

# Site Assessment Study for Dacorum Borough Council

Volume 2: Design Case Studies

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## Quality information

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# 1. Introduction

1. This report comprises Volume 2 of the Dacorum Site Assessment Study. Its purpose is to justify and illustrate the design case studies that were used to determine site capacities.

## 1.1. Overview

2. As explained in more detail in Volume 1, the purpose of using design case studies is to provide a more accurate assessment of site capacities than would be possible through a simple density multiplier approach. Compared with density multipliers, they provide a better reflection of the characteristics of individual sites, the amount of land likely to be used for gardens and other open space and take better account of the findings of local housing need assessment(s) in terms of type and size of housing needed.
3. In line with the key rationale for employing design case studies, i.e. demonstrating that each suitable site can be delivered, all design case studies applied the infrastructure standards required of all developments by the Borough Council, which are set out in Appendix C of Volume 1.
4. Consistent with the rest of this study, the design case studies were not influenced by or informed by developer submissions; rather, they were developed independently by AECOM in close consultation with the Council.
5. Design case studies entail more accurate testing of site capacity through developing concept masterplans for a selection of representative sites and then determining which of the case studies is most applicable to each site.
6. To allow for consideration of a range of densities without having to develop individual outline layouts for each site, and to promote the efficient use of land, each of the capacities generated by the design case studies (both residential and employment) has been considered as a baseline figure, recognising that some sites will have the potential to be developed at a higher capacity.
7. Design case studies are suitable for residential, employment and mixed-use sites. They are indicative, meaning they do not represent a preferred design layout for any particular site. However, they are less suitable for the very largest sites. They would be too complex and of limited applicability to other large sites as there would be more variation in densities compared with the smaller sites. Volume 1 sets out in detail how the capacities of sites over 15 hectares were assessed.
8. All of the design case studies presented in this Volume, therefore, are for sites smaller than 15 hectares in size. It was also important to ensure that all sites used for design case studies were assessed as potentially suitable for development. There also needed to be an appropriate mix of sites in terms not only of characteristics, scale and neighbouring uses and densities, but also in terms of constraints. Some of the sites used were assessed as having major constraints and some of them were assessed as having fewer and/or minor constraints.
9. Table 1 overleaf sets out a full list of the six design case studies presented in this volume, together with their capacity, their assessment status, and the rationale for their selection. Design Case studies A and C-F are suitable for application to residential sites, and Design Case Study B is suitable for application to employment sites.

**Table 1: Summary of all Design Case Studies used in Dacorum Site Assessment Study**

Design Case Study Identifier	Site number for study purposes	Site name	Site settlement	Site size (hectares)	Site gross capacity (dwellings or sqm employment floorspace)	Site density (dwellings per hectare, gross) <sup>1</sup>	Site density (dwellings per hectare, net) <sup>2</sup>	Assessment status of site	Rationale for selection
<b>A</b>	15	Ivy House Lane	Berkhamsted	5.24	110	21	25	Potentially suitable with major constraints	Important to include design case study for larger site in low-density residential context with landscape constraints (in this case, the setting of the AONB); design considers mitigation of impact on setting of AONB, as reflected in the lower gross density.
<b>B</b>	28	Land adjacent to A41 Service Area, Stoney Lane	Bourne End	1.12	6000 square metres	n/a	n/a	Potentially suitable with fewer/minor constraints	Important to include employment use case study and this is a typical example. Density reflects site capacity- while site is in Green Belt, there are few other local constraints.
<b>C</b>	33	Duckhall Farm	Bovingdon	3.29	72	22	28	Potentially suitable with major constraints	Important to include design case study for medium-sized site free from AONB or AONB setting constraints, but with other constraint(s) to be mitigated (in this case, heritage), which is reflected in density and layout.

<sup>1</sup> The gross density includes all areas of open space across the site.

<sup>2</sup> The net density includes only houses, private gardens and residential streets, and excludes areas of open space.

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<b>D</b>	62	Fields End Farm	Hemel Hempstead	5.35	155	29	40.5	Potentially suitable with major constraints	Important to include design case study for medium-sized site in location away from AONB constraints, thus permitting higher gross and net densities (case study can be applied across a range of scales).
<b>E</b>	114a	London Road	Markyate	5.03	131	26	34.5	Potentially suitable with major constraints	Important to include case study of medium-sized site surrounded by medium-density development but in setting of AONB. Design builds in mitigation of impact on setting of AONB while also having regard to density of surroundings, as reflected in higher density than Case Study A.
<b>F</b>	132	New Mill	Tring	14.7	367	25	33.5	Potentially suitable with fewer/minor constraints	Important to include case study of much larger site with moderate levels of constraints that can be developed at a medium density.

## 2. Design Case Studies

## 2.1. Design Case Study A- Ivy House Lane, Berkhamsted

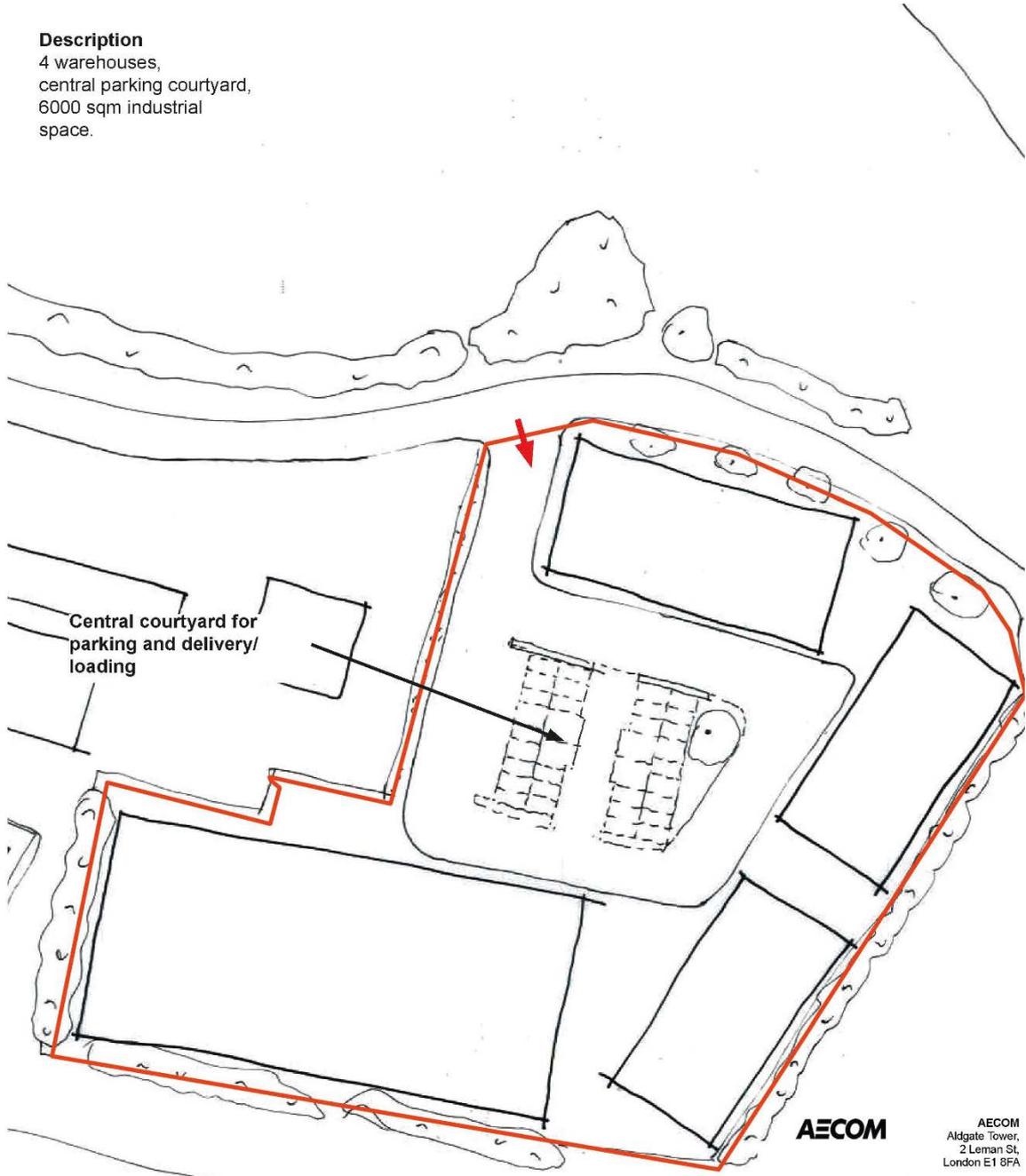


sourcefile: 190828 Design Case Studies\_A4.indd

## 2.2. Design Case Study B- Land adjacent to A41 Service Area, Stoney Lane, Bourne End

**Description**

4 warehouses,  
central parking courtyard,  
6000 sqm industrial  
space.



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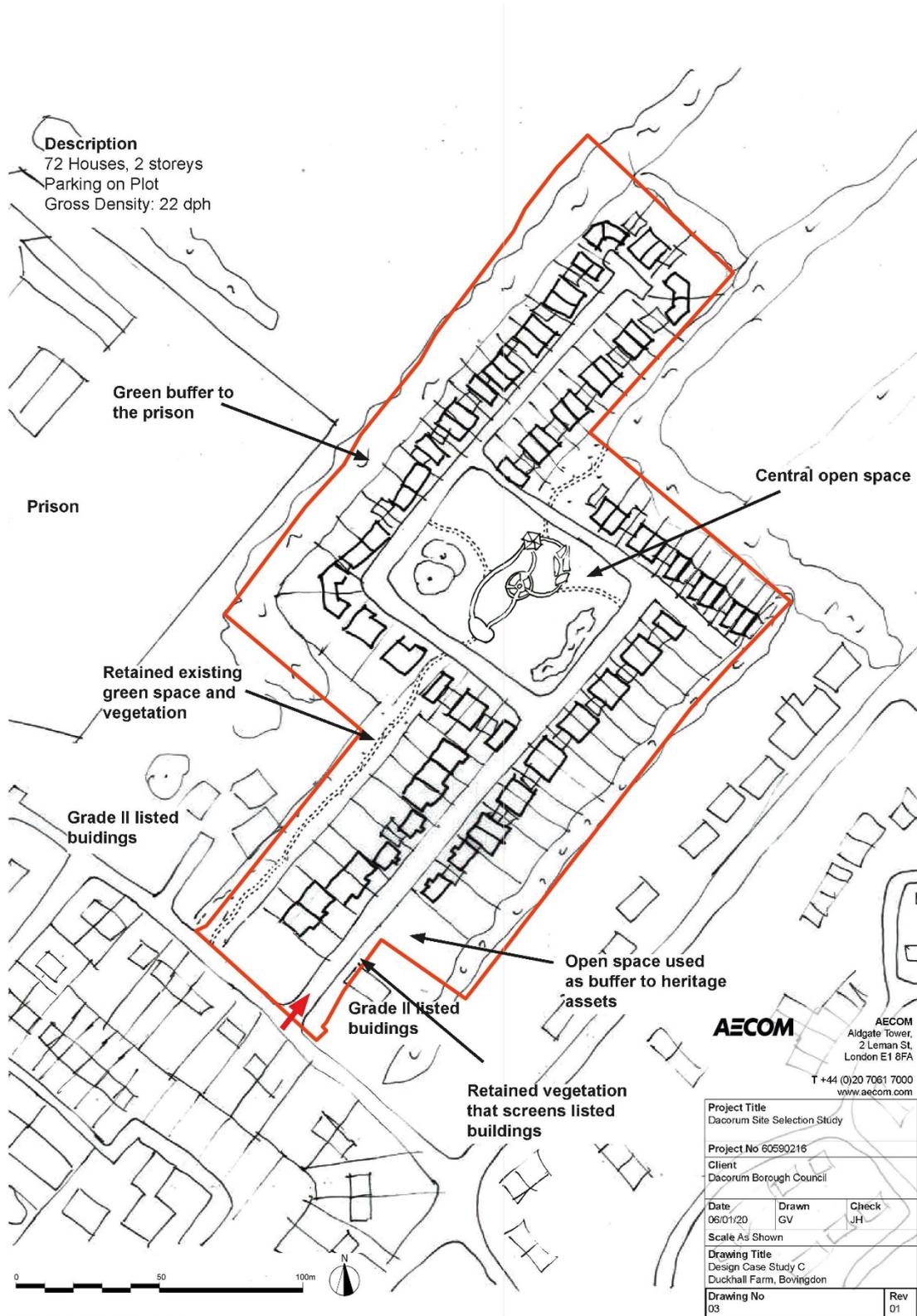
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<b>Project Title</b>		
Dacorum Site Selection Study		
<b>Project No</b> 60590216		
<b>Client</b>		
Dacorum Borough Council		
<b>Date</b>	<b>Drawn</b>	<b>Check</b>
28/08/19	GV	JH
<b>Scale</b> As Shown		
<b>Drawing Title</b>		
Design Case Study B- Land adjacent to A41 Service Area, Stoney Lane, Bourne End		
<b>Drawing No</b>	<b>Rev</b>	
02	00	



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## 2.3. Design Case Study C- Duckhall Farm, Bovington



## 2.4. Design Case Study D- Fields End Farm, Hemel Hempstead



## 2.5. Design Case Study E- London Road, Markyate



sourcefile: 190528 Design Case Studies\_A4.indd

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<b>Scale</b> As Shown		
<b>Drawing Title</b> Design Case Study E- London Road, Markyate		
<b>Drawing No</b> 06	<b>Rev</b> 00	

## 2.6. Design Case Study F- New Mill, Tring



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