

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
AE1	Boundary Way	vacant industrial space	Distribution unit to let within industrial area/ large site, close to open land, employment, sports ground, main roads, etc		R	Modern employment building	AE1
AE2	general industrial area		General Nature of Industrial Area- mostly modern units with some needing investment		R	Modern employment building	AE2
AE3	Breakspear Way	sports ground	quality open space surrounded by employment and residential units		R	Open land	AE3
AE4	Buncefield Lane	caravan park	active caravan park		R	open land	AE4
AE5	Three Cherry Tree Lane	caravan park	unattractive caravan park, surrounded by employment uses. A lot of activity		R	travellers site & employment area	AE5
AE6	Three Cherry Tree Lane	open space	overgrown space with storage and some industrial activity. Surrounded by industrial and busy roads	9.418	R	'Greenfield' Housing Allocation (H18)	AE6
AE7	Arundel Close	garage courts	end site surrounded by residential and industrial		R	in average condition	AE7
AE8	Masons Road	garage courts	large site surrounded by residential		R	in use	AE8
AE9	The Flags	garage courts	large site surrounded by residential. New housing built to the rear		R	in use	AE9
AE10	New Park Drive	garage courts	large end site, surrounded by employment area, buffer zone and employment area		R	in active use	AE10
AE11	Vauxhall Road	garage courts	small site surrounded by residential, some commercial activity from rear gardens opposite		R	in active use	AE11
AE12	Malus Close	garage courts	quite large site close to pub and residential uses. Overgrown, dumping evident, many empty garage courts	0.088	R	good corner site	AE12
AE13	Haleswood Road	garage courts	large site surrounded by residential		R	in good condition	AE13
AE14	Montgomery Avenue	garage courts	site surrounded by residential		R	look new and in good condition	AE14
AE15	Montgomery Avenue	garage courts	large site surrounded by residential and close to town centre and school. Access through to gardens behind. Some in bad condition		R	ok condition, need to keep access to gardens	AE15

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
AE16	Briery Way	garage courts	large site, near to town centre, good frontage to open land. Garage courts in poor condition	0.684	A	but access issues	AE16
AE17	Larchwood Road	garage courts			R	in use	AE17
AE18	Queensway	green space	dense woodland surrounded by residential		R	amenity issues	AE18
AE19	Dellcut Road	garage courts	small site surrounded by residential		R	in use	AE19
AE20	Saffron End	garage courts			R	in use	AE20
AE21	Highfield Lane	garage courts	large site surrounded by residential		R	in use	AE21
AE22	Highfield Lane	rear gardens	large site surrounded by residential, access direct from Highfield Lane		R	mature trees on site	AE22
AE23	Ellingham Road	rear gardens	large site surrounded by residential and open space. Inaccessible		R	feasibility and amenity issues	AE23
AE24	Berrymead rear gardens		large site surrounded by residential and open space. Inaccessible on site visit but access can be provided through existing road	0.227	A	large site with access, housing present adjacent	AE24
AE25	Rutland Gardens	garage courts	large site surrounded by residential		R	likely linked to allotments	AE25
AE26	Rutland Gardens	gardens	small corner site		R	Space constraints	AE26
AE27	Widmore Drive	playground	surrounded by residential, could not access on site visit		R	childrens play area	AE27
AE28	Stocks Meadow	rear gardens	surrounded by school and residential, inaccessible on site visit	0.14	A	housing already provided on adjacent gardens (need to relocate garage)	AE28
AE29	Saracens Head	garage courts	small end site surrounded by residential		R	in use	AE29
AE30	Adeyfield Gardens	garage courts	surrounded by residential, little evidence of use although in relatively good condition		R	access issues	AE30
AE31	Adeyfield Road	rear gardens	surrounded by residential, close to town centre, access may be a problem	0.198	A	subject to access	AE31
AE32	Hammer Lane	garage courts	large town centre site. Look disused		R	get further information. Consider AE32, 33, 34, 35 and 36 together, accept one site, rationalise car parking	AE32

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
AE33	Hammer Lane	garage courts	large town centre site. Look disused		R	information on occupancy rates? Consider AE32, 33, 34, 35 and 36 together	AE33
AE34	Hammer Lane	works?	good town centre location		R	active, could this works be moved or consolidated in more space efficient area with parking Consider AE32, 33, 34, 35 and 36 together	AE34
AE35	Hammer Lane	Vango Van Rental	Large town centre site, not space efficient		R	future prospects for moving? Consider AE32, 33, 34, 35 and 36 together	AE35
AE36	Hammer Lane	depot	vacant space within town centre		R	good corner site Consider AE32, 33, 34, 35 and 36 together	AE36
AE37	Queens Square	car park	town centre car park, well used		R	busy, no other car park in centre	AE37
AE38	Everest Way	garage courts for commercial units?	look in average condition, good town centre location		R	needed for servicing	AE38
AE39	Longlands	Youth Club	looks disused, some graffiti		R	retain community uses	AE39

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Value	Cost	Accept / Discount	Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point					
AE1	Boundary Way	0	0	0	0	0					AE1
AE2	general industrial area	0	0	0	0	0					AE2
AE3	Breakspear Way	0	0	0	0	0					AE3
AE4	Buncefield Lane	0	0	0	0	0					AE4
AE5	Three Cherry Tree Lane	0	0	0	0	0					AE5
AE6	Three Cherry Tree Lane	9.418	0	0	0	0					AE6
AE7	Arundel Close	0	0	0	0	0					AE7
AE8	Masons Road	0	0	0	0	0					AE8
AE9	The Flags	0	0	0	0	0					AE9
AE10	New Park Drive	0	0	0	0	0					AE10
AE11	Vauxhall Road	0	0	0	0	0					AE11
AE12	Malus Close	0.088	0	0	0	0	M	L	Discount	small site estimates	AE12
AE13	Haleswood Road	0	0	0	0	0					AE13
AE14	Montgomery Avenue	0	0	0	0	0					AE14
AE15	Montgomery Avenue	0	0	0	0	0					AE15
AE16	Briery Way	0.684	0	0	0	0	M	M	Accept	buying interests	AE16
AE17	Larchwood Road	0	0	0	0	0					AE17
AE18	Queensway	0	0	0	0	0					AE18
AE19	Dellcut Road	0	0	0	0	0					AE19
AE20	Saffron End	0	0	0	0	0					AE20
AE21	Highfield Lane	0	0	0	0	0					AE21
AE22	Highfield Lane	0	0	0	0	0					AE22
AE23	Ellingham Road	0	0	0	0	0					AE23
AE24	Berrymead rear gardens	0.227	11	8.399	16.571	12.485	M	L	Accept		AE24
AE25	Rutland Gardens	0	0	0	0	0					AE25
AE26	Rutland Gardens	0	0	0	0	0					AE26
AE27	Widmore Drive	0	0	0	0	0					AE27
AE28	Stocks Meadow	0.14	11	5.18	10.22	7.7	M	L	Accept		AE28
AE29	Saracens Head	0	0	0	0	0					AE29
AE30	Adeyfield Gardens	0	0	0	0	0					AE30
AE31	Adeyfield Road	0.198	11	7.326	14.454	10.89	M	L	Accept		AE31
AE32	Hammer Lane	0	0	0	0	0					AE32
AE33	Hammer Lane	0	0	0	0	0					AE33
AE34	Hammer Lane	0	0	0	0	0					AE34
AE35	Hammer Lane	0	0	0	0	0					AE35
AE36	Hammer Lane	0	0	0	0	0					AE36
AE37	Queens Square	0	0	0	0	0					AE37
AE38	Everest Way	0	0	0	0	0					AE38
AE39	Longlands	0	0	0	0	0					AE39
TOTAL				20.905	41.245	31.075					

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	To 2006		2006-2011		2011-2016		2016-2021		Comment	Site Ref.
				Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
AE1	Boundary Way	0	0										AE1
AE2	general industrial area	0	0										AE2
AE3	Breakspear Way	0	0										AE3
AE4	Buncefield Lane	0	0										AE4
AE5	Three Cherry Tree Lane	0	0										AE5
AE6	Three Cherry Tree Lane	9.418	0										AE6
AE7	Arundel Close	0	0										AE7
AE8	Masons Road	0	0										AE8
AE9	The Flags	0	0										AE9
AE10	New Park Drive	0	0										AE10
AE11	Vauxhall Road	0	0										AE11
AE12	Malus Close	0.088	0										AE12
AE13	Haleswood Road	0	0										AE13
AE14	Montgomery Avenue	0	0										AE14
AE15	Montgomery Avenue	0	0										AE15
AE16	Briery Way	0.684	0										AE16
AE17	Larchwood Road	0	0										AE17
AE18	Queensway	0	0										AE18
AE19	Dellcut Road	0	0										AE19
AE20	Saffron End	0	0										AE20
AE21	Highfield Lane	0	0										AE21
AE22	Highfield Lane	0	0										AE22
AE23	Ellingham Road	0	0										AE23
AE24	Berrymead rear gardens	0.227	11			8.399	16.571						AE24
AE25	Rutland Gardens	0	0										AE25
AE26	Rutland Gardens	0	0										AE26
AE27	Widmore Drive	0	0										AE27
AE28	Stocks Meadow	0.14	11			5.18	10.22						AE28
AE29	Saracens Head	0	0										AE29
AE30	Adeyfield Gardens	0	0										AE30
AE31	Adeyfield Road	0.198	11					7.326	14.454			Access Issues	AE31
AE32	Hammer Lane	0	0										AE32
AE33	Hammer Lane	0	0										AE33
AE34	Hammer Lane	0	0										AE34
AE35	Hammer Lane	0	0										AE35
AE36	Hammer Lane	0	0										AE36
AE37	Queens Square	0	0										AE37
AE38	Everest Way	0	0										AE38
AE39	Longlands	0	0										AE39
TOTAL				0	0	13.579	26.791	7.326	14.454	0	0		
Mid point				0		20.185		10.89		0			

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
AE1	Boundary Way	0						AE1
AE2	general industrial area	0						AE2
AE3	Breakspear Way	0						AE3
AE4	Buncefield Lane	0						AE4
AE5	Three Cherry Tree Lane	0						AE5
AE6	Three Cherry Tree Lane	9.418						AE6
AE7	Arundel Close	0						AE7
AE8	Masons Road	0						AE8
AE9	The Flags	0						AE9
AE10	New Park Drive	0						AE10
AE11	Vauxhall Road	0						AE11
AE12	Malus Close	0.088		0.0	0.0	0.0	small site	AE12
AE13	Haleswood Road	0						AE13
AE14	Montgomery Avenue	0						AE14
AE15	Montgomery Avenue	0						AE15
AE16	Briery Way	0.684	0	0.0	0.0	0.0	small site	AE16
AE17	Larchwood Road	0						AE17
AE18	Queensway	0						AE18
AE19	Dellcut Road	0						AE19
AE20	Saffron End	0						AE20
AE21	Highfield Lane	0						AE21
AE22	Highfield Lane	0						AE22
AE23	Ellingham Road	0						AE23
AE24	Berrymead rear gardens	0.227	11	8.4	16.6	12.5		AE24
AE25	Rutland Gardens	0						AE25
AE26	Rutland Gardens	0						AE26
AE27	Widmore Drive	0						AE27
AE28	Stocks Meadow	0.14	11	5.2	10.2	7.7		AE28
AE29	Saracens Head	0						AE29
AE30	Adeyfield Gardens	0						AE30
AE31	Adeyfield Road	0.198	11	7.3	14.5	10.9		AE31
AE32	Hammer Lane	0						AE32
AE33	Hammer Lane	0						AE33
AE34	Hammer Lane	0						AE34
AE35	Hammer Lane	0						AE35
AE36	Hammer Lane	0						AE36
AE37	Queens Square	0						AE37
AE38	Everest Way	0						AE38
AE39	Longlands	0						AE39
TOTAL				20.9	41.2	31.1		

Design Exercise	Scenario A Density
1	41
2	34
3	41
4	5
5	38
6	24
7	63
8	32
9	41
10	45
11	37
12	10
13	106
14	33
15	42
16	52
17	36
18	44
19	45

Design Exercise	Scenario B Density
1	120
2	61
3	69
4	9
5	63
6	44
7	105
8	50
9	95
10	56
11	73
12	25
13	142
14	53
15	83
16	72
17	67
18	85
19	180

NOTE: THESE ARE THE GROSS DENSITIES GENERATED AND SHOULD BE APPLIED IN ORDER TO REFLECT THE DESIGN WORK PRODUCED. ALTHOUGH SOME OF THESE MAY APPEAR LOW, THE NET DENSITIES GENERATED ARE ALL EQUAL TO OR IN EXCESS OF 30 DU/HA