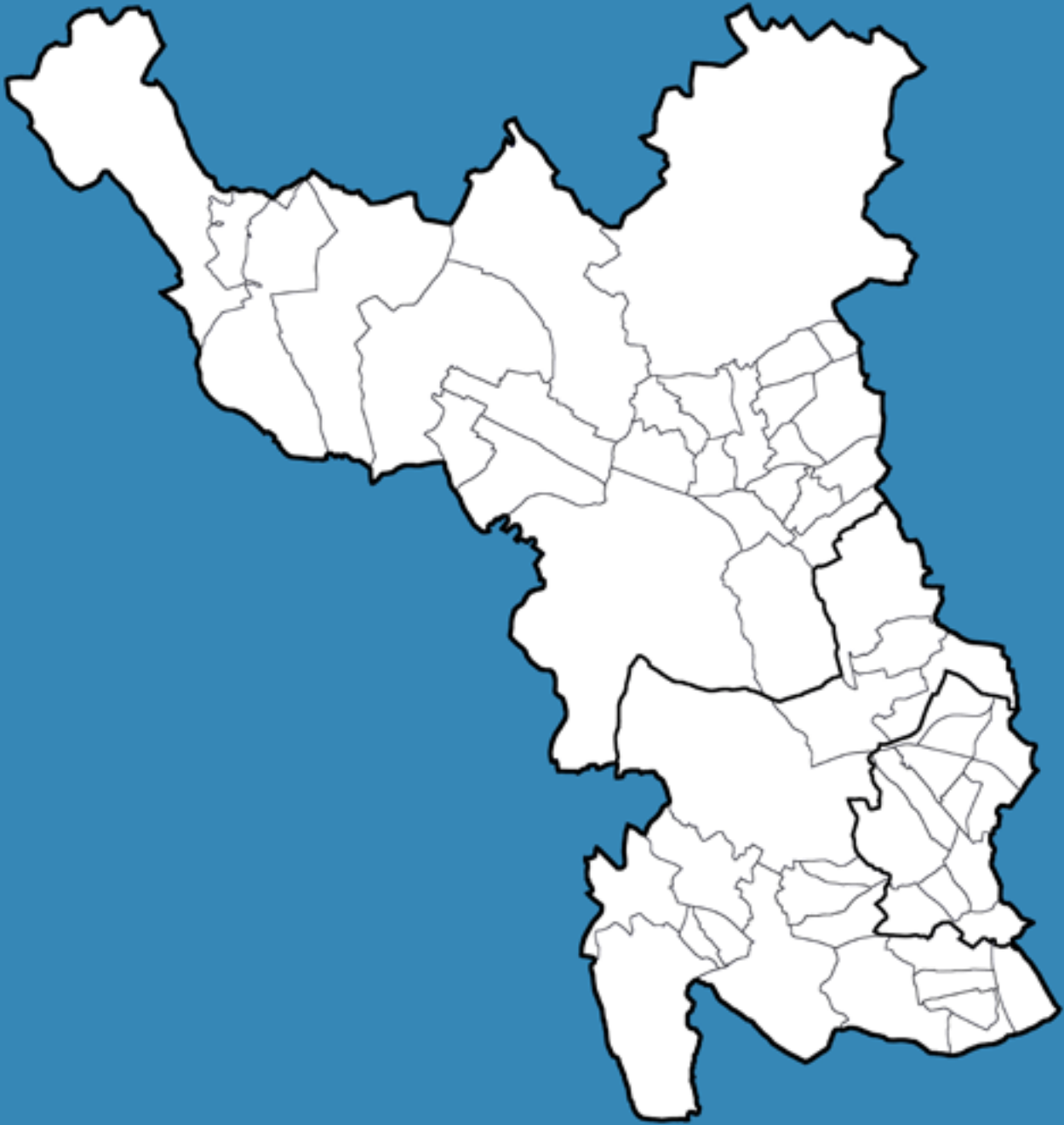


T R I B A L



South West Hertfordshire

Dacorum Borough Council  
Three Rivers District Council  
Watford Borough Council

## Strategic Housing Land Availability Assessment

Final Report: Non-Technical Summary

October 2008

Tribal Urban Studio Team in association with Atisreal



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## Disclaimer

**It should be noted that this study is not a statement of Council policy; rather it is a technical document for consideration, assisting in the production of new development plan documents as required under new planning procedures: the study merely identifies land and buildings where the potential may exist for new housing development to come forward in the timeframe of 20 years from LDF adoption.**

**The capacity of the authority area to accommodate residential development has been estimated in isolation from the equally pressing need to identify land for development for other purposes, including schools, health facilities, open space, shops, leisure, community facilities, etc. Furthermore, the estimates do not take account of the physical capacity of local infrastructure, such as roads, sewers and the supply of water, gas or electricity, to cope with the stated level of development. Any of these, or other factors, could affect the estimated capacity of a particular site and/or the total capacity for a settlement or authority area.**

# 1. Introduction

## 1.1 Purpose of the study

- 1.1.1 This is the final report of a Strategic Housing Land Availability Assessment (SHLAA), commissioned jointly by Dacorum Borough Council, Three Rivers District Council and Watford Borough Council, to estimate the available housing potential across the three Council areas (henceforth referred to as South West Hertfordshire). Tribal Urban Studio (formerly Llewelyn Davies) undertook the study in association with AtisReal between October 2007 and July 2008.
- 1.1.2 This SHLAA is a technical document forming part of the evidence base for the three Councils' Local Development Frameworks. Specifically, it was commissioned to inform the preparation of the Core Strategy Development Plan Documents (DPDs), Area Action Plan DPDs and the Site Allocations DPDs, as required under new planning regulations as set out in the Planning and Compulsory Purchase Act 2004.
- 1.1.3 The SHLAA looks forward over a twenty-year timeframe from adoption of the three Councils' LDFs (currently projected as 2010). This time period will cover the second half of the period 2001-2021 set out in the adopted Regional Spatial Strategy (RSS) for the East of England and looks towards 2031 (the timeframe which any necessary Green Belt releases must be planned).
- 1.1.4 The East of England RSS was amended following its Examination in Public (EiP) such that the housing target for South West Hertfordshire was raised from 14,500 to 21,200 over the Plan Period. Of this revised total of 21,200 to 2021, 12,000 is the new target for Dacorum<sup>1</sup>, 4,000 for Three Rivers and 5,200 for Watford.
- 1.1.5 The requirement for the Councils to prepare SHLAAs, either individually or jointly, was set out in PPS3 (Housing) published in November 2006, and taken forward in the SHLAA practice guidance (July 2007). This is a clear development on PPG3 and the previous guidance 'Tapping the Potential', in that it encourages a more responsive approach to land supply at the local level.

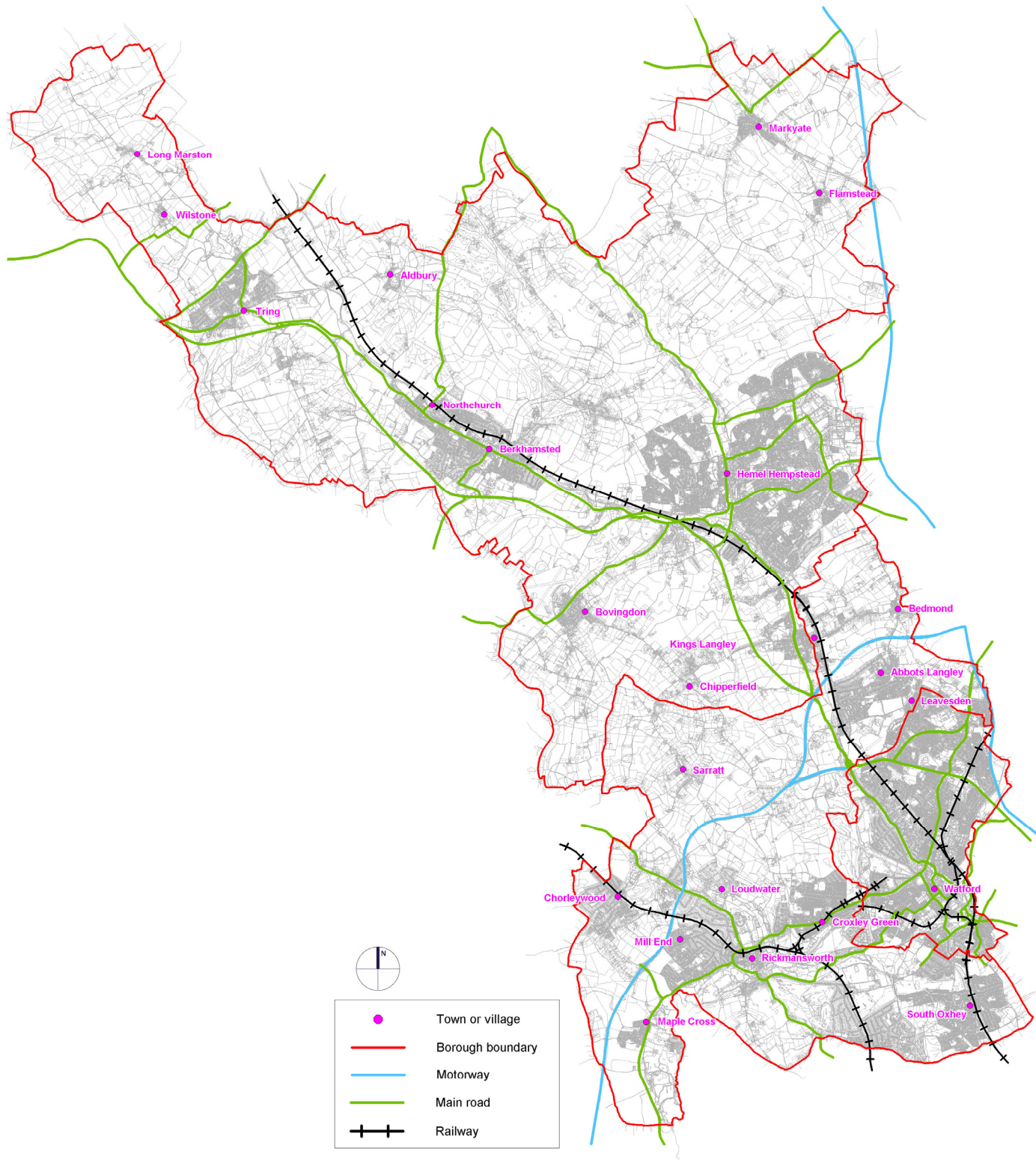
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<sup>1</sup> For Dacorum, the housing figure will be approximately 17,000 looking forward to 2031, taking the Green Belt Review period into account.

## 2 Context and study area

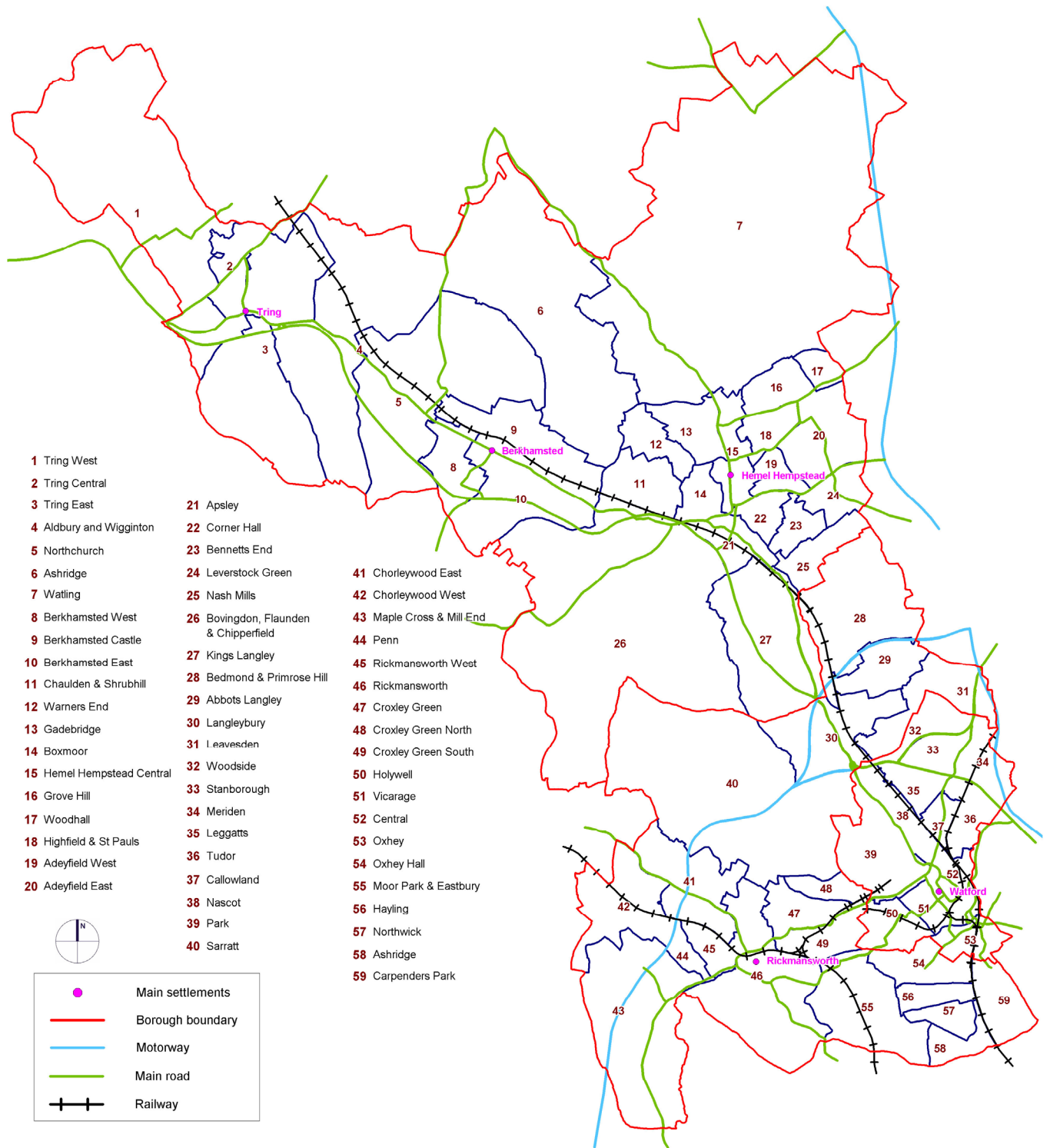
- 2.1.1 The South West Hertfordshire area lies in the east of England. The three Council areas that make up the study area are together large, and border a number of neighbouring local authorities: St Albans and Hertsmere (both also in Hertfordshire) to the east, the London Boroughs of Harrow and Hillingdon to the south, South Buckinghamshire, Chiltern, and Aylesbury Vale (all in Buckinghamshire) to the west and South Bedfordshire to the north.
- 2.1.2 South West Hertfordshire's main settlements are Hemel Hempstead, Berkhamsted and Tring (in Dacorum), Rickmansworth and South Oxhey (in Three Rivers) and Watford and Oxhey (in Watford). The remainder of South West Hertfordshire comprises large and small villages, with populations ranging from fewer than 1,000 to over 4,000 people. South West Hertfordshire has numerous road and rail links; the West Coast Mainline connects Tring, Berkhamsted, Hemel Hempstead, Oxhey and Watford to London, the West Midlands and the North. In addition, the London Underground Metropolitan Line extends into Three Rivers and Watford districts. The M25 runs through the study area and there are a number of 'A' roads across the area, of which the most important is the A41 that bypasses Watford, Hemel Hempstead and Tring.
- 2.1.3 The entire area of all three local authorities was set as the study area. This meant that no geographical area was excluded from survey, and likewise no 'areas for search' needed to be employed. Rather, both brownfield and greenfield sites were assessed on criteria of suitability and sustainability, in accordance with the SHLAA practice guidance. By necessity, the criteria for greenfield sustainability was more complex than that for brownfield, and was formulated by the client team in consultation with the consultant team. It took account of Government guidance on sustainable development and employed a sequential, common-sense based approach to assessing the greenfield sites that it was anticipated would be submitted by landowners, developers and/or agents. Full details of the greenfield site selection criteria appear in Section 3 of Volume 1.
- 2.1.4 Some of the urban land in the study area had also been covered by the Urban Capacity Study completed by Llewelyn Davies for the local Councils in 2005. Where this was the case, the pool of still available Urban Capacity Study sites was reviewed; those rejected were assessed for their suitability under the new approach of a SHLAA and those accepted were revisited to assess whether they were still suitable for residential development.
- 2.1.5 To the initial pool of sites that resulted from this approach was added those submitted by developers and/or landowners between January and 7 March 2008. Letters were sent out to stakeholders inviting site submissions, and stakeholders were invited to a consultation workshop was held in Watford. In some cases, sites submitted overlapped with locations that had already featured in early stages of consultation on Site Allocations DPDs in the study area. For a full list of individuals and organisations consulted, please refer to Annex B.
- 2.1.6 Although some sites submitted did not fall within the study's initial areas for search, they were assessed for suitability, availability and achievability in exactly the same way as the pre-existing pool of sites, with no prejudice to either type of site.

Figure 1: The Study Area





**Figure 2: The Study Area and Ward Boundaries**





### 3 Methodology

- 3.1.1 Until 2006, national housing policy was contained in Planning Policy Guidance 3 (PPG3). PPG3 required local authorities to undertake studies of housing land supply known as Urban Capacity Studies (UCS). These studies required an examination of housing potential in urban areas only.
- 3.1.2 In 2006, PPG3 was replaced with Planning Policy Statement 3 (PPS3). PPS3 required local authorities to be more flexible and:
- Identify specific, deliverable sites for the first 5 years of a plan that are ready for development (and keep this replenished over time in response to market information);
  - Identify specific, developable sites for years 6-10, and ideally years 11-15, to enable the 5 year supply of deliverable sites to be topped up;
  - Where it is not possible to identify specific sites for years 11-15 of the plan, indicate broad locations for future growth; and
  - Not include an allowance for windfalls in the first 10 years of the plan unless there are justifiable local circumstances that prevent specific sites being identified.
- 3.1.3 Overall, a top priority for the Government was to ensure that land availability is not a constraint on the delivery of new homes. To enable this, the Government introduced the Strategic Housing Land Availability Assessments (SHLAAs) to replace UCSs. The Government now requires that 'Local Development Documents and Regional Spatial Strategies policies should be informed by a robust, shared evidence base, in particular, of housing need and demand, through a Strategic Housing Market Assessment and land availability, through a Strategic Housing Land Availability Assessment'(para. 11, PPS3).
- 3.1.4 The Department of Communities and Local Government (CLG) has recently published guidance to promote better practice in the preparation of SHLAAs. This document, '*Strategic Housing Land Availability Assessments Practice Guidance*', was prepared by POS Enterprises and Llewelyn Davies (now Tribal Urban Studio) and published in July 2007. This study was carried out in accordance with this guidance.
- 3.1.5 The practice guidance stresses that as a minimum, the assessment should identify sufficient specific sites for the first ten years of a plan, using its anticipated adoption date as the starting point. However, where possible, SHLAAs should establish sites up to and beyond the whole fifteen year plan period. It also emphasises that the assessment is not a one-off study, and that the initial comprehensive assessment be supplemented by updates performed as part of Annual Monitoring Reports.
- 3.1.6 PPS3 (paragraphs 54-56) state:
- 'Drawing on information from the Strategic Housing Land Availability Assessment and/or other relevant evidence, Local Planning Authorities should identify sufficient specific **deliverable** sites to deliver housing in the first five years. To be considered deliverable, sites should, at the point of adoption of the relevant Local Development Document:*
- *Be **Available** – the site is available now.*
  - *Be **Suitable** – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities.*
  - *Be **Achievable** – there is a reasonable prospect that housing will be delivered on the site within five years.*
- Local Planning Authorities should also:*

– Identify a further supply of specific, developable sites for years 6-10 and, where possible, for years 11-15.....To be considered **developable**, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available for, and could be developed at the point envisaged’.

- 3.1.7 Sites to include in the SHLAA therefore, must pass a three stage ‘sieving process’ of suitability, availability and achievability. As PPS3 implies, suitability, availability and achievability is far easier to determine for sites in the 0-5 year phasing period. It is more difficult to apply the three tests to sites in the phasing periods from 6 years onwards. In the current work, it was found that after 6 years, availability was impossible to assess on some otherwise suitable and achievable sites; survey work and site visits can determine suitability and achievability to a far greater extent than they can availability, which can only be assessed if the landowner’s intentions are known.
- 3.1.8 However, experience from elsewhere suggests that when sites feature in capacity studies, their very identification for development can trigger landowner or developer action, thus creating a ‘self-fulfilling prophecy’. This not only justifies their inclusion in the SHLAA but also helps fulfil the PPS3 requirement of there being a ‘reasonable prospect’ that the site could be ‘developed at the point envisaged’. Such sites, that have not passed the test of absolute availability but that show a reasonable prospect of developability, are best not assigned to a particular phasing period (e.g. 0-5 years, 6-10 years) but should not be overlooked in the SHLAA process, particularly when PPS3 is taken into account.
- 3.1.9 Therefore, these sites are included in this report but have not been assigned a phasing period. However, they are judged to be developable, and as this document seeks capacity beyond the 15-year mark, they are included in all capacity figures quoted throughout (although they account for only 16% of the total capacity figure).
- 3.1.10 Unlike Urban Capacity Studies, SHLAAs only permit windfall sites to be included under special circumstances. A windfall allowance is granted when sufficient sites for housing cannot be identified, and only when there are genuine local circumstances justifying the allowance. (PPS3 para 59)
- 3.1.11 The SHLAA practice guidance identifies a 10 step methodology:
- 1 Planning the assessment;
  - 2 Determining which sources of sites will be included in the assessment;
  - 3 Desk-top review of existing information;
  - 4 Determining which sites and areas will be surveyed;
  - 5 Carrying out the survey;
  - 6 Estimating the housing potential of each site;
  - 7 Assessing when and whether sites are likely to be developed;
  - 8 Review of the assessment;
  - 9 Identifying and assessing the housing potential of broad locations (where necessary);  
and
  - 10 Determining the housing potential of windfalls (where justified)

## 4 Summary of Findings

- 4.1.1 A summary of findings from the South West Hertfordshire SHLAA is contained below. It first looks at the quantum of housing by the type of site identified, before examining the likely phasing of this housing.
- 4.1.2 It is important to note, at this point, what the significance of these figures is, and how they should be interpreted.
- 4.1.3 The East of England Plan sets out the following requirement for South West Hertfordshire: Overall housing growth of 21,200 units. A programme will be adopted for maximising opportunities for brownfield development and redevelopment within the towns but some greenfield development will also be required.
- 4.1.4 This SHLAA identifies a large number of sites which are considered to be suitable, available and achievable for housing development within a 20 year timeframe. These sites form a pool of housing capacity which should be used as the basis for a selection of sites to take forward in the core strategy and site allocations DPD to satisfy the Borough's housing requirement.
- 4.1.5 The sites identified as part of the SHLAA should therefore be treated as a set of options, and the decision-making process for taking the sites forward should be informed by the commentary on each site set out in Volumes 3a, 3b and 3c of this study.

### Site typology

- 4.1.6 Housing capacity can come from a number of sources. Physically identifiable sources include specific sites which can be observed and which have boundaries that can be marked on a map. Other sources of sites include windfall, and broad locations of growth. Neither of these are tangible sources; they include sources which have a history of providing accommodation (e.g. empty homes, change of use from industrial etc) or broad areas that may be considered for housing in the longer term.

### Physically identifiable sources

- 4.1.7 In total, the survey work identified 2,281 sites for consideration, of which 1149 are located in Dacorum<sup>2</sup>, 532 in Three Rivers and 600 in Watford. Of these, 414 (192 in Dacorum, 109 in Three Rivers and 113 in Watford) were considered suitable for further assessment, in terms of policy restrictions, physical or environmental limitations.
- 4.1.8 The study estimates that there is the potential to deliver **33,036** new homes in South West Hertfordshire (of which 23,115 are in Dacorum, 3,661 in Three Rivers and 6,260 in Watford) over the twenty-year period from LDF adoption (the three LDFs are currently anticipated for adoption from 2010 onwards, and therefore the SHLAA period will cover 2010-2030). Of this potential for 33,036 units, **11,719**<sup>3</sup> can be delivered within urban areas and **21,317**<sup>4</sup> on greenfield land.

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<sup>2</sup> Here and henceforth throughout this document, whenever a total capacity figure is given for Dacorum, the figure also includes residential capacity on St Albans District Council land to the east of the Dacorum boundary and to the west of the M1 motorway. This is because the regional housing target for Dacorum has made specific allowance for some of Dacorum's capacity to be provided on St Albans land. See paragraphs 2.3.8 and 3.3.20 of Volume 1 for a more detailed explanation.

<sup>3</sup> Of which 4,330 are in Dacorum, 1,236 in Three Rivers and 6,153 in Watford.

<sup>4</sup> Of which 18,785 are in Dacorum, 2,425 in Three Rivers and 107 in Watford.

4.1.9 The study did not assess the potential from non-physically identifiable sources. This is in line with PPS3 (Housing) which states that ‘allowances for windfalls should not be included in the first 10 years of land supply unless Local Planning Authorities can provide robust evidence of genuine local circumstances that prevent specific sites being identified’. (PPS3, para 59). In the case of the current study, no such circumstances were identified.

4.1.10 The assessment comprised a comprehensive and intensive survey, which sought to identify all physically identifiable sites. This approach, and the fact that there are no ‘genuine local circumstances’ that mean that a windfall allowance should be included, has led to this category of capacity being excluded from the assessment.

#### **Broad locations for growth**

4.1.11 Where relevant, broad locations for future growth were noted. In some parts of the study area, locations have been identified that are suitable for residential development within the SHLAA period that do not at present have easily definable boundaries. It will therefore be for Dacorum Borough Council, Three Rivers District Council and Watford Borough Council to monitor these locations, which have been included in this study (for example, masterplan areas) through the LDF process, as more precise boundaries for residential uses start to emerge within them at a later date.

#### **The total potential**

4.1.12 New housing completions within South West Hertfordshire from 2001-2007 numbered 5,151 units, of which 2,158 units were completed in Dacorum, 1,341 units in Three Rivers and 1,652 units in Watford<sup>5</sup>. This study has found land for another 33,036 units (of which 23,115 are in Dacorum, 3,661 in Three Rivers and 6,260 in Watford). We further estimate housing completions in South West Hertfordshire from 2007-2010 to be 2576 units (of which 1079 in Dacorum, 671 in Three Rivers and 826 in Watford). Adding these together, therefore, there is potential for a total of 40,763<sup>6</sup> units to be delivered between 2001 and 2030.

4.1.13 The RSS plan period is 2001-2021, with a target of 21,200 new dwellings for South West Hertfordshire. If we take the period to 2021 as covering approximately the first ten years of the twenty-year SHLAA potential, then we can demonstrate that the Councils will be able to meet and exceed their RSS targets thus:

#### **Dacorum**

RSS Target 2001-2021: 12,000 units

Of which: Completed 2001-2007 2,158 units

Capacity 2010-2021 (0-5 and 6-10 years phases) 9,437 units<sup>7</sup>

Estimate of completions March 2007- March 2010: 1,079 units<sup>8</sup>

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<sup>5</sup> All figures are from the relevant local council’s Annual Monitoring Reports, 2006-2007.

<sup>6</sup> Of which 26,352 are in Dacorum, 5,673 in Three Rivers and 8,738 in Watford.

<sup>7</sup> With a base date 2 years from publication of the SHLAA, it is inevitable that some of the first ten years capacity will be completed before 2010. However, even taking account of this, the capacity beyond the first ten years across Dacorum remains 13,678 units, and it is therefore very unlikely that the RSS target cannot be met.

TOTAL: **12,674 units**

**Three Rivers**

RSS Target 2001-2021: 4,000 units

Of which: Completed 2001-2007 1,341 units

Capacity 2010-2021 (0-5 and 6-10 years phases) 2,925 units<sup>9</sup>

Estimate of completions March 2007- March 2010: 671 units<sup>10</sup>

TOTAL: **4,937 units**

**Watford**

RSS Target 2001-2021: 5,200 units

Of which: Completed 2001-2007 1,652 units

Capacity 2010-2021 3,404 units<sup>11</sup>

Estimate of completions March 2007- March 2010: 826 units<sup>12</sup>

TOTAL: **5,882 units**

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<sup>8</sup> This figure is based on an estimate of 359 units per year in Dacorum, which was the annual average between 2001 and 2007. This figure includes capacity on all sites currently under construction across Dacorum at the time of SHLAA preparation (2007-8), which were therefore discounted entirely from consideration (see Volumes 3a) to avoid double counting. This takes account of the fact that the SHLAA has a capacity base date approximately 2 years after its publication.

<sup>9</sup> With a base date 2 years from publication of the SHLAA, it is inevitable that some of the first ten years capacity will be completed before 2010. However, even taking account of this, the capacity beyond the first ten years across Three Rivers remains 736 units, and it is therefore very unlikely that the RSS target cannot be met.

<sup>10</sup> This figure is based on an estimate of 223 units per year in Three Rivers, which was the annual average between 2001 and 2007. This figure includes capacity on all sites currently under construction across Three Rivers at the time of SHLAA preparation (2007-8), which were therefore discounted entirely from consideration (see Volume 3b) to avoid double counting. This takes account of the fact that the SHLAA has a capacity base date approximately 2 years after its publication.

<sup>11</sup> With a base date 2 years from publication of the SHLAA, it is inevitable that some of the first ten years capacity will be completed before 2010. However, even taking this into account, the capacity beyond the first ten years across Watford remains 2,749 units, and it is therefore very unlikely that the RSS target cannot be met.

<sup>12</sup> This figure is based on an estimate of 275 units per year in Watford, which was the annual average between 2001 and 2007. This figure includes capacity on all sites currently under construction across Watford at the time of SHLAA preparation (2007-8), which were therefore discounted entirely from consideration (see Volume 3c) to avoid double counting. This takes account of the fact that the SHLAA has a capacity base date approximately 2 years after its publication.

## **SOUTH WEST HERTFORDSHIRE (Total)**

RSS Target 2001-2021: 21,200 units

Of which: Completed 2001-2007	5,151 units
Capacity 2010-2021	15,766 units
Estimate of completions March 2007- March 2010:	2,576 units
<b>TOTAL:</b>	<b>23,493 units</b>

### **Site phasing**

4.1.14 The phasing of the sites across South West Hertfordshire has been assessed as falling into the following timescales:

Years 0-5:	4,929 dwellings (3,326 Dacorum, 544 Three Rivers, 1,059 Watford)
Years 6-10:	10,943 dwellings (6,111 Dacorum, 2,381 Three Rivers, 2,451 Watford)
Years 11-15:	3,944 dwellings (2,948 Dacorum, 236 Three Rivers, 760 Watford)
Years 15-20:	9,376 dwellings (8,852 Dacorum, 3 Three Rivers, 521 Watford)
Sites not phased (see 3.1.8 above):	3,843 dwellings (1,878 Dacorum, 497 Three Rivers, 1,468 Watford)

### **Expected completions 2007-2010**

- 4.1.15 The above assumptions rely on a rate of housing completions between 2007 and 2010 that is comparable to that achieved between 2001 and 2007. However, recent market conditions have indicated that it is likely that completion rates for new dwellings in South West Hertfordshire will be affected by the recent downturn in the economy and the property market.
- 4.1.16 Sites likely to stimulate interest for development in a tougher economic climate are likely to be predominantly those where development constraints are limited i.e. sites where there is little demolition, land clearance and remediation necessary in order to begin construction. This will allow house builders to minimise up front spending and improve the financial viability of the scheme.
- 4.1.17 We might also expect to see development coming forward on those sites where there has been some flexibility in planning gain and affordable housing discussions between the Local Authority and the developer, with a view to easing the financial contribution of developers on proposed schemes.
- 4.1.18 The issues described above, coupled with difficulties in the mortgage market for prospective new home buyers, are likely to bring down the numbers of new dwelling completions during 2007-2010 from the levels seen in South Hertfordshire over the period 2001-2007. Any improvement in the national economic outlook may take some time to then encourage a recovery in the development market, as developers will have to seek sizable loans in a nervous market (due to a shortage in ready funds) in order to be able to

finance scheme construction, and the trades will need a period of time to refocus on house building.

- 4.1.19 Therefore, it may be fair to assume that levels of housing completions may be down on previous (pre 2008) levels for the years 2008-2010. However, as the precise effects of the downturn are extremely difficult to predict, we have for the moment employed a figure projected forward from the existing completions data, but would recommend that the South West Hertfordshire authorities review the latest housing completion data as soon as it becomes available, in order that accurate updates can be provided to inform policy documentation and decisions.



## 5 Capacity Estimates

### 5.1 Introduction

5.1.1 This chapter introduces the results of the assessment by local authority. It identifies the potential capacity for housing in each local authority, and provides a judgement as to the possible phasing of housing delivery, based on the criteria set out in Chapter 5 in Volume One of the SHLAA. For a full assessment of each site, see Volumes 3a, 3b and 3c (Site Schedules) of this report. Chapters 7, 8 and 9 set out the results for each of the three local authorities individually by ward.

5.1.2 It is worth repeating at this point that the SHLAA has identified a large number of sites, all of which are considered to be suitable, available and achievable within a 20 year timeframe. However, the SHLAA is part of the evidence base to inform decisions about site allocations in the LDF process, and does not make recommendations as to which sites should be taken forward; any decisions on which sites will be developed will take into account other factors as well as this report.

5.1.3 The SHLAA has sought to identify all possible housing sites within South West Hertfordshire and it is for the Councils to decide which of these will go towards accommodating the housing requirement for their areas, and to monitor the database regularly as the situation changes.

### 5.2 Suitable sites

5.2.1 The initial desktop research identified **2,281** possible sites within the study area, 1,867 of which are deemed unsuitable for the reasons discussed in Section 5.

**Table 1: Summary of unsuitable/suitable sites in South West Hertfordshire**

Local Authority	Identified Sites	Unsuitable Sites	Suitable Sites
Dacorum	1149	192	957
Three Rivers	532	109	423
Watford	600	113	487
<b>Total</b>	<b>2281</b>	<b>414</b>	<b>1867</b>

**Table 2: Summary of unsuitable/suitable sites in Dacorum**

Ward	Identified Sites	Suitable Sites	Unsuitable Sites
Adeyfield East	55	10	45
Adeyfield West	37	3	34
Aldbury and Wiggington	16	3	13
Apsley	59	23	36
Ashridge	4	1	3
Bennetts End	35	4	31
Berkhamsted Castle	46	11	35
Berkhamsted East	28	6	22
Berkhamsted West	35	11	24
Bovingdon	76	19	57
Boxmoor	46	5	41
Chaulden	34	3	31
Corner Hall	34	8	26
Gadebridge	45	5	40
Grove Hill	59	5	54
Hemel Hempstead Central	83	11	72
Highfield St Pauls	69	7	62
Kings Langley	49	9	40
Leverstock Green	46	5	41
Nash Mills	28	2	26
Northchurch	19	4	15

St Albans <sup>13</sup>	2	2	0
Tring Central	37	3	34
Tring East	20	2	18
Tring West	64	13	51
Warners End	29	3	26
Watling	60	12	48
Woodhall	34	2	32
<b>Total</b>	<b>1149</b>	<b>192</b>	<b>957</b>

**Table 3: Summary of unsuitable/suitable sites in Three Rivers**

Ward	Identified Sites	Suitable Sites	Unsuitable Sites
Abbots Langley	36	9	27
Ashridge	43	4	39
Bedmond and Primrose Hill	32	10	22
Carpenders Park	14	2	12
Chorleywood East	6	0	6
Chorleywood West	31	9	22
Croxley Green	66	13	58
Croxley Green North	5	4	1
Croxley Green South	32	14	18
Eastbury	18	0	18
Hayling	0	0	0
Langleybury	15	4	11

<sup>13</sup> For the purposes of the SHLAA, the land in St Albans district required through the East of England RSS as part of the Dacorum capacity target (in practice, this is land to the east of Hemel Hempstead but to the west of the M1) is treated as if it was an extra ward in Dacorum and referred to throughout as 'St Albans'.

Leavesden	4	3	1
Maple Cross	31	7	24
Northwick	42	6	36
Oxhey Hall	17	2	15
Penn	36	8	28
Rickmansworth	72	16	56
Rickmansworth West	31	2	29
Sarratt	1	1	0
<b>Total</b>	<b>532</b>	<b>109</b>	<b>423</b>

**Table 4: Summary of unsuitable/suitable sites in Watford**

<b>Ward</b>	<b>Identified Sites</b>	<b>Suitable Sites</b>	<b>Unsuitable Sites</b>
Callowland	35	25	10
Central	109	72	37
Holywell	59	53	6
Leggatts	38	31	7
Meriden	49	45	4
Nascot	58	53	5
Oxhey	49	42	7
Park	56	45	11
Stanborough	46	39	7
Tudor	21	17	4
Vicarage	33	26	7
Woodside	47	39	8
<b>Total</b>	<b>600</b>	<b>113</b>	<b>487</b>

### **5.3 Overall Deliverability and Phasing**

5.3.1 A full breakdown of phasing for each individual site was collected. The results appear in Table 5.

**Table 5: Phasing of all accepted sites in South West Hertfordshire**

Local Authority	Capacity assessment (dwelling numbers)					
	0-5 years	6-10 years	11-15 years	16-20 years	No phasing period	TOTAL
Dacorum	3326	6111	2948	8852	1878	23115
Three Rivers	544	2381	236	3	497	3661
Watford	1059	2451	760	521	1468	6260
<b>TOTALS</b>	<b>4,929</b>	<b>10,943</b>	<b>3,944</b>	<b>9,376</b>	<b>3,843</b>	<b>33036</b>

**Table 6: Phasing of all accepted sites in Dacorum**

Ward	Capacity assessment (dwelling numbers)					
	0-5 years	6-10 years	11-15 years	16-20 years	No phasing period	TOTAL
<b>Adeyfield East</b>	71	967	0	0	124	1162
<b>Adeyfield West</b>	7	93	0	0	0	100
<b>Aldbury and Wiggington</b>	11	0	0	0	8	19
<b>Apsley</b>	448	650	500	734	292	2623
<b>Ashridge</b>	6	0	0	0	0	6
<b>Bennetts End</b>	3	0	0	0	25	27
<b>Berkhamsted Castle</b>	157	149	0	0	17	322
<b>Berkhamsted East</b>	5	71	0	0	26	102
<b>Berkhamsted West</b>	208	206	0	198	195	808
<b>Bovingdon</b>	345	346	0	0	80	771
<b>Boxmoor</b>	46	0	0	0	39	85
<b>Chaulden</b>	0	423	400	514	1	1338
<b>Corner Hall</b>	90	43	0	0	38	171
<b>Gadebridge</b>	4	400	668	550	13	1635
<b>Grove Hill</b>	328	62	0	0	38	428
<b>Hemel Hempstead Central</b>	684	610	0	0	224	1519
<b>Highfield St Pauls</b>	0	38	0	0	41	79
<b>Kings Langley</b>	32	60	0	0	145	237
<b>Leverstock Green</b>	258	55	0	0	96	409
<b>Nash Mills</b>	200	3	5	7	24	237

<b>Northchurch</b>	0	419	0	0	8	427
<b>St Albans</b>	0	1500	1375	6850	0	9725
<b>Tring Central</b>	0	0	0	0	10	10
<b>Tring East</b>	65	0	0	0	0	65
<b>Tring West</b>	42	8	0	0	119	169
<b>Warners End</b>	260	0	0	0	73	333
<b>Watling</b>	7	9	0	0	243	259
<b>Woodhall</b>	50	0	0	0	0	50
<b>Total</b>	<b>3326</b>	<b>6111</b>	<b>2948</b>	<b>8852</b>	<b>1878</b>	<b>23115</b>



**Table 7: Phasing of all accepted sites in Three Rivers**

Ward	Capacity assessment (dwelling numbers)					
	0-5 years	6-10 years	11-15 years	16-20 years	No phasing period	TOTAL
Abbots Langley	1	164	54	0	19	238
Ashridge	1	54	20	0	30	104
Bedmond and Primrose Hill	78	110	0	0	136	324
Carpenders Park	0	197	0	0	0	197
Chorleywood East	0	0	0	0	0	0
Chorleywood West	7	81	0	3	21	112
Croxley Green	2	3	10	0	46	61
Croxley Green North	149	233	153	0	4	538
Croxley Green South	104	40	0	0	81	225
Eastbury	0	0	0	0	0	0
Hayling	0	0	0	0	0	0
Langleybury	91	22	0	0	0	113
Leavesden	0	739	0	0	0	739
Maple Cross	4	248	0	0	19	271
Northwick	0	272	0	0	41	313
Oxhey Hall	23	0	0	0	47	69
Penn	39	0	0	0	22	61
Rickmansworth	29	180	0	0	33	241
Rickmansworth West	7	39	0	0	0	47
Sarratt	8	0	0	0	0	8
<b>Total</b>	<b>544</b>	<b>2381</b>	<b>236</b>	<b>3</b>	<b>497</b>	<b>3661</b>

**Table 8: Phasing of all accepted sites in Watford**

Ward	Capacity assessment (dwelling numbers)					TOTAL
	0-5 years	6-10 years	11-15 years	16-20 years	No phasing period	
Callowland	36	656	500	500	105	1798
Central	165	442	24	13	377	1021
Holywell	82	213	0	0	193	488
Leggatts	231	15	9	0	96	351
Meriden	130	10	0	0	89	229
Nascot	248	16	0	8	69	341
Oxhey	0	123	0	0	180	303
Park	34	266	11	0	275	587
Stanborough	21	19	0	0	5	44
Tudor	0	53	216	0	0	269
Vicarage	0	369	0	0	46	415
Woodside	112	270	0	0	33	415
<b>TOTALS</b>	<b>1059</b>	<b>2451</b>	<b>760</b>	<b>521</b>	<b>1468</b>	<b>6260</b>

5.3.2 This accumulates to a mid-point total of 33,036 potential new dwellings within the 20 year SHLAA timeframe, with **11,719** of these within existing urban areas and the remaining **21,317** on greenfield sites. 4,929 of these dwellings are deliverable within 0-5 years, 10,943 between 6-10 years, 3,944 between 11-15 years, 9,376 between 15-20 years and 3,843 are unphased.

5.3.3 Of this potential, Dacorum has the capacity to provide the most housing (23,115 dwellings), followed by Watford (6,260), and then Three Rivers (3,661).

5.3.4 In terms of short-term potential (0-5 years), Dacorum (3,326 dwellings) provides the highest capacity. In the 6-10 year phasing period Dacorum again has by far the largest capacity for housing, offering a potential of 6,111 dwellings. Dacorum also shows the most potential capacity beyond the 11 year phasing window. Finally, there is a more even geographical spread of sites where phasing cannot realistically be applied at the moment, but with the largest capacity figure on unphased sites again in Dacorum.

5.3.5 A full schedule of all sites can be found in Volumes 3a, 3b and 3c of this assessment.

**Table 9: Urban Capacity in South West Hertfordshire**

Local Authority	0-5 years			6-10 years			11-15 years			16-20 years			No phasing period			TOTAL
	A	B	Midpoint	A	B	Midpoint	A	B	Midpoint	A	B	Midpoint	A	B	Midpoint	
Dacorum	1435	1828	1632	1166	1605	1386	0	0	0	0	0	0	883	1742	1313	4330
Three Rivers	207	308	258	350	608	479	22	37	30	2	4	3	330	605	467	1236
Watford	811	1308	1060	1864	2826	2345	684	836	760	515	528	522	1059	1876	1468	6154
<b>TOTALS</b>	<b>2453</b>	<b>3444</b>	<b>2949</b>	<b>3380</b>	<b>5039</b>	<b>4209</b>	<b>706</b>	<b>873</b>	<b>790</b>	<b>517</b>	<b>532</b>	<b>524</b>	<b>2272</b>	<b>4223</b>	<b>3247</b>	<b>11719</b>

**Table 10: Greenfield Capacity in South West Hertfordshire**

Local Authority	0-5 years			6-10 years			11-15 years			16-20 years			No phasing period			TOTAL
	A	B	Midpoint	A	B	Midpoint	A	B	Midpoint	A	B	Midpoint	A	B	Midpoint	
Dacorum	1428	1960	1694	4313	5139	4726	2719	3177	2948	7926	9778	8852	429	701	565	18785
Three Rivers	245	328	287	1510	2294	1902	150	264	207	0	0	0	23	37	30	2425
Watford	0	0	0	82	131	107	0	0	0	0	0	0	0	0	0	107
<b>TOTALS</b>	<b>1673</b>	<b>2288</b>	<b>1981</b>	<b>5905</b>	<b>7564</b>	<b>6734</b>	<b>2869</b>	<b>3441</b>	<b>3155</b>	<b>7926</b>	<b>9778</b>	<b>8852</b>	<b>452</b>	<b>738</b>	<b>595</b>	<b>21317</b>

**Table 11: Urban Capacity in Dacorum**

Ward	0-5 years			6-10 years			11-15 years			16-20 years			No phasing period			TOTAL
	A	B	Midpoint	A	B	Midpoint	A	B	Midpoint	A	B	Midpoint	A	B	Midpoint	
Adeyfield East	65	78	71	126	141	134	0	0	0	0	0	0	68	180	124	329
Adeyfield West	7	7	7	6	10	8	0	0	0	0	0	0	0	0	0	15
Aldbury and Wiggington	0	0	0	0	0	0	0	0	0	0	0	0	5	11	8	8
Apsley	63	84	74	88	195	141	0	0	0	0	0	0	177	406	292	507
Ashridge	6	6	6	0	0	0	0	0	0	0	0	0	0	0	0	6
Bennetts End	2	3	3	0	0	0	0	0	0	0	0	0	16	33	25	27
Berkhamsted Castle	109	173	141	30	68	49	0	0	0	0	0	0	13	20	17	206
Berkhamsted East	5	5	5	4	7	5	0	0	0	0	0	0	18	34	26	36
Berkhamsted West	46	63	55	104	168	136	0	0	0	0	0	0	20	53	36	227
Bovingdon	87	149	118	44	130	87	0	0	0	0	0	0	15	27	21	226
Boxmoor	36	56	46	0	0	0	0	0	0	0	0	0	29	48	39	85
Chaulden	0	0	0	0	0	0	0	0	0	0	0	0	1	2	1	1
Corner Hall	66	114	90	31	55	43	0	0	0	0	0	0	16	61	38	171
Gadebridge	2	5	4	0	0	0	0	0	0	0	0	0	6	19	13	17
Grove Hill	0	0	0	48	77	62	0	0	0	0	0	0	20	55	38	100
Hemel Hempstead Central	671	698	684	606	615	610	0	0	0	0	0	0	187	261	224	1519
Highfield St Pauls	0	0	0	27	49	38	0	0	0	0	0	0	24	40	32	70
Kings Langley	24	39	32	0	0	0	0	0	0	0	0	0	86	171	128	160
Leverstock Green	9	15	12	39	70	55	0	0	0	0	0	0	0	0	0	67
Nash Mills	166	233	200	0	0	0	0	0	0	0	0	0	11	20	15	215
Northchurch	0	0	0	0	0	0	0	0	0	0	0	0	5	10	8	8
St Albans	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tring Central	0	0	0	0	0	0	0	0	0	0	0	0	7	13	10	10
Tring East	38	38	38	0	0	0	0	0	0	0	0	0	0	0	0	38
Tring West	30	54	42	5	11	8	0	0	0	0	0	0	51	122	87	137
Warners End	0	0	0	0	0	0	0	0	0	0	0	0	54	92	73	73
Watling	0	0	0	9	9	9	0	0	0	0	0	0	55	62	59	68
Woodhall	4	6	5	0	0	0	0	0	0	0	0	0	0	0	0	5
<b>TOTALS</b>	<b>1435</b>	<b>1828</b>	<b>1632</b>	<b>1166</b>	<b>1605</b>	<b>1386</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>883</b>	<b>1742</b>	<b>1312</b>	<b>4330</b>

**Table 12: Greenfield Capacity in Dacorum**

Ward	0-5 years			6-10 years			11-15 years			16-20 years			No phasing period			TOTAL
	A	B	Midpoint	A	B	Midpoint	A	B	Midpoint	A	B	Midpoint	A	B	Midpoint	
Adeyfield East	0	0	0	667	1000	833	0	0	0	0	0	0	0	0	0	833
Adeyfield West	0	0	0	43	127	85	0	0	0	0	0	0	0	0	0	85
Aldbury and Wiggington	11	11	11	0	0	0	0	0	0	0	0	0	0	0	0	11
Apsley	363	385	374	507	511	509	500	500	500	387	1080	734	0	0	0	2116
Ashridge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bennetts End	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Berkhamsted Castle	16	16	16	77	123	100	0	0	0	0	0	0	0	0	0	116
Berkhamsted East	0	0	0	50	81	66	0	0	0	0	0	0	0	0	0	66
Berkhamsted West	118	190	154	53	86	70	0	0	0	152	245	198	122	196	159	581
Bovingdon	169	284	227	214	304	259	0	0	0	0	0	0	44	74	59	545
Boxmoor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chaulden	0	0	0	413	433	423	400	400	400	251	776	514	0	0	0	1337
Corner Hall	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gadebridge	0	0	0	400	400	400	615	722	668	280	820	550	0	0	0	1618
Grove Hill	259	397	328	0	0	0	0	0	0	0	0	0	0	0	0	328
Hemel Hempstead Central	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Highfield St Pauls	0	0	0	0	0	0	0	0	0	0	0	0	6	12	9	9
Kings Langley	0	0	0	43	77	60	0	0	0	0	0	0	13	21	17	77
Leverstock Green	176	316	246	0	0	0	0	0	0	0	0	0	69	124	96	342
Nash Mills	0	1	1	2	3	3	4	5	5	6	7	7	8	9	9	23
Northchurch	0	0	0	344	494	419	0	0	0	0	0	0	0	0	0	419
St Albans	0	0	0	1500	1500	1500	1200	1550	1375	6850	6850	6850	0	0	0	9725
Tring Central	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tring East	15	38	27	0	0	0	0	0	0	0	0	0	0	0	0	27
Tring West	0	0	0	0	0	0	0	0	0	0	0	0	19	46	32	32
Warners End	260	260	260	0	0	0	0	0	0	0	0	0	0	0	0	260
Watling	7	7	7	0	0	0	0	0	0	0	0	0	148	220	184	191
Woodhall	35	56	46	0	0	0	0	0	0	0	0	0	0	0	0	46
<b>TOTALS</b>	<b>1429</b>	<b>1961</b>	<b>1695</b>	<b>4313</b>	<b>5139</b>	<b>4726</b>	<b>2719</b>	<b>3177</b>	<b>2948</b>	<b>7926</b>	<b>9778</b>	<b>8852</b>	<b>429</b>	<b>701</b>	<b>565</b>	<b>18785</b>

**Table 13: Urban Capacity in Three Rivers**

Ward	0-5 years			6-10 years			11-15 years			16-20 years			No phasing period			TOTAL
	A	B	Midpoint	A	B	Midpoint	A	B	Midpoint	A	B	Midpoint	A	B	Midpoint	
Abbots Langley	1	1	1	10	21	16	0	0	0	0	0	0	15	24	19	36
Ashridge	1	1	1	0	0	0	15	24	20	0	0	0	0	0	0	21
Bedmond and Primrose Hill	5	9	7	70	126	98	0	0	0	0	0	0	97	175	136	241
Carpenders Park	0	0	0	15	27	21	0	0	0	0	0	0	0	0	0	21
Chorleywood East	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chorleywood West	7	7	7	0	0	0	0	0	0	2	4	3	16	26	21	31
Croxley Green	2	2	2	2	3	3	7	13	10	0	0	0	31	61	46	61
Croxley Green North	0	0	0	0	0	0	0	0	0	0	0	0	3	5	4	4
Croxley Green South	86	122	104	29	51	40	0	0	0	0	0	0	55	106	81	225
Eastbury	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hayling	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Langleybury	21	28	24	17	27	22	0	0	0	0	0	0	0	0	0	46
Leavesden	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maple Cross	3	5	4	0	0	0	0	0	0	0	0	0	13	24	19	23
Northwick	0	0	0	101	151	126	0	0	0	0	0	0	30	51	41	167
Oxhey Hall	14	32	23	0	0	0	0	0	0	0	0	0	33	60	47	69
Penn	28	51	39	0	0	0	0	0	0	0	0	0	16	27	22	61
Rickmansworth	27	31	29	76	152	114	0	0	0	0	0	0	20	45	33	176
Rickmansworth West	5	10	7	29	49	39	0	0	0	0	0	0	0	0	0	47
Sarratt	6	10	8	0	0	0	0	0	0	0	0	0	0	0	0	8
<b>TOTALS</b>	<b>207</b>	<b>308</b>	<b>258</b>	<b>350</b>	<b>608</b>	<b>479</b>	<b>22</b>	<b>37</b>	<b>30</b>	<b>2</b>	<b>4</b>	<b>3</b>	<b>330</b>	<b>605</b>	<b>467</b>	<b>1236</b>

**Table 14: Greenfield Capacity in Three Rivers**

Ward	0-5 years			6-10 years			11-15 years			16-20 years			No phasing period			TOTAL
	A	B	Midpoint	A	B	Midpoint	A	B	Midpoint	A	B	Midpoint	A	B	Midpoint	
Abbots Langley	0	0	0	110	186	148	42	66	54	0	0	0	0	0	0	202
Ashridge	0	0	0	38	69	54	0	0	0	0	0	0	23	37	30	83
Bedmond and Primrose Hill	49	93	71	7	18	13	0	0	0	0	0	0	0	0	0	84
Carpenders Park	0	0	0	147	205	176	0	0	0	0	0	0	0	0	0	176
Chorleywood East	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chorleywood West	0	0	0	62	100	81	0	0	0	0	0	0	0	0	0	81
Croxley Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Croxley Green North	149	149	149	194	271	233	108	198	153	0	0	0	0	0	0	534
Croxley Green South	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Eastbury	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hayling	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Langleybury	47	86	67	0	0	0	0	0	0	0	0	0	0	0	0	67
Leavesden	0	0	0	585	893	739	0	0	0	0	0	0	0	0	0	739
Maple Cross	0	0	0	206	290	248	0	0	0	0	0	0	0	0	0	248
Northwick	0	0	0	114	178	146	0	0	0	0	0	0	0	0	0	146
Oxhey Hall	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Penn	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rickmansworth	0	0	0	46	85	65	0	0	0	0	0	0	0	0	0	65
Rickmansworth West	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sarratt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTALS</b>	<b>245</b>	<b>328</b>	<b>287</b>	<b>1510</b>	<b>2294</b>	<b>1902</b>	<b>150</b>	<b>264</b>	<b>207</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>23</b>	<b>37</b>	<b>30</b>	<b>2425</b>



**Table 15: Urban Capacity in Watford**

Ward	0-5 years			6-10 years			11-15 years			16-20 years			No phasing period			TOTAL
	A	B	Midpoint	A	B	Midpoint	A	B	Midpoint	A	B	Midpoint	A	B	Midpoint	
Callowland	25	48	37	609	703	656	500	500	500	500	500	500	69	141	105	1797
Central	154	177	166	316	569	443	20	29	24	10	16	13	298	456	377	1022
Holywell	82	82	82	174	251	213	0	0	0	0	0	0	129	257	193	487
Leggatts	156	306	231	11	18	15	7	11	9	0	0	0	74	118	96	350
Meriden	89	171	130	8	12	10	0	0	0	0	0	0	60	118	89	229
Nascot	178	318	248	9	23	16	0	0	0	5	12	8	53	85	69	341
Oxhey	0	0	0	68	177	123	0	0	0	0	0	0	130	230	180	303
Park	27	42	35	119	201	160	11	11	11	0	0	0	190	361	275	481
Stanborough	16	25	21	15	23	19	0	0	0	0	0	0	3	6	5	44
Tudor	0	0	0	35	70	53	147	286	216	0	0	0	0	0	0	269
Vicarage	0	0	0	362	377	370	0	0	0	0	0	0	28	64	46	416
Woodside	85	139	112	137	402	270	0	0	0	0	0	0	25	42	33	415
<b>TOTALS</b>	<b>812</b>	<b>1308</b>	<b>1060</b>	<b>1863</b>	<b>2826</b>	<b>2344</b>	<b>684</b>	<b>836</b>	<b>760</b>	<b>515</b>	<b>528</b>	<b>521</b>	<b>1059</b>	<b>1876</b>	<b>1468</b>	<b>6153</b>

**Table 16: Greenfield Capacity in Watford**

Ward	0-5 years			6-10 years			11-15 years			16-20 years			No phasing period			TOTAL
	A	B	Midpoint	A	B	Midpoint	A	B	Midpoint	A	B	Midpoint	A	B	Midpoint	
Callowland	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Central	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Holywell	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leggatts	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Meriden	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nascot	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Oxhey	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Park	0	0	0	82	131	107	0	0	0	0	0	0	0	0	0	107
Stanborough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tudor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vicarage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Woodside	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTALS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>82</b>	<b>131</b>	<b>107</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>107</b>

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