

St Albans

City & District



URBAN CAPACITY STUDY

January 2022

THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK

DRAFT

Urban Capacity Study

Contents

Introduction & Background Evidence	5
1. Introduction	5
2. Policy context	5
National Planning Policy Framework (NPPF)	5
National Planning Practice Guidance (PPG)	6
3. Comparative studies	7
Methodology	9
4. Stages of methodology	9
5. Stage 1 – Identification of Sites	9
Density uplift areas	9
Standard density areas	11
Identifying sources of sites	12
6. Stage 2 – Initial sift of sites	13
7. Stage 3 – Unconstrained capacity estimates	14
Gross to net ratios	15
Density multipliers	15
8. Stage 4 – Assessment of site delivery	17
Assessing availability	17
Achievability	18
Site Identification Results	19
9. Stage 1 - Site identification	19
10. Stage 2 - Initial sift results	19
11. Stage 3 - Site capacity estimates	19
Appendices	22
Appendix 1 – PPG site identification methodology flow chart	22
Appendix 2 – Density uplift areas	23
Appendix 3 – Site reference abbreviations	27
Appendix 4 – Initial sift results	28
Appendix 5 – Excluded sites which generated less than 5 units	42

THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK

DRAFT

Introduction & Background Evidence

1. Introduction

- 1.1 St Albans City and District Council is in the process of developing a new Local Plan. The Urban Capacity Study forms part of the evidence base required to inform the identification of sites as part of the plan making process.
- 1.2 The study assesses land availability for potential development within the District. It forms part of the process for selecting sites for inclusion in the Local Plan. This work is important to help inform how the District will meet its development needs. The study will provide an analysis of the potential, realistic, urban capacity of the main District settlements.
- 1.3 The Urban Capacity Study does not itself determine whether or not a site should be allocated for development, or that planning permission would be granted if an application for a site within the document is submitted. The study's purpose is to provide information on a range of sites within the District. It will help inform the selection of sites for inclusion during the plan making process alongside other documents within the evidence base.
- 1.4 The study proportionately considers a wide range of sites within the District and assesses them for their capacity, suitability, availability and achievability, in accordance with national guidance¹. This information will then be used to inform the Housing Economic Land Availability Assessment (HELAA) as part of the local plan evidence base.

2. Policy context

National Planning Policy Framework (NPPF)

- 2.1 The National Planning Policy Framework (NPPF) sets out the national policy for plan making in England². Paragraph 11 of the NPPF 2021 (sets out that there should be a presumption in favour of sustainable development and that Local Authorities should promote sustainable patterns of development and seek to meet the development needs of their area.
- 2.2 Paragraph 35 of the NPPF 2021 (sets out the assessment of soundness criteria for local plans. Part b) of paragraph 35 says that local plans need to be 'justified' and demonstrate that they are based on an appropriate strategy when assessed against reasonable alternatives. Accordingly the assessment of sites and how they compare to each other is fundamental to demonstrate that the plan making process has assessed reasonable alternatives.
- 2.3 Paragraph 119 of the NPPF 2021 (states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs. This strategy should prioritise previously-developed or 'brownfield' land.
- 2.4 Following this, paragraph 120 of the NPPF 2021 sets out that planning Policies and decisions should, amongst other considerations:

c) give substantial weight to the value of using suitable brownfield land within

1 National Planning Practice Guidance: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

2 National Planning Policy Framework: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure);

- 2.5 Paragraph 121 of the NPPF 2021 follows this stating that local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs. This includes suitable sites on brownfield registers or held in public ownership, using the full range of powers available to them.
- 2.6 The NPPF 2021 also sets out a range of guidance on matters which are relevant to this methodology and assessment of sites including:
- Accessibility – The NPPF 2021 supports the use of sustainable modes of transport, methods and manage patterns of growth which make the best possible use of walking, cycling and public transport (paragraphs 104 and 105)
 - Protection of Green Belt – The NPPF 2021 sets out that Green Belt boundaries should only be altered in exceptional circumstances (paragraph 140)
 - Flood risk – The NPPF 2021 sets out that the development should be directed away from areas of the highest risk of flooding, whether existing or in the future (paragraph 159).
 - Open space – The NPPF 2021 opposes the loss of existing open space, sports and recreation buildings and land unless the land is surplus to requirements, would be suitably replaced, or is for an alternative provision (paragraph 99)
 - Natural Environment – the NPPF 2021 seeks to minimise impacts on the natural environment, including maintaining or enhancing networks of habitats and green infrastructure. Sites should be allocated on land with the least environmental or amenity value (paragraph 174 and 175).
 - Historic Environment – The NPPF 2021 sets out that plan should set out a positive strategy for the conservation and enjoyment of the historic environment, including designated and non-designed heritage assets (paragraph 190).

National Planning Practice Guidance (PPG)

- 2.7 The National Planning Practice Guidance (PPG) supports the NPPF and adds additional guidance. The Housing and economic land availability assessment notes sets out guidance for site identification and assessment as stage 1 and 2 of a 5 stage process, a flowchart from PPG of this process is contained in Appendix 1.
- 2.8 The PPG also states that local planning authorities should actively identify sites through a desktop review process. This identification should include sites which could be improved, intensified or changed. Sites which have constraints should be included in the initial site identification for comprehensiveness, but these constraints need to be set out clearly and

considered during the site assessment process³ The PPG also states that sites which can deliver 5 or more dwellings or economic development of 0.25 hectares should be included in the identification process.

3. Comparative studies

3.1 In order to propose a robust and credible methodology for identifying and assessing sites for the Urban Capacity Study, a review of comparative studies has been undertaken. Table 1 sets out the comparative studies:

Authority and document	Methodology
<p>Dacorum Borough Council</p> <p>Urban Capacity Study (incl. Windfall Assessment)⁴</p> <p>2020</p>	<p>Has a two stage, multi-step approach:</p> <ol style="list-style-type: none"> 1. Identification of sites and broad locations <ol style="list-style-type: none"> a. Review existing allocations and SHLAA sites b. Review sites promoted through a call for sites c. Review existing brownfield register and employment allocations d. Review other sources of data including a desktop survey of maps and aerial photography 2. Site and Broad Location Assessment <ol style="list-style-type: none"> a. Initial sift of sites, by consideration of existing site constraints including: flooding zones, natural conservation sites, green spaces, scheduled monuments, economic impact. b. Estimate site capacity and density - sites with a capacity of less than 5 dwellings are not considered further c. Viability and suitability testing
<p>Epping Forest District Council</p> <p>Settlement Capacity Study⁵</p> <p>2016</p>	<p>Has a four phase approach:</p> <ol style="list-style-type: none"> 1. Identification of sites within major settlements <ol style="list-style-type: none"> a. Identification through Strategic Land Availability Assessment and aerial photographs b. Initial adjustment of sites to accommodate constraints, including location outside of major settlements, accessibility problems, flood zones use and a site size of less than 500m² 2. Estimate provisional site capacity 3. Viability testing 4. Finalisation of provisional capacity estimates

3 National Planning Practice Guidance, Paragraph: 010 Reference ID: 3-010-20190722 : <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

4 Dacorum Borough Council (2020) Urban Capacity Study (incl. Windfall Assessment) available at: https://www.dacorum.gov.uk/docs/default-source/strategic-planning/urban-capacity-study---strategic-housing-land-availability-assessment---november-2020.pdf?sfvrsn=1ae0c9e_4#:~:text=The%20Strategic%20Housing%20Land%20Availability,new%20Local%20Plan%202020%20%2D%202038.&text=It%20forms%20part%20of%20process,inclusion%20in%20the%20Local%20Plan

5 Epping Forest District Council (2016) Settlement Capacity Study available at: <https://www.efdclocalplan.org/wp-content/uploads/2018/02/EB803-SCS-EFDC-Fregonese-Associates-2016.pdf>

Authority and document	Methodology
Elmbridge Borough Council Urban Capacity Study ⁶ 2018	Has a three stage approach: 1. Identification of sites within existing built up areas, outside of the Green Belt a. Town, district and local centres mapped and catchment areas were studied of : i. 800m around town and district centres and train stations ii. 400 around local centres b. All other sites outside the Green Belt were also studied but less forensically. 2. Estimate provisional site capacity using density multipliers and gross net ratios including consideration of site constraints 3. Assess deliverability and achievability of sites

Table 1: Comparison studies

- 3.2 Elmbridge Borough Council has the most structured approach to site identification with catchment areas around existing facilities. These areas were then forensically examined for sites. Both Dacorum Borough Council and Epping Forest District Council used primarily desk-top studies looking at aerial photographs, though neither specified catchment areas.
- 3.3 All of the methodologies above use similar stages in site assessment which include generally ‘policy off’ identification stages followed by an initial sift through identified sites. This allows the sites with constraints which cannot be overcome to be excluded early. However Elmbridge Borough Council considered site constraints alongside comparing potential site capacity.
- 3.4 Epping Forest District Council and Elmbridge Borough Council both only identify sites within major settlements, and specifically excluded the green belt areas for the purposes of their studies. However, all of the other examples used proximity to existing settlements as part of their initial sift stage.
- 3.5 The methodologies all use a qualitative assessment to assess the relative negative and positive aspects of a site.

6 Elmbridge Borough Council (2018) Urban Capacity Study available at: https://www.elmbridge.gov.uk/_resources/assets/attachment/full/0/5937.pdf

Methodology

4. Stages of methodology

- 4.1 The Urban Capacity Study will be formed of four main stages which are consistent with the comparative studies set out in Section 3:
- Stage 1 – Identification of sites
 - Stage 2 – Initial sift of sites
 - Stage 3 – Provisional estimate of unconstrained site capacities
 - Stage 4 – Assessment of site deliverability
- 4.2 As this Urban Capacity Study will inform part of the HELAA, stage 4 will be conducted in conjunction with the sites identified through the call for sites.

5. Stage 1 – Identification of sites

- 5.1 As there is a separate Call for Sites which will also inform the HELAA and site identification strategy, this Urban Capacity Study will focus on settlements outside of the Green Belt⁷. The Urban Capacity Study will be conducted in two parts:
- Higher densities in areas located close to town centres and transport links where density uplift can be considered in line with NPPF 2021 paragraph 125
 - All other areas in non-green belt settlements

Density uplift areas

- 5.2 NPPF 2021 paragraph 125 states plans should make policies to optimise the use of land including:

“..the use of minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate;”

- 5.3 Similar to the Elmbridge Borough Council Urban Capacity Study, the study will look at sites which are located in settlement cores and near mainline train stations. In line with NPPF 2021 paragraph 125, identifying these sites separately ensures that higher densities can be encouraged in sites which are sustainable and accessible.
- 5.4 The town centres and mainline train stations will be mapped. The branch line stations have been excluded due to the current level of service provided to these stations. These locations are:
- St Albans town centre
 - Harpenden town centre and train station
 - St Albans train station

For simplicity, as Harpenden train station is located within the town centre this will form one catchment area.

⁷ As defined in Policy 2 of the St Albans District Local Plan Review 1994.

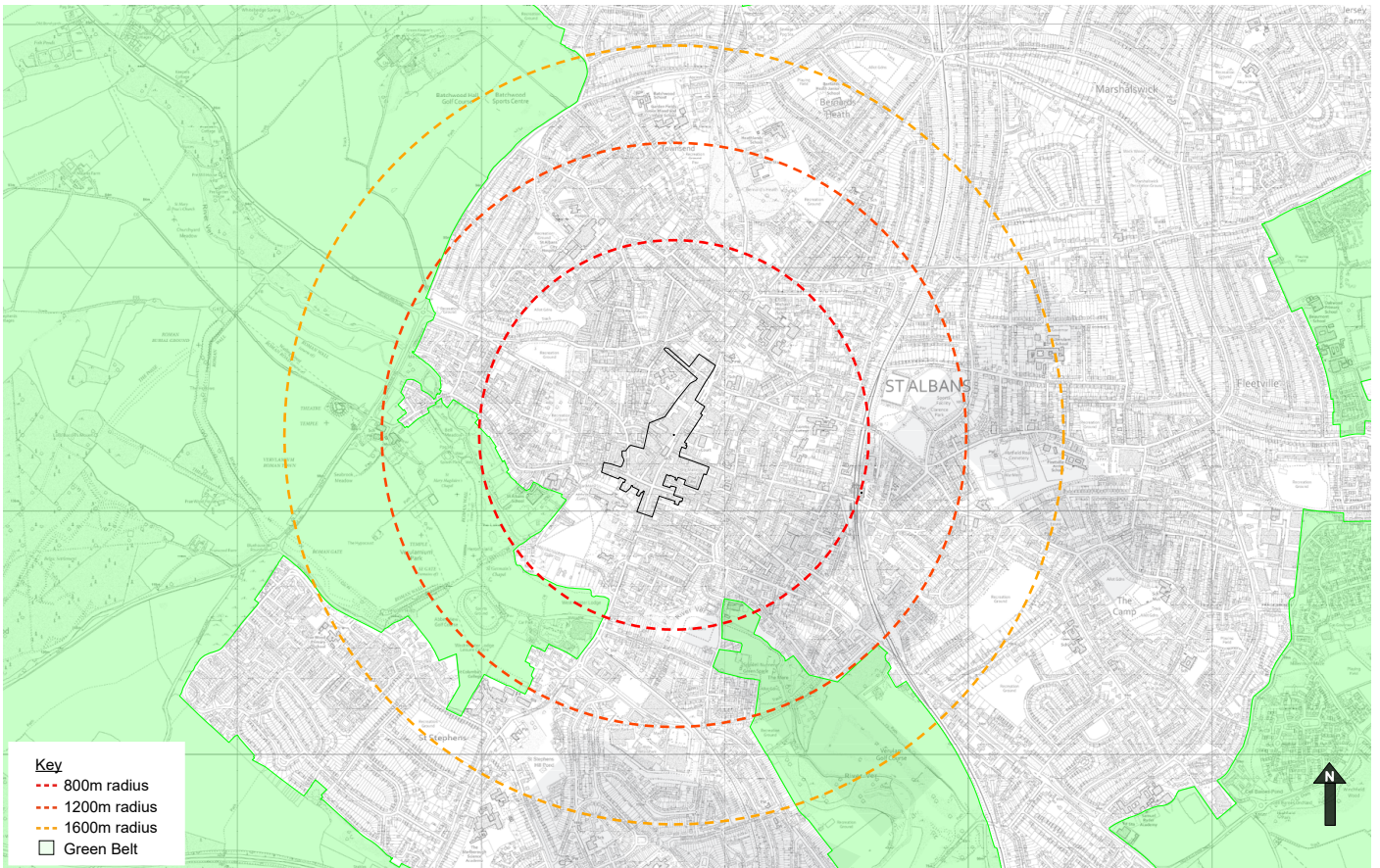


Figure 1: St Albans town centre indicative catchments of 800m, 1200m and 1600m

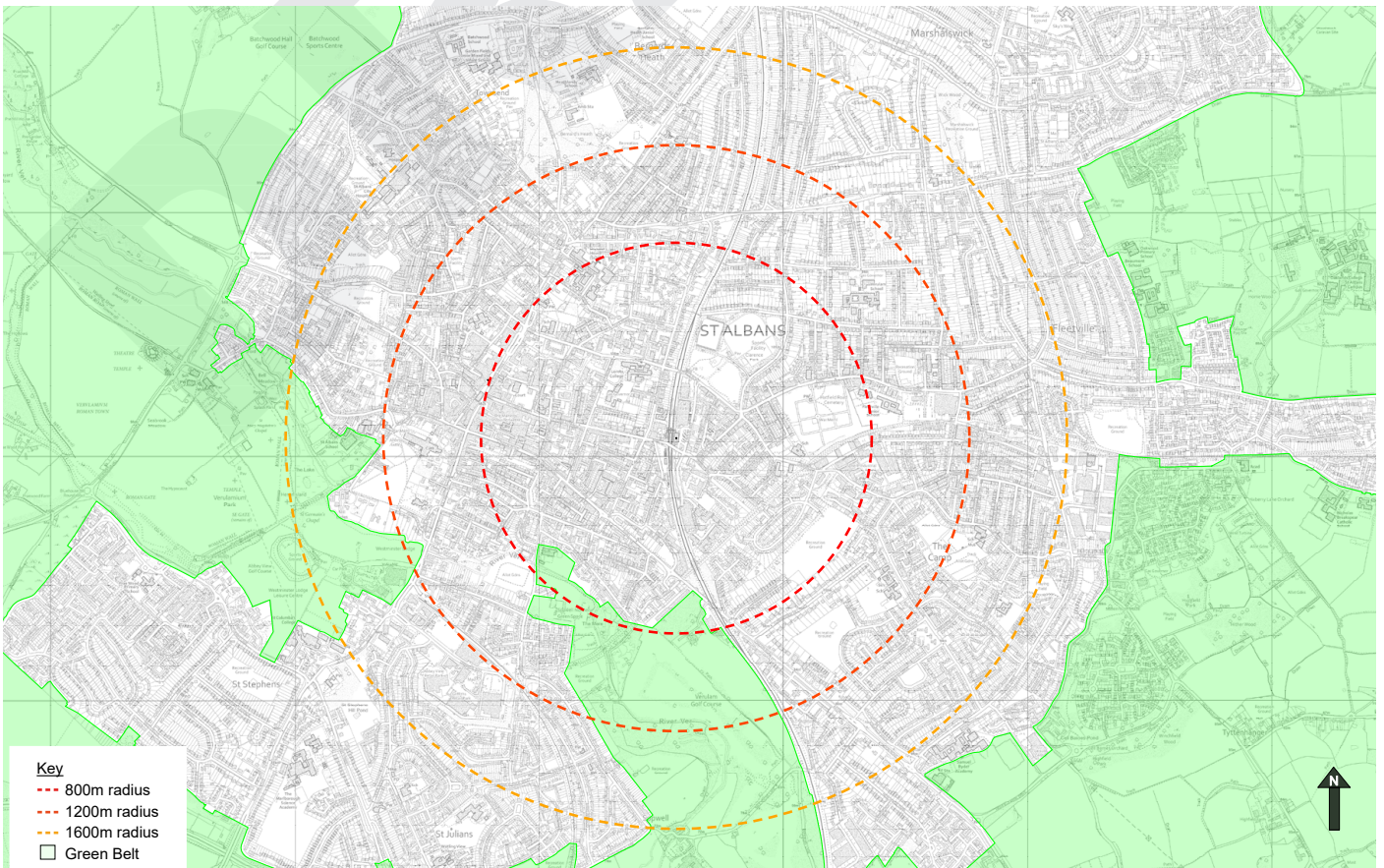


Figure 3: St Albans train station indicative catchments of 800m, 1200m and 1600m

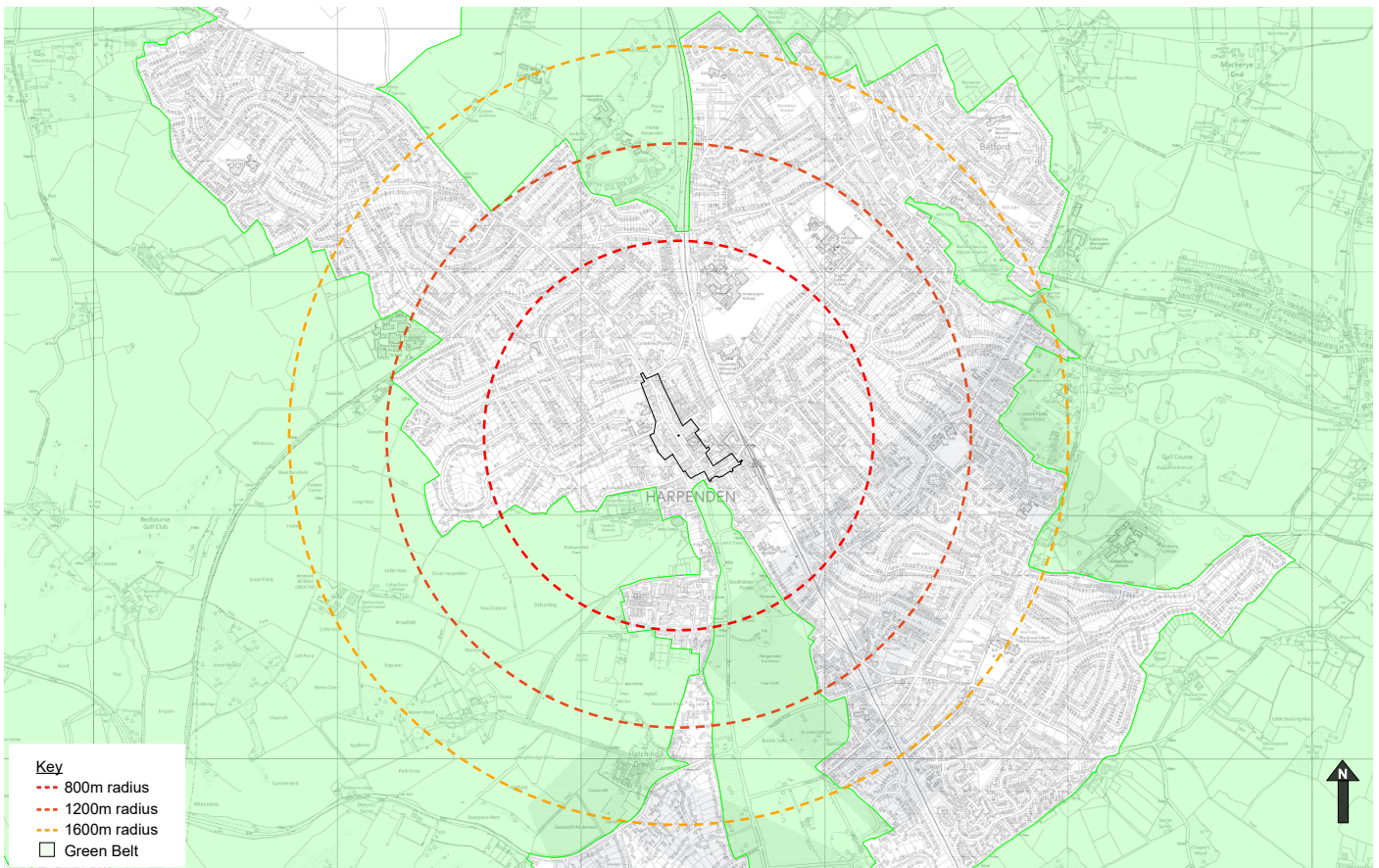


Figure 2: Harpenden town centre indicative catchments of 800m, 1200m and 1600m

- 5.5 The catchment areas for each location should be based on a suitable distance to promote sustainable modes of transport. The Green Belt will be mapped at this point to ensure that identified sites will fall outside of the Green Belt. Based on the methodologies discussed in Section 3 and best practice such as guidance from the Department of Transport.⁸ The catchment area will extend to a 1600m radius, approximately a 20 minute walk to the catchment centre.
- 5.6 The figures below show three areas, a 800m radius an approximately a 10 minute walk, 1200m radius, an approximately a 15 minute walk and a 1600m radius, approximately a 20 minute walk. The scale of these catchment areas for each location is plotted in figures 1, 2 and 3. Large scale versions of these maps are available in Appendix 2.

Standard density areas

- 5.7 The study will also identify potential sites in any area which is outside of the Green Belt. As these sites may not necessarily be well served by public transport links they would not be suitable for seeking a significant uplift in densities. However, these sites may still be suitable for meeting the Districts development needs.
- 5.8 The Green Belt and catchment zones will be mapped when identifying these sites to ensure that identified sites will fall outside of the Green Belt and to avoid repetition of sites.

8 Manual for Streets (2007) Department of Transport available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdfmanforstreets.pdf

Identifying sources of sites

- 5.9 Sites will be identified through a desktop review through a combination of assessing maps, aerial photographs and online street photography. Some sites may need to be visited, if the information available through these methods is not sufficient to assess the site. The identification of sites will be conducted on a 'policy off' basis consistent with the methodologies in the comparative examples set out in Section 3. This will allow the most number of sites to be identified.
- 5.10 Potential sources of sites will include:
- Vacant and derelict land and buildings including empty homes, redundant and disused buildings
 - Potential permitted development changes to existing building and sites
 - Under established uses or under-utilised sites such as garage blocks and car parks
 - Public sector land
 - Sites with extant or lapsed permissions
 - Sites on the brownfield land register
- 5.11 As part of the site identification process some areas will not be considered suitable for redevelopment. Some types of land which will be discounted from the study are:
- Allocated Employment Land
 - Open Spaces
 - Education Sites
 - Community Infrastructure
- 5.12 Sites within these areas or subject to these uses will be discounted as part of the study at this stage. The Open Space Study, Employment Land Review and the Call for Sites 2021 may evidence that some of these sites may no longer be needed in their current use.
- 5.13 Only sites which are able to provide a capacity of five or more dwellings (gross) will be identified and taken through to stage 2, consistent with the PPG⁹. The provisional capacity of sites will be assessed in stage 3 and any which are found to be below 5 or more dwellings will also be discounted during stage 3. All of the identified sites taken to stage 2 will be mapped on the GIS system.
- 5.14 The identified sites will be referenced according to their density type and area with the format UCS – AREA – DENSITY – 001. Density uplift areas will have the reference HD and will be sorted by the catchment area: either St Albans (SA) or Harpenden (HT). Standard density areas will have the reference SD and be sorted by their parish area. The table contained in Appendix 3 contains the abbreviations used in the site references.
- 5.15 Sites which are identified after the Call for Sites, Employment Land Review or the Open Space Study will contain the additional reference demonstrating where they were identified: CS, EL, OS respectively.

9 National Planning Practice Guidance, Paragraph: 010 Reference ID: 3-010-20190722 : <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

6. Stage 2 – Initial sift of sites

6.1 An initial sift of identified sites is required to exclude sites which would be wholly or almost entirely covered by absolute constraints and other non-absolute constraints. This approach is consistent with the methodologies in the comparative studies.

6.2 The initial sift will focus on:

Flood risk

6.3 Both the NPPF 2021 and the PPG state that proposed housing and employment sites is not appropriate in the flood plain. Accordingly if all or the majority of a site falls within flood risk zone 3b, the functional floodplain, will therefore be excluded.

Sites of international, national and local importance

6.4 The European Birds and Habitats Directives and the Conservation of Natural Habitats & Species Regulations sets out the protection for a number of designated sites, and locally protected sites including Sites of Nature Conservation Importance (SNCI) and Local Nature Reserves (LNR). These sites are considered to be important areas for local wildlife and biodiversity. Accordingly is a site will be excluded if all or the majority of a site falls within a:

- Special Protection Areas (SPA)
- Special Areas of Conservation (SAC)
- Ramsar Sites
- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves
- Sites of Nature Conservation Importance (SNCI)
- Local Nature Reserve (LNR).

Ancient woodland

6.5 Paragraph 180 part c) of the NPPF gives strong protection to irreplaceable habitats including Ancient Woodland and therefore a site wholly covered by Ancient Woodland will be excluded.

Heritage assets

6.6 Paragraph 200 of NPPF 2021 states that harm to or loss of Scheduled Monuments should be wholly exceptional and therefore a site wholly within a Scheduled Monument will be excluded.

6.7 Paragraph 200 of NPPF 2021 also states that harm to or loss of grade I and grade II* Registered Park and Garden should be wholly exceptional and harm to or loss of a grade II Registered Park and Garden should be exceptional. Accordingly any site which falls wholly within a Registered Park and Garden will be excluded.

6.8 Other designated and non-designated heritage assets, such as Conservation Areas and listed buildings, will be considered at a later stage as it is not considered a reason for exclusion in itself.

Green space

6.9 Paragraph 99 of the NPPF 2021 opposes the loss of existing open space, sports and recreation

buildings and land unless the land is surplus to requirements, and would be suitably replaced, or is for an alternative provision. The Council has also prioritised, as part of the Sustainability and Climate Crisis Strategy (2020-2023) provisioning spaces for pocket parks, food growing and Tree Planting. Therefore a site which falls wholly within an existing public open space, will be excluded.

- 6.10 A Open Space Study will be carried out as part of the evidence base process to establish existing provisions and future need. Additionally, a Local Nature Recovery Strategy including a baseline for the Districts biodiversity and ecological habitats will be established by Hertfordshire County Council.

Education sites

- 6.11 Paragraph 95 of the NPPF 2021 sets out that local authorities should take a positive and collaborative approach to provide a sufficient choice of education. Accordingly if all or the majority of a site falls within an existing education site it will be excluded, unless specifically put forward by the education provider due to a lack of need, through the HELAA process.

Community Infrastructure

- 6.12 Paragraph 93 of the NPPF 2021 sets out that local authorities should plan positively for the provision and use of shared spaces, community facilities, and other local services to enhance the sustainability of communities and residential environments. Local authorities should also guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Accordingly if the site is considered to be an existing community uses it will be excluded as part of the UCS. However, as part of the HELAA process, the site maybe put forward by the site owner and considered separately.
- 6.13 A list of all sites which were subject to the initial sift and details of how they were assessed at Stage 2 will be included in appendices of the final report.

7. Stage 3 – Unconstrained capacity estimates

- 7.1 The development capacity of sites will be estimated through the use of gross to net ratios and standard density multipliers. Gross to net ratios allow for the amount of land which might be suitable for housing on a given site. Standard density multipliers are then used to estimate what quantity of housing can be accommodated within the suitable land, based on a density appropriate to the sites context.

Gross to net ratios

- 7.2 In any identified site, the land it contains might not be wholly developable. Each site has constraints and requirements for infrastructure which need to be accommodated when estimating the site's capacity. Gross to net ratios are used to estimate the developable area of each site. This is a similar approach as the Urban Capacity Study conducted by Elmbridge Borough Council.
- 7.3 A range of gross to net ratios will be used in the Urban Capacity Study to estimate the developable area of each identified site. The gross to net ratio is based on the size of the site. Generally as a sites area increases so does the need for additional infrastructure and this reduces the proportion of developable area within a site. The gross to net ratios will be based

on best practice guidance which presents a range of ratios to use¹⁰. Table 2 sets out the gross to net ratios for each site size.

Site Area (Hectares)	Gross to net ratio (range)
Sites up to 0.4ha	100%
Sites between 0.4 to 2ha	75-90%
Sites greater than 2ha	50-75%

Table 2: Gross to net ratios

- 7.4 The Urban Capacity Study will use a ratio within the appropriate range. Which end of this range is used will depend on the number of site constraints on the site. The higher the number of constraints on the site, the lower end of the ratio range will be used. For example a site of 0.8ha within the Conservation Area, with some Tree Protection Order trees, and a right of way would use the lower range ratio of 75% and therefore have a developable area of 0.6ha.

Density multipliers

- 7.5 Density multipliers are used to estimate the potential number of dwellings the developable area of a site can reasonably accommodate. Density for the purposes of the UCS will focus on residential density, measured in dwellings per hectare (d/ha).
- 7.6 Density varies according to an areas location, character and type of development. The UCS will reflect the existing character of an area whilst making the optimal use of each potential site and considering whether or not an uplift in density is suitable. A Characterisation Study has been undertaken of the existing urban areas within the District. This, among other characteristics, assessed the densities of these area and found on average:
- Significant proportions of the District's city, town and village centres are in Conservation Areas.
 - Outside of the Conservation Areas, the majority of the built up areas in the District are low density, less than 30d/ha.
 - Most of the District is characterised as relatively low rise, two to three storey development. Some taller buildings exist in the city and town centres, and a very few mid-late C20 estate developments and these are all typically five storeys or less. There are very few 'tall buildings' in the borough and most are located in St Albans, close to the St Albans City train station.
- 7.7 Density multipliers within the areas covered by the Characterisation Study will be based on the sites surrounding area type. There are also many Conservation Areas within the District. The density multipliers of sites within a Conservation Area will similarly be based on the immediate area type. Sites which are located in the density uplift areas as set out in paragraphs 5.2 to 5.6 will have their density multipliers at a higher rate, in line with paragraph 125 of the NPPF 2021.
- 7.8 Based on the area's character type and whether or not the site falls within the density uplift catchment areas, a range of density multipliers will be used to estimate the development potential of the site.

10 DETR, (2000) Tapping the Potential: Assessing Urban Housing Capacity; Towards Better Practice: <http://urbed.coop/sites/default/files/Tapping%20the%20Potential%20Report.pdf>

7.9 Each location type a high and low density multiplier is used. This will generate a potential development range for each site. The UCS will then use a mid-point between these figures, which will allow for detailed design to come forward at a more appropriate later stage. It is recognised that in some instances, sites may come in with lower or higher densities than the mid-point. The use of a mid-point allows for this variation.

Density uplift areas

7.10 Within the density uplift catchment areas, around the town and city centres, and train stations the density multipliers will be adjusted to encourage an uplift in density in sustainable areas. This should help ensure new development responds to the existing character of the area whilst promoting sustainable patterns of development, in line with the provisions of paragraph 125 of the NPPF 2021.

7.11 The National Model Design Code 2021 (NMDC) sets out area types and the densities these types of areas should have. The densities in the NMDC are, generally, significantly higher than the existing area types found in the St Albans Characterisation Study and in the Harpenden and St Albans Conservation Areas.

7.12 Table 3 below shows the area types within the catchment areas, their existing densities and the density used to estimate the site capacity. The density uplift areas uses density multipliers based on the NMDC and are significantly higher than the existing densities, in line with the aims of paragraph 125 of the NPPF 2021.

7.13 The area types included in the table below are defined within the urban characterisation study and include densities, location of area types and other important characteristics of these area types.

Area Type	Existing Density Range (from Characterisation Study / Conservation Area Character Statements)	Low Density Multiplier (d/ha)	High Density Multiplier (d/ha)
Town Centre	60-100	120	175
Urban	30-50	60	120
Suburban	20-25	40	60
Informal Suburbs	25-30	40	60
Outer Suburbs	10-15	20	40

Table 3: Density multipliers for sites within the density uplift areas

7.14 As the town centre area typology is only found in St Albans in the Conservation Area and the protected skyline zone, the highest density multiplier for the town centre, 175 d/ha is considered appropriate. The centre of Harpenden does not conform to a dense town/city typology, instead it has the characteristics of a local centre surrounded by urban and suburban typologies.

Standard density areas

7.15 Outside of the density uplift areas, lower density multipliers will be used. The density multiplier

will still be based on the sites surrounding area typology, however the low and high multipliers will be based on the existing context, rather than the higher densities set out in the National Model Design Code. The multiplier range is based on a difference of at least 10. Table 4 below sets out the area types and the existing density ranges used for standard density areas.

Area Type	Existing Density Range (from Characterisation Study / Conservation Area Character Statements)	Low Density Multiplier (d/ha)	High Density Multiplier (d/ha)
Town Centre	60-100	60	100
Urban	30-50	30	50
Suburban	20-25	20	30
Informal Suburbs	25-30	25	35
Outer Suburbs	10-15	20	40

Table 4: Density multipliers for sites outside of the density uplift areas

8. Stage 4 – Assessment of site delivery

Assessing availability

8.1 PPG¹¹ states that:

“the following factors can be considered when assessing availability, a site can be considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development. For example, land controlled by a developer or landowner who has expressed an intention to develop may be considered available.”

8.2 As the sites included in this study will largely have been identified through a desk-based assessment, it is not currently known who the owner of the site is, and also whether they have the intention to develop the site. To determine this, the following steps will be carried out:

- Identifying land which is currently within public ownerships through correspondence with different council departments. This will be particularly important with a large number of garage and car park sites identified.
- Using a Land Registry search to identify the owner, and using a proforma to enquire about the potential development interest from the site owner, as well as seeking any additional information regarding the site which may affect its deliverability.

8.3 The following information has been used to estimate the timescale within which each site/location is likely to be developed:

- Suitability, availability, achievability and constraints

11 National Planning Practice Guidance: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

- Size / scale of development
- lead-in times for development proposed
- build-out rates for development proposed

8.4 To be considered deliverable, Annex 2 of the NPPF¹² states sites should be:

“available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”

8.5 To be considered developable sites should:

“In a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.”

8.6 The existence of planning permission can be a good indication of the availability of sites. Sites meeting the definition of deliverable, as set in Annex 2 of the NPPF 2021, should be considered available unless evidence indicates otherwise. Sites without permission can be considered available within the first five years, further guidance to this is contained in the 5 year housing land supply guidance. Consideration can also be given to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site shows a history of unimplemented permissions.

Achievability

8.7 The PPG¹³ states:

“a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.”

“Information on suitability, availability, achievability and constraints can be used to assess the timescale within which each site is capable of development. This may include indicative lead-in times and build-out rates for the development of different scales of sites. On the largest sites allowance should be made for several developers

12 National Planning policy framework 2021: <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

13 National Planning Practice Guidance: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

to be involved. The advice of developers and local agents will be important in assessing lead-in times and build-out rates by year.”

- 8.8 If there are constraints identified as part of the assessment of suitability, availability and achievability, the PPG¹⁴ states at that the assessment should be focused on considering whether they can be overcome.
- 8.9 It is likely at this stage, for the purposes of this study, a general assessment of sites against known constraints, such as land contamination, topography, or a history of lapsed planning permissions, should give an understanding of the sites likely achievability.

14 National Planning Practice Guidance: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

Site Identification Results

9. Stage 1 - Site identification

- 9.1 Sites were identified and processed under the methodology set out above.
- 9.2 The sites were given reference numbers based on whether or not they were in a density uplift area, and then their relevant catchment area or parish. Those sites within the St Albans city train station and St Albans City Centre catchment areas were combined, due to the extent of catchment area overlap.
- 9.3 The initial site identification, on a policy off basis, found 294 sites which carried forward to the initial sift. Of these, 140 sites were within the within the higher density catchment areas and 154 sites were found outside of the density uplift areas. In some parishes, no sites were identified as all, or most, of the area is covered in greenbelt.

10. Stage 2 - Initial sift results

- 10.1 An initial sift was undertaken on the identified sites, to quickly exclude sites which were covered by absolute constraints and other important site constraints, as set out in sections 4-8 of this report. The table in Appendix 4 contains the sites identified, and whether or not they were affected by the identified constraints and could be carried over to stage 3.
- 10.2 The table below summaries the result of the initial sift by area. In total 82 sites in the density uplift areas and 133 in the standard density areas were carried forward.

Area	Number of sites carried forward to stage 3
Density uplift areas	
St Albans - Density uplift area	51
Harpenden - Density uplift area	31
Standard density areas	
Harpenden Town	14
London Colney	17
Redbourn	9
Sandridge	17
St Albans	44
St Stephens	28
Wheathampstead	4
Total	215

Table 5: Sites carried forward to stage 3 by area

11. Stage 3 - Site capacity estimates

- 11.1 The unconstrained capacity estimates of the sites were generated using a low and high density multiplier. The mean average from these two is used to estimate the unconstrained urban capacity.

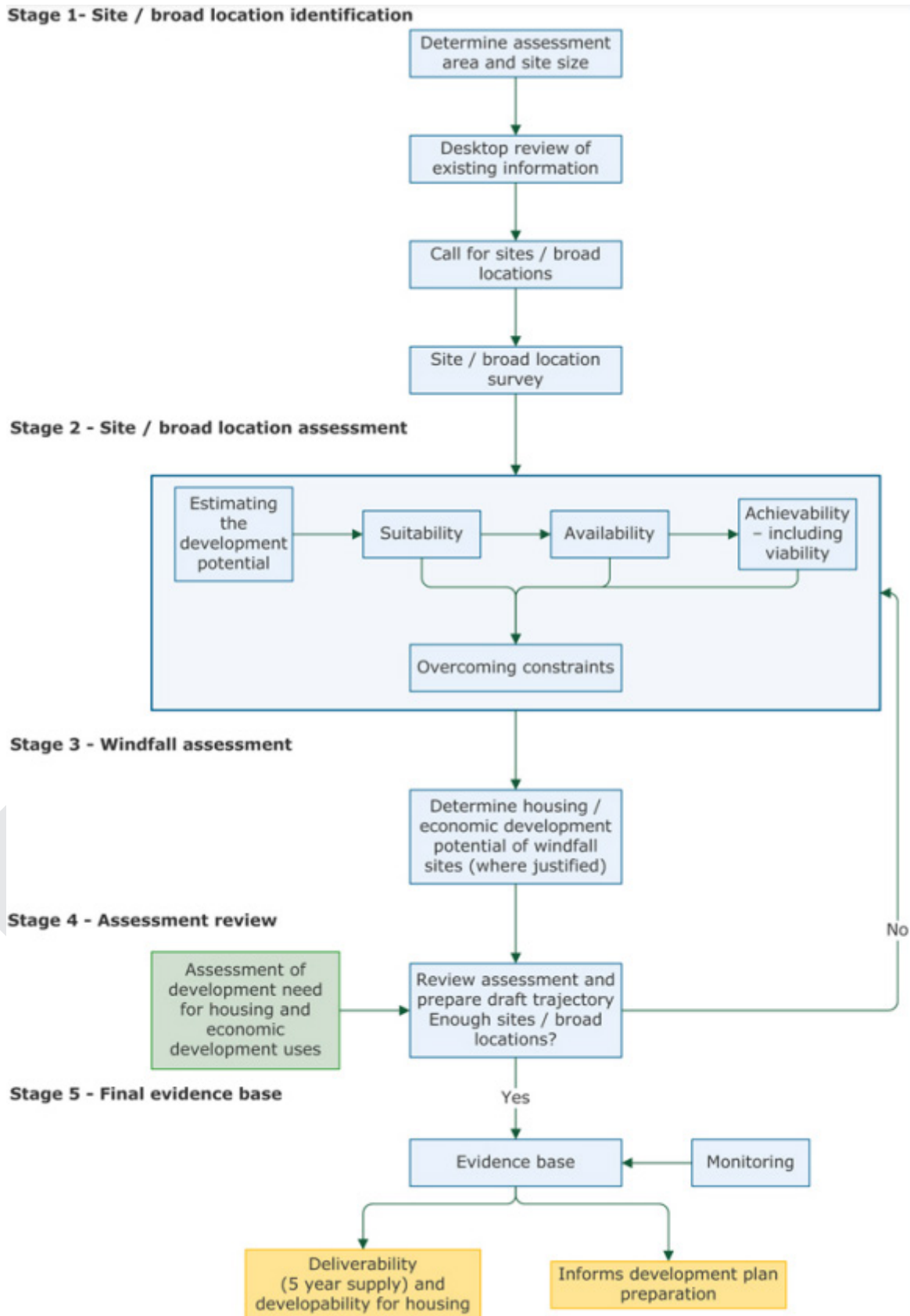
- 11.2 During this stage, many sites were calculated to generate fewer than 5 units, particularly outside of the density uplift areas, where the density is lower. Although the study did identify some sites which generate less than 5 dwellings it is not possible, because of their scale, to identify all opportunities. Moreover, this study specifically set out to identify sites which would be of a larger scale and could generate 5 or more dwellings.
- 11.3 Due to their scale the sites which generated less than 5 units were discounted from the study to allow for an element of windfall. Discounting these sites at this stage removes the potential for double counting. The 452 units generated by these sites will be considered under the windfall assessment.
- 11.4 After discounting the sites which generated less than 5 units, the study estimates that potential exists for approximately 2100 residential units (based on a mid-point) on the sites identified within the urban capacity study. The density uplift areas were estimated to have approximately 1400 units. Outside of the density uplift areas, approximately 750 units. This is broken down by location in Table 6. This shows that the area of greatest potential are within St Albans.

Density Uplift Area / Parish	Number of sites carried forward to stage 3
Density uplift areas	
St Albans - Density uplift area	1310
Harpenden - Density uplift area	101
Standard density areas	
Harpenden Town	84
London Colney	340
Redbourn	7
Sandridge	85
St Albans	162
St Stephens	74
Wheathampstead	10
Total	2174

Table 6: Number of potential residential units by density uplift area and Parish

Appendices

Appendix 1 – PPG site identification methodology flow chart¹

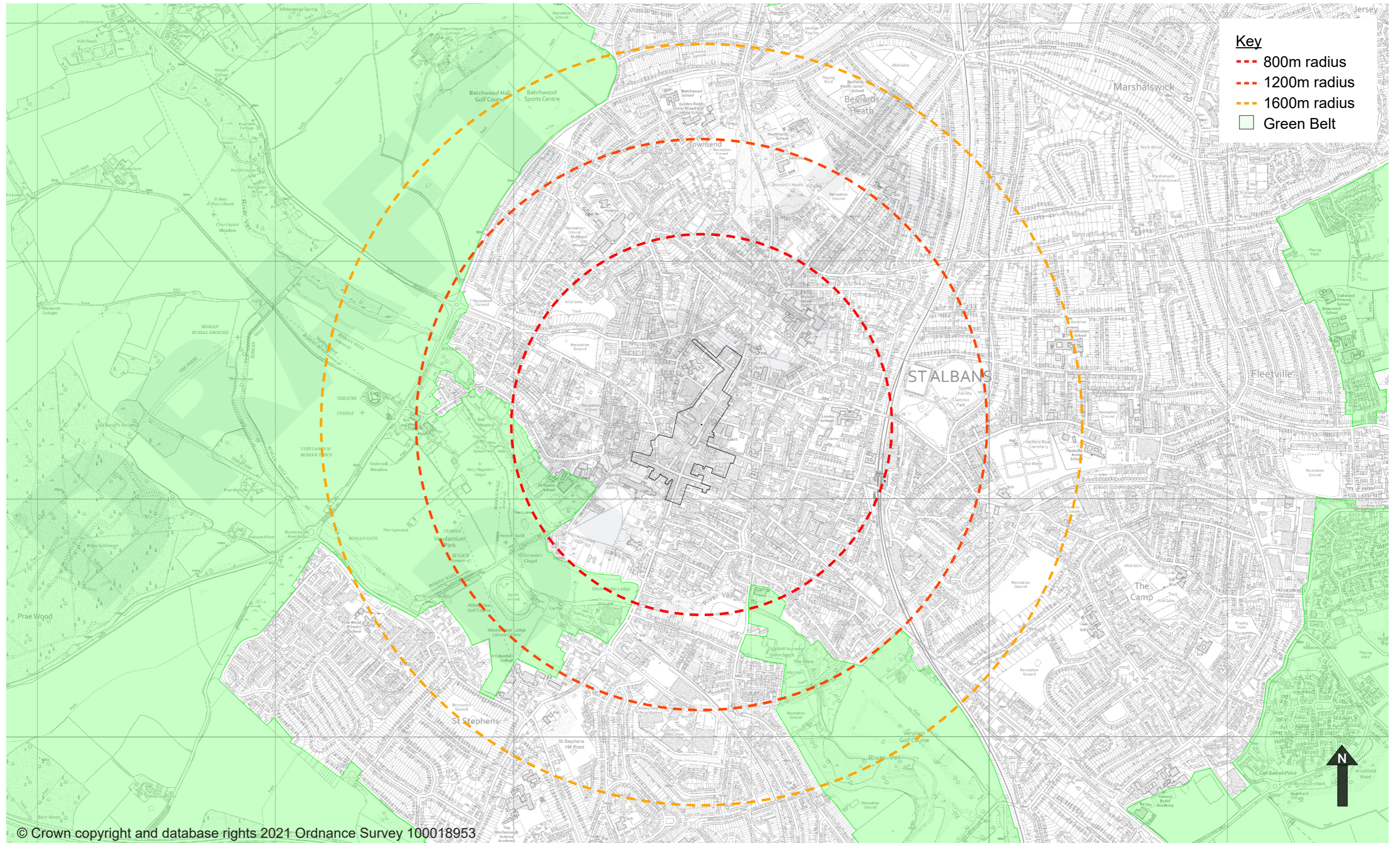


¹ PPG methodology for site identification flow chart available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

Appendix 2 – Density uplift areas

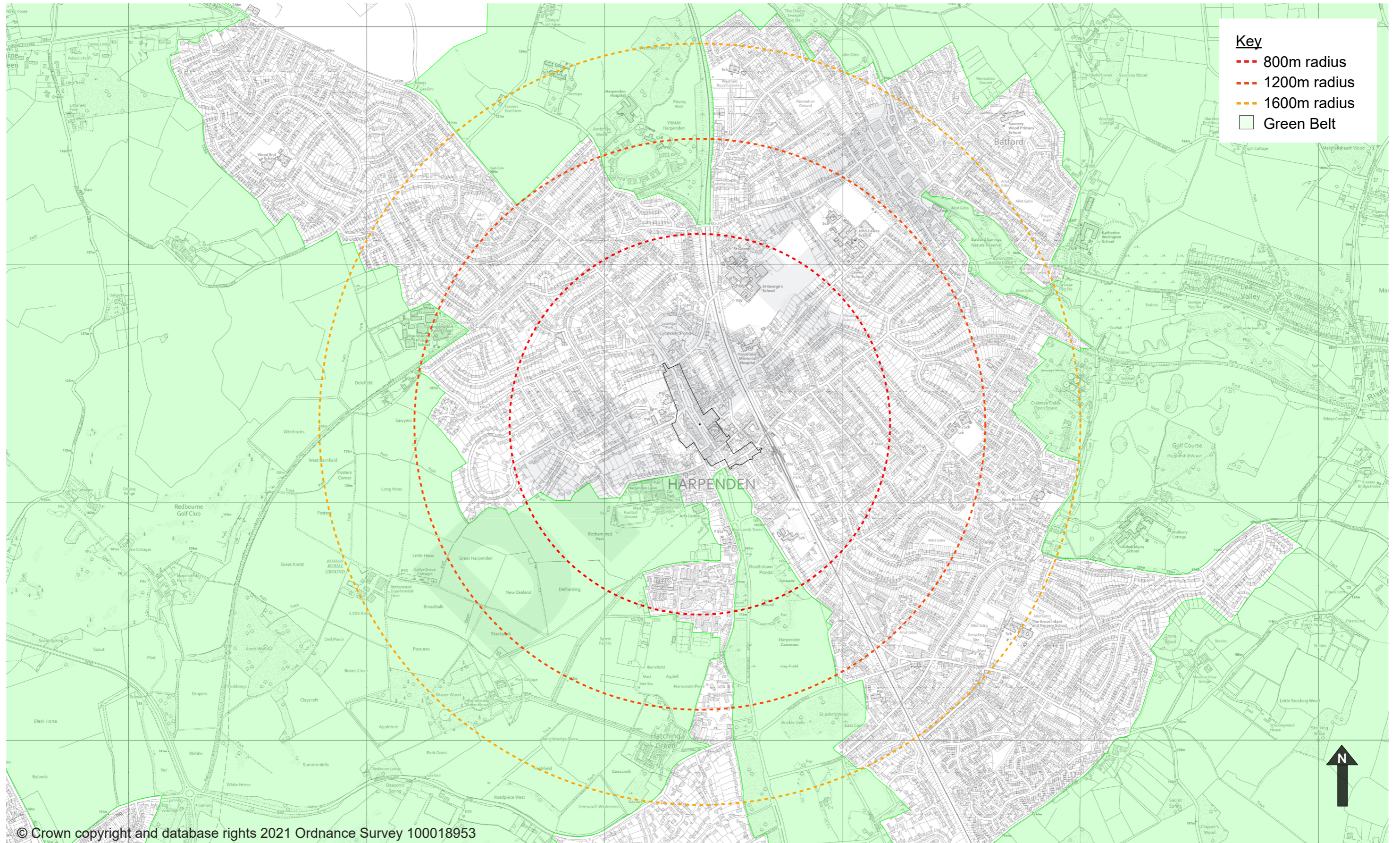
St Albans town centre density uplift catchment areas

Scale 1:15000



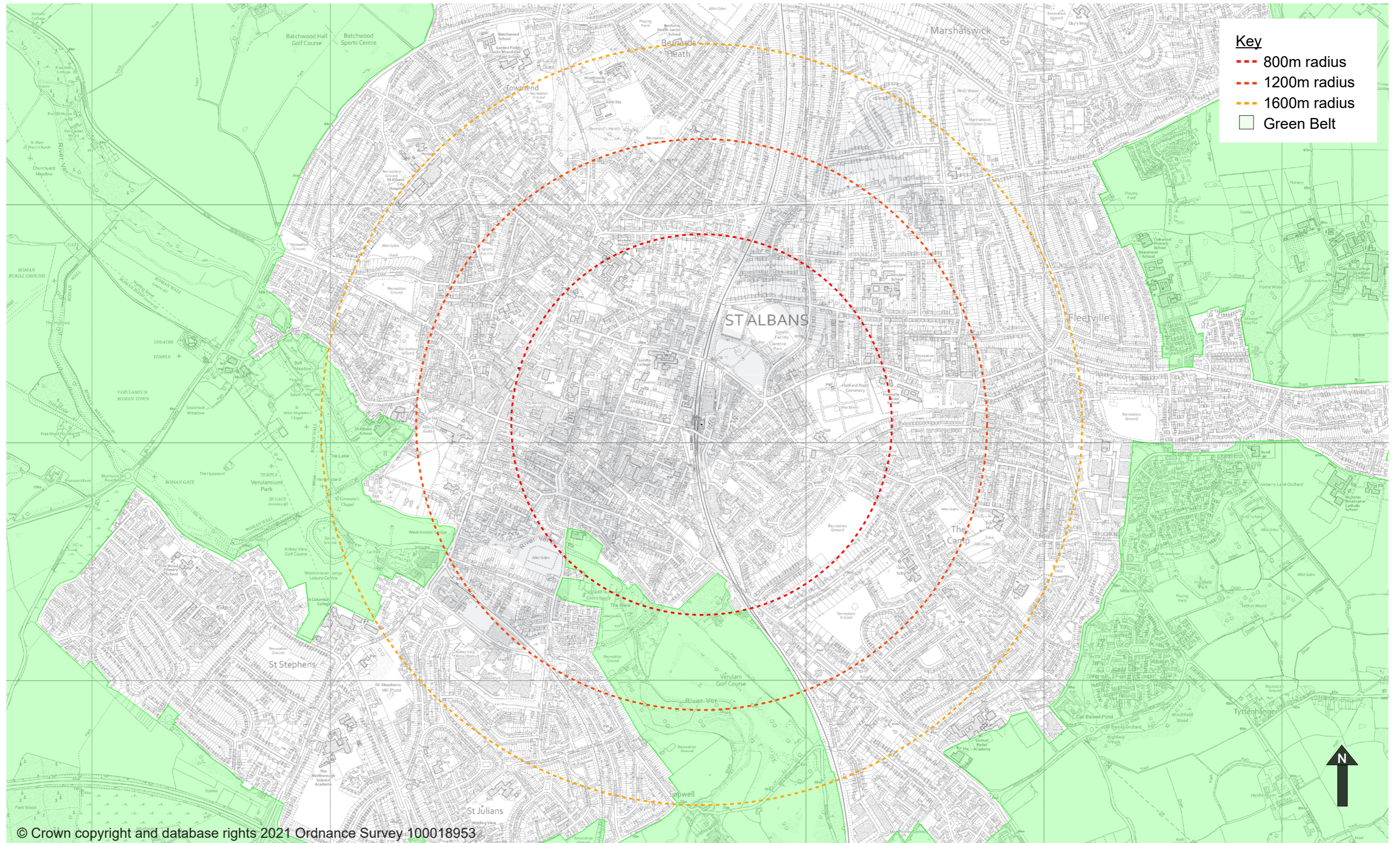
Harpenden town centre and train station density uplift catchment areas

Scale 1:15000



St Albans train station density uplift catchment areas

Scale 1:15000



DRAFT

THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK

Appendix 3 – Site reference abbreviations

Site reference format: UCS-AREA-DENSITY TYPE- site number

Sites within the St Albans city train station and St Albans City Centre catchment areas are combined, due to the extent of the overlap between catchment areas.

Density Area Type	Reference abbreviation	Catchment Area / Parish	Reference abbreviation	
	<i>DENSITY</i>		<i>AREA</i>	
Density uplift areas	HD	Harpenden catchment area	HT	
		St Albans catchment area (town centre and train station)	ST	
Standard uplift areas	SD	Colney Heath	CH	
		Harpenden Rural	HR	
		Harpenden Town	HT	
		London Colney	LC	
		Redbourn	RB	
		Sandridge	SAN	
		St Albans (Unparished areas)	ST	
		St Michaels	SM	
		St Stephens	Bricket Wood	BR
			Chiswell Green	CG
			How Wood	HW
Park Street	PS			
Wheathampstead	WH			

Appendix 4 – Initial sift results

Reference Number	Flood Zone 3b	Scheduled Monument	Ancient Woodland	Registered Park and Garden (GI* or GI)	Local Nature Reserve	SSSI	Open Spaces	Education Sites	Community Uses	Allocated Employment Land
<u>Density Uplift Areas</u>										
UCS-SA-HD-001										
UCS-SA-HD-002										
UCS-SA-HD-003										
UCS-SA-HD-004										
UCS-SA-HD-005									X	
UCS-SA-HD-006										
UCS-SA-HD-007										
UCS-SA-HD-008										
UCS-SA-HD-009							X			
UCS-SA-HD-010									X	
UCS-SA-HD-011										
UCS-SA-HD-012										
UCS-SA-HD-013										
UCS-SA-HD-014										
UCS-SA-HD-015										
UCS-SA-HD-016										
UCS-SA-HD-017										
UCS-SA-HD-018										
UCS-SA-HD-019							X			
UCS-SA-HD-020										
UCS-SA-HD-021										
UCS-SA-HD-022										
UCS-SA-HD-023										
UCS-SA-HD-024										
UCS-SA-HD-025							X			
UCS-SA-HD-026										

Reference Number	Flood Zone 3b	Scheduled Monument	Ancient Woodland	Registered Park and Garden (GI* or GI)	Local Nature Reserve	SSSI	Open Spaces	Education Sites	Community Uses	Allocated Employment Land
UCS-SA-HD-027										
UCS-SA-HD-028										
UCS-SA-HD-029										
UCS-SA-HD-030										
UCS-SA-HD-031										
UCS-SA-HD-032										
UCS-SA-HD-033										
UCS-SA-HD-034										
UCS-SA-HD-035									X	
UCS-SA-HD-036										
UCS-SA-HD-037									X	
UCS-SA-HD-038										
UCS-SA-HD-039										
UCS-SA-HD-040									X	
UCS-SA-HD-041										
UCS-SA-HD-042										
UCS-SA-HD-043										
UCS-SA-HD-044										
UCS-SA-HD-045										
UCS-SA-HD-046										
UCS-SA-HD-047										
UCS-SA-HD-048										
UCS-SA-HD-049										
UCS-SA-HD-050										
UCS-SA-HD-051										
UCS-SA-HD-052										
UCS-SA-HD-053										
UCS-SA-HD-054										

Reference Number	Flood Zone 3b	Scheduled Monument	Ancient Woodland	Registered Park and Garden (GI* or GI)	Local Nature Reserve	SSSI	Open Spaces	Education Sites	Community Uses	Allocated Employment Land
UCS-SA-HD-055										
UCS-SA-HD-056										
UCS-SA-HD-057										
UCS-SA-HD-058										
UCS-SA-HD-059							X			
UCS-SA-HD-060										
UCS-SA-HD-061							X			
UCS-SA-HD-062							X			
UCS-SA-HD-063								X		
UCS-SA-HD-064							X			
UCS-SA-HD-065	X									
UCS-SA-HD-066	X									
UCS-SA-HD-067							X			
UCS-SA-HD-068							X			
UCS-SA-HD-069							X			
UCS-SA-HD-070							X			
UCS-SA-HD-071							X			
UCS-SA-HD-072							X			
UCS-SA-HD-073							X			
UCS-SA-HD-074							X			
UCS-SA-HD-075							X			
UCS-SA-HD-076							X			
UCS-SA-HD-077							X			
UCS-SA-HD-078							X			
UCS-SA-HD-079							X			
UCS-SA-HD-080							X			
UCS-SA-HD-081							X			
UCS-SA-HD-082							X			

Reference Number	Flood Zone 3b	Scheduled Monument	Ancient Woodland	Registered Park and Garden (GI* or GI)	Local Nature Reserve	SSSI	Open Spaces	Education Sites	Community Uses	Allocated Employment Land
UCS-SA-HD-083							X			
UCS-SA-HD-084							X			
UCS-SA-HD-085		X					X			
UCS-SA-HD-086		X								
UCS-SA-HD-087		X					X			
UCS-SA-HD-088							X			
UCS-SA-HD-089							X			
UCS-SA-HD-090							X			
UCS-SA-HD-091							X			
UCS-HT-HD-001										
UCS-HT-HD-002										
UCS-HT-HD-003										
UCS-HT-HD-004										
UCS-HT-HD-005										
UCS-HT-HD-006										
UCS-HT-HD-007										
UCS-HT-HD-008							X			
UCS-HT-HD-009										
UCS-HT-HD-010										
UCS-HT-HD-011										
UCS-HT-HD-012								X		
UCS-HT-HD-013										
UCS-HT-HD-014										
UCS-HT-HD-015										
UCS-HT-HD-016										
UCS-HT-HD-017										
UCS-HT-HD-018										
UCS-HT-HD-019										

Reference Number	Flood Zone 3b	Scheduled Monument	Ancient Woodland	Registered Park and Garden (GI* or GI)	Local Nature Reserve	SSSI	Open Spaces	Education Sites	Community Uses	Allocated Employment Land
UCS-HT-HD-020										
UCS-HT-HD-021										
UCS-HT-HD-022										
UCS-HT-HD-023										
UCS-HT-HD-024									X	
UCS-HT-HD-025										
UCS-HT-HD-026										
UCS-HT-HD-027										
UCS-HT-HD-028										
UCS-HT-HD-029										
UCS-HT-HD-030										
UCS-HT-HD-031									X	
UCS-HT-HD-032										
UCS-HT-HD-033	X						X			
UCS-HT-HD-034									X	
UCS-HT-HD-035										
UCS-HT-HD-036										
UCS-HT-HD-037										
UCS-HT-HD-038										
UCS-HT-HD-039	X									
UCS-HT-HD-040	X									
UCS-HT-HD-041	X									
UCS-HT-HD-042	X									
UCS-HT-HD-043	X									
UCS-HT-HD-044	X									
UCS-HT-HD-045	X									
UCS-HT-HD-046	X									
UCS-HT-HD-047	X									

Reference Number	Flood Zone 3b	Scheduled Monument	Ancient Woodland	Registered Park and Garden (GI* or GI)	Local Nature Reserve	SSSI	Open Spaces	Education Sites	Community Uses	Allocated Employment Land
UCS-HT-HD-048	X									
UCS-HT-HD-049	X									
UCS-SA-HD-001										
UCS-SA-HD-002										
UCS-SA-HD-003										
UCS-SA-HD-004										
UCS-SA-HD-005									X	
UCS-SA-HD-006										
UCS-SA-HD-007										
UCS-SA-HD-008										
UCS-SA-HD-009							X			
UCS-SA-HD-010									X	
UCS-SA-HD-011										
UCS-SA-HD-012										
UCS-SA-HD-013										
UCS-SA-HD-014										
UCS-SA-HD-015										
UCS-SA-HD-016										
UCS-SA-HD-017										
UCS-SA-HD-018										
UCS-SA-HD-019							X			
UCS-SA-HD-020										
UCS-SA-HD-021										
UCS-SA-HD-022										
UCS-SA-HD-023										
UCS-SA-HD-024										
UCS-SA-HD-025							X			
UCS-SA-HD-026										
UCS-SA-HD-027										

Reference Number	Flood Zone 3b	Scheduled Monument	Ancient Woodland	Registered Park and Garden (GI* or GI)	Local Nature Reserve	SSSI	Open Spaces	Education Sites	Community Uses	Allocated Employment Land
UCS-SA-HD-028										
UCS-SA-HD-029										
UCS-SA-HD-030										
UCS-SA-HD-031										
UCS-SA-HD-032										
UCS-SA-HD-033										
UCS-SA-HD-034										
UCS-SA-HD-035									X	
UCS-SA-HD-036										
UCS-SA-HD-037									X	
UCS-SA-HD-038										
UCS-SA-HD-039										
UCS-SA-HD-040									X	
UCS-SA-HD-041										
UCS-SA-HD-042										
UCS-SA-HD-043										
UCS-SA-HD-044										
UCS-SA-HD-045										
UCS-SA-HD-046										
UCS-SA-HD-047										
UCS-SA-HD-048										
UCS-SA-HD-049										
UCS-SA-HD-050										
UCS-SA-HD-051										
UCS-SA-HD-052										
UCS-SA-HD-053										
UCS-SA-HD-054										
UCS-SA-HD-055										
UCS-SA-HD-056										

Reference Number	Flood Zone 3b	Scheduled Monument	Ancient Woodland	Registered Park and Garden (GI* or GI)	Local Nature Reserve	SSSI	Open Spaces	Education Sites	Community Uses	Allocated Employment Land
UCS-SA-HD-057										
UCS-SA-HD-058										
UCS-SA-HD-059							X			
UCS-SA-HD-060										
UCS-SA-HD-061							X			
UCS-SA-HD-062							X			
UCS-SA-HD-063								X		
UCS-SA-HD-064							X			
UCS-SA-HD-065	X									
UCS-SA-HD-066	X						X			
UCS-SA-HD-067							X			
UCS-SA-HD-068							X			
UCS-SA-HD-069							X			
UCS-SA-HD-070							X			
UCS-SA-HD-071							X			
UCS-SA-HD-072							X			
UCS-SA-HD-073							X			
UCS-SA-HD-074							X			
UCS-SA-HD-075							X			
UCS-SA-HD-076							X			
UCS-SA-HD-077							X			
UCS-SA-HD-078							X			
UCS-SA-HD-079							X			
UCS-SA-HD-080							X			
UCS-SA-HD-081							X			
UCS-SA-HD-082							X			
UCS-SA-HD-083							X			
UCS-SA-HD-084							X			
UCS-SA-HD-085		X					X			

Reference Number	Flood Zone 3b	Scheduled Monument	Ancient Woodland	Registered Park and Garden (GI* or GI)	Local Nature Reserve	SSSI	Open Spaces	Education Sites	Community Uses	Allocated Employment Land
UCS-SA-HD-086		X								
UCS-SA-HD-087		X					X			
UCS-SA-HD-088							X			
UCS-SA-HD-089							X			
UCS-SA-HD-090							X			
UCS-SA-HD-091							X			
<u>Standard Density Areas</u>										
UCS-BR-SD-001										
UCS-BR-SD-002										
UCS-BR-SD-003									X	
UCS-BR-SD-004										
UCS-BR-SD-005										
UCS-BR-SD-006										
UCS-BR-SD-007										
UCS-BR-SD-008										
UCS-BR-SD-009										
UCS-CG-SD-002										
UCS-CG-SD-003										
UCS-CG-SD-004										
UCS-CG-SD-005										
UCS-CG-SD-006										
UCS-CG-SD-007										
UCS-CG-SD-008										
UCS-CG-SD-009										
UCS-CG-SD-010										
UCS-CG-SD-011										
UCS-CG-SD-012									X	
UCS-HT-SD-001										
UCS-HT-SD-002										

Reference Number	Flood Zone 3b	Scheduled Monument	Ancient Woodland	Registered Park and Garden (GI* or GI)	Local Nature Reserve	SSSI	Open Spaces	Education Sites	Community Uses	Allocated Employment Land
UCS-HT-SD-003										
UCS-HT-SD-004										
UCS-HT-SD-005										
UCS-HT-SD-006										
UCS-HT-SD-007										
UCS-HT-SD-008										
UCS-HT-SD-009									X	
UCS-HT-SD-010										
UCS-HT-SD-011										
UCS-HT-SD-012										
UCS-HT-SD-013										
UCS-HT-SD-014							X			
UCS-HT-SD-015										
UCS-HT-SD-016									X	
UCS-HT-SD-017										
UCS-HW-SD-001										
UCS-HW-SD-002										
UCS-HW-SD-002										X
UCS-LD-SD-001										
UCS-LD-SD-002										
UCS-LD-SD-003										
UCS-LD-SD-004										
UCS-LD-SD-005										
UCS-LD-SD-006										
UCS-LD-SD-007										
UCS-LD-SD-008										
UCS-LD-SD-009										
UCS-LD-SD-010										
UCS-LD-SD-011										

Reference Number	Flood Zone 3b	Scheduled Monument	Ancient Woodland	Registered Park and Garden (GI* or GI)	Local Nature Reserve	SSSI	Open Spaces	Education Sites	Community Uses	Allocated Employment Land
UCS-LD-SD-012										
UCS-LD-SD-013	X									
UCS-LD-SD-014	X									
UCS-LD-SD-015	X									
UCS-LD-SD-016	X									
UCS-LD-SD-017										
UCS-LD-SD-018	X									
UCS-LD-SD-019										
UCS-LD-SD-020										
UCS-LD-SD-021										
UCS-LD-SD-022										
UCS-PS-SD-001										
UCS-PS-SD-002	X									
UCS-PS-SD-003										
UCS-PS-SD-004										
UCS-PS-SD-005										
UCS-PS-SD-006									X	
UCS-PS-SD-007	X									
UCS-PS-SD-008	X									
UCS-PS-SD-009	X									
UCS-PS-SD-010										
UCS-PS-SD-011										
UCS-PS-SD-012										
UCS-PS-SD-013										
UCS-PS-SD-014										
UCS-RB-SD-001										
UCS-RB-SD-002										
UCS-RB-SD-003										
UCS-RB-SD-004										

Reference Number	Flood Zone 3b	Scheduled Monument	Ancient Woodland	Registered Park and Garden (GI* or GI)	Local Nature Reserve	SSSI	Open Spaces	Education Sites	Community Uses	Allocated Employment Land
UCS-RB-SD-005										
UCS-RB-SD-006										
UCS-RB-SD-007										
UCS-RB-SD-008										
UCS-RB-SD-009										
UCS-SAN-SD-001										
UCS-SAN-SD-002										
UCS-SAN-SD-003										
UCS-SAN-SD-004										
UCS-SAN-SD-005									X	
UCS-SAN-SD-006										
UCS-SAN-SD-007										
UCS-SAN-SD-008										
UCS-SAN-SD-009										
UCS-SAN-SD-010										
UCS-SAN-SD-011										
UCS-SAN-SD-012										
UCS-SAN-SD-013										
UCS-SAN-SD-014										
UCS-SAN-SD-015										
UCS-SAN-SD-016										
UCS-SAN-SD-017										
UCS-SAN-SD-018										
UCS-SAN-SD-019									X	
UCS-SA-SD-001										
UCS-SA-SD-002										
UCS-SA-SD-003										
UCS-SA-SD-004										
UCS-SA-SD-005										

Reference Number	Flood Zone 3b	Scheduled Monument	Ancient Woodland	Registered Park and Garden (GI* or GI)	Local Nature Reserve	SSSI	Open Spaces	Education Sites	Community Uses	Allocated Employment Land
UCS-SA-SD-006										
UCS-SA-SD-007										
UCS-SA-SD-008										
UCS-SA-SD-009										
UCS-SA-SD-010										
UCS-SA-SD-011										
UCS-SA-SD-012										
UCS-SA-SD-013										
UCS-SA-SD-014								X		
UCS-SA-SD-015							X			
UCS-SA-SD-016										
UCS-SA-SD-017										
UCS-SA-SD-018										
UCS-SA-SD-019									X	
UCS-SA-SD-020										
UCS-SA-SD-021										
UCS-SA-SD-022										
UCS-SA-SD-023										
UCS-SA-SD-024										
UCS-SA-SD-025										
UCS-SA-SD-026										
UCS-SA-SD-027										
UCS-SA-SD-028										
UCS-SA-SD-029										
UCS-SA-SD-030										
UCS-SA-SD-031										
UCS-SA-SD-032										
UCS-SA-SD-033										
UCS-SA-SD-034										

Reference Number	Flood Zone 3b	Scheduled Monument	Ancient Woodland	Registered Park and Garden (GI* or GI)	Local Nature Reserve	SSSI	Open Spaces	Education Sites	Community Uses	Allocated Employment Land
UCS-SA-SD-035							X			
UCS-SA-SD-036										
UCS-SA-SD-037										
UCS-SA-SD-038										
UCS-SA-SD-039										
UCS-SA-SD-040										
UCS-SA-SD-041										
UCS-SA-SD-042										
UCS-SA-SD-043										
UCS-SA-SD-044										
UCS-SA-SD-045										
UCS-SA-SD-046										
UCS-SA-SD-047										
UCS-WH-SD-001	X									
UCS-WH-SD-002	X									
UCS-WH-SD-003									X	
UCS-WH-SD-004										
UCS-WH-SD-005										
UCS-WH-SD-006										
UCS-WH-SD-007										

Appendix 5 – Excluded sites which generated less than 5 units

Below is a list of the sites which were excluded from the UCS after their mean capacity was estimated as below 5 units:

Density Uplift Areas:

- UCS-HT-HD-006
- UCS-HT-HD-007
- UCS-HT-HD-009
- UCS-HT-HD-015
- UCS-HT-HD-017
- UCS-HT-HD-018
- UCS-HT-HD-020
- UCS-HT-HD-022
- UCS-HT-HD-027
- UCS-HT-HD-028
- UCS-HT-HD-038
- UCS-SA-HD-036
- UCS-SA-HD-046
- UCS-SA-HD-047
- UCS-SA-HD-048
- UCS-SA-HD-052
- UCS-SA-HD-054

Standard Density Areas:

- UCS-BR-SD-001
- UCS-BR-SD-002
- UCS-BR-SD-004
- UCS-BR-SD-005
- UCS-BR-SD-007
- UCS-CG-SD-002
- UCS-CG-SD-003
- UCS-CG-SD-004
- UCS-CG-SD-005
- UCS-CG-SD-006
- UCS-CG-SD-007
- UCS-CG-SD-008
- UCS-CG-SD-011
- UCS-HT-SD-001
- UCS-HT-SD-002
- UCS-HT-SD-003
- UCS-HT-SD-005
- UCS-HT-SD-010
- UCS-HT-SD-011
- UCS-HT-SD-017
- UCS-HW-SD-001
- UCS-HW-SD-003
- UCS-LD-SD-001
- UCS-LD-SD-002
- UCS-LD-SD-003
- UCS-LD-SD-011
- UCS-LD-SD-018
- UCS-LD-SD-019
- UCS-LD-SD-020
- UCS-PS-SD-005
- UCS-PS-SD-010
- UCS-PS-SD-011
- UCS-PS-SD-012
- UCS-RB-SD-001
- UCS-RB-SD-002
- UCS-RB-SD-004

Standard Density Areas Continued :

- UCS-RB-SD-005
- UCS-RB-SD-006
- UCS-RB-SD-007
- UCS-RB-SD-008
- UCS-RB-SD-009
- UCS-SAN-SD-006
- UCS-SAN-SD-009
- UCS-SAN-SD-010
- UCS-SAN-SD-011
- UCS-SAN-SD-012
- UCS-SAN-SD-013
- UCS-SAN-SD-014
- UCS-SAN-SD-016
- UCS-SAN-SD-018
- UCS-SA-SD-005
- UCS-SA-SD-006
- UCS-SA-SD-009
- UCS-SA-SD-010
- UCS-SA-SD-012
- UCS-SA-SD-017
- UCS-SA-SD-021
- UCS-SA-SD-024
- UCS-SA-SD-025
- UCS-SA-SD-026
- UCS-SA-SD-028
- UCS-SA-SD-018
- UCS-SA-SD-030
- UCS-SA-SD-031
- UCS-SA-SD-032
- UCS-SA-SD-036
- UCS-SA-SD-037
- UCS-SA-SD-039
- UCS-SA-SD-041
- UCS-SA-SD-042
- UCS-SA-SD-043
- UCS-SA-SD-044
- UCS-SA-SD-047
- UCS-WH-SD-005
- UCS-WH-SD-006

If you require this information in another format e.g. in large print, Braille, audio or in another language other than English, please contact the Equalities Officer on 01727 866100 or email equalities@stalbans.gov.uk