WATFORD GATEWAY SDA SITES

| | | | | | | Baseline 1 - Prevailing height only | | | | | |

**TOWN CENTRE SDA SITES**

| NAME | TYPE | Site Code | Complete name | LOCAL PLAN FINAL SITE NUMBER | SDA |
|---|---|---|---|---|---|
| 14-20 Upton Road | Housing | HS17 | HS17 Conservation | HS14 | Town Centre |
| 14-20 Upton Road | Housing | HS17 | HS17 Site | HS14 | Town Centre |
| Land at 80 Cassio Road | Housing | HS18 | HS18 Site | HS15 | Town Centre |
| Crown Passage Car Park | Housing | HS22 | HS22 Conservation | HS19 | Town Centre |
| Land to the Rear of 125-127 The Parade | Mixed | MU11 | MU11 Conservation | MU10 | Town Centre |
| | | | | | |
| 23-37 The Parade | Mixed | MU12 | MU12 Conservation | MU11 | Town Centre |
| 23-37 The Parade | Mixed | MU12 | MU12 Site | MU11 | Town Centre |
| 19-21 Clarendon Road | Mixed | MU13 | MU13 Conservation | MU12 | Town Centre |
| 19-21 Clarendon Road | Mixed | MU13 | MU13 Site | MU12 | Town Centre |
| Wellstones Car Park | Mixed | MU14 | MU14 Conservation | MU14 | Town Centre |
| Wellstones Car Park | Mixed | MU14 | MU14 Site | MU14 | Town Centre |
| Land at Sainsbury's | Mixed | | | MU13 | Town Centre |

**Baseline 1 - Prevailing height only**

| NAME | Layer | Prevailing storey height (Q3) | Non resi floors | Area | Footprint | Floor Area | Non Resi Area | GEA | GIA | Units (based on total floor area) | SUM Units | Difference of units |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | 0.68 | 100 | | |
| 14-20 Upton Road | Conservation | 3.4 | | 472.5 | 236.2 | 803.2 | 236.2 | 803.2 | 546.2 | 8 | 38 | -10 |
| 14-20 Upton Road | Site | 3.4 | | 1747.1 | 873.6 | 2970.1 | 873.6 | 2970.1 | 2019.7 | 30 | | |
| Land at 80 Cassio Road | Site | 1.9 | | 764.8 | 382.4 | 726.5 | 382.4 | 726.5 | 494.1 | 7 | 7 | -10 |
| Crown Passage Car Park | Conservation | 1.9 | | 948.1 | 474.1 | 900.7 | 474.1 | 900.7 | 612.5 | 9 | 9 | -9 |
| Land to the Rear of 125-127 The Parade | Conservation | 2.4 | 0.5 | 5076.6 | 2538.3 | 4822.8 | 2538.3 | 4822.8 | 3279.5 | 48 | 48 | -42 |
| | | | | | | | | | | | | |
| 23-37 The Parade | Conservation | 3.2 | 1.0 | 4044.5 | 2022.3 | 4449.0 | 2022.3 | 4449.0 | 3025.3 | 44 | 45 | -27 |
| 23-37 The Parade | Site | 3.2 | 1.0 | 60.4 | 30.2 | 66.5 | 30.2 | 66.5 | 45.2 | 1 | | |
| 19-21 Clarendon Road | Conservation | 3.2 | 1.0 | 589.4 | 294.7 | 648.4 | 294.7 | 648.4 | 440.9 | 6 | 9 | -5 |
| 19-21 Clarendon Road | Site | 3.2 | 1.0 | 223.0 | 111.5 | 245.3 | 111.5 | 245.3 | 166.8 | 2 | | |
| Wellstones Car Park | Conservation | 4.9 | 1.0 | 56.0 | 28.0 | 109.3 | 28.0 | 109.3 | 74.3 | 1 | 51 | 11 |
| Wellstones Car Park | Site | 4.9 | 0.5 | 2258.8 | 1129.4 | 4969.4 | 1129.4 | 4969.4 | 3379.2 | 50 | | |
| Land at Sainsbury's | Site | 2.9 | 0.5 | 9966.3 | 4983.2 | 12059.2 | 2491.6 | 12059.2 | 8200.3 | 121 | 121 | -99 |
| | | | | | | | | | | TOTAL | 328 | |
| | | | | | | | | | | PP adjustment | 0 | |
| | | | | | | | | | | ADJUSTED TOTAL | 328 | |

**Baseline 3 - Prevailing height + 100%**

| NAME | Prevailing storey height (Q3) | Layer | Final Floor Value based on Layer | Non resi floors | Area | Footprint | Floor Area | Non Resi Area | GEA | GIA | Units (based on total floor area) | SUM Units | Difference of units |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | 0.68 | 100 | | |
| 14-20 Upton Road | 3.4 | Conservation | 5 | | 472.5 | 236.2 | 1204.9 | 236.2 | 1204.9 | 819.3 | 12 | 71 | 23 |
| 14-20 Upton Road | 3.4 | Site | 7 | | 1747.1 | 873.6 | 5940.2 | 873.6 | 5940.2 | 4039.4 | 59 | | |
| Land at 80 Cassio Road | 1.9 | Site | 4 | | 764.8 | 382.4 | 1453.1 | 382.4 | 1453.1 | 988.1 | 15 | 15 | -2 |
| Crown Passage Car Park | 1.9 | Conservation | 3 | | 948.1 | 474.1 | 1351.1 | 474.1 | 1351.1 | 918.7 | 14 | 14 | -4 |
| Land to the Rear of 125-127 The Parade | 2.4 | Conservation | 4 | 0.5 | 5076.6 | 2538.3 | 7868.7 | 2538.3 | 7868.7 | 5350.7 | 79 | 79 | -11 |
| | | | | | | | | | | | | | |
| 23-37 The Parade | 3.2 | Conservation | 5 | 1.0 | 4044.5 | 2022.3 | 7684.6 | 2022.3 | 7684.6 | 5225.5 | 77 | 78 | 6 |
| 23-37 The Parade | 3.2 | Site | 6 | 1.0 | 60.4 | 30.2 | 163.2 | 30.2 | 163.2 | 111.0 | 2 | | |
| 19-21 Clarendon Road | 3.2 | Conservation | 5 | 1.0 | 589.4 | 294.7 | 1119.9 | 294.7 | 1119.9 | 761.5 | 11 | 17 | 3 |
| 19-21 Clarendon Road | 3.2 | Site | 6 | 1.0 | 223.0 | 111.5 | 602.1 | 111.5 | 602.1 | 409.5 | 6 | | |
| Wellstones Car Park | 4.9 | Conservation | 7 | 1.0 | 56.0 | 28.0 | 177.9 | 28.0 | 177.9 | 121.0 | 2 | 107 | 67 |
| Wellstones Car Park | 4.9 | Site | 10 | 0.5 | 2258.8 | 1129.4 | 10503.5 | 1129.4 | 10503.5 | 7142.4 | 105 | | |
| Land at Sainsbury's | 2.9 | Site | 6 | 0.5 | 9966.3 | 4983.2 | 26410.7 | 2491.6 | 26410.7 | 17959.3 | 264 | 264 | 44 |
| | | | | | | | | | | | TOTAL | 645 | |
| | | | | | | | | | | | PP adjustment | 0 | |
| | | | | | | | | | | | ADJUSTED TOTAL | 645 | |

**Baseline 2 - Prevailing height + 50%**

| NAME | Prevailing storey height (Q3) | Layer | Final Floor Value based on Layer | Non Resi Floors | Area | Footprint | Floor Area | Non Resi Area | GEA | GIA | Units (based on total floor area) | SUM Units | Difference of units |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | 0.68 | 100 | | |
| 14-20 Upton Road | 3.4 | Conservation | 4 | | 472.5 | 236.2 | 1004.1 | 236.2 | 1004.1 | 682.8 | 10 | 55 | 7 |
| 14-20 Upton Road | 3.4 | Site | 5 | | 1747.1 | 873.6 | 4455.2 | 873.6 | 4455.2 | 3029.5 | 45 | | |
| Land at 80 Cassio Road | 1.9 | Site | 3 | | 764.8 | 382.4 | 1089.8 | 382.4 | 1089.8 | 741.1 | 11 | 11 | -6 |
| Crown Passage Car Park | 1.9 | Conservation | 2 | | 948.1 | 474.1 | 1125.9 | 474.1 | 1125.9 | 765.6 | 11 | 11 | -7 |
| Land to the Rear of 125-127 The Parade | 2.4 | Conservation | 3 | 0.5 | 5076.6 | 2538.3 | 6345.8 | 2538.3 | 6345.8 | 4315.1 | 63 | 63 | -27 |
| | | | 0 | | | | | | | | | | |
| 23-37 The Parade | 3.2 | Conservation | 4 | 1.0 | 4044.5 | 2022.3 | 6066.8 | 2022.3 | 6066.8 | 4125.4 | 61 | 62 | -10 |
| 23-37 The Parade | 3.2 | Site | 5 | 1.0 | 60.4 | 30.2 | 114.9 | 30.2 | 114.9 | 78.1 | 1 | | |
| 19-21 Clarendon Road | 3.2 | Conservation | 4 | 1.0 | 589.4 | 294.7 | 884.1 | 294.7 | 884.1 | 601.2 | 9 | 13 | -1 |
| 19-21 Clarendon Road | 3.2 | Site | 5 | 1.0 | 223.0 | 111.5 | 423.7 | 111.5 | 423.7 | 288.1 | 4 | | |
| Wellstones Car Park | 4.9 | Conservation | 6 | 1.0 | 56.0 | 28.0 | 143.6 | 28.0 | 143.6 | 97.7 | 1 | 73 | 33 |
| Wellstones Car Park | 4.9 | Site | 7 | 1.0 | 2258.8 | 1129.4 | 7171.8 | 1129.4 | 7171.8 | 4876.8 | 72 | | |
| Land at Sainsbury's | 2.9 | Site | 4 | 0.5 | 9966.3 | 4983.2 | 19185.2 | 2491.6 | 19185.2 | 13045.9 | 192 | 192 | -28 |
| | | | | | | | | | | | TOTAL | 480 | |
| | | | | | | | | | | | PP adjustment | 0 | |
| | | | | | | | | | | | ADJUSTED TOTAL | 480 | |

**FINAL REFINED SCENARIO**

| NAME | Prevailing storey height (Q3) | Layer | Final Floor Value based on Layer | Dif floors 100% | Non Resi Floors | Area | Footprint | Floor Area | Non Resi Area | GEA | GIA | Units (based on total floor area) | SUM Units | Density (units/ha) | Difference of units |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | 0.68 | 100 | | | |
| 14-20 Upton Road | 3.4 | Conservation | 5 | 0 | | 472.5 | 236.2 | 1181.2 | 236.2 | 1181.2 | 803.2 | 12 | 55 | 250 | 7 |
| 14-20 Upton Road | 3.4 | Site | 5 | -2 | | 1747.1 | 873.6 | 4367.8 | 873.6 | 4367.8 | 2970.1 | 44 | | | |
| Land at 80 Cassio Road | 1.9 | Site | 5 | 1 | | 764.8 | 382.4 | 1912.0 | 382.4 | 1912.0 | 1300.1 | 19 | 19 | 250 | 2 |
| Crown Passage Car Park | 1.9 | Conservation | 5 | 2 | | 948.1 | 474.1 | 2370.4 | 474.1 | 2370.4 | 1611.8 | 24 | 24 | 250 | 6 |
| Land to the Rear of 125-127 The Parade | 2.4 | Conservation | 5 | 1 | 0.5 | 5076.6 | 2538.3 | 11422.4 | 2538.3 | 11422.4 | 7767.2 | 114 | 114 | 225 | 24 |
| | | | | | | | | | | | | | | | |
| 23-37 The Parade | 3.2 | Conservation | 5 | 0 | 1.0 | 4044.5 | 2022.3 | 8089.0 | 2022.3 | 8089.0 | 5500.5 | 81 | 82 | 200 | 10 |
| 23-37 The Parade | 3.2 | Site | 5 | -1 | 1.0 | 60.4 | 30.2 | 120.9 | 30.2 | 120.9 | 82.2 | 1 | | | |
| 19-21 Clarendon Road | 3.2 | Conservation | 5 | 0 | 1.0 | 589.4 | 294.7 | 1178.8 | 294.7 | 1178.8 | 801.6 | 12 | 16 | 200 | 2 |
| 19-21 Clarendon Road | 3.2 | Site | 5 | -1 | 1.0 | 223.0 | 111.5 | 446.0 | 111.5 | 446.0 | 303.3 | 4 | | | |
| Wellstones Car Park | 4.9 | Conservation | 5 | -2 | 1.0 | 56.0 | 28.0 | 112.1 | 28.0 | 112.1 | 76.2 | 1 | 52 | 224 | 12 |
| Wellstones Car Park | 4.9 | Site | 5 | -5 | 0.5 | 2258.8 | 1129.4 | 5082.4 | 1129.4 | 5082.4 | 3456.0 | 51 | | | |
| Land at Sainsbury's | 2.4 | Site | 5 | | 0.5 | 9966.3 | 4983.2 | 22424.2 | 2491.6 | 22424.2 | 15248.5 | 224 | 224 | 225 | 4 |
| | | | | | | | | | | | | TOTAL | 587 | | |
| | | | | | | | | | | | | PP adjustment | 0 | | |
| | | | | | | | | | | | | ADJUSTED TOTAL | 587 | | |

**COUNCIL DATA**

| NAME | Land use adjustment | Site Name | Sustainability Area | Core Development Area | Use Identified | Density dph | Average Yield (Indicative for Planning) | Adjust for Planning Permission | Indicative Employment Yield (Square Metres) | Other Use Yield (Net Additional Square Metres) | Viability work density level | Viability work housing typology |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 14-20 Upton Road | | Land at 14-20 Upton Road | High | Y | Housing | 220 | 48 | 48 | | | 220 | 4 |
| 14-20 Upton Road | | | | | | | | | | | | |
| Land at 80 Cassio Road | | Land at 80 Cassio Road | High | Y | Housing | 220 | 17 | 17 | | | 220 | 3 |
| Crown Passage Car Park | | Crown Passage Car Park | High | Y | Housing | 220 | 18 | 18 | | | 220 | 3 |
| Land to the Rear of 125-127 The Parade | | Land to the Rear of 125-127 the Parade | High | Y | Mixed | 220 | 90 | 90 | | | 220 | 6 |
| | | | | | | | | | | | | |
| 23-37 The Parade | | 23-37 The Parade | High | Y | Mixed | 220 | 72 | 72 | 1000 | | 220 | 4 |
| 23-37 The Parade | | | | | | | | | | | | |
| 19-21 Clarendon Road | | 19-21 Clarendon Road | High | Y | Mixed | 220 | 14 | 14 | | | 220 | 2 |
| 19-21 Clarendon Road | | | | | | | | | | | | |
| Wellstones Car Park | | Land at Car Park Wellstones | High | Y | Mixed | 220 | 40 | 40 | | 1150 | 220 | 4 |
| Wellstones Car Park | | | | | | | | | | | | |
| Land at Sainsbury's | | Land at Sainsbury's | High | Y | Mixed | 220 | 220 | 220 | | | 220 | 6 |
| | | | | | | | TOTAL | 539 | | | | |

**COLNE VALLEY SDA SITES**

**Site details and Baseline 1 - Prevailing height only**

| NAME | TYPE | Site Code | Complete name | LOCAL PLAN FINAL SITE NUMBER | SDA | Layer | Prevailing storey height (Q3) | Non resi floors | Area | Footprint | Floor Area | Non Resi Area | GEA | GIA | Units (based on total floor area) | SUM Units | Difference of units |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | 0.68 | 100 | | |
| Land to the south of Wiggenhall IE | Employment | EM02 | EM02 Site | | Colne Valley | Site | 1.5 | 1.5 | 5793.8 | 2896.9 | 0.0 | 2896.9 | 0.0 | 0.0 | 0 | | |
| Derby Road Skate Park | Housing | HS23 | HS23 Conservation | HS20 | Colne Valley | Conservation | 6.2 | | 114.5 | 57.2 | 354.9 | 57.2 | 354.9 | 241.3 | 4 | 84 | 25 |
| Derby Road Skate Park | Housing | HS23 | HS23 Site | HS20 | Colne Valley | Site | 6.2 | | 2583.2 | 1291.6 | 8007.9 | 1291.6 | 8007.9 | 5445.4 | 80 | | |
| Land at Waterfields Shopping Park | Housing | HS24 | HS24 Site | HS21 | Colne Valley | Site | 2.2 | | 18827.9 | 9414.0 | 20710.7 | 9414.0 | 20710.7 | 14083.3 | 207 | 207 | -207 |
| Land and Buildings at 252-272 Lower High Street | Housing | HS25 | HS25 Site | HS22 | Colne Valley | Site | 2.6 | | 4982.9 | 2491.5 | 6477.8 | 2491.5 | 6477.8 | 4404.9 | 65 | 65 | -45 |
| Land and buildings at 247 Lower High Street | Housing | HS26 | HS26 Site | HS23 | Colne Valley | Site | 2.4 | | 1430.5 | 715.2 | 1716.6 | 715.2 | 1716.6 | 1167.3 | 17 | 17 | -14 |
| Wiggenhall Road Depot | Housing | HS31 | HS31 River | HS28 | Colne Valley | River | 1.5 | | 66.7 | 33.3 | 50.0 | 0.0 | 50.0 | 34.0 | 0 | 112 | -218 |
| Wiggenhall Road Depot | Housing | HS31 | HS31 Site | HS28 | Colne Valley | Site | 1.5 | | 14871.9 | 7435.9 | 11153.9 | 7435.9 | 11153.9 | 7584.7 | 112 | | |
| Chalk Hill Car Park | Housing | HS33 | HS33 Site | HS30 | Colne Valley | Site | 2.1 | | 391.0 | 195.5 | 410.6 | 195.5 | 410.6 | 279.2 | 4 | 4 | -5 |
| Bushey Station | Housing | HS35 | HS35 Conservation | HS31 | Colne Valley | Conservation | 1.5 | | 3099.1 | 1549.6 | 2324.3 | 1549.6 | 2324.3 | 1580.5 | 23 | 23 | -45 |
| Land at Tesco Lower High Street | Mixed | MU15 | MU15 River | MU16 | Colne Valley | River | 2.2 | 0.5 | 7868.8 | 3934.4 | | 0.0 | 0.0 | 0.0 | 0 | 580 | -758 |
| Land at Tesco Lower High Street | Mixed | MU15 | MU15 Site | MU16 | Colne Valley | Site | 2.2 | 0.5 | 68245.6 | 34122.8 | 58008.8 | 34122.8 | 58008.8 | 39446.0 | 580 | | |
| Colne Valley Retail Park | Mixed | MU17 | MU17 River | MU18 | Colne Valley | River | 2.4 | 0.5 | 2211.1 | 1105.5 | 2100.5 | 0.0 | 2100.5 | 1428.4 | 21 | 251 | -215 |
| Colne Valley Retail Park | Mixed | MU17 | MU17 Site | MU18 | Colne Valley | Site | 2.4 | 0.5 | 24238.3 | 12119.2 | 23026.4 | 12119.2 | 23026.4 | 15658.0 | 230 | | |
| Land at Riverwell | Mixed | MU20 | MU20 River | MU21 | Colne Valley | River | 1.7 | 0.5 | 11150.5 | 5575.2 | 6690.3 | 0.0 | 6690.3 | 4549.4 | 67 | 882 | -501 |
| Land at Riverwell | Mixed | MU20 | MU20 Site | MU21 | Colne Valley | Site | 2.0 | 0.5 | 108620.5 | 54310.3 | 81465.4 | 54310.3 | 81465.4 | 55396.5 | 815 | | |
| Colne Bridge Retail Park | Mixed | MU21 | MU21 River | MU22 | Colne Valley | River | 2.4 | 0.5 | 794.1 | 397.0 | 754.4 | 0.0 | 754.4 | 513.0 | 8 | 77 | -64 |
| Colne Bridge Retail Park | Mixed | MU21 | MU21 Site | MU22 | Colne Valley | Site | 2.4 | 0.5 | 7284.3 | 3642.2 | 6920.1 | 3642.2 | 6920.1 | 4705.7 | 69 | | |
| | | | | | | | | | | | | | | | TOTAL | 2302 | |
| | | | | | | | | | | | | | | | PP adjustment | 0 | |
| | | | | | | | | | | | | | | | ADJUSTED TOTAL | 2302 | |

**Baseline 3 - Prevailing height + 100%**

| Complete name | Prevailing storey height (Q3) | Layer | Final Floor Value based on Layer | Non resi floors | Area | Footprint | Floor Area | Non Resi Area | GEA | GIA | Units (based on total floor area) | SUM Units | Difference of units |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | 0.68 | 100 | | |
| EM02 Site | 1.5 | Site | 3.0 | 3 | 5793.8 | 2896.9 | 0.0 | 2896.9 | 0.0 | 0.0 | 0 | | |
| HS23 Conservation | 6.2 | Conservation | 9.3 | | 114.5 | 57.2 | 532.4 | 57.2 | 532.4 | 362.0 | 5 | 165 | 106 |
| HS23 Site | 6.2 | Site | 12.4 | | 2583.2 | 1291.6 | 16015.7 | 1291.6 | 16015.7 | 10890.7 | 160 | | |
| HS24 Site | 2.2 | Site | 4.4 | | 18827.9 | 9414.0 | 41421.4 | 9414.0 | 41421.4 | 28166.6 | 414 | 414 | 0 |
| HS25 Site | 2.6 | Site | 5.2 | | 4982.9 | 2491.5 | 12955.6 | 2491.5 | 12955.6 | 8809.8 | 130 | 130 | 20 |
| HS26 Site | 2.4 | Site | 4.8 | | 1430.5 | 715.2 | 3433.2 | 715.2 | 3433.2 | 2334.6 | 34 | 34 | 3 |
| HS31 River | 1.5 | River | 0.0 | | 66.7 | 33.3 | 0.0 | 0.0 | 0.0 | 0.0 | 0 | 223 | -107 |
| HS31 Site | 1.5 | Site | 3.0 | | 14871.9 | 7435.9 | 22307.8 | 7435.9 | 22307.8 | 15169.3 | 223 | | |
| HS33 Site | 2.1 | Site | 4.2 | | 391.0 | 195.5 | 821.1 | 195.5 | 821.1 | 558.4 | 8 | 8 | -1 |
| HS35 Conservation | 1.5 | Conservation | 2.3 | | 3099.1 | 1549.6 | 3486.5 | 1549.6 | 3486.5 | 2370.8 | 35 | 35 | -33 |
| MU15 River | 2.2 | River | 0.0 | 0.5 | 7868.8 | 3934.4 | | 0.0 | 0.0 | 0.0 | 0 | 1331 | -7 |
| MU15 Site | 2.2 | Site | 4.4 | 0.5 | 68245.6 | 34122.8 | 133079.0 | 34122.8 | 133079.0 | 90493.7 | 1331 | | |
| MU17 River | 2.4 | River | 0.0 | 0.5 | 2211.1 | 1105.5 | -552.8 | 0.0 | -552.8 | -375.9 | -6 | -6 | -472 |
| MU17 Site | 2.4 | Site | 4.8 | 0.5 | 24238.3 | 12119.2 | | 12119.2 | 0.0 | 0.0 | 0 | | |
| MU20 River | 1.7 | River | 0.0 | 0.5 | 11150.5 | 5575.2 | -2787.6 | 0.0 | -2787.6 | -1895.6 | -28 | 1873 | 490 |
| MU20 Site | 2.0 | Site | 4.0 | 0.5 | 108620.5 | 54310.3 | 190085.9 | 54310.3 | 190085.9 | 129258.4 | 1901 | | |
| MU21 River | 2.4 | River | 0.0 | 0.5 | 794.1 | 397.0 | | 0.0 | 0.0 | 0.0 | 0 | 157 | 16 |
| MU21 Site | 2.4 | Site | 4.8 | 0.5 | 7284.3 | 3642.2 | 15661.3 | 3642.2 | 15661.3 | 10649.7 | 157 | | |
| | | | | | | | | | | | TOTAL | 4365 | |
| | | | | | | | | | | | PP adjustment | 0 | |
| | | | | | | | | | | | ADJUSTED TOTAL | 4365 | |

**Baseline 2 - Prevailing height + 50%**

| Complete name | Prevailing storey height (Q3) | Layer | Final Floor Value based on Layer | Non Resi floors | Area | Footprint | Floor Area | Non Resi Area | GEA | GIA | Units (based on total floor area) | SUM Units | Difference of units |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | 0.68 | 100 | | |
| EM02 Site | 1.5 | Site | 2.3 | 2.3 | 5793.8 | 2896.9 | -144.8 | 2896.9 | -144.8 | -98.5 | -1 | | |
| HS23 Conservation | 6.2 | Conservation | 7.8 | | 114.5 | 57.2 | 443.6 | 57.2 | 443.6 | 301.7 | 4 | 125 | 66 |
| HS23 Site | 6.2 | Site | 9.3 | | 2583.2 | 1291.6 | 12011.8 | 1291.6 | 12011.8 | 8168.0 | 120 | | |
| HS24 Site | 2.2 | Site | 3.3 | | 18827.9 | 9414.0 | 31066.1 | 9414.0 | 31066.1 | 21124.9 | 311 | 311 | -103 |
| HS25 Site | 2.6 | Site | 3.9 | | 4982.9 | 2491.5 | 9716.7 | 2491.5 | 9716.7 | 6607.4 | 97 | 97 | -13 |
| HS26 Site | 2.4 | Site | 3.6 | | 1430.5 | 715.2 | 2574.9 | 715.2 | 2574.9 | 1750.9 | 26 | 26 | -5 |
| HS31 River | 1.5 | River | 0.0 | | 66.7 | 33.3 | 0.0 | 0.0 | 0.0 | 0.0 | 0 | 167 | -163 |
| HS31 Site | 1.5 | Site | 2.3 | | 14871.9 | 7435.9 | 16730.8 | 7435.9 | 16730.8 | 11377.0 | 167 | | |
| HS33 Site | 2.1 | Site | 3.2 | | 391.0 | 195.5 | 615.9 | 195.5 | 615.9 | 418.8 | 6 | 6 | -3 |
| HS35 Conservation | 1.5 | Conservation | 1.9 | | 3099.1 | 1549.6 | 2905.4 | 1549.6 | 2905.4 | 1975.7 | 29 | 29 | -39 |
| MU15 River | 2.2 | River | 0.0 | 0.5 | 7868.8 | 3934.4 | -1967.2 | 0.0 | -1967.2 | -1337.7 | -20 | 936 | -402 |
| MU15 Site | 2.2 | Site | 3.3 | 0.5 | 68245.6 | 34122.8 | 95543.9 | 34122.8 | 95543.9 | 64969.9 | 955 | | |
| MU17 River | 2.4 | River | 0.0 | 0.5 | 2211.1 | 1105.5 | | 0.0 | 0.0 | 0.0 | 0 | 376 | -90 |
| MU17 Site | 2.4 | Site | 3.6 | 0.5 | 24238.3 | 12119.2 | 37569.4 | 12119.2 | 37569.4 | 25547.2 | 376 | | |
| MU20 River | 1.7 | River | 0.0 | 0.5 | 11150.5 | 5575.2 | | 0.0 | 0.0 | 0.0 | 0 | 1358 | -25 |
| MU20 Site | 2.0 | Site | 3.0 | 0.5 | 108620.5 | 54310.3 | 135775.7 | 54310.3 | 135775.7 | 92327.5 | 1358 | | |
| MU21 River | 2.4 | River | 0.0 | 0.5 | 794.1 | 397.0 | | 0.0 | 0.0 | 0.0 | 0 | 113 | -28 |
| MU21 Site | 2.4 | Site | 3.6 | 0.5 | 7284.3 | 3642.2 | 11290.7 | 3642.2 | 11290.7 | 7677.7 | 113 | | |
| | | | | | | | | | | | TOTAL | 3543 | |
| | | | | | | | | | | | PP adjustment | 0 | |
| | | | | | | | | | | | ADJUSTED TOTAL | 3543 | |

**REFINED FINAL SCENARIO**

| Complete name | Prevailing storey height (Q3) | Layer | Final Floor Value based on Layer | Dif floors 100% | Non Resi Floors | Area | Footprint | Floor Area | Non Resi Area | GEA | GIA | Units (based on total floor area) | SUM Units | Density (units/ha) | Difference of units | Land use adjustment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | 0.68 | 100 | | | | |
| EM02 Site | 1.5 | Site | 5 | 2 | 5 | 5793.8 | 2896.9 | 0.0 | 2896.9 | 0.0 | 0.0 | 0 | | | | Employment only |
| HS23 Conservation | 6.2 | Conservation | 6 | -3 | | 114.5 | 57.2 | 343.5 | 57.2 | 343.5 | 233.6 | 3 | 81 | 300 | 22 | |
| HS23 Site | 6.2 | Site | 6 | -6 | | 2583.2 | 1291.6 | 7749.6 | 1291.6 | 7749.6 | 5269.7 | 77 | | | | |
| HS24 Site | 2.2 | Site | 5 | 1 | | 18827.9 | 9414.0 | 47069.8 | 9414.0 | 47069.8 | 32007.5 | 471 | 471 | 250 | 57 | |
| HS25 Site | 2.6 | Site | 4 | -1 | | 4982.9 | 2491.5 | 9716.7 | 2491.5 | 9716.7 | 6607.4 | 97 | 97 | 195 | -13 | |
| HS26 Site | 2.4 | Site | 6 | 1 | | 1430.5 | 715.2 | 4291.5 | 715.2 | 4291.5 | 2918.2 | 43 | 43 | 300 | 12 | |
| HS31 River | 1.5 | River | 2 | 2 | | 66.7 | 33.3 | 75.0 | 0.0 | 75.0 | 51.0 | 1 | 373 | 249 | 43 | |
| HS31 Site | 1.5 | Site | 5 | 2 | | 14871.9 | 7435.9 | 37179.7 | 7435.9 | 37179.7 | 25282.2 | 372 | | | | |
| HS33 Site | 2.1 | Site | 5 | 1 | | 391.0 | 195.5 | 977.6 | 195.5 | 977.6 | 664.7 | 10 | 10 | 250 | 1 | |
| HS35 Conservation | 1.5 | Conservation | 5 | 3 | | 3099.1 | 1549.6 | 7747.8 | 1549.6 | 7747.8 | 5268.5 | 77 | 77 | 250 | 9 | |
| MU15 River | 2.2 | River | 3 | 3 | 0.5 | 7868.8 | 3934.4 | | 0.0 | 0.0 | 0.0 | 0 | 1536 | 202 | 198 | |
| MU15 Site | 2.2 | Site | 5 | 1 | 0.5 | 68245.6 | 34122.8 | 153552.7 | 34122.8 | 153552.7 | 104415.8 | 1536 | | | | |
| MU17 River | 2.4 | River | 4 | 4 | 0.5 | 2211.1 | 1105.5 | | 0.0 | 0.0 | 0.0 | 0 | 545 | 206 | 545 | |
| MU17 Site | 2.4 | Site | 5 | 0 | 0.5 | 24238.3 | 12119.2 | 54536.3 | 12119.2 | 54536.3 | 37084.7 | 545 | | | | |
| MU20 River | 1.7 | River | 3 | 3 | 0.5 | 11150.5 | 5575.2 | | 0.0 | 0.0 | 0.0 | 0 | 2444 | 204 | 1061 | |
| MU20 Site | 2.0 | Site | 5 | 1 | 0.5 | 108620.5 | 54310.3 | 244396.2 | 54310.3 | 244396.2 | 166189.4 | 2444 | | | | |
| MU21 River | 2.4 | River | 4 | 4 | 0.5 | 794.1 | 397.0 | | 0.0 | 0.0 | 0.0 | 0 | 164 | 203 | 23 | |
| MU21 Site | 2.4 | Site | 5 | 0 | 0.5 | 7284.3 | 3642.2 | 16389.7 | 3642.2 | 16389.7 | 11145.0 | 164 | | | | |
| | | | | | | | | | | | | TOTAL | 5840 | | | |
| | | | | | | | | | | | | PP adjustment | 0 | | | |
| | | | | | | | | | | | | ADJUSTED TOTAL | 5840 | | | |
| | | | | | | | | | | | | | 5840 | | 1957 | |

**COUNCIL DATA**

| Complete name | Site Name | Sustainability Area | Core Development Area | Use Identified | Density dph | Average Yield (Indicative for Planning) | Adjust for Planning Permission | Indicative Employment Yield (Square Metres) | Other Use Yield (Net Additional Square Metres) | Viability work density level | Viability work housing typology |
|---|---|---|---|---|---|---|---|---|---|---|---|
| EM02 Site | | | | | | | | | | | |
| HS23 Conservation | Land at Lower Derby Road | High | Y | Housing | 220 | 59 | 59 | | | 220 | 4 |
| HS23 Site | | | | | | | | | | | |
| HS24 Site | Land at Waterfields Retail Park | High | Y | Housing | 220 | 414 | 414 | | | 220 | 10 |
| HS25 Site | Land and Buildings at 252-272 Lower High Street | High | Y | Housing | 220 | 110 | 110 | | | 220 | 6 |
| HS26 Site | Land and buildings at 247 Lower High Street | High | Y | Housing | 220dph | 31 | 31 | | | 220 | 3 |
| HS31 River | Wiggenhall Depot | High | Y | Housing | 220 | 330 | 330 | | | 220 | 10 |
| HS31 Site | | | | | | | | | | | |
| HS33 Site | Chalk Hill Car Park | High | Y | Housing | 220 | 9 | 9 | | | 220 | 37 |
| HS35 Conservation | Land at Bushey Station | High | Y | Housing | 220 | 68 | 68 | | | 220 | 4 |
| MU15 River | Tesco Lower High Street | High | Y | Mixed | 220 | 1338 | 1338 | | | 220 | 10 |
| MU15 Site | | | | | | | | | | | |
| MU17 River | Land at Colne Valley Retail Park | High | Y | Mixed | 220 | 466 | 466 | | | 220 | 10 |
| MU17 Site | | | | | | | | | | | |
| MU20 River | Land at Riverwell | High | Y | Mixed | 220 | 1383 | 1383 | | 5000 | 220 | 10 |
| MU20 Site | | | | | | | | | | | |
| MU21 River | Land at Colne Bridge Retail Park | High | Y | Mixed | 220 | 141 | 141 | | | 220 | 6 |
| MU21 Site | | | | | | | | | | | |
| | | | | | TOTAL | | 4349 | | | | |

## OUTSIDE CDA SITES

### Baseline 1 - Prevailing height only

| NAME | TYPE | Site Code | LOCAL PLAN FINAL SITE NUMBER | SDA | Layer | Prevailing storey height (Q3) | Non resi floors | Area | Footprint | Floor Area | Non Resi Area | GEA | GIA | Units (based on total floor area) | SUM Units | Difference of units |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | 0.68 | 100 | | |
| Gateway Zone | Employment | EM03 | | | Site | 2.2 | 2.2 | 17089.2 | 8544.6 | | 18798.1 | 0.0 | 0.0 | 0 | | |
| Land between 14-18 Greenhill Crescent | Employment | EM04 | | | Site | 2.2 | 2.2 | 903.8 | 451.9 | | 994.2 | 0.0 | 0.0 | 0 | | |
| Land Garages at Lych Gate | Housing | HS01 | HS01 | | Site | 1.4 | | 977.3 | 488.6 | 684.1 | 488.6 | 684.1 | 465.2 | 7 | 7 | 2 |
| Land and buildings at 275 Sheepcot Lane | Housing | HS02 | HS02 | | Site | 1.5 | | 3495.1 | 1747.6 | 2621.3 | 1747.6 | 2621.3 | 1782.5 | 26 | 26 | 5 |
| Land and Garages adjacent to 1 Lavinia Avenue | Housing | HS03 | HS03 | | Site | 1.8 | | 831.8 | 415.9 | 748.6 | 415.9 | 748.6 | 509.0 | 7 | 7 | 2 |
| Land and buildings at 5 Sheepcot Lane | Housing | HS04 | HS04 | | Site | 1.7 | | 1687.0 | 843.5 | 1434.0 | 843.5 | 1434.0 | 975.1 | 14 | 14 | 5 |
| The Badger PH | Housing | HS06 | HS05 | | Site | 1.9 | | 1474.0 | 737.0 | 1400.3 | 737.0 | 1400.3 | 952.2 | 14 | 14 | 5 |
| | | | | | | | | | | | | | | | | |
| Land at Russell Lane | Housing | HS08 | HS06 | | Site | 1.1 | | 16056.3 | 8028.2 | 8831.0 | 8028.2 | 8831.0 | 6005.1 | 88 | 88 | -5 |
| | | | | | | | | | | | | | | | | |
| Land at Former Mothercare Site | Housing | HS10 | HS07 | | Site | 1.8 | | 13001.3 | 6500.7 | 11701.2 | 6500.7 | 11701.2 | 7956.8 | 117 | 117 | 19 |
| Longspring Car Park | Housing | HS11 | HS08 | | Site | 1.7 | | 2712.9 | 1356.5 | 2306.0 | 1356.5 | 2306.0 | 1568.1 | 23 | 23 | 6 |
| Land at 420-420a St Albans Road | Housing | HS12 | HS09 | | Site | 1.8 | | 1147.8 | 573.9 | 1033.0 | 573.9 | 1033.0 | 702.4 | 10 | 10 | 1 |
| Land and garages at Balmoral Road | Housing | HS13 | HS10 | | Site | 1.9 | | 608.1 | 304.0 | 577.7 | 304.0 | 577.7 | 392.8 | 6 | 6 | 1 |
| Land at Langley Way | Housing | HS14 | HS11 | | Site | 1.7 | | 919.1 | 459.6 | 781.2 | 459.6 | 781.2 | 531.2 | 8 | 8 | 1 |
| Land and Garages between 139 and 149 Queens Road | Housing | HS15 | HS12 | | Conservation | 2.1 | | 534.2 | 267.1 | 561.0 | 267.1 | 561.0 | 381.4 | 6 | 6 | 1 |
| Corner of Park Avenue and Rickmansworth Road | Housing | HS16 | HS13 | | Site | 1.9 | | 959.8 | 479.9 | 911.9 | 479.9 | 911.9 | 620.1 | 9 | 9 | 0 |
| Land and Buildings at 176-186 Rickmansworth Road | Housing | HS19 | HS16 | | Site | 1.8 | | 1567.4 | 783.7 | 1410.7 | 783.7 | 1410.7 | 959.2 | 14 | 14 | 2 |
| 120-122 Exchange Road | Housing | HS20 | HS17 | | Conservation | 1.8 | | 484.8 | 242.4 | 436.3 | 242.4 | 436.3 | 296.7 | 4 | 4 | -1 |
| Car Park Vicarage Road_Exchange Road | Housing | HS21 | HS18 | | Conservation | 2.5 | | 512.5 | 256.3 | 640.6 | 256.3 | 640.6 | 435.6 | 6 | 6 | 1 |
| Land between 41 and 61 Brightwell Road | Housing | HS27 | HS24 | | Site | 1.8 | | 533.8 | 266.9 | 480.4 | 266.9 | 480.4 | 326.7 | 5 | 5 | 1 |
| Liverpool Road Garages | Housing | HS28 | HS25 | | Site | 1.8 | | 1168.2 | 584.1 | 1051.4 | 584.1 | 1051.4 | 714.9 | 11 | 11 | 0 |
| Land and Garages to the rear of 2-24 Elfrida Road | Housing | HS29 | HS26 | | Site | 1.7 | | 789.2 | 394.6 | 670.9 | 394.6 | 670.9 | 456.2 | 7 | 7 | -1 |
| Croxley View, land south of Morrisons | Housing | HS30 | HS27 | | Site | 1.8 | | 31975.6 | 15987.8 | 28778.0 | 15987.8 | 28778.0 | 19569.1 | 288 | 288 | 48 |
| 41 Aldenham Road | Housing | HS32 | HS29 | | Conservation | 1.9 | | 476.6 | 238.3 | 452.8 | 238.3 | 452.8 | 307.9 | 5 | 5 | 0 |
| Land and Garages at Riverside Road | Housing | HS36 | HS32 | | River | 1.5 | | 240.6 | 120.3 | 180.5 | 0.0 | 0.0 | 0.0 | 0 | 6 | -2 |
| Land and Garages at Riverside Road | Housing | HS36 | HS32 | | Site | 1.5 | | 767.9 | 384.0 | 576.0 | 384.0 | 576.0 | 391.6 | 6 | | 0 |
| Kingsfield Court Garages | Housing | HS37 | HS33 | | Site | 1.7 | | 561.5 | 280.7 | 477.3 | 280.7 | 477.3 | 324.5 | 5 | 5 | 1 |
| Woodside Community Centre | Mixed | MU01 | MU01 | | Site | 1.5 | 0.3 | 2008.9 | 1004.4 | 1205.3 | 301.3 | 1205.3 | 819.6 | 12 | 12 | 0 |
| Land at 501 St Albans Road | Mixed | MU02 | MU02 | | Site | 1.7 | 0.3 | 2102.4 | 1051.2 | 1429.6 | 357.4 | 1429.6 | 972.1 | 14 | 14 | 1 |
| Lemarie Centre | Mixed | MU03 | MU03 | | Site | 1.7 | 0.3 | 964.8 | 482.4 | 656.0 | 164.0 | 656.0 | 446.1 | 7 | 7 | 0 |
| Land at 453 St Albans Road | Mixed | MU04 | MU04 | | Site | 1.7 | 0.3 | 2988.3 | 1494.2 | 2032.1 | 508.0 | 2032.1 | 1381.8 | 20 | 20 | 2 |
| 18 Watford Field Road | Mixed | MU15 | MU15 | | Site | 2.2 | 0.4 | 1086.9 | 543.5 | 956.5 | 239.1 | 956.5 | 650.4 | 10 | 10 | -9 |
| | | | | | | | | | | | | | | | | 0 |
| Land 44-56 Vicarage Road | Mixed | MU16 | MU17 | | Conservation | 1.8 | 0.4 | 1290.7 | 645.4 | 929.3 | 232.3 | 929.3 | 631.9 | 9 | 9 | -1 |
| Land To West Of And Parallel To Ascot Road | Mixed | MU18 | MU19 | | Site | 2.2 | 0.4 | 7110.5 | 3555.3 | 6257.3 | 1564.3 | 6257.3 | 4255.0 | 63 | 63 | 20 |
| Land East of Ascot Road | Mixed | MU19 | MU20 | | Site | 2.2 | 0.4 | 4510.9 | 2255.4 | 3969.6 | 992.4 | 3969.6 | 2699.3 | 40 | 40 | 13 |
| Land at ASDA, Dome Roundabout | Mixed | | MU23 | | Site | 2.9 | 0.6 | 70264.1 | 35132.1 | 82068.5 | 20517.1 | 82068.5 | 55806.6 | 821 | 821 | 399 |
| | | | | | | | | | | | | | | TOTAL | 1681 | |

### Baseline 3 - Prevailing height + 100%

| NAME | Prevailing storey height (Q3) | Layer | Final Floor Value based on Layer | Non resi floors | Area | Footprint | Floor Area | Non Resi Area | GEA | GIA | Units (based on total floor area) | SUM Units | Difference of units |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | 0.68 | 100 | | |
| Gateway Zone | 2.2 | Site | 4.4 | 4.4 | 17089.2 | 8544.6 | | 37596.3 | 0.0 | 0.0 | 0 | | |
| Land between 14-18 Greenhill Crescent | 2.2 | Site | 4.4 | 4.4 | 903.8 | 451.9 | | 1988.3 | 0.0 | 0.0 | 0 | | |
| Land Garages at Lych Gate | 1.4 | Site | 2.8 | | 977.3 | 488.6 | 1368.2 | 488.6 | 1368.2 | 930.4 | 14 | 14 | 9 |
| Land and buildings at 275 Sheepcot Lane | 1.5 | Site | 3.0 | | 3495.1 | 1747.6 | 5242.7 | 1747.6 | 5242.7 | 3565.0 | 52 | 52 | 31 |
| Land and Garages adjacent to 1 Lavinia Avenue | 1.8 | Site | 3.6 | | 831.8 | 415.9 | 1497.2 | 415.9 | 1497.2 | 1018.1 | 15 | 15 | 10 |
| Land and buildings at 5 Sheepcot Lane | 1.7 | Site | 3.4 | | 1687.0 | 843.5 | 2868.0 | 843.5 | 2868.0 | 1950.2 | 29 | 29 | 20 |
| The Badger PH | 1.9 | Site | 3.8 | | 1474.0 | 737.0 | 2800.6 | 737.0 | 2800.6 | 1904.4 | 28 | 28 | 19 |
| | | | | | | | | | | | | | |
| Land at Russell Lane | 1.1 | Site | 2.2 | | 16056.3 | 8028.2 | 17662.0 | 8028.2 | 17662.0 | 12010.1 | 177 | 177 | 84 |
| | | | | | | | | | | | | | |
| Land at Former Mothercare Site | 1.8 | Site | 3.6 | | 13001.3 | 6500.7 | 23402.4 | 6500.7 | 23402.4 | 15913.6 | 234 | 234 | 136 |
| Longspring Car Park | 1.7 | Site | 3.4 | | 2712.9 | 1356.5 | 4612.0 | 1356.5 | 4612.0 | 3136.1 | 46 | 46 | 29 |
| Land at 420-420a St Albans Road | 1.8 | Site | 3.6 | | 1147.8 | 573.9 | 2066.0 | 573.9 | 2066.0 | 1404.9 | 21 | 21 | 12 |
| Land and garages at Balmoral Road | 1.9 | Site | 3.8 | | 608.1 | 304.0 | 1155.3 | 304.0 | 1155.3 | 785.6 | 12 | 12 | 7 |
| Land at Langley Way | 1.7 | Site | 3.4 | | 919.1 | 459.6 | 1562.5 | 459.6 | 1562.5 | 1062.5 | 16 | 16 | 9 |
| Land and Garages between 139 and 149 Queens Road | 2.1 | Conservation | 3.2 | | 534.2 | 267.1 | 841.4 | 267.1 | 841.4 | 572.2 | 8 | 8 | 3 |
| Corner of Park Avenue and Rickmansworth Road | 1.9 | Site | 3.8 | | 959.8 | 479.9 | 1823.7 | 479.9 | 1823.7 | 1240.1 | 18 | 18 | 9 |
| Land and Buildings at 176-186 Rickmansworth Road | 1.8 | Site | 3.6 | | 1567.4 | 783.7 | 2821.3 | 783.7 | 2821.3 | 1918.5 | 28 | 28 | 16 |
| 120-122 Exchange Road | 1.8 | Conservation | 2.7 | | 484.8 | 242.4 | 654.5 | 242.4 | 654.5 | 445.1 | 7 | 7 | 2 |
| Car Park Vicarage Road_Exchange Road | 2.5 | Conservation | 3.8 | | 512.5 | 256.3 | 961.0 | 256.3 | 961.0 | 653.5 | 10 | 10 | 5 |
| Land between 41 and 61 Brightwell Road | 1.8 | Site | 3.6 | | 533.8 | 266.9 | 960.9 | 266.9 | 960.9 | 653.4 | 10 | 10 | 6 |
| Liverpool Road Garages | 1.8 | Site | 3.6 | | 1168.2 | 584.1 | 2102.8 | 584.1 | 2102.8 | 1429.9 | 21 | 21 | 10 |
| Land and Garages to the rear of 2-24 Elfrida Road | 1.7 | Site | 3.4 | | 789.2 | 394.6 | 1341.7 | 394.6 | 1341.7 | 912.4 | 13 | 13 | 5 |
| Croxley View, land south of Morrisons | 1.8 | Site | 3.6 | | 31975.6 | 15987.8 | 57556.1 | 15987.8 | 57556.1 | 39138.1 | 576 | 576 | 336 |
| 41 Aldenham Road | 1.9 | Conservation | 2.9 | | 476.6 | 238.3 | 679.2 | 238.3 | 679.2 | 461.8 | 7 | 7 | 2 |
| Land and Garages at Riverside Road | 1.5 | River | 0.0 | | 240.6 | 120.3 | 0.0 | 0.0 | 0.0 | 0.0 | 0 | 12 | 4 |
| Land and Garages at Riverside Road | 1.5 | Site | 3.0 | | 767.9 | 384.0 | 1151.9 | 384.0 | 1151.9 | 783.3 | 12 | | |
| Kingsfield Court Garages | 1.7 | Site | 3.4 | | 561.5 | 280.7 | 954.5 | 280.7 | 954.5 | 649.1 | 10 | 10 | 6 |
| Woodside Community Centre | 1.5 | Site | 3.0 | 0.6 | 2008.9 | 1004.4 | 2410.7 | 602.7 | 2410.7 | 1639.2 | 24 | 24 | 12 |
| Land at 501 St Albans Road | 1.7 | Site | 3.4 | 0.7 | 2102.4 | 1051.2 | 2859.3 | 714.8 | 2859.3 | 1944.3 | 29 | 29 | 16 |
| Lemarie Centre | 1.7 | Site | 3.4 | 0.7 | 964.8 | 482.4 | 1312.1 | 328.0 | 1312.1 | 892.2 | 13 | 13 | 6 |
| Land at 453 St Albans Road | 1.7 | Site | 3.4 | 0.7 | 2988.3 | 1494.2 | 4064.1 | 1016.0 | 4064.1 | 2763.6 | 41 | 41 | 23 |
| 18 Watford Field Road | 2.2 | | 4.4 | 0.9 | 1086.9 | 543.5 | 1913.0 | 478.3 | 1913.0 | 1300.9 | 19 | 19 | 0 |
| | | | | | | | | | | | | | |
| Land 44-56 Vicarage Road | 1.8 | Conservation | 2.7 | 0.5 | 1290.7 | 645.4 | 1394.0 | 348.5 | 1394.0 | 947.9 | 14 | 14 | 4 |
| Land To West Of And Parallel To Ascot Road | 2.2 | Site | 4.4 | 0.9 | 7110.5 | 3555.3 | 12514.6 | 3128.6 | 12514.6 | 8509.9 | 125 | 125 | 82 |
| Land East of Ascot Road | 2.2 | Site | 4.4 | 0.9 | 4510.9 | 2255.4 | 7939.2 | 1984.8 | 7939.2 | 5398.6 | 79 | 79 | 52 |
| Land at ASDA, Dome Roundabout | 2.9 | | 5.8 | 1.2 | 70264.1 | 35132.1 | 164137.0 | 41034.2 | 164137.0 | 111613.1 | 1641 | 1641 | 1219 |
| | | | | | | | | | | | TOTAL | 3346 | |

### Baseline 2 - Prevailing height + 50%

| NAME | Prevailing storey height (Q3) | Layer | Final Floor Value based on Layer | Non resi floors | Area | Footprint | Floor Area | Non Resi Area | GEA | GIA | Units (based on total floor area) | SUM Units | Difference of units |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | 0.68 | 100 | | |
| Gateway Zone | 2.2 | Site | 3.3 | 3.3 | 17089.2 | 8544.6 | 0.0 | 28197.2 | 0.0 | 0.0 | 0 | | |
| Land between 14-18 Greenhill Crescent | 2.2 | Site | 3.3 | 3.3 | 903.8 | 451.9 | 0.0 | 1491.2 | 0.0 | 0.0 | 0 | | |
| Land Garages at Lych Gate | 1.4 | Site | 2.1 | | 977.3 | 488.6 | 1026.1 | 488.6 | 1026.1 | 697.8 | 10 | 10 | 5 |
| Land and buildings at 275 Sheepcot Lane | 1.5 | Site | 2.3 | | 3495.1 | 1747.6 | 3932.0 | 1747.6 | 3932.0 | 2673.8 | 39 | 39 | 18 |
| Land and Garages adjacent to 1 Lavinia Avenue | 1.8 | Site | 2.7 | | 831.8 | 415.9 | 1122.9 | 415.9 | 1122.9 | 763.6 | 11 | 11 | 6 |
| Land and buildings at 5 Sheepcot Lane | 1.7 | Site | 2.6 | | 1687.0 | 843.5 | 2151.0 | 843.5 | 2151.0 | 1462.7 | 22 | 22 | 13 |
| The Badger PH | 1.9 | Site | 2.9 | | 1474.0 | 737.0 | 2100.5 | 737.0 | 2100.5 | 1428.3 | 21 | 21 | 12 |
| | | | | | | | | | | | | | |
| Land at Russell Lane | 1.1 | Site | 1.7 | | 16056.3 | 8028.2 | 13246.5 | 8028.2 | 13246.5 | 9007.6 | 132 | 132 | 39 |
| | | | | | | | | | | | | | |
| Land at Former Mothercare Site | 1.8 | Site | 2.7 | | 13001.3 | 6500.7 | 17551.8 | 6500.7 | 17551.8 | 11935.2 | 176 | 176 | 78 |
| Longspring Car Park | 1.7 | Site | 2.6 | | 2712.9 | 1356.5 | 3459.0 | 1356.5 | 3459.0 | 2352.1 | 35 | 35 | 18 |
| Land at 420-420a St Albans Road | 1.8 | Site | 2.7 | | 1147.8 | 573.9 | 1549.5 | 573.9 | 1549.5 | 1053.7 | 15 | 15 | 6 |
| Land and garages at Balmoral Road | 1.9 | Site | 2.9 | | 608.1 | 304.0 | 866.5 | 304.0 | 866.5 | 589.2 | 9 | 9 | 4 |
| Land at Langley Way | 1.7 | Site | 2.6 | | 919.1 | 459.6 | 1171.9 | 459.6 | 1171.9 | 796.9 | 12 | 12 | 5 |
| Land and Garages between 139 and 149 Queens Road | 2.1 | Conservation | 2.6 | | 534.2 | 267.1 | 701.2 | 267.1 | 701.2 | 476.8 | 7 | 7 | 2 |
| Corner of Park Avenue and Rickmansworth Road | 1.9 | Site | 2.9 | | 959.8 | 479.9 | 1367.8 | 479.9 | 1367.8 | 930.1 | 14 | 14 | 5 |
| Land and Buildings at 176-186 Rickmansworth Road | 1.8 | Site | 2.7 | | 1567.4 | 783.7 | 2116.0 | 783.7 | 2116.0 | 1438.9 | 21 | 21 | 9 |
| 120-122 Exchange Road | 1.8 | Conservation | 2.3 | | 484.8 | 242.4 | 545.4 | 242.4 | 545.4 | 370.9 | 5 | 5 | 0 |
| Car Park Vicarage Road_Exchange Road | 2.5 | Conservation | 3.1 | | 512.5 | 256.3 | 800.8 | 256.3 | 800.8 | 544.5 | 8 | 8 | 3 |
| Land between 41 and 61 Brightwell Road | 1.8 | Site | 2.7 | | 533.8 | 266.9 | 720.7 | 266.9 | 720.7 | 490.1 | 7 | 7 | 3 |
| Liverpool Road Garages | 1.8 | Site | 2.7 | | 1168.2 | 584.1 | 1577.1 | 584.1 | 1577.1 | 1072.4 | 16 | 16 | 5 |
| Land and Garages to the rear of 2-24 Elfrida Road | 1.7 | Site | 2.6 | | 789.2 | 394.6 | 1006.3 | 394.6 | 1006.3 | 684.3 | 10 | 10 | 2 |
| Croxley View, land south of Morrisons | 1.8 | Site | 2.7 | | 31975.6 | 15987.8 | 43167.1 | 15987.8 | 43167.1 | 29353.6 | 432 | 432 | 192 |
| 41 Aldenham Road | 1.9 | Conservation | 2.4 | | 476.6 | 238.3 | 566.0 | 238.3 | 566.0 | 384.9 | 6 | 6 | 1 |
| Land and Garages at Riverside Road | 1.5 | River | 0.0 | | 240.6 | 120.3 | 0.0 | 0.0 | 0.0 | 0.0 | 0 | 9 | 1 |
| Land and Garages at Riverside Road | 1.5 | Site | 2.3 | | 767.9 | 384.0 | 863.9 | 384.0 | 863.9 | 587.5 | 9 | | |
| Kingsfield Court Garages | 1.7 | Site | 2.6 | | 561.5 | 280.7 | 715.9 | 280.7 | 715.9 | 486.8 | 7 | 7 | 3 |
| Woodside Community Centre | 1.5 | Site | 2.3 | 0.5 | 2008.9 | 1004.4 | 1808.0 | 452.0 | 1808.0 | 1229.4 | 18 | 18 | 6 |
| Land at 501 St Albans Road | 1.7 | Site | 2.6 | 0.5 | 2102.4 | 1051.2 | 2144.4 | 536.1 | 2144.4 | 1458.2 | 21 | 21 | 8 |
| Lemarie Centre | 1.7 | Site | 2.6 | 0.5 | 964.8 | 482.4 | 984.1 | 246.0 | 984.1 | 669.2 | 10 | 10 | 3 |
| Land at 453 St Albans Road | 1.7 | Site | 2.6 | 0.5 | 2988.3 | 1494.2 | 3048.1 | 762.0 | 3048.1 | 2072.7 | 30 | 30 | 12 |
| 18 Watford Field Road | 2.2 | | 3.3 | 0.7 | 1086.9 | 543.5 | 1434.8 | 358.7 | 1434.8 | 975.6 | 14 | 14 | -5 |
| | | | | | | | | | | | | | |
| Land 44-56 Vicarage Road | 1.8 | Conservation | 2.3 | 0.5 | 1290.7 | 645.4 | 1161.7 | 290.4 | 1161.7 | 789.9 | 12 | 12 | 2 |
| Land To West Of And Parallel To Ascot Road | 2.2 | Site | 3.3 | 0.7 | 7110.5 | 3555.3 | 9385.9 | 2346.5 | 9385.9 | 6382.4 | 94 | 94 | 51 |
| Land East of Ascot Road | 2.2 | Site | 3.3 | 0.7 | 4510.9 | 2255.4 | 5954.4 | 1488.6 | 5954.4 | 4049.0 | 60 | 60 | 33 |
| Land at ASDA, Dome Roundabout | 2.9 | | 4.4 | 0.9 | 70264.1 | 35132.1 | 123102.7 | 30775.7 | 123102.7 | 83709.9 | 1231 | 1231 | 809 |
| | | | | | | | | | | | TOTAL | 2513 | |

### REFINED FINAL SCENARIO

| NAME | Prevailing storey height (Q3) | Layer | Final Floor Value based on Layer | Non resi floors | Area | Footprint | Floor Area | Non Resi Area | GEA | GIA | Units (based on total floor area) | SUM Units | Difference of units | Land use adjustment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | 0.68 | 100 | | | |
| Gateway Zone | 2.2 | Site | 4 | 4 | 17089.2 | 8544.6 | | 34178.4 | 0.0 | 0.0 | 0 | | | Employment only |
| Land between 14-18 Greenhill Crescent | 2.2 | Site | 4 | 4 | 903.8 | 451.9 | | 1807.6 | 0.0 | 0.0 | 0 | | | Employment only |
| Land Garages at Lych Gate | 1.4 | Site | 4 | | 977.3 | 488.6 | 1954.6 | 488.6 | 1954.6 | 1329.1 | 20 | 20 | 15 | |
| Land and buildings at 275 Sheepcot Lane | 1.5 | Site | 4 | | 3495.1 | 1747.6 | 6990.3 | 1747.6 | 6990.3 | 4753.4 | 70 | 70 | 49 | |
| Land and Garages adjacent to 1 Lavinia Avenue | 1.8 | Site | 4 | | 831.8 | 415.9 | 1663.5 | 415.9 | 1663.5 | 1131.2 | 17 | 17 | 12 | |
| Land and buildings at 5 Sheepcot Lane | 1.7 | Site | 4 | | 1687.0 | 843.5 | 3374.1 | 843.5 | 3374.1 | 2294.4 | 34 | 34 | 25 | |
| The Badger PH | 1.9 | Site | 4 | | 1474.0 | 737.0 | 2948.0 | 737.0 | 2948.0 | 2004.7 | 29 | 29 | 20 | |
| | | | | | | | | | | | | | | |
| Land at Russell Lane | 1.1 | Site | 4 | | 16056.3 | 8028.2 | 32112.6 | 8028.2 | 32112.6 | 21836.6 | 321 | 321 | 228 | |
| | | | | | | | | | | | | | | |
| Land at Former Mothercare Site | 1.8 | Site | 4 | | 13001.3 | 6500.7 | 26002.7 | 6500.7 | 26002.7 | 17681.8 | 260 | 260 | 162 | |
| Longspring Car Park | 1.7 | Site | 4 | | 2712.9 | 1356.5 | 5425.9 | 1356.5 | 5425.9 | 3689.6 | 54 | 54 | 37 | |
| Land at 420-420a St Albans Road | 1.8 | Site | 4 | | 1147.8 | 573.9 | 2295.5 | 573.9 | 2295.5 | 1561.0 | 23 | 23 | 14 | |
| Land and garages at Balmoral Road | 1.9 | Site | 4 | | 608.1 | 304.0 | 1216.1 | 304.0 | 1216.1 | 827.0 | 12 | 12 | 7 | |
| Land at Langley Way | 1.7 | Site | 4 | | 919.1 | 459.6 | 1838.2 | 459.6 | 1838.2 | 1250.0 | 18 | 18 | 11 | |
| Land and Garages between 139 and 149 Queens Road | 2.1 | Conservation | 4 | | 534.2 | 267.1 | 1068.5 | 267.1 | 1068.5 | 726.6 | 11 | 11 | 6 | |
| Corner of Park Avenue and Rickmansworth Road | 1.9 | Site | 4 | | 959.8 | 479.9 | 1919.7 | 479.9 | 1919.7 | 1305.4 | 19 | 19 | 10 | |
| Land and Buildings at 176-186 Rickmansworth Road | 1.8 | Site | 4 | | 1567.4 | 783.7 | 3134.8 | 783.7 | 3134.8 | 2131.7 | 31 | 31 | 19 | |
| 120-122 Exchange Road | 1.8 | Conservation | 4 | | 484.8 | 242.4 | 969.6 | 242.4 | 969.6 | 659.3 | 10 | 10 | 5 | |
| Car Park Vicarage Road_Exchange Road | 2.5 | Conservation | 4 | | 512.5 | 256.3 | 1025.0 | 256.3 | 1025.0 | 697.0 | 10 | 10 | 5 | |
| Land between 41 and 61 Brightwell Road | 1.8 | Site | 4 | | 533.8 | 266.9 | 1067.7 | 266.9 | 1067.7 | 726.0 | 11 | 11 | 7 | |
| Liverpool Road Garages | 1.8 | Site | 4 | | 1168.2 | 584.1 | 2336.4 | 584.1 | 2336.4 | 1588.8 | 23 | 23 | 12 | |
| Land and Garages to the rear of 2-24 Elfrida Road | 1.7 | Site | 4 | | 789.2 | 394.6 | 1578.5 | 394.6 | 1578.5 | 1073.4 | 16 | 16 | 8 | |
| Croxley View, land south of Morrisons | 1.8 | Site | 4 | | 31975.6 | 15987.8 | 63951.2 | 15987.8 | 63951.2 | 43486.8 | 640 | 640 | 400 | |
| 41 Aldenham Road | 1.9 | Conservation | 4 | | 476.6 | 238.3 | 953.2 | 238.3 | 953.2 | 648.2 | 10 | 10 | 5 | |
| Land and Garages at Riverside Road | 1.5 | River | 4 | | 240.6 | 120.3 | 481.2 | 0.0 | 481.2 | 327.2 | 5 | 20 | 12 | |
| Land and Garages at Riverside Road | 1.5 | Site | 4 | | 767.9 | 384.0 | 1535.9 | 384.0 | 1535.9 | 1044.4 | 15 | | | |
| Kingsfield Court Garages | 1.7 | Site | 4 | | 561.5 | 280.7 | 1123.0 | 280.7 | 1123.0 | 763.6 | 11 | 11 | 7 | |
| Woodside Community Centre | 1.5 | Site | 4 | 0.8 | 2008.9 | 1004.4 | 3214.2 | 803.6 | 3214.2 | 2185.7 | 32 | 32 | 20 | Mixed use site - but keep as just ground floor as non-resi |
| Land at 501 St Albans Road | 1.7 | Site | 4 | 0.8 | 2102.4 | 1051.2 | 3363.8 | 841.0 | 3363.8 | 2287.4 | 34 | 34 | 21 | Mixed use site - but keep as just ground floor as non-resi |
| Lemarie Centre | 1.7 | Site | 4 | 0.8 | 964.8 | 482.4 | 1543.6 | 385.9 | 1543.6 | 1049.7 | 15 | 15 | 8 | Mixed use site - but keep as just ground floor as non-resi |
| Land at 453 St Albans Road | 1.7 | Site | 4 | 0.8 | 2988.3 | 1494.2 | 4781.3 | 1195.3 | 4781.3 | 3251.3 | 48 | 48 | 30 | Mixed use site - but keep as just ground floor as non-resi |
| 18 Watford Field Road | 2.2 | | 4 | 0.8 | 1086.9 | 543.5 | 1739.1 | 434.8 | 1739.1 | 1182.6 | 17 | 17 | -2 | |
| | | | | | | | | | | | | | | |
| Land 44-56 Vicarage Road | 1.8 | Conservation | 4 | 0.8 | 1290.7 | 645.4 | 2065.2 | 516.3 | 2065.2 | 1404.3 | 21 | 21 | 11 | |
| Land To West Of And Parallel To Ascot Road | 2.2 | Site | 4 | 0.8 | 7110.5 | 3555.3 | 11376.9 | 2844.2 | 11376.9 | 7736.3 | 114 | 114 | 71 | |
| Land East of Ascot Road | 2.2 | Site | 4 | 0.8 | 4510.9 | 2255.4 | 7217.4 | 1804.4 | 7217.4 | 4907.8 | 72 | 72 | 45 | |
| Land at ASDA, Dome Roundabout | 2.9 | Site | 4 | 0.8 | 70264.1 | 35132.1 | 112422.6 | 28105.6 | 112422.6 | 76447.4 | 1124 | 1124 | 702 | |
| | | | | | | | | | | | TOTAL | 3147 | | |

### COUNCIL DATA

| NAME | Site Name | Sustainability Area | Core Development Area | Use Identified | Density dph | Average Yield (Indicative for Planning) | Adjust for Planning Permission | Indicative Employment Yield (Square Metres) | Other Use Yield (Net Additional Square Metres) |
|---|---|---|---|---|---|---|---|---|---|
| Gateway Zone | | | | | | | | | |
| Land between 14-18 Greenhill Crescent | | | | | | | | | |
| Land Garages at Lych Gate | Land and Garages at Lych Gate | Low | N | Housing | 58 | 5 | 5 | | |
| Land and buildings at 275 Sheepcot Lane | Land and buildings at 275 Sheepcot Lane | Low | N | Housing | 58 | 21 | 21 | | |
| Land and Garages adjacent to 1 Lavinia Avenue | Land and Garages Adjacent to 1 Lavinia Avenue | Low | N | Housing | 58 | 5 | 5 | | |
| Land and buildings at 5 Sheepcot Lane | Land and Buildings at 5 Sheepcot Drive | Low | N | Housing | 58 | 9 | 9 | | |
| The Badger PH | Land at the Badger Public House | Low | N | Housing | 58 | 9 | 9 | | |
| | | | | | | | | | |
| Land at Russell Lane | Land at Russell Lane | Low | N | Housing | 58 | 93 | 93 | | |
| | | | | | | | | | |
| Land at Former Mothercare Site | Land at Former Mothercare Site | Medium | N | Housing | 75 | 98 | 98 | | |
| Longspring Car Park | Land at the Longspring Car Park | Medium | N | Housing | 75 | 17 | 17 | | |
| Land at 420-420a St Albans Road | Land and buildings at 420-420a St Albans Road | Medium | N | Housing | 75 | 9 | 9 | | |
| Land and garages at Balmoral Road | Land and Garages at Balmoral Road | Medium | N | Housing | 75 | 5 | 5 | | |
| Land at Langley Way | Land to the Rear of 53 Langley Way | Medium | N | Housing | 75 | 7 | 7 | | |
| Land and Garages between 139 and 149 Queens Road | Land and Garages betwen 139 and 149 Queens Road | High | N | Housing | 95 | 5 | 5 | | |
| Corner of Park Avenue and Rickmansworth Road | Corner of Park Avenue and Rickmansworth Road | High | N | Housing | 95 | 9 | 9 | | |
| Land and Buildings at 176-186 Rickmansworth Road | Land and Buildings at 176-186 Rickmansworth Road | Medium | N | Housing | 75 | 12 | 12 | | |
| 120-122 Exchange Road | 120-122 Exchange Road | High | N | Housing | 95 | 5 | 5 | | |
| Car Park Vicarage Road_Exchange Road | Car Park at Vicarage Road/Exchange Road | High | N | Housing | 95 | 5 | 5 | | |
| Land between 41 and 61 Brightwell Road | Land between 41 and 61 Brightwell Road | Medium | N | Housing | 75 | 4 | 4 | | |
| Liverpool Road Garages | Land and Garages to the rear of 15-17 Liverpool Road | High | N | Housing | 95 | 11 | 11 | | |
| Land and Garages to the rear of 2-24 Elfrida Road | Land and Garages to the rear of 2-24 Elfrida Road | High | N | Housing | 95 | 8 | 8 | | |
| Croxley View, land south of Morrisons | Land at Croxley View | Medium | N | Housing | 75 | 240 | 240 | | |
| 41 Aldenham Road | 41 Aldenham Road | High | N | Housing | 95 | 5 | 5 | | |
| Land and Garages at Riverside Road | Riverside Road and Garages | Medium | N | Housing | 75 | 8 | 8 | | |
| Land and Garages at Riverside Road | | | | | | | | | |
| Kingsfield Court Garages | Land and Garages at Kingsfield Court | Medium | N | Housing | 75 | 4 | 4 | | |
| Woodside Community Centre | Land at Woodside Community Centre | Low | N | Mixed | 53 | 12 | 12 | | |
| Land at 501 St Albans Road | Land at 501 St. Albans Road | Medium | N | Mixed | 75 | 13 | 13 | | |
| Lemarie Centre | Land at the Lemarie Centre | Medium | N | Mixed | 75 | 7 | 7 | | |
| Land at 453 St Albans Road | 453 St. Albans Road | Medium | N | Mixed | 75 | 18 | 18 | | |
| 18 Watford Field Road | 18 Watford Field Road | High | Y | Mixed | 220 | 19 | 19 | | |
| | | | | | | | | | |
| Land 44-56 Vicarage Road | 44-56 Vicarage Road | High | N | Mixed | 95 | 10 | 10 | | |
| Land To West Of And Parallel To Ascot Road | Land To West Of And Parallel To Ascot Road | Medium | N | Mixed | 75 | 43 | 43 | | |
| Land East of Ascot Road | Land East of Ascot Road | Medium | N | Mixed | 75 | 27 | 27 | | |
| Land at ASDA, Dome Roundabout | Land at ASDA, Dome Roundabout | Medium | N | Mixed | 75 | 422 | 422 | | |
| | | | | | | TOTAL | 1165 | | |

| NET DIFFERENCE TO LOCAL PLAN ASSUMED CAPACITIES | Baseline scenarios | | | |
|---|---|---|---|---|
| | 1. PH only | 2. PH+50% | 3. PH+100% | Refined preferred scenario |
| | | | | |
| **Watford Gateway** | -1980 | -1340 | -701 | 1440 |
| **Watford Gateway** (adjusted to include planning permission capacities) | -890 | -334 | 221 | 1789 |
| **Town centre** | -191 | -39 | 126 | 68 |
| **Colne Valley** | -2047 | -806 | 16 | 1491 |
| **Outside CDA** | 516 | 1348 | 2181 | 1982 |
| | | | | |
| **Total** | -3703 | -836 | 1622 | 4981 |
| **Total** (adjusted to include planning permission capacities) | **-2613** | **170** | **2544** | **5330** |
| | | | | |
| **CDA total** | -4219 | -2185 | -559 | 2999 |
| **CDA Total** (adjusted to include planning permission capacities) | **-3128** | **-1179** | **362** | **3348** |

| TOTAL CAPACITIES | Baseline scenarios | | | | |
|---|---|---|---|---|---|
| | 1. PH only | 2. PH+50% | 3. PH+100% | Refined preferred scenario | Local Plan estimates |
| | | | | | |
| **Watford Gateway** | 738 | 1,378 | 2,017 | **4,158** | 2,718 |
| **Watford Gateway** (adjusted to include planning permission capacities) | 1828 | 2,384 | 2,939 | **4,507** | 2,718 |
| **Town centre** | 328 | 480 | 645 | **587** | 519 |
| **Colne Valley** | 2302 | 3,543 | 4,365 | **5,840** | 4,349 |
| **Outside CDA** | 1681 | 2,513 | 3,346 | **3,147** | 1,165 |
| | | | | | |
| **Total** | 5,048 | 7,915 | 10,373 | **13,732** | 8,751 |
| **Total** (adjusted to include planning permission capacities) | **6,138** | **8,921** | **11,295** | **14,081** | **8,751** |
| | | | | | |
| **CDA Total** | 3,367 | 5,401 | 7,027 | 10,585 | 7,586 |
| **CDA Total** (adjusted to include planning permission capacities) | **4,458** | **6,407** | **7,948** | **10,934** | **7,586** |