London Borough of Hackney

Urban Capacity Study

Final Report

August 2005

Entec UK Limited

Proposal for

London Borough of Hackney
Planning Service
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Contents

1. Introduction

1.1 Introduction

In January 2004 Entec was commissioned to undertake an urban capacity study for the London Borough of Hackney. Planning Policy Guidance Note 3 sets a requirement for all local planning authorities to undertake urban capacity studies, which are now at the heart of the planning for housing process. In essence, the process has four main stages:

- **STAGE 1**: Listing the Capacity Sources;
- **STAGE 2:** Surveying and Identifying the Opportunities;
- **STAGE 3:** Assessing the Potential Housing Yield; and
- **STAGE 4**: Discounting the Potential.

The sources of capacity to be assessed by the study were agreed with the Council at the inception meeting in June 2004. In August and September 2004 Entec undertook a comprehensive street by street survey of Hackney and an assessment of data held by the Council to identify potential sources of residential capacity in the Borough.

Following discussions with the Council it was agreed that the yield of the survey sites should be calculated using residential density targets put forward in the London Plan. These figures ranged from 125 dwellings per hectare to 337 dwellings per hectare, depending on the proximity of the site to local services and transport links. The yield for each site identified by the survey was calculated by multiplying the site area by the appropriate residential density figure, as shown in the following example:

0.54 hectares (site area) x 337 dwellings per hectare (density multiplier)
= 182 dwellings (unconstrained yield)

The output from the first three stages of the study was the Unconstrained Capacity Report published in February 2005. Unconstrained capacity is the theoretical number of dwellings that all sources of capacity could support if they were not subject to constraints or commercial viability considerations. When all potential sources of unconstrained capacity were added together, the total unconstrained capacity for the London Borough of Hackney was calculated to be approximately 26,000 dwellings.

1.2 Moving Forward

The purpose of Stage 4 of the urban capacity process is to calculate how much of the unconstrained capacity will actually come forward for residential development. This process is referred to as Discounting and involves making assumptions about how

policy constraints and economic viability considerations will influence development potential. This report explains the discounting process used by Entec and sets out the results of the study.

The final outcome of the discounting process is referred to as the constrained capacity, or the total number of dwellings that Entec expects to come forward in Hackney. The assumptions used to determine the future viability of capacity sources have a significant influence on the final results of the study. Rather than provide a single urban capacity figure for the Borough the constrained capacity is expressed as 3 potential scenarios:

- **Scenario 1: Maximum Certainty: Minimum Capacity** This is the minimum level of capacity that Entec expects to come forward over the period of the study. The sources of capacity included in this scenario are to a large extent unaffected by significant policy or economic viability considerations.
- **Scenario 2: Medium Certainty: Medium Capacity** Includes capacity sources identified in Scenario 1 and also those which are subject to some economic or policy constraints. These capacity sources are likely to take longer to come forward for development.
- **Scenario 3: Maximum Capacity: Minimum Certainty** This is the maximum level of capacity expected to come forward over the period of the study. It includes the cumulative total of capacity sources identified in Scenario's 1 and 2 and also those which are subject to more significant policy or viability constraints. These additional capacity sources are only likely to come forward in the long term.

1.2.1 Sources of Capacity

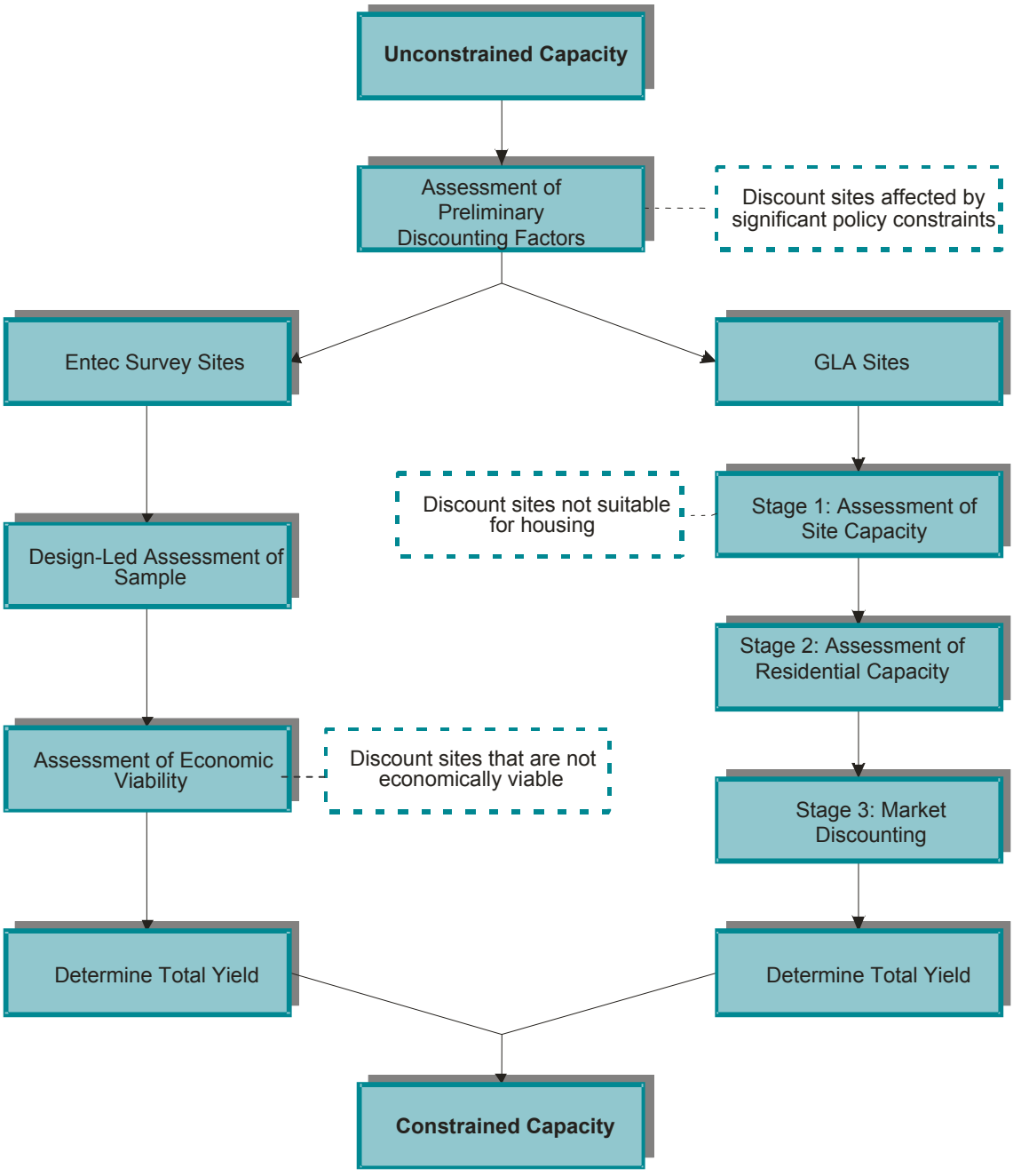
The purpose of this study is to identify opportunities for new residential development in Hackney. These opportunities consist of vacant, derelict or underused sites or buildings and are described as sources of capacity. The sources of capacity assessed by this study fall into three categories:

- **Entec Survey Sites:** Identified by a comprehensive survey of the Borough which took place in August and September 2004;
- **GLA Sites**: These are large sites in Hackney identified by the Greater London Authority (GLA). The list of GLA Sites was provided to Entec by the Council; and
- **Other Sources of Capacity**: e.g. Outstanding Planning Applications, Housing Regeneration Sites.

All of the above sources of capacity were re-examined as part of the discounting process. As noted above, details of the GLA Sites were provided to Entec by the Council. These sites were significantly larger than those identified by Entec during its

survey of the Borough and many contained existing employment uses. It has therefore been agreed to adopt a slightly different approach to discounting these sites, which is summarised in **Figure 2.1** below:

Figure 2.1: Summary of the Discounting Process



2. Preliminary Discounting Factors

2.1 Introduction

Discounting is an inherently judgemental process that involves making assumptions about how, when and if sites and sources of urban capacity will come forward. Tapping the Potential notes that the discounting process can be 'problematic' and emphasises the importance of ensuring discounting assumptions are only applied once the unconstrained capacity has been identified.

Entec has taken account of this advice by ensuring that discounting only took place after the assessment of unconstrained capacity was fully completed. To ensure a clear separation between the unconstrained and constrained assessment of capacity, the results of these two key stages have been documented in separate reports.

2.2 Preliminary Discounting Factors

Tapping the Potential identifies the following general principles that should be considered at the first stage of the discounting process:

2.2.1 Local Character

The character of development in Hackney was taken into account throughout the discounting process. For example, a series of illustrative layouts were produced to calculate the constrained capacity of a sample of Entec Survey Sites. This sample was selected on the basis of the main 'Character Areas' in Hackney and took account of surrounding land uses. The production of these layouts allowed us to draw some general conclusions on whether the density targets put forward in the London Plan were achievable in Hackney.

2.2.2 Development Feasibility

Tapping the Potential notes that sites should not be taken forward to the constrained capacity stage if they are subject to significant physical constraints that would prevent development from taking place. Entec's survey sites were selected on the basis that they were not subject to such constraints.

2.2.3 Planning Policy Considerations

Tapping the Potential notes the importance of ensuring that discounting is not driven by out of date planning approaches. The current Unitray Development Plan (UDP) was adopted by the Council in 1995 and Entec consulted with the Council to determine the planning constraints that relate to the capacity sources.

Entec found that in most cases planning policy constraints did not render a site completely unsuitable for residential development. For example, many sites were located in defined Areas of Employment Opportunity. Entec agreed with the Council that sources of capacity affected by this designation could support a proportion of residential development (one third of the site area), with the remaining two thirds of the site in employment use.

Both the survey and GLA Sites were plotted against a range of planning policy constraints, as shown in **Appendix A**. The key policy categories are as follows:

- **Areas of Flood Risk**
- **Areas of Defined Open Space**
- **Environmental Quality** – Conservation Areas, Areas of Special Landscape Character etc.
- **Housing** – New Development, Estate Development
- **Employment** – New Development, Defined Employment Areas
- **Nature Conservation** – Open Land, Nature Conservations Designations
- **Community Services** – Education, Health Services etc.
- **Transport** – Road Development, Car Parking etc
- **Retailing and Town Centres** – Shopping and Town Centre Development.

The plans contained in **Appendix A** show that the majority of sites were not affected by planning policy constraints. In consultation with the Council it was agreed that sites located within areas of Defined Open Space were unlikely to be granted planning consent for residential development. **Six of the survey sites were located in Areas of Defined Open Space and were therefore discounted as potential sources of capacity.**

- **Discounting Sites Based on the Future Policy Situation**

Tapping the Potential advises that future planning policy considerations should be taken into account as part of the discounting process. At the time of writing, the Council's Local Development Framework is currently under production and the extent of future policy designations is unclear. Consideration was given to the provisions of the Council's emerging affordable housing policy when assessing the economic viability of sites. The provision of dwellings through the Council's Estates Renewal Programmes was also taken into account.

2.2.4 Market Discounting Process – The Key Principles

The market discounting process took place after the application of the preliminary discounting factors. Further details are contained in **Section 3.1.3,** however the key principles of this process are outlined below:

- Baseline market data was used to obtain an overview of house prices and the structure of the market in postcode sectors in Hackney **(Appendix B)**
- Key players in the local housing market were consulted to understand more about the housing market in Hackney **(Appendix C)**
- The economic viability of sites was appraised using a residual development appraisal approach: this involved the application of the GLA Affordable Housing Toolkit to discount a sample of GLA and Entec Survey Sites
- Key policy documentation was assessed to understand the likely tenure and affordable housing mix to be provided on Entec Survey and GLA Sites. The London Plan development mix, the London Borough of Hackney UDP and its Supplementary Planning Guidance on affordable housing provision were consulted.

3. Discounting Entec Survey Sites

3.1 Introduction

As shown in **Figure 2.1**, the Entec Survey Sites and GLA Sites followed slightly different discounting processes. The first stage of the discounting process for the Entec Survey Sites was to select a representative sample for design led assessment of residential yield.

3.1.1 Selecting the Sample

The sample sites were selected to take account of a number of factors. Firstly, the Council defined eight broad character areas that existed in the Borough, as shown on the Plan of Character Areas contained in **Appendix D**. These were as follows:

- Civic
- High Street
- Mixed Use
- Modern Residential
- Open Space
- Railway Lands
- Traditional Residential
- Undefined

The majority of sites identified by the survey were located in High Street, Mixed Use, Modern Residential and Traditional Residential character areas. The sample was therefore selected to reflect in percentage terms the total number of survey sites in each of these character areas. The sample was also selected to reflect the distribution of survey sites between the following house price bands in the Borough:

- High - > £350,000
- Medium £281, 000 – 350,000
- Low - £200, 000 – 280, 0000

Table 3.1 shows the sites selected for design-led assessment and their relationship to house price bands and character areas in the Borough.

Table 3.1: Design Led Approach - Sample Sites

HOUSE PRICE BAND	CHARACTER AREA			
	Traditional Residential	Modern Residential	High Street	Mixed Use
High	1.71*, 1.22	1.70, 1.6	1.89	N/A
Medium	2.13, 1.13, 1.102, 2.98, 1.109	2.78, 1.73	N/A	N/A
Low	1.48	1.52	1.115	2.38

* Site reference numbers correspond with illustrative layouts contained in Appendix E

3.1.2 Results of the Design Led Assessment

A sample of 16 sites was selected for design led assessment. Each site was visited to assess its characteristics and the character of surrounding land uses. Illustrative layouts were produced to determine the appropriate density figure based on surrounding land uses and the number of dwellings each site could support. The results of this process are shown on Table 3.2 below. The illustrative layouts for each of the sample sites are included in **Appendix E** of this report.

Table 3.2: Sample Site Information

Site Reference	Site Location	Site Area (ha)	Development Density*	Number of Dwellings
2.38	Digby Road/ Berger Road	0.24	223	54
2.98	Cassland Road	0.009	333	3
1.70	Amhurst Park	0.095	158	15
1.6	Manor Road	1.315	125	164
1.52	Springfield/Big Hill	0.014	285	4
1.48	Clapton Road/Mildenhall Road	0.18	133	25
1.22	Leswin Place	0.13	197	27
1.13	Maury Road/ Benthal Road	0.083	145	12
1.115	Genham Road/ Dunlace Road	0.051	118	6
1.109	Beatty Road	0.24	172	42
1.102	Springfield Road	0.031	129	4
1.71	Clays Court	0.061	197	12
1.73	Montefiore Court	0.093	253	25
1.89	Severn Sisters Road/ Adolphus Road	0.16	229	38
2.78	Hay Street/Dove Road	0.03	324	12
2.13	Forest Road/Elrington Road	0.03	294	10
Average Density			207.18	

Table 3.2 shows that all of the sample sites could be developed at a density in excess of 125 dwellings per hectare, the average density target for Urban Areas contained in the London Plan. However, Entec considered that many of the GLA Sites would have difficultly in achieving the average density target for Central Areas of 337 dwellings per hectare.

3.1.3 Market Discounting: The Entec Sample

In addition to the surrounding land uses and site characteristics, the illustrative layouts produced for the sample sites were influenced by housing policy and housing market considerations. To define a development mix and therefore the final capacity of the sites, two key policy considerations were taken into account. Firstly, the Council's Supplementary Planning Guidance on affordable housing[1], which sets the following thresholds for affordable housing provision:

- Sites greater (or equal to) 15 dwellings: 50% Market and 50% Affordable housing;
- Sites of between 5 and 15 units: 75% Market and 25% Affordable; and
- Sites of less than 5 units which can be 100% Market.

Discussions took place with the Council to determine the type of tenure that would be expected to be provided as part of the affordable housing contributions. The proportion of affordable housing was determined on the basis of the Council's draft Supplementary Planning Guidance on Affordable Housing. Normally, affordable housing contributions would consist of 70% Social Rent and 30% intermediate housing (e.g. shared ownership, key worker or low cost sale).

The second planning policy consideration used to determine housing mix on the sample sites was the London Plan Draft Supplementary Planning Guidance on 'Housing Choice and the Needs of London's Diverse Population'. This document provides guidance on housing mix in relation to tenure (social, market and intermediate) and was used to determine the size and type of the affordable and market housing accommodated on each of the survey sites.

Table 3.3 shows how the affordable and market housing mix was calculated for each of the sample sites. The final two columns of the table show the residual value of the sites with and without affordable housing contributions. Those sites with a negative residual value are unlikely to be economically viable for residential development.

3.1.4 Analysis of Sample Sites: Key Conclusions

The initial work undertaken on the sample of Entec Survey Sites provided two key findings, which informed the analysis of the full range of survey sites as follows:

[1] It should be noted that following consultation the affordable housing thresholds have been changed. The main change (affordable housing at a threshold of ten dwellings) has been taken into account in assessing the full range of Entec and GLA Sites following assessment of the sample.

- the higher target density figures in the London Plan may not be achievable, which will have a knock on effect on residential yield; and
- the analysis highlighted the importance of Social Housing Grants to the viability of sites, including affordable housing. The sample work showed very few locations in the Borough where affordable housing could be provided without a grant.

Table 3.3: Analysis of Entec Survey Sites

Site ID	Density	Postcode Sector	Site area (ha)	Affordable Housing?	No. Affordable homes	Affordable mix (based on 70% Social Rent & 30% Intermediate)	No. Market homes	Market housing mix	Site scheme Residual value (£/Ha) with SHG for affordable housing	Site scheme Residual value (£/Ha) without SHG for affordable housing
1.102	129	N16 9	0.031	No	0	N/A	4	2 x 2 bed; 2 x 3 bed	£12.54 million	N/A
1.109	172	N16 8	0.244	Yes at 50%	21	8 x 1 bed; 4 x 2 bed; 2 x 3 bed; 7 x 4/+ bed.	21	12 x 2 bed; 5 x 3 bed; 4 x 4 bed.	£8.84 million	£346,000
1.115	118	E5 0	0.051	Yes at 25%	2	2 x 2 bed	4	4 x 2 bed.	£5.12 million	£846,000
1.13	145	N16 7	0.083	Yes at 25%	3	2 x 2 bed; 1 x 3 bed.	9	3 x 1 bed; 6 x 2 bed.	£7.91 million	£3.55 million
1.22	197	N16 8	0.137	Yes at 50%	13	4 x 1 bed; 5 x 2 bed; 4 x 4 bed.	14	5 x 1 bed; 5 x 2 bed; 4 x 3 bed.	£9.5 million	£1.69 million
1.48	133	E5 0	0.188	Yes at 50%	12	3 x 1 bed; 2 x 2 bed; 1 x 3 bed; 6 x 4/+ bed.	13	6 x 2 bed; 3 x 3 bed; 4 x 4 bed.	£4.56 million	- £1.92 million
1.52	285	E5 9	0.014	No	0	N/A	4	4 x 1 bed	£14.47 million	N/A
1.6	125	N16 5	1.315	Yes at 50%	82	27 x 1 bed; 12 x 2 bed; 10 x 3 bed; 33 x 4/+ bed.	82	10 x 1 bed; 40 x 2 bed; 32 bed x 3 bed.	£6.23 million	£104,000
1.7	158	N16 5	0.095	Yes at 50%	7	3 x 1 bed; 2 x 2 bed; 2 x 3 bed.	8	3 x 1 bed; 5 x 2 bed.	£6.81 million	- £865,000
1.71	197	N16 5	0.061	Yes at 25%	3	3 x 2 bed.	9	4 x 1 bed; 5 x 2 bed.	£11 million	£7.42 million

Site ID	Density	Postcode Sector	Site area (ha)	Affordable Housing?	No. Affordable homes	Affordable mix (based on 70% Social Rent & 30% Intermediate)	No. Market homes	Market housing mix	Site scheme Residual value (£/Ha) with SHG for affordable housing	Site scheme Residual value (£/Ha) without SHG for affordable housing
1.73	253	N16 5	0.093	Yes at 50%	12	4 x 1 bed; 2 x 2 bed; 2 x 3 bed; 4 x 4 bed.	13	4 x 1 bed; 6 x 2 bed; 3 x 3 bed.	**£12.87 million**	**£849,000**
1.89	229	N4 2	0.166	Yes at 50%	19	3 x 1 bed; 3 x 2 bed; 3 x 3 bed; 10 x 4/+ bed.	19	6 x 1 bed; 10 x 2 bed; 5 x 3 bed.	**£13.61 million**	**£2.63 million**
2.13	294	E8 3	0.034	Yes at 25%	3	3 x 2 bed	7	3 x 1 bed; 4 x 2 bed.	**£20.83 million**	**£14.42 million**
2.38	223	?	0.242	Yes at 50%	27	6 x 1 bed; 6 x 2 bed; 5 x 3 bed; 10 x 4/+ bed.	27	9 x 1 bed; 14 x 2 bed; 4 x 3 bed.	**£11.75 million**	**- £2.01 million**
2.78	333	E8 4	0.009	No	0	N/A	3	3 x 2 bed.	**£21.93 million**	**N/A**
2.98	324	E9 5	0.037	Yes at 25%	3	3 x 2 bed	9	4 x 1 bed; 5 x 2 bed	**£13.57 million**	**N/A**

Key:

Green Text: Site which are in excess of the benchmark land value for Hackney

Black Text: Site which are below benchmark land value but still have a positive residual value

Red Text: Sites which have a negative residual value and would therefore make a loss if developed

2.3.3 Market Discounting for the Full Range of Entec Survey Sites

The analysis of the sample sites showed that a more detailed analysis is required to understand the relationship between the Council's affordable housing policy, different housing sub markets in Hackney and the site area of potential capacity sources. A two stage process was used to carry out this analysis and to provide a framework for discounting the full range of Entec sites:

- The housing market within Hackney was divided into three main areas, based on house prices as shown in part 3.1.1 of this report. For practical purposes, these are referred to as 'high', 'low' and 'medium' areas. They are based on analysis of postcode sector HM Land Registry data.
- The GLA Toolkit was run using scenarios to provide a matrix of residual values for different site sizes for indicative market areas. The GLA toolkit tests commercial viability where affordable housing contributions are integral to the development scheme. A detailed description of the GLA toolkit can be found in **Appendix F** of this report.

Table 3.4 was used to calculate the economic viability of the Entec Survey Sites. It shows the 6 different scenarios that have been used to test the land values per hectare that a developer or landowner would expect to obtain from developing land for residential use. **The benchmark figure for this test is £6.8 million per hectare, which is in line with average residential land values in the Borough.** Capacity sources with land values falling below this value are normally unlikely to be economically viable for residential use and are highlighted in red on the matrices (some local adjustment in value is to expected to reflect local market conditions).

An example of information shown in each scenario is shown in **Figure 3.1** below:

Figure 3.1 Example of Economic Viability Matrix

[6]This scenario assumes development proposal would receive Social Housing Grant

Scenario 1: Medium house prices with grant

[1]House price bands are shown in section 2 of this report. Medium house price band is £281,000-£350,000

[5]The matrix tests for different density

Site Densities

[2]Higher density development is more likely to produce returns in excess of £6.8 million per hectare, with medium and high house prices.

[4]The matrix tests different site sizes

Site Size

	50	100	150	200
0.05	Private	Private	Private	£11.69
0.1			£8.71	£11.69
0.25			£8.88	£11.69
0.5			£8.77	£11.69

[3]Sites in red return less than £6.8 million per hectare are less likely to be economically viable

Table 3.4: Economic Viability Matrix

Scenario 1: Medium house prices with grant

Site Size	Site Densities			
	50	100	150	200
0.05	Private	Private	Private	£11.69
0.1	£2.92	£5.84	£8.71	£11.69
0.25	£3.04	£5.85	£8.88	£11.69
0.5	£2.92	£5.85	£8.77	£11.69

Scenario 2: Medium house prices without grant

Site Size	Site Densities			
	50	100	150	200
0.05	Private	Private	Private	£3.68
0.1	£0.92	£1.84	£2.76	£3.68
0.25	£0.95	£1.84	£2.79	£3.68
0.5	£0.92	£1.84	£2.76	£3.68

Scenario 3: High prices with grant

Site Size	Site Densities			
	50	100	150	200
0.05	Private	Private	Private	£18.32
0.1	£3.54	£7.09	£10.63	£14.18
0.25	£3.68	£7.05	£10.77	£14.18
0.5	£3.54	£7.09	£10.63	£14.18

Scenario 4: High prices without grant

Site Size	Site Densities			
	50	100	150	200
0.05	Private	Private	Private	£6.16
0.1	£1.54	£3.08	£4.62	£6.16
0.25	£1.60	£3.08	£4.68	£6.16
0.5	£1.54	£3.08	£4.62	£6.16

Scenario 5: Low prices with grant

Site Size	Site Densities			
	50	100	150	200
0.05	Private	Private	Private	£9.21
0.1	£3.13	£4.60	£6.99	£9.21
0.25	£2.39	£4.60	£6.99	£9.21
0.5	£2.30	£4.60	£6.91	£9.21

Scenario 6 Low prices without grant

Site Size	Site Densities			
	50	100	150	200
0.05	Private	Private	Private	£1.19
0.1	£1.68	£0.59	£0.89	£1.19
0.25	£0.31	£0.59	£0.91	£1.19
0.5	£0.29	£0.59	£0.89	£1.19

Bold red - denotes where values fall below VO benchmark of £6.8 million per hectare in Hackney

The full results of the discounting process for Entec Survey Sites can be found on four spreadsheets contained in **Appendix G** of this report. It should be noted that the capacity figures for the survey sites have been calculated using the GLA density targets contained in the London Plan. This study has indicated that the higher density targets for Central Areas (337 dwellings per hectare) may be difficult to achieve. This may influence the number of dwellings that would actually come forward for these sites.

The spreadsheets show all of the sites identified by the survey and those which have been discounted on the basis that they are contrary to planning policy and/or are not considered to be economically viable based on the analysis carried out in the economic viability matrix.

The viability of some sites is considered to be marginal, on the basis that development is dependant on the availability and amount of Social Housing Grant. A large number of sites are not subject to planning constraints and are economically viable. It is considered that these sites will definitely come forward for residential use during the period of the study.

Table 3.5 summaries the total constrained capacity that Entec considers will come forward from the sites identified by the comprehensive survey of Hackney in the long term. More information on how the capacity will be released can be found in Section 6 of this report.

Table 3.5: Summary of Total Capacity for Entec Survey Sites

Total Number of Sites	Total Area of Sites (ha)	Total Capacity of Sites (dwellings)
188	17.14	3720

It should be emphasised that this data has been rigorously assessed, although, as with all assessments of capacity, what is ultimately discounted depends on the range of factors considered. For example, extraordinary development costs have not been considered.

3.2 Double Counting

To ensure a true picture of capacity is obtained from the study, Tapping the Potential notes the importance of ensuring that sources of capacity are only counted once. Many of the Entec Survey Sites were located within the boundaries of GLA Sites. Following discussions with the Council, it was agreed that the GLA Sites, should take precedence. This means that where Entec Survey Sites were located within the boundaries of GLA Sites they were discounted from the final capacity total.

The constrained capacity figure for Entec Survey Sites is higher than that obtained at the unconstrained capacity stage. This is largely due to a significant reduction in the number of GLA Sites, which took place between the assessment of unconstrained capacity and the discounting stages of the study. Entec Survey Sites not included in the unconstrained figures due to double counting were re-introduced as sources of capacity at the discounting stage. The review of GLA Sites is explained further in Section 4.1.

It was agreed with the Council that a more accurate record of capacity in the Borough could be obtained from trend data held by the Council for the following sources of capacity:

- Flats over shops (Capacity Source 2 on the survey form) and;
- Empty Homes (Capacity Source 3 on the survey form).

To avoid double counting it was agreed that data supplied by the Council should be used to assess these capacity sources. The capacity sources identified by the site survey process have therefore been discounted from the final capacity total.

4. Discounting the GLA Sites

4.1 Introduction

The GLA Sites were introduced to Entec after the completion of its survey of the Borough. It is understood that these sites were identified by the GLA from a number of sources and that many originate from the production of 'London's Housing Capacity', the urban capacity study produced in support of the London Plan.

Entec was initially provided with details of over 50 sites, many of which were over 1 hectare in size. The Council undertook a review to determine which were suitable for residential use. As part of this review process, the initial list of 50 sites provided by the Council as part of the assessment of unconstrained capacity was reduced to 20. These sites have been taken forward for assessment at the discounting stage.

Entec has not undertaken site visits to inspect the GLA Sites and many contain existing employment uses which the Council is keen to retain. It has therefore been decided to adopt a different approach to discounting these sites. This approach is split into 3 key stages:

- Stage 1: a broad assessment of the site's development capacity;
- Stage 2: a more detailed assessment to determine residential capacity; and
- Stage 3: an assessment of likely housing mix and economic viability.

4.2 Stage 1: Site Capacity

The first stage of the assessment process determined how much of the overall site area would be available for development and the appropriate scale of development for the site. Tapping the Potential states that larger sites tend to have a smaller net developable area. More of the gross site area is lost to open space, access roads and other factors that will reduce the overall developable area, as shown in **Table 4.1**:

Table 4.1: Tapping the Potential – Gross to Net Ratios

Gross Site Area	Percentage of Gross Area Developed
Up to 0.4 hectares	100 %
0.4 hectares – 2 hectares	75 % - 90 %
> 2 hectares	50% - 75 %

Source: Tapping the Potential – Government Guidance on Urban Capacity

The gross developable areas were the starting point for the assessment of site capacity, which is shown in Tables 4.2, 4.3 and 4.4. The following provides a commentary on these tables and shows how residential capacity was calculated:

- **Column 3:** The ratios contained in Table 4.1 were applied to each of the GLA Sites to obtain the net developable areas shown in Column 4.
- **Column 5:** Entec determined the appropriate scale of development on the sites by looking at surrounding building heights. Plans showing the building heights surrounding each site can be found in **Appendix H** of this report.

Table 4.2: Site Capacity

SITE CAPACITY				
Column 1 Site ID	**Column 2 Site Area (ha)**	**Column 3 development %**	**Column 4 development (ha)**	**Column 5 Building Height**
2.243	0.589	90	0.530	6 – 8 st
2.319	0.647	90	0.582	6 - 8 st
1.191	0.613	90	0.552	6 – 10 st
3.466	0.963	90	0.867	4 - 6 st
1.967	0.509	90	0.458	4 - 7 st
1.646	1.113	80	0.890	4 - 7 st
2.327	0.749	90	0.674	3 - 6 st
774	1.451	80	1.161	4 - 6 st
3.562	2.762	70	1.933	4 - 6 st
1.651	1.037	80	0.830	3 - 5 st
10.83	0.835	90	0.752	4 - 6 st
1.656	0.707	90	0.636	3 - 5 st
1.649	0.745	90	0.671	3 - 5 st
1.662	2.793	70	1.955	4 - 6 st
3.403	2.193	70	1.535	3 - 5 st
1.689	0.643	90	0.579	4 - 6 st
3.045	0.892	90	0.803	3 - 5 st
3.202	1.222	80	0.978	4 - 7 st
1.671	0.712	90	0.641	4 - 7 st
1.940	0.523	90	0.471	3 - 5 st

4.3 Stage 2: Calculating Residential Capacity

As noted in Section 2.4, many of the GLA Sites contained existing employment uses which the Council was keen to protect. The site area calculations undertaken at Stage 1 were developed at this stage to determine residential capacity in the following manner:

- **Column 6:** The Council undertook an assessment of each site to determine the proportion of the net developable area that could be developed for residential use. A plan showing these proportions can be found in **Appendix I**. The resulting area available for residential use is shown in **Column 7**.

Table 4.3: Calculating Residential Capacity

Residential Capacity					
Site ID	Column 6 % residential	Column 7 residential (ha)	Column 8 Density GLA	Column 9 gross floor area	Column 10 no of floors
2.243	70	0.371	337.5	12000 m2	5
2.319	70	0.408	337.5	15000 m2	5
1.191	50	0.276	337.5	12000 m2	6
3.466	50	0.433	337.5	12000 m2	5
1.967	60	0.275	337.5	7000 m2	5
1.646	50	0.445	337.5	15000 m2	6
2.327	50	0.337	125	4500 m2	3
774	80	0.929	337.5	18000 m2	4
3.562	50	0.967	337.5	20000 m2	4
1.651	70	0.581	337.5	12000 m2	4
10.83	50	0.376	337.5	10000 m2	4
1.656	70	0.445	337.5	8000 m2	4
1.649	70	0.469	337.5	8000 m2	4
1.662	30	0.587	337.5	15000 m2	4
3.403	30	0.461	125	9000 m2	3
1.689	70	0.405	125	7500 m2	5
3.045	50	0.401	337.5	6000 m2	3
3.202	30	0.293	337.5	8000 m2	4
1.671	70	0.449	337.5	10000 m2	4
1.940	60	0.282	125	4500 m2	3

- **Column 9:** The information contained in Table 4.3 was used to undertake a desk top assessment of the potential gross floor area of the site.

- **Column 10:** Column 5 specifies the average building height for each site, based on surrounding land uses. As noted above, a proportion of total floorspace was assumed to accommodate employment uses. This column sets out the average number of floors in the development that would accommodate residential use.

4.4 Stage 3: Discounting the GLA Sites for Market Factors

The final stage of the discounting process for the GLA Sites assessed the economic viability of residential development. This process was primarily undertaken to determine those sites likely to come to the market for residential development. The results of the process are shown in **Table 4.4** below. In summary, the process followed the following methodology:

- **Columns 11 – 14:** The size of dwellings to be developed on each site is a key factor in determining the economic viability of a development scheme. For the purposes of assessing economic viability, assumptions about the number of dwellings to be accommodated on each site were based on the gross floor areas contained in Column 9. The number and size of dwellings was based on guidance contained in a number of key documents:

- The London Plan and the Council's UDP provides guidance on the likely mix of units (market and affordable) housing tenures. The Draft Supplementary Planning Document (SPD) on Affordable Housing for Hackney determines that all the GLA Sites will be expected to provide affordable housing at a contribution of 50%, as they are suitable to accommodate over 10 dwellings.

- **Column 15:** The residential yield for each site was calculated by dividing the site's developable area by the typical size for each dwelling type contained in the GLA Toolkit.

- **Columns 18 and 19:** These columns show the likely residual value obtained from the site based on the development mix contained in columns 13-16, both with and without Social Housing Grant. These figures form the basis for assessing the likelihood of sites coming forward for residential development.

Table 4.4 shows that a significant number of the GLA Sites may not come forward for residential development in the absence of the Social Housing Grant. Anticipated selling prices for units have been calculated on a postcode sector basis. In so far as these apply precisely to each site and in so far that development costs hold as anticipated, the affordable housing policy may restrict supply. It should be emphasised however that the land market in each sub area of the Borough will vary and thus deciding whether sites will come forward or not, is not a perfect science.

Table 4.4: Market Discounting

MARKET DISCOUNTING												
Site ID	Column 11 1 Bed	Column 12 2 Bed	Column 13 3 Bed	Column 14 4 Bed	Column 15 Adjusted Yield	Column 16 Adjusted Density	Column 17 Density % change	Column 18 With Grant	Column 19 Without Grant	Column 20 Capacity not discounted	Column 21 Marginal Capacity	Columns22 Discounted Capacity
2.243	64	48	27	13	152	410	1.38	£30 million	£12 million	152		
2.319	81	60	34	16	191	469	1.47	£34 million	£14 million	191		
1.191	64	48	27	13	152	551	1.38	£26 million	£2 million		152	
3.466	64	48	27	13	152	351	1.27	£26 million	£10 million	152		
1.967	37	28	16	8	89	324	1.27	£26 million	£11 million	89		
1.646	81	60	34	16	191	429	1.36	£34 million	£15 million	191		
2.327	24	18	10	5	57	169	1.14	£6 million	- £1 million			57
774	96	72	40	20	228	246	1.14	£11 million	£600,000		228	
3.562	107	80	44	22	253	262	1.20	£8 million	- £3 million			253
1.651	64	48	27	13	152	262	1.09	£8 million	- £3 million			152
10.83	53	40	22	11	126	335	1.15	£11 million	- £3 million			126
1.656	42	32	18	9	101	227	1.19	£7 million	- £3 million			101
1.649	42	32	18	9	101	215	1.12	£9 million	- £0.5 million		101	
1.662	81	60	34	16	191	326	1.36	£16 million	£2 million		191	
3.403	49	36	20	10	115	250	1.44	£6 million	- £5 million			115
1.689	41	30	17	8	96	237	1.37	£6 million	- £5 million			96
3.045	33	24	14	6	77	192	0.96	£5 million	- £3 million			77
3.202	42	32	18	9	101	344	1.12	£9 million	- £5 million			101
1.671	53	40	22	11	126	281	1.15	£8 million	- £4 million			126
1.940	24	18	10	5	57	202	1.14	£9 million	- £0.25 million		57	

Key for Table 4.4 – Columns 20-22:

Green Text: GLA Sites which are economically viable
Yellow Text: GLA Sites where viability is marginal
Red Text: GLA discounted sites which are not viable

5. Discounting Other Sources of Capacity

5.1 Introduction

As noted in Section 3.2 a number of the sources of capacity were difficult to identify using survey data alone. The capacity likely to come forward from these sources has therefore been estimated from trend data held by the Council, or in some circumstances other agencies. The approach to discounting Other Sources of Capacity is outlined below and includes commentary on the measures that have been taken to ensure that double counting does not occur.

5.2 Outstanding Planning Applications

A full list of unimplemented planning consents for residential development can be found in **Appendix K** of this report. Many of these planning consents overlapped with the boundaries of GLA or survey sites, however it was not possible to obtain boundary details for these applications. Entec agreed with the Council that in the absence of accurate boundary information outstanding planning consents which overlap with either Entec Survey or GLA Sites should be removed from the list to avoid double counting.

Table 5.1 identifies outstanding planning consents that overlapped with either GLA or Survey Sites and were discounted from the final capacity total.

Table 5.1: Planning Permissions Overlapping with Planning Consents:

Application Number	GLA Site Number	Entec Survey Number
2001/0328	N/A	1.29
2001/0583	N/A	1.69
2001/0606	3045	1.116
2001/0645	1646	N/A
2001/0687	1651	N/A
2001/1298	N/A	2.94
2001/1441	1651	N/A
2001/1883	774	N/A
2001/1894	N/A	1.51
2001/2082	2327	N/A
2001/2098	N/A	2.97
2002/0187	N/A	1.47
2002/0508	N/A	2.31

Application Number	GLA Site Number	Entec Survey Number
2002/0763	N/A	2.95
2002/0844	N/A	2.68
2002/0885	N/A	2.92
2002/0894	1191	N/A
2002/0900	1649	N/A
2002/1341	1646	N/A
2002/1415	N/A	2.46
2002/2131	N/A	1.76
2003/0442	N/A	2.82
2003/0830	N/A	1.25
2003/1531	N/A	1.99
2003/2164	N/A	2.28
2004/0275	N/A	2.44
2004/0467	1940	N/A
2004/0661	774	N/A
NORTH/112/00/FP	1649	N/A
NORTH/420/00/FP	N/A	1.101
NORTH/606/00/FP	N/A	1.98
NORTH/772/00/FP	N/A	1.7
NORTH/860/00/FP	N/A	1.69
SOUTH/131/00/FP	774	N/A
SOUTH/351/00/FP	1651	N/A
SOUTH/373/00/FP	3562	N/A
SOUTH/551/00/FP	N/A	2.44
SOUTH/604/99/FP	2319	N/A
SOUTH/965/00/FP	2327	N/A

Many of the outstanding planning consents shown in **Appendix K** date from 2000, 2001 and 2002 and many were approaching their expiry date at the time of the production of this report. It was considered that many of these older consents were unlikely to be implemented and following discussions with the Council it was agreed that only consents dating from 2003, 2004 and 2005 should be included in the final capacity figure.

5.3 Housing Regeneration Sites

As noted in the Unconstrained Capacity Report, Housing Regeneration Sites are areas subject to specific housing improvement schemes. These sites are also referred to as Estate Renewal Areas. As well as improving the overall standard of dwellings Housing Regeneration Sites will experience significant net increases in the number of dwellings. Estimates on the number of dwellings likely to come forward from Housing Regeneration Sites are set out in Table 5.2.

Table 5.2: Net Increase in Residential Dwellings in Housing Regeneration Sites

Housing Regeneration Site	Net increase in dwellings
Alexandra National House	97
Marcon Court	81
Bridge House	75
Marion Court	45
Tower Court	67
Woodberry Down	1955
Total	**2320**

5.4 Flats Over Shops and Empty Homes

Opportunities to develop Flats Over Shops and Empty Properties were difficult to identify during the survey and it was considered that a more reliable estimate of capacity could be obtained from data held by the Council. The sources identified during the survey were therefore removed from the final results table to avoid double counting.

Initial estimates during the unconstrained capacity stage indicated a figure of 545 vacant empty properties across the Borough. These figures related to those premises where no record of Council tax existed. However, the Council is of the view that many of these properties are still occupied. The Council is currently undertaking work to identify long term vacant premises in the Borough with a realistic chance of being brought back into use. Entec received verbal confirmation from the Council that 250 dwellings in the Borough fall into this category. This figure was therefore taken forward to the constrained capacity stage.

5.5 Subdivision of Existing Properties

Opportunities for sub-division of existing property are difficult to identify through site survey work and more accurate estimates of this capacity source can generally be

obtained from survey data. Following discussions with the Council it was established that this data was not available for the Borough. Entec has therefore used its survey data to estimate the sub divisions likely to come forward in Hackney.

6. The Results

6.1 Introduction

The purpose of this study has been to provide a realistic assessment of urban capacity in the London Borough of Hackney. This final section sets out the constrained capacity figures following the application of the methodology put forward in Sections 2, 3, 4 and 5 of this Report.

The discounting process has used assumptions about policy and economic viability constraints to determine the sources of capacity likely to come forward for residential development. These considerations can also be used to determine when sites will come forward for development. Sites with very few constraints can be expected to come forward in the short term, those which are more heavily constrained are unlikely to come forward until the longer term.

The output of this study will therefore consist of three capacity scenarios, based on when Entec expects sources of capacity to come forward. Table 6.1 summarises the results obtained at the unconstrained capacity stage.

6.2 Unconstrained Capacity in Hackney

Table 6.1: Summary of Unconstrained Capacity in Hackney

Capacity Source	Total Unconstrained Yield (Dwellings)
Entec Survey Sites	3,635*
GLA Sites	16,929
Empty Homes	545
Housing Regeneration Sites (Estates Renewal)	2320
Outstanding Planning Applications for Residential Development	2,749
Total Capacity (excluding GLA Sites)	5,167
Total Unconstrained Capacity	**26,178**

* A significant number of sites were removed to avoid double counting with GLA Sites. Unconstrained capacity before these sites were removed was 4799 dwellings.

6.3 Total Constrained Capacity

Table 6.2 summarises the final constrained capacity figures for the above sources over the short, medium and long term. The timescale within which sites are likely to come forward is largely dependant on the extent to which each capacity source is constrained by planning and/or economic factors. For example, sites, where the economic viability is not dependant on Social Housing Grant, can be expected to come forward in the short term. Even where the Social Housing Grant is available, the economic viability of some sites in the east of the Borough is marginal.

The timescales for each scenario can be expressed as follows:

- Short term: 0-5 years
- Medium term: 5-10 years
- Long term: 10 years +

Table 6.2: Total Constrained Capacity for Hackney

Capacity Source	Total Constrained Yield (dwellings)	Timescale yield is likely to come forward		
		Short term	Medium term	Long Term
Entec Survey Sites	3720	2406	3610	3720
GLA Sites	2708	775	1504	2708
Housing Regeneration Sites	2320	744	1488	2320
Outstanding Planning Applications	2143	1414	2000	2143
Empty Homes and Flats over shops	250	83	166	250
Total Capacity	**11141**	5422	8768	11141

Table 6.3: Commentary on Capacity Figures

Capacity Source	Commentary
Entec Survey Sites	The capacity of Entec Survey Sites has increased from the unconstrained stage. A significant number of these sites were located within the boundaries of GLA Sites at the unconstrained capacity stage and were not included in the capacity figure to avoid double counting. Survey sites located within the boundaries of GLA Sites removed by the Council at the discounting stage were added back in as capacity sources. The recalculation of capacity has increased the constrained capacity figure for Entec Survey Sites.
GLA Sites	The capacity of GLA Sites has reduced significantly since the unconstrained stage. This is

Capacity Source	Commentary
	primarily due to the Council's review of these sites which took place between the unconstrained capacity and the discounting stage. In addition, many of the GLA Sites assessed at the discounting stage were not considered to be economically viable for development and were not included in the constrained capacity total for the Borough.
Housing Regeneration Sites	The Housing Regeneration Sites contribute a significant number of dwellings to the constrained capacity figure. The majority of these dwellings are provided by Woodberry Down Estate where there is expected to be a net increase of approximately 2000 dwellings. Entec does not have accurate data on the phased increase of dwellings and has therefore distributed the increase evenly between the short, medium and long term.
Outstanding Planning Applications	There are a substantial number of outstandingt planning applications for residential development in the Borough. It is expected that the majority of this capacity will be implemented in the short term as most planning consents will be subject to the condition that they are implemented within 5 years.
Empty Homes and Flats Over shops	The constrained capacity figures for these capacity sources relate to long term vacant residential units which the Council is seeking to bring back into use. Entec does not have reliable information to determine when these sources of capacity will be brought back into use. The capacity figure has therefore been spread evenly between the short, medium and long term.

Table 6.3 shows how the total constrained capacity figure for Entec Survey Sites and GLA Sites is distributed between wards across the Borough. The calculations spreadsheet for these sites can be found in **Appendix L**.

Table 6.3: Distribution of Total Constrained Capacity

Ward	Yield for Survey Sites	Yield from GLA Sites	Total Yield
Brownswood	913	0	913
Cazenove	123	101	224
Chatham	93	304	397
Clisshold	51	0	51
Dalston	478	633	1111
De Beauvoir	73	280	353
Hackney Central	67	126	193
Hackney downs	342	101	443
Haggerston	131	0	131
Hoxton	8	647	655
Kings Park	5	96	101
Leabridge	737	115	852
Lordship	206	0	206
New River	258	0	256
Queensbridge	25	57	82

Ward	Yield for Survey Sites	Yield from GLA Sites	Total Yield
Springfield	21	191	212
Stoke Newington	40	0	40
Victoria	141	57	198
Wick	8	0	0

6.4 Breakdown of Capacity Scenarios

Table 6.2 sets out the maximum level of capacity that exists in the Borough at the present time and how this is broken down between short, medium and long term Capacity Scenarios.

The following tables show the total contribution that Entec Survey Sites and the GLA Sites make to each scenario and how this is distributed between wards. In addition each scenario is supported by a pie chart showing in percentage terms, how much each capacity source will contribute to the final capacity figure for Entec Survey Sites.

6.4.1 Scenario 1: Minimal Capacity/Maximum Certainty

This scenario assumes the minimum capacity figure that is likely to be achieved in Hackney. These capacity sources are for the most part unconstrained by either planning policy or economic viability considerations and are therefore likely to come forward in the short term.

Total Constrained Capacity Figure for Scenario 1: 5422 dwellings

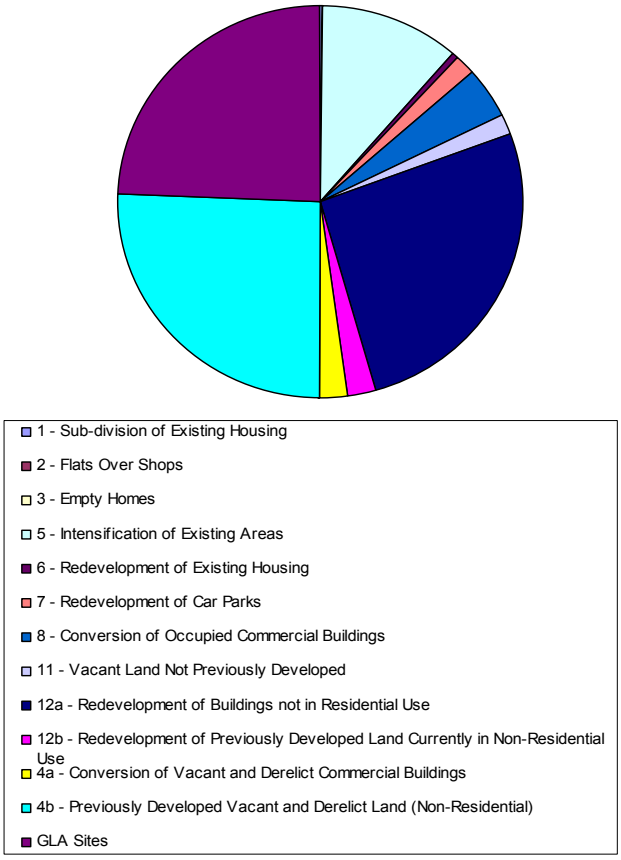
Table 6.4 shows how the capacity from Entec Survey Sites for this scenario is distributed between wards. A plan showing the distribution of Entec Survey Sites and GLA Sites between wards is contained in Appendix M of this report. **Figure 6.1** shows in percentage terms the contribution that each capacity source identified by the site survey makes to the total constrained capacity for Entec Survey Sites.

Table 6.4: Scenario 1 – Split of Capacity Between Wards

Ward	Yield for Survey Sites	Yield from GLA Sites	Total Yield
Brownswood	913	0	913
Cazenove	33	0	33
Chatham	65	0	65
Clisshold	24	0	24
Dalston	413	0	413

Ward	Yield for Survey Sites	Yield from GLA Sites	Total Yield
De Beauvoir	73	280	353
Hackney Central	53	0	53
Hackney Downs	44	0	44
Haggerston	131	0	131
Hoxton	8	495	495
Kings Park	0	0	0
Leabridge	20	0	20
Lordship	147	0	147
New River	258	0	258
Queensbridge	25	0	25
Springfield	9	0	9
Stoke Newington	23	0	23
Victoria	141	0	141
Wick	8	0	8

Figure 6.1: Scenario 1: Constrained Capacity of Entec Survey Sites Split by Capacity Source



6.4.2 Scenario 2: Medium Capacity/ Medium Certainty

Scenario 2 includes the sites in Scenario 1 and also those sites where viability is more marginal due to economic and/or planning policy considerations.

Total Constrained Capacity Figure for Scenario 2: 8768 dwellings

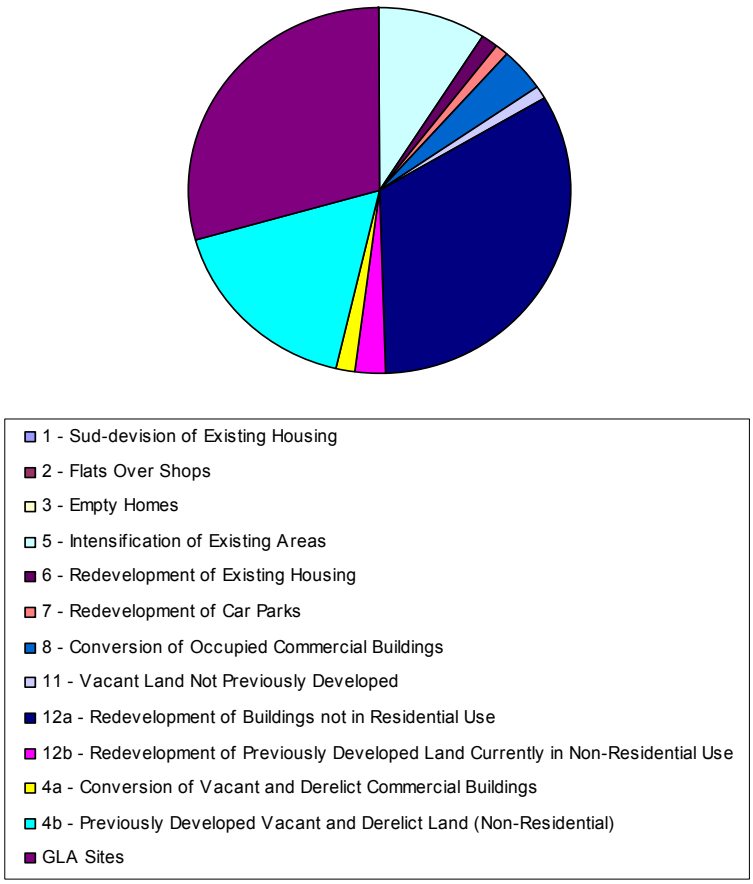
The following table shows how the capacity from Entec Survey Sites is distributed between wards. **Figure 6.2** shows how each capacity source contributes to the total constrained capacity for Entec Survey Sites.

Table 6.5: Split of Capacity between Wards

Ward	Yield for Survey Sites	Yield from GLA Sites	Total Yield
Brownswood	913	0	913
Cazenove	123	101	224
Chatham	93	304	397

Ward	Yield for Survey Sites	Yield from GLA Sites	Total Yield
Clisshold	51	0	51
Dalston	478	633	1111
De Beauvoir	73	280	353
Hackney Central	67	126	193
Hackney Downs	342	101	443
Haggerston	131	0	131
Hoxton	8	647	655
Kings Park	5	96	101
Leabridge	737	115	852
Lordship	206	0	206
New River	258	0	256
Queensbridge	25	57	82
Springfield	21	191	212
Stoke Newington	40	0	40
Victoria	141	57	198
Wick	8	0	0

Figures 6.2: Scenario 2: Constrained Capacity of Entec Survey Sites Split by Capacity Source



6.4.3 Scenario 3: Maximum Capacity/Minimum Certainty

Scenario 3 shows the maximum amount of capacity that could come forward in Hackney in the long term. This scenario is perhaps the least likely to occur, since it includes the cumulative totals of scenarios 1 and 2 and those sources that are unlikely to be viable without changes in planning policy or economic circumstances in Hackney.

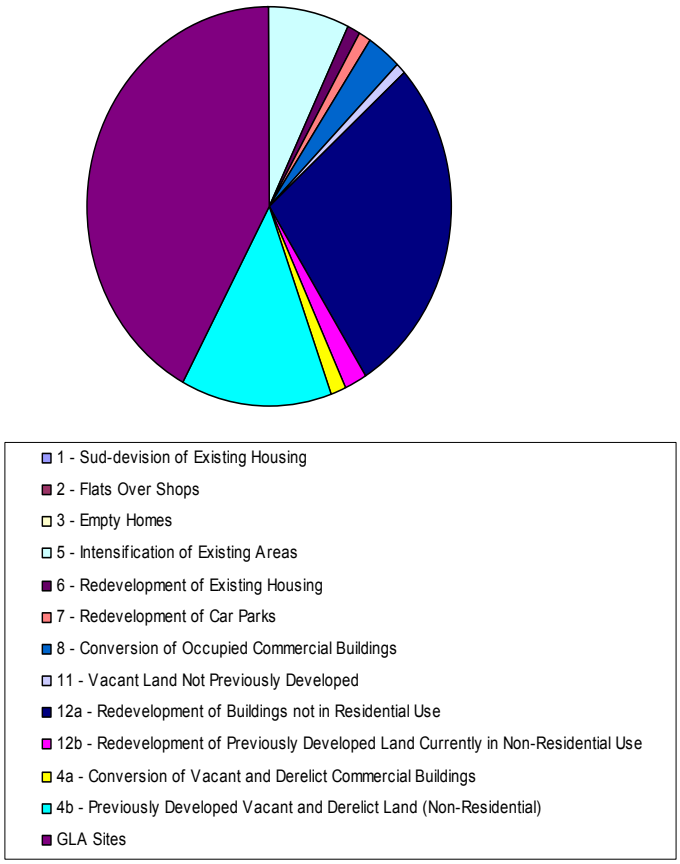
Total Constrained Capacity Figure for Scenario 3: 11, 141 dwellings

Figure 6.3 shows in percentage terms the contribution that each capacity source identified by the site survey makes to the total constrained capacity for Entec Survey Sites.

Table 6.6: Split of Capacity Between Wards

Ward	Capacity of GLA Sites	Capacity of Entec Survey Sites	Total Capacity
Brownswood	913	0	913
Cazenove	123	101	224
Chatham	93	304	93
Clisshold	51	0	51
Dalston	478	633	1111
De Beauvoir	73	280	353
Hackney Central	67	126	193
Hackney Downs	342	101	443
Haggerston	131	0	131
Hoxton	8	647	655
Kings Park	5	96	101
Leabridge	737	115	852
Lordship	206	0	206
New River	258	0	258
Queensbridge	25	57	82
Springfield	21	191	212
Stoke Newington	40	0	40
Victoria	141	57	198
Wick	8	0	8

Figure 6.3: Scenario 3: Constrained Capacity of Entec Survey Sites Split by Capacity Source



7. Conclusions

7.1 Comments on the Results

Hackney is a vibrant and diverse Borough which is subject to constant change. No two areas are the same and whilst these characteristics give Hackney its unique identity, they also make the assessment of urban capacity a challenging exercise. The key conclusions of this study are to a large extent contained in the results in Section 6. The purpose of this final section is therefore to provide general comment on the results obtained, the assumptions used to assess capacity and Entec's experiences of undertaking the study.

The London Plan states that Hackney should seek to provide a total target of 14,310 additional dwellings between 1997 and 2016. Assuming that a proportion of these dwellings have already been provided since 1997, this study concludes there is likely to be sufficient urban capacity in the Borough to meet this target.

A key assumption used to calculate the capacity figures for Entec Survey Sites and the GLA Sites is that development will take place at the target densities specified by the London Plan. The design work undertaken for each of the sample sites has shown that target densities for Urban Areas are achievable. It will however be more difficult to provide development which meets the target densities for Central Areas and protects the character of surrounding land uses.

The assessment of economic viability demonstrated the importance of Social Housing Grants to the viability of both Entec Survey Sites and GLA Sites. The sample work identified very few locations in the Borough where affordable housing could be provided without a grant.

In addition to planning policy and economic viability constraints, the extent to which sites are likely to come forward will depend on a range of site specific considerations, such as the willingness of landowners to dispose of their land. These factors have not been taken into account in this study. The discounting process also took place before the announcement that London would host the Olympics in 2012. This is likely to have a significant but as yet unknown impact on the capacity sources identified in this study, particularly those in the east of the Borough where viability is marginal.

Appendix A
Planning Policy Constraints

Appendix B
Overview of House Prices in Hackney

Appendix C
Housing Market Commentary

Appendix D
Character Areas in Hackney

Appendix E
Illustrative Layouts for Sample Sites

Appendix F
Commentary on GLA Toolkit

Appendix G
Constrained Capacity for Entec Survey Sites

Appendix H
Building Heights surrounding GLA Sites

Appendix I
Proportions of Residential Development on GLA Sites

Appendix J
Constrained Capacity for GLA Sites

Appendix K
List of Un-implemented Planning Consents

Appendix L
Constrained Capacity Calculations for each Scenario