



Dacorum BC, Three Rivers DC and Watford BC

Urban Capacity Studies

Final Report: Volume 1

January 2005

Llewelyn Davies
in association with
ATIS REAL Weatheralls



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Our findings are presented by authority in Sections 7 – 9 and summarised in section 1.4.2. In short, we estimate that the potential exists to provide **16,664** new dwellings in existing built-up areas across the study area over the period 2001 – 2021.

Any urban capacity assessment though, is, by definition, a snapshot in time. Such studies can be used as a proactive planning tool by the Councils to bring forward sites for development through their LDF. However, some of the sites identified will not come forward in time for whatever reason. Equally, other un-identified sites will. In our experience, these will generally balance each other out. The findings of the study should therefore be considered as part of any policy review and reviewed to test the assumptions underlying the estimates and to monitor the progress of the identified sites over time.

1 Introduction

1.1 Purpose of the Study

This is the final report of a study commissioned to estimate the housing potential in the boroughs of Dacorum and Watford, and the district of Three Rivers. The study was undertaken by Llewelyn Davies in association with ATIS REAL Weatheralls on behalf of a client group comprising the three authorities.

The study was commissioned to provide supporting technical work to inform the preparation of Development Plan Documents as required under the new planning regulations. It was jointly commissioned by the three Councils to ensure a consistent approach.

The study looks forward over the timeframe to 2021 in line with the emerging regional guidance for the East of England. Indeed, the study was undertaken against a background of concerns about the impact of new housing development on greenfield sites, and a rapidly evolving national and regional planning policy agenda. Its focus is on quantifying the land and buildings within the existing settlement boundaries to accommodate additional housing. Indeed, the brief for the study stated:

'While the underlying objective for the urban capacity work is to enable the authorities to minimise the use of Greenfield sites for future residential and other development, the study must make a realistic assessment of likely urban opportunities, avoiding town cramming' (Para 2.2, Consultants Brief).

A key thrust of current planning policy is that in meeting housing requirements, priority must be given to the re-use of previously developed land. The Government has set a national target: by 2008, 60% of all new housing should be provided on previously developed-land and through conversions of existing buildings.

The requirement for an up-to-date urban capacity study was set out in the revised PPG3 (Housing) published in March 2000, which states that *"... in order to establish how much additional housing can be accommodated within urban areas and therefore how much greenfield land may be needed for development, all local planning authorities should undertake urban housing capacity studies"* (paragraph 24).

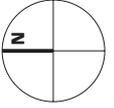
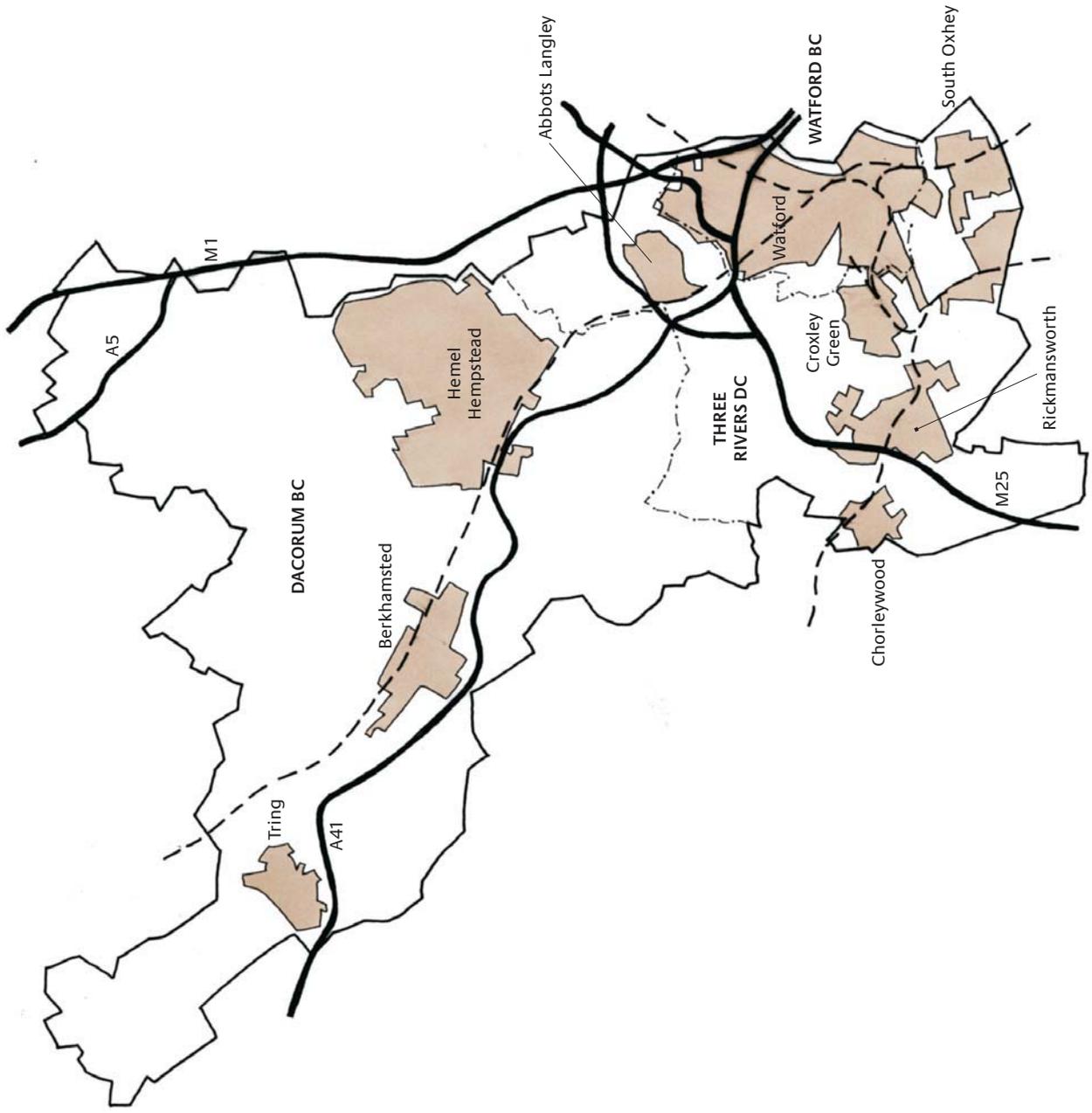
1.2 The Study Area

Three studies were carried out simultaneously in Dacorum, Three Rivers and Watford, ensuring a consistency of approach between the three. The study sought to identify sites and buildings with the potential for new housing development in the main towns and urban areas within the study area (Figure 1.1 and Table 1.1). It also sought to assess the potential from a range of other 'non-physically' identifiable sources such as the potential from conversions and LOTS (living over the shop).

The three districts are very different in character: Dacorum is dominated by the new town of Hemel Hempstead but also includes a number of smaller, and older, settlements, such as Berkhamsted. Watford is very urban in nature and Three Rivers very suburban. In total, the capacity study has assessed the potential in eighteen settlements of varying sizes across the study area. The importance of identifying potential within these settlements is underlined by the extent of the Metropolitan Green Belt around London, which covers much of the study area. Any Greenfield sites needed to meet the housing requirement would be likely to require a greenbelt boundary change.

Dacorum Borough Council Area

The main settlement in the Borough is Hemel Hempstead; a new town built around the neighbourhood concept. Large areas of open land run through the town and these form an important part of its new town character. The other major settlements are Berkhamsted and Tring. Berkhamsted is an historic town with a large conservation area. Tring is a smaller, more rural market town.



1.3 Overview of Study Approach

Towards the end of 2000, the DETR (now ODPM) published guidance¹ to encourage better practice in the preparation of housing capacity studies. This document, *'Tapping the Potential'*, identifies four stages to capacity assessment:

- 1 Identifying sources of capacity;
- 2 Surveying the capacity;
- 3 Assessing the yield; and
- 4 Discounting the potential.

While *Tapping the Potential* does not prescribe a national methodology for capacity studies there is a clear expectation in PPG3 that authorities should have regard to the principles set out in the guide when undertaking capacity studies.

Tapping the Potential confirms that the starting point for any capacity study should be a survey of the area to explore the potential within each source. Surveying the study area can take a number of forms:

- **Comprehensive Surveys** of the whole study area to map and record all sites, which can then be put on a data-base and tracked for future reference;
- **Priority Area Studies** focus on areas which are most likely to yield housing capacity and/or where increased housing would meet policy objectives, such as in town centres or close to public transport; and
- **Typical Urban Area (TUA)** studies involve dividing the study area into "homogenous character" case study areas, determined upon the basis of land use, character, housing density and age. The capacity of an area is then calculated by surveying a number of sample areas and then applying the findings of these sample surveys to the remaining areas of the same character type.

The studies for Dacorum, Three Rivers and Watford followed a 'hybrid' approach, combining Priority Area Studies and Comprehensive Surveys. Central to the philosophy of our approach has been to seek to identify as many of the physically identifiable opportunities for new housing as possible as this avoids many of the grossing-up assumptions inherent in the TUA approach.

The approach was to identify all land and buildings with housing potential and then to discount on the basis of detailed analysis. A number of sources of capacity are outlined in *Tapping the Potential*. If a robust study is to be produced then all of these sources should be examined, although in practice there is considerable overlap between these sources. In summary these are:

- review of existing housing allocations;
- review of land and buildings allocated for other uses;
- vacant land not previously developed;
- previously developed vacant and derelict land and buildings (non housing);
- the intensification of existing areas;
- redevelopment of existing areas of housing;
- redevelopment of car parks;
- subdivision of existing housing;
- potential of living over retail units;
- empty homes; and
- conversion of commercial buildings to residential use.

The first seven of these can be identified through site surveys and are referred to as the physically identifiable sources. The remaining four sources are more difficult to estimate as they are not easily identifiable. As such, these are referred to as the other or non-physically identifiable source types.

Tapping the Potential requires that each of these sources is surveyed to identify the potential (unconstrained) yield and then for this to be discounted to identify the

¹ DETR, December 2000, *Tapping the Potential – Assessing Urban housing Capacity: Towards Better Practice*

available potential. A key principle is that studies should not discount potential in an arbitrary way during the survey. The approach should be to identify all land and buildings with housing potential and then to discount on the basis of detailed analysis. The approach can be summarised as following three stages:

- **Stage 1: Identifying the Potential** – Site surveys based on urban character areas recording initial appraisals of sites.
- **Stage 2: Exploring the Potential** – Stocktaking of all sites identified based on the acceptability, in principle, of development for housing in line with PPG3 objectives. On the basis of this process sites are either ‘Accepted’ or ‘Rejected’ for the purposes of the study with design work applied to those sites which are ‘Accepted’.
- **Stage 3: Delivering the Potential** – Analysis and phasing of sites including an assessment of their viability and deliverability.

An important element in the Study is case study design analysis which assists in calibrating the implications of the different policy scenarios in terms of density and car parking policies etc. Nineteen sites were selected for case study design analysis. The densities achieved for these sites under each scenario have been used as the basis for assessing the potential of the other identified sites. The work of ATIS REAL Weatheralls has sought to assess the costs and values associated with developing these sites. This viability exercise forms a basis for categorising the sites into periods of deliverability.

1.4 Summary of Findings

1.4.1 Physically-identifiable sources

The study sought to assess the potential from both the physically identifiable and non-physically identifiable source types. In total, the survey work identified 1,978 sites for consideration. 647 of these were considered suitable for design analysis and viability assessment, informing the discounting and phasing process. The study estimates that there is the potential to deliver **12,087** new homes through this source across the three boroughs in the period 2004 - 2021. This is broken down as:

Dacorum BC:	4,016 dwellings
Three Rivers DC:	1,931 dwellings
Watford BC:	6,140 dwellings

1.4.2 ‘Small sites’

Due to the nature of the areas surveyed and the size of the sites, many of these were assumed to have a potential dwelling capacity below five units. It is not possible to identify all of the small sites across the three areas and we have therefore based our estimates of potential from these sites on completion rates achieved since 2001 (i.e. post publication of PPG3). The potential capacity from the small sites is estimated to be **1,819** units over the period 2004 - 2021. This is broken down as:

Dacorum BC:	544 dwellings
Three Rivers DC:	646 dwellings
Watford BC:	629 dwellings

1.4.3 Non-physically identifiable source types

The study also assessed the potential from non-physically identifiable sources, such as the conversion and reuse of empty buildings. This comprises a much smaller amount of potential, reflecting the inherent difficulties associated with these source types and the assumptions underlying the calculations. The potential capacity from these source types is estimated to be **252** units over the period to 2021. This is broken down as:

Dacorum BC:	129 dwellings
Three Rivers DC:	15 dwellings
Watford BC:	108 dwellings

1.4.4 The total potential

The vast majority of potential derives from the physically identifiable sites. Dacorum and Watford also display higher amounts of potential than Three Rivers, reflecting the mix of sites across the boroughs and, in particular, the suburban characteristics of the Three Rivers district.

Including the number of completions achieved in the three authorities over the period 2001 – 2004², it is estimated that the potential exists to accommodate **16,664** dwellings across the three authorities in the time period to 2021. This is broken down as:

Dacorum BC:	5,994 dwellings	(including 1,305 completions 2001 – 2004)
Three Rivers DC:	3,328 dwellings	(including 736 completions 2001 – 2004)
Watford BC:	7,342 dwellings	(including 465 completions 2001 – 2004)

1.5 Overview of this Report

The study is presented in four volumes. These are:

Volume 1: Final Written Report;

Volume 2: Design Exercises;

Volume 3: Site Schedules; and

Volume 4: Mapping.

This report comprises Volume 1: Final Written Report. It is presented in nine further sections:

Section 2 provides an overview of other studies that have been undertaken and which have informed the capacity assessments. It discusses the emerging regional planning guidance for the East of England and the implications of this on the study area. It also presents a set of population and household projections;

Section 3 presents the study methodology;

Section 4: provides an overview of the design case study work undertaken to generate the estimates of capacity and the principles behind the design work;

Section 5 sets out our approach to viability and the phasing of sites into different periods of deliverability;

Section 6 presents our approach to the other, non-physically identifiable source types;

Sections 7 - 9 present the capacity estimates for Dacorum, Three Rivers and Watford respectively; and

Section 10 establishes a framework for monitoring the supply

In addition, the Annex presents information on recent housing developments across the three authorities which have informed the viability exercise.

² Based on monitoring of completions by Dacorum BC and Herts CC (for Three Rivers DC and Watford BC)

Draft Policy SS2 sets out the overall approach to the spatial strategy. Urban areas are the main focus for development (and redevelopment) in the region. Key centres include Hemel Hempstead and Watford. And in line with national guidance, draft Policy SS4 states that *'at least 60% of all new development in the region will take place on or using previously developed land or buildings'*. This also needs to be read in conjunction with draft policy H3 which encourages joint working, stating that *'housing land provision and policy frameworks in adjoining local authorities should be planned to ensure that a sub-regionally consistent approach is adopted that does not allow urban renaissance to be undermined by the early release of Greenfield land in neighbouring areas'*.

2.4 Population and Household Growth

At the same time as setting out the housing requirements for the period to 2021 it is useful to understand these in the light of population projections and household sizes.

Table 2.1 shows population and household numbers in 1991 and 2001 for the three authorities set against Hertfordshire as a whole, the East of England and South East regions. The figures show that the population has grown, as has the number of households. However, the decline in the average household size (from 2.53 in 1991 to 2.43 in 2001 for Hertfordshire) shows that the household growth rate has been faster than that of population i.e. more households have been created.

The table also shows the change in population and households since 1991 in percentage terms (illustrated in Figure 2.1). Household growth in Hertfordshire and the East in general has been higher than the South East, with Three Rivers District showing the greatest increase at 10.9%.

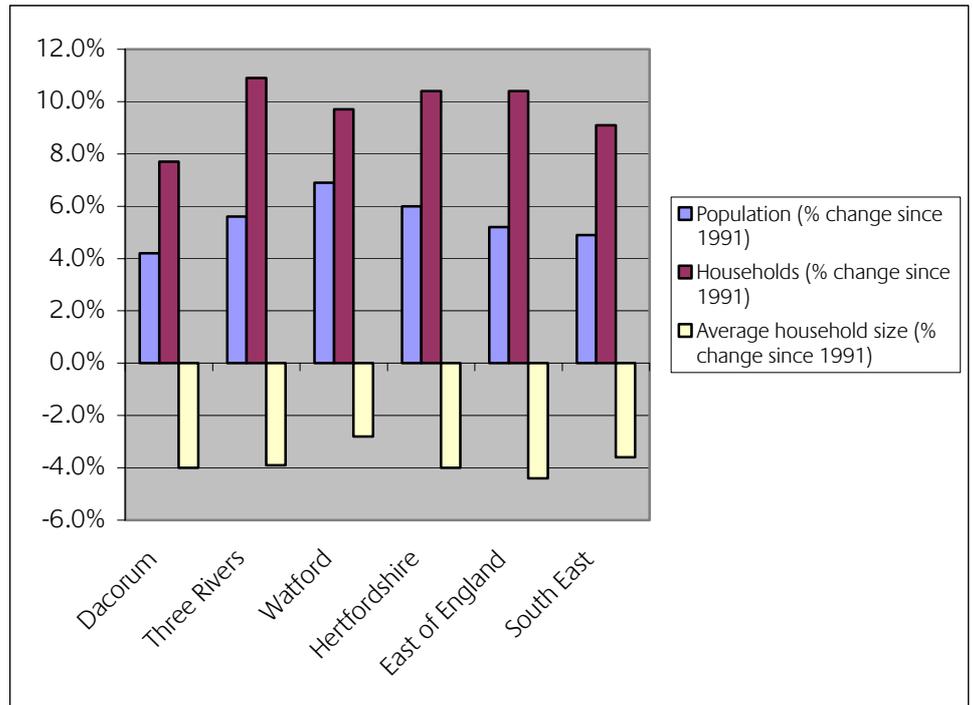
Table 2.1: Population and Households Change, 1991 - 2001

		Dacorum	Three Rivers	Watford	Herts.	East of England	South East
Pop'n (000s)	1991	132.2	78.5	74.6	975.8	5,121.0	7,629.0
	2001	137.8	82.8	79.7	1,034.0	5,388.0	8,000.1
	Change	5.6	4.3	5.1	58.1	267.0	371.5
	% change	4.2	5.6	6.9	6.0	5.2	4.9
H/holds (000s)	1991	51.9	30.2	29.5	380.9	2,025.0	3,019.0
	2001	55.9	33.4	32.4	420.7	2,235.0	3,295.0
	Change	4.0	3.3	2.9	39.8	210.0	276.0
	% change	7.7	10.9	9.7	10.4	10.4	9.1
Average h/h size	1991	2.53	2.55	2.50	2.53	2.52	2.52
	2001	2.43	2.45	2.43	2.43	2.41	2.43
	Change	-0.1	-0.1	-0.07	-0.1	-0.11	-0.09
	% change	-4.0	-3.9	-2.8	-4.0	-4.4	-3.6

Source: ONS

Note: Numbers may not add due to rounding

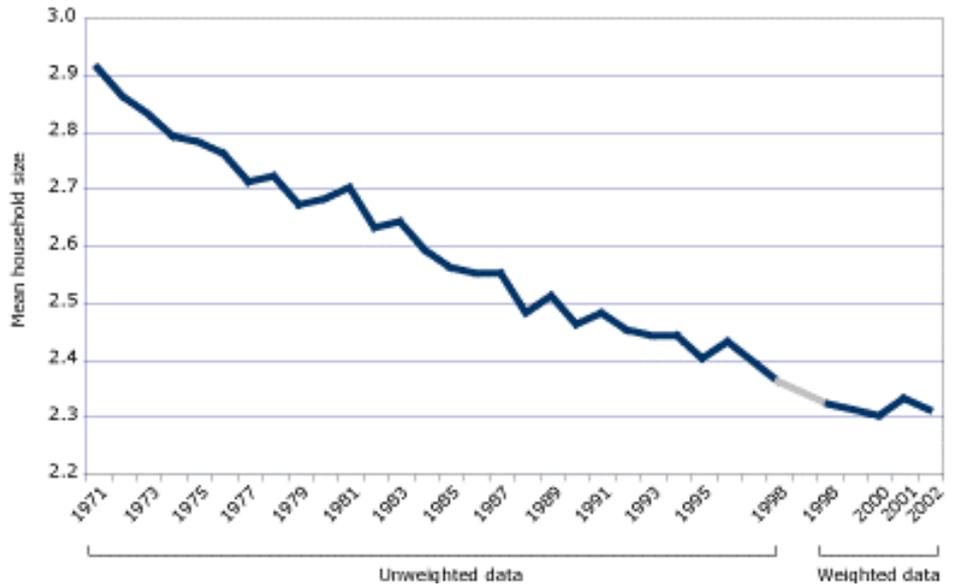
Figure 2.1: Population and households change since 1991



Source: ONS

The pattern from 1991 to 2001 has thus been one of growing population and household figures, but a decline in the average household size. This reflects trends that have been occurring countrywide. The 2002 General household Survey undertaken by the Office of National Statistics shows that the average household size has fallen from 2.91 persons in 1971 to 2.31 persons in 2002 (Figure 2.2).

Figure 2.2: Average household size in Great Britain, 1971 - 2002



Source: ONS

This pattern is set to continue. Tables 2.2 and 2.3 show, respectively, population projections to 2010 and household projections to 2021. These are represented graphically in Figure 2.3. Although these figures are not precise forecasts, they do provide a useful indication of what may happen should assumptions about future migration, fertility and mortality etc be realised. The growth figures for the study area are lower than those for the region as a whole, but they do however envisage continued population growth and an increasing need for new housing. With household sizes falling though, there will be a particular need to provide housing for smaller

households. This does not necessarily mean that all housing provision is for small units though as smaller households do not automatically translate into smaller living space.

Table 2.2: Population projections 2001-2010

	Population: 2001	Population: 2006	Population: 2008	Population: 2010	Percentage change: 2001-2010
Dacorum	138.2	141.3	142.6	143.9	4.6
Three Rivers	90.5	91.3	91.7	92.3	2.1
Watford	82.5	86.3	87.8	89.3	9.1
Hertfordshire	1,056.70	1,085.40	1,097.00	1,108.70	5.5
E. of England	5,495.8	5,661.2	5,724.7	5,787.9	6.0
South East	8,175.20	8,450.40	8,557.70	8,664.40	6.8

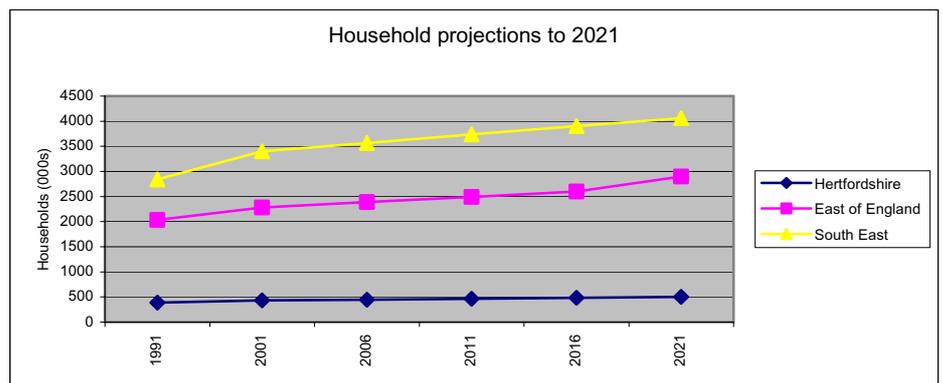
Source: ONS

Table 2.3: Household projections 2001-2021

	2001	2006	2011	2016	2021	2001- 2021
Hertfordshire	430	447	464	482	499	+69
% change		4	4	4	4	16
E. England	2,284	2,388	2,494	2,602	2,901	+617
% change		5	4	4	11	27
South East	3,403	3,567	3,735	3,905	4,060	+657
% change		5	5	5	4	19

Source: ODPM

Figure 2.3: Household projections to 2021



Source: ODPM

In summary, population levels and household numbers have been increasing, both at the county level and across the study area. However, the number of households have been increasing at a higher rate than population, meaning that household sizes have been decreasing. This reflects national trends and is expected to continue. There is thus a need to provide new housing, particularly to address the growing number of smaller households being formed.

3 Study Method

3.1 Overview

As the introduction to this report has highlighted, recent years have seen important developments in the Government's policy approach to planning for new housing. The key features of the new approach are:

- a capacity based approach to the identification of opportunities for new housing;
- a sequential approach to the allocation of land for housing with greenfield land only being released when the opportunities for re-using previously developed urban land and buildings have been exhausted;
- an integration of housing development with wider policy objectives of sustainable development and urban renaissance;
- a pro-active urban management approach to bringing forward important brownfield sites for development; and
- a creative design-led approach to making the most of urban sites for housing.

Three aspects of the approach are of fundamental importance:

- **Relating the analysis of urban housing potential to accessibility to public transport and local facilities.** Locating new housing within walking distance of facilities and public transport can reduce residents need to rely on the car for all trips. It can also provide the opportunity to reduce the amount of space that needs to be given over to the car and hence contribute to denser more urban forms of housing development.
- **Taking a long term and imaginative view of the potential for new housing.** Surveys to identify land with potential for housing cannot be constrained by issues of immediate land availability, development viability or planning policy. Surveys must therefore look beyond sites that are currently vacant to include those that may become suitable in the future, particularly under-used sites. It is only by undertaking such an unconstrained assessment that the full potential for housing can be identified and consideration given to the mechanisms needed to unlock it.
- **Using a design-led approach to explore the potential of individual sites for housing.** The Sustainable Residential Quality (SRQ) approach (endorsed by both PPG3 and Tapping the Potential) advocates a design-led approach which seeks to achieve a high standard of design and amenity through a design approach which responds to the unique characteristics of each site and its surrounding context rather than by applying generalised planning standards.

3.2 The Key Stages

The following section describes the method used in assessing the housing potential of the built-up areas across the study area (see Table 1.1). The approach is illustrated in Figure 3.1.

3.2.1 Stage 1

Task 1: Developing the Methodology

The first step was to develop and refine our outline methodology in discussion with the Council, ensuring conformity with *Tapping the Potential*.

Comments were invited from interested stakeholders in the area on our approach. 402 letters were sent out, utilising the HBF's eastern region membership database, records of all companies known to have submitted residential planning applications or representations to the respective Local Plans of the three authorities over the last few years, and all those companies known to be based in the local area. In addition to this,

all Parish Councillors were contacted. Respondents included, amongst others, developers, agents and consultants operating in the study area.

This consultation process invited comment on our approach and also gave respondents an opportunity to suggest sites for inclusion in the study. 21 responses were received, comprising a response rate of just five percent.

In addition to this a seminar was held for Council members. This introduced the purpose of the capacity study, why it needed to be undertaken and the approach to be followed. This was set in the context of the new planning procedures and the emerging spatial strategy for the East of England region.

Task 2: Information Collection & Desk Review

In parallel to the consultation process, digital mapping was obtained from the Council as a basis for the desk-based review and field-work. Relevant documentation including the local plans for all three authorities were reviewed.

Potential sites were identified through the desk-based review of the mapping, documentation and through the consultation process with interested parties as set out above in Stage 1. These sites were highlighted on the map base to ensure they were surveyed during the course of the field-work.

Other potential housing sites within the urban areas (such as apparent gap sites, backland areas etc.) were also identified.

Task 3: Identification of Potential Housing Sites

The systematic identification of sites with housing potential was then undertaken. This was conducted at two levels:

- 1 Detailed 'forensic' surveys on a street-by-street basis of the town centres and their ped-sheds, being those areas which typically have a large amount of potential to accommodate additional dwellings; and
- 2 A less detailed, but still systematic analysis of other areas, including visits to each of the sites and areas identified from the desk review of mapping together with a general examination of other areas.

The survey work sought to identify all potential housing sites adopting an unconstrained approach i.e. it explicitly avoided discounting sites during the survey process.

The output from this stage was a set of settlement maps recording the identified sites and supported by a schedule setting out basic site information.

The survey work identified **1,978** sites in total across the three authorities. This is broken down as:

Dacorum BC:	952 sites
Three Rivers DC:	458 sites
Watford BC:	568 sites

Task 4: Initial 'Stocktaking' of Identified Potential

Deciding which of the identified sites should be promoted for housing was a crucial stage in the Study.

As the survey work adopted an inclusive approach to the identification of sites and buildings with potential for housing it inevitably resulted in the identification of some sites where housing would not be considered desirable. Stocktaking is concerned with sieving out these sites and removing those where it is considered that housing development would be undesirable in policy terms. This was done on the basis of site visits, discussions with Council Officers and professional judgement.

come forward at higher densities and, equally, others at a lower density. The midpoint allows for this balance. The 'unconstrained' level of capacity is estimated to be **17,916** dwellings across the three authorities. This is broken down as:

Dacorum BC:	3,358 – 5,400 dwellings	(Mid point: 4,379 dwellings)
Three Rivers DC:	1,633 – 2,464 dwellings	(Mid point: 2,049 dwellings)
Watford BC:	7,930 – 15,048 dwellings	(Mid point: 11,488 dwellings)

Task 7: Research other Sources of Housing Capacity

In addition to estimating the sites that have been highlighted through the survey work it is also critical to examine the hidden potential that may exist in other sources which cannot be readily identified through site surveys. *Tapping the Potential* underlines the significance of these other sources, when the intention is to assess an authority's total urban housing capacity – as PPG 3 requires – then it is important to ensure that all potential sources of housing capacity are examined.

Therefore, in parallel with the survey work described above we have, in discussion with Council Officers, reviewed data on other sources of housing capacity which is not identified by the surveys, i.e.: the non-physically identifiable sources. This has included information on empty homes, data on past rates of conversion of houses into flats and small scale residential infilling. This review has provided the basis for making assumptions about the degree to which these sources can add to the capacity identified by the surveys.

These estimates and the assumptions underlying the calculations are presented in section 6. In short, it is estimated that the potential from these sources amounts to **252** dwellings.

3.2.3 Stage 3

Task 8: Discounting

The application of the design exercises to the physically identifiable sites and the use of other data to identify potential sources of dwelling capacity enabled an 'unconstrained' housing capacity figure to be estimated. This was then subjected to market analysis and viability assessment in line with the discounting process as set out in *Tapping the Potential*.

Tapping the Potential recognises that discounting is one of the most problematic areas of urban capacity studies as it is an inherently judgmental process. The approach we have used to discounting is in line with the guidance given in *Tapping the Potential* and we would agree that the process should not be limited by expectations based on past performance. In particular discounting should reflect the objectives set out in PPG 3, specifically, the need to maximise the re-use of previously developed land and empty properties and the conversion of non-residential buildings for housing. In summary, the underlying aim of the discounting process is to identify the level of capacity that is likely to be realistically achievable within the new framework set by PPG 3.

This exercise formed the basis for phasing the identified sites into periods of deliverability and enabling a 'constrained' capacity figure to be estimated, reflecting a realistic level of dwelling potential within the urban areas surveyed. This process removed sites considered unviable and unattractive in market terms. It also removed those sites where the capacity was estimated to be fewer than five dwellings to avoid double counting (see stage 9 below). A second stocktaking session was held with Council Officers at this stage to review the assumptions⁵ and to move sites into different periods of deliverability as appropriate based on more detailed site knowledge.

Tapping the Potential notes that those studies that have involved a thorough survey approach and assessed capacity through design-led exercises are likely to be discounted less than those using a TUA or density multiplier approach. In our assessment, **246** sites were discounted at this stage, broken down across the three authorities as:

⁵ utilising the viability exercise undertaken by ATIS REAL Weatheralls – see section 5

Dacorum BC:	187 sites accepted	(132 sites discounted)
Three Rivers DC:	80 sites accepted	(44 sites discounted)
Watford BC:	134 sites accepted	(70 sites discounted)

Further details of the approach taken to the viability exercise and discounting process are set out in Section 5.

Task 9: 'Constrained' Capacity Estimate

Following the discounting and phasing process the capacity estimates can be calculated for the three authorities. These are presented in four phases, each of five years, covering the period to 2021. This approach follows the expectation in PPG3 which states that local authorities:

'should manage the release of sites over the plan period in order to control the pattern and speed of urban growth, ensure that the new infrastructure is co-ordinated with new housing development and deliver the local authority's recycling target' (PPG3, paragraph 33).

Based on a mid-point between the two case-study scenarios the constrained estimate of capacity is calculated to be 12,087 dwellings. This is broken down by authority and phasing period in Table 3.1 below:

Table 3.1: Summary of 'constrained' capacity estimates

	2004 - 06	2006 - 11	2011 - 16	2016 - 21	Total
Dacorum BC	451	1,423	1,222	921	4,016
Three Rivers DC	759	546	379	247	1,931
Watford BC	983	2,074	1,167	1,917	6,140
Total	2,193	4,043	2,768	3,085	12,087

NB: Numbers may not add due to rounding

It is interesting to note that after the level of potential is estimated to be lower in the later time periods (than that in the period up to 2011). This could point to urban capacity diminishing over time due to a strong housing market. Equally, it could be because it is easier to identify redundant sites which may have the potential to come forward in the earlier stages, whereas the intentions of land owners on other active but potential sites are more difficult to determine. Either way, this highlights that urban capacity is a snap-shot in time and the importance that should be attached to on-going monitoring of the sites and the assumptions underlying these.

The first period in the capacity study runs from 2004 – 2006. The earlier part of this period (2001 – 2004) is made up of completions achieved in the three authorities prior to the capacity study commencing. These total **2,506** dwellings, broken down as:

Dacorum BC:	1,305 dwellings
Three Rivers DC:	736 dwellings
Watford BC:	465 dwellings

The capacity estimates for the period 2004 – 2021 exclude all of those sites where the potential capacity is estimated to be less than five dwellings. The purpose of this is to avoid 'double-counting'⁶; an estimate of the potential from these smaller sites has been derived from analysis of recent completions. This provides for a total of **1,819** dwellings over the remainder of the period (2004 – 2021), equating to an annual average over the three authorities of 107 dwellings. This can be broken down as:

Dacorum BC:	544 dwellings
Three Rivers DC:	646 dwellings
Watford BC:	629 dwellings

⁶ The capacity study didn't actively seek to identify all small sites, although inevitably it did pick up and record a number of sites where the potential was assumed to be less than five dwellings. These were removed from the final capacity estimates to avoid double counting when generating an estimate based on recent completions. In total, 106 'small sites' were identified, with an estimated potential for some 276 dwellings.

To this figure can be added the potential from the non-physically identifiable source types. The potential from these sources is calculated to be **252** dwellings, broken down as:

Dacorum BC: 129 dwellings
 Three Rivers DC: 15 dwellings
 Watford BC: 108 dwellings

These figures are broken down in more detail in Sections 7, 8 and 9, which set out the capacity estimates for the three authorities.

Adding these figures together we arrive at the capacity estimates for the three boroughs. Phased by periods of deliverability, these are:

Table 3.2: Summary of capacity estimates by phasing period

	Dacorum	Three Rivers	Watford	Total
2001 - 2004 (completions)	1,305	736	465	2,506
2004 - 2006	530	836	1,070	2,436
2006 - 2011	1,621	741	2,291	4,653
2011 - 2016	1,420	573	1,384	3,377
2016 - 2021	1,119	441	2,133	3,693
Total	5,994	3,328	7,342	16,664

NB: Numbers may not add due to rounding

Task 10: Monitoring Framework

In line with Government guidance set out in PPG3 and its daughter documents, options for monitoring and updating the Urban Capacity study have been researched. It is recommended that a development pipeline model be established showing the status of the identified sites; those sites currently under construction or with planning permission should appear at the top of the pipeline, those sites where no progress has been made and which are phased in later time periods appearing at the bottom of the pipeline. As the status of a site changes its movement through the pipeline model can be tracked. This can then be used to track completions against housing requirements.

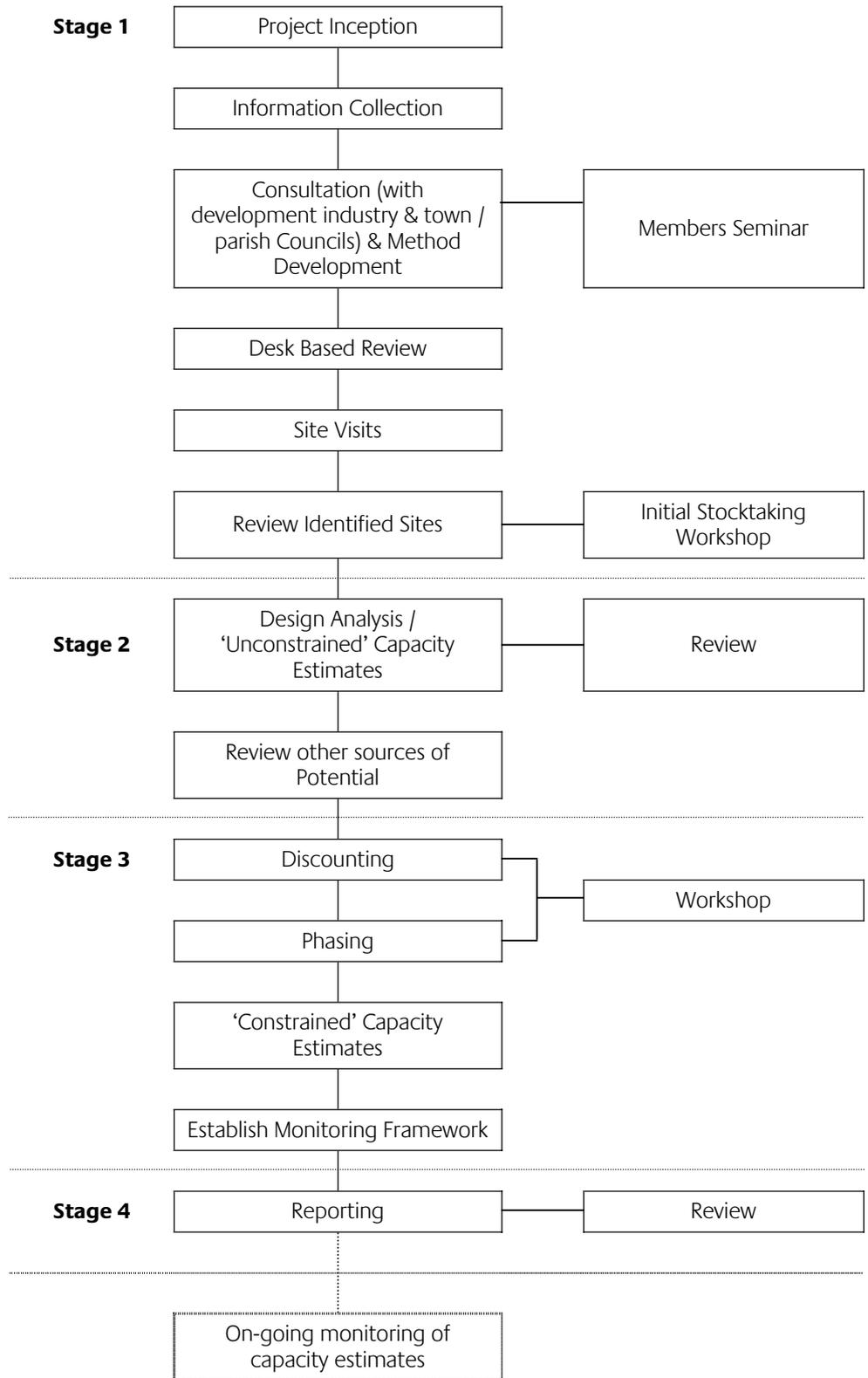
This is presented in more detail in Section 10.

3.2.4 Stage 4

Task 11: Reporting

The last stage in the process is the reporting of the study findings, as presented within this document and the associated volumes containing the site schedules, mapping and design exercises.

Figure 3.1: Study Method / Flow Chart



4 Exploring Potential Through Design

4.1 Introduction

This Section sets out the design approach which the Study took towards the development of residential and mixed use schemes. It explores the potential of the built-up areas through indicative solutions prepared for a selection of sites.

The purpose of the work was to explore the types of design solution which could lead to the creation of sustainable, high quality residential, town centre and local centre environments. The densities achieved by these schemes were used later in the study to inform estimates of the potential of other opportunities.

It should be made clear that the sites illustrated were selected to provide a cross section of the sites identified by the study. They are not intended to imply that the Council favours these sites over others. The analysis is merely intended to illustrate how a design-led approach might be applied in the study settlements, providing a meaningful basis for assessing urban potential.

4.2 Site Selection

In selecting sites, the study team sought to choose sites which were representative in terms of:

- **site location:** the selection included sites within the ped-sheds (the ten minute walk-in catchments) of the town centres in the study area as well as sites in less accessible locations;
- **site typology and size:** the sites selected range from small infill plots to large sites with a range of previous and neighbouring uses; and
- **design issues:** each site provided an example of how to address particular challenges in terms of urban design.

4.3 Design Approach

As set out in section 3.2.5 above, two scenarios were developed on each of the case study sites. In accordance with the brief for the study, one scenario (A) reflects current planning policies and design standards as set out in the Local Plans, with the second scenario (B) looking to design to unlock higher densities and attractive living environments. The two scenarios are sufficiently distinct in order to illustrate the policy choices in terms of developing design standards and in indicating the lower and upper ends of housing potential.

The design principles for the study of urban potential for housing are set out below. These build upon the principles contained in the series of Sustainable Residential Quality (SRQ) documents⁷. SRQ is an approach used to assess the potential for residential development. It was pioneered by Llewelyn Davies through the work undertaken for a client group comprising the DETR (now the ODPM), LPAC (London Planning Advisory Committee – now subsumed within the GLA), the Housing Corporation, London Transport, GOL (Government Office for London) and GOSE (Government Office for the South East) between 1997 and 2000. This work is endorsed both in PPG3 and Tapping the Potential. In summary there are six key principles of SRQ:

- 1 Intensifying the use of urban land and buildings while maintaining and enhancing environmental quality;
- 2 Encouraging long term quality in new housing design;
- 3 Maximising the contribution of new housing development to meeting urban regeneration objectives;
- 4 Creating the greatest possible opportunity for pedestrian access to facilities and transport;

⁷ Sustainable Residential Quality: New Approaches to Urban living (1997), Sustainable Residential Quality: An Approach and Method Statement (1999) and Sustainable Residential Quality: Exploring the Housing Potential of Large Sites (2000)

4.4 Case Studies

The case studies are presented within Volume 2 of the Study. The densities achieved under these exercises are summarised in Table 4.1 below.

Table 4.1: Densities obtained through case study design analysis (in du/ha)

No.	Site Ref.	Address	Density*	
			Scenario A	Scenario B
1.	APS 5	London Road, Hemel Hempstead	41	120
2.	APS 9	London Road Gas works, Hemel Hempstead	34	61
3.	BOV 17	Hyde Meadows, Bovingdon	41	69
4.	BW 9	Rear of Edgeworth House, High Street, Berkhamsted	5 ^A	9 ^A
5.	CH 30	Dowling Court, Hemel Hempstead	38	63
6.	GH 51 / 52 / 53	Stevenage Rise, Grove Hill, Hemel Hempstead	24 ^A	44
7.	HSP 1	Templemead / Church Street, Hemel Hempstead	63	105
8.	HSP 61	Juno Road, Hemel Hempstead	32	50
9.	KL 6	The Nap, Kings Langley	41	95
10.	TC 10	Silk Mill Way, Tring	45	56
11.	CG 8	New Parade, Croxley Green	37	73
12.	CG 20	Parrots Close, Croxley Green	10 ^A	25 ^A
13.	NW 47 & 50	Oxhey Drive/ Henbury Way, South Oxhey	106	142
14.	RW 13	Rear of Arnett Close, Rickmansworth	33	53
15.	CAL 19	Shakespear Street, Watford	42	83
16.	CEN 16	Exchange Road / Market Street, Watford	52	72
17.	LEG 34	Leggatts Campus, Watford	36	67
18.	MER 29	North Western Avenue, Watford	44	85
19.	STA 22	Purbrock Avenue, Watford	45	180

Notes to table:

* Densities are expressed as the number of dwellings units per hectare (du/ha)

A The study identified a number of sensitive sites, where the development potential is limited by a range of factors, including, amongst others, Tree Preservation orders and the need to retain community facilities on site. Case studies were undertaken on three such sites, allowing densities generated to be applied back to other similar sites identified through the study process. The net developable site area is that part of the site where potential exists for development. Case study work, at a density of 30 du/ha or greater has been produced for these areas. This is the net developable site density (see Llewelyn Davies & The Bartlett School of Planning for the DETR, 1998, The Use of Density in Urban Planning), discounting elements such as play areas, streams, mature tree groups and contamination, leaving only that area which will accommodate residential units (and thus be of particular interest to the housebuilder). However, in order to apply these case studies to other similar sites we have generated densities for the net site area, so that the potential of these sensitive sites is not over estimated.

4.5 Three-dimensional studies

Four of the case study sites have been taken forward and presented in three-dimensional sketch form in order to help convey the development forms implied by the design work and the density assumptions adopted by the study. This has been undertaken for the following sites:

- APS 5: London Road, Hemel Hempstead;
- APS 9: London Road Gas Works, Hemel Hempstead;
- BW 9: Rear of Edgeworth House, High Street, Berkhamsted; and
- TC 10: Silk Mill Way, Tring.

These are presented within Volume 2.

5 Viability

5.1 Introduction

The unconstrained estimate of capacity generated during task 6 of the study is based on a number of assumptions, including:

- All of the identified sites will be developed for housing;
- All sites are equally viable; and
- All of the surveyed areas are likely to see uniform levels of implementation and development, i.e.; it does not take into account the affect of regeneration schemes or higher land values that exist around town centres where development may be more likely to occur.

Having obtained the unconstrained estimate of capacity it is necessary to discount this, taking into account the affect of viability.

A viability exercise was therefore undertaken on all of the sites identified and accepted through the initial stocktaking stage of the study. This process utilises a 'Values and Costs Matrix', focussing on the fundamental relationship between the costs of developing a site and the likely values of a completed scheme.

The matrix is used to show those sites which are unlikely to be developed due to a combination of high development costs and low values. At the same time it highlights those sites with low development costs and high values which are likely to be brought forward through the normal workings of the market. Between these two extremes are sites where development may be considered marginal, or where funding support or a pro-active approach to development by the Council may be needed to bring them forward.

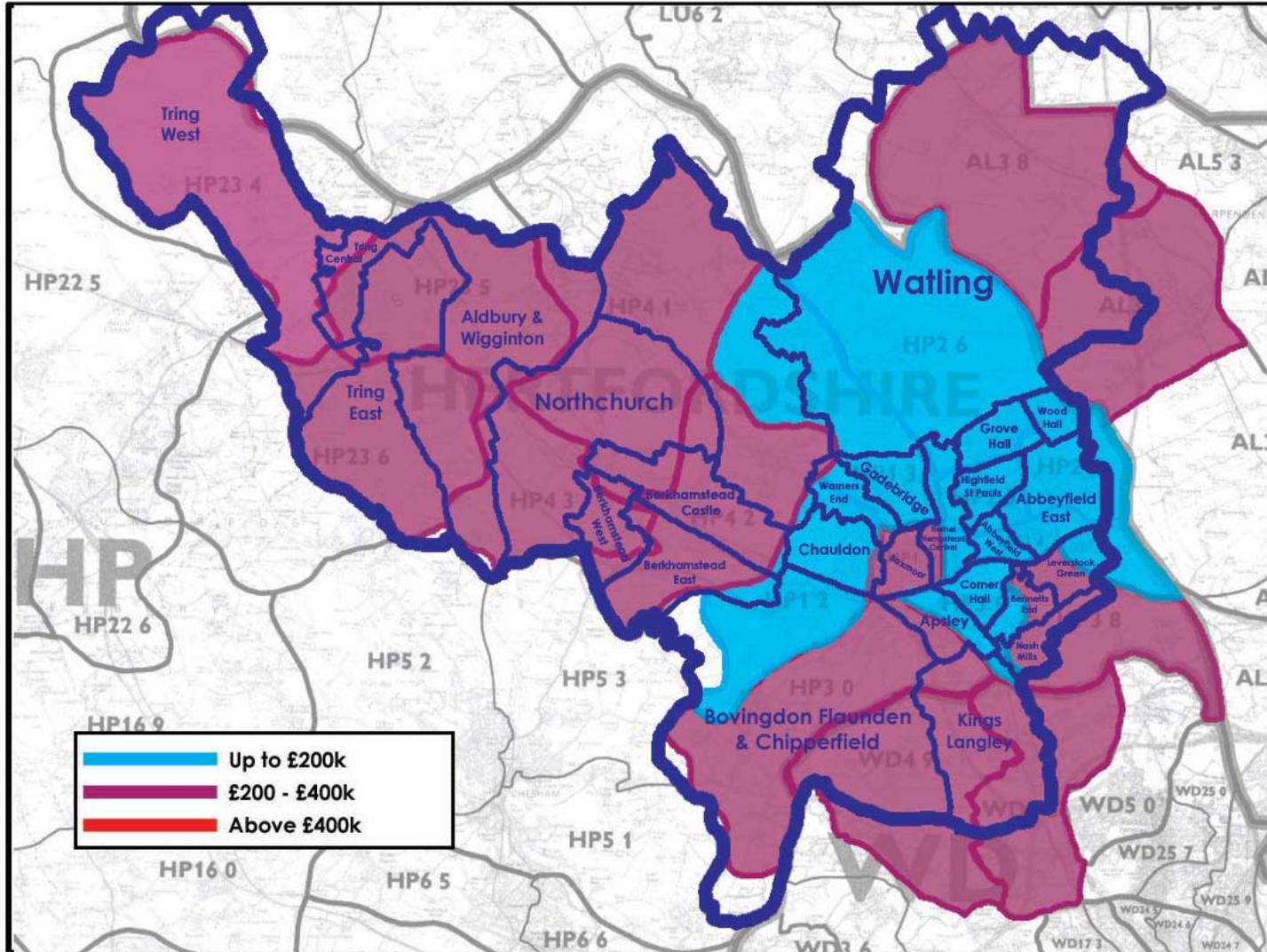
The approach taken is set out in the following sections:

5.2 Value Mapping

HM Land Registry is responsible for keeping and maintaining the Land Register of England and Wales. The database contains value data for every residential transaction in the country since January 1996. As well as recording the transaction price and date, the database identifies the unit postcode into which the transaction falls, and the type of property that was sold.

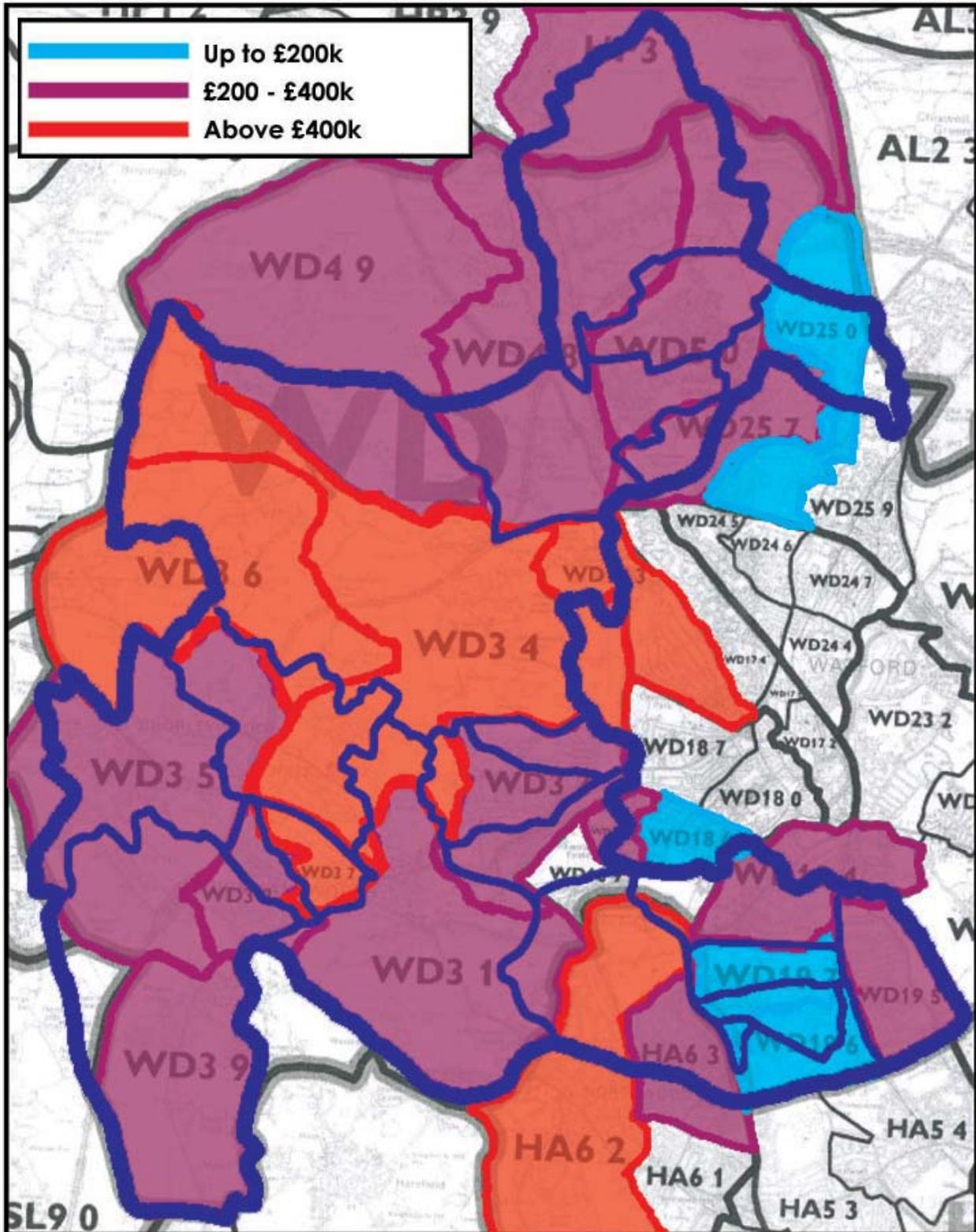
The postcode is often used to support geographical analysis since many different datasets include a postcode reference. The full unit postcode (for example WC2A 1LT) is an alpha-numeric reference which can be broken down into a number of different components. The transaction values that are publicly available from the Land Registry are published at 4-digit postcode.

Having established a value map across the three boroughs (see figures 5.1 – 5.3) we developed a clear understanding of those areas that were traditionally high value areas and those of lower value. In parallel we have developed a schedule illustrating new build developments which are under construction or have recently been completed across the three boroughs (see the annex to the rear of this document). This has proved beneficial in understanding the type of development occurring in separate locations (e.g. a trend towards flats, mews housing or detached housing) and the anticipated future development of the appraisal sites.

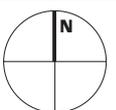


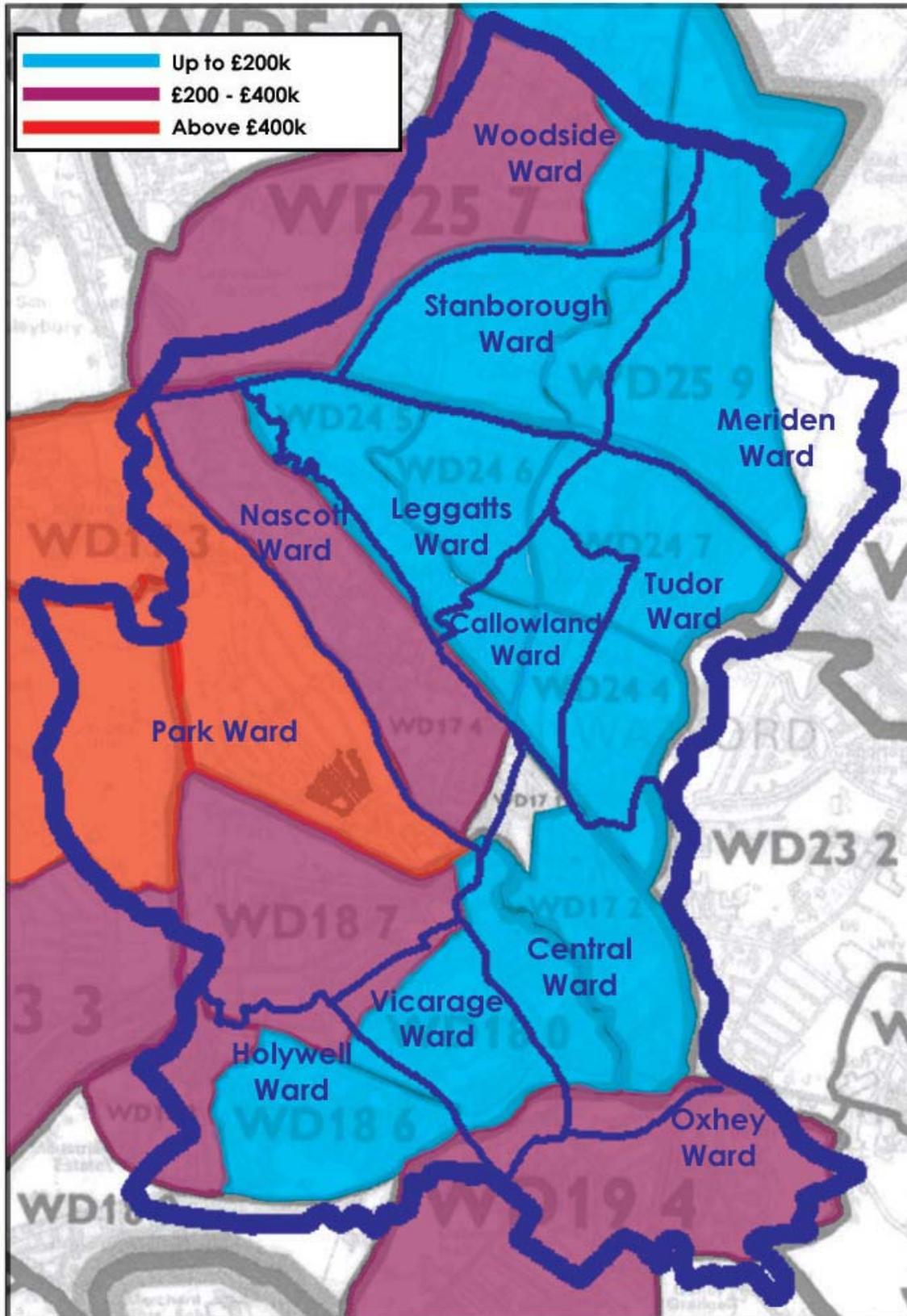
Source: HM Land Registry



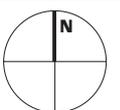


Source: HM Land Registry





Source: HM Land Registry



5.3 Site Appraisals

The appraisal of costs involved a combination of site visits and a desk-based exercise. In appraising the sites a number of key assumptions were made and these were consistent throughout the three boroughs.

Factors affecting cost

- Garage courts and allotments – it was assumed that these are in single ownership and that they are leased to the occupants. If this is not the case then the cost of developing the site may increase as resources have to be put into land assembly.
- Electricity sub-stations have been treated as a medium cost (or high where particularly large), both in that they are potentially expensive to move or relocate, difficult to incorporate into a new development and also restrict the size of the developable area and development configuration such that they may reduce the number of units which may be able to be developed (and so also reduce potential revenue).
- A large number of sites have been categorised under “medium cost”, this is due to the land assembly issues related to the specific sites. For example, those sites which include existing businesses may involve the use of CPO and the relocation of existing businesses, likewise where the acquisition of gardens is required to form a single new residential site costs are generally applied as medium, based only on the costs of extra time and resources necessary to assemble land.
- Where sites are sloping, liable to flooding or poorly accessed, costs have generally been taken as medium.
- We have also assumed where land is to be acquired that the parties are willing to sell and there are no excessive ransom values paid.
- We have assumed low cost for those sites currently under construction as the sites have already been packaged through the development process.

Factors affecting value

- The quality of existing housing in adjacent areas. For example, if sites are located within large estates of Local Authority housing values have generally been assumed as low.
- Locations adjacent to busy main roads and heavy rail lines (possible blighting caused by noise) reduces values.
- Proximity to tube/mainline rail stations and access to Central London.
- Proximity of good quality recreational open space and canals/rivers generally increased values.

5.4 Phasing

Following the appraisals the sites were plotted on the values and costs matrix (Table 5.1). The plotting of sites onto the matrix forms the basis of the discounting and phasing process. As the study is looking forward over a long period (to 2021) and is in an area where there is high demand for new housing we have discounted only those sites where the costs of development significantly exceed the assumed values (those sites falling in box D of the matrix).

The remainder of the sites were accepted through this process and phased according to the costs and values, with those sites where the values exceed costs being phased in earlier time periods, as set out in Table 5.2 below. However, more detailed site information can over-ride these assumptions. The second stocktaking session with Council Officers considered each of the sites to determine whether there were any

factors over-riding the assumptions which could move them into different phasing periods.

The phasing patterns are set out on a site-by-site basis on the schedules contained in Volume 3.

Table 5.1: Values and Costs Matrix

		VALUE		
		Low	Medium	High
COSTS	High	D	C	B
	Medium	C	B	A
	Low	B	A	A

Table 5.2: Phasing Periods

Period	Sites
2001 – 2006	Those sites either under construction at the time of the study, or which are well advanced in the planning process i.e.: application approved, site cleared and ready for development
2006 – 2011	Those sites falling in box 'A', where values are assumed to be higher than costs and where development may come forward through the normal workings of the market
2011 – 2016	Those sites falling in box 'B', where values and costs are similar
2016 – 2021	Those sites falling in box 'C', where costs are higher than values and which may involve a pro-active approach to bring them forward
Discount	Those sites falling in box 'D', where costs are much higher than values and thus where sites are assumed to be unattractive.

The annual average completions are used to estimate the future supply from this source (for the period 2004 - 2021). As above, *Tapping the Potential* notes that these figures should be discounted at a rate between 25% and 40%, although this may vary depending on local circumstances. Applying these rates provides the following estimates:

Table 6.2: Potential from flats above shops 2004-2021

	Projections 2004 - 2021	25% discount	40% discount	Mid-point of discounted figure
Dacorum	57	14	23	19
Three Rivers	0	0	0	0
Watford	91	23	36	30

The discounting rates applied acknowledge that not all of the available space can and will be used for residential purposes. If we take a mid-point between the discounted rates it is estimated that the potential exists to provide **49** units across the study area, which can be broken down by authority over the period 2004 – 2021 as:

Dacorum:	19 dwellings	(annual average: 1 dwelling)
Three Rivers:	0 dwellings	(annual average: 0 dwellings)
Watford:	30 dwellings	(annual average: 2 dwellings)

6.4 Empty Homes

The 2003 and 2004 Housing Investment Programme (HIP) Returns (details of which have been obtained from the three authorities), show that the vacancy levels in all three of the authorities are below 3%.

Government studies indicate that the acceptable maximum threshold for the level of empty properties to accommodate usual turnover in the market is between 3 - 4%. Therefore, as also determined by the Hertfordshire County Council Urban Capacity Technical Report⁸, the three authorities are well below this threshold and it is not expected that empty homes will present any capacity opportunities during the timeframe.

6.5 Empty Office Space

Freestanding office units and employment areas are considered in the design-led approach to capacity where appropriate. Of the units and areas that have been discounted, some have been removed following the recommendations of the Employment Land study (Roger Tym & Partners, 2004). Any offices that have been identified through site surveys for their potential residential capacity that have not been discounted following reconciliation with the employment study and which are considered unsuitable for conversion have been assigned a design case study to assess capacity.

Where there does exist the potential to convert office space into housing we again refer to recent completions as recorded by the Hertfordshire County Council monitoring reports. The monitoring information notes the following net completions for the period 2001 – 2004:

Dacorum:	13 dwellings net	(annual average: 4.3 dwellings)
Three Rivers:	0 dwellings net	(annual average: 0 dwellings)
Watford:	12 dwellings net	(annual average: 4 dwellings)

These figures include conversion only schemes. Where conversions form part of a larger development they have not been included.

The annual average completions are used to estimate the future supply from this source (for the period 2004 - 2021). However, *Tapping the Potential* notes that these figures should be discounted at a rate between 70% and 85%, although this may vary depending on local circumstances. Applying these rates provides the following estimates:

⁸ see section 2.2.1 above

Table 6.3: Potential from empty office space 2004-2021

	Projections 2004 - 2021	70% discount	85% discount	Mid-point of discounted figure
Dacorum	74	52	63	58
Three Rivers	0	0	0	0
Watford	68	48	58	53

The discounting rates applied acknowledge that not all of the available space can be used for residential purposes. If we take a mid-point between the discounted rates it is estimated that the potential exists to provide **111** units across the study area, which can be broken down by authority over the period 2004 – 2021 as:

Dacorum: 58 dwellings (annual average: 3.5 dwellings)
 Three Rivers: 0 dwellings (annual average: 0 dwellings)
 Watford: 53 dwellings (annual average: 3 dwellings)

6.6 Summary

Table 6.4 below summarises the potential capacity from the non-physically identifiable source types:

Table 6.4: Summary of potential from the 'other sources' 2004-2021

	Dacorum	Three Rivers	Watford	Total
Subdivision of existing housing	52	15	25	92
Flats above shops	19	0	30	49
Empty Homes	0	0	0	0
Empty Office Space	58	0	53	111
Total	129	15	108	252
Annual Average	8	1	7	15

NB: Numbers may not add due to rounding

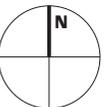
Although these estimates include a significant discount rate in line with *Tapping the Potential*, we acknowledge that other opportunities and initiatives exist which may increase the potential supply. For example, the ODPM (then DTLR) guide, '*Developing additional housing above and on non-residential sites*', highlights the opportunities that may exist to provide dwelling units above petrol stations, car showrooms, self storage units and superstores. This report also outlines a number of fiscal initiatives that could be employed to encourage new housing associated with these 'other sources'.

CAPACITY ESTIMATES: DACORUM BC



1. Chaulden and Shrubhill
2. Warners End
3. Gadebridge
4. Hemel Hempstead Central
5. Grove Hall
6. Woodhall
7. Adeyfield East
8. Leverstock Green
9. Nash Mills
10. Apsley
11. Boxmoor
12. Highfield and St. Pauls
13. Adeyfield West
14. Corner Hall
15. Bennetts End

- A Berkhamsted Central
- B Berkhamsted East
- C Berkhamsted West



7.2 'Unconstrained' Capacity of Physically Identified Sites

The study physically identified **952** potential sites. Of these, 633 were removed at the stocktaking stage either because the sites were unsuitable for development or because they were considered unacceptable for housing in policy terms. This left **319** sites which were acceptable in principle. The 'unconstrained capacity' is the capacity of these sites.

Through the application of a design-led approach and applying the policy scenarios utilised for the case studies, this Study suggests that the 'unconstrained' dwelling capacity figure could be between **3,358** and **5,400** dwellings, as shown in the table below.

Table 7.2: 'Unconstrained' dwelling capacity by settlement / area / ward (Dacorum)

Settlement (s)	Wards	Dwelling Capacity	
		Scenario A	Scenario B
Aldbury	Aldbury & Wiggington	55	89
Berkhamsted	Berkhamsted Castle	95	152
	Berkhamsted East	40	70
	Berkhamsted West	232	404
	Northchurch	86	134
Bovingdon	Bovingdon, Flaunden & Chipperfield	106	204
Hemel Hempstead	Adeyfield East	21	41
	Adeyfield West	120	174
	Apsley	417	743
	Bennetts End	31	53
	Boxmoor	148	219
	Chaulden	33	45
	Corner Hall	147	279
	Gadebridge	10	17
	Grove Hill	31	48
	Hemel Hempstead Central	663	1,027
	Highfield St. Pauls	175	232
	Leverstock Green	35	65
	Nash Mills	333	479
	Warners End	14	28
	Woodhall	34	46
Kings Langley	Kings Langley	138	255
Markyate	Watling	157	239
Tring, Long Marston, Wilstone	Tring Central	35	55
	Tring East	35	51
	Tring West	164	251
Total		3,358	5,400

NB: Numbers may not add due to rounding

7.3 Discounting and Phasing the Physically Identifiable Sites

Once a theoretical figure has been calculated for a source of potential it is important to estimate how much of this capacity can be brought forward within the time horizon being considered. *Tapping the Potential* recognises that discounting is one of the most problematic areas of urban capacity studies as it is an inherently judgmental process.

Following the approach set out in Section 5 above the physically identifiable sites were discounted and phased into periods of deliverability.

132 sites were discounted at this stage; table 7.3 below breaks these figures down by ward. The results of this analysis are shown on a site-by-site basis in the schedules presented in Volume 3. In order to avoid double counting the discounting process also removed all of those sites where the capacity was estimated to be less than five dwellings. An allowance for these smaller sites has been made based on analysis of recent development patterns.

Table 7.3: Number of sites discounted (Dacorum)

Settlement (s)	Wards	Total Sites Identified	Sites Rejected ^A	Sites Discounted ^B
Aldbury	Aldbury & Wiggington	9	5	-
Berkhamsted	Berkhamsted Castle	39	14	6
	Berkhamsted East	22	8	2
	Berkhamsted West	23	15	4
	Northchurch	12	6	-
Bovingdon	Bovingdon, Flaunden & Chipperfield	51	20	10
Hemel Hempstead	Adeyfield East	39	4	1
	Adeyfield West	36	13	4
	Apsley	52	25	10
	Bennetts End	34	7	4
	Boxmoor	46	19	8
	Chaulden	27	1	-
	Corner Hall	31	14	7
	Gadebridge	40	4	4
	Grove Hill	57	4	1
	Hemel Hempstead Central	78	45	26
	Highfield St. Pauls	67	20	4
	Leverstock Green	41	9	5
	Nash Mills	22	7	4
	Warners End	27	4	3
	Woodhall	31	8	5
Kings Langley	Kings Langley	39	12	3
Markyate	Watling	42	24	11
Tring, Long Marston, Wilstone	Tring Central	33	8	6
	Tring East	10	4	1
	Tring West	44	19	3

Notes to Table

A: Sites rejected during initial stocktake session

B: Sites discounted following viability exercise and second stocktake session

The sites were then phased according to the following time periods:

- 2001 – 2006;
- 2006 – 2011;
- 2011 – 2016; and
- 2016 – 2021.

The phasing was undertaken following the approach set out in Section 5. Due to the short time remaining in the first of these phasing periods (2001 – 2006) only those sites currently under construction or at an advanced stage in the planning process were placed into this period. Completions already achieved and recorded in the Councils monitoring reports contribute to the remainder of the supply in this first phasing period. Between April 2001 and March 2004 **1,305** units were delivered in Dacorum.

The phasing of sites identified in the urban capacity is presented by ward in the table below and on a site-by-site basis in Volume 3. In summary, the potential by phasing period (based on taking a mid point between Scenario's A and B) is:

2001 – 2006:	1,305 dwellings	(completed units 2001 – 2004)
	451 dwellings	(on sites identified by the capacity study)
2006 – 2011:	1,423 dwellings	
2011 – 2016:	1,222 dwellings	
2016 – 2021:	921 dwellings	

Table 7.4: Dwelling potential of the physically identifiable sites by phasing period (Dacorum)

Settlement (s)	Wards	2001 - 2006		2006 - 2011		2011 - 2016		2016 - 2021		Total		
		Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Mid-point
Aldbury	Aldbury & Wiggington					42	70	10	14	53	84	68
Berkhamsted	Berkhamsted Castle	15	15	51	83	4	9	13	25	83	131	107
	Berkhamsted East			13	16	4	7	19	36	36	59	47
	Berkhamsted West	35	35	128	217	50	114	18	35	231	402	316
	Northchurch	16	16	6	12	5	10	59	95	86	134	110
Bovingdon	Bovingdon, Flaunden & Chipperfield			16	29	63	127	3	7	82	162	123
Hemel Hempstead	Adeyfield East			14	27	7	14			21	41	31
	Adeyfield West			87	116	21	36			107	152	130
	Apsley	53	53	177	287	121	309	22	64	373	712	543
	Bennetts End					19	31	5	10	24	42	33
	Boxmoor	31	31	66	110	7	15	29	37	134	192	163
	Chaulden			33	45					33	45	39
	Corner Hall	19	32	48	68	29	52	32	80	128	232	180
	Gadebridge											
	Grove Hill					14	18	17	31	31	48	40
	Hemel Hempstead Central	83	111	282	435	237	360	22	50	625	957	791
	Highfield St. Pauls	80	80	46	75	27	44	9	16	163	214	188
	Leverstock Green			14	26	19	36			33	61	47
	Nash Mills			36	52	18	35	264	365	318	453	386
Warners End							7	14	7	14	11	
Woodhall	6	6	12	15	6	7			24	28	26	
Kings Langley	Kings Langley			9	18	50	83	74	145	133	246	189
Markyate	Watling	41	41	34	54	47	84	23	38	145	218	182
Tring, Long Marston, Wilstone	Tring Central					21	28			21	28	25
	Tring East					33	49			33	49	41
	Tring West	51	51	35	54	21	39	53	100	161	244	202
Total		430	471	1,107	1,738	867	1,577	680	1,162	3,084	4,948	4,016
Mid-point			451		1,423		1,222		921			

NB: Numbers may not add due to rounding

potential to provide **5,994** dwellings in Dacorum over the period 2001 – 2021. This is summarised in Tables 7.5 and 7.6 below:

Table 7.5: Summary of Capacity estimates (Dacorum)

Sources		Potential Dwellings
All completions	2001 – 2004	1,305
Physically identifiable sources	2004 – 2006	451
	2006 – 2011	1,423
	2011 – 2016	1,222
	2016 – 2021	921
Small site allowances	2004 – 2021	544 (32 units p.a.)
Non-Physically identifiable sources	2004 – 2006	15
	2006 – 2011	38
	2011 – 2016	38
	2016 – 2021	38
Total		5,994

NB: Numbers may not add due to rounding

Table 7.6: Summary of Capacity estimates by Phasing Periods (Dacorum)

Phasing period	Potential Dwellings
2001 – 2004 (Completions)	1,305
2004 – 2006	530
2006 – 2011	1,621
2011 – 2016	1,420
2016 – 2021	1,119
Total	5,994

NB: Numbers may not add due to rounding

CAPACITY ESTIMATES: THREE RIVERS DC

8 Capacity Estimates: Three Rivers DC

8.1 Introduction

This section of the report presents the capacity estimates for Three Rivers. It provides an overview of the settlements and wards surveyed, the ‘unconstrained’ and ‘constrained’ estimates of capacity. It breaks the capacity down by the physically and non-physically identifiable source types and by phasing periods, showing capacity to 2021.

The Study Area

The areas of search within Three Rivers are set out in Figure 1.1. For the purposes of managing the survey work and estimates of capacity we have broken the borough into its constituent ward boundaries. The capacity estimates are therefore presented on a ward basis, as set out in Table 8.1 and Figure 8.1.

Table 8.1: Surveyed Wards in Three Rivers

Settlement (s)	Wards	Ward References
Abbots Langley	Abbots Langley	AB
	Langleybury	LB
Carpenders Park	Carpenders Park	CP
Chorleywood	Chorleywood West	CW
Croxley Green	Croxley Green	CG
	Croxley Green North	CGN
	Croxley Green South	CGS
Eastbury	Moor Park & Eastbury	E ¹
Kings Langley	Bedmond & Primrose Hill	KL ²
Maple Cross	Maple Cross & Mill End	MC
Oxhey	Oxhey Hall	OH
Rickmansworth	Chorleywood East	CE
	Penn	P
	Rickmansworth	R
	Rickmansworth West	RW
South Oxhey	Ashridge	AS
	Northwick	NW

Notes to table:

1. Ward referred to as ‘E’ as only the settlement of Eastbury surveyed.
2. Ward referred to as ‘KL’ as only that part of Kings Langley falling in Three Rivers surveyed rather than all settlements in the ward

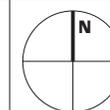
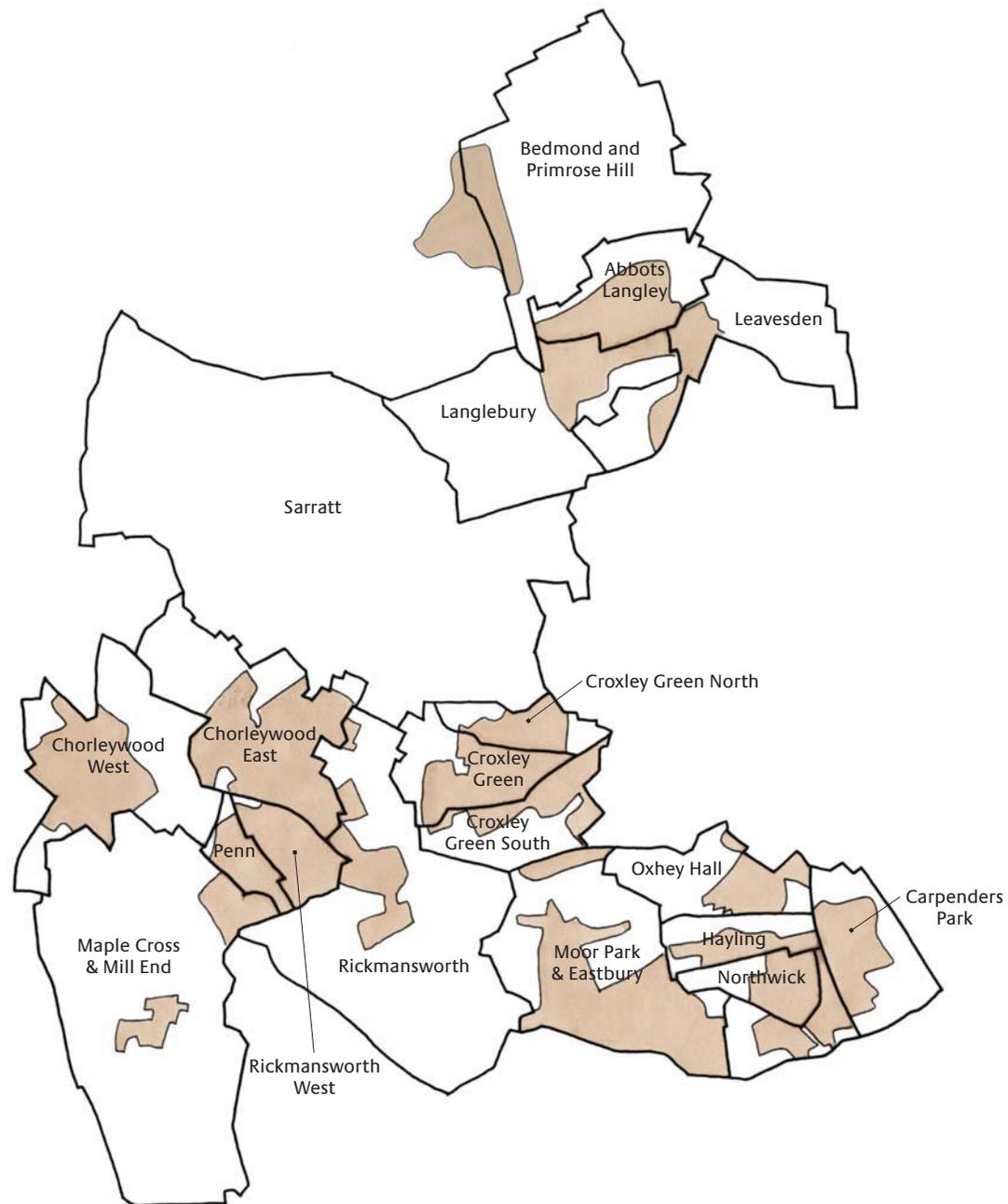


Table 8.3: Number of sites discounted (Three Rivers)

Settlement (s)	Wards	Total Sites Identified	Sites Rejected ^A	Sites Discounted ^B
Abbots Langley	Abbots Langley	34	25	3
	Langleybury	11	6	-
Carpenders Park	Carpenders Park	12	10	1
Chorleywood	Chorleywood West	25	10	6
Croxley Green	Croxley Green	61	44	7
	Croxley Green North	3	2	1
	Croxley Green South	25	17	4
Eastbury	Moor Park & Eastbury	16	14	1
Kings Langley	Bedmond & Primrose Hill	17	12	-
Maple Cross	Maple Cross & Mill End	30	24	1
Oxhey	Oxhey Hall	15	13	2
Rickmansworth	Chorleywood East	6	5	1
	Penn	36	22	9
	Rickmansworth	64	37	5
	Rickmansworth West	29	27	1
South Oxhey	Ashridge	39	36	1
	Northwick	35	30	1

Notes to Table

A: Sites rejected during initial stocktake session

B: Sites discounted following viability exercise and second stocktake session

The sites were then phased according to the following time periods:

- 2001 – 2006;
- 2006 – 2011;
- 2011 – 2016; and
- 2016 – 2021.

The phasing was undertaken following the approach set out in Section 5. Due to the short time remaining in the first of these phasing periods (2001 – 2006) only those sites currently under construction or at an advanced stage in the planning process were placed into this period. Completions already achieved and recorded in the Councils monitoring reports contribute to the remainder of the supply in this first phasing period. Between April 2001 and March 2004 **736** units were delivered in Three Rivers.

The phasing of sites identified in the urban capacity is presented by ward in the table below and on a site-by-site basis in Volume 3. In summary, the potential by phasing period (based on taking a mid point between Scenario's A and B) is:

2001 – 2006:	736 dwellings	(completed units 2001 – 2004)
	759 dwellings	(on sites identified by the capacity study)
2006 – 2011:	546 dwellings	
2011 – 2016:	379 dwellings	
2016 – 2021:	247 dwellings	

Table 8.4: Dwelling potential of the physically identifiable sites by phasing period (Three Rivers)

Settlement (s)	Wards	2001 - 2006		2006 - 2011		2011 - 2016		2016 - 2021		Total		
		Scenario A	Scenario B	Scenario A	Scenario B	Mid-point						
Abbots Langley	Abbots Langley	18	18	6	9					24	27	26
	Langleybury	149	149	33	55	25	42			207	246	227
Carpenders Park	Carpenders Park			3	7					3	7	5
Chorleywood	Chorleywood West	36	36	18	29	17	37			71	102	87
Croxley Green	Croxley Green			16	39			4	8	20	47	34
	Croxley Green North											
	Croxley Green South			19	35	54	124			73	159	116
Eastbury	Moor Park & Eastbury			5	5					5	5	5
Kings Langley	Bedmond & Primrose Hill	367	367	110	172	9	15			486	554	520
Maple Cross	Maple Cross & Mill End	10	10	21	30	70	124			101	164	133
Oxhey	Oxhey Hall											
Rickmansworth	Chorleywood East											
	Penn	22	22	78	99			4	9	104	130	117
	Rickmansworth	39	39	85	191	42	66	123	234	289	530	819
	Rickmansworth West			10	16					10	16	13
South Oxhey	Ashridge					13	21			13	21	17
	Northwick	118	118			20	79	48	64	186	261	224
Total		759	759	404	687	250	508	179	315	1,592	2,269	1,931
Mid-point			759		546		379		247			

NB: Numbers may not add due to rounding

to provide **3,328** dwellings in Three Rivers over the period 2001 – 2021. This is summarised in Tables 8.5 and 8.6 below:

Table 8.5: Summary of Capacity estimates (Three Rivers)

Sources		Potential Dwellings
All Completions	2001 – 2004	736
Physically identifiable sources	2004 – 2006	759
	2006 – 2011	546
	2011 – 2016	379
	2016 – 2021	247
Small site allowances	2004 – 2021	646 (38 units p.a.)
Non-Physically identifiable sources	2004 – 2006	1
	2006 – 2011	5
	2011 – 2016	4
	2016 – 2021	4
Total		3,328

NB: Numbers may not add due to rounding

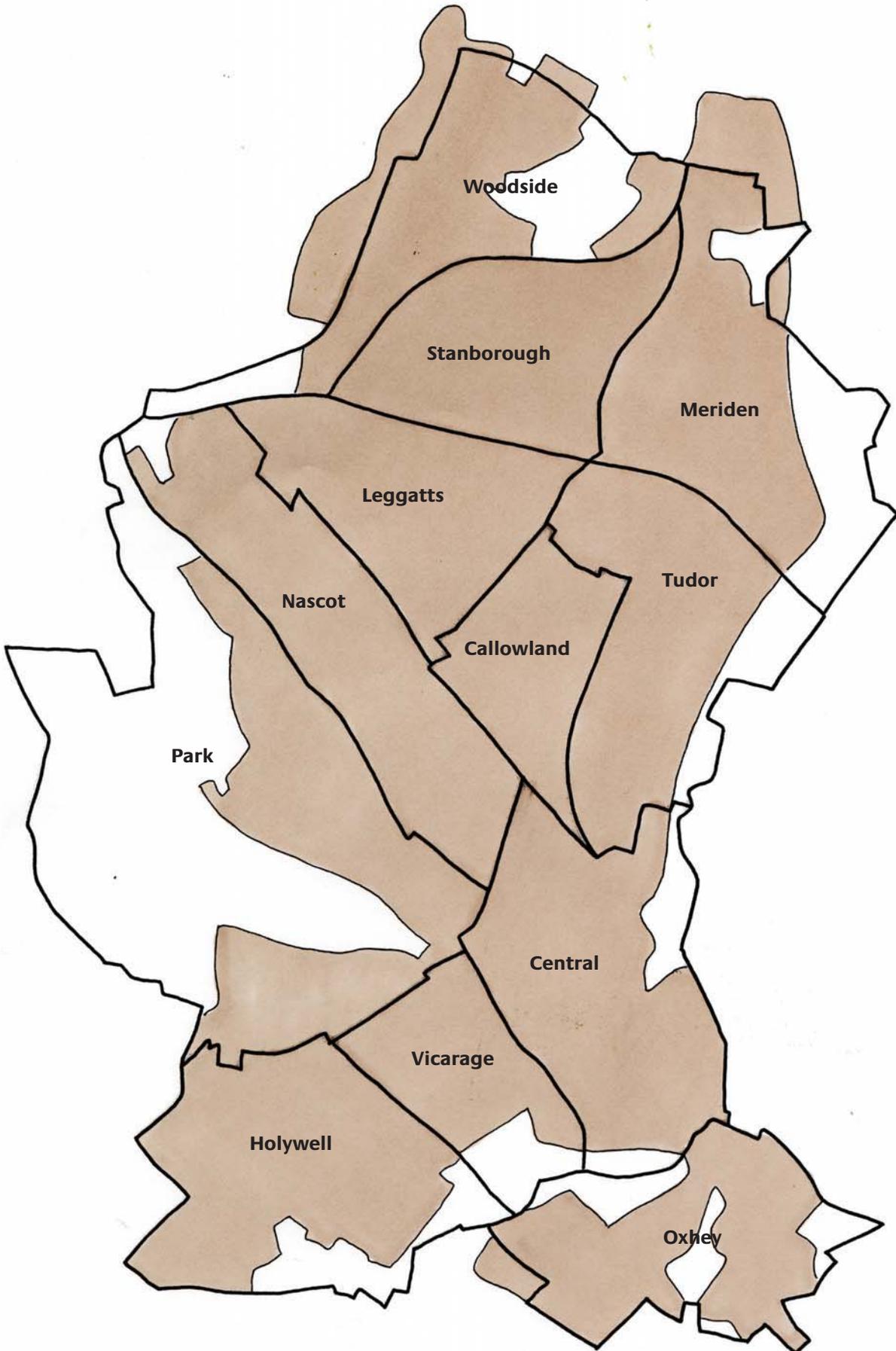
Table 8.6: Summary of Capacity estimates by Phasing Periods (Three Rivers)

Phasing period	Potential Dwellings
2001 – 2004 (Completions)	736
2004 – 2006	836
2006 – 2011	741
2011 – 2016	573
2016 – 2021	441
Total	3,328

NB: Numbers may not add due to rounding

CAPACITY ESTIMATES: WATFORD BC

Client: Dacorum BC, Three Rivers DC and Watford BC	Date: December 04	Scale: Not to Scale		Llewelyn-Davies Brook House Torrington Place London WC1E 7HN	T 020 7637 0181 F 020 7637 8740 E info@ldavies.com www.ldavies.com	
Project title: Urban Capacity Study	Drawing number: 001	Revision: 00	Project number: 32500			
Drawing title: Watford Wards						



9.3 Discounting and Phasing the Physically Identifiable Sites

Once a theoretical figure has been calculated for a source of potential it is important to estimate how much of this capacity can be brought forward within the time horizon being considered. *Tapping the Potential* recognises that discounting is one of the most problematic areas of urban capacity studies as it is an inherently judgmental process.

Following the approach set out in Section 5 above the physically identifiable sites were discounted and phased into periods of deliverability.

70 sites were discounted at this stage; Table 9.3 below breaks these figures down by ward. The results of this analysis are shown on a site-by-site basis in the schedules presented in Volume 3. In order to avoid double counting the discounting process also removed all of those sites where the capacity was estimated to be less than five dwellings. An allowance for these smaller sites has been made based on analysis of recent development patterns.

Table 9.3: Number of sites discounted (Watford)

Settlement (s)	Wards	Total Sites Identified	Sites Rejected ^A	Sites Discounted ^B
Watford	Callowland	31	18	4
	Central	100	56	13
	Holywell	60	35	4
	Leggatts	36	25	3
	Meriden	48	39	1
	Nascot	57	40	6
	Oxhey	46	29	6
	Park	54	23	14
	Stanborough	45	33	5
	Tudor	17	14	2
	Vicarage	32	19	7
	Woodside	42	33	5

Notes to Table

A: Sites rejected during initial stocktake session

B: Sites discounted following viability exercise and second stocktake session

The sites were then phased according to the following time periods:

- 2001 – 2006;
- 2006 – 2011;
- 2011 – 2016; and
- 2016 – 2021.

The phasing was undertaken following the approach set out in Section 5. Due to the short time remaining in the first of these phasing periods (2001 – 2006) only those sites currently under construction or at an advanced stage in the planning process were placed into this period. Completions already achieved and recorded in the Councils monitoring reports contribute to the remainder of the supply in this first phasing period. Between April 2001 and March 2004 **465** units were delivered in Watford.

The phasing of sites identified in the urban capacity is presented by ward in the table below and on a site-by-site basis in Volume 3. In summary, the potential by phasing period (based on taking a mid point between Scenario's A and B) is:

2001 – 2006:	465 dwellings	(completed units 2001 – 2004)
	983 dwellings	(on sites identified by the capacity study)
2006 – 2011:	2,074 dwellings	
2011 – 2016:	1,167 dwellings	
2016 – 2021:	1,917 dwellings	

Table 9.4: Dwelling potential of the physically identifiable sites by phasing period (Watford)

Settlement (s)	Wards	2001 - 2006		2006 - 2011		2011 - 2016		2016 - 2021		Total		
		Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Mid-point
Watford	Callowland	15	15	57	167	144	286	238	428	454	896	675
	Central	30	30	397	722	46	143	414	893	887	1,788	1,338
	Holywell	307	307	193	193	112	188	0	0	612	688	650
	Leggatts	9	9	37	65	161	294	65	104	272	472	372
	Meriden	17	17	195	323	0	0	190	368	402	708	555
	Nascot	23	23	171	268	187	342	8	17	389	650	520
	Oxhey	29	29	109	278	3	7	59	173	200	487	344
	Park	473	473	168	251	124	229	95	280	860	1,233	1047
	Stanborough	34	34	31	93	3	8	8	32	76	167	122
	Tudor	0	0	0	0	0	0	115	206	115	206	161
	Vicarage	14	14	200	200	17	40	21	48	252	302	277
Woodside	32	32	11	18	0	0	16	55	59	105	82	
Total		983	983	1,569	2,578	797	1,537	1,229	2,604	4,578	7,702	6,140
Mid-point			983		2,074		1,167		1,917			

NB: Totals may not add due to rounding

to provide **7,342** dwellings in Watford over the period 2001 – 2021. This is summarised in Tables 9.5 and 9.6 below:

Table 9.5: Summary of Capacity estimates (Watford)

Sources		Potential Dwellings
All Completions	2001 – 2004	465
Physically identifiable sources	2004 – 2006	983
	2006 – 2011	2,074
	2011 – 2016	1,167
	2016 – 2021	1,917
Small site allowances	2004 – 2021	629 (37 units p.a.)
Non-Physically identifiable sources	2004 – 2006	13
	2006 – 2011	32
	2011 – 2016	32
	2016 – 2021	31
Total		7,342

NB: totals may not add due to rounding

Table 9.6: Summary of Capacity estimates by Phasing Periods (Watford)

Phasing period	Potential Dwellings
2001 – 2004 (Completions)	465
2004 – 2006	1,070
2006 – 2011	2,291
2011 – 2016	1,384
2016 – 2021	2,133
Total	7,342

NB: Totals may not add due to rounding

10 Towards a Monitoring Framework

10.1 Introduction

As stated in the forward to this report, urban capacity assessment is, by definition, a snap shot in time. The findings and assumptions underlying the assessment should therefore be monitored over time, tracking the progress of sites and numbers of completions against housing requirements.

This Section sets out an approach to monitoring which can be established by the three authorities.

10.2 Good Practice Guidance: Monitoring

There is no specific Government or other good practice guidance regarding the monitoring of sites in an UCS. However, it is useful to refer to other monitoring guidance in the tracking of the urban capacity sites.

Monitoring Provision of Housing Through the Planning System

Published in October 2000 by the DETR (now ODPM), this guide establishes good practice in monitoring the provision of housing through the planning system. This forms part of the 'Plan, Monitor and Manage' approach advocated by PPG3. The focus of the guide is Paragraph 77 of PPG3, which lists the features of housing supply and the characteristics of new residential development which should be central to monitoring activity.

Those characteristics of new development to be monitored include, amongst others, the numbers of dwellings provided in a plan area, the proportion of dwellings provided on previously developed land, the density of new development and the mix and type of housing units being provided.

The guide states that *'monitoring should be integral to policy development and review'*. The guide is therefore aimed at helping *'local planning authorities draft precise and measurable policies'* for the update and review of development plans. Monitoring will identify whether policies are being applied in the correct circumstances and what the effect of the policy is. This, rather than the monitoring of housing supply through a UCS, is the principal focus of the guidance and it is therefore of limited value in the development of an approach to the monitoring of a UCS.

Planning to Deliver: The Managed Release of Housing Sites

This daughter document to PPG3 states that local authorities should manage the release of suitable sites for housing, ensuring that they are released in a manner supportive of the objectives of PPG3: previously-developed land in urban areas should come forward before greenfield releases and ensuring that everyone has the opportunity to a decent home. Guidance states that:

'the aim should be to deliver in sustainable locations sufficient housing completions to meet housing requirements'.

10.3 Approach to Monitoring

Guidance regarding the monitoring of sites identified through an urban capacity study is thus limited. The guidance on Monitoring that does exist builds upon Paragraph 77 of PPG3, which lists the features of housing supply and the characteristics of new residential development which should be central to monitoring activity.

With regard to housing supply, those aspects which local authorities are required to monitor include:

- Dwelling completions;
- Planning permissions; and
- Delivery rates.

However, monitoring just these aspects excludes the potential from sites that have entered the development pipeline and which may account for a significant number of

units. This includes all of those sites that are currently subject to some form of planning application but which are yet to be determined.

Based upon this we recommend that the sites identified within the urban capacity study be monitored against a range of categories, thus forming a development pipeline model. The 'status' of the identified sites should therefore be ordered according to the following categories:

Those Sites in the Development Pipeline

- Completed Sites/Units
- Sites/Units under construction;
- Sites granted full consent;
- Sites granted outline consent;
- Sites where consent has been granted for part of the land area, but part not (or which is currently subject to a planning application);
- Sites subject to Planning Applications;
- Sites where only part of the identified land area is subject to a planning application;
- Sites where planning applications have either been refused, withdrawn or are subject to appeal.

Sites Entering the Development Pipeline

- Sites subject to developer interest;
- Other sites allocated for housing within the Local Plan;

Other Identified UCS Sites

- Other sites, which comprises the remaining sites identified by the urban capacity study, as phased in the periods up to 2006-2011, 2011-2016 and 2016-2021.

Sites no longer part of the Supply

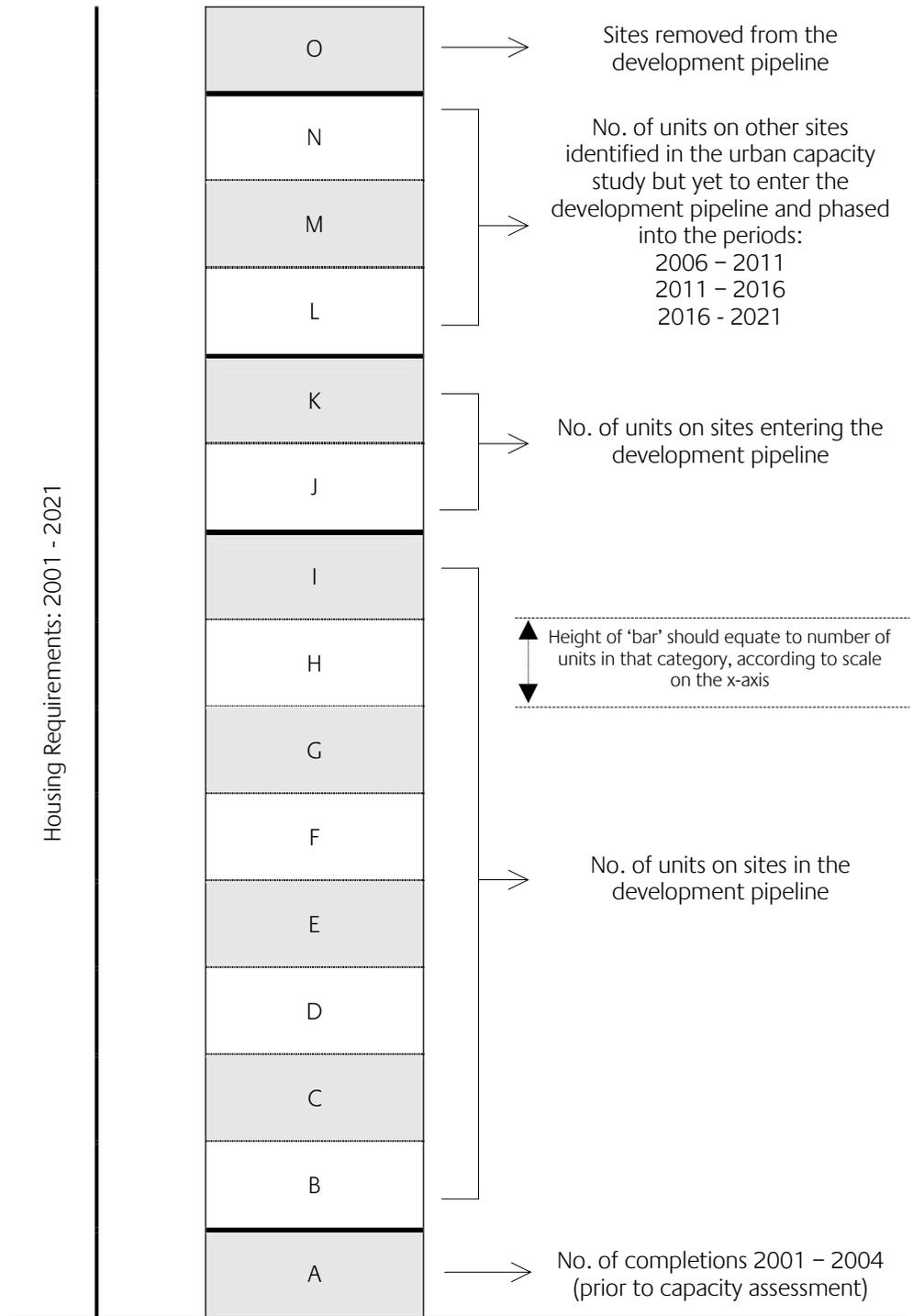
- Identified sites where consent has been granted for uses other than residential and thus where the potential for housing development no longer exists.

Through this framework it is thus possible to track the progress of sites (and buildings) from identification in the urban capacity study through the development pipeline, from the initial decision to permit development through to completion of dwellings. Adding the number of units in each step of the pipeline will enable progress to be monitored against housing requirements.

Into this pipeline should also be added sites previously unidentified by the urban capacity study but which may enter the development pipeline as live applications or pre-application discussions. Equally, the use of the pipeline model allows those sites that no longer have potential to be recorded and removed. Sites that are taken longer to come forward than anticipated, or those which have come forward earlier than expected can also be moved into different phasing periods, allowing potential to be tracked against requirements for both the period to 2021 but also against interim targets (i.e.: up to 2011 and 2016).

The chart overleaf (figure 11.1) shows how this can be graphically represented. This tracks completions and the status of the physically identifiable source types. Equally, the status of the other sources of potential and the assumptions underlying these calculations need to be monitored, particularly if the number of units coming forward from these sources differs from the annual average derived from the recent completions.

Figure 10.1: Graphical representation of monitoring framework

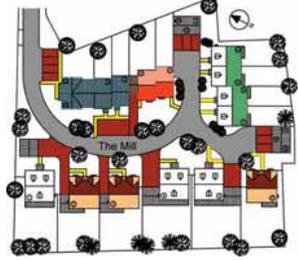


- A. No. of units completed 2001 - 2004
- B. No. of units completed post 2004
- C. No. of units under construction
- D. No. of units on sites granted full consent
- E. No. of units on sites granted outline consent
- F. No. of units on sites where consent has been granted for part of the land area
- G. No. of units on sites subject to planning applications
- H. No. of units on sites where only part of the land area is subject to an application
- I. No. of units on sites where applications have been refused, withdrawn or subject to appeal
- J. No. of units on sites subject to developer interest
- K. No. of units on other sites allocated in the local plan / LDF for housing
- L. No. of units on other sites phased in the period 2006 - 2011 in the UCS
- M. No. of units on other sites phased in the period 2011 - 2016 in the UCS
- N. No. of units on other sites phased in the period 2016 - 2021 in the UCS
- O. No. of units on identified sites which have since been granted consent for non-residential uses and thus where potential for housing development no longer exists.

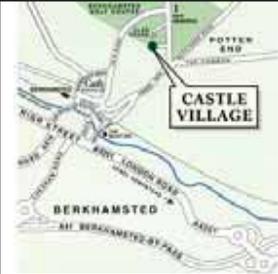
11 Annex A: Schedule of new build developments

DACORUM – SCHEDULE OF NEW-BUILD RESIDENTIAL DEVELOPMENTS

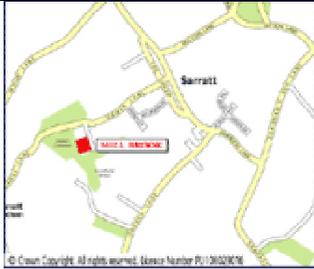
New developments Developer	Location – full address and postcode	Distance from mainline rail (and name of station)	Name of scheme	Description	Prices	Analysis (£psf)	Sales office or agent and contact telephone number/ website	Other information on locality/scheme	Source
<p>Kingsoak Homes</p> 	<p>Queens Court, Western Road, Tring, Hertfordshire, HP23 4</p>	<p>Tring station (2.3 miles) Euston=42-4 minutes</p> <p>Tube: Chesham (7.4 miles) Zone D Metropolitan Line</p>	<p>Queens Court</p>	<p>Twenty-one apartments</p> <p>Specification includes fitted kitchen with integrated stainless steel double oven and hob, hood, fridge/freezer, dishwasher and washing machine; en-suite shower room to master bedroom; wiring for digital television; video entry system; private parking.</p>	<p>2 Bedrooms, from £197,995 to £249,995</p>		<p>Sales 01442 824 229</p> <p>Marketing Suite Open Thur to Mon 11 am to 6 pm</p>	<p>Great for the town centre and for the recently improved local road network. Half a mile from the High Street, with a good range of specialist shops to accompany banks, chemists and food shops; in addition there are markets every Friday and a farmers' market every other Saturday in the town centre.</p> 	<p>www.kingsoakhomes.com/site.cfm?intDevID=31</p>
<p>Furlong Homes</p> 	<p>Off Brook Street Tring, Hertfordshire</p>		<p>Enclave</p>	<p>Development of apartments</p>	<p>£219,950</p>		<p>Agent – The Nash Partnership 01442 863000</p>		<p>www.nashpartnership.co.uk/new_homes.html</p>
<p>Belstone Homes</p> 	<p>Tring</p>	<p>Tring station with regular services to London Euston taking approximately 40 minutes.</p>	<p>The Meadows</p>	<p>7 large detached homes (Four 5-bedroom detached houses and three 4-bedroom bungalows) in a secluded rural setting on the outskirts of Tring in Buckinghamshire</p>	<p>Prices from £695,000</p>		<p>Belstone Homes 01923 850250</p>	<p>A41 bypass not only guarantees a relatively quiet High Street through the town centre, but also provides convenient access to the motorway network via the M25 at junction 20. Central London is about 30 miles by car and Luton airport only 13 miles away</p>	<p>www.belstonehomes.com/newhomes6.htm</p>
<p>The Beechwood Partnership</p>	<p>Ravens Cottage & 1-6 Ravens Court, Tring Road,</p>		<p>Ravens Court</p>	<p>Each property will have two allocated parking spaces in addition to further visitor parking. The</p>	<p>Units 1 & 2 have en suite shower rooms to the master</p>		<p>Agents = Cesare & Co: 01442 827000</p>	<p>Mews style development located in the heart of the picturesque village of Long Marston. New houses will back</p>	<p>www.thebeechwoodpartnership.co</p>

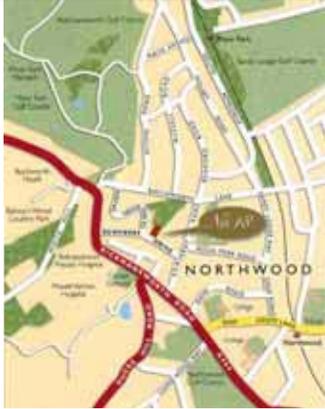
	<p>Long Marston, Near Tring, Hertfordshire</p>			<p>development will incorporate plain clay roofs and porches, antique style brick elevations with areas of shiplap timber boarding and traditional timber framed double glazed windows and doors. Internally, all units will have fully fitted kitchens complete with integrated appliances, entrance hall, cloakroom, living/dining rooms, three bedrooms and family bathroom.</p>	<p>bedroom in addition to bespoke timber framed conservatories constructed adjacent to the living/dining.</p> <p>Unit 3 has an additional fourth bedroom located over an integral garage as well as an en suite shower room to the master bedroom.</p>		<p>onto open fields with far reaching views to the open countryside beyond. designed to blend with the rural nature of the surrounding properties in the Conservation Area.</p>	<p>.uk</p>
<p>E J Waterhouse & Sons</p> 	<p>The Mill, Tring Road, Nr Tring, Wilstone, Herts, HP23 4NU</p>	<p>Tring station (2.3) Euston=42-4 minutes</p> <p>Tube: Chesham (7.4 miles) Zone D Metropolita n Line</p>	<p>The Mill</p>	<p>16 plots</p> <p>2-5 bed houses plus shared ownership houses and flats.</p> <p>High spec including under floor heating on ground floor;</p> <p>Double glazed pre-finished timber windows; intergrated microwave and dishwasher; built in wardrobes; paved patios</p>	<p>Plots 1,4 &5 – The Avocet (5- bed) £560,000 - £590,000</p> <p>Plots 2,3 & 6 – The Kingfisher (4-bed) £495,000</p> <p>Plots 7-10 – The Curlew (3-bed) £360,000 - £375,000</p> <p>Plots 11-12 – The Heron (2- bed) £265,000</p> <p>Plots 15 & 16 – Shared Ownership Houses & Flats</p>	<p>Agents – Cole Flatt & Partners George House, High Street, Tring, Herts, HP23 4AF 01442 890290</p>	 <p>Small village location, backing onto open country</p> <p>Tring = 3 miles Berkhamstead = 9 miles Ayelsbury = 6 miles</p>	<p>www.ejwaterhouse.co.uk</p>
<p>Kings Oak Liberty Villas</p>	<p>Liberty Villas Markyate Hertfordshire AL3 8</p>	<p>Luton Airport Parkway (3.9 miles) 27-48 minutes to St Pancras</p>		<p>Two, three and four bedroom houses in village setting.</p>	<p>POA</p>	<p>No details presently. Soon to be released for sale.</p>		<p>www.kinsoakhomes.com/site.cfm?intDevID=166</p>

<p>Cairnpark Properties</p> 	<p>The Pines, The Spinney, Berkhamsted, Hertfordshire HP4 3NQ,</p>	<p>Berkhamsted (1.2 miles) 31-38 minutes to Euston</p> <p>Tube: Chesham (3.6 miles) Zone D Metropolitan Line</p>	<p>The Pines</p>	<p>Luxury 5 Bedroom detached house with 4 bathrooms and 4 reception rooms.</p>	<p>5 bedrooms from £765,000</p>	<p>0845 2306123</p>	<p>Sales team: Cairnpark Properties Ltd, 4 Norfolk Road, Rickmansworth, Herts WD3 1LA Tel: 01923 712244</p>	 <p>Ideally positioned close to local shops, amenities and motorway networks.</p> <p>Education in and around the town is excellent where there is a wide range of state and private schools. Ideal for the commuter the M25, junction 20 is less than 15 mins.</p>	<p>www.cairnparkproperties.co.uk/NewHomes.html</p>
<p>Galley Homes</p> 	<p>Hempstead Road, Kings Langley</p>		<p>Charnwood Court</p>	<p>Prestigious and bespoke 1 and 2-bed apartments (good quality)</p>			<p>Sales office: 020 8441 1442 Agents: Aitchisons 01923 231662</p>		
<p>David Wilson Homes</p> 	<p>Castle Village Berkhamsted Hill, Berkhamsted, Hertfordshire, HP4 2QD</p>	<p>Berkhamsted (0.8 miles) -31-38 minutes to Euston</p> <p>Hemel Hempstead (3miles)- 27-33 mins to Euston</p> <p>Nearest Tube: Chesham (5.2 miles)</p>	<p>Castle Village</p>	<p>Modern cottages, apartments and bungalows designed exclusively for the young at heart. To become a resident you must be over 55 and in sound health.</p>	<p>From £235,000</p>		<p>Sales: 01442 862533</p>	<p>The development is set within 30 acres of pastures and woodlands bordering glorious National Trust land and Berkhamsted Golf course. Of particular interest is the thoughtfully restored Japanese garden and splendid grounds for all to enjoy. Local shopping include Marlowes Shopping Centre, Marlowes, The Maltings Shopping Centre, 28 The Maltings, St. Albans, The Luton Arndale Centre, Luton, Hale Leys Shopping Centre and Aylesbury, Friar Square Shopping Centre, Aylesbury. Hemel Hempstead General Hospital is also nearby.</p>	<p>www.dwh.co.uk/development.asp?site=H1647&phase=01</p>

									
<p>George Wimpey</p> 	<p>Highfields, Hemel Hempstead HP2 5GZ</p>	<p>Hemel Hempstead (2.2 miles) 27-33 minutes to Euston</p> <p>Tube: Watford (7.5 miles) Zone B Metropolitan Line</p>	Highfields	<p>'Highfields' development in Hemel Hempstead will go some way to restoring the original grade II listed Highfields House to its glory days of a bygone era. Set in its own grounds, trees, shrubs and natural features have been retained to create a quiet and private haven of tranquillity.</p>	<p>2 Bedrooms, from £315,000 to £325,000</p>			<p>www.georgewimpey.co.uk/GW/templates/homes-for-sale/GWDevelopments/development.aspx?region=South%20Midlands&devName=Highfields</p>	
	<p>Heath Park, St Johns Road, Hemel Hempstead, Hertfordshire, HP1</p>		Heath Park	<p>Development of 14 one and two bedroom stylish apartments each with it's own parking.</p> <p>Features include: Fully fitted kitchen with stainless steel hob, oven and hood, integrated washer/dryer, fridge/freezer, dishwasher. Fitted wardrobes. Wood laminate flooring or carpeted throughout. Under floor heating throughout. Allocated parking behind electronic entrance gates. Communal gardens. Entry call system. NHBC Warranty.</p>	<p>From £155,000 to £249,950</p>		<p>Preston Bennett 020 8954 8626</p>	<p>The development benefits from overlooking Heath Park gardens, Hemel Hempstead cricket club grounds and has good transport links via train to London and The Midlands and motorway links via the M25/M1 and A41</p>	<p>www.prestonbennett.co.uk/newhomes</p>
<p>Veritas Homes</p> 	<p>Dugdales, Croxley Green, Rickmansworth, Hertfordshire, WD3</p>		The Grove	<p>Period Property being refurbished to provide 2 & 3 bedroom townhouses and apartments</p>			<p>Agent: Parkheath 01923 776400</p>		

THREE RIVERS – SCHEDULE OF NEW-BUILD RESIDENTIAL DEVELOPMENTS

New developments	Developer	Location – full address and postcode	Distance from mainline rail (and name of station)	Name of scheme	Description	Prices	Analysis (£psf)	Sales office or agent and contact telephone number/ website	Other information on locality/scheme	Source
	Charles Church Dawes Lane, Sarratt, Herts, WD3 6BQ	Chorleywood Station (2.1 miles) 33 minutes to London Marylebone Chorleywood Underground Station (2.1 miles)	Dawes Lane	5 luxury homes. Arts and Craft Style. Each home is set in large gardens with excellent views of the green belt.	4 Bedrooms, from £1,000,000 to £1,200,000		Sales office 01727 828800 Development will be launching in January 2005	 <p>Ideally located within the highly sought after village of Sarratt,</p>	www.charles-church.co.uk/hbf.asp?site_id=130	
Banner Homes	Darvells, Chorleywood WD3	Rickmansworth (0.5 miles) 26 minutes to Marylebone Tube: Rickmansworth (0.5 miles) Zone A Metropolitan Line	Darvells	Detached and semi detached Homes. overlooking the common in Chorleywood this exciting scheme offers 2, 4 & 5 bed accommodation.	POA		Not marketing until December. Call head office for more info 01628 536229		www.new-homes.co.uk/searchResults.html?&garage=&postcode=&keyword=Chorleywood&reception=&bedrooms=&seed=4411587901&developer=&maxcount=1&builder=96&refine=0&radius=&garden=&price=&property	
Country and Metropolitan Plc	Park Road Rickmansworth Hertfordshire	Rickmansworth (700 yards) 26 minutes to Marylebone Tube: Rickmansworth	Park Road	39 one and two bedroom apartments with stunning contemporary exterior and quality specification within a private gated setting.	POA		Coming soon in 2005 Register for future information on 01895	Ideally situated for local amenities and transport links.	www.candmhomes.com/SouthernRegion.htm	

		(0.5 miles) Zone A Metropolitan Line				826250			
Kebbell Homes 	18 Kewferry Drive, Northwood (NB not in Three Rivers but very close to Moor Park)		Kewferry Drive	2 stylish 5/6 bedroom homes, exceptionally spacious features 6 bedrooms, 4 bathrooms, fully fitted kitchen, sophisticated infrastructure cabling for home entertainment and pc networking, well-established mature gardens.	£2,150,000		Agent - Christopher Rowland Estate Agents 01923 824225	 Established residential area just outside the centre of Northwood	www.kebbell.co.uk/Kewferry/index.html
Fair Clough Homes 	Viceroy Court Carew Road Northwood , Middlesex HA6 3NH NB Not in Three Rivers but close to Northwood and southern residential areas of Three Rivers	Carpenders Park (1.7 miles) 28-40 minutes to Euston Northwood (300 yards) Zone 6 Metropolitan Line	Viceroy Court	Development of 16 1,2 & 3 bedroom apartments and 8 four bedroom townhouses.	From £250k		Marketing suite 10am-5pm Contact Glynis Parry-Jones on 0845 676 0164 for more details		
Country and Metropolitan Plc 	Wildwood Ducks Hill Road Northwood Middlesex HA6 2JR NB Not in Three Rivers but close to Northwood and southern residential areas of Three Rivers	Rickmansworth (2.6 miles) 26 minutes to Marylebone Northwood (1.0 miles) Zone 6 Metropolitan Line	Wildwood	4 town houses Front gardens will be landscaped and rear gardens turfed. Conservatory with ceramic tiled floor. Internal doors: flush doors with light wood veneer finish with complementary chrome fittings. Thermostatic shower with chrome finish to family bathroom and ensembles. Kitchen appliances: Built in stainless steel double oven, five burner stainless steel gas hob, stainless steel chimney hood, integrated dishwasher and fridge/freezer	From £599,950		Selling agent: Christopher Rowland 1 Rowland Place Green Lane Northwood 01923 824 225	 The immediate area is well served by sports and fitness facilities, including private gyms, three 18-hole golf courses including Moor Park, local rugby, football, tennis and cricket clubs, and Riverside Sports Club. Ruislip	www.candmhomes.com/Wildwood.htm

								<p>Lido is closeby for leisurely walks, ideal for the family with its beach and nearby Waters Edge pub and restaurant.</p> <p>The M25 and M1 are nearby, as is the A40 and M40 to London and Oxford. For destinations further afield, Heathrow is approximately 10 miles from Northwood by road, Gatwick 50 miles and Luton approximately 22 miles.</p>	
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WATFORD – SCHEDULE OF NEW-BUILD RESIDENTIAL DEVELOPMENTS

New developments	Developer	Location – full address and postcode	Distance from mainline rail (and name of station)	Name of scheme	Description	Prices	Analysis (£psf)	Sales office or agent and contact telephone number/ website	Other information on locality/scheme	Source
<p>Cairnpark Properties (In Partnership with DW Developments)</p> 	<p>123 High Road, Leavesden, Watford WD25 7AP</p>		<p>Coppin Place</p>	<p>4 one-bedroom apartments (comprising 2 ground floor and 2 first floor apartments). Each individual apartment has a living/dining room, kitchen, bedroom with built in wardrobes, bathroom and a linen cupboard and are finished to a high standard. Access to apartments 1 & 2 is to the front of the building and 3 & 4 is via the private drive at the side of the building.</p> <p>Specification</p> <ul style="list-style-type: none"> - Gas central heating to radiators - UPVC doors and windows - White sanitaryware with chrome finish - Shaver sockets to bathroom - Timber laminate floor to kitchen - Stainless steel cooker, hob and oven - Low voltage ceiling lights to kitchen & bathroom - Built-in wardrobes to bedroom - TV and telephone points to bedroom, - kitchen & living room - Wall light points to lounge - Coving to hall, lounge & bedrooms - Moulded skirtings & architraves - Colonial style internal doors - Brass door furniture - Outside light fitting to front doors 			<p>Sales team: Cairnpark Properties Ltd, 4 Norfolk Road, Rickmansworth, Herts WD3 1LA Tel: 01923 712244</p>	 <p>Situated on the High Road in Leavesden. Ideally positioned close to local shops, amenities and motorway networks Coppin Place boasts its own drive way leading to private parking bays, bicycle shelters and a communal garden.</p>	<p>www.cairnparkproperties.co.uk/NewHomes.html</p>	
<p>Rice Brothers (Builders) Ltd</p>	<p>Pinner Road, Watford</p>									

									
<p>Linden Homes</p> 	<p>Cassio Metro, Rickmansworth Road, Watford WD18</p>	<p>Watford Junction and Watford West run trains direct to Euston in as little as 19 minutes.</p> <p>Watford Underground provides fast and frequent services into Baker Street, Kings Cross and London Liverpool Street on the Metropolitan line in under an hour.</p>	<p>Cassio Metro</p>	<p>Very large development of 2 bedroom apartments and 3 bedroom homes set in approx 11 acres, with leisure and concierge facilities and excellent transport links.</p> <p>Strong definition of private and public space, and the prominent use of glass blurs the boundaries between the contemporary and airy interiors, and the established community outside. The traditionally styled Georgian terraces, arcades and crescents are both desirable and fashionable, and residents can enjoy tree lined walks that pass through the many gardens. Car free frontages, and cycle routes add to the sense of order and place as does the overall design of the homes, which complement the local architectural vernacular</p>	<p>£249,950 to £475,000</p>		<p>01923 229229</p>	 <p>London Heathrow is just over 24 miles away.</p> <p>Junction 5 of the M1 motorway is just 3 miles away, and Junction 19 of the M25 is approximately 7 miles distant.</p> <p>Watford has been resurrected as the place to be in the 21st Century. The town centre has undergone an intensive transformation. Paved promenades and works of art now take centre stage against an influx of shops, coffee bars, restaurants, theatres and cinemas. Cassiobury Park, once left to lay neglected, has been restored to form 77 hectares of pleasure gardens, woodland, nature reserve, open parkland and a golf course.</p>	<p>www.lindenhomes.co.uk/ln2/developments/chiltern/cassio-metro/cassio.htm</p>

<p>George Wimpey</p> 	<p>Rickmansworth Road, Watford WD18 7GR</p>	<p>Close to Watford tube</p>	<p>Dimension</p>	<p>Executive homes and apartments Access directly off Rickmansworth Road itself – quite steep road up into site. Narrow street frontage – fronted by townhouses, apts behind</p>			<p>Sales office 01923 201962 open 11-5, 7 days a week</p>		<p>www.georgewimpey.co.uk/GW/templates/homes-for-sale/GWD/development/Overview.aspx?region=North+London&devName=Dimension&vs=Brand+%3d+'GW'+AND+County+%3d+'Hertfordshire'</p>
<p>Linden Homes</p> 	<p>Linden Mews, St Albans Road, Garston, Watford Hertfordshire WD25 9NQ</p>	<p>Garston - Hertfordshire (600 yards) 34 minutes – 1 hour to Euston/ St Pancras</p> <p>Watford Tube (2.2 miles) Zone B Metropolitan Line</p>	<p>Linden Mews</p>	<p>A contemporary development of 1 & 2 bedroom apartments and 2/3 bedroom townhouses. Set in the thriving & established residential area of Garston. just a short drive north of Watford.</p>	<p>£225,000 to £400,000</p>		<p>01923 229229</p>	<p>Garston is well known for its acres of open countryside, with numerous parks, including Garston Park, Stanborough Park and Bricket Wood Common all close by. Moreover for everyday needs, Garston Park Parade has a number of convenient shops, whilst Sainsbury's and Asda superstores are within easy reach.</p> <p>As well as Watford, the development is conveniently situated for access to both St Albans and the M1 and the M25 motorways.</p> <p>Luton is approximately 15 miles distance and Heathrow 22 miles.</p>	<p>www.lindenhomes.co.uk/lndn2/developments/chiltern/lindenmews/lindenmews.htm</p>
<p>Linden Homes</p> 	<p>Liberty Apartments, Devon Road, North Watford WD24 4HP</p>	<p>Watford Junction Station 19 – 47 minutes to London Euston</p> <p>Watford Tube</p>	<p>Liberty Apartments</p>	<p>13 two bedroom contemporary styled apartments.</p> <p>Spec inc: Siemens stainless steel appliances to include an electric single oven, electric hob and chimney cooker hood; pristine</p>	<p>From £199,950</p>		<p>01923 229229</p>	<p>Close to the bustling town of Watford, the development is set within an established residential area. Clubs, pubs, and cinemas, department stores and high street retailers - all keep the thriving population amused.</p>	<p>www.lindenhomes.co.uk/lndn2/developments/chiltern/liberty/liberty.htm</p>

		Zone B Metropolitan Line		white sanitaryware from Armitage Shanks with chrome mixer taps from Bristan; fitted wardrobes with sliding doors to the master bedroom; TV points to living room and master bedroom; and Ideal ISAR combination boiler to all apartments.				Furthermore, the M25 and M1 are close by as are both Heathrow and Luton airports, for those who need to travel further afield.	
Linden Homes 	Benskin Mews, Christie Court Chester Road, Watford WD18 0LH	Watford Junction Station 19 – 47 minutes to London Euston Watford Underground Zone B Metropolitan Line	Benskin Mews	14 two and three bed town houses. Small terrace with small back gardens Spec includes: stainless steel appliances including electric oven, gas hob and chimney cooker hood; contemporary crisp white sanitaryware from Armitage Shanks; programmer and room thermostat from Honeywell; built-in wardrobe to master bedroom; 3 point locking to front doors; and wiring only for satellite TV in living room.	£195,000 to £300,000 Some units sold (unit 12) others still available (unit 10) available at £275,000		01923 229229	Watford has two theatres, which host everything from ballet and drama to opera and musicals. Meanwhile Jongleurs Comedy Club, Watford Football Club and Saracens Rugby offer more light-hearted entertainment for everyone. M25 and M1 are close by, as are both Heathrow and Luton airports,	www.lindenhomes.co.uk/ln2/developments/chiltern/benskin.htm
Barratt Homes 	Whippendell Road, Watford , Herts WD18 7	Watford Junction fast trains to London Euston in around twenty minutes. London Underground Metropolitan Line from either Watford or Croxley Stations -	Signature	Large development – 163 units, mix of flats and townhouses. 30% AH with Aldwyck HA.	Units from @£180,000 to @£320,000. Most @ £250,000 level.	£320-£330 psf	Sales 01923 237 581	1.5 miles from town centre. For drivers the M1 is around two and a half miles away and air travel is equally well serviced with London Heathrow, London Luton and London Stansted Airports all very accessible.	www.barratthomes.co.uk/signature/index.cfm

Belstone Homes



Whippendell
Road
Watford,
Herts

1 and 2 bedroom
apartments under
construction

01923 850250

Belstone Homes		Whippendell Road Watford , Herts	1 and 2 bedroom apartments under construction	01923 850250				
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12 Annex B: Consultation Letter

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Address Details

11/06/2004

Our ref: 32500/JH/TK/VB

Dear Sir/Madam

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 14th so

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Our ref: 32500/JH/TK/VB

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

11/06/2004

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

11/06/2004

Our ref: 32500/JH/TK/VB

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.

