1 Introduction

This short note provides an overview of the work undertaken during Stage 1 of the study.

This stage has involved consultation with Council Members, the development industry and other interested stakeholders. The purpose of this is to receive feedback on the proposed study approach and to invite suggestions on sites for inclusion in the study.

This note is presented in five further sections:

- Section 2 outlines the consultation event undertaken with Council Members;
- Section 3 outlines the consultation undertaken with the development industry and responses to this;
- Annex A contains a copy of the Consultation Letter and more detailed Method Statement;
- Annex B contains a list comprising the contact details of all letters sent out as part of the mail shot; and
- Annex C contains a copy of the PowerPoint presentation given to Members.

## **2 Consultation with Members**

### **2.1 Overview**

A seminar was held on the evening of Wednesday August 4<sup>th</sup>. Invites were sent to all Council Members in the three authorities as well as a selection of Council Officers..

The session included a presentation by the consultants as to the purposes of urban capacity assessment; why the study is being undertaken and how.

The scene was set by the client who introduced the consultants, providing an overview of the current development plan process, regional and structure plan guidance.

The session was originally scheduled to take place in June but had to be rescheduled due to a clash with the local elections and a limited response to the event.

### **2.2 Presentation to Members**

The presentation made by the consultants comprised:

- An overview of recent practice in terms of housing development and examples of best practice development, demonstrating what the Government is seeking to achieve through the urban renaissance agenda.
- Background to PPG3 and the urban capacity process; why were these studies introduced and what does this mean.
- How the consultants intend to approach the urban capacity studies for the three authorities, explaining the types of sites (land and buildings) to be identified.

Following the presentation the floor was opened for a question and answer session.

A copy of the presentation is attached to the rear of this report.

## **3 Consultation with the ‘Industry’**

### **3.1 Overview**

A letter informing interested parties of the study was circulated, based on address details received from the three authorities and the House Builders Federation (HBF).

The letter invited respondents to comment on the method and suggest sites for inclusion within the study. Respondents were also given the opportunity to request and comment on a more detailed method statement.

### **3.2 The Letter**

Attached as an annex to this report is a copy of the letter sent out to parish councillors, house builders and others working in the development industry.

The format of the letter, as agreed with the partnering authorities following the inception meeting, provides an overview of the approach to the study and invites comments. The letter also invites respondents to put forward sites for inclusion in the study. Respondents were given a calendar month in which to reply.

### **3.3 Addresses**

The table contained within the annex provides the details of the different companies and interested parties targeted as part of the mail shot. This provides a very broad coverage, including parties within the three authority areas as well as further afield to include companies operating county/region-wide.

Many of the contact details were provided directly by the three authorities. This included a search of records on the Councils planning applications database over the last three years, all parish councillors, estate agents, property consultants/surveyors and housebuilders in the authorities. The three authorities also supplied us with the details of Parish Councils, agents, surveyors, planning and other related consultants based within the districts.

Additionally, the HBF supplied us with a database of their Eastern and East Midland Region members, which includes a mix of developers and consultants.

### **3.4 Responses**

Table 3-1 overleaf provides the details of all received responses to the letter, setting out the name of the respondent and their comments.

A total of 402 letters were posted. Letters were sent on June 16<sup>th</sup> and respondents given a calendar month in which to reply. In total, twenty-one responses were received; eleven by July 16<sup>th</sup> and a further ten after this date. This equates to a response rate of 5%.

Table 3-1: Responses to consultation exercise

Name of Respondent and Title	Organisation	Sites (and ownership details if known)	Comments
John Felgate, Director	John Felgate Planning Consultancy	2 small parcels of land at Wilstone village (Clients of the Practice)	Plan attached to letter. Both parcels of land within the village boundary and within cartilages of existing dwellings – The Old Cow House and Paddock Cottage. Both have potential for small infill development. <b>Old Cow House</b> - Officers have indicated land in front of this property is in principle acceptable for the development of 1 detached house. <b>Paddock Cottage</b> – Consultants consider this site could accommodate 2-3 dwellings as well as retaining adequate garden for existing house.
Jane Wakelin	Wakelin Associates	Also suggested the inclusion of Egerton Rothesay School, Durrants Lane, Berkhamsted. (Consortium of developers) Six sites suitable for new housing development <b>In Three Rivers DC:</b> 1. Land off Sycamore Road, Croxley Green (for approx. 20 units) 2. Land off Hunton Bridge, Abbots Langley (for approx. 24 units) 3. Land at Delta Grain, Gibbs Couch, Carpenters Park, Watford (for approx. 30 units) <b>In Watford BC</b> 4. Land at Grade Avenue, Watford (phase 2 and 3) (for approx. 30 units) <b>In Dacorum DC</b> 5. High Street, Bovington (for approx. 8-12 units) 6. The Leinster, Hemel Hempstead (for approx. 18 units)	Land allocated in the Dacorum Local Plan for a new school campus and 100 dwelling units. Also noted that the existing Egerton Rothesay Junior School in Charles Street, Berkhamsted, will be released for development upon completion of the Durrants Lane campus. Timescale is likely to be between three and five years. Plans attached to letter. Sketch layouts and photos available on request. Interested to know what our timescale is for putting forward other sites beyond the immediate timescale
Liz Mason, Planner	CB Richard Ellis	Four sites suitable 1. Knutsford House, Watford 2. Leggarts, Watford 3. Cassio, Watford 4. Campus, Dacorum (West Herts College)	Plan attached to letter. <b>Knutsford House</b> – Currently Vacant, with outline PP for redevelopment for residential use granted in September 1998 and renewed in March 2002 and June 2004. <b>Leggarts</b> – Currently in educational use is potentially surplus to college's requirements. Informal discussions with the Council have indicated a preference for a joint planning development brief. Potential housing or mixed-use site. <b>Cassio</b> – Site approximately 4.5ha in size and located in a residential area. Surplus to college's requirements and a planning brief has been prepared identifying site as suitable for residential development. Potential housing or mixed-use site. <b>Campus</b> – Currently in educational use and in the town centre. Residential sites are supported on town centre sites in Local Plan. Potential residential or mixed-use site.



Table 3-1 continued

Name of Respondent and Title	Organisation	Sites (and ownership details if known)	Comments
Colin Westwood, Town Clerk	Dacorum District Council	No sites	<p>Town Council concerned that a narrow focus on residential capacity will mean little focus in developing a more holistic view of what localities like Berkhamstead will need to support its population including:</p> <ul style="list-style-type: none"> <li>- capacity of the drainage system to cope with heavy rainfall and new building</li> <li>- capacity of sewerage network</li> <li>- focus on developing more affordable homes – the local plan reflects a reduction in the borough’s ambitions.</li> <li>- local first schools already have restrictions on intake numbers</li> <li>- more traffic resulting in rat-runs and informal ring roads. Local roads will need to be engineered to reflect already high levels of local traffic</li> <li>- urban road capacity with very few crossing points</li> <li>- existing low provision of recreational space</li> <li>- provision of a good community centre</li> </ul>
Adrian Cole	Cole Flatt & Partners	<p>Eleven sites in the Dacorum area</p> <p><b>Long Marston</b></p> <ol style="list-style-type: none"> <li>1. No.5 Tring Road and adjacent properties</li> <li>2. Land fronting Astrope Lane, Rear of Loxley Farm</li> <li>3. Marston Place, Chapel Lane, Long Marston</li> </ol> <p><b>Tring</b></p> <ol style="list-style-type: none"> <li>4. Cowlane and Dunsley Farms (County Council small holdings)</li> <li>5. Land West New Mill</li> <li>6. Land fronting Bulbourne Road – South West Gannel Farm</li> </ol> <p><b>Berkhamstead</b></p> <ol style="list-style-type: none"> <li>7. Land adjacent to Casatle Hill Farm/ Berkhamstead Place, Castle Hill</li> <li>8. Land between Tring Road A4251 and Grand Union Canal, Dudswell</li> </ol> <p><b>Bovington</b></p> <ol style="list-style-type: none"> <li>9. Land between Middle Lane and Long Lane, Bovington Green – formally part of Bovington Airfield</li> <li>10. Land to West of Long Lane, Bovington Green</li> <li>11. Former Bovington Airfield Site and Land fronting B4505 North East Duckhall Farm</li> </ol>	<p>Plan attached to letter.</p> <p>Majority of comments relate back to Dacorum Local Plan Inquiry in March 2002.</p> <p>Due to green belt constraints at Tring and Berkhamstead, development opportunities are extremely limited. The Agents have identified areas both adjacent to existing residential areas which are natural rounding off of the towns, particularly in Tring.</p> <p>Village of Long Marston highlighted which is particularly sustainable with the employment site at Long Marston Airfield and potential access by a revolving bus service to the West Coast Mainline Station at Cheddington. The village also has a primary school and basic shopping facilities.</p> <p>Bovington Airfield is another area that should be considered and is the largest brownfield site in the borough, but carries a green belt notation. The agents consider that this should be seriously looked at again in view of its proximity to the A41 bypass and the West Coast Mainline station at Hemel Hempstead.</p>
Mrs Susan Aldis, Town Clerk	Aldbury Parish Council	No sites	<p>Aldbury is situated in an Area of Outstanding Natural Beauty and is not an urban area. There is no proposal for any development in Aldbury in the Local Plan.</p>

Table 3-1 continued

Name of Respondent and Title	Organisation	Sites (and ownership details if known)	Comments
<p>Mrs S Johnson, Clerk of the Council</p>	<p>Tring Town Council</p>	<p>Some potential areas mentioned Industrial land to the rear of Western Road/ Miswell Lane. This is coming forward in small parcels. A brief for the whole site would ensure maximum benefit to town's housing needs 2. Pockets of social housing e.g. SurreyPlace and parts of Eight Acres, whose density is not up to modern standards and whose development would result in better use of land.</p>	<ul style="list-style-type: none"> <li>- The Council recognises the need for additional housing in the town but stresses the need for affordable low cost housing, not executive housing.</li> <li>- Trend of replacing large housing with large plots with large housing only help people moving to the area and not those seeking to relocate.</li> <li>- Provision of low cost/ low rent accommodation required</li> <li>- Opportunities are being missed due to lack of planning briefs.</li> <li>- Do not want town's urban envelope breached.</li> <li>- Council cannot identify any buildings in the town suitable for replacement with housing.</li> </ul>
<p>Dawn Slade, Clerk to the Council</p>	<p>Tring Rural Parish Council</p>	<p>No sites</p>	<p>Concerned that development is being considered in what is a rural parish. As a conservation area it is considered that future development is strictly limited and would also cause additional traffic problems (in an area which already has issues regarding trough traffic and heavy lorries)</p>

Table 3-1 continued

Name of Respondent and Title	Organisation	Sites (and ownership details if known)	Comments
Paul Cronk, Regional Planner (Eastern and East Midlands Region)	House Builders Federation	No sites	<ul style="list-style-type: none"> <li>- Important that discount rates are realistic and development industry has input into viability and desirability of potential development sites</li> <li>- Requires up to date ownership issues</li> <li>- When dealing with yield, policy dimension should be factored in e.g. cannot assume high densities in areas where densities are low and therefore such development would be out of character</li> <li>- Will past completion rates be replicated in the future. Trends have gone downwards since the early 1990s and will not be replicated in the future.</li> <li>- The same can be said for past local plan allowances</li> <li>- Sites that can be identified through the UCS and then allocated for development in the LDF cannot then come forward unexpectedly as windfalls</li> <li>- Site constraints may have a significant bearing on actual capacity that can come forward.</li> </ul> <p>In response to the draft study, HBF has the following comments:</p> <ul style="list-style-type: none"> <li>- (Task 1.1) HBF was very critical of method behind Deposit: Hertfordshire Structure Plan</li> <li>- (Task 1.3) It is not clear whether developers/ site owners will be contacted in relation to initial study findings</li> <li>- (Task 2.3) Acceptability/ desirability should be examined in detail</li> <li>- (Task 4.1) Discounting is crucial. Timing is important and must be realistic in terms of site and also the amount of other development likely to come forward in that location</li> <li>- (3.3) Capacity through the sub-division of existing housing depends on availability. Calculations solely on 5 year timescale may not be an accurate predictor.</li> <li>- (3.4) Flats above shops sometimes over optimistic. Space does not mean that it will be given over to residential. More explanation required about how trends will change as space is deemed to become surplus to requirements of retailers and landlords</li> <li>- (3.5) Empty houses are not a component of achieving PPG3. HBF consider that they should not be counted for purpose of land supply calculations. Empty houses are not net additions to the overall stock. Other issues such as – “how long does a home have to be empty to be counted” need to be explained.</li> <li>- It may be acceptable to make allowances for empty properties being converted into residential where there is evidence of this in the past, but not empty homes. Allowances are made in the regional or structure plan levels for vacant dwellings</li> <li>- (3.6) Intensification of residential areas – this source is dependent on the precise nature and characteristics of the sites. The levels of discounting that is applied is considered crucial. Many householders will be unwilling to sell parts of their land for development</li> <li>- (3.7) Redevelopment of existing housing – Any development involving demolitions should not be counted as part of the housing supply, apart from any additions component.</li> <li>- (3.8) Conversion of commercial buildings to housing – whilst in large urban areas, conversions of office and other commercial buildings has been taking place in significant numbers; the potential and market for this in smaller town centres has seemingly not proved so strong.</li> <li>- (3.11) Vacant land not previously developed – certain uses may not be addressed within a capacity study e.g. playing fields, school grounds, parks and allotments</li> <li>- Overall it must be acknowledged that there are no easy brownfield sites left in most urban areas. Obvious sites have been developed in recent years. The remaining sites will be far from straightforward to develop and will involve creative and innovative technical and design solutions</li> </ul> <p>HBF attached letters of concern regarding Hertfordshire County Council’s Urban Capacity Study and also attached The HBF good practice guidance document “Realising Capacity”.</p>

Table 3-1 continued

Name of Respondent and Title	Organisation	Sites (and ownership details if known)	Comments
Sarah Willis, Associate Director	Brain Barber Associates	<p>One site at Frogmore Road, Hemel Hempstead proposed. Site approx 1 hectare and suitable for between 50-70 units.</p> <p>(Two ownerships: Pall Mall Investments and Shamash (on behalf of who the company is making the request))</p>	<p>Plan attached to letter.</p> <p>Site lies within a mixed employment and residential area. Currently accommodates commercial premises under two ownerships. It is accessed by Frogmore Road, along which a number of other commercial units exist. The land to the south of this road is to be developed as a heritage centre and museum.</p> <p>The site was previously considered for housing in the Local Plan together with land on Ebberns Road. However, at the time, Fugro had no intention of vacating the site and fought to keep its General Employment Area allocation. The inspector considered that it had no real prospect of coming forward during the plan review and expressed concern over the proximity of adjacent commercial uses. Its housing allocation was deleted.</p> <p>Ownership of the site has now changed and the new owners are willing to pursue a change. Since the Inspector's decision, land to the north east of the site, at Ebberns Road, has been allocated for residential development, some of which has been brought forward. Furthermore, other units fronting Frogmore Road may also be proposed for redevelopment through the same process</p> <p>The site could accommodate a high-density scheme of between 50-70 dwellings/ha given that it is close to public transport links and within the urban settlement of Hemel Hempstead.</p>
Jeremy Peter Planning and Development Consultants	Jeremy Peter Associates	<p>One site in Three Rivers DC</p> <ol style="list-style-type: none"> <li>Abbots Road Site "B", Railway Terrace, Kings Langley. Site approx. 0.76 hectares, suitable for between 15-20 units.</li> </ol> <p>(Gade Investments)</p>	<p>Plan attached to letter.</p> <p>Site is derelict, but its lawful use is a car park. Located <b>on the edge of Kings Langley.</b></p> <p>"Tapping the Potential" unduly limits the ability to consider those <b>sites lying just outside the urban area</b>, but in very sustainable locations.</p> <p>The consultants quote that there are various definitions of "urban" and that all previously developed sites should be brought within the purview of the study.</p> <p>Abbots Site "B", although within the green belt it is indisputably a previously development site and was put forward for development in the last Local Plan Inquiry on the basis that it fulfilled criteria set out in paragraph 31 of PPG3. The site is very accessible and well related to public transport. However, the inspector found that there were no supply arguments for allocating the site and therefore no exceptional circumstances for releasing it at the time.</p> <p>Consultants have recently made representations to Three Rivers Council, that the site should be included as an allocation to help meet regional housing targets</p>
Scott Chamberlin, Strategic Planning Director	Gleeson Homes Limited	(Gleeson Homes Ltd and English Partnerships)	<p>Gleeson Homes controls part the Inspectors recommended greenfield site at Hemel Hempstead.</p> <p>The site is not strictly within the defined urban area, but is an important strategic urban extension site which the Council will have to strongly consider as part of any LDF.</p> <p>The release of this site will unlock substantial capital receipt for English Partnerships, which could be reinvested in town centre opportunities within Hemel Hempstead.</p>

Name of Respondent and Title	Organisation	Sites (and ownership details if known)	Comments
Alison Tero, Associate Director	CB Richard Ellis	Astra Zeneca, Kings Langley	Site previously in employment use, but has been vacant for two years
Trevor Faulkner, Central Planning Manager	Banner Homes		Requested more detailed note setting out approach. Information sent.
JP Homan, Director	Sackville Property Investments Limited	One site recommended, but see comments	Plan attached to letter. Bourne End Mills Industrial Estate – multi let industrial estate of approximately 138,000ft <sup>2</sup> and sub-divided into 75 units covering 10.43ha. Buildings constructed between 1950s and 1990s. Multitude of tenants and different uses, all on short term leases. It is stated that amore appropriate use would be for housing development.
Neil Aitchison	Aitchison Raffety	No sites	HOWEVER, THIS IS NOT ONE OF THE SURVEY SETTLEMENTS Consultants forwarded appropriate policies which the Chamber of Commerce would support and which the consultants supported for the regeneration of employment areas and to ensure long-term employment in the County. Concern is being expressed about the number of major sites being built on both proposed land existing employment zones for substantial B8 warehouse development which whilst providing a national requirement does not have to located immediately in the vicinity and is displacing local business The Chamber of Commerce will support proposals in the Revised Key Strategy which include policies stating: <ul style="list-style-type: none"> <li>- Major employment locations referred to as Business Parks at Maylands Avenue, Hemel Hempstead, Gunnells Wood Road, Stevenage,, Hatfield and existing major locations in Watford together with other substantial locations in the borough, should remain allocated for employment uses. Uses other than those that support the function of business will not be permitted e.g. residential.</li> <li>- Badly sited or obsolescent commercial property outside major employment areas amy be acceptable for alternative or mixed use redevelopment subject to the supply of small business premise being maintained in accordance with other policies.</li> </ul>

Table 3-1 continued

Name of Respondent and Title	Organisation	Sites (and ownership details if known)	Comments
Neil Aitchison	Aitchison Raffety		<p>Consultant enclosed information prepared on the last County Council examination of this subject in connection with the Dacorum Plan Review. Information was probably released to Dacorum Borough Council and was prepared for developer Aspley Manor. The consultant's opinion of urban capacity differed from the County Council's previous survey..</p> <p>The problem with Three Rivers and Dacorum Council Local Plans as they stand is that capacity has been established very much on a "no-change" situation and conforms with the obsolescent Structure plan. Dacorum has accepted some limited green field allocation. Three Rivers has met housing targets set very low under the former County requirement.</p> <p>In relation to the response (also from Aitchison Raffety) above, the letter states that the Chamber of Commerce concedes that where existing employment sites are within the urban area and unsuitably sited or obsolescent, there would be no objection to these sites being treated as windfall sites for residential development, but they should not be obligated to be re-zoned.</p> <p>From the consultant's experience in Three Rivers and Dacorum, there is little urban capacity on brownfield sites. The consultants consider that apart from major employment areas, Councils should be able to treat existing employment sites outside of main employment areas as potential windfall sites provided that they are not required for employment use on a continuing basis to sustain employment levels or that their siting is out of context. Such sites exist – notable Frogmore Road, Hemel Hempstead, Pillings Site at London Road, Two Waters and As+ra Zeneca Site, Kings Langley.</p> <p>Consultant suggested a forum for debate before discussions and potential report are finalised.</p> <p>The consultant attached an executive summary relating to the comparison of unidentified site analysis – urban capacity (Hertfordshire County Council)</p>
Graham S Seabrook, Partner	Graham Seabrook Partnership		Requested more detailed note setting out approach. Information sent.
Matt Fitzpatrick, Technical Director	Kingsoak	No sites	Requested more detailed note setting out approach and study timetable. Information sent.
M J Waterhouse	E J Waterhouse & Sons Ltd	2 sites suggested: <ul style="list-style-type: none"> <li>• Land at rear of 56-61 Summerhouse Way, Abbots Langley</li> <li>• Land between Abbots Road and Kinderley Way/Manor House Gardens, Abbots Langley.</li> </ul>	Response received August 13 <sup>th</sup> , thus too late for inclusion in site survey work and initial round of stocktaking.

## **4 Annex A: Consultation Letter**

The following pages contain copies of the letter circulated as part of the mail shot and the more detailed method note that was offered by way of further information.

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**Address Details**

16/06/2004

Our ref: 32500/JH/TK/VB

Dear «FirstName» «LastName»

**URBAN CAPACITY STUDIES: DACORUM, THREE RIVERS and WATFORD**

Consultants Llewelyn Davies in association with ATIS REAL Weatheralls has been commissioned by the local authorities to undertake urban capacity studies within the three areas above.

The purpose of these studies is to assess the potential to accommodate new housing development within defined urban areas by reusing previously developed land and making better use of existing land and buildings. The study methodology follows recent government best practice guidance outlined in 'Tapping the Potential: Assessing Urban Housing Capacity; Towards Better Practice'.

This letter is intended to inform you of the study, to welcome comment on methodological aspects and to provide you with an opportunity to identify any land and buildings which you consider may have potential for housing development up to 2021 within the urban areas of the following towns and villages:

Hemel Hempstead	Wilstone	Croxley Green
Berkhamsted	Aldbury	Abbots Langley
Tring	Long Marston	Carpenders Park
Bovingdon	Watford	South Oxhey
Markyate	Rickmansworth	Moor Park
Kings Langley	Chorleywood	Maple Cross

A summary of our method statement is attached. If you are interested we can provide you with a more detailed note setting out our approach. Should you have any comments or suggestions please reply by July 16<sup>th</sup> so



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that the information can be fed into the study timetable. I look forward to receiving any comments that you may have to make.

Yours faithfully

For Llewelyn Davies on behalf of Dacorum, Three Rivers and Watford  
Councils



Jon Herbert  
Associate

16/06/2004

Our ref: 32500/JH/TK/VB

### **SUMMARY METHOD STATEMENT**

Using a common methodology, the studies will provide supporting technical work to inform the preparation of Development Plan Documents as required under the review of the planning system.

Our method comprises four key stages following the approach advocated in Tapping the Potential.

#### **Stage 1: Method development and consultation**

This will see the method refined in the light of discussions with the partnering authorities and comments received from Council Members, the 'development industry' and others. This letter forms part of this process.

#### **Stage 2: Surveying the capacity**

This will involve both a desk-based review of mapping and documentation in addition to site surveys to identify as many future housing opportunities as possible. This will involve detailed surveys on a street-by-street basis of the town and district centres, the principal public transport corridors and their 'ped-sheds'. We will also visit each of the sites and areas identified from the desk review of mapping together with a general examination of other areas.

#### **Stage 3: Assessing the yield**

Case study design analysis will provide the basis for estimating the housing capacity of the individual sites identified through the survey work. A number of sites representative of all of those identified will be selected for analysis, applying the achieved densities under different design scenarios to the remaining sites on the basis of closest similarity to one of the case studies.

Two scenarios will be produced for each exercise:

- Scenario A will be based upon local plan standards (subject to them being compatible with guidance set out in PPG3); and
- Scenario B aims to optimise the potential of each site based on the principles of sustainable residential quality.

As set out above, the potential from non-site and building specific sources (e.g.: sub-division of houses to flats, living over the shop, reduction in empty homes) will be assessed. The general approach will be to utilise information

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and analysis undertaken as part of earlier studies for the Councils and to draw upon monitoring work.

**Stage 4: Discounting**

Following the assessment of capacity this figure will then be discounted to give an informed assessment of the amount of housing that can be brought forward in the time horizon being considered.

**General**

This study will only consider those sites that are located within the existing built up areas of the study settlements. In addition, any insights, which you may be able to provide on housing market conditions in different parts of the Borough would be appreciated.

The study will look at physically identifiable sites and non-site specific sources, such as the potential for living over the shop, the re-use and subdivision of existing housing, and conversions. Empty or underused office space is just one of the different types of urban housing potential and I invite you to put forward office premises which are vacant or are likely to be so in the period to 2021. Should you know of any other vacant premises, or those that are likely to become available during the plan period please suggest these as well. This invitation is made without prejudice to the objectives of either party; at this stage it is not possible to foresee the outcome of the Development Plan.

# 1 Introduction

Further to the circulation of the summary method statement the following pages provide a more detailed note on our approach to the urban capacity studies for Dacorum, Three Rivers and Watford Councils. Section 2 sets out our approach to the studies and section 3 provides a method statement for all of the source types to be surveyed/assessed during the study. Please note at this stage the method statement is in 'draft form' for the purposes of this initial consultation stage and will be amended accordingly in light of comments received.

The purpose of the Urban Capacity Studies are to provide supporting technical work to inform the preparation of Development Plan documents required under the new Planning and Compulsory Purchase Bill.

The approach used by Llewelyn Davies in our capacity assessment work is in accordance with 'Tapping the Potential'; the Government's best practice guidance concerning urban capacity studies. We recognise the importance of such studies not only being, but being seen to be, robust and authoritative. Central to our approach is the belief that capacity assessment needs to be as transparent as possible. This means that studies must identify as many potential housing sites (or conversion opportunities) as possible and be open about the judgements and assumptions made on discounting or the timing of development, for example. It is also important that stakeholders, including the house building industry, are informed of the study and its proposed approach and given the opportunity to comment and contribute to the conduct of the study. Equally, as important – and learned from hard experience - is the importance of keeping elected members informed about the progress and approach being taken to the Study.

As the client authorities have clearly recognised there are significant benefits to be gained from a joint approach to capacity assessment. In particular, it enables consistency in approach and scope and in the tabulation of the study results which will help both in strategic assessment of housing potential and in giving confidence to local people and politicians that housing distribution decisions are being made on the basis of an evenly applied assessment of urban capacity.

The three capacity studies will be undertaken in parallel rather than in sequence. This has the advantages of:

- Providing for an iterative study process which will help ensure consistency across the authorities i.e. because work on each stage is concurrent and utilising the same team members;
- Allowing key stages such as the initial stocktaking in each authority to be run in parallel so that consistency of assumptions and judgements can be achieved; and
- Enabling publicity and dissemination to be co-ordinated.

## 2 Study Approach

### 2.1 Introduction

This section sets out our proposed methodology in response to the study brief and our experience of conducting similar studies elsewhere. We would undertake the three studies in parallel and in five main stages of work following the approach advocated by Tapping the Potential. The five stages are:

- 1 Method development and consultation;
- 2 Surveying the capacity;
- 3 Assessing the yield;
- 4 Discounting the potential; and
- 5 Reporting and dissemination.

The following sections describe our approach to each of these stages in turn. This is still in 'draft form' and will be amended accordingly following the outcomes of Stage 1 of the method.

### 2.2 Stage 1: Method development and consultation

#### Task 1.1 : Development of Methodology

The method statement described in this section provides a good starting point, based as it is on considerable experience elsewhere. However, we also believe that the detailed application of the methodology needs to be tailored to the particular circumstances of the area and that local and other stakeholders should have an opportunity to comment on the proposed approach and for the method to be revised in the light of this consultation. At this stage we would envisage refinements to the methodology perhaps including:

- how our proposed methodology accords with the Urban Capacity Studies already undertaken for the deposit Hertfordshire Structure Plan, and ongoing work for the emerging regional spatial strategy;
- findings/ trends/implications identified by Roger Tym and Partners, in their assessment of the difference in County and District Council's urban capacity figures;
- findings/trends/implications of the employment land study being undertaken within Dacorum borough;

In addition there will be issues to do with the design scenarios and how these are defined, for example.

#### Task 1.2 : Exchange of mapping and other data

In parallel with the development of the methodology and the review of previous studies we will draw together Ordnance Survey mapping and other background information. Our preference would be to receive this in a digital (land line) format that can be utilised in our GIS system (MapInfo). This will facilitate site survey work and enable us to supply mapping and other information to the Council in GIS format at the end of the project to facilitate monitoring.

#### Task 1.3 : Publicity and Seminars

This is an important study in which a number of organisations (amenity groups, house builders in particular) will take a close interest.

This involves writing to key stakeholders to advise them of the study and to request suggestions of sites and buildings with housing potential. In addition to identifying sites and buildings this would contribute to the process of transparency and address the expectation in Tapping the Potential that local authorities should seek to develop a partnership approach with landowners and housing developers (pages 7 and 8).

The consultation exercise would tap into the panel of local development industry representatives and other bodies set up to inform the development of the draft methodology.

Although we note the requirement in the brief to present the methodology and results to members and officers of each Council, we would also suggest that a presentation be made to local members at this initial stage. This would explain the role and purpose of an urban capacity study. This would explain the various types of sites that guidance in the form of Tapping the Potential requires us to identify. It would be a useful forum for seeking political acceptability on some of the more contentious sites that need to be surveyed, such as backgardens and town centre car parks.

#### **Task 1.4 : Prepare technical report explaining methodology of the UCS**

The final task for Stage 1 will be to pull together a technical report detailing the agreed methodology. This would include a summary of the comments made as part of the consultation process and an explanation of how the proposed method has been developed as a result.

### **2.3 Stage 2: Surveying the capacity**

#### **Task 2.1: Desk review of mapping and other data**

A desk review of Ordnance Survey mapping would be undertaken to inform the site survey work. This would identify:

- town and district centres and principal public transport corridors and their respective 'ped-sheds'; and
- potential housing opportunities beyond these ped-shed areas in relation to each of the site and building specific source types (e.g. garage courts, car parks, 'white land', existing housing and employment allocations, opportunities for residential intensification etc);

The mapped information would be recorded on ward level maps.

Other desktop work that would be undertaken at this stage includes the review of the information already obtained from UCS, employment land study, and monitoring information. Again sites and areas identified through this work would be added on to the survey plans.

#### **Task 2.2: Site surveys (site and building specific sources)**

Undertaking surveys to identify as many future housing opportunities as possible is central to our proposed approach. We would conduct surveys at two levels:

- detailed 'forensic' surveys on a street by street basis for the focus areas identified as part of Task 2.1 above (i.e. for town and district centre ped-sheds, along the catchments of principal public transport routes and within areas identified as having medium or high potential to accommodate additional dwellings); and
- a less detailed, but still systematic analysis, of other areas. This would include visits to each of the sites and areas identified from the desk review of mapping together with a general examination of other areas.

#### **Task 2.3: Review of identified sites and buildings**

The survey work will adopt an inclusive approach to the identification of sites and buildings with housing potential i.e. it will seek to avoid ad hoc discounting of potential opportunities during the survey itself. This is important in ensuring a rigorous and unconstrained approach. However, it will inevitably result in the identification of some sites and buildings where housing development would not be considered acceptable or desirable. Such sites and buildings would be 'sieved' out at this stage and not be included in the design work and in calculating development capacities. The reasons for 'sieving' out each potential housing site will be clearly recorded.

This will be done in a workshop with Council Officers so that the merits of each identified site/building can be considered from a range of perspectives. It will be important to ensure that this initial discounting of opportunities is restricted to the tests of acceptability/desirability and does not creep into issues of development viability, access and other development constraints which will be assessed at the end of the process in Task 4.1.

Clear reasons will be recorded for each discounted site or building.

## **2.4 Stage 3: Assessing the yield**

### **Task 3.1: Case study design analysis**

Case study design analysis would provide the basis for estimating the housing capacity of the individual sites identified through the survey work. The basic approach involves selecting a number of representative case studies sites for analysis and then applying the achieved densities under different design scenarios to the remaining sites on the basis of closest similarity to one of the case studies.

Two design exercises will be conducted for each of the case study sites. The brief suggests that one scenario (Scenario A) should reflect current planning policies and design standards with the second looking to design to unlock higher densities and attractive living environments (Scenario B). It is important that the two scenarios are sufficiently distinct to illustrate some of the policy choices in terms of developing design standards and in indicating the lower and upper ends of housing potential.

A key issue is the selection and number of case study design exercises. This is difficult to pre-determine as the number of case studies needed will reflect the range and variety of sites identified and some case studies will require much more design input than others.

Each of the design case studies would be drawn as two-dimensional layout plans with supporting annotations.

### **Task 3.2 : Design exemplars**

It is important that the design work is accessible to 'lay people' as well as professional planners and designers i.e. so that people can understand the forms of development which are implied by the density assumptions adopted by the study. We would therefore take a selection of case studies and produce three dimensional sketches of each of the two options.

### **Task 3.3 : Estimating site capacities**

Using the densities achieved for the design case study sites we would then estimate the capacity of the other sites identified by the study. This would be achieved by matching each of the sites to the most similar case study design example.

We then take a midpoint of the Scenario A and B estimates for each site to provide an 'unconstrained estimate of capacity'.

### **Task 3.4 : Other non-site and building specific sources**

In parallel with the above tasks we would explore the potential of each of the non-site and building specific sources (e.g. sub-division of houses to flats, living over the shop, reduction in empty homes). This would follow the guidance set out in Tapping the Potential. We would expect to be able to draw on analysis which has been undertaken as part of earlier studies together with any established monitoring work.

## **2.5 Stage 4: Discounting & development pipeline**

### **Task 4.1 : Discounting**

Once the theoretical capacity has been identified it is then essential that this figure be realistically discounted to give an informed assessment of the amount of housing that can be brought forward in the time horizon being considered.

We would stress that it is of fundamental importance that the discounting of sites is conducted in a rigorous and transparent way and the reasons for discounting individual sites will need to be soundly based. It also needs to be tailored to the particular characteristics of each source type.

The process of discounting will include an analysis of the identifiable constraints affecting the development potential of each site /building. In addition however, we would seek to build up a more detailed understanding of the factors impacting upon the timing of key sites including those which are likely to be identified for early phases of the plan period.

**Task 4.2 : Phasing**

Following the discounting task we would then place the remaining sites and assumptions for each of the other non-physically identifiable sites into the planning periods as defined by the Brief.

**2.6 Stage 5: Reporting and dissemination****Task 5.1 : Present results to members and officers**

The results emerging from the study will be presented at a seminar to members and officers, where discussion and comments received can inform the draft / final report.

**Task 5.2 : Reporting**

The above work would be drawn together in a Final Report with associated plans, diagrams and maps. This would firstly be in the form of a draft version which would be discussed at a client meeting. Following the receipt of comments, final versions of the documents would be submitted to the Council.

**Task 5.3 : Prepare non-technical summary**

In line with the requirements of the brief we will also produce a non-technical summary report, setting out the overall level of capacity by phasing period but which does not contain information pertaining to particular sites (The main report though will include full site information and associated mapping).

**Task 5.4 : Public exhibition boards**

The final part of the process is to produce a set of display boards for the purposes of public exhibition. These display panels will demonstrate the key aspects of the study. Up to four boards will be produced at A0 size. The content of the display will be discussed with the Steering Group.



## **3 Method Statement for Each Source Type**

### **3.1 Introduction**

Tapping the Potential emphasises the importance of capacity studies addressing all the potential sources of future housing supply and to this end identifies eleven different sources.

However, not all these sources are of equal significance in terms of their potential contribution to meeting housing requirements or in supporting wider sustainable development objectives. It is important that the Study resources are focused on those sources where the potential (in the widest sense) is greatest, while at the same time ensuring comprehensive coverage of all sources.

The following sections set out, in summary form, our proposed approach to assessing the potential of each of the sources.

Where necessary the approach will be refined further in the light of comments received and our review of the various reports and data sets made available.

### **3.2 Vacant and Derelict Land and Buildings**

#### **Surveying the Capacity**

Sites and buildings identified by the NLUD work and other previous studies (and those sites suggested to us through the consultation work) will be mapped at an appropriate scale. The mapping work will also identify town centres, their ped-shed catchments, public transport corridors and other significant considerations which may have a bearing on the intensity and form of development. We would conduct detailed surveys of these areas to identify further sites with housing potential. We would also identify other potential sites from a review of Ordnance Survey mapping i.e. in areas beyond the focus areas. Identified 'sites' would be visited to investigate whether any real potential exists

#### **Assessing the Yield**

We would use a design-led approach to estimate the capacity of identified sites under different scenarios in terms of density, car parking, dwelling mix etc.

This would involve:

- selecting a range for case study design analysis. These would be selected to represent the range of sites identified in terms of location, size and surrounding context. The selection would be agreed with Officers;
- two design scenarios would be prepared for each. These scenarios would be defined in discussion with Officers;
- account will also be taken of sketch schemes and other proposals which have been presented to the Borough Council to promote housing development on identified sites.

The purpose of this design-work is to quantify the development potential of sites and buildings through design and the output will be drawings and sketches which are readable as working illustrations.

The net density achieved under each of the options will be calculated. These densities would then be applied to other sites with similar characteristics to provide a capacity estimate for each site under the two different scenarios.

#### **Discounting**

Discounting, in the sense of removing sites and buildings from the housing land supply, will mainly be concerned with making policy choices about sites and buildings which should not be developed for housing. This would be done in a workshop session with Officers to avoid preparing design examples for sites and buildings which are not to be taken forward. However, there would be a further sweep-up of sites and buildings to be discounted later in the Study.

Other key constraints to development will include site access, ownership (fragmented, land banking etc) and development viability. In a study looking forward to 2021 and

with Plan, Monitor and Manage and a pro-active stance to unlocking potential sites, the effect of these constraints would mainly be to push sites and buildings into later development periods rather than discounting them completely. However, it is important that the study is realistic and transparent in understanding constraints and what needs to be done to overcome them. We would:

- undertake a broad market assessment of the District to assess the issues of development viability on different types of sites across the District;
- break down the sites into grades of marketability to ensure that sites identified (particularly for early development) are viable or to quantify in broad order terms the scale of shortfall.

### **3.3 Subdivision of Existing Housing**

The subdivision of houses into flats is potentially an important source of future housing supply. However, it is a difficult source to quantify given the complex interplay of the various drivers and filters which determine how much of the theoretically available potential actually materialises.

#### **Surveying the Potential**

Our suggested approach draws on our analysis of Conversions, Demolitions and Redevelopment for DETR. It includes interpretation of existing data sources to explore the interplay of the drivers and filters on the ground. We would:

- review data on past trends and completions to identify areas of the District where subdivision has been concentrated; and
- cross tabulate Census tables to identify the stock of large under-occupied houses (e.g. those with seven habitable rooms and three or less occupants) to indicate, in broad terms, the overall stock of dwellings which could be subdivided and their distribution on a Ward by Ward basis.

This would provide a broad estimate of the overall number of large dwellings with potential for conversion.

#### **Assessing the Yield**

To explore this potential further we would:

- review the rate at which properties suitable for conversion come onto the market (given that conversion tends to take place at the point of sale) through the input of ATIS Weatheralls; and
- through the input of ATIS Weatheralls we would gain a market perspective on the potential for future conversion potential.

### **3.4 Flats over Shops**

The Living Over The Shops (LOTS) initiative has highlighted the potential capacity that may exist and Tapping the Potential also highlights the potential may be hidden in underused and vacant spaces above retail units.

LOTS is particularly important given the fact that the majority of retail units are located in town and district centres which are most commonly highly accessible locations. By increasing the numbers of people living in these locations it will be possible to improve the sustainability of the pattern of development. In essence, the need to travel by the private car should be reduced through encouraging more people to live in central areas.

In our view the methodology should be based on the yardstick approach with some sensitivity testing of the amounts of residential floorspace that can be achieved from conversion of upper floors of retail units based on planning permissions. From our experience, it is often the case that few opportunities can be actually identified through survey work.

#### **Yardstick Approach**

Over time it is likely that trends will change as space is deemed to become surplus to the requirements of retailers and landlords. This will be based on the yardstick

assessments set out in Tapping the Potential and is based on the floorspace in the town, district and local centres in the Borough.

#### **Discounting**

In order to provide a realistic assessment of the capacity likely to be available from LOTS it will then be necessary to apply a discount rate to the theoretical capacity. Tapping the Potential suggests that these should be in the range of 25% to 40%. Again once a thorough analysis of past trends has been undertaken a view can be taken on the appropriate level of discounting.

### **3.5 Empty Homes**

Tapping the Potential highlights that this is a significant source of capacity with the stock of empty homes in England estimated by the Government to be in the region of 750,000 dwellings.

The inclusion of empty homes in urban capacity studies has been the cause of much debate with concern expressed due to the fact that their re-occupation lies outside the direct control of the planning system. In addition the majority of empty homes are in the private sector and as a result are not directly susceptible to local authority management.

It is though important to recognise that empty homes are a necessary part of the housing market and some vacancies are necessary to allow it to function properly. For example, dwellings may be classed as 'empty' although they are in fact on the market pending sale or lease.

#### **Proposed Method**

In order to estimate the contribution that empty homes may be able to make towards urban capacity it will be essential to fully understand the assumptions made by the County and Government Office for the South East and to reach a conclusion on any differences in approach that may exist.

In addition detailed discussions will be required with the relevant Council Officers who have knowledge on Empty Homes and any funded projects aimed at reducing vacancy levels.

#### **Discounting**

In order to provide a realistic assessment of the capacity likely to be available from empty homes it is then necessary to apply a discount rate to the theoretical capacity. Tapping the Potential suggests that these should be in the range of 40% to 80%. Again once past trends have been fully assessed a view will be able to be taken on an appropriate discount rate.

### **3.6 Intensification of Residential Areas**

#### **Background**

A number of capacity studies have devoted considerable effort to estimating the future housing capacity of existing residential areas. The favoured approach tends to be 'typical urban area' (TUA) analysis.

TUA analysis can be useful and particularly where there are large areas of homogenous housing to be covered. However, it is a very resource intensive (given that the accuracy of the approach increases with the number of TUAs identified and the number of sample areas which are surveyed) and it runs the risk of studying the 'paving slabs' when much of the potential actually lies in between them. Even then there are real issues about how 'sites' within residential areas are treated; are they dealt with separately or is it assumed that they only exist if they are identified within the sample areas.

#### **Surveying the Potential**

These considerations make us sceptical about the value of a TUA approach and particularly in a study where separate analysis will be given to the redevelopment of garage court areas and subdivision and where we will seek to identify opportunities from a review of mapping and follow-up site visits.

Our approach would be to seek to identify as many as possible of the opportunities for intensification within residential areas. This would include identifying from Ordnance Survey mapping and other sources:

- sites within residential areas such as vacant plots, land in marginal use etc;
- large backland areas;
- opportunities for remodelling/enhancement of large housing estates through the provision of new housing; and
- garage court areas which could accommodate housing.

A visit would be made to as many of the identified sites as is practical with priority being given to the larger and potentially more significant opportunities.

#### **Assessing the Yield**

Case study design work would be undertaken for a range of identified sites where this is needed to widen the palette of design examples prepared in relation to other sources.

The capacity of all identified sites would then be calculated by applying a density multiplier derived from the most similar case study design example.

#### **Discounting**

The approach to discounting within this source type will need to be sensitive to the different nature of sites identified. In particular, backland areas which would require the assembly of many different ownerships and which may face significant public opposition would require a substantial discount. On the other hand, the redevelopment of derelict garage courts could bring many positive benefits and be a source type which the Council seeks to actively foster. For such cases which are desirable and practical the issue is likely to be more one of timing rather than absolute discounting.

### **3.7 Redevelopment of Existing Housing**

According to the definition in Tapping the Potential the redevelopment of existing areas of housing refers to the demolition of dwellings with the aim of replacing it with a better designed, better laid out and better quality development.

In some cases redevelopment can actually lead to a reduction in the number of dwellings provided. This however does not always have to be the case and therefore a robust analysis of the potential for redevelopment needs to be explored.

#### **Proposed Method**

We would propose at the outset to discuss the potential for redevelopment of existing housing with a number of key groups:

- Relevant Officers with specific knowledge on the housing stock in the Borough;
- Other Officers of the Council also with a good knowledge of the Potential for redevelopment; and
- To consult with relevant people involved in any regeneration strategies of key areas in the Boroughs.

#### **Discounting**

To provide a realistic assessment of the capacity likely to be available from redevelopment opportunities it will also be necessary to apply a discount rate to the theoretical capacity. Tapping the Potential suggests that these should be in the range of 70% to 85%. Again once past trends have been fully assessed a view will be able to be taken on an appropriate discount rate.

Of particular importance will be the need to resist discounting potential redevelopment sites due to current constraints which currently make redevelopment impossible. It will be important to focus on the potential that may exist over time and to highlight means by which sites may become viable opportunities.

### **3.8 Conversion of Commercial Buildings to Housing**

#### **Surveying the Potential**

It is important that the study looks beyond the stock of presently vacant commercial buildings to consider the potential of those which may become available during the period to 2021. The only way in which anything like comprehensive coverage can be obtained is by gaining understanding of the local property market.

#### **Assessing the Yield**

The dwelling potential of commercial buildings is very much dependent on the internal layout and construction of the building. It can therefore only be estimated accurately using floor plans and with knowledge of arrangements of services etc.

However, for the purposes of estimating future housing capacity at a Borough-wide scale we would suggest a yardstick approach which estimates the number of dwellings based on assumptions about dwellings sizes and the ratio of net to gross floor area. These assumptions would be based on knowledge of conversion projects elsewhere as well as reference to other past and present schemes in the Borough.

#### **Discounting**

Discounting the unconstrained potential for commercial to residential conversion will need to take account of a number of issues. These include:

- the future demand for office and commercial space and the values generated relative to those for residential use;
- the need in policy terms to retain a suitable stock of buildings for commercial use; and
- the physical suitability of buildings for conversion to housing.

Experience elsewhere suggests that the changing requirements for off street car parking can have a significant bearing on the potential for conversion from commercial use.

### **3.9 Existing Housing Allocations (and Unimplemented Planning Permissions)**

Existing housing allocations and unimplemented planning permissions will be reviewed to ensure that their potential is optimised in line with the new policy approach. This is an important source given that there is an established policy commitment to housing development in the short to medium term.

#### **Surveying the potential**

The Council's housing development and land monitoring work will be reviewed to identify all outstanding local plan allocations and permissions which have not yet started.

#### **Assessing the Yield**

Planning application drawings and the assumptions on site capacity underpinning plan allocations will be reviewed. Where it is considered that these fail to optimise the full potential of sites a revised capacity estimate will be made.

This could be done by applying a density multiplier derived from another similar design case study or through design analysis of the site itself. The appropriate approach will depend on the nature of the site and its similarity to other existing design case studies, as well as its planning status.

#### **Discounting**

Discounting for this source would be conducted mainly during Stage 4 of the study, as it seems unlikely that allocated sites or those with permission would be discounted during the policy sieve at the end of Stage 2. Of course the key exception to this would be greenfield sites which should only be developed once the supply of previously developed land and buildings has been exhausted.

Discounting would address the same issues as for vacant and derelict land and car parks as described above. Particular attention would however, be given to sites which

have not come forward to understand why development has not proceeded and to the practicality of changing the design of schemes where this is well advanced.

### **3.10 Land Allocated (or with Permission) for Employment and other uses**

The approach to this source will essentially be the same as for existing housing allocations described above. The main differences would be:

- the prospects for employment or other development will need to be considered from a market perspective;
- it is likely that a larger proportion of allocated sites will be discounted during the policy sieve because the sites are needed for employment or other uses; and
- the viability of housing development relative to other uses such as retail or commercial would need to be considered as part of the analysis.

The latter could be a particular issue in relation to town centre sites (but elsewhere also) where the objective may now be to promote mixed-use developments rather than proposed single-use solutions.

In looking at this particular source type regard will also be had to the employment land study being undertaken for the Councils by Roger Tym & Partners with King Sturge.

### **3.11 Vacant Land Not Previously Developed (White Land)**

White land refers to land often shown within built up areas of the Ordnance Survey without annotation. This should be recognised as a potential source, and will be surveyed, mapped and subjected to design exercises and discounting as above.

#### **Assessing the Yield**

As with the previously developed land we would use a design-led approach to estimate the capacity of identified sites under different scenarios in terms of density, car parking, dwelling mix etc.

This would involve incorporating any sites identified into the case study design analysis. These would be selected to represent the range of sites identified in terms of location, size and surrounding context.

#### **Discounting**

As with previously developed land, discounting in the sense of removing sites and buildings from the housing land supply, will mainly be concerned with making policy choices about sites and buildings which should not be developed for housing. This would be done primarily before and in a workshop session with Officers to avoid preparing design examples for sites and buildings which are not to be taken forward.

Other key constraints to development will include site access, ownership (fragmented, land banking etc) and development viability. In a study looking forward to 2021 and with Plan, Monitor and Manage and a pro-active stance to unlocking potential sites, the effect of these constraints would mainly be to push sites and buildings into later development periods rather than discounting them completely.

## **5 Annex B: 'Consultation Details'**

The table overleaf provides the details of all respondents as part of the mail shot.

**Table 5-1: Mail Merge details**

First Name	Surname	Job Title	Company	Address 1	Address 2	Address 3	Post Code
P	Parker		Beechwood Homes Ltd	Beechwood House	Wyllyotts Place	Potters Bar	Herts EN6 2H
J	James		Apsley Developments Ltd	Chells Manor	Chells Lane	Stevenage	Herts SG2 7AA
Neil	Murphy		English Partnerships	Central Business Exchange II	414-428 Midsummer Boulevard	Central Milton Keynes	MK9 2EA
Helen	Williams		HBF	34 Longdean Close	Haynes	Bedford	MK45 3PJ
Sir/	Madam		Wilson Development Group Ltd	Wilson House	Rushmills	Northampton	Northants NN4 7YB
Sir/	Madam		Gleeson Homes	Haredon House	London Road	North Cheam, Sutton	Surrey SM3 9BS
Sir/	Madam		Banner Homes	Riverside House	Riverside, Holtspur Lane	Wooburn Green, High Wycombe	Bucks HP6 0AU
Sir/	Madam		Jarvis Homes	Jarvis House	212 Station Road	Harpenden	AL5 4EH
Sir/	Madam		Laing Homes	Laing Homes North Home Counties	Premier House	Elstree Way, Borehamwood	Herts WD6 1JH
Sir/	Madam		Bovis Homes Ltd	2 <sup>nd</sup> Floor Arden House	7 Arden Grove	Harpenden	Herts AL5 4SJ
Sir/	Madam		Martin Grant Homes	Catherine House	Adelaide Street	St Albans	Herts AL3 5BA
Sir/	Madam		David Wilson Homes	Wilson House	White Horse Lane	Chipping Hill, Witham	Essex CM8 2BX
P	Court		Linden Homes Ltd	Linden House	Guards Avenue, The Village	Caterham-on-the-Hill	Surrey CR8 5ZB
S	Aldis		Aldbury Parish Council	Martins' Tring Station	Tring	Herts	HP23 5QX
C	Westwood		Berkhamsted Town Council	Civic Centre	Berkhamsted	Herts	HP4 3HD
Joanna	Vasey	Clerk to the Council	Bovingdon Parish Council	Memorial Hall, High Street	Bovingdon	Herts	HP3 0HJ
J	Pringle		Chipperfield Parish Council	30 Longbridge Close	New Mill	Tring	Herts HP23 5HG
S	Draper	Clerk	Flamstead Parish Council	17 The Coppins	Markyate	Herts	AL3 8RP
Ken	Lousvet		Flaunden Parish Council	Bayholme	Flaunden Lane	Flaunden	Herts HP3 0PQ
Margaret	Young	Clerk	Great Gaddesden Parish Council	4 Bracknell Place	Grovehill	Hemel Hempstead	Herts HP2 9HR
K	Yexley		Kings Langley Parish Council	Charter Court	Vicarage Lane	Kings Langley	Herts WD4 9HR
G	Mitchell		Markyate Parish Council	Parish Office ADJ Y2K Building	Cavendish Road	Markyate	Herts AL3 8PS
M	Potts		Nash Mills Parish Council	1 East Street	Hemel Hempstead	Herts	HP2 5BN
D	Slade	Clerk to Tring Rural Parish Council	Tring Rural Parish Council	Miswell Farm	Tring	Herts	HP23 4JT



S	Johnson	Clerk to Tring Town Council	Tring Town Council	The Market House	High Street	Tring	Herts	HP23 4AB
C	Crouchley		Wigginton Parish Council	Poynings	Northchurch Common	Berkhamsted	Herts	HP4 1LR
Sir/	Madam		Aitchison Raffety	63 Marlowes	Hemel Hempstead		HP1 1LE	
Sir/	Madam		Brasier Harris	Victoria House	49 Claredon Road	Watford	WD17 1HZ	
Sir/	Madam		Brian Cooper & Company	71 South Audley Street	London		W1Y 5FF	
Sir/	Madam		Brown & Lee Clifford Billing	26 Faraday Road	Aylesbury		HP19 8RY	
Sir/	Madam		Chesterton	54 Brook Street	London		W1A 2BU	
Sir/	Madam		Dtz Debenham Thorpe	3-5 Swallow Place	London		W1A 4NA	
Sir/	Madam		Atlantic Business Centres	Hamilton House	111 Marlowes	Hemel Hempstead	HP2	
Sir/	Madam		Faulkners	49 High Street	Kings Langley		WD4 9HU	
Sir/	Madam		Freeth Melhuish	The Courtyard	77-79 Marlowes	Hemel Hempstead	HP1 1LF	
Sir/	Madam		Freeth Melhuish (Welwyn)	Gate House	Fretherne Road	Welwyn Garden City	AL8 6NS	
Sir/	Madam		Fuller Peiser	16 St George Street	Hanover Square	London	W1R 9NE	
Sir/	Madam		Grimley J R Eve	10 Stratton Street	London		W1X 6IR	
Sir/	Madam		Halls	9/11 Victoria Street	St Albans		AL1 3UB	
Sir/	Madam		Healey & Baker	29 George Street	Hanover Square	London	W1A 3BG	
Sir/	Madam		CB Richard Ellis	77 Grosvenor Street	London		W1A 2BT	
Sir/	Madam		Howell Brooks & Partners	78/79 Long Lane	London		EC1 9ET	
Sir/	Madam		Jones Lang LaSalle	22 Hanover Square	London		W1A 2BN	
Sir/	Madam		Knight Frank	20 Hanover Square	London		W1A 0AH	
Sir/	Madam		Lambert Smith Hampton	Fountain Court	2 Victoria Square	St Albans	AL1 3TF	
Sir/	Madam		Marlowes Shopping Centre	Management Suite	Marlowes	Hemel Hempstead	HP1 1DX	
Sir/	Madam		Pendley Commercial	Orchard House	Crown Rose Court	Tring	HP23 5AY	
Sir/	Madam		Poulter & Francis	57 Marlowes	Hemel Hempstead		HP1 1LE	
Sir/	Madam		Sackville Properties PLC	Unit 1, Bourne End Mills	Hemel Hempstead		HP1 2UJ	
Sir/	Madam		Smith Melzack Pepper Angl	7-10 Chandos Street	London		W1M 0AJ	
Sir/	Madam		Stimpsons Commercial	Charleston House	13 High Street	Hemel Hempstead	HP1 3AA	
Sir/	Madam		Strutt & Parker	13 Hill Street	Berkeley Square	London	W1J 5LQ	

Sir/	Madam	Stupples	27 High Street	High Wycombe		HP11 2AE
Sir/	Madam	Taylor Green	Eakley Grange	Stoke	Goldington	Milton Keynes
Sir/	Madam	Weatherall Green & Smith	Norfolk House	31 St James's Square	London	SW1Y 4JR
Sir/	Madam	Aitchisons	154-158 High Street	Berkhamsted	Herts	HP4 3AT
Sir/	Madam	Bradford & Bingley Stimpsons	33a Marlowes	Hemel Hempstead	Herts	HP1 1LE
Sir/	Madam	Bradford & Bingley Stimpsons	16 High Street	Tring	Herts	HP23 5AH
Sir/	Madam	Brown & Merry	130 High Street	Berkhamsted	Herts	HP4 3AT
Sir/	Madam	Brown & Merry	9 Marlowes	Hemel Hempstead	Herts	HP1 1LA
Sir/	Madam	Brown & Merry	41 High Street	Tring	Herts	HP23 5AB
Sir/	Madam	Castles	230 St Johns Road	Hemel Hempstead	Herts	HP1 3AQ
Sir/	Madam	Cole Flatt & Partners	124 High Street	Berkhamsted	Herts	HP4 3AT
Sir/	Madam	Cole Flatt & Partners	George House	High Street	Tring	Herts HP23 4AJ
Sir/	Madam	Connell Estate Agents	45 Marlowes	Hemel Hempstead	Herts	HP1 1LD
Sir/	Madam	David Doyle Estate Agents	167 High Street	Berkhamsted	Herts	HP4 3HB
Sir/	Madam	David Doyle	45 St. Johns Road	Boxmoor	Hemel Hempstead	Herts HP1 1QQ
Sir/	Madam	Ehomes-UK	Orchard Mews	18c High Street	Tring	Herts HP23 5XA
Sir/	Madam	Flaggs Estate Agent Ltd	67 Marlowes	Hemel Hempstead	Herts	HP1 1LE
Sir/	Madam	Flaggs Estate Agent Ltd	76 London Road	Apsley	Hemel Hempstead	Herts HP3 9SD
Sir/	Madam	Haart	4-8 Queensway	Hemel Hempstead	Herts	HP1 1LR
Sir/	Madam	Hemel Property	142 Marlowes	Hemel Hempstead	Herts	HP1 1EZ
Sir/	Madam	Irwin McArthur	67 Marlowes	Hemel Hempstead	Herts	HP1 1LE
Sir/	Madam	Michael Anthony Estate Agents	33 Marlowes	Hemel Hempstead	Herts	HP1 1LE
Sir/	Madam	Michael Anthony Estate Agents	79 High Street	Tring	Herts	HP23 4AB
Sir/	Madam	Oakleys Estate Agents	151 High Street	Berkhamsted	Herts	HP4 3HH
Sir/	Madam	Pendley Estates Ltd	10 High Street	Bovingdon	Hemel Hempstead	Herts HP3 OHG
Sir/	Madam	Pendley Estates Ltd	1 High Street	Kings Langley	Herts	WD4 8AB
Sir/	Madam	Plumm Property	Audley House	Northbridge Road	Berkhamsted	Herts HP4 1EH
Sir/	Madam	Proffitt & Holt Partnership	41 High Street	Kings Langley	Herts	WD4 8AB
Sir/	Madam	Proffitt & Holt	14 High Street	Abbotts Langley	Herts	WD5 0AR

Sir/	Madam	Partnership Sterling Estate Agent Ltd	76-78 High Street	Tring	Herts	HP23 4AF
Sir/	Madam	Taylor's Estate Agents	19 Marlowes	Hemel Hempstead	Herts	HP1 1LA
Sir/	Madam	Wilson's of Bovington Ltd	35a High Street	Bovington	Hemel Hempstead	HP3 0HG
Sir/	Madam	Your Move	11 Marlowes	Hemel Hempstead	Herts	HP1 1LA
Sir/	Madam	Home Counties Property	236a High Street	Berkhamsted	Herts	HP4 1AG
Sir/	Madam	Cesare Nash	125 High Street	Berhamsted	Herts	HP4 2DJ
Sir/	Madam	Cesare Nash & Partners	48 High Street	Tring	Herts	HP23 5AG
Sir/	Madam	Change YourHome.Net	Ash House	Hog Lane, Ashley Green	Chesham	Bucks HP5 3PS
Sir/	Madam	Chilterns Estate Agents	Church Yard	Tring	Herts	HP23 5AE
Sir/	Madam	Martin & Co	Delaware Pie Corner	Flamstead, Hemel Hempstead	St. Albans	Herts AL3 8BW
Sir/	Madam	Beasley Associates	Bayley House	20 Chapel Street	Tring 918	HP23 6ZT
Sir/	Madam	The English Courtyard Association	8 Holland Street	London		W8 4LT
Sir/	Madam	McCarthy and Stone (Developments) Ltd	Harrington House	Harrington Road	Broadheath	Altrincham WA14 5LX
Sir/	Madam	Alfred McAlpine Homes Ltd	Kinnaird House	1 Pall Mall East	London	SW1Y 5AZ
Jason Mike Fiona	Corner George McWilliams	Land Buyer Planner/Architect	Barratt House Barratt House 9 The Lye	Wellstones Wellstones Little Gaddesden	Watford Watford Herts	Herts WD17 2AF Herts WD17 2AF HP4 1HH
Sir/	Madam	Taywood Homes	The Ridings	Peppercorn Way Hedge End	Southampton	Hamps SO30 2NA
MJ	Glasser		The Cow House	Wilstone	Tring	Herts HP23 4NU
Sir/	Madam	Middlesex & Herts Boat Services	Winkwell	Bourne End	Hemel Hempstead	Herts HP1 2RZ
Sir/	Madam	Barratt North London	3 The Orient Centre	Greycaine Road	Watford	Herts HP24 7JT
Sir/	Madam	Nicholas King Homes PLC	1 Regius Court	Church Road	Penn	Bucks HP10 8RL
Sir/	Madam	Chipperfield Land Co.	Kings Works	Kings Lane	Chipperfield	Herts WD4 9ER
Sir/	Madam	Red Line Developments	BCA Architects Ltd	Warwick House, 12 Carlton Road	Southampton	Hampshire SO15 2HL
Sir/	Madam	W E Black Ltd	The Gillet McLeod Partnership	1 High Street	Old Eastcote, Pinner	Middlesex HA5 2EW

Sir/	Madam		Try Homes North Thames Limited	Chancery Court	Lincolns Inn	Lincolns Road, High Wycombe	Bucks HP12 3RE
Sir/	Madam		Mount Anvil Homes & Noble & Co.	Park Mill	Bury Dale Lane	Park Street, St Albans	Herts AL2 2HB
Sir/	Madam		High Town Praetorian Housing Association	White Lion House	70 Queensway	Hemel Hempstead	Herts HP2 5HD
Sir/	Madam		Teal Land Management Ltd	Oka Tree House	Leverstock Green Road	Hemel Hempstead	Herts HP3 8LR
Sir/	Madam		Laing Homes North Home Counties	David Lang Associates	3 College Street	St Albans	Herts AL3 4PW
Sir/	Madam		Coyle Developments (Potten End) Ltd	Hygenia, 66-68 College Road	Harrow	Middlesex	HA1 1BE
Sir/	Madam		Thames Valley Water Plc	PO Box 48	Bishops Rise	Hatfield	Herts AL10 9HL
R	Kimmanche			Lavender Cottage	Redbourn Road	Hemel Hempstead	Herts HP2 7BA
Sir/	Madam		Lavenham Trust Ltd & Barratt Homes Ltd	3 The Orient Centre	Greycaine Road	Watford	Herts HP24 7JT
Sir/	Madam		George Wimpey North London	McClean House	Bluecoats Avenue	Hertford	Herts SG14 1PB
Sir/	Madam		SLG Charitable Trust Ltd	Barton Wilmore Planning	Beansheaf Farmhouse	Bourne Close, Calot	Reading RG31 7BW
Sir/	Madam		Mercantile Land Development Ltd	The Old Stables	Sholebroke	Towcester	Northants NN12 8TF
Sir/	Madam		Mirravale Holding Plc	Dovetail Architects Ltd	Dovetail House, 60 Station Road	Upminster	Essex RM12 2TJ
Sir/	Madam		Buxton Country Homes	The Courtyard	Church Lane	Sarratt	Herts WD3 6HN
Sir/	Madam		Belstone Homes Ltd	2 Hertford Close	Farm Close	Shenley	Herts WD7 9AB
Sir/	Madam		British Waterways	Marsworth Junction	Watery Lane Marsworth	Tring	Herts HP23 4LZ
Sir/	Madam		Pegasus Retirement Homes	Pegasus Court	Weatherby Gardens, Hartley	Wintney, Hook	Hamps RG27 8PA
Sir/	Madam		William Sutton Trust	3 Halsey Drive	Hemel Hempstead	Herts	HP1 3SE
Sir/	Madam		S Dell & Sons Ltd	Silverdale House	Canalside North Bridge Road	Berkhamsted	Herts HP4 1EG
Sir/	Madam		Gade Investments Ltd	PO Box 672	Hemel Hempstead	Herts	HP3 0WB
Adrienne	Hill			Suite 3, Chequers Parade	Wycombe Road	Great Missenden	Bucks

Andrew	Bateson		RPS	Mallams Court	18 Milton Park	Abingdon	Oxon OX14 4RP
Sir/	Madam		Architects Corporation	20 Upton Road	Watford	Herts	WD18 0IP
Sir/	Madam		Bainaves Chadwick Assoc. Ltd	Charleston House	13 High Street	Hemel Hempstead	Herts
Sir/	Madam		Brocklehurst Architects	15 High Street	West Wycombe	Bucks	HP14 3AE
Sir/	Madam		Building Design Services	93 Rothesay Avenue	Greenford	Middlesex	UB6 0DB
Sir/	Madam		Canon Morgan & Reinberg Partnership	Copsham House	55 Broad Street	Chesham	Bucks HP5 3EA
Sir/	Madam		Denham & Co.	PO Box 4621	Henley-on-Thames	Oxon	RG9 6WD
Sir/	Madam		Derek Kent & Associates	Forth	Dimmocks Lane	Sarratt	Herts WD3 6AP
Sir/	Madam		Duseck Design Associates	87a Paines Lane	Pinner	Middlesex	HA5 3BX
Sir/	Madam		F J Thompson & Co.	30 Church Street	Rickmansworth	Herts	WD3 1DJ
Sir/	Madam		Graham Seabrook Partnership	The Studio Barn	Bury Farm Courtyard	Pednor Road, Chesham	Bucks HP5 2JU
Sir/	Madam		Peter Sensky Associates	114 Pinner Road	Northwood	Middlesex	HA6 1BS
Sir/	Madam		PHD Chartered Town Planners	PO Box 700	St Albans	Herts	AL2 3WB
Sir/	Madam		Wakelin Associates Ltd	The Old School House	Bridge Road	Hunton Bridge	Herts WD4 8RQ
Sir/	Madam		David Lane Associates	3 College Street	St Albans	Herts	AL3 4PW
W/P	Callinan		Abbey Developments Ltd	Abbey House	1 Southgate Road	Potters Bar	EN6 5DU
C	Oliffe		Davis Arnold Cooper	6-8 Bouverie Street	London		EC4Y 8DD
C/S	Peck		Davis Arnold Cooper	6-8 Bouverie Street	London		EC4Y 8DD
S	Butler-Finbow		Ashwell Developments Ltd	Botanic House	100 Hills Road	Cambridge	CB2 1JZ
S	West		Barratt Eastern Counties	6-8 Richmond Road	Chelmsford		CM2 6UA
K	Pickering		Barratt Eastern Counties	6-8 Richmond Road	Chelmsford		CM2 6UA
R	Burrows		Barratt Eastern Counties	6-8 Richmond Road	Chelmsford		CM2 6UA
T	Hodgkin		Barratt Northampton	Seymour House	Queenswood Office Park	Newport, Pagnell Road West	Northampton NN4 7JJ
P	Murphy		Barratt West London	Alexandra House	Balfour Road	Hounslow	TW3 1X
J	Walters		Barton Wilmore Partnership	Beansheaf Farmhouse	Bourne Close	Calcot	Reading RG31 7BW
G	Holliday		Beechcroft Developments Ltd	1 Church Lane	Wallingford		OX10 0DX

J	Peter Parker	Beechwood Homes Ltd Beechwood Homes Ltd	Beechwood House Beechwood House	Wyllotts Close Wyllotts Close	Potters Bar Potters Bar	EN6 2HN EN6 2HN
J	Cornwall	The Bell Cornwall Partnerships	Oakview House	Station Road	Hook	Basingstoke RG27 9TP
C	Loon	Bellway Homes (Essex Division) Ltd	Bellway House	1 Rainsford Road	Chelmsford	CM1 2PZ
N	Grainger	Bellway Homes Northern Home Counties	Oak House	Dencora Business Park	Breckland, Linford Wood	Milton Keynes MK14 6EL
I	Jeffrey	Bellway Homes (Essex Division) Ltd	Bellway House	1 Rainsford Road	Chelmsford	CM1 2PZ
A	Blackburn	Bellway Homes (Thames Gateway)	Osprey House	New Mill Road	Crayfields Business Park	BR5 3QJ
A	Blackburn	Bellway Homes (North London)	Bury Street	Ruislip		HA4 7SD
P	Bassett	Berkeley Community Villages	Berkeley House	19 Portsmouth Road	Cobham	KT11 1JG
B GAR	Rivers Coleman	Bovis Homes Limited	Central Region The Manor House	Bromwich Court North Ash Road	Highway Point New Ash Green	Gorse Lane B46 1JU Longfield DA3 8HQ
CJ K	Burgess Lipinski	John Burgess & Co. Ltd CALA Homes (South) Ltd	Burgess Building Burgan House	Wratten Road East The Causeway	Hitchin Staines	SG5 2AP TW18 3PR
P	Carter	Carter & Ward of Wickford Ltd	Construction House	Runwell Road	Wickford	SS11 7HJ
P	Chase	Chase (Caister) Ltd (Chase Builders)	Havergate House	Nonwich		NR13 3AN
B	Hayhurst	Court Homes Ltd	Ladygrove Court	Hitchwood Lane	Preston	Hitchin SG4 7SA
T	Wright	Crest Nicholson Residential (Eastern) Ltd	Crest House	Progression Centre	Mark Road	Hemel Hempstead HP2 7DW
Mr	Walker	Crest Nicholson Residential (Eastern) Ltd	Crest House	Progression Centre	Mark Road	Hemel Hempstead HP2 7DW
S	Colan	Crest Nicholson PLC	Crest House	39 Thames Street	Weybridge	KT13 8JL
D	Thompson	Crest Nicholson plc	Crest House	39 Thames Street	Weybridge	KT13 8JL
S	Le Marquand	Croudace Limited	Croudace House	Godstone Road	Caterham	CR3 6XQ
B	Yallop	Croudace Homes	The Old Police Station	Priory Lane	Royston	SG8 9DU
R	Heavens	Croudace Homes	The Old Police Station	Priory Lane	Royston	SG8 9DU
P	Lemar	Croudace Limited	Croudace House	Godstone Road	Caterham	CR3 6XQ
DMG	Brown	Crowstone Properties	40 Marine Parade	Leigh on Sea		SS9 2NB

MIW	Percy Davies	Ltd	705 High Road 6 Grosvenor Street	North Finchley London	London	NT12 0BT W1K 4DJ
M	Gillery	Eversheds	Paston House	Princes Street	Norwich	NR3 1BD
R	Stradling Burke	Fairclough Homes Ltd The Fairfield Partnership	Fairclough House Chells Manor	Alban Park Chells Lane	Hatfield Road Stevenage	AL4 0JJ Herts SG2 7AA
J	James	The Fairfield Partnership	Chells Manor House	Chells Lane	Stevenage	Herts SG2 7AA
D	Traherne	Fourth Avenue Estates Ltd	Jansel House	Stopsley Green	Hitchin Road	Luton LU2 7XN
S	Garten Campbell	Steve Garten Builders Government Office for the East of London	The Grange Eastbrook	Long Row Shaftsbury Road	Tibbenham Cambridge	NR16 1PF CB2 2DF
D	Byatt	Haven Development & Property Ltd	Gallery Chambers	145a Connaught Avenue	Frinton on Sea	CO13 9AH
A	Whitaker	House Builders Federation	56-64 Leonard Street	London		EC2A 4IX
R	Done	House Builders Federation	56-64 Leonard Street	London		EC2A 4IX
M	Brown	7 Spencer Parade	Northampton			NN1 5AB
GSI	Ivine	Irvine-Whitlock Ltd	Brickstone House	Priory Business Park	Bedford	MK44 3JW
D	Livingstone	Laing Homes Ltd	Noble House	Capital Drive	Linford Wood	Milton Keynes MK14 6QP
B	Smith	George Wimpey Strategic Land	Noble House	Capital Drive	Linford Wood	Milton Keynes MK14 6QP
F	Davidson	Laing Homes Thames Valley	Ashridge House	Oaklands Business Park	Off Fishponds Road	Wokingham RG41 2FD
M	Watson	Layton Solicitors	Tempus Court	Onslow Street	Guildford	GU1 4SS
N	Bucknell	Layton Solicitors	Tempus Court	Onslow Street	Guildford	GU1 4SS
M	Folbigg	Leach Homes Ltd	Hamels Mansion	Hamels Park	Knights Hill	Buntingford SG9 9NF
JC	Hatch	Leach Homes Ltd	Hamels Mansion	Hamels Park	Knights Hill	Buntingford SG9 9NF
H	Courtley	Letley Group F.A	C/o Courtley Consultants Ltd	Tan Oast Dairy Lane	Chainhurst	Tonbridge TN12 9SS
MJ	Lomax	HG Lomax & Sons	Streetwood	59 Lower Street	Salhouse	Norwich

G	Dunningham				Churchwood House	116 Cockfosters Road		Barnet	NR13 6RE
S	Haywood				69-75 Thorpe Road	Nonwich			EN4 0DR
I	Watson				275 Prince Avenue	Westcliff on Sea			NR1 1UA
B	Eden				Friars Gate	1011 Stratford Road		Shirley	SS0 0JP
D	Lawrence				Peregrine House	Falconry Court		Bakers Lane	Solihull B90 4BN
S	Guest				Peregrine House	Falconry Court		Bakers Lane	Epping CM16 5DQ
A	Maruf				McCarthy & Stone (Development) Ltd	Orchard Parade		Mutton Lane	Potters Bar EN6 3AR
D	Rapson				TA Millard East Anglia Ltd	The Old Barns		Wherstead	Ipswich IP9 2BB
C	Ferrans				Miller Homes (East Midlands) Ltd	Cedar House		Derby	DE22 3FS
R	Patterson				Moody Homes Ltd	106/108 High Street		Ingatestone	CM40BA
N	Jefferson				National House- Building Council	Chiltern Avenue		Amersham	HP6 5AP
K	Sylvester-Kilroy				ORS Plc	Westfield Road		Oakley	Bedford MK43 7ST
E	Maisey				Pegasus Retirement Homes Plc	Cheltenham			GL53 7PR
L	Penn				Persimmon Homes (Essex) Ltd	Witham			CM8 2EA
P	Gibbs				Persimmon Homes (Essex) Ltd	Witham			CM8 2EA
D	Kirkland				Persimmon Homes (East Midlands)	Napier Place		Orton Wistow	Peterborough PE2 6XN
A	Jay				Persimmon Homes (Essex) Ltd	Witham			CM8 2EA
R	Welsh				PRC Planning	Surbiton			KT6 4JT
P	Uttley				PRC Planning	Manor Farm		Dummer	RG25 2AG
J	Molyneux				PRC Planning	3 Keller Close		Kilm Farm	Milton Keynes MK11 3LL
DE	Coates				J.A Pye (Oxford) Ltd	Kidlington			OX5 1HZ
J	Hanslip				Redrow Homes (Eastern) Ltd	Sylvan Way		Southfield Business Park	Laindon SS15 6TU
M	Stock				Redrow Homes (South)	The Avenue		Cliftonville	Northampton NN1



			Midlands) Ltd						5BT
C	Roads		Redrow Homes (Eastern) Ltd	2 Aurum Court	Sylvan Way		Southfield Business Park London	Laindon SS15 6TU	
J	Berry		Richards Butler	Beaufort House	15 St Botolph Street			EC3A 7EE	
SWJ	Rose		Rose Bros	School Lane	Mistley		Manningtree	CO11 1HW	
FB	Sabberton		Brian Sabberton Ltd	Manor Lodge	Dunburgh Road		Geldston	Beccles NR34 0LL	
O	Martin		Shoosmiths	The Lakes	Northampton			NN4 7SH	
I	Gilbey		Shoosmiths	The Lakes	Northampton			NN4 7SH	
S	Wiltshire		Shoosmiths	The Lakes	Northampton			NN4 7SH	
M	O'Grady		St James Homes Ltd	4 <sup>th</sup> Floor Marlborough House	298 Regents Park Road		Finchley	London N3 2UA	
M	Bagshaw		Stamford Homes Ltd	Stamford House	159 Leicester Road		Sutton in the Elms	Leicester LE9 6QF	
RG	Williams		Talakan Limited	4 Vimy Court	Vimy Road		Leighton Buzzard	LU7 1FG	
J	Wicks		Tanner & Wicks (Holding) Ltd	Sunny Fields Road	High Garrett		Braintree	CM7 5PG	
A	Wilson		Tesco Stores Ltd	PO Box 44	Cirrus Building A		Shire Park	Welwyn Garden City AL7 1AB	
B	Entwhistle		Taylor Woodrow	1 Falcon Gate	Shire Park		Welwyn Garden City	AL7 1TW	
M	Tunley		Taylor Woodrow	1 Falcon Gate	Shire Park		Welwyn Garden City	AL7 1TW	
J	Dunne		Taylor Woodrow	41 Claredon Road	Watford			WD17 1TR	
L	Johnson		Taylor Woodrow	1 Falcon Gate	Shire Park		Welwyn Garden City	AL7 1TW	
M	Drury		Ward Homes Ltd	2 Ash Tree Lane	Chatham			ME5 7BZ	
MJ	Waterhouse		EJ Waterhouse & Sons Ltd	Kings Works	Chipperfield		Kings Langley	WD4 9ER	
J	Aston		Wates Homes Ltd	Wates House	Station Approach		Leatherhead	KT22 7SW	
G	Norton		Westbury Homes (Holdings) Ltd	Westbury House	Anchor Boulevard		Crossways Business Park	Dartford DA2 6QH	
M	Wheatley		Westbury Homes (Holdings) Ltd – Northampton Region	Westbury Court	Anglia Way		Moulton Park	Northampton NN3 6JA	
D	Foster		Westbury Homes (Holdings) Ltd – Northampton Region	Westbury Court	Anglia Way		Moulton Park	Northampton NN3 6JA	
D	Brown		Westbury Homes	Westbury Court	Anglia Way		Moulton Park	Northampton NN3	

			(Holdings) Ltd – Northampton Region						6/A
J	Thomas		Westbury Homes (Holdings) Ltd – Northampton Region	Westbury Court	Anglia Way		Moulton Park		Northampton NN3 6/A
G	Bryant		David Wilson Estates	The Priory	Orchard Hill		Little Billing		Northampton NN3 9AG
I	Biddulph		David Wilson Homes Ltd	Wilson Bowden House	Leicester Road		Ibstock		Leicester LE67 6WB
R	Kennedy		David Wilson Home Counties	Unit 8	Grovelands Business Park		Boundary Way		Hemel Hempstead HP2 7TE
R	Brewer		Wilson Connolly Plc	Thomas Wilson House	Tenter Road		Moulton Park		Northampton NN3 6QJ
R	Evans		David Wilson Estates	The Priory	Orchard Hill		Little Billing		Northampton NN3 9AG
J	Venner		David Wilson Estates	The Priory	Orchard Hill		Little Billing		Northampton NN3 9AG
D	Hooker		David Wilson Homes (Eastern)	Juniper House	Warley Hill Business Park		The Drive		Great Warley CM13 3BE
D	Hindle		David Wilson Homes South Midlands	Wilson House	Orchard Hill		Little Billing		Northampton NN3 9AG
L	Beavens		George Whimpey East Anglia Ltd	Tartan House	Etna Road		Bury St Edmunds		IP33 1JF
J	Wooderson		George Whimpey East Anglia Ltd	Tartan House	Etna Road		Bury St Edmunds		IP33 1JF
G	Dodds		George Whimpey City Ltd	Suite 5.04 Exchange Tower	1 Harbour Exchange Square		Limeharbour		London E14 9GE
MJ	O'Sullivan		George Whimpey UK Ltd	Gate House	Turnpike Road		High Wycombe		HP12 3NR
J	Todhunter		George Whimpey East London Ltd	Kings House	101-135 Kings Way		Brentwood		CM14 4EE
RH	Rapley		Yelcon Ltd	1 St Mary's Court	Main Street		Hardwick		CB3 7QS
P	Edmonds		Benfield ATT Ltd	Unit 4 Castle Way	Severn Bridge Industrial Estate		Caldicot		NP26 5PR
J	Slater		Bovis Homes Ltd (Eastern Region)	49 School Lane	Cambourne		Cambridge		CB3 6DX
P	Cooke		D'Arcy Marketing	Medlands House	44 Common Lane		Hemingford Abbots		Huntington PE28 9AN

L	Bishop		Laing Homes North Thames	3 <sup>rd</sup> Floor	Premiere House	Elstree Way	Borehamwood WD6 1JH
C	Marshall		Laing Homes North Thames	3 <sup>rd</sup> Floor	Premiere House	Elstree Way	Borehamwood WD6 1JH
I	Bennett		Laing Homes North Thames	3 <sup>rd</sup> Floor	Premiere House	Elstree Way	Borehamwood WD6 1JH
A	Bullman		Laing Homes North Thames	3 <sup>rd</sup> Floor	Premiere House	Elstree Way	Borehamwood WD6 1JH
P	Rosoman		Connells	Cumbria House	16-20 Hockliffe Street	Leighton Buzzard	LU7 1HJ
H	Scalon		Nathaniel Lichfield & Partners	14 Regent's Wharf	All Saints Street	London	N1 9RL
L	Newlyn		Barton Willmore	6 <sup>th</sup> Floor Venture House	27-29 Glasshouse Street	London	W1R 6BW
A	James		Barton Willmore	Elizabeth House	1 High Street	Chesterton	Cambridge CB4 1WB
Sir/	Madam		A1 Plans	PO Box 191 1	Stoke-on-Trent		ST1 5WB
Sir/	Madam		A&Q Partnership (London) Ltd	The Hop Pole	32 Pitfield Street	London	N1 6EW
Sir/	Madam		ACS Limited	Halstead Chambers	Market Place	Market Hill	Royston SG8 9JS
Sir/	Madam		Aitchison Rafferty	131 The Parade	High Street	Watford	Herts WD1 1NA
Sir/	Madam		Andrew King & Associates	Whitefriars	Pitstone Green	Pitstone	Beds LU7 9AN
Sir/	Madam		Anthony J Blythe & Co.	17 Sequoia Park	Hatch End	Pinner	Middlesex
Sir/	Madam		Architectural Design Practice	2 Mill Walk	Wheathampstead	Herts	AL4 8DT
Sir/	Madam		Aubrey Technical Services	109 St Agnells Lane	Hemel Hempstead	Herts	HP2 7BG
Sir/	Madam		Barker & Associates	Waggoners Court	The Street	Maunden, Bishops Stortford	Herts CM23 1DW
Sir/	Madam		Border Oak Design & Construction	Kingsland Sawmills	Kingsland	Leominster	HR6 9SF
Sir/	Madam		Boyer Planning Ltd	Groveland House	Church Road	Windlesham	Surrey GU20 6BT
Sir/	Madam		Briffa Phillips	19/21 Holywell Hill	St Albans	Herts	AL1 1EZ
Sir/	Madam		CA Lennon Associates	Oxford House	2A Oxford Road East	Windsor	SL4 1EF

Sir/	Madam		Cannon Morgan & Rheinberg Partnership	38 Holywell Hill	St Albans	Herts	AL1 1BU
Sir/	Madam		Carless & Adams	23-25 High Street	Burnham	Bucks	SL1 7JD
Sir/	Madam		Carless & Adams Partnership	6 Progress Business Centre	Whittle Parkway	Bath Road, Slough	Berkshire SL1 6DQ
Sir/	Madam		CGB Partnership	Audley House	Northbridge Road	Berkhamstead	HA4 1EH
Sir/	Madam		Chesworth Builders Ltd	98A Valley Road	Rickmansworth	Herts	WD3 1EH
Sir/	Madam		Clarke Renner Architects	3 Royalty Studios	105 Lancaster Road	London	W11 1QF
Sir/	Madam		Colin Parry & Associates	146 Station Road	Amersham	Bucks	HP6 5DW
Sir/	Madam		Construction Consultants Ltd	64 Beechfield Road	Hemel Hempstead	Herts	HP1 1PL
Sir/	Madam		Corstorphine & Wright	Laser House	132-140 Coswell Road	London	EC1V 7DY
Sir/	Madam		Corstorphine & Wright	The Wells	7-15 Rosebury Avenue	London	EC1R 4SP
Sir/	Madam		Crouch Butler Savage Ltd	The Wheellys Road	Edgbaston	Birmingham	B15 2LD
Sir/	Madam		D Clarke	47 Gravel Lane	Hemel Hempstead	Herts	HP11SA
Sir/	Madam		DS Worthington	93 Elm Drive	Harrow		HA2 7BY
Sir/	Madam		DW Smith	Lydenhurst	8 Harehill Close	Pyrford	Surry GU22 8NH
David	Bishop		Maurice Phillips Partnerships	Unit 2	105 Bellingdon Road	Chesham	Bucks HP5 2HQ
Sir/	Madam		David Parker Architects	The Old Brewery Tap	3 Shirburn Street	Watlington	Oxon OX9 5BU
Sir/	Madam		David Wood Architects	1 Marconi Place	London		N11 1PE
Sir/	Madam		Denham & Co.	68a High Street	Wargrave	Berks	RG10 8BY
Sir/	Madam		Donald L Hooper	21 High Street	Great Linford Village	Milton Keynes	MK14 5AX
Sir/	Madam		Drawing Office Associates	Unit 6 Hollytree Farm	Lower Icknield Way	Great Kimble	Aylesbury
Sir/	Madam		Dusek Design Associates	87a Paines Lane	Pinner	Middlesex	HA5 3BX
Sir/	Madam		EB Harrison (ARIBA)	Daval	Lye Lane	Bricket Wood	Herts AL2 3TE
Sir/	Madam		FJ Thompson & Co.	Old Kings Arms	30 Church Street	Rickmansworth	WD3 1DJ
Sir/	Madam		FPD Savills	8-10 Upper Kings Street	Norwich		NR31HB
Sir/	Madam		GM Sinister	13 Richmond Way	Croxley Green	Rickmansworth	Herts WD3 3SF

G	Moore Madam	CML Design Gabriel Lewis Associates	8 Totternage Road 107 High Street	Dunstable Dorking	Beds Surrey	LU6 2AG RH4 1AL
Sir/ Geoff	Madam Brown	Geoffrey Irvine & Co. GKA	408 Uxbridge Road 2-4 High Street	Hatch End Chalfont	Middlesex St Peters	HA5 4HP Bucks SL9 9QA
Barry	Taylor	GKA	2-4 High Street	Chalfont	St Peters	Bucks SL9 9QA
Sir/	Madam	Gordon Spence Partnership	Station Approach	Radlett	Herts	WD7 7AP
Sir/	Madam	Hadley Design Associates	1 Christchurch Lane	Barnet	Herts	EN5 4PL
Sir/	Madam	Hawkins Eades Associates	100 High Street	Great Missenden	Bucks	HP16 0BE
Sir/	Madam	Herbert & Partners	1-2 Theobald Court	Borehamwood	Herts	WD6 4RN
Sir/	Madam	Hertford Planning Service	98-100 Fore Street	Hertford		SG16 1AB
Sir/	Madam	Howard Fawcett & Partners	Chandos House	Back Street	Wendover	Bucks HP22 6EB
Sir/	Madam	Ian Harding Ltd	91B Bushey Grove	Watford	Herts	WD23 2JN
Sir/	Madam	IDS Consultants	Mill Farm	Hertingfordbury Road	Hertingfordbury	Herts SG14 2LB
Innes	Grey	Consensus Planning Ltd	14 Minister Court	Frogmore	St Albans	AL2 2NF
Sir/	Madam	JG Prideaux	40 Weald Rise	Harrow Weald	Middlesex	HA3 7DG
Sir/	Madam	JS Lane & Co.	The Red House	High Street	Bushey	Herts WD23 3HE
Sir/	Madam	James Cox & Associates	Rickford House	12 Rickfords Hill	Aylesbury	HP20 2RZ
Sir/	Madam	John Beyer & Associates	Little Shantock	Flaunden Lane	Flaunden	Herts HP3 0PQ
Sir/	Madam	John Kesteven Architects	9 Sherwood Avenue	Greenford		UB6 0PG
John P	Haigh	The Studio	24 Hyde Avenue	Stotfold	Herts	SG5 4JB
Ken A	Phillips		97 High Street	Bushey Heath	Herts	WD2 1EL
Sir/	Madam	KKM Architects	69 London Road	London		NW8 0DQ
Sir/	Madam	KSP Associates	Wren Hall	152a High Street	Ongar	Essex CM5 9JJ
Sir/	Madam	L J Simpson	5 Milner Court	Bushey		WD23 4UB
Sir/	Madam	Lennon Planning Ltd	13 Heritage Parade	High Street	Ascot	Berks SL5 7HE
Sir/	Madam	Lowther Battram Sharrock & Co.	Aston Court	Kingsmead Business Park	Fredrick Place High Wycombe	Bucks HP11 1LA

Sir/	Madam	MW Easton	21 Shrubbery Grove	Royston	Herts	SG8 9LJ
Sir/	Madam	Madhu Chhipa Associates	180 The Ridgeway	North Harrow	Middlesex	HA2 7DD
Martin	Stent	Bridle Path Cottage	Loudwater Lane	Loudwater	Herts	WD3 4HP
Sir/	Madam	MGB Associates	60 Albert Court	Prince Consort Road	London	SW7 2BH
Sir/	Madam	Michael Droog Hayes	Ivy House	21A Church Road	Watford	WD1 3PY
Sir/	Madam	Michael VS Hardiman & Associates	Powage House	Church Street	Apsley Guise	Milton Keynes MK17 8HQ
Sir/	Madam	ML Stent	198 White Lion Road	Little Chalford	Herts	HP7 9NU
D	Clarke		47 Gravel Lane	Hemel Hempstead	Herts	HP1 1SA
Mr	Halfpenny	AKH Associates	129B Stratford Road	Wallington	Surrey	SM6 9BN
KC	Peasland	KCP Designs	24 Bucknells Lane	Watford		WD2 7NQ
K	Phillips		97 High Road	Bushey	Herts	WD23 1EL
Mr	Langdon	Sureplan NM	1467 High Road	Whetston	London	N20 9PJ
MH	Seabrook		4 Bradbery	Maple Cross	Rickmansworth	Herts WD3 9UD
N	Turner		19 Wykeham Crescent	Cowley	Oxford	OX4 3SD
P	Cassidy		203 Toms Lane	Kings Langley	Herts	WD4 8PA
P	Boulter		143 Stoneleigh Avenue	Enfield	Middlesex	EN1 4HH
R	Beck	Saxton Design	6 Marythorne Close	Watford	Herts	WD1 7JU
S	Blake	Rumball Sedgwick	Abbotts House	198 Lower High Street	Watford	WD17 2PF
S	York		74 Church Road	Watford		WD17 4PU
NA	Johnson		17 Crabtree Lane	Hemel Hempstead	Herts	HP3 9EG
Sir/	Madam	Nicholson Partnership	Langwood House	High Street	Rickmansworth	Herts WD3 1ER
P	Hughes		26 Richmond Drive	Watford	Herts	WD1 3BG
PJ	McCann		Riverside House	Holtspur Lane	Wooburn Green, High Wycombe	Bucks HP10 0TJ
Sir/	Madam	Paul Dickinson & Associates	Sunbury International Business Park	Brooklands Close, Windmill Road	Sunbury on Thames	Middlesex TW1 7DX
Peter	Farmer	RIBA	80 High Road	Shillington	Hitchin	Herts SG5 3LL
Sir/	Madam	PFG Design Ltd	The Old School House	Bridge Road, Hunton Bridge	Kings Langley	Herts WD4 8RQ
Sir/	Madam	Planning & Development Partnership	35 St Lukes Road	Maidenhead	Berks	SL6 7DN
Sir/	Madam	PRP Architects	25-27 Thames Street	Hampton	Middlesex	TW12 2EW
Sir/	Madam	Quantic Associates	7-8 Imperial Studios	Imperial Road	London	SW6 2AG
Sir/	Madam	Quartet Architects	The Exchange	Lillingstone Dayrell	Bucks	MK18 5AP

RC	Harrington			Exchange House	Lake Street	Leighton Buzzard	Beds LU7 8RS
Sir/ Roberts L	Madam Parkins		Reid Architects	Gresham House 51 Langley Hill	24 Holburn Viaduct Kings Langley	London Herts	EC1A 2BN WD4 9HQ
Roger	Pulham		TSL Architects	17 St Helens Street	Ipswich		1PE 1HE
Russell	Nuth			50 Bradshaw Road	Watford	Herts	WD24 4DE
Sir/ Sir/ Sir/	Madam Madam Madam		SS Design Ltd Simmons Taylor Hall Simon Cooper Associates Ltd	Shree Hari House 48 Richmond Road The Post House	99b Cobbold Road Kingston Kenneil Lane	Willesden Surrey Windslesham	NW10 9SL KT2 5EE Surrey GN20 6AA
Sir/	Madam		Social Housing Partnership	Wheathampstead Place	Wheathampstead	Herts	AL4 8SB
Stephen Sir/	Davy Madam		Peter Smith Associates Stimpson Chartered Surveyors	77 East Road Trident House	London 48 Victoria Street	St Albans	N1 6AH Herts AI1 3HZ
Terence	Williams		Terence Williams Architects Ltd	57 Aldenham Road	Bushey		WD2 2NB
Sir/	Madam		The Drawing Office	Unit 1, Hollytree Farm	Lower Icknield Way	Great Kimble	Aylesbury HP17 9TX
Sir/	Madam		The Gillett-Macleod Partnership	1 High Street	Old Eastcote	Pinner	Middlesex HA5 2EW
Sir/	Madam		The Planning Bureau Ltd	Homelife House	26-32 Oxford Road	Bournemouth	Dorset BH8 8EZ
Sir/	Madam		The RM Partnership	Harbourne House	80 High Street	Bushey	Herts WD23 3HD
Sir/ Mike Sir/ Susan	Madam Spyres Madam Aldis		Trigg Associated Ltd Vision Associates Woods Hardwick Martins	17 Claredon Road 22A George Street 17 Goldington Road Tring Station	Watford St Albans Bedford Tring	Herts Herts Herts	WD1 1JR AL3 4ES MK40 3NH HP23 5QX
Colin	Westwood		Civic Centre	High Street	Berkhamstead	Herts	HP4 3HD
Janice	Lawes		The Memorial Hall	High Street	Bovingdon	Herts	HP3 0HU
Margaret	Young		Clerk to Great Gaddesden Parish Council	4 Bracknell Place	Hemel Hempstead	Herts	HP2 6BT
Kim	Yexley		Clerk to Kings Langley Parish Council	Vicarage Lane	Kings Langley	Herts	WD4 9HR
EM	Ouseley		Clerk to Little Gaddesden Council	23 Cromer Close	Berkhamstead	Herts	HP4 1PR

Jennifer	Bissmire	Parish Council Clerk to Markyate Parish Council	Markyate Village Hall	Cavendish Road	Markyate	Herts	AL3 8PS
Pat	West	Clerk to Nash Mills Parish Council	30 Green Lane	Bovingdon	Herts	Herts	HP3 0HT
Katrina	Bond	Clerk to Nettleden with Potten End Parish Council	High Croft Cottage	Hempstead Road	Bovingdon	Herts	HP3 0HE
Nikki	Bowes	Clerk to Northchurch Parish Council	86 Coniston Road	Kings Langley	Herts		WD4 8DE
Claire	Crouchley	Clerk to Wiggington Parish Council	Poynings	Northchurch Common	Berkhamstead	Herts	HP4 1LR



## **6 Annex C: 'Members Presentation'**

The PowerPoint presentation attached overleaf is a copy of that given to Council Members.



*for prosperity*



*for the future*



*for living*



*for everyone*

*Making  
it  
Happen*

# URBAN CAPACITY STUDY FOR DACORUM, WATFORD AND THREE RIVERS COUNCILS

## Members Seminar



*for prosperity*



*for the future*



*for living*



*for everyone*

*Making  
it  
Happen*

# URBAN CAPACITY STUDY

- Selina Crocombe: Dacorum BC
- Matt Thomson: Watford BC
- Chris Brady: Three Rivers DC
- Patrick Clarke: Llewelyn Davies
- Jon Herbert: Llewelyn Davies



*Making it Happen*

## URBAN CAPACITY STUDY

- Changing Planning system with Local Development Frameworks replacing the current system of Local Plans
- Overall planning framework to be set by a Regional Spatial Strategy



*Making it Happen*

## URBAN CAPACITY STUDY

- UCS provides technical background on housing capacity for next plan
- RSS will set the housing requirement and the UCS will give an indication on how much can be accommodated within the urban areas



*Making  
it  
Happen*

## URBAN CAPACITY STUDY

- Consultants Llewelyn Davies to undertake the UCS
- Working closely with individual councils
- Sites identified as examples of future supply



*Making  
it  
Happen*

## URBAN CAPACITY STUDY



- An employment study currently being undertaken will input into the UCS

# Urban Capacity Studies

Dacorum, Three Rivers & Watford



## Presentation to Members

August 2004

Patrick Clarke & Jon Herbert

Llewelyn Davies

## Context



## The 'Predict and Provide' approach



**“It is important that sufficient land is genuinely available in practical terms..... This means that sites must not only be free, or readily freed from planning, physical and ownership constraints, but must also be capable of being developed economically”.....**

**1992 PPG3 para 45**

## 1980's default



Recent practice



Recent practice



## Residential densities 1989 - 2000



- Overall English average 25 dwellings per hectare (dph)
- 28 dph on 'brownfield'
- 21 dph on 'greenfield'
- South East (including Herts.) 24 dph
- West Midlands 30 dph
- London 49 dph

**The lowest densities have been achieved in the south east, but conversely, this is the area with the highest pressures on land**

## Household size



### Household sizes are falling

- 1971: 2.91 persons per household
- 2002: 2.31 persons per household
- 2001 Census: 30% of households are one-person.
- This is up 26.3% since 1991

### In Hertfordshire:

- Population has grown by 6% since 1991

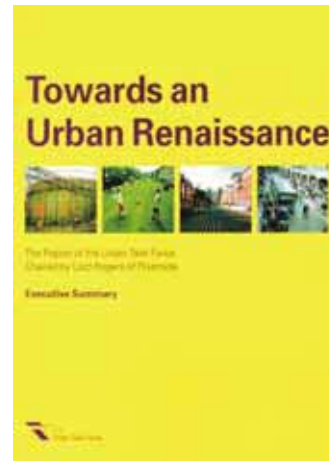
But

- Household sizes are falling: 2.42 in 2001 compared to 2.53 in 1991





## The urban renaissance agenda



## Better practice



Better practice



Better practice





## Overarching Principles

## The new PPG3 approach



- Avoid densities below 30 dph
- Encourage densities between 30-50 dph
- Higher densities in accessible locations
- Critically review planning standards
- Parking maxima 1.5 spaces per dwelling

## The new approach



**“LPAs should provide sufficient housing land but give priority to re-using previously developed land within urban areas, bringing empty homes back into use and converting existing buildings, in preference to the development of greenfield sites”**

**2000 PPG 3 para 2**

## The new approach



**“To establish how much additional housing can be accommodated within urban areas and therefore how much greenfield land may be needed.... All LPAs should undertake urban housing capacity studies”**

**PPG 3 para 26**

## The new approach



**Urban housing capacity studies “should consider various options in relation to density of development, levels of parking provision, different residential layouts and the mix of housing styles”**

**PPG 3 para 24**

## Government Guidance

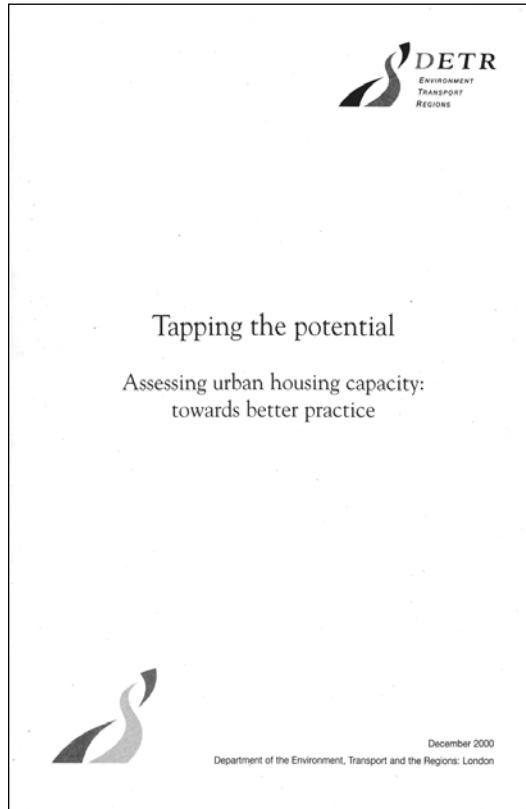
- Highlights the importance of the urban capacity study as a key component in planning for housing

## Builds on the new approach, moving from

- Predict and Provide to
- Plan monitor and manage

## Focussing on:

- Urban living
- Design quality
- Mixed use development
- A choice of housing
- Reducing the dominance of cars and roads

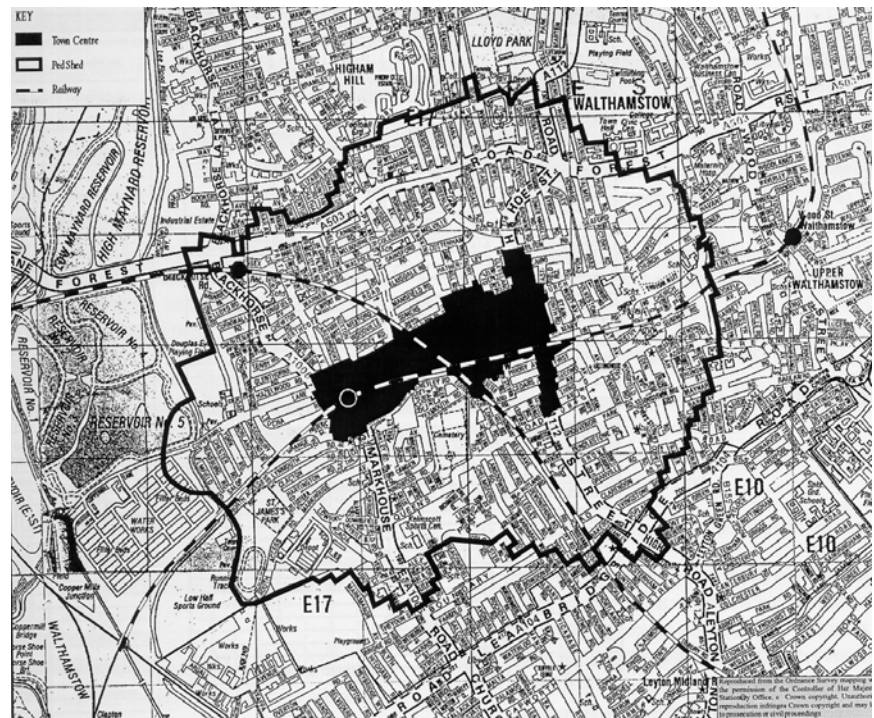


# In simple terms

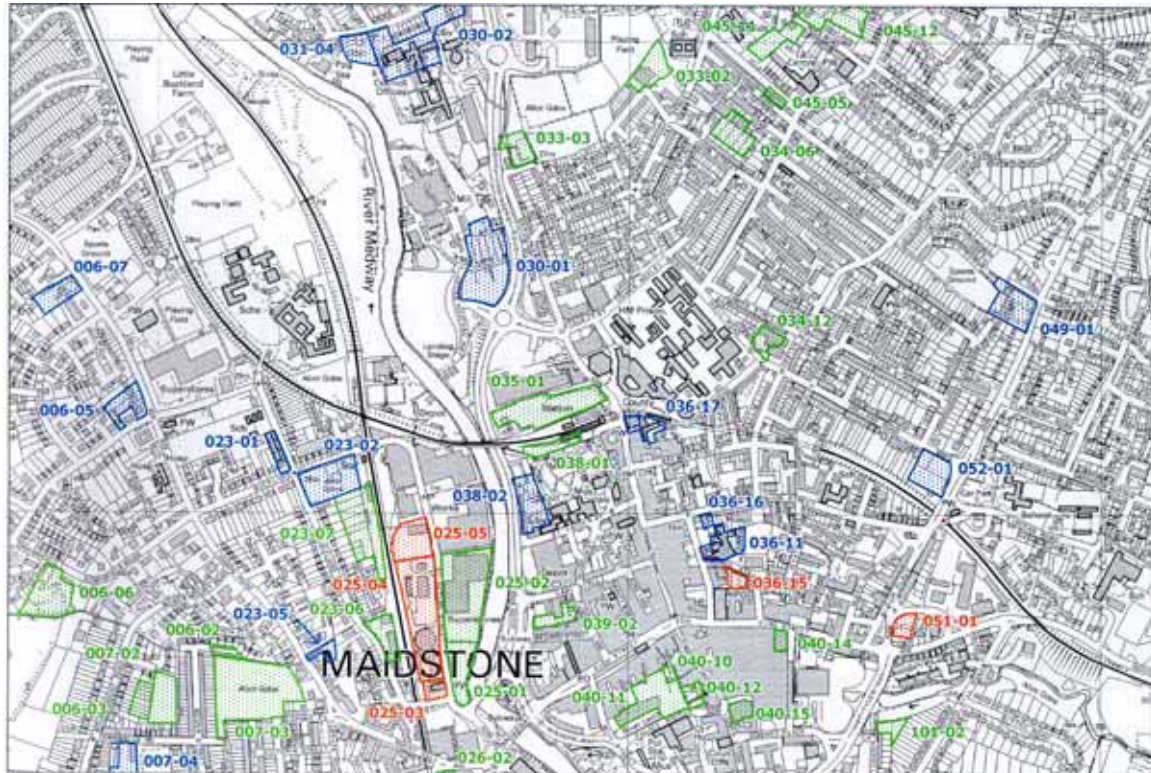




Priority areas: SRQ 'ped-sheds'



# Priority Area Mapping



# Identifying all sites





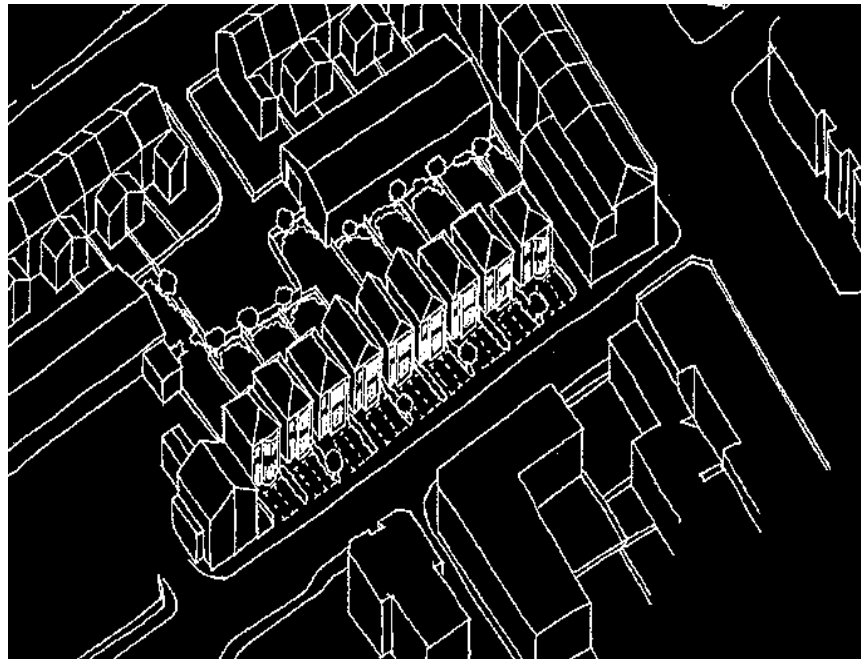
## Identifying all sites

Gravesham UCS  
Accepted Sites  
70 - 220



## Estimating capacity Design Exercises: SRQ design scenarios

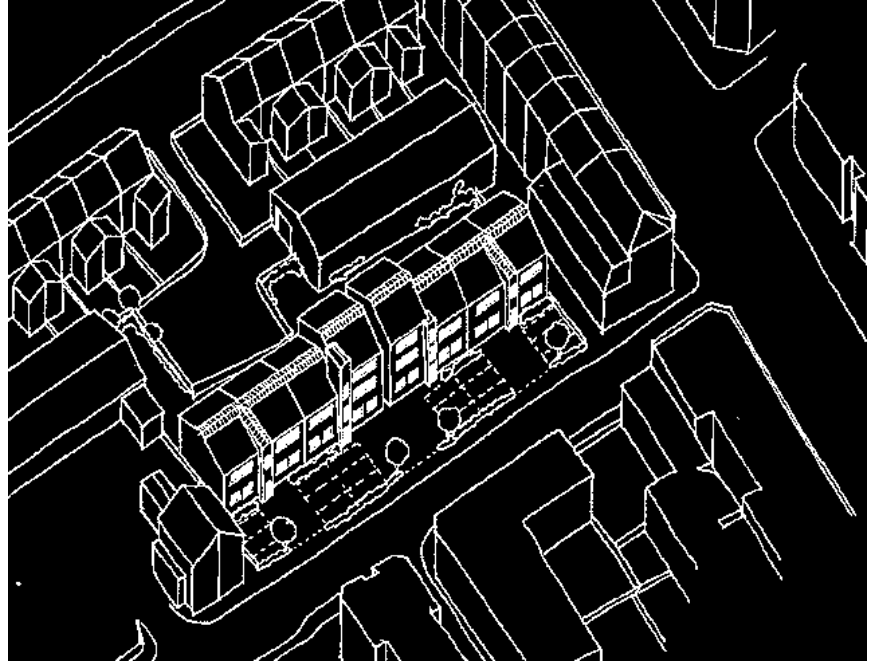
- 10 dwellings
- 10 parking spaces



Estimating capacity  
Design Exercises: SRQ design scenarios



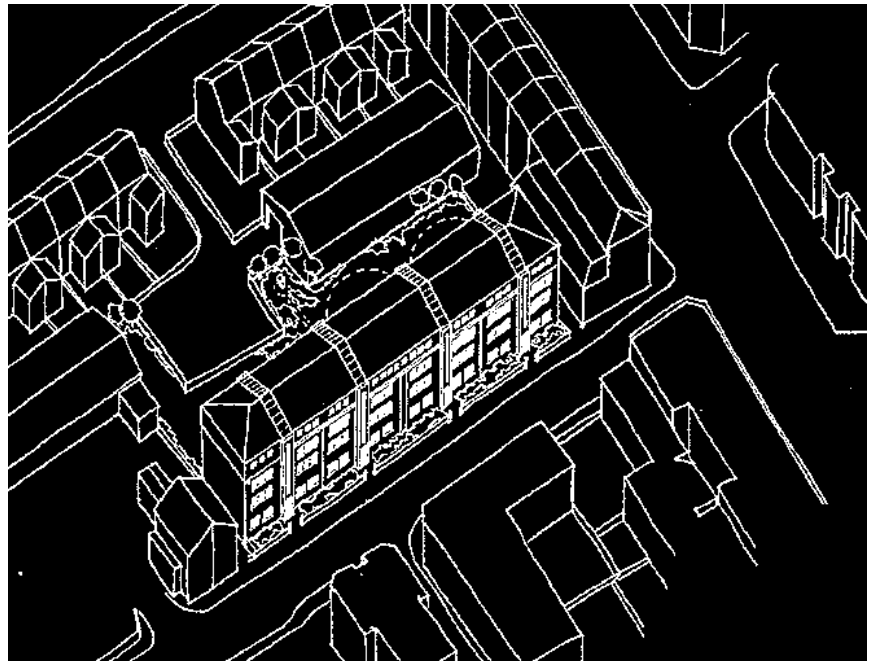
- 18 dwellings
- 18 parking spaces



Estimating capacity  
Design Exercises: SRQ design scenarios



- 32 dwellings



# Process

## UCS experience

### A range of studies in similar contexts

- Horsham
- Gravesend
- Maidstone
- Oxfordshire
- and many others

### And experience of successfully defending studies at inquiry:

- Maidstone Urban Capacity Study
- Maidstone 'Monitoring Supply'

**Our approach is consistent with good practice advice.**

**But it is tailored to the local area. Hence this round of consultation with members and the development industry.**

## The Main Stages



- Identify capacity sources
- Surveying the capacity
- Assessing the yield
- Discounting the potential
- Monitoring & Up-dating

## Process



1. Desk-top work and consultation exercise
2. Site surveys
3. Sites that are acceptable in principle for housing development
4. Estimate densities and capacity through design case studies
5. Discounting and market viability
6. Phasing of sites
7. Estimate of capacity

## Identify All Sites – Tapping the Potential Sources



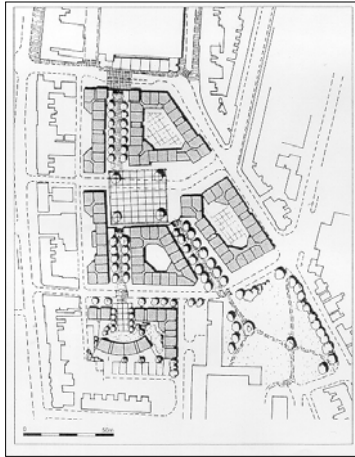
1. Subdivision of existing housing
2. Flats over shops
3. Empty Homes
4. Previously developed vacant/derelict land and buildings
5. Intensification
6. Redevelopment of existing housing
7. Redevelopment of car parks
8. Conversion of commercial buildings
9. Review of existing housing allocations in Local Plan
10. Review of other existing allocations in Local Plan
11. Vacant Land not previously developed

## Site Specific Sources: Recording sites



- Record all sites surveyed
- Discuss with officers
  - Are the sites acceptable, in principle, for housing
  - Accept and reject sites
  - Transparent reasons

## Site Specific Sources: Estimating Capacity



- Selection of case studies
- Representative of identified sites
- Two options per case study
  - Option A: Local Plan Standards / PPG3 compliant
  - Option B: Maximise use of land through principles of SRQ
- Consider mixed-use opportunities
- Generates densities to be applied to similar sites
- Taking a Mid-point between the two options

### 'UNCONSTRAINED' CAPACITY

## Non-site specific sources



- Yardstick approach
  - Conversion of commercial buildings
  - Flats over shops
  - Subdivision of existing housing
- Following method in Tapping the Potential

### 'UNCONSTRAINED' CAPACITY

## Discounting



- To move from an ‘unconstrained’ estimate to a ‘constrained’ estimate of capacity

*‘An informed estimate of the proportion of the unconstrained capacity that can realistically be expected to come forward and be developed over time’*

## Market Viability & Developability



- Discuss with officers: Local Knowledge
- Round Table ‘Second Stocktake’
  - Ownership issues
  - Infrastructure & access issues
  - Physical constraints; flooding & contamination
- Phased by 5 or 10 year time periods
- Record on Site Schedule / Database
- Record Clear Reasons for discounting:  
**TRANSPARENCY**

**‘CONSTRAINED’ CAPACITY OF THE SITE  
SPECIFIC SOURCES**

## Outputs



- Reporting
- Mapping
- Design Analysis
- Site Schedules
- Estimate of Capacity
- Phased by period

## Some Key Questions



- What is the Members position regarding:
  - The identification of backgardens and garage courts
  - The identification of car parks
  - Re-use of employment land
- Provide feedback to Officers



**'Intensification': Back Gardens  
Warnford Gardens, Maidstone, Kent**



**'Intensification': Back Gardens  
Coniston Court, Lightwater, Surrey**



## Town centre car parking

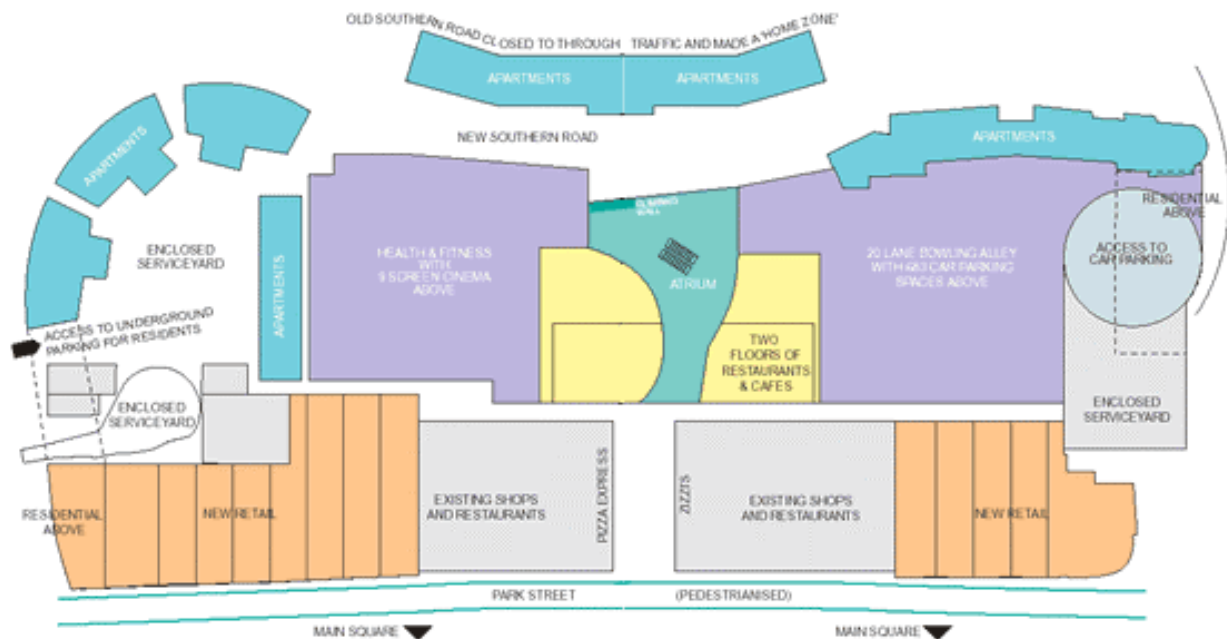


- The Centrium, Woking, Surrey
- Built on former station car park
- Comprises 288 dwelling units



- Park Street Car Park, Camberley, Surrey
- Mixed-use development on publicly owned town centre car park
- Comprises 218 units (of which 55 are affordable)

## Town centre car parking



- Mixed use development
- Including 218 dwelling units
- Of which 55 are affordable



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