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Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Policy constraints	Physical constraints	Reason / Comment	Site Ref.	Planning Status	G/U	>5ha?
HSP1	Templemead	green space surrounded by residential	surrounded by residential		R			Scope to examine potential. However, site has important amenty value, therefore reject.	HSP1			
HSP2	Wheatfield (off Fletcher Way)	green space	surrounded by residential. Owned by Herts CC	0.194	А			Allocated as housing site H12 in Local Plan. HCC are owners, Vincent and Gorbing are agents acting for the county council.	HSP2	Previous preapplication discussions for 6-8 affordable housing for those with special needs. However, no permission granted as of yet, therefore design case study estimate used.	U	N
HSP3	Fletcher Way, opp Thriftfield	green space	surrounded by residential		R			Retain open land function. There are currently no intentions to develop this site.	HSP3			
HSP4	Fletcher Way	quality open space	surrounded by residential		R			Retain open land function. There are currently no intentions to develop this site.	HSP4			
HSP5	Marchmont Green	green space	surrounded by residential and Randall Park		R			Space constraints, overlooking issues and site is used as amenity space. There are currently no intentions to develop this site.	HSP5			
HSP6	Allandale	garages	surrounded by residential		R			Garages are well-used. There are currently no intentions to develop this site.	HSP6			
HSP7	Thumpers	green space surrounded by residential	surrounded by residential and school		R			Overlooking & space constraints plus need to retain amenity use. There are currently no intentions to develop this site.	HSP7			
HSP8	Little Mimms	Nurses home surrounded by empty space.	surrounded by residential		R			Under construction	HSP8	Under construction		
HSP9	Queensway	green space	surrounded by residential		R			Retain open land function. There are currently no intentions to develop this site.	HSP9	5553.66.611		
HSP10	Apollo Way	quality green area	surrounded by residential. Possible tree issues.		R			Retain open land function. There are currently no intentions to develop this site.	HSP10			
HSP11	Allandale	Grounds of St Pauls Lodge	long narrow strip of land		R			TPO issue. Awkward site. There are currently no intentions to develop this site.	HSP11			
HSP12	Queensway	garage courts	in bad condition, on gardens of existing residential block		R			Garage courts have too much linkage with existing flats. There are currently no intentions to develop this site.	HSP12			
HSP13	Queensway	TA Centre and Club	large site		R			59 housing units already constructed on the site.		59 units completed under 1842/04.		
HSP13a	Queensway	under construction	under construction		R			Development under construction on site.		10 complete in 04/05 under 506/03.		

				0		Suita	ability					
Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Policy constraints	Physical constraints	Reason / Comment	Site Ref.	Planning Status	G/U	>5ha?
HSP14	Queensway	Budget Car Hire and garage	active usage	0.176	Α			Building looks new	HSP14		U	N
HSP15	Queensway	Club	in use		R			Site looks new and in use. There are currently no intentions to develop this site.	HSP15			
HSP16	Normandy Court	rear gardens	near to open land and town centre		R			Gardens in use. There are currently no intentions to develop this site.	HSP16			
HSP17	St Pauls Road	shed, used for storage	small site, in use	0.026	Α			good corner site, good access for town centre	HSP17		U	N
HSP18	Downside	garage courts	next to new residential build		R			Garages are well-used. There are currently no intentions to develop this site.	HSP18			
HSP19	Downside	Parking	parking needed		R			Parking is well-used. There are currently no intentions to develop this site.	HSP19			
HSP20	St Pauls Road	garage courts	next to open land		R			Parking is well-used. There are currently no intentions to develop this site.	HSP20			
HSP21	Cattsdell	garage courts	narrow strip		R			Garages are well-used. Awkward Site. There are currently no intentions to develop this site.	HSP21			
HSP22	Thumpers	garage courts	narrow strip		R			Space constraints. There are currently no intentions to develop this site.	HSP22			
HSP23	Thumpers	garage courts	in use		R			Garages are well-used. There are currently no intentions to develop this site.	HSP23			
HSP24	Thumpers	garage courts	in use		R			Garages are well-used. There are currently no intentions to develop this site.	HSP24			
HSP25	Thumpers	garage courts	narrow strip		R			In bad condition, however garages are well-used, and the site is narrow and awakward, therefore reject.	HSP25			
HSP26	Randalls Rise	garage courts ext to res units	space constraints		R			In bad condition, however garages are well-used, therefore reject.	HSP26			
HSP27	Bowyers	garage courts	space constraints		R			In bad condition, however garages are well-used, therefore reject.	HSP27			
HSP28	Randalls Rise	garage courts	good size site		R			In bad condition, however garages are well-used, therefore reject.	HSP28			
HSP29	Taverners	green space	green space opposite, potential to reduce total green area		R			Parking is well-used. There are currently no intentions to develop this site.	HSP29			
HSP30	Great Heart	garage courts	Linked to surrounding properties		R			large end site, some dumping. Potential to reduce numbers in order to develop. However there are currently no intentions to develop this site, therefore reject.	HSP30			
HSP31	Allandale	green space	a lot of open space in surrounding area		R			Retain quality amenity area. There are currently no intentions to develop this site.	HSP31			
HSP32	Typleden Close	green space	appears disused	0.148	А			Poor quality open space, potential to use some space for housing and retain some good quality green space.	HSP32		U	N

1897 Petition Way					Site Area	Accept /	Suita	ability					
HSP34 Peaton Road gange courts space constraints R Carterlation to develop the last service HSP34 Peaton Road gange courts space constraints R Carterlation to develop the last service HSP35 Rounders Court gange courts career caree	Site Ref.	Name / Address	Current Use	Notes		Accept / Reject	•		Reason / Comment	Site Ref.	Planning Status	G/U	>5ha?
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HSP34 Paston Road garage courts space constraints													
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Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Policy constraints	Physical constraints	Reason / Comment	Site Ref.	Planning Status	G/U	>5ha?
HSP51	Wharfedale	garage courts			R			Garage courts are in use and are in a good condition. There are currently no intentions to develop this site.	HSP51			
HSP52	Wharfedale	garage courts			R			Garage courts are in good condition. There are currently no intentions to develop this site.	HSP52			
HSP53	Sleddale	garage courts	large site, good potential		R			Garage courts are in use. There are currently no intentions to develop this site.				
HSP54	Wensleydale	garage courts	small site, in use		R			There are currently no intentions to develop this site.	HSP54			
HSP55	Triton Way	garage courts	space and access constraints		R			Garage courts are in good condition and attached to rear gardens. There are currently no intentions to develop this site.	HSP55			
HSP56	Neptune Drive	garage courts	space contraints		R			Garage courts are in open land. There are currently no intentions to develop this site.	HSP56			
HSP57	Achilles Close	rear gardens	difficult site for residential		R			Gardens are in existing use, also site is too narrow.	HSP57			
HSP58	1 Jupiter Drive	house and garden			R			Built out	HSP58			
HSP59	Pallas Road	garage courts	large site, but needed for flats		R			Good condition and in use	HSP59			
HSP60	Jupiter Drive	Queensway House	new residential development nearby		R			Site has community use. There are currently no plans to develop this site.	HSP60			
HSP61	Juno Road	garage courts	good potential, dependent on need for parking		R			Large site, close to town centre. Most garages in good condition. Possible opportunity to reduce numbers - investigate alternative housing and parking arrangements. Consider HSP 61, 62, 63 and 64 together for consolidation.	HSP61			
HSP62	Titan Road	very large garage courts	good potential, dependent on need for parking		R			Large site, close to town centre. Most garages in good condition. Possible opportunity to reduce numbers - investigate alternative housing and parking arrangements. Consider HSP 61, 62, 63 and 64 together for consolidation.	HSP62			
HSP63	Mimas Road	large garage court site	good potential, dependent on need for parking		R			Large site, close to town centre. Most garages in good condition. Possible opportunity to reduce numbers - investigate alternative housing and parking arrangements. Consider HSP 61, 62, 63 and 64 together for consolidation.	HSP63			
HSP64	Dione Road	large garage court site	good potential, dependent on need for parking		R			Large site, close to town centre. Most garages in good condition. Possible opportunity to reduce numbers - investigate alternative housing and parking arrangements. Consider HSP 61, 62, 63 and 64 together for consolidation.	HSP64			

Highfield St Pauls Ward

				Site Area	Accept /	Suita	ability					
Site Ref.	Name / Address	Current Use	Notes	(ha)	Reject	Policy constraints	Physical constraints	Reason / Comment	Site Ref.	Planning Status	G/U	>5ha?
HSP 65	St Pauls Road	resi under construction			R			Built out	HSP 65	9 completed 2372/02 in 04/05.		
HSP66	Corner Farm, Redbourn Road	resi under construction			R			Under construction	HSP66	9 units approved under 1011/06.u/c		
HSP 67	Jupiter Drive JMI School Jupiter Drive	School playinf fields	17 units (developed area 0.57 Ha).	0.57	Α			HCC are owners. Vincent and Gorbing are agents/promoters. 0.57 ha of 1.65 ha site is developable. Discussions for 17 units, however no permission granted, therefore design case study capacity estimate used on the area of site that is developable.			C	N
HSP 68	Land at Highfield house	Open space around exisitng property		0.17	Α			Site designated as open space. HCC are the site owners and agents/promoters.	HSP 68		G	N

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Site Ref.	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Exisitng and Future Open Space/ Recreational/ Leisure Provision	Exisitng and Future Social/ Community Services Provision	Additional Comments	Flood Rsk	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	Additional Comments
HSP1	\vdash							Ēx											
HSP2									Site has no designations.										
HSP3									- 0										
HSP4																			
HSP5																			
HSP6																			
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HSP8																			
HSP9																			
HSP10																			
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HSP12																			
HSP13																			
HSP13a																			
HSP14									Site has no designations.										
HSP15																			
HSP16																			
HSP17									Site has no designations.										
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HSP34	\sqcup																		
HSP35																			
HSP36																			

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Site Ref.	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Exisitng and Future Open Space/ Recreational/ Leisure Provision	Exisitng and Future Social/ Community Services Provision	Additional Comments	Flood Rsk	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	Additional Comments
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HSP38																			
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HSP40																			
HSP41									Site has no designations.										
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HSP 65	$\vdash \vdash$														_				
HSP66	$\vdash \vdash$					\vdash			Cita designated as a series level										
HSP67			\checkmark				$\sqrt{}$		Site designated as open land and open space. School building on site.			\checkmark							Next to a listed building.
HSP68			<u>, </u>				J	V	Site designated as social and community facilities. Site designated as open land and open space.			V		V					TPOs on site. Next to a listed building.

Site Ref. Name / Address (ha) Study (ha) Applied Applied			0:1 4	Case	Dw	elling Capa	acity		
HSP1 Templemead A B Wile-Point HSP2 Wheatfield (off Fietcher Way) 0.194 111 7 14 11 HSP2 HSP3 Fietcher Way op Drinffield HSP3 Fietcher Way op Drinffield HSP4 Fietcher Way HSP6 HSP6 HSP6 Allandale HSP6 HSP7 Thumpers HSP6 HSP7 Thumpers HSP8 HSP8 Little Mimms HSP8 HSP8 Little Mimms HSP9 HSP10 Apollo Way HSP12 Queensway HSP12 Queensway HSP12 Queensway HSP13 HSP13 Queensway HSP14 HSP13 Queensway HSP14 HSP13 Queensway HSP14 HSP13 Queensway HSP15 HSP15 Queensway HSP14 HSP15 Queensway HSP15 HSP15 Queensway HSP16 HSP16 HSP17 HSP18 HSP18 HSP19 HSP20	Site Ref.	Name / Address	Site Area					Comment	Site Ref.
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HSP2	HSP1	Templemead		' '					HSP1
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HSP38 Cambrian Way HSP39 HSP49 HSP40 HSP41 Cattsdell/Fletcher Way HSP41 Cattsdell/Fletcher Way HSP41 HSP42 Malvern Way HSP43 HSP43 Malvern Way HSP44 HSP44 Malvern Way HSP44 HSP45 Mendip Way HSP45 Mendip Way HSP46 Mendip Way HSP46 Mendip Way HSP47 Mendip Way HSP48 Borrowdale Court HSP49 Eskdale Court HSP49 Eskdale Court HSP49 Eskdale Court HSP49 Eskdale Court HSP49 HSP49 Eskdale Court HSP49 HSP49 HSP49 HSP49 Eskdale Court HSP49 HSP49 Eskdale Court HSP49 HSP49 Eskdale Court HSP49 HSP49 Eskdale Court HSP49 HSP49									
HSP39 Westerdale									HSP38
HSP40 Fletcher Way HSP4 HSP41 Cattsdell/Fletcher Way 0.224 14 7 12 10 HSP4 HSP42 Malvern Way HSP4 HSP4 HSP4 HSP4 HSP43 Malvern Way HSP4 HSP4 HSP4 HSP44 malvern Way HSP4 HSP4 HSP45 Mendip Way HSP4 HSP4 HSP46 Mendip Way HSP4 HSP4 HSP47 Mendip Way HSP4 HSP4 HSP48 Borrowdale Court HSP4 HSP4 HSP49 Eskdale Court HSP4									HSP39
HSP41 Cattsdell/Fletcher Way 0.224 14 7 12 10 HSP4: HSP42 Malvern Way HSP4:									
HSP42 Malvern Way HSP43 HSP43 Malvern Way HSP44 HSP44 malvern Way HSP45 HSP45 Mendip Way HSP46 HSP46 Mendip Way HSP46 HSP47 Mendip Way HSP46 HSP48 Borrowdale Court HSP46 HSP49 Eskdale Court HSP47			0.224	14	7	12	10		
HSP43 Malvern Way HSP44 HSP44 malvern Way HSP45 HSP45 Mendip Way HSP46 HSP46 Mendip Way HSP47 HSP47 Mendip Way HSP47 HSP48 Borrowdale Court HSP47 HSP49 Eskdale Court HSP48			<i>↓.∠∟</i> ¬	1.1	<u> </u>	' <i>-</i>	'		
HSP44 malvern Way HSP44 HSP45 Mendip Way HSP45 HSP46 Mendip Way HSP46 HSP47 Mendip Way HSP46 HSP48 Borrowdale Court HSP46 HSP49 Eskdale Court HSP47									
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HSP47 Mendip Way HSP4 HSP48 Borrowdale Court HSP4 HSP49 Eskdale Court HSP4									HSP46
HSP48 Borrowdale Court HSP48 HSP49 Eskdale Court HSP48									
HSP49 Eskdale Court HSP49									
									HSP50
									HSP51
									HSP52

Highfield St Pauls Ward

		Site Area	Case	Dw	velling Capa	acity		
Site Ref.	Name / Address	(ha)	Study Applied	Scenario A	Scenario B	Mid-Point	Comment	Site Ref.
HSP53	Sleddale							HSP53
HSP54	Wensleydale							HSP54
HSP55	Triton Way							HSP55
HSP56	Neptune Drive							HSP56
HSP57	Achilles Close							HSP57
HSP58	1 Jupiter Drive							HSP58
HSP59	Pallas Road							HSP59
HSP60	Jupiter Drive							HSP60
HSP61	Juno Road							HSP61
HSP62	Titan Road							HSP62
HSP63	Mimas Road							HSP63
HSP64	Dione Road							HSP64
HSP 65	St Pauls Road							HSP 65
HSP66	Corner Farm, Redbourn Road							HSP66
HSP 67	Jupiter Drive JMI School Jupiter Drive	0.57	2	19	35	27		HSP 67
HSP 68	Land at Highfield house	0.17	11	6	12	9		HSP 68

Site Ref. Developer Legal/own Seasessme Seasessme Seasessme Intentions Intention								Deliverab	
Site Ref.								ility /	
Developer Market Cost assessme assessme cost nt nt nt nt nt nt nt		Availe	ahility	,	ahiayahilit	17		· ·	
Legalrown ership (HM/L) HSP1 HSP1 HSP1 HSP1 HSP1 HSP1 HSP1 HSP2 M-L L M-H L M-H HSP3 HSP3 HSP4 HSP5 HSP6 HSP6 HSP6 HSP7 HSP8 HSP1 HSP1 HSP1 HSP12 M-L L M-H L M-H HSP14 HSP13 HSP13 HSP13 HSP13 HSP13 HSP13 HSP13 HSP14 HSP14 M-L H L H-L H-L H-L H-L H-L H-L H	Site Ref.	Availe				•	Value		
ership (H/M/L)		l egal/own				-			
HSP1		_							
HSP1 The site is currently an area of open, overgrown scrubland lined between residential Council properties. The site is likely to be able to accommodate a small scale residential scheme potentially flatted and likely to prove attractive to a local housebuilder. Planning issues are rights to light and overlooking from surrounding residential properties. The area is currently fenced off and looks like it could be in single ownership. HSP2 M-L M-H G-10 years M-L M-H G-10 years M-SP4 HSP4 HSP6 HSP6 HSP6 HSP6 HSP7 HSP8 HSP9 HSP9 HSP9 HSP11 HSP11 HSP12 HSP13 The site is currently a Jet Petrol Station along with a Budget Rent-a-Car premises. Planning issues are likely to involve loss of retail and employment amenity along with loss of employment space. There will need to be relocation of existing businesses and potentially land empedipment amenity along with loss of employment space. There will need to be relocation of existing businesses and potentially land employment amenity along with loss of employment space. There will need to be relocation of existing businesses and potentially land employment amenity along with loss of employment space. There will need to be relocation of existing businesses and potentially land employment amenity along with loss of employment space. There will need to be relocation of existing businesses and potentially land employment again. Were the site to come forward for development, it is likely to be able to accommodate a flatted scheme of a number of units. Likely to prove attractive to a local housebuilder.								-	Overcoming barriers to delivery
The site is currently an area of open, overgrown scrubuland lined between residential Council properties. The site is likely to be able to accommodate a small scale residential scheme potentially flatted and likely to prove attractive to a local housebuilder. Planning issues are rights to light and overlooking from surrounding residential properties. The area is currently fenced off and looks like it could be in single HSP3 HSP4 HSP5 HSP6 HSP6 HSP6 HSP7 HSP8 HSP8 HSP9 HSP10 HSP10 HSP11 HSP13 HSP13 HSP13 HSP13 HSP13 HSP13 HSP13 HSP14 HSP14 HSP14 HL	HSP1	(11/14/1/2)	(1 1/101/12)	(1 1/10// =)	(17147/2)	(11/11/1/2)	(100002)	10.7	evereening partiers to delivery
HSP3 HSP4 HSP6 HSP6 HSP7 HSP8 HSP9 HSP9 HSP10 HSP11 HSP12 HSP13 HSP13a HSP13a The site is currently a Jet Petrol Station along with a Budget Rent-a-Car premises. Planning issues are likely to involve loss of retail and employment amenity along with loss of employment space. There will need to be relocation of existing businesses and potentially land remediation costs associated with use as a petrol station. Were the site to come forward for development, it is likely to be able to accommodate a flatted scheme of a number of units. Likely to prove attractive HSP14 HSP15									overgrown scrubland lined between residential Council properties. The site is likely to be able to accommodate a small scale residential scheme potentially flatted and likely to prove attractive to a local housebuilder. Planning issues are rights to light and overlooking from surrounding residential properties. The area is currently
HSP3 HSP4 HSP6 HSP6 HSP7 HSP8 HSP9 HSP9 HSP10 HSP11 HSP12 HSP13 HSP13a HSP13a The site is currently a Jet Petrol Station along with a Budget Rent-a-Car premises. Planning issues are likely to involve loss of retail and employment amenity along with loss of employment space. There will need to be relocation of existing businesses and potentially land remediation costs associated with use as a petrol station. Were the site to come forward for development, it is likely to be able to accommodate a flatted scheme of a number of units. Likely to prove attractive HSP14 HSP15	HSP2			M-L	L	М-Н		6-10 years	ownership.
HSP6 HSP7 HSP8 HSP9 HSP10 HSP11 HSP12 HSP13 HSP13 HSP13 HSP13 HSP14 HSP15 HL H L Phasing HSP16 HSP6 HSP7 HSP7 HSP8 HSP9 HSP9 HSP10 HSP11 HSP11 HSP12 HSP12 HSP13 HSP13 HSP13 HSP13 HSP13 HSP13 HSP13 HSP14 HSP15 HSP15 HSP15 HSP15 HSP15 HSP15 HSP16 HSP17 HSP18	HSP3								
HSP6 HSP7 HSP8 HSP9 HSP10 HSP11 HSP12 HSP13 HSP13 HSP13 HSP13 HSP14 HSP14 HSP14 HSP14 HSP15 HSP15 HSP16 HSP16 HSP17 HSP17 HSP18 HSP1									
HSP7 HSP8 HSP9 HSP10 HSP11 HSP12 HSP13 HSP13 HSP13 HSP14 HSP14 HSP14 HSP14 HSP14 HSP15 HSP8 HSP9 HSP9 HSP9 HSP9 HSP9 HSP9 HSP9 HSP9									
HSP8 HSP9 HSP10 HSP11 HSP12 HSP13 HSP13a HSP13a HSP14 HSP14 HSP14 HSP14 HSP15 HSP16 HSP16 HSP19									
HSP9 HSP10 HSP11 HSP12 HSP13 HSP13 HSP13a The site is currently a Jet Petrol Station along with a Budget Rent-a-Car premises. Planning issues are likely to involve loss of retail and employment space. There will need to be relocation of existing businesses and potentially land remediation costs associated with use as a petrol station. Were the site to come forward for development, it is likely to be able to accommodate a flatted scheme of a number of units. Likely to prove attractive the HSP15 HSP15	HSP7								
HSP10 HSP11 HSP12 HSP13 HSP13 HSP13 HSP13 HSP14 HSP14 HSP15 HSP14 HSP15 HSP15 HSP15 HSP15 HSP15 HSP16 HSP16 HSP16 HSP17 HSP17 HSP18	HSP8								
HSP12 HSP13 HSP13 HSP13 HSP14 HSP14 HSP14 HSP15 HSP15 HSP15 HSP18 HSP18 HSP18 HSP19	HSP9								
HSP13	HSP10								
HSP13 HSP13a The site is currently a Jet Petrol Station along with a Budget Rent-a-Car premises. Planning issues are likely to involve loss of retail and employment amenity along with loss of employment space. There will need to be relocation of existing businesses and potentially land remediation costs associated with use as a petrol station. Were the site to come forward for development, it is likely to be able to accommodate a flatted scheme of No a number of units. Likely to prove attractive HSP14 HSP15									
HSP13a The site is currently a Jet Petrol Station along with a Budget Rent-a-Car premises. Planning issues are likely to involve loss of retail and employment amenity along with loss of employment space. There will need to be relocation of existing businesses and potentially land remediation costs associated with use as a petrol station. Were the site to come forward for development, it is likely to be able to accommodate a flatted scheme of a number of units. Likely to prove attractive HSP15 HSP14 HSP15									
The site is currently a Jet Petrol Station along with a Budget Rent-a-Car premises. Planning issues are likely to involve loss of retail and employment amenity along with loss of employment space. There will need to be relocation of existing businesses and potentially land remediation costs associated with use as a petrol station. Were the site to come forward for development, it is likely to be able to accommodate a flatted scheme of No a number of units. Likely to prove attractive the HSP15									
along with a Budget Rent-a-Car premises. Planning issues are likely to involve loss of retail and employment amenity along with loss of employment space. There will need to be relocation of existing businesses and potentially land remediation costs associated with use as a petrol station. Were the site to come forward for development, it is likely to be able to accommodate a flatted scheme of a number of units. Likely to prove attractive Phasing to a local housebuilder. HSP15	HSP13a								
	HSP14 HSP15			M-L	Н	L		No	along with a Budget Rent-a-Car premises. Planning issues are likely to involve loss of retail and employment amenity along with loss of employment space. There will need to be relocation of existing businesses and potentially land remediation costs associated with use as a petrol station. Were the site to come forward for development, it is likely to be able to accommodate a flatted scheme of a number of units. Likely to prove attractive
	HSP16	1							

-	Ť	Ť		1	•	T	1	
HSP17			M-L	М	М		No Phasing	The site is currently a storage facility for the adjacent junk shop - Williams. The site would be able to accommodate a small scale residential scheme attractive to a local housebuilder. There are likely to be issues around ownership from the adjacent store and also rights to light and overlooking issues from surrounding residential property. Small development costs associated with demolition of the existing structure.
HSP18								
HSP19								
HSP20								
HSP21								
HSP22								
HSP23								
HSP24								
HSP25								
HSP26								
HSP27								
HSP28								
HSP29								
HSP30								
HSP31								
							No	The site is one half of an open green play area lying in the middle of a large Council estate. The site will be able to accommodate several new residential dwellings but there are likely to be planning issues around loss of open space and children's' play amenity as well as rights to light and overlooking from surrounding residential properties. Access is poor and would need to be improved. Were the site to come forward for development it is likely to
HSP32			M-L	L	М		Phasing	prove attractive to a local housebuilder.
HSP33								
HSP34								
HSP35								
HSP36								
HSP37								
HSP38								
HSP39								
HSP40								
<u> </u>	I	I		ı	ı	I	I	

	1	1	1	1	1		
HSP41			M-L	M	M	No Phasing	The site is currently Hardings Renault car showroom and MOT centre. Several constraints to development here namely loss of employment and ownership issues on the site. Also ground contamination issues associated with the MOT centre along with rights to light and overlooking issues from surrounding residential properties. The site is prominently a corner site and may be attractive to local developers. Potential for some flatted development.
HSP42							
HSP43							
HSP44							
HSP45							
HSP46							
HSP47							
HSP48							
HSP49							
HSP50							
HSP51							
HSP52							
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HSP57							
HSP58							
HSP59							
HSP60							
HSP61							
HSP62							
HSP63							
HSP64							
HSP 65							
HSP66							
HSP 67			М	М-Н	М	6-10 years	The site is currently a primary school and school fields. Likely to be planning constraints including loss of education facility and amenity. Rights to light and overlooking issues from surrounding residential properties. Were the site to come forward for development it would be able to provide a small scale residential scheme of low to medium density houses.
HSP 68			M	L	М-Н	No phasing	The site is open green scrubland next door to the adjacent primary school and will be able to accommodate a small residential block, likely to prove attractive to local housebuilders. Developer intention unknown.

			Case			0-5 years		6-10 years		11-15		15+ years		No		Comment	
Site Ref.	Name / Address	Site Area	Study			Scenario	Scenario			Scenario	Scenario		Scenario	Scenario	Scenario	Comment	Site Ref.
One rion	rtaine / /taareee	(ha)	Applied	U/G	>5ha	A	В	A	Scenario B	A	В	A	В	A	В		
HSP1	Templemead		търпса			Α								Α	Ь		HSP1
HSP2	Wheatfield (off Fletcher Way)	0.194	11	U	N			7	14								HSP2
HSP3	Fletcher Way, opp Thriftfield	0.104			1			,	17								HSP3
HSP4	Fletcher Way																HSP4
HSP5	Marchmont Green																HSP5
HSP6	Allandale																HSP6
HSP7	Thumpers				1												HSP7
HSP8	Little Mimms				+								 				HSP8
HSP9					+												HSP9
	Queensway				+												
HSP10	Apollo Way																HSP10
HSP11	Allandale																HSP11
HSP12	Queensway				+												HSP12
HSP13	Queensway				1												HSP13
HSP13a	Queensway	0.470												_	4.4		HSP13a
HSP14	Queensway	0.176	5	U	N									7	11		HSP14
HSP15	Queensway																HSP15
HSP16	Normandy Court	0.000			ļ												HSP16
HSP17	St Pauls Road	0.026	11	U	N									1	2		HSP17
HSP18	Downside																HSP18
HSP19	Downside																HSP19
HSP20	St Pauls Road																HSP20
HSP21	Cattsdell																HSP21
HSP22	Thumpers																HSP22
HSP23	Thumpers																HSP23
HSP24	Thumpers																HSP24
HSP25	Thumpers																HSP25
HSP26	Randalls Rise																HSP26
HSP27	Bowyers																HSP27
HSP28	Randalls Rise																HSP28
HSP29	Taverners																HSP29
HSP30	Great Heart																HSP30
HSP31	Allandale																HSP31
HSP32	Typleden Close	0.148	7	U	N									9	16		HSP32
HSP33	Paston Road																HSP33
HSP34	Paston Road																HSP34
HSP35	Bowmans Court																HSP35
HSP36	Bathurst Road																HSP36
HSP37	Fletcher Way																HSP37
HSP38	Cambrian Way																HSP38
HSP39	Westerdale																HSP39
HSP40	Fletcher Way																HSP40
HSP41	Cattsdell/Fletcher Way	0.224	14	U	N									7	12		HSP41
HSP42	Malvern Way																HSP42
HSP43	Malvern Way																HSP43
HSP44	malvern Way																HSP44
HSP45	Mendip Way																HSP45
HSP46	Mendip Way																HSP46
HSP47	Mendip Way				1												HSP47
HSP48	Borrowdale Court				1												HSP48
HSP49	Eskdale Court				†								<u> </u>				HSP49
HSP50	Wharfedale																HSP50
HSP51	Wharfedale	†															HSP51
HSP52	Wharfedale	1			†								<u> </u>				HSP52
1101 02	VVIIdiTCUdIC	1			1	1	I	<u> </u>		<u> </u>	I		I	<u> </u>	I		1101 02

Highfield St Pauls Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years 6-10 years		6-10 years		11-15		15+ years		No		Comment	
				U/G	>5ha	Scenario	Scenario	Scenario S	Scenario B	Scenario	Scenario		Scenario B	Scenario A	Scenario B		Site Ref.
						Α	В			Α	В						
HSP53	Sleddale																HSP53
HSP54	Wensleydale																HSP54
HSP55	Triton Way																HSP55
HSP56	Neptune Drive																HSP56
HSP57	Achilles Close																HSP57
HSP58	1 Jupiter Drive																HSP58
HSP59	Pallas Road																HSP59
HSP60	Jupiter Drive																HSP60
HSP61	Juno Road																HSP61
HSP62	Titan Road																HSP62
HSP63	Mimas Road																HSP63
HSP64	Dione Road																HSP64
HSP 65	St Pauls Road																HSP 65
HSP66	Corner Farm, Redbourn Road																HSP66
HSP 67	Jupiter Drive JMI School Jupiter Drive	0.57	2	U	N			19	35								HSP 67
HSP 68	Land at Highfield house	0.17	11	G	N									6	12		HSP 68
					Total Urban	0	0	27	49	0	0	0	0	24	40		
					Total Greenfield	0	0	0	0	0	0	0	0	6	12		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	0	0	27	49	0	0	0	0	30	52		