

Adeyfield West Ward

| Site Ref. | Name / Address | Current Use | Notes | Site Area (ha) | Accept / Reject | Suitability | | Reason / Comment | Site Ref. | Planning Status | G / U | >5ha? |
|-----------|----------------|----------------------------------|---|----------------|-----------------|--------------------------|----------------------------|---|-----------|-----------------|-------|-------|
| | | | | | | Policy constraints | Physical constraints | | | | | |
| AW1 | Old House Road | Formerly derelict flats | | | R | No restrictions apparent | No restrictions apparent | The site has been built out. | AW1 | | | |
| AW2 | Old House Road | Garage Courts | average condition | | R | | | The site has an access issue, there are no known intentions to develop. | AW2 | | | |
| AW3 | Sawyers Way | Garage Courts | average/poor condition, evidence of use | | R | | | The site is currently in use as garage courts and there are no known intentions to develop. | AW3 | | | |
| AW4 | The Driftway | Garage Courts | good condition | | R | | | The site is currently in use as garage courts and there are no known intentions to develop. | AW4 | | | |
| AW5 | Windmill Road | Rear gardens (inc garage courts) | average condition, some boarded up | | R | No restrictions apparent | No restrictions apparent | Access to the site would be at the owners discretion - as it would be through the existing dwelling. Site rejected to preserve garage courts. | AW5 | | | |
| AW6 | Newfield Lane | Garage courts | average condition | | R | No restrictions apparent | No restrictions apparent | Consider AW6 and 7 together for consolidation. Site rejected to preserve garage courts. | AW6 | | | |
| AW7 | Windmill Road | Garage courts | average/poor condition, some boarded up | | R | No restrictions apparent | No restrictions apparent | Consider AW6 and 7 together for consolidation. Site rejected to preserve garage courts. | AW7 | | | |
| AW8 | Windmill Road | Garage courts | some dumping evident, some in bad condition | | R | No restrictions apparent | Part of site is too narrow | Site has an access issue, development may cause displacement of parking. Site rejected to preserve garage courts. | AW8 | | | |
| AW9 | Windmill Road | Garage courts | large site, average condition | | R | | | Site is too narrow for development. There are no known intentions to develop. Site rejected to preserve garage courts. | AW9 | | | |
| AW10 | Eastwick Row | Garage courts | average condition, some in use | | R | | | Site is needed for parking. There are no known intentions to develop. Site rejected to preserve garage courts. | AW10 | | | |
| AW11 | Eastwick Row | Garage courts and storage | good corner site. In use? | | R | No restrictions apparent | No restrictions apparent | The site has potential for consolidation. Site rejected to preserve garage courts. | AW11 | | | |
| AW12 | Eastwick Row | Garage courts and green space | large site with road frontage | | R | No restrictions apparent | No restrictions apparent | The site is currently in use as garage courts and there are no known intentions to develop. | AW12 | | | |

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| | | | | | | Policy constraints | Physical constraints | | | | | |
| AW13 | St Albans Road | Green space | surrounding resi and near to dual carriageway | | R | | | New housing to east on basis that character would not be changed, so the verge needs to be kept. | AW13 | | | |
| AW14 | Homefield Road | Garage courts | in good condition | | R | | | Garage courts are in good condition and use, and are associated with allotments. There are no known intentions to develop. | AW14 | | | |
| AW15 | Homefield Road | Garage courts | | | R | No restrictions apparent | No restrictions apparent | A development of 3 units has already taken place. | AW15 | | | |
| AW16 | Sheepcote Road | Garage courts | rear garden access | | R | | | Garage courts are associated with allotments. There are no known intentions to develop. | AW16 | | | |
| AW17 | White Hart Drive | Garage courts | average condition, a lot empty | | R | | | Garage courts are in average condition/to good condition. There are no known intentions to develop. | AW17 | | | |
| AW18 | Acre Wood | Garage courts | average condition | | R | | | Garage courts are in average condition/to good condition. There are no known intentions to develop. | AW18 | | | |
| AW19 | Wood Farm Road | Garage courts | average/poor condition | | R | | | Development would have overlooking issues. There are no known intentions to develop. | AW19 | | | |
| AW20 | Toms Croft | Garage courts | good condition | | R | | | Garage courts are in good condition. There are no known intentions to develop. | AW20 | | | |
| AW21 | Toms Croft | Garage courts | average condition | | R | | | Site has overlooking and access issues. There are no known intentions to develop. | AW21 | | | |
| AW22 | Toms Croft | Garage courts | average condition | | R | | | Site has access difficulties. There are no known intentions to develop. | AW22 | | | |
| AW23 | Furtherground | Garage courts | average condition | | R | | | The site has access difficulties. There are no known intentions to develop. | AW23 | | | |
| AW24 | Turners Hill | Garage courts | average condition | | R | | | There are parking issues regarding any development. There are no known intentions to develop. | AW24 | | | |
| AW25 | Turners Hill | Housing allocation | housing allocation site | 1.059 | A | | | See HHC44. "Greenfield" Housing Allocation (H40) - but sustainable location close to town centre. Development of site linked to HHC45. | AW25 | | G | N |

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| | | | | | | Policy constraints | Physical constraints | | | | | |
| AW26 | Turners Hill | Garage courts | average condition | | R | | | Site has space constraints. There are no known intentions to develop. | AW26 | | | |
| AW27 | Windmill Road | Garage courts | large site, bad condition, some courts abandoned | | R | | | The site is currently in use as garage courts and there are no known intentions to develop. | AW27 | | | |
| AW28 | Eastbrook Way | Depot | Three Valleys Water Depot | | R | | | Site is built out. | AW28 | | | |
| AW29 | Adeyfield Road | front garden (parking) | car park and access | | R | | | The site is currently in use for parking and there are no known intentions to develop. | AW29 | | | |
| AW30 | Commons lane | Rear gardens (inc garage courts) | garage courts in average condition | | R | | | The site is currently in use as garage courts and there are no known intentions to develop. | AW30 | | | |
| AW31 | Manley Road | Garage courts | average condition, some empty | | R | | | The site is currently in use as garage courts and there are no known intentions to develop. | AW31 | | | |
| AW32 | Towers Road | Garage courts (and gardens) | average/poor condition, some empty | | R | | | The site is currently in use as garage courts and there are no known intentions to develop. | AW32 | | | |
| AW33 | Little Road | Garage courts | average condition | | R | | | There are space constraints. There are no known intentions to develop. | AW33 | | | |
| AW34 | Great Road | Rear gardens (inc garage courts) | good site with road frontage, gardens inaccessible | | R | | | Built out | AW34 | | | |
| AW35 | Hardy Road | Garage courts | average condition | | R | | | Garage courts are in good condition. There are no known intentions to develop. | AW35 | | | |
| AW36 | Hardy Road | Rear gardens | Next to new housing | 0.163 | A | No restrictions apparent | No restrictions apparent | Developer interest in site, but no approved scheme to date - 97-101 Adeyfield Road. | AW36 | | U | N |
| AW37 | Land north of Ellen Close | Backlands | Unimplemented planning permission | 0.23 | A | | | | AE55 | With permission | U | N |

| Site Ref. | Policy Constraints | | | | | | | Physical Constraints | | | | | | | | | |
|-----------|-------------------------|-----------------------------|-------------------------------|-----------------|---|------------------------|---|---|---------------------|------------|--|--|--------------------------------|---------------------------------|---------------------------|---------------------|--|
| | Green Belt / Rural Area | Landscape Character eg AONB | Agricultural Land / Open Land | Employment Area | Out-of-centre Retail Area / Retail Frontage | Transport Improvements | Existing and Future Open Space/ Recreational/ Leisure Provision | Existing and Future Social/ Community Services Provision | Additional Comments | Flood Risk | Biodiversity Habitat and Nature Conservation | Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance | Sites of Geological Importance | Tree Preservation Orders (TPOs) | Ground/ Air Contamination | Access to Site Area | Topography |
| AW1 | | | | | | | | | | | | | | | | | |
| AW2 | | | | | | | | | | | | | | | | | |
| AW3 | | | | | | | | | | | | | | | | | |
| AW4 | | | | | | | | | | | | | | | | | |
| AW5 | | | | | | | | | | | | | | | | | |
| AW6 | | | | | | | | | | | | | | | | | |
| AW7 | | | | | | | | | | | | | | | | | |
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| AW9 | | | | | | | | | | | | | | | | | |
| AW10 | | | | | | | | | | | | | | | | | |
| AW11 | | | | | | | | | | | | | | | | | |
| AW12 | | | | | | | | | | | | | | | | | |
| AW13 | | | | | | | | | | | | | | | | | |
| AW14 | | | | | | | | | | | | | | | | | |
| AW15 | | | | | | | | | | | | | | | | | |
| AW16 | | | | | | | | | | | | | | | | | |
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| AW18 | | | | | | | | | | | | | | | | | |
| AW19 | | | | | | | | | | | | | | | | | |
| AW20 | | | | | | | | | | | | | | | | | |
| AW21 | | | | | | | | | | | | | | | | | |
| AW22 | | | | | | | | | | | | | | | | | |
| AW23 | | | | | | | | | | | | | | | | | |
| AW24 | | | | | | | | | | | | | | | | | |
| AW25 | | √ | | | | | | Part of the site is on open land. Site on edge of open space. | | √ | | | | √ | | | Site is on edge of TPO zone. Edge of site is on wildlife zone. |
| AW26 | | | | | | | | | | | | | | | | | |
| AW27 | | | | | | | | | | | | | | | | | |
| AW28 | | | | | | | | | | | | | | | | | |
| AW29 | | | | | | | | | | | | | | | | | |
| AW30 | | | | | | | | | | | | | | | | | |
| AW31 | | | | | | | | | | | | | | | | | |
| AW32 | | | | | | | | | | | | | | | | | |
| AW33 | | | | | | | | | | | | | | | | | |
| AW34 | | | | | | | | | | | | | | | | | |
| AW35 | | | | | | | | | | | | | | | | | |
| AW36 | | | | | | √ | | Site is slightly on an area of open space. | | | | | | √ | | | inaccessible, next to new housing |
| AW37 | | | | | | | | No designations on this site. | | | | | | | | | |

Adeyfield West Ward

| Site Ref. | Name / Address | Site Area (ha) | Case Study Applied | Dwelling Capacity | | | Comment | Site Ref. |
|-----------|---------------------------|----------------|--------------------|-------------------|------------|-----------|---------|-----------|
| | | | | Scenario A | Scenario B | Mid-Point | | |
| AW1 | Old House Road | | | | | | | AW1 |
| AW2 | Old House Road | | | | | | | AW2 |
| AW3 | Sawyers Way | | | | | | | AW3 |
| AW4 | The Driftway | | | | | | | AW4 |
| AW5 | Windmill Road | | | | | | | AW5 |
| AW6 | Newfield Lane | | | | | | | AW6 |
| AW7 | Windmill Road | | | | | | | AW7 |
| AW8 | Windmill Road | | | | | | | AW8 |
| AW9 | Windmill Road | | | | | | | AW9 |
| AW10 | Eastwick Row | | | | | | | AW10 |
| AW11 | Eastwick Row | | | | | | | AW11 |
| AW12 | Eastwick Row | | | | | | | AW12 |
| AW13 | St Albans Road | | | | | | | AW13 |
| AW14 | Homefield Road | | | | | | | AW14 |
| AW15 | Homefield Road | | | | | | | AW15 |
| AW16 | Sheepcote Road | | | | | | | AW16 |
| AW17 | White Hart Drive | | | | | | | AW17 |
| AW18 | Acre Wood | | | | | | | AW18 |
| AW19 | Wood Farm Road | | | | | | | AW19 |
| AW20 | Toms Croft | | | | | | | AW20 |
| AW21 | Toms Croft | | | | | | | AW21 |
| AW22 | Toms Croft | | | | | | | AW22 |
| AW23 | Furtherground | | | | | | | AW23 |
| AW24 | Turners Hill | | | | | | | AW24 |
| AW25 | Turners Hill | 1.059 | 1 | 43 | 127 | 85 | | AW25 |
| AW26 | Turners Hill | | | | | | | AW26 |
| AW27 | Windmill Road | | | | | | | AW27 |
| AW28 | Eastbrook Way | | | | | | | AW28 |
| AW29 | Adeyfield Road | | | | | | | AW29 |
| AW30 | Commons lane | | | | | | | AW30 |
| AW31 | Manley Road | | | | | | | AW31 |
| AW32 | Towers Road | | | | | | | AW32 |
| AW33 | Little Road | | | | | | | AW33 |
| AW34 | Great Road | | | | | | | AW34 |
| AW35 | Hardy Road | | | | | | | AW35 |
| AW36 | Hardy Road | 0.163 | 5 | 6 | 10 | 8 | | AW36 |
| AW37 | Land north of Ellen Close | 0.23 | N/A | 7 | 7 | 7 | | AW37 |

| Site Ref. | Availability | | Achievability | | | Value Assessment (H/M/L) | Deliverability / Developability | Overcoming barriers to delivery |
|-----------|-------------------------|--------------------------------|---------------------------|-------------------------|-----------------------------|--------------------------|---|---|
| | Legal/ownership (H/M/L) | Developer's intentions (H/M/L) | Market assessment (H/M/L) | Cost assessment (H/M/L) | Delivery assessment (H/M/L) | | Phasing (0-5, 6-10, 11-15, 15-20 years) | |
| AW1 | | | | | | | | |
| AW2 | | | | | | | | |
| AW3 | | | | | | | | |
| AW4 | | | | | | | | |
| AW5 | | | | | | | | |
| AW6 | | | | | | | | |
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| AW22 | | | | | | | | |
| AW23 | | | | | | | | |
| AW24 | | | | | | | | |
| AW25 | | | M | L | M | | 6-10 years | Site is currently an open stretch of green parkland to the north of main dual carriageway to the M1 motorway. Site able to accommodate medium scale residential development, although there may be planning issues around loss of open amenity space, rights to light and overlooking and also noise nuisance from the main A414 (St Albans Road). Service infrastructure would need to be provided here. Site may be attractive to regional or local housebuilder. |
| AW26 | | | | | | | | |
| AW27 | | | | | | | | |
| AW28 | | | | | | | | |
| AW29 | | | | | | | | |
| AW30 | | | | | | | | |
| AW31 | | | | | | | | |
| AW32 | | | | | | | | |
| AW33 | | | | | | | | |
| AW34 | | | | | | | | |
| AW35 | | | | | | | | |

Adeyfield West Ward

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|------|--|--|---|---|---|--|------------|--|
| | | | | | | | | Site is the large rear gardens of 2 detached properties and therefore there may be ownership issues. Small scale residential scheme. Access needs to be improved. Local housebuilder. Rights to light and overlooking. |
| AW36 | | | M | L | M | | 6-10 years | |
| AW37 | | | L | M | H | | 0-5 years | Already has permission |

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| Site Ref. | Name / Address | Site Area (ha) | Case Study Applied | U/G | >5ha | 0-5 years | | 6-10 years | | 11-15 years | | 15+ years | | No Phasing | | Comment | Site Ref. |
|-----------|---------------------------|----------------|--------------------|-----|------------------|------------|------------|------------|------------|-------------|------------|------------|------------|------------|------------|---------|-----------|
| | | | | | | Scenario A | Scenario B | Scenario A | Scenario B | Scenario A | Scenario B | Scenario A | Scenario B | Scenario A | Scenario B | | |
| AW1 | Old House Road | | | | | | | | | | | | | | | | AW1 |
| AW2 | Old House Road | | | | | | | | | | | | | | | | AW2 |
| AW3 | Sawyers Way | | | | | | | | | | | | | | | | AW3 |
| AW4 | The Driftway | | | | | | | | | | | | | | | | AW4 |
| AW5 | Windmill Road | | | | | | | | | | | | | | | | AW5 |
| AW6 | Newfield Lane | | | | | | | | | | | | | | | | AW6 |
| AW7 | Windmill Road | | | | | | | | | | | | | | | | AW7 |
| AW8 | Windmill Road | | | | | | | | | | | | | | | | AW8 |
| AW9 | Windmill Road | | | | | | | | | | | | | | | | AW9 |
| AW10 | Eastwick Row | | | | | | | | | | | | | | | | AW10 |
| AW11 | Eastwick Row | | | | | | | | | | | | | | | | AW11 |
| AW12 | Eastwick Row | | | | | | | | | | | | | | | | AW12 |
| AW13 | St Albans Road | | | | | | | | | | | | | | | | AW13 |
| AW14 | Homefield Road | | | | | | | | | | | | | | | | AW14 |
| AW15 | Homefield Road | | | | | | | | | | | | | | | | AW15 |
| AW16 | Sheepcote Road | | | | | | | | | | | | | | | | AW16 |
| AW17 | White Hart Drive | | | | | | | | | | | | | | | | AW17 |
| AW18 | Acre Wood | | | | | | | | | | | | | | | | AW18 |
| AW19 | Wood Farm Road | | | | | | | | | | | | | | | | AW19 |
| AW20 | Toms Croft | | | | | | | | | | | | | | | | AW20 |
| AW21 | Toms Croft | | | | | | | | | | | | | | | | AW21 |
| AW22 | Toms Croft | | | | | | | | | | | | | | | | AW22 |
| AW23 | Furtherground | | | | | | | | | | | | | | | | AW23 |
| AW24 | Turners Hill | | | | | | | | | | | | | | | | AW24 |
| AW25 | Turners Hill | 1.059 | 1 | G | N | | | 43 | 127 | | | | | | | | AW25 |
| AW26 | Turners Hill | | | | | | | | | | | | | | | | AW26 |
| AW27 | Windmill Road | | | | | | | | | | | | | | | | AW27 |
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| AW29 | Adeyfield Road | | | | | | | | | | | | | | | | AW29 |
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| AW31 | Manley Road | | | | | | | | | | | | | | | | AW31 |
| AW32 | Towers Road | | | | | | | | | | | | | | | | AW32 |
| AW33 | Little Road | | | | | | | | | | | | | | | | AW33 |
| AW34 | Great Road | | | | | | | | | | | | | | | | AW34 |
| AW35 | Hardy Road | | | | | | | | | | | | | | | | AW35 |
| AW36 | Hardy Road | 0.163 | 5 | U | N | | | 6 | 10 | | | | | | | | AW36 |
| AW37 | Land north of Ellen Close | 0.23 | N/A | U | N | 7 | 7 | | | | | | | | | | AW37 |
| | | | | | Total Urban | 7 | 7 | 6 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| | | | | | Total Greenfield | 0 | 0 | 43 | 127 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| | | | | | Total >5ha | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| | | | | | Total | 7 | 7 | 50 | 137 | 0 | 0 | 0 | 0 | 0 | 0 | | |