

Appendix F

Housing Development Density Assumptions Methodology



Introduction

- 1.1 The preparation of the emerging Hertsmere Local Plan considered and assessed possible development opportunities across several exercises, including the HELAAs, the call for sites process and ultimately the identification of candidate sites. These processes required the application of a consistent approach towards the possible development densities that could be achieved across the sites. The approach taken is set out under this Appendix.

Methodology

- 1.2 Methodology for calculating site capacity follows the work undertaken as part of the Hertsmere Settlement Hierarchy study and is primarily based on site accessibility index also taking into account the character of the area and any other relevant planning considerations and constraints.

Spatial Strategy

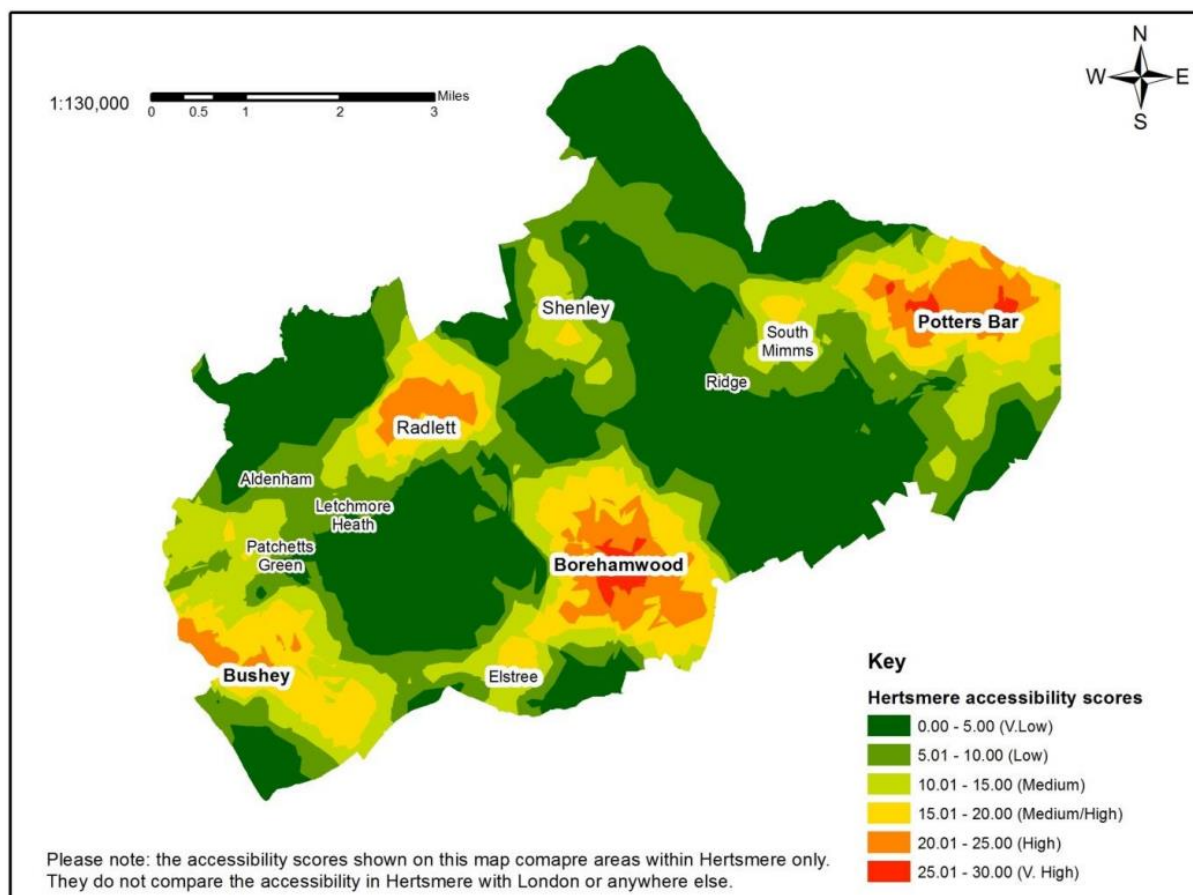
- 1.3 The Spatial Strategy considers the Borough's settlement hierarchy, the capacity (within settlements) to accommodate growth and existing infrastructure networks. The Strategy distributes growth in accordance with the settlement hierarchy. It seeks to secure the regeneration and intensification of the Borough's existing urban areas – particularly in respect of opportunities available in Borehamwood and Potters Bar. The Spatial Strategy is also informed by an understanding of relevant constraints and land use designations.
- 1.4 The spatial strategy envisages that most growth will be distributed to Borehamwood and Potters Bar followed by Radlett and Bushey, with a focus upon intensification through urban regeneration mainly in and around town centres. It is anticipated that this could include new tall buildings, which could be delivered upon sites that have capacity to accommodate their delivery over the plan-period. It is acknowledged that urban sites, particularly those that deliver higher intensity development may present their own series of challenges. This is reflected in the assumptions being taken in respect of their delivery timing.
- 1.5 In addition to urban areas, the Strategy aims to bolster supply and delivery from new Strategic Urban Extensions, and smaller-scale urban extensions that surround and immediately adjoin Borehamwood and Potters Bar. These involve physical extensions, the largest of which will be comprised of a mix of residential, main town centre, employment, open space, green infrastructure and travel networks. These opportunities could positively contribute towards a diverse supply of sites that enable the Local Plan to maintain a rolling housing land supply over the course of the plan period.
- 1.6 The Strategy considers that the Borough's remaining two settlements, Radlett and Bushey would take a lesser level of growth – in the form of smaller scale urban extensions and intensification through windfall and infill development. This would reflect the typologies found within those settlements.
- 1.7 The strategy also considers the potential for a new settlement that could come forward on land located to the east of London Colney, known as Bowman's Cross. The density assumptions taken in respect of the possible new settlement align with those assumed

for the new Strategic Urban Extensions being consider around the Borough's existing settlements.

Density

- 1.8 In-line with the Spatial Strategy and settlement hierarchy, densities have been arranged to reflect envisaged distribution of growth taking into account any limitations. Settlement Hierarchy study carried out an audit of accessibility which assessed the availability of public transport and the ease of travel to the main settlements and key services, across the Borough, and to other large economic centres including London and Watford.
- 1.9 The map below shows the accessibility of each of the settlements across the Borough. The two areas which scored the highest in terms of accessibility are the main settlements of Borehamwood and Potters Bar, followed by Radlett and Bushey.
- 1.10 The accessibility scores (as well as other factors such as the prevailing character of the area) formed the basis for assigning density ranges to the sites. More accessible sites are deemed to be able to accommodate higher density development and an increased yield. Based on the above the following bands were used when calculating capacity of the sites:
 - Very-low, 20-30 dwellings/ ha
 - Low, 30-50 dwellings/ ha
 - Medium, 50-100 dwellings/ ha
 - High, 100-200 dwellings/ ha
 - Very High 200-250 dwellings/ ha

Figure 1: Accessibility map of Hertsmere



Source: [Settlement Hierarchy and Accessibility Mapping Analysis Technical study](#)

- 1.11 Urban sites have been assessed against four main density bands and the very-low density was predominantly used to assess capacity of edge of settlement extension sites.
- 1.12 Low density sites are primarily located within quieter neighbourhoods with detached and semi-detached houses and bungalows reflecting the character of the area. These sites are typically small in area delivering few homes.
- 1.13 Medium density sites reflect the character of their surroundings and are generally found in settlements outside of main transport links and town centres but where flats and terraced houses could deliver an uplift in the area. They also include sites that may introduce mix of uses as part of a redevelopment which would restrict the housing offer on the site. Sites with these densities are located in all four main settlements.
- 1.14 High-density sites are generally found in highly accessible locations on major transport routes and central locations, which would enable flatted developments with mix of uses. These densities are generally applicable in the main settlements of the borough however are limited by sensitive uses. These sites are located in Borehamwood and Potters Bar.
- 1.15 Very high-density sites are not only located on major transport routes but have considerable land to utilise very high-density developments with lack of sensitive uses in very close proximity. These sites are located in Borehamwood and Potters Bar.

Urban Extensions

- 1.16 Urban extensions in Green Belt, subject to other constraints, were assigned the very-low density range which would deliver between 20 and 30 dwellings per hectare and set a gross density of 23 dwellings/ ha. This is based on scenario testing, work of AR Urbanism on the development frameworks and density analysis of other urban extensions taking into account previous permissions plus any uplift.
- 1.17 In order to further test the above assumptions the Council carried out a series of exercises that applied a range of densities to theoretical sites. These exercises saw theoretical example urban extension sites subdivided into parcels onto which several density ranges were tested. These included densities that could be applied to the mix of uses that could be applied to main town use parcels; and medium and low density residential developments. These exercises confirmed the assumed gross density of 23 dwellings/ ha applied to urban extensions.
- 1.18 It is also in keeping with new settlements or urban extensions in neighbouring authorities such as Welwyn Hatfield Borough Council (25 dwellings/ ha net developable area in urban extensions) and London Borough of Enfield (Chase Park and Crews Hill Place-shaping Area). Further density reductions have been applied to site where other constraints applied – for example, sites adjoining M25, Flood Zones and Local Wildlife designations.