

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
NM1	Fairway	green space	large corner site. Close to local centre and employment area. Possible amenity issue		R	Mature trees on site. Visibility for junction	NM1
NM2	off Fairway (2-22)	rear gardens	large site with good access to local centre		R	access issues/landlocked	NM2
NM3	Barnacres Road	garage courts	small site, surrounded by residential, close to local centre		R	in good condition	NM3
NM4	off Georgewood Road (29-39)	rear gardens	large site, good frontage to open space		R	access issues	NM4
NM5	Highbarns	garage courts	large site, close to school, residential and town centre. Some garage courts empty	0.098	A	potential to reduce garage courts	NM5
NM6	Highbarns	garage courts	good size site, good frontage to open space, close to residential, school and open space		R	in good condition	NM6
NM7	Chambersbury Lane	garage courts and parking	large site, surrounded by residential, close to open space		R	garage courts in use and allotments	NM7
NM8	Chambersbury Lane	garage courts and rear gardens	small site, surrounded by residential, close to local centre		R	garage courts in good condition	NM8
NM9	Meadow Road	garage courts	large site, good frontage to open space		R	in good condition and in use	NM9
NM10	Silverthorn Drive	vacant space and rear gardens	large site, good frontage to open space, inaccessible to visit, house on site not shown on OS map	0.417	A	potential for development to rear	NM10
NM11	Highclere Drive	green space	dense woodland surrounded by large residential properties and open space		R	good quality open space	NM11
NM12	Market Oak Lane	garage courts	large site surrounded by residential and open space		R	in use and in good condition	NM12
NM13	Sappi Nash Mills	paper mill	very large site, looks active	5.072	A	suggested through UCS consultation. Pending Emp. Land study study (but don't want to see loss of employment in this area)	NM13
NM14	Belswains Lane	residential units and rear gardens	large site, surrounded by employment land. Close to town centre	2.79	A	NLUD identified / allocated housing site	NM14
NM15	The Cart Track	Builders Yard	large unattractive site in town centre	0.45	A	looks active (link with NM15, NM16, NM17)	NM15

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
NM16	Pinecroft	substation	large site within town centre			feasibility issues and space constraints. (link with NM15, NM16, NM17)	NM16
NM17	Pinecroft	warehouse	large unattractive site within town centre			active, any future proposals affecting? (link with NM15, NM16, NM17)	NM17
NM18	Pinecroft	garage courts	large site within town centre, see also BE19		R	in use/ service area for shops	NM18
NM19	The Denes	Parking	parking area not fully utilised		R	Parking for local centre	NM19
NM20	Hill Common	garage courts	large corner site surrounded by residential		R	garage courts in use	NM20
NM21	Mill Close	garage courts	large site surrounded by residential		R	in use	NM21
NM22	Mill Close	garage courts	large site surrounded by residential		R	in use	NM22

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
NM1	Fairway	0						NM1
NM2	off Fairway (2-22)	0						NM2
NM3	Barnacres Road	0						NM3
NM4	off Georgewood Road (29-39)	0						NM4
NM5	Highbarns	0.098	5	3.7	6.2	4.9	small site	NM5
NM6	Highbarns	0						NM6
NM7	Chambersbury Lane	0						NM7
NM8	Chambersbury Lane	0						NM8
NM9	Meadow Road	0						NM9
NM10	Silverthorn Drive	0.417	18	18.3	35.4	26.9		NM10
NM11	Highclere Drive	0						NM11
NM12	Market Oak Lane	0						NM12
NM13	Sappi Nash Mills	5.072	16	263.7	365.2	314.5		NM13
NM14	Belswains Lane	2.79	14	36.2	52.1	44.2	Majority of site already built out (for approx 50 units). Additional part of site has planning application for 10 units. Final capacity figure generated from case study applied to area without planning permission plus 10 units for area subject to planning application	NM14
NM15	The Cart Track	0.45	6	10.8	19.8	15.3		NM15
NM16	Pinecroft	0						NM16
NM17	Pinecroft	0						NM17
NM18	Pinecroft	0						NM18
NM19	The Denes	0						NM19
NM20	Hill Common	0						NM20
NM21	Mill Close	0						NM21
NM22	Mill Close	0						NM22
			TOTAL	332.9	478.7	405.8		

Nash Mills 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					
NM1	Fairway	0	0	0	0	0					NM1
NM2	off Fairway (2-22)	0	0	0	0	0					NM2
NM3	Barnacres Road	0	0	0	0	0					NM3
NM4	off Georgewood Road (29-39)	0	0	0	0	0					NM4
NM5	Highbarns	0.098	5	3.724	6.174	4.949	L	L	Discount	small site estimates	NM5
NM6	Highbarns	0	0	0	0	0					NM6
NM7	Chambersbury Lane	0	0	0	0	0					NM7
NM8	Chambersbury Lane	0	0	0	0	0					NM8
NM9	Meadow Road	0	0	0	0	0					NM9
NM10	Silverthorn Drive	0.417	18	18.348	35.445	26.8965	M	L	Accept		NM10
NM11	Highclere Drive	0	0	0	0	0					NM11
NM12	Market Oak Lane	0	0	0	0	0					NM12
NM13	Sappi Nash Mills	5.072	16	263.744	365.184	314.464	H	H	Accept	Large site on edge of town, although large employment site	NM13
NM14	Belswains Lane	2.79	14	36.235	52.135	44.185	M	M	Accept	cost of buying in interests	NM14
NM15	The Cart Track	0.45	6	10.8	19.8	15.3	L	H	Discount	Costs of development outweigh the values	NM15
NM16	Pinecroft	0	0	0	0	0					NM16
NM17	Pinecroft	0	0	0	0	0					NM17
NM18	Pinecroft	0	0	0	0	0					NM18
NM19	The Denes	0	0	0	0	0					NM19
NM20	Hill Common	0	0	0	0	0					NM20
NM21	Mill Close	0	0	0	0	0					NM21
NM22	Mill Close	0	0	0	0	0					NM22
TOTAL				332.851	478.738	405.7945					

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		
NM1	Fairway	0	0										NM1
NM2	off Fairway (2-22)	0	0										NM2
NM3	Barnacles Road	0	0										NM3
NM4	off Georgewood Road (29-39)	0	0										NM4
NM5	Highbarns	0.098	5										NM5
NM6	Highbarns	0	0										NM6
NM7	Chambersbury Lane	0	0										NM7
NM8	Chambersbury Lane	0	0										NM8
NM9	Meadow Road	0	0										NM9
NM10	Silverthorn Drive	0.417	18					18.348	35.445			access issues	NM10
NM11	Highclere Drive	0	0										NM11
NM12	Market Oak Lane	0	0										NM12
NM13	Sappi Nash Mills	5.072	16							263.744	365.184	current site uses, & potential contamination issues	NM13
NM14	Belswains Lane	2.79	14			36.235	52.135					Part of site already developed and part subject to planning app	NM14
NM15	The Cart Track	0.45	6										NM15
NM16	Pinecroft	0	0										NM16
NM17	Pinecroft	0	0										NM17
NM18	Pinecroft	0	0										NM18
NM19	The Denes	0	0										NM19
NM20	Hill Common	0	0										NM20
NM21	Mill Close	0	0										NM21
NM22	Mill Close	0	0										NM22
TOTAL				0	0	36.235	52.135	18.348	35.445	263.744	365.184		
Mid point				0		44.185		26.8965		314.464			

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