

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
CHA1	Youngfield Road	garage courts	surrounded by residential, enclosed site		R	garage courts in good condition	CHA1
CHA2	Briarcliff	green space	surrounded by residential, school and open space.		R	amenity issue	CHA2
CHA3	Ripley Way	garage courts	quite large site, surrounded by residential and near to open space		R	some garage courts in ok condition but in use	CHA3
CHA4	Newlands Road	garage courts	surrounded by residential, near to open space, enclosed site		R	in good/ average condition. In use	CHA4
CHA5	Middle Hill	garage courts	quite large site with open space frontage, surrounded by open space and residential		R	good condition	CHA5
CHA6	Sidford Close	garage courts	surrounded by residential, road frontage		R	in use	CHA6
CHA7	Small Acre	garage courts	large site with some road frontage. Near to open space		R	in good condition	CHA7
CHA8	Valleyside	garage courts	end site, surrounded by residential, close to open space		R	in average/good condition, evidence of use	CHA8
CHA9	Leggefield Terrace	garage courts	large site with good road frontage. Surrounded by residential and close to open space		R	evidence of use, garage courts in good condition	CHA9
CHA10	Ravensdell	garage courts	small, enclosed site surrounded by residential, close to open space		R	garage courts in average condition	CHA10
CHA11	off Long Chaulden (212)	garage courts	small, enclosed site surrounded by residential. Close to open space and local centre		R	in good condition	CHA11
CHA12	Broom Hill	garage courts	relatively large site, surrounded by residential, close to open space and local centre		R	most in good condition	CHA12
CHA13	Jocketts Road	garage courts	large site surrounded by residential, close to open space and local centre		R	in good condition	CHA13
CHA14	White Hill	garage courts	small, enclosed site, close to open space, linked to rear gardens		R	access to rear gardens and courts in good condition	CHA14
CHA15	Upper Sales	green space & rear gardens	surrounded by residential and allotment gardens. Access from rear gardens can be obtained through green space		R	site size/access issue	CHA15
CHA16	Lower Sales	garage courts	surrounded by residential and allotment gardens.		R	garage courts in good condition and in use	CHA16

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
CHA17	off Chaulden House Gardens (89)	garage courts	surrounded by residential and open space		R	garage courts in use and in good condition	CHA17
CHA18	off Chaulden House Gardens (77)	garage courts & PCT Dacorum Head Office	surrounded by residential and open space. Large area.		R	Ok use - also parking associated with community use	CHA18
CHA19	off Chaulden House Gardens (57)	garage courts	surrounded by residential, potential to link with CHA21		R	in good condition	CHA19
CHA20	off Chaulden House Gardens (25)	garage courts			R	ok condition	CHA20
CHA21	Pixies Hill Crescent	garage courts and rear gardens	surrounded by residential. Near to school and local centre- see also CHA 19, 20 and 21		R	rear gardens in good condition	CHA21
CHA22	Chaulden Terrace	garage courts	large site, enclosed by residential, close to local centre and open space	0.29	R	in use but in bad condition.. Opportunities to reduce garage court numbers?	CHA22
CHA23	Hazeldell Road	garage courts	small site, enclosed by residential		R	garage courts in use and in good condition	CHA23
CHA24	School Row	church, hall, residential units	large site next to local centre. Surrounded by residential and open space	0.314	A	NLUD identified. Previous application for 20 units not Implemented - but keep church	CHA24
CHA25	off Long Chaulden (56)	works	looks unused. surrounded by NLUD identified site, school, local centre and residential.		R	Garages/service and for retail and residential	CHA25
CHA26	Long Chaulden	centre car park	well used		R	potential for housing within this site, eg corner	CHA26
CHA27	off Long Chaulden (58)	rear of co-op			R	Part of supermarket	CHA27

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
CHA1	Youngfield Road	0						CHA1
CHA2	Briarcliff	0						CHA2
CHA3	Ripley Way	0						CHA3
CHA4	Newlands Road	0						CHA4
CHA5	Middle Hill	0						CHA5
CHA6	Sidford Close	0						CHA6
CHA7	Small Acre	0						CHA7
CHA8	Valleyside	0						CHA8
CHA9	Leggefield Terrace	0						CHA9
CHA10	Ravensdell	0						CHA10
CHA11	off Long Chaulden (212)	0						CHA11
CHA12	Broom Hill	0						CHA12
CHA13	Jocketts Road	0						CHA13
CHA14	White Hill	0						CHA14
CHA15	Upper Sales	0						CHA15
CHA16	Lower Sales	0						CHA16
CHA17	off Chaulden House Gardens (89)	0						CHA17
CHA18	off Chaulden House Gardens (77)	0						CHA18
CHA19	off Chaulden House Gardens (57)	0						CHA19
CHA20	off Chaulden House Gardens (25)	0						CHA20
CHA21	Pixies Hill Crescent	0						CHA21
CHA22	Chaulden Terrace	0.29		0.0	0.0	0.0		CHA22
CHA23	Hazeldell Road	0						CHA23
CHA24	School Row	0.314	13	33.3	44.6	38.9		CHA24
CHA25	off Long Chaulden (56)	0						CHA25
CHA26	Long Chaulden	0						CHA26
CHA27	off Long Chaulden (58)	0						CHA27
			TOTAL	33.3	44.6	38.9		

Chaulden Ward - Unconstrained estimates

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					
CHA1	Youngfield Road	0	0	0	0	0					CHA1
CHA2	Briarcliff	0	0	0	0	0					CHA2
CHA3	Ripley Way	0	0	0	0	0					CHA3
CHA4	Newlands Road	0	0	0	0	0					CHA4
CHA5	Middle Hill	0	0	0	0	0					CHA5
CHA6	Sidford Close	0	0	0	0	0					CHA6
CHA7	Small Acre	0	0	0	0	0					CHA7
CHA8	Valleyside	0	0	0	0	0					CHA8
CHA9	Leggefield Terrace	0	0	0	0	0					CHA9
CHA10	Ravensdell	0	0	0	0	0					CHA10
CHA11	off Long Chaulden (212)	0	0	0	0	0					CHA11
CHA12	Broom Hill	0	0	0	0	0					CHA12
CHA13	Jocketts Road	0	0	0	0	0					CHA13
CHA14	White Hill	0	0	0	0	0					CHA14
CHA15	Upper Sales	0	0	0	0	0					CHA15
CHA16	Lower Sales	0	0	0	0	0					CHA16
CHA17	off Chaulden House Gardens (89)	0	0	0	0	0					CHA17
CHA18	off Chaulden House Gardens (77)	0	0	0	0	0					CHA18
CHA19	off Chaulden House Gardens (57)	0	0	0	0	0					CHA19
CHA20	off Chaulden House Gardens (25)	0	0	0	0	0					CHA20
CHA21	Pixies Hill Crescent	0	0	0	0	0					CHA21
CHA22	Chaulden Terrace	0.29	0	0	0	0	M	M	Accept	thin sloping site	CHA22
CHA23	Hazeldell Road	0	0	0	0	0					CHA23
CHA24	School Row	0.314	13	33.284	44.588	38.936	L	M	Accept	electricity sub-station in LA site	CHA24
CHA25	off Long Chaulden (56)	0	0	0	0	0					CHA25
CHA26	Long Chaulden	0	0	0	0	0					CHA26
CHA27	off Long Chaulden (58)	0	0	0	0	0					CHA27
TOTAL				33.284	44.588	38.936					

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		
CHA1	Youngfield Road	0	0										CHA1
CHA2	Briarcliff	0	0										CHA2
CHA3	Ripley Way	0	0										CHA3
CHA4	Newlands Road	0	0										CHA4
CHA5	Middle Hill	0	0										CHA5
CHA6	Sidford Close	0	0										CHA6
CHA7	Small Acre	0	0										CHA7
CHA8	Valleyside	0	0										CHA8
CHA9	Leggefield Terrace	0	0										CHA9
CHA10	Ravensdell	0	0										CHA10
CHA11	off Long Chaulden (212)	0	0										CHA11
CHA12	Broom Hill	0	0										CHA12
CHA13	Jocketts Road	0	0										CHA13
CHA14	White Hill	0	0										CHA14
CHA15	Upper Sales	0	0										CHA15
CHA16	Lower Sales	0	0										CHA16
CHA17	off Chaulden House Gardens (89)	0	0										CHA17
CHA18	off Chaulden House Gardens (77)	0	0										CHA18
CHA19	off Chaulden House Gardens (57)	0	0										CHA19
CHA20	off Chaulden House Gardens (25)	0	0										CHA20
CHA21	Pixies Hill Crescent	0	0										CHA21
CHA22	Chaulden Terrace	0.29	0					0	0				CHA22
CHA23	Hazeldell Road	0	0										CHA23
CHA24	School Row	0.314	13			33.284	44.588					housing allocation site	CHA24
CHA25	off Long Chaulden (56)	0	0										CHA25
CHA26	Long Chaulden	0	0										CHA26
CHA27	off Long Chaulden (58)	0	0										CHA27
TOTAL				0	0	33.284	44.588	0	0	0	0		
Mid point				0		38.936		0		0			

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