



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

## Urban Capacity Studies

Final Report: Volume 5  
Appendix - 'Greenfield' Housing Allocations

January 2005

Llewelyn Davies  
in association with  
ATIS REAL Weatheralls



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Our Ref: 32500

## Introduction

In line with *Tapping the Potential* the urban capacity study sought to review the potential from allocated but undeveloped housing sites, in particular, looking at the potential to increase densities and yields on these sites. However, the Local Plans covering the study area include a number of housing allocations on the periphery of the urban area and which are effectively Greenfield sites.

In terms of the sequential test as set out in PPG3, urban capacity opportunities should be explored before Greenfield land releases are considered. If, however, there is a need for Greenfield land to be released after 'brownfield' opportunities have been explored, then those sites on the edge of urban areas should be considered first, i.e.: the Greenfield housing allocations.

We have purposely excluded these sites from our overall estimates of urban capacity; the purpose of such studies being to assess the potential from developing previously used land and buildings in order to minimise the need for releasing Greenfield sites where possible.

For the purposes of this study though we do provide an assessment of the capacity of these Greenfield areas below. As per the general approach used in the main report, we have applied an appropriate design case study to each of the sites and provide an overall mid-point of capacity based on the difference between the Scenario A and Scenario B design exercises. We acknowledge that these present a rough guide to capacity and each of the sites would need to be assessed in much more detail at the development brief and master planning stage should they be brought forward.

This approach predominantly affects Dacorum, although does also cover a number of sites in Three Rivers. There are no Greenfield housing allocations in Watford.

## Dacorum BC

The schedule of housing proposal sites in the Local Plan is split into Parts I and II. The Part I sites are effectively 'brownfield' sites<sup>1</sup> and are included within the main assessment of urban capacity (as presented in report Volumes 1 – 4). The Part II sites effectively comprise Greenfield housing allocations which, for the purposes of conformity with *Tapping the Potential*, as set out above, have not been included in the capacity estimates.

These Greenfield sites and the potential dwelling numbers deriving from these are presented in Table 1.

## Three Rivers

The current Three Rivers Local Plan runs from 1996 to 2011. Three Rivers has a very limited number of remaining housing allocations within greenfield areas or un-built 'greenfield' allocations at the very periphery of the urban area. A small number of such sites were allocated in the Local Plan as part of the districts contribution to housing growth but have already been built out. The remaining greenfield sites are listed in Table 2 below. Three Rivers does have a number of sites currently allocated for employment land which, whilst not specifically included within the greenbelt are nevertheless surrounded by greenbelt land. Some of these have been proposed as housing capacity sites. This is particular the case in Kings Langley and at Maple Cross. Such sites have not been included in the table below as they are viewed as previously developed land.

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<sup>1</sup> Except for Allocations H18, TWA3 and TWA4 which are peripheral 'Greenfield' sites and thus do not form part of our capacity estimates, but which are included in Table 1 overleaf.

**Table 1: Capacity estimates of 'Greenfield' housing allocations, Dacorum**

Site Ref.	Local Plan Ref.	Name / Address	Site Area <sup>a</sup>	Local Plan Housing Estimate	Design Exercise	Llewelyn Davies Estimates		Mid Point <sup>b</sup>
						Scenario A <sup>b</sup>	Scenario B <sup>b</sup>	
AE6	H18	Land at North East Hemel Hempstead (Three Cherry Trees Lane)	9.4 <sup>d</sup>	350	17	271	505	388
BC2	H36	New Lodge, Bank Mill Lane, Berkhamsted	1.9	50	2	67	121	94
N10	H37	Land at Durrants Lane / Shootersway, Berkhamsted	4.4	100	-	100 <sup>c</sup>	100 <sup>c</sup>	100 <sup>c</sup>
LG41	H38	Buncefield Lane / Green Lane, Hemel Hempstead	2.4	80	17	86	161	124
GH3	H39	Land to the rear of Ninian Rd & Argyll Rd, Hemel Hempstead	0.6	11	12	6	15	11
HHC44	H40	Paradise Fields, Hemel Hempstead	0.67	40	9	28	64	46
WH2	H41	Land south of Redbourn Road, Hemel Hempstead	1.0	30	14	35	57	46
LG16	H42	Land at Westwick Farm, Pancake Lane, Hemel Hempstead	1.6	50	17	58	107	82
KL15	H43	Land rear of Watford Road, Kings Langley	0.74	17	12	7	19	13
WA1	H44	Land at Manor Farm, High Street, Markyate	1.3	40	17	47	87	67
APS33	TWA3	Land to the north west of the Manor Estate, adjoining Manorville Road, Apsley	0.95	30	-	30 <sup>e</sup>	30 <sup>e</sup>	30 <sup>e</sup>
APS34	TWA4	Land to the south west and south east of the Manor Estate, Apsley	11.16 <sup>d</sup>	270	-	270 <sup>e</sup>	270 <sup>e</sup>	270 <sup>e</sup>
TOTAL <sup>d</sup>	-	-	36.12	1,068	-	1,005	1,536	1,270

Notes to Table:

- All site areas taken from Local Plan except for H18, TWA3 and TWA4 which are based on our (Llewelyn Davies) measurements. Although these three sites are Part I sites in the Local Plan they are effectively peripheral Greenfield allocations and have thus been excluded from the overall estimates of capacity.
- Estimates may not add due to rounding
- Site may come forward for redevelopment and reuse due to rationalisation of school buildings. Potential housing development area may be significantly smaller than total site area. Estimates of capacity thus based on Local Plan figures
- Utilising the design exercises informing the estimates of capacity in the main report, the estimates in this table are essentially based on the potential for housing development. However, if these sites do come forward, there will be a need to consider the requirements for social and community infrastructure and other uses / facilities. In particular, this will be an important consideration for the larger sites. In calculating the estimates for the larger sites (i.e. those over five hectares) we have reduced the site area by a fifth and applied the case studies to the remaining area. This provides a very crude estimate of potential and would need to be refined during the development brief / master planning process.
- Our estimates of capacity for these sites are based on the Local Plan figures, deriving as they do from a Development Brief examined during the Local Plan Inquiry.

**Table 2: Capacity estimates of 'Greenfield' housing allocations, Three Rivers**

Site Ref.	Local Plan Ref.	Name / Address	Site Area <sup>a</sup>	Local Plan Housing Estimate	Llewelyn Davies Estimates			
					Design Exercise	Scenario A <sup>b</sup>	Scenario B <sup>b</sup>	Mid Point <sup>b</sup>
AS40	H27	Land adjacent to Lytham Avenue, Ashridge	0.6	30	14	20	32	26
CGN1	H21	Old Merchant Taylors Site, Croxley Green	4.27	130	17	154	286	220
TOTAL <sup>c</sup>	-	-	4.87	160	-	174	318	246

Notes to Table:

- a. All site areas taken from Local Plan
- b. Estimates may not add due to rounding
- c. Estimates are based purely on the potential for housing development. The provision of social and community infrastructure and other uses / facilities would need to be considered as part of any development brief / master plan.

