

Table A.1: Comparison between DTLR Guidance Tasks and Halcrow’s Approach

<i>DTLR “Tapping the Potential” Tasks</i>	<i>Halcrow’s Approach*</i>	<i>Commentary on Correlation of Approaches</i>
Identifying Capacity Sources		
<ul style="list-style-type: none"> identify urban areas to be assessed 	Tasks 3 and 4 of methodology	Halcrow complies with DTLR approach
<ul style="list-style-type: none"> consider all sources of capacity 	Tasks 5 and 6 of methodology	Halcrow broadly complies – some further analysis on subdivision of existing housing and review of existing housing allocation (and other allocations) within Local Plan may be required.
Surveying the Capacity		
<ul style="list-style-type: none"> quantifying capacity 	Tasks 5 and 6 of methodology	Halcrow complies with DTLR approach but rather than use one approach as outlined in guidance all survey methodologies are used – comprehensive surveys and priority area studies for core and periphery town centre sites and one off sites, and typical urban area survey techniques for the homogeneous residential areas.
<ul style="list-style-type: none"> start with what you know 	Tasks 5 and 6 of methodology	
<ul style="list-style-type: none"> use existing data 	Tasks 5 and 6 of methodology	
<ul style="list-style-type: none"> survey methodologies 	Tasks 5 and 6 of methodology	
<ul style="list-style-type: none"> comprehensive surveys 	Tasks 5 and 6 of methodology	
<ul style="list-style-type: none"> priority area studies 	Tasks 5 and 6 of methodology	
<ul style="list-style-type: none"> typical urban area studies 	Tasks 5 and 6 of methodology	
Assessing Yield		
<ul style="list-style-type: none"> using land efficiently 	Tasks 7 and 8 of methodology	Halcrow broadly complies but some account of gross to net ratios should be taken into account when determining capacity estimates. Other sources such as subdivision etc listed above needs to be incorporated into Task 9.
<ul style="list-style-type: none"> density multipliers 	Tasks 7, 8 and 9 of methodology	
<ul style="list-style-type: none"> design-led approaches 	Tasks 7, 8 and 9 of methodology	
<ul style="list-style-type: none"> yardsticks 	Task 9 of methodology	
Discounting Potential		
<ul style="list-style-type: none"> moving from unconstrained capacity 	Tasks 5 and 7 of methodology	Evaluation of sites against agreed criteria mostly addresses this stage but further refinement using PPG 3 criteria may need to occur. Discounting capacity using discount rates in DTLR guidance should occur. Testing against recent housing activity undertaken in Task 2.
<ul style="list-style-type: none"> how to discount 	Tasks 5 and 7 of methodology	
<ul style="list-style-type: none"> discounted capacity 	Task 7 of methodology	
<ul style="list-style-type: none"> testing 	Tasks 2 and 9 of methodology	

* Please refer to Section 2 – Methodology in the Proposal for Tender Services submitted by Halcrow Fox in September 2000.

