

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
AW22	Toms Croft	Garage courts	average condition		R	access difficulties	AW22
AW23	Furtherground	Garage courts	average condition		R	access difficulties	AW23
AW24	Turners Hill	Garage courts	average condition		R	parking issue	AW24
AW25	Turners Hill	Housing allocation	housing allocation site		R	See HHC44	AW25
AW26	Turners Hill	Garage courts	average condition		R	space constraints	AW26
AW27	Windmill Road	Garage courts	large site, bad condition, some courts abandoned		R	new	AW27
AW28	Eastbrook Way	Depot	Three Valleys Water Depot	0.261	A		AW28
AW29	Adeyfield Road	front garden (parking)	car park and access	0.099	A	extend site	AW29
AW30	Commons lane	Rear gardens (inc garage courts)	garage courts in average condition	0.262	A	relocate parking	AW30
AW31	Manley Road	Garage courts	average condition, some empty		R	needed for parking	AW31
AW32	Towers Road	Garage courts (and gardens)	average/poor condition, some empty	0	R	look at occupancy rates	AW32
AW33	Little Road	Garage courts	average condition		R	space constraints	AW33
AW34	Great Road	Rear gardens (inc garage courts)	good site with road frontage, gardens inaccessible	0.448	A	access through Ellen Close	AW34
AW35	Hardy Road	Garage courts	average condition		R	good condition	AW35
AW36	Hardy Road	Rear gardens	inaccessible, next to new housing	0.163	A		AW36

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					
AW1	Old House Road	0.511	0	23	23	23	M	L	Accept	medium value as large site and next to good LA housing	AW1
AW2	Old House Road	0	0	0	0	0					AW2
AW3	Sawyers Way	0	0	0	0	0					AW3
AW4	The Driftway	0	0	0	0	0					AW4
AW5	Windmill Road	0.287	8	9.184	14.35	11.767	M	L	Accept		AW5
AW6	Newfield Lane	0.0372	3	1.5252	2.5668	2.046	L	L	Discount	small site estimates	AW6
AW7	Windmill Road	0.101	7	6.363	10.605	8.484	L	L	Accept		AW7
AW8	Windmill Road	0.19	11	7.03	13.87	10.45	L	L	Accept		AW8
AW9	Windmill Road	0	0	0	0	0					AW9
AW10	Eastwick Row	0	0	0	0	0					AW10
AW11	Eastwick Row	0.066	3	2.706	4.554	3.63	L	L	Discount	small site estimates	AW11
AW12	Eastwick Row	0.223	8	7.136	11.15	9.143	L	L	Accept		AW12
AW13	St Albans Road	0	0	0	0	0					AW13
AW14	Homefield Road	0	0	0	0	0					AW14
AW15	Homefield Road	0.163	0	3	3	3	L	L	Discount	small site estimates	AW15
AW16	Sheepcote Road	0	0	0	0	0					AW16
AW17	White Hart Drive	0	0	0	0	0					AW17
AW18	Acre Wood	0	0	0	0	0					AW18
AW19	Wood Farm Road	0	0	0	0	0					AW19
AW20	Toms Croft	0	0	0	0	0					AW20
AW21	Toms Croft	0	0	0	0	0					AW21
AW22	Toms Croft	0	0	0	0	0					AW22
AW23	Furtherground	0	0	0	0	0					AW23
AW24	Turners Hill	0	0	0	0	0					AW24
AW25	Turners Hill	0	0	0	0	0					AW25
AW26	Turners Hill	0	0	0	0	0					AW26
AW27	Windmill Road	0	0	0	0	0					AW27
AW28	Eastbrook Way	0.261	0	24	24	24	M	M	Accept	outline application granted, not yet commenced building	AW28
AW29	Adeyfield Road	0.099	11	3.663	7.227	5.445	M	L	Accept		AW29
AW30	Commons lane	0.262	11	9.694	19.126	14.41	M	L	Accept		AW30
AW31	Manley Road	0	0	0	0	0					AW31
AW32	Towers Road	0	0	0	0	0					AW32
AW33	Little Road	0	0	0	0	0					AW33
AW34	Great Road	0.448	5	17.024	28.224	22.624	M	L	Accept		AW34
AW35	Hardy Road	0	0	0	0	0					AW35
AW36	Hardy Road	0.163	11	6.031	11.899	8.965	M	L	Accept		AW36
TOTAL				120.3562	173.5718	146.964					

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		
AW1	Old House Road	0.511	0			23	23						AW1
AW2	Old House Road	0	0										AW2
AW3	Sawyers Way	0	0										AW3
AW4	The Driftway	0	0										AW4
AW5	Windmill Road	0.287	8			9.184	14.35					backland	AW5
AW6	Newfield Lane	0.0372	3										AW6
AW7	Windmill Road	0.101	7					6.363	10.605				AW7
AW8	Windmill Road	0.19	11					7.03	13.87				AW8
AW9	Windmill Road	0	0										AW9
AW10	Eastwick Row	0	0										AW10
AW11	Eastwick Row	0.066	3									LA housing	AW11
AW12	Eastwick Row	0.223	8					7.136	11.15				AW12
AW13	St Albans Road	0	0										AW13
AW14	Homefield Road	0	0										AW14
AW15	Homefield Road	0.163	0										AW15
AW16	Sheepcote Road	0	0										AW16
AW17	White Hart Drive	0	0										AW17
AW18	Acre Wood	0	0										AW18
AW19	Wood Farm Road	0	0										AW19
AW20	Toms Croft	0	0										AW20
AW21	Toms Croft	0	0										AW21
AW22	Toms Croft	0	0										AW22
AW23	Furtherground	0	0										AW23
AW24	Turners Hill	0	0										AW24
AW25	Turners Hill	0	0										AW25
AW26	Turners Hill	0	0										AW26
AW27	Windmill Road	0	0										AW27
AW28	Eastbrook Way	0.261	0			24	24					outline application granted, not yet commenced building	AW28
AW29	Adeyfield Road	0.099	11			3.663	7.227						AW29
AW30	Commons lane	0.262	11			9.694	19.126						AW30
AW31	Manley Road	0	0										AW31
AW32	Towers Road	0	0										AW32
AW33	Little Road	0	0										AW33
AW34	Great Road	0.448	5			17.024	28.224					Nice mews development nearby	AW34
AW35	Hardy Road	0	0										AW35
AW36	Hardy Road	0.163	11										AW36
TOTAL				0	0	86.565	115.927	20.529	35.625	0	0		
Mid point				0		101.246		28.077		0			

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
AW1	Old House Road	0.511		23.0	23.0	23.0		AW1
AW2	Old House Road	0						AW2
AW3	Sawyers Way	0						AW3
AW4	The Driftway	0						AW4
AW5	Windmill Road	0.287	8	9.2	14.4	11.8		AW5
AW6	Newfield Lane	0.0372	3	1.5	2.6	2.0	small site	AW6
AW7	Windmill Road	0.101	7	6.4	10.6	8.5		AW7
AW8	Windmill Road	0.19	11	7.0	13.9	10.5		AW8
AW9	Windmill Road	0						AW9
AW10	Eastwick Row	0						AW10
AW11	Eastwick Row	0.066	3	2.7	4.6	3.6	small site	AW11
AW12	Eastwick Row	0.223	8	7.1	11.2	9.1		AW12
AW13	St Albans Road	0						AW13
AW14	Homefield Road	0						AW14
AW15	Homefield Road	0.163		3.0	3.0	3.0	planning application submitted - small site	AW15
AW16	Sheepcote Road	0						AW16
AW17	White Hart Drive	0						AW17
AW18	Acre Wood	0						AW18
AW19	Wood Farm Road	0						AW19
AW20	Toms Croft	0						AW20
AW21	Toms Croft	0						AW21
AW22	Toms Croft	0						AW22
AW23	Furtherground	0						AW23
AW24	Turners Hill	0						AW24
AW25	Turners Hill	0						AW25
AW26	Turners Hill	0						AW26
AW27	Windmill Road	0						AW27
AW28	Eastbrook Way	0.261		24.0	24.0	24.0	outline application granted, not yet commenced building	AW28
AW29	Adeyfield Road	0.099	11	3.7	7.2	5.4		AW29
AW30	Commons lane	0.262	11	9.7	19.1	14.4		AW30
AW31	Manley Road	0						AW31
AW32	Towers Road	0						AW32
AW33	Little Road	0						AW33
AW34	Great Road	0.448	5	17.0	28.2	22.6		AW34
AW35	Hardy Road	0						AW35
AW36	Hardy Road	0.163	11	6.0	11.9	9.0		AW36
TOTAL				120.4	173.6	147.0		

Adeyfield West Ward - Unconstrained estimates

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
AW1	Old House Road	Derelict flats (OAP)	about to be demolished, derelict	0.511	A	Planning application for housing	AW1
AW2	Old House Road	Garage Courts	average condition		R	access issue	AW2
AW3	Sawyers Way	Garage Courts	average/poor condition, evidence of use	0	R	in use	AW3
AW4	The Driftway	Garage Courts	good condition		R	Good Condition	AW4
AW5	Windmill Road	Rear gardens (inc garage courts)	average condition, some boarded up	0.287	A	Owners discretion - access through existing dwelling	AW5
AW6	Newfield Lane	Garage courts	average condition	0.0372	A	Consider AW6 and 7 together for consolidation	AW6
AW7	Windmill Road	Garage courts	average/poor condition, some boarded up	0.101	A	Consider AW6 and 7 together for consolidation	AW7
AW8	Windmill Road	Garage courts	some dumping evident, some in bad condition	0.19	A	access issue, displacement parking	AW8
AW9	Windmill Road	Garage courts	large site, average condition		R	too narrow site	AW9
AW10	Eastwick Row	Garage courts	average condition, some in use		R	needed for parking	AW10
AW11	Eastwick Row	Garage courts and storage	good corner site. In use?	0.066	A	potential for consolidation	AW11
AW12	Eastwick Row	Garage courts and green space	large site with road frontage	0.223	A		AW12
AW13	St Albans Road	Green space	surrounding resi and near to dual carriageway		R	New housing to east on basis that character would not be changed, so verge needs to be kept	AW13
AW14	Homefield Road	Garage courts	in good condition		R	Good Condition, associated with allotments	AW14
AW15	Homefield Road	Garage courts	good condition, in use	0.163	A	Good Condition, but large site - planning application in	AW15
AW16	Sheepcote Road	Garage courts	rear garden access		R	associated with allotments	AW16
AW17	White Hart Drive	Garage courts	average condition, a lot empty		R	Average condition/to good condition	AW17
AW18	Acre Wood	Garage courts	average condition		R	Average condition/to good condition	AW18
AW19	Wood Farm Road	Garage courts	average/poor condition		R	overlooking issues	AW19
AW20	Toms Croft	Garage courts	good condition		R	Good condition	AW20
AW21	Toms Croft	Garage courts	average condition		R	overlooking, awkward access	AW21

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