

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
HHC1	Wolsey Road	Derelict?	surrounded by car park, rear of town centre frontage, residential upstairs.		R	part of shop	HHC1
HHC2	Marlowes	market office, empty?, car park	surrounded by cinema, rear of town centre with residential upstairs		A	See HHC74, market future	HHC2
HHC3	Combe Street	vacant	surrounded by library, police station, retail, offices and cinema		A	See HHC74, civic zone	HHC3
HHC4	Midland Road	green space surrounded by residential	surrounded by residential		R	amenity	HHC4
HHC5	Dacorum College Car Park	car parking	surrounded by college, council buildings, green space and council buildings		A	See HHC74, not well used on site visit, consolidation of parking possible	HHC5
HHC6	Templemead	green space surrounded by residential	surrounded by residential and open space	0.295	A	little amenity value?scope to examine potential	HHC6
HHC7	Bury Road	garage and car restoration works	surrounded by residential and main road. Close to new housing	0.153	A	Subject of planning application, H9 allocation	HHC7
HHC8	Bury Road, Gadebury elderly persons home	large building and outside space	surrounded by residential, college, council offices and main road.	0.516	A	Intention to demolish, request for prior approval on site	HHC8
HHC9	Bury Road	grass verge	surrounded by college and council buildings		R	space constraints	HHC9
HHC10	Mayflower Avenue	green space, car parking	surrounded by residential and jehovah's witness building. Gradient issues		R	Retain community facilities & character of area.	HHC10
HHC11	Adeyfield Road	engineering works	surrounded by residential, open space and pub	0.312	A		HHC11
HHC12	Park Road	car parking	looks underused		R	well used	HHC12
HHC13	Park Road	unused space surrounding sports centre			R	Part of Sports Centre	HHC13
HHC14	Vicarage Close	rear gardens	good access from existing road	0.088	A	close to town centre, large site	HHC14
HHC15	Heath Lane	residential under construction	apartments incomplete	0.366	A	incompleteH19A	HHC15
HHC16	Cotterells Hill	garage courts	in poor condition		R	parking issue	HHC16
HHC17	Collett Road	front gardens and vacant space	vacant space inaccessible, good road frontage, current frontage under used		R	Access issues/trees	HHC17
HHC18	Bury Green	green corner space fronting to main road	quality green space, but large space with easy access to main town centre	0.196	A		HHC18

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
HHC19	Leighton Buzzard Road	Dacorum College	Large site with good frontage to road, stream and green space		A	See HHC74	HHC19
HHC20	off Combe Street	office car park	good river, road and green space frontage. Potential for consolidation with other parking in area		A	See HHC74	HHC20
HHC21	Leighton Buzzard Road	Burymill Family Centre	in temporary buildings, good location close to road and town centre, with good road frontage	0.327	A	plans to move to more permanent location? Some pre application discussions	HHC21
HHC22	Combe Street	Corner site	fronting road, good access to town		A	See HHC74, space and noise constraints	HHC22
HHC23	Combe Street	NCP Car Park	Extensive site, close to town centre, good road frontage and near to town centre gardens & river	0.726	A	Dependant on Civic Zone Link HHC 23, 24, 26	HHC23
HHC24	Bridge Street	car parking	Large site with good frontage to road, stream and green space	0.27	A	Parking needed especially with new development Link HHC 23, 24, 26	HHC24
HHC25	Cotterells (96)	works	prime town centre location	0.085	A	some previous discussions	HHC25
HHC26	Moor End Road	Long Stay car park	well used, within large town centre location	0.223	A	parking consolidation?, dependant on civic zone link 23, 24,26	HHC26
HHC27	Cotterells	Disused club	large site with good frontage to road, close to town centre		R	Keep social & community	HHC27
HHC28	Cotterells	Needlecraft Retail Unit	good site, close to town centre, looks in disrepair	0.027	A		HHC28
HHC29	Cotterells	Cotterells Club	good site, close to town centre		R	Keep social & community facilities	HHC29
HHC30	Cotterells	Kodak Offices and Parking	very large site, a lot of parking	1.204	A	Link with HHC 34	HHC30
HHC31	Cotterells	car washing	good access to town centre	0.039	A		HHC31
HHC32	Cotterells	car parking	large site in good location for residential. Looks underused	0.092	A	Heavy links with kodak offices. consider in context of HHC30 and HHC34	HHC32
HHC33	Station Road	residential under construction	large corner site with good access to town centre	0.1	A	not yet complete	HHC33
HHC34	Cotterells	green space	large corner site in front of Kodak offices, good location for town centre		A	Link with HHC30	HHC34
HHC35	St Johns Road	Boxmoor Hall	large site, good location for housing	0.024	A		HHC35
HHC36	Leighton Buzzard Road	under construction	town centre retail and residential scheme	1.541	R	retail only in this part of scheme	HHC36
HHC37	Marlowes	Mixed use development under construction	large site. Close to busy roundabout on edge of town centre	0.788	A	some residential complete. Development as a whole not yet complete. NLUD identified	HHC37

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
HHC38	Waterhouse Street	Rear of commercial units, servicing area	Large site within town centre		R	Needed for servicing	HHC38
HHC39	Waterhouse Street	car parking	Town Centre Location, good site also close to town centre gardens, river, etc		R	well used parking	HHC39
HHC40	Waterhouse Street	Rear of commercial units, servicing area	Good sized site within town centre		R	Needed for servicing	HHC40
HHC41	Selden Hill	multi-storey car park	large site within town centre		R	Well used	HHC41
HHC42	Park Lane	car park	well used, within large town centre location. Close to nearby housing allocation site.		R	Well used	HHC42
HHC43	Paradise Industrial Estate		Large area within town centre. Many units in need of investment. Building next to Avis for Hire/Sale for 2 years and no interest. Avis owner interested in selling		R	run-down, depending on employment land study	HHC43
HHC44	Park Lane		Large area close to town centre	0.67	R	'Greenfield' Housing Allocation (H40) but sustainable location close to town centre	HHC44
HHC45	Hillfield Road	Hemel Hempstead General Hospital	Large site within town centre		R	Hospital future strengthening	HHC45
HHC46	Marlowes	Market site	Large site within town centre, potential for mixed use development		A	See HHC74, is market well supported?	HHC46
HHC47	Hillfield Road	multi-storey car park		0.221	A	for mixed use	HHC47
HHC48	Waterhouse Street	Salvation Army Centre	Site looks in need of investment, good town centre location		A	See HHC74	HHC48
HHC49	Walnut Grove	residential under construction	large site, former rear gardens, close to town centre	0.418	A	NLUD identified not yet built	HHC49
HHC50	Marlowes	Surgery Car Park	large site, close to town centre	0.071	A	opportunities for parking consolidation	HHC50
HHC51	Marlowes	Offices to let and car parking	large site, close to town centre		R	access issues	HHC51
HHC52	Marlowes	Car Parking & The Pavillion?	large site, combined with HHC3 and West Herts College site.		A	See HHC74	HHC52
HHC53	Marlowes	Green space and courtyard of council offices	Large site with good frontage and close to town centre		A	See HHC74	HHC53
HHC54	Queensway	Bury RCC Offices, Car Park and garage courts	Large site close to town centre		R	Open land	HHC54

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
HHC55	Queensway	Shed and Car Park	Large site close to town centre. Good potential for corner site with shed		R	green belt council depot	HHC55
HHC56	Marlowes/Queensway	unused space adjacent to commercial units and private car parking	Large site within old town		R	overlooking issues, conservation area and gradient issue	HHC56
HHC57	Alexandra Road	Space to rear of residential, gardens of old folks home? Inaccessible	Large site with good access to town centre.		R	keep special/community facilities	HHC57
HHC58	Alexandra Road	Parking associated with new residential development	Large site, good access to town centre		R	overlooking and parking issue	HHC58
HHC59	Alexandra Road	office car parking		0.062	A	parking consolidation	HHC59
HHC60	Alexandra Road	vacant space used for parking & building		0.012	A	parking consolidation, further investigation	HHC60
HHC61	Queensway	Fire station car park	large site	0.056	A	parking consolidation	HHC61
HHC62	Queensway	office car parking	good corner site, currently underutilised		R	well used	HHC62
HHC63	High Street	large space to rear of commercial units			R	inaccessible & overlooking	HHC63
HHC64	High Street	Pub car park and parking for flats	some potential for offices		R	in use	HHC64
HHC65	St Marys Close	Car Park			R	well used & character of area	HHC65
HHC66	off High Street	private car parking		0.048	A	parking consolidation	HHC66
HHC67	High Steet	Old Town Car Park			R	well used	HHC67
HHC68	off High Street	Private car parking			R	in good condition	HHC68
HHC69	off High Street	private garage courts and parking	some use, but area not fully maximised	0.068	A		HHC69
HHC70	Church Street	Car Parking		0.099	A	rationalisation of space (look at HHC70 & HHC71 together)	HHC70
HHC70a	Allandale	Pub garden, etc		0.192	A		HHC70a
HHC71	Church Street	Car Parking		0.032	A	space and parking constraints (look at HHC70 & HHC71 together)	HHC71
HHC72	Chapel Street	corner site used for parking		0.022	A	space constraints	HHC72
HHC73	St Marys Road	garage courts and rear gardens			R	good condition	HHC73
HHC74	Marlowes	Civic Zone		6.578	A		HHC74

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
HHC74a	Marlowes	Extension to Civic Zone	This area is not being developed for residential, it just relates to relocation of uses to accommodate Civic Zone Redevelopment (HHC74)	1.2	R	very rough boundary	HHC74a
HHC75	Lockers Park Lane	School Site	Housing allocation site	0.227	A	under construction at time of survey	HHC75
HHC76	Cotterells Hill	residential completed		0.14	A	complete (after last monitoring period)	HHC76

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
HHC1	Wolsey Road	0						HHC1
HHC2	Marlowes	0						HHC2
HHC3	Combe Street	0						HHC3
HHC4	Midland Road	0						HHC4
HHC5	Dacorum College Car Park	0						HHC5
HHC6	Templemead	0.295	7	18.6	31.0	24.8		HHC6
HHC7	Bury Road	0.153		8.0	8.0	8.0	under construction	HHC7
HHC8	Bury Road, Gadebury elderly persons home	0.516	9	21.2	49.0	35.1		HHC8
HHC9	Bury Road	0						HHC9
HHC10	Mayflower Avenue	0						HHC10
HHC11	Adeyfield Road	0.312	9	12.8	29.6	21.2		HHC11
HHC12	Park Road	0						HHC12
HHC13	Park Road	0						HHC13
HHC14	Vicarage Close	0.088	3	3.6	6.1	4.8	small site	HHC14
HHC15	Heath Lane	0.366		16.0	16.0	16.0	under construction	HHC15
HHC16	Cotterells Hill	0						HHC16
HHC17	Collett Road	0						HHC17
HHC18	Bury Green	0.196	7	12.3	20.6	16.5		HHC18
HHC19	Leighton Buzzard Road	0						HHC19
HHC20	off Combe Street	0						HHC20
HHC21	Leighton Buzzard Road	0.327	9	13.4	31.1	22.2		HHC21
HHC22	Combe Street	0						HHC22
HHC23	Combe Street							HHC23
HHC24	Bridge Street	0.27	9	11.1	25.7	18.4		HHC24
HHC25	Cotterells (96)	0.085	10	3.8	4.8	4.3	small site	HHC25
HHC26	Moor End Road	0.223	9	9.1	21.2	15.2		HHC26
HHC27	Cotterells	0						HHC27
HHC28	Cotterells	0.027	9	1.1	2.6	1.8	small site	HHC28
HHC29	Cotterells	0						HHC29
HHC30	Cotterells	1.204	16	62.6	86.7	74.6	redevelopment of kodak building	HHC30
HHC31	Cotterells	0.039	9	1.6	3.7	2.7	small site	HHC31
HHC32	Cotterells	0.092	9	3.8	8.7	6.3		HHC32

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
HHC33	Station Road	0.1		14.0	14.0	14.0		HHC33
HHC34	Cotterells	0						HHC34
HHC35	St Johns Road	0.024	4	0.1	0.2	0.2	Small site	HHC35
HHC36	Leighton Buzzard Road	0						HHC36
HHC37	Marlowes	0.788		45.0	103.0	74.0		HHC37
HHC38	Waterhouse Street	0						HHC38
HHC39	Waterhouse Street	0						HHC39
HHC40	Waterhouse Street	0						HHC40
HHC41	Selden Hill	0						HHC41
HHC42	Park Lane	0						HHC42
HHC43	Paradise Industrial Estate	0						HHC43
HHC44	Park Lane	0.67						HHC44
HHC45	Hillfield Road	0						HHC45
HHC46	Marlowes	0						HHC46
HHC47	Hillfield Road	0.221	16	11.5	15.9	13.7		HHC47
HHC48	Waterhouse Street	0						HHC48
HHC49	Walnut Grove	0.418		9.0	9.0	9.0		HHC49
HHC50	Marlowes	0.071	9	2.9	6.7	4.8	small site	HHC50
HHC51	Marlowes	0						HHC51
HHC52	Marlowes	0						HHC52
HHC53	Marlowes	0						HHC53
HHC54	Queensway	0						HHC54
HHC55	Queensway	0						HHC55
HHC56	Marlowes/Queensway	0						HHC56
HHC57	Alexandra Road	0						HHC57
HHC58	Alexandra Road	0						HHC58
HHC59	Alexandra Road	0.062	9	2.5	5.9	4.2	small site	HHC59
HHC60	Alexandra Road	0.012	10	0.5	0.7	0.6	small site	HHC60
HHC61	Queensway	0.056	9	2.3	5.3	3.8	small site	HHC61
HHC62	Queensway	0						HHC62
HHC63	High Street	0						HHC63
HHC64	High Street	0						HHC64
HHC65	St Marys Close	0						HHC65

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
HHC66	off High Street	0.048	9	2.0	4.6	3.3	small site	HHC66
HHC67	High Steet	0						HHC67
HHC68	off High Street	0						HHC68
HHC69	off High Street	0.068	10	3.1	3.8	3.4	small site	HHC69
HHC70	Church Street	0.099	10	4.5	5.5	5.0		HHC70
HHC70a	Allandale	0.192	11	7.1	14.0	10.6		HHC70a
HHC71	Church Street	0.032	9	1.3	3.0	2.2	small site	HHC71
HHC72	Chapel Street	0.022	9	0.9	2.1	1.5	small site	HHC72
HHC73	St Marys Road	0						HHC73
HHC74	Marlowes	6.578	16	342.1	473.6	407.8	subject to findings of civic zone study	HHC74
HHC74a	Marlowes							HHC74a
HHC75	Lockers Park Lane	0.227		7.0	7.0	7.0	under construction	HHC75
HHC76	Cotterells Hill	0.14		8.0	8.0	8.0	complete	HHC76
TOTAL				662.778	1027.074	844.926		

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					
HHC1	Wolsey Road	0	0	0	0	0					HHC1
HHC2	Marlowes	0	0	0	0	0					HHC2
HHC3	Combe Street	0	0	0	0	0					HHC3
HHC4	Midland Road	0	0	0	0	0					HHC4
HHC5	Dacorum College Car Park	0	0	0	0	0					HHC5
HHC6	Templemead	0.295	7	18.585	30.975	24.78	M	L	Accept		HHC6
HHC7	Bury Road	0.153	0	8	8	8	M	H	Accept	Under construction	HHC7
HHC8	Bury Road, Gadebury elderly persons home	0.516	9	21.156	49.02	35.088	M	L	Accept		HHC8
HHC9	Bury Road	0	0	0	0	0					HHC9
HHC10	Mayflower Avenue	0	0	0	0	0					HHC10
HHC11	Adeyfield Road	0.312	9	12.792	29.64	21.216	M	M	Accept	businesses	HHC11
HHC12	Park Road	0	0	0	0	0					HHC12
HHC13	Park Road	0	0	0	0	0					HHC13
HHC14	Vicarage Close	0.088	3	3.608	6.072	4.84	M	L	Discount	small site estimates	HHC14
HHC15	Heath Lane	0.366	0	16	16	16	M	L	Accept	under construction	HHC15
HHC16	Cotterells Hill	0	0	0	0	0					HHC16
HHC17	Collett Road	0	0	0	0	0					HHC17
HHC18	Bury Green	0.196	7	12.348	20.58	16.464	M	L	Accept		HHC18
HHC19	Leighton Buzzard Road	0	0	0	0	0					HHC19
HHC20	off Combe Street	0	0	0	0	0					HHC20
HHC21	Leighton Buzzard Road	0.327	9	13.407	31.065	22.236	M	L	Accept		HHC21
HHC22	Combe Street	0	0	0	0	0					HHC22
HHC23	Combe Street	0	0	0	0	0					HHC23
HHC24	Bridge Street	0.27	9	11.07	25.65	18.36	H	M	Accept		HHC24
HHC25	Cotterells (96)	0.085	10	3.825	4.76	4.2925	H	M	Discount	small site estimates	HHC25
HHC26	Moor End Road	0.223	9	9.143	21.185	15.164	M	L	Accept		HHC26
HHC27	Cotterells	0	0	0	0	0					HHC27
HHC28	Cotterells	0.027	9	1.107	2.565	1.836	M	L	Discount	small site estimates	HHC28
HHC29	Cotterells	0	0	0	0	0					HHC29
HHC30	Cotterells	1.204	16	62.608	86.688	74.648	H	M	Accept	Site assembly issues	HHC30
HHC31	Cotterells	0.039	9	1.599	3.705	2.652	M	L	Discount	small site estimates	HHC31
HHC32	Cotterells	0.092	9	3.772	8.74	6.256	M	L	Accept		HHC32
HHC33	Station Road	0.1	0	14	14	14	M	M	Accept		HHC33
HHC34	Cotterells	0	0	0	0	0					HHC34
HHC35	St Johns Road	0.024	4	0.12	0.216	0.168	M	M	Discount	small site estimates	HHC35
HHC36	Leighton Buzzard Road	0	0	0	0	0	H	L	Accept		HHC36
HHC37	Marlowes	0.788	0	45	103	74	H	L	Accept		HHC37
HHC38	Waterhouse Street	0	0	0	0	0					HHC38
HHC39	Waterhouse Street	0	0	0	0	0					HHC39
HHC40	Waterhouse Street	0	0	0	0	0					HHC40
HHC41	Selden Hill	0	0	0	0	0					HHC41

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					
HHC42	Park Lane	0	0	0	0	0					HHC42
HHC43	Paradise Industrial Estate	0	0	0	0	0					HHC43
HHC44	Park Lane	0.67	0	0	0	0					HHC44
HHC45	Hillfield Road	0	0	0	0	0					HHC45
HHC46	Marlowes	0	0	0	0	0					HHC46
HHC47	Hillfield Road	0.221	16	11.492	15.912	13.702	M	M	Accept		HHC47
HHC48	Waterhouse Street	0	0	0	0	0					HHC48
HHC49	Walnut Grove	0.418	0	9	9	9	M	L	Accept		HHC49
HHC50	Marlowes	0.071	9	2.911	6.745	4.828	M	L	Discount	small site estimates	HHC50
HHC51	Marlowes	0	0	0	0	0					HHC51
HHC52	Marlowes	0	0	0	0	0					HHC52
HHC53	Marlowes	0	0	0	0	0					HHC53
HHC54	Queensway	0	0	0	0	0					HHC54
HHC55	Queensway	0	0	0	0	0					HHC55
HHC56	Marlowes/Queensway	0	0	0	0	0					HHC56
HHC57	Alexandra Road	0	0	0	0	0					HHC57
HHC58	Alexandra Road	0	0	0	0	0					HHC58
HHC59	Alexandra Road	0.062	9	2.542	5.89	4.216	M	L	Discount	small site estimates	HHC59
HHC60	Alexandra Road	0.012	10	0.54	0.672	0.606	M	L	Discount	small site estimates	HHC60
HHC61	Queensway	0.056	9	2.296	5.32	3.808	M	L	Discount	small site estimates	HHC61
HHC62	Queensway	0	0	0	0	0					HHC62
HHC63	High Street	0	0	0	0	0					HHC63
HHC64	High Street	0	0	0	0	0					HHC64
HHC65	St Marys Close	0	0	0	0	0					HHC65
HHC66	off High Street	0.048	9	1.968	4.56	3.264	M	M	Discount	small site estimates	HHC66
HHC67	High Steet	0	0	0	0	0					HHC67
HHC68	off High Street	0	0	0	0	0					HHC68
HHC69	off High Street	0.068	10	3.06	3.808	3.434	M	M	Discount	small site estimates	HHC69
HHC70	Church Street	0.099	10	4.455	5.544	4.9995	M	L	Accept		HHC70
HHC70a	Allandale	0.192	11	7.104	14.016	10.56					HHC70a
HHC71	Church Street	0.032	9	1.312	3.04	2.176	L	L	Discount	small site estimates	HHC71
HHC72	Chapel Street	0.022	9	0.902	2.09	1.496	M	L	Discount	small site estimates	HHC72
HHC73	St Marys Road	0	0	0	0	0					HHC73
HHC74	Marlowes	6.578	16	342.056	473.616	407.836	H	H	Accept	subject to findings of civic zone study	HHC74
HHC74a	Marlowes	0	0	0	0	0					HHC74a
HHC75	Lockers Park Lane	0.227	0	7	7	7	M	M	Accept	under construction	HHC75
HHC76	Cotterells Hill	0.14	0	8	8	8	M	M	Accept	complete	HHC76
TOTAL				662.778	1027.074	844.926					

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		
HHC1	Wolsey Road	0	0										HHC1
HHC2	Marlowes	0	0										HHC2
HHC3	Combe Street	0	0										HHC3
HHC4	Midland Road	0	0										HHC4
HHC5	Dacorum College Car Park	0	0										HHC5
HHC6	Templemead	0.295	7					18.585	30.975			political issues	HHC6
HHC7	Bury Road	0.153	0	8	8							Under construction	HHC7
HHC8	Bury Road, Gadebury elderly persons home	0.516	9	21.156	49.02							site cleared, ready for development. Will be complete by 2006	HHC8
HHC9	Bury Road	0	0										HHC9
HHC10	Mayflower Avenue	0	0										HHC10
HHC11	Adeyfield Road	0.312	9							12.792	29.64	subject to monitoring of employment land situation	HHC11
HHC12	Park Road	0	0										HHC12
HHC13	Park Road	0	0										HHC13
HHC14	Vicarage Close	0.088	3										HHC14
HHC15	Heath Lane	0.366	0										HHC15
HHC16	Cotterells Hill	0	0										HHC16
HHC17	Collett Road	0	0										HHC17
HHC18	Bury Green	0.196	7	16	16							under construction	HHC18
HHC19	Leighton Buzzard Road	0	0										HHC19
HHC20	off Combe Street	0	0										HHC20
HHC21	Leighton Buzzard Road	0.327	9					13.407	31.065			need to consider relocation of community facility	HHC21
HHC22	Combe Street	0	0										HHC22
HHC23	Combe Street	0	0										HHC23
HHC24	Bridge Street	0.27	9					11.07	25.65			move back for review based on parking impact of civic zone	HHC24
HHC25	Cotterells (96)	0.085	10										HHC25
HHC26	Moor End Road	0.223	9							9.143	21.185	move back for review based on parking impact of civic zone	HHC26
HHC27	Cotterells	0	0										HHC27
HHC28	Cotterells	0.027	9										HHC28
HHC29	Cotterells	0	0										HHC29
HHC30	Cotterells	1.204	16			62.608	86.688					subject to further investigations regarding refurbishment of Kodak Building	HHC30
HHC31	Cotterells	0.039	9										HHC31

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		
HHC32	Cotterells	0.092	9			3.772	8.74					associated with kodak building	HHC32
HHC33	Station Road	0.1	0	14	14							under construction	HHC33
HHC34	Cotterells	0	0										HHC34
HHC35	St Johns Road	0.024	4										HHC35
HHC36	Leighton Buzzard Road	0	0										HHC36
HHC37	Marlowes	0.788	0			45	103					under construction, different and undecided numbers in application, taken the midpoint between lowest and aspiration for 103	HHC37
HHC38	Waterhouse Street	0	0										HHC38
HHC39	Waterhouse Street	0	0										HHC39
HHC40	Waterhouse Street	0	0										HHC40
HHC41	Selden Hill	0	0										HHC41
HHC42	Park Lane	0	0										HHC42
HHC43	Paradise Industrial Estate	0	0										HHC43
HHC44	Park Lane	0.67	0										HHC44
HHC45	Hillfield Road	0	0										HHC45
HHC46	Marlowes	0	0										HHC46
HHC47	Hillfield Road	0.221	16					11.492	15.912			subject to impact of civic zone	HHC47
HHC48	Waterhouse Street	0	0										HHC48
HHC49	Walnut Grove	0.418	0	9	9							under construction	HHC49
HHC50	Marlowes	0.071	9										HHC50
HHC51	Marlowes	0	0										HHC51
HHC52	Marlowes	0	0										HHC52
HHC53	Marlowes	0	0										HHC53
HHC54	Queensway	0	0										HHC54
HHC55	Queensway	0	0										HHC55
HHC56	Marlowes/Queensway	0	0										HHC56
HHC57	Alexandra Road	0	0										HHC57
HHC58	Alexandra Road	0	0										HHC58
HHC59	Alexandra Road	0.062	9										HHC59
HHC60	Alexandra Road	0.012	10										HHC60
HHC61	Queensway	0.056	9										HHC61
HHC62	Queensway	0	0										HHC62
HHC63	High Street	0	0										HHC63
HHC64	High Street	0	0										HHC64
HHC65	St Marys Close	0	0										HHC65
HHC66	off High Street	0.048	9										HHC66
HHC67	High Steet	0	0										HHC67

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		
HHC68	off High Street	0	0										HHC68
HHC69	off High Street	0.068	10										HHC69
HHC70	Church Street	0.099	10					4.455	5.544			amenity, open space issues to overcome	HHC70
HHC70a	Allandale	0.192	11					7.104	14.016				HHC70a
HHC71	Church Street	0.032	9										HHC71
HHC72	Chapel Street	0.022	9										HHC72
HHC73	St Marys Road	0	0										HHC73
HHC74	Marlowes	6.578	16			171.028	236.808	171.028	236.808			Capacity split by two phasing periods - subject to findings of civic zone study and phasing of development	HHC74
HHC74a	Marlowes	0	0										HHC74a
HHC75	Lockers Park Lane	0.227	0	7	7							under construction	HHC75
HHC76	Cotterells Hill	0.14	0	8	8							complete	HHC76
TOTAL				83.156	111.02	282.408	435.236	237.141	359.97	21.935	50.825		
Mid point				97.088		358.822		298.5555		36.38			

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