

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
BOV1	Farriers Close	garage courts	surrounded by residential, very good condition, new		R	newly built	BOV1
BOV2	Yew Tree Drive	builders yard, shed, dumping, parking, boarded up site	surrounded by residential. Large site with good access to town centre	0.215	A	dereliction	BOV2
BOV3	Church Street	rear gardens of large properties	surrounded by church, town centre and residential. Access issues	0.507	A	conservation issues not good access road	BOV3
BOV4	Newhouse Road	car park for pub	surrounded by pub, residential and town centre		R	potential to reduce parking bays	BOV4
BOV5	Hawkins Way	housing- already built	surrounded by residential, farm and open land		R	H42, built	BOV5
BOV6	Dudley Close	garage courts	surrounded by residential, pub and retail. Well used and maintained. Slight overlooking issues		R	in good condition	BOV6
BOV7	St Lawrence Close	green space surrounded by residential	surrounded by residential. Overlooking and tree issues		R	amenity value, green belt	BOV7
BOV8	St Lawrence Close	green space surrounded by residential	surrounded by residential and hall. Overlooking issue		R	overlooking	BOV8
BOV9	High Street (31)	derelict house and garage sheds	surrounded by residential and town centre. Garages new and in good condition. Pre-applications for new development, hence case study applied	0.161	A	Listed building - potential for conversion only	BOV9
BOV10	Granville Dean	garage courts and parking	surrounded by residential. Some used but badly maintained	0.07	A	potential to reduce numbers	BOV10
BOV11	St Lawrence Close	scout hut and gardens	surrounded by school and residential. Gardens overgrown, but looks to be in use		A	Look at BOV11, 12 and 14 together for rationalisation of whole area	BOV11
BOV12	St Lawrence Close	garage courts	surrounded by residential, community and school. Some use, but badly maintained		A	Merged with BOV11 and 14	BOV12
BOV13	St Lawrence Close	garage courts	surrounded by residential. Average condition but in use		R	in use	BOV13
BOV14	St Lawrence Close	green space/ garden? Surrounding scout hut	surrounded by school, residential and community	0.583	A	Merged with BOV11 and 12	BOV14
BOV15	Vicarage Lane	vacant site	surrounded by residential		R	open land	BOV15

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
BOV16	Old Dean	green space surrounded by residential	surrounded by residential and town centre. Overlooking issue	0.082	A	amenity/ overlooking issue	BOV16
BOV17	Hyde Meadows	garage courts	surrounded by residential. Average condition	0.145	A	potential to reduce numbers	BOV17
BOV18	Dean Field	garage courts	surrounded by residential. Average condition, little evidence of use. Large site, good access to town centre		R	access constraints	BOV18
BOV19	Old Dean	playground and green space surrounded by residential	surrounded by residential. Not well maintained. Overlooking and tree issues		R	amenity value	BOV19
BOV20	Hyde Lane	garage courts and parking	surrounded by residential, in average condition	0.106	A	potential to reduce numbers	BOV20
BOV21	Hyde Lane	green space surrounded by residential	surrounded by residential		R	amenity value	BOV21
BOV22	Hamer Close	car park	surrounded by residential.		R	potential parking issue	BOV22
BOV23	Hyde Meadows	garage courts	surrounded by residential. In bad condition, one row already removed?	0	R	Check occupancy etc with Council	BOV23
BOV24	Dinmore	garage courts	surrounded by residential. In good condition		R	in good condition	BOV24
BOV25	Dinmore	garage courts	surrounded by residential. In good condition		R	in good condition	BOV25
BOV26	Dinmore	garage courts	surrounded by residential. In good condition		R	in good condition	BOV26
BOV27	Eastnor	garage courts	surrounded by residential. In good condition		R	in good condition	BOV27
BOV28	Eastnor	garage courts	surrounded by residential. In good condition		R	in good condition	BOV28
BOV29	Windsor Close	garage courts	surrounded by residential. In good condition		R	in good condition	BOV29
BOV30	Windsor Close	car parking and garage courts	surrounded by residential. Large site	0.154	A	see BOV31, potential for parking consolidation	BOV30
BOV31	Windsor Close	car park	surrounded by residential	0.054	A	see BOV30, potential for parking consolidation	BOV31
BOV32	Lancaster Drive	green space surrounded by residential	surrounded by residential. Potential tree issue		R	amenity issue	BOV32

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
BOV33	Lancaster Drive				R	see BOV32	BOV33
BOV34	Howard Agne Close	garage courts	surrounded by residential. In full use		R	in use	BOV34
BOV35	Lancaster Drive	rear gardens	surrounded by residential. Inaccessible		R	inaccessibility	BOV35
BOV36	Green Lane	garden	surrounded by residential, open land and road. Inaccessible	0.178	A		BOV36
BOV37	Nye Way	garage courts	surrounded by residential, in good condition		R	in good condition	BOV37
BOV38	Nye Way	garage courts	surrounded by residential, in good condition		R	in good condition	BOV38
BOV39	Nye Way	garage courts	surrounded by residential, in good condition		R	in good condition	BOV39
BOV40	Green Lane	housing, built	surrounded by residential and town centre			H41a, built	BOV40
BOV41	High Street	Coal Yard	surrounded by residential, retail and town centre. In active usage	0.061	A	potential for relocation?	BOV41
BOV42	High Street	Private car park	surrounded by town centre, retail and residential		R	Parking and servicing issues	BOV42
BOV43	High Street/Old Dean	unused corner space	surrounded by residential, retail and town centre. Possible space restrictions	0.019	A	permission sought already	BOV43
BOV44	High Street, Chiltern House	vacant?	surrounded by residential and town centre		R	Space constraints	BOV44
BOV45	High Street	private car park	surrounded by town centre and residential	0.086	A	parking consolidation	BOV45
BOV46	High Street	garage and boarded up shop	surrounded by residential, pub, town centre and road	0.151	A	proposals for boarded up shop?	BOV46
BOV47	High Street	vacant corner site	surrounded by pub, residential and town centre	0.007	A	permission granted for 1 unit already?	BOV47
BOV48	High Street	vacant factory/offices	surrounded by residential and town centre former abattoir. Conversion would be difficult for former abattoir	0.092	A	potential for conversion/demolition	BOV48
BOV49	Church Lane	vacant	surrounded by residential and town centre. Some work ongoing		R	Parking issue	BOV49
BOV50	Church Street	car parking	surrounded by pub, residential land town centre. Poor quality and underused	0.034	A	uncertainty about linkage with pub.	BOV50
BOV51	High Street	parking/yard	surrounded by residential, pub and town centre		R	awkward access	BOV51

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
BOV1	Farriers Close	0						BOV1
BOV2	Yew Tree Drive	0.215	9	8.8	20.4	14.6		BOV2
BOV3	Church Street	0.507	14	16.7	26.9	21.8		BOV3
BOV4	Newhouse Road	0						BOV4
BOV5	Hawkins Way	0						BOV5
BOV6	Dudley Close	0						BOV6
BOV7	St Lawrence Close	0						BOV7
BOV8	St Lawrence Close	0						BOV8
BOV9	High Street (31)	0.161	9	6.6	15.3	10.9		BOV9
BOV10	Granville Dean	0.07	3	2.9	4.8	3.9	small site	BOV10
BOV11	St Lawrence Close	0.124	11	4.6	9.1	6.8		BOV11
BOV12	St Lawrence Close	0.101	8	3.2	5.1	4.1	small site	BOV12
BOV13	St Lawrence Close	0						BOV13
BOV14	St Lawrence Close	0.583	14	19.2	30.9	25.1		BOV14
BOV15	Vicarage Lane	0						BOV15
BOV16	Old Dean	0.082	11	3.0	6.0	4.5	small site	BOV16
BOV17	Hyde Meadows	0.145	11	5.4	10.6	8.0		BOV17
BOV18	Dean Field	0						BOV18
BOV19	Old Dean	0						BOV19
BOV20	Hyde Lane	0.106	5	4.0	6.7	5.4		BOV20
BOV21	Hyde Lane	0						BOV21
BOV22	Hamer Close	0						BOV22
BOV23	Hyde Meadows	0	3	0.0	0.0	0.0	small site	BOV23
BOV24	Dinmore	0						BOV24
BOV25	Dinmore	0						BOV25
BOV26	Dinmore	0						BOV26
BOV27	Eastnor	0						BOV27
BOV28	Eastnor	0						BOV28
BOV29	Windsor Close	0						BOV29
BOV30	Windsor Close	0.154	10	6.9	8.6	7.8		BOV30
BOV31	Windsor Close	0.054	11	2.0	3.9	3.0	small site	BOV31
BOV32	Lancaster Drive	0						BOV32
BOV33	Lancaster Drive	0						BOV33

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
BOV34	Howard Agne Close	0						BOV34
BOV35	Lancaster Drive	0						BOV35
BOV36	Green Lane	0.178	12	1.8	4.5	3.1	small site	BOV36
BOV37	Nye Way	0						BOV37
BOV38	Nye Way	0						BOV38
BOV39	Nye Way	0						BOV39
BOV40	Green Lane	0		2.0	2.0	2.0	small site	BOV40
BOV41	High Street	0.061	11	2.3	4.5	3.4	small site	BOV41
BOV42	High Street	0						BOV42
BOV43	High Street/Old Dean	0.019	11	0.7	1.4	1.0	small site	BOV43
BOV44	High Street, Chiltern House	0						BOV44
BOV45	High Street	0.086	11	3.2	6.3	4.7	small site	BOV45
BOV46	High Street	0.151	19	6.8	27.2	17.0		BOV46
BOV47	High Street	0.007		1.0	1.0	1.0	permission granted for one unit. Small site	BOV47
BOV48	High Street	0.092	11	3.4	6.7	5.1		BOV48
BOV49	Church Lane	0						BOV49
BOV50	Church Street	0.034	11	1.3	2.5	1.9	small site	BOV50
BOV51	High Street	0						BOV51
TOTAL				105.8	204.2	155.0		

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					
BOV1	Farriers Close	0	0	0	0	0					BOV1
BOV2	Yew Tree Drive	0.215	9	8.815	20.425	14.62	M	L	Accept		BOV2
BOV3	Church Street	0.507	14	16.731	26.871	21.801	M	M	Accept		BOV3
BOV4	Newhouse Road	0	0	0	0	0					BOV4
BOV5	Hawkins Way	0	0	0	0	0					BOV5
BOV6	Dudley Close	0	0	0	0	0					BOV6
BOV7	St Lawrence Close	0	0	0	0	0					BOV7
BOV8	St Lawrence Close	0	0	0	0	0					BOV8
BOV9	High Street (31)	0.161	9	6.601	15.295	10.948	M	M	Accept		BOV9
BOV10	Granville Dean	0.07	3	2.87	4.83	3.85	L	L	Discount	small site estimates	BOV10
BOV11	St Lawrence Close	0.124	11	4.588	9.052	6.82	L	L	Accept		BOV11
BOV12	St Lawrence Close	0.101	8	3.232	5.05	4.141	L	L	Discount	small site estimates	BOV12
BOV13	St Lawrence Close	0	0	0	0	0					BOV13
BOV14	St Lawrence Close	0.583	14	19.239	30.899	25.069	L	L	Accept		BOV14
BOV15	Vicarage Lane	0	0	0	0	0					BOV15
BOV16	Old Dean	0.082	11	3.034	5.986	4.51	L	L	Discount	small site estimates	BOV16
BOV17	Hyde Meadows	0.145	11	5.365	10.585	7.975	L	L	Accept	Access to site would need widening. Middle of 1950's housing estate. Surrounding properties are prefab LA housing which have been rebricked	BOV17
BOV18	Dean Field	0	0	0	0	0					BOV18
BOV19	Old Dean	0	0	0	0	0					BOV19
BOV20	Hyde Lane	0.106	5	4.028	6.678	5.353	L	L	Accept	Surrounding properties are prefab LA housing which have been rebricked	BOV20
BOV21	Hyde Lane	0	0	0	0	0					BOV21
BOV22	Hamer Close	0	0	0	0	0					BOV22
BOV23	Hyde Meadows	0	3	0	0	0					BOV23
BOV24	Dinmore	0	0	0	0	0					BOV24
BOV25	Dinmore	0	0	0	0	0					BOV25
BOV26	Dinmore	0	0	0	0	0					BOV26
BOV27	Eastnor	0	0	0	0	0					BOV27
BOV28	Eastnor	0	0	0	0	0					BOV28
BOV29	Windsor Close	0	0	0	0	0					BOV29
BOV30	Windsor Close	0.154	10	6.93	8.624	7.777	H	L	Accept	surrounded by sheltered housing	BOV30
BOV31	Windsor Close	0.054	11	1.998	3.942	2.97	H	L	Discount	small site estimates	BOV31
BOV32	Lancaster Drive	0	0	0	0	0					BOV32

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					
BOV33	Lancaster Drive	0	0	0	0	0					BOV33
BOV34	Howard Agne Close	0	0	0	0	0					BOV34
BOV35	Lancaster Drive	0	0	0	0	0					BOV35
BOV36	Green Lane	0.178	12	1.78	4.45	3.115	H	L	Discount	small site estimates	BOV36
BOV37	Nye Way	0	0	0	0	0					BOV37
BOV38	Nye Way	0	0	0	0	0					BOV38
BOV39	Nye Way	0	0	0	0	0					BOV39
BOV40	Green Lane	0	0	2	2	2	M	M	Discount	small site estimates	BOV40
BOV41	High Street	0.061	11	2.257	4.453	3.355	M	M	Discount	Historic property risk increases cost - small site estimates	BOV41
BOV42	High Street	0	0	0	0	0					BOV42
BOV43	High Street/Old Dean	0.019	11	0.703	1.387	1.045	L	L	Discount	small site estimates	BOV43
BOV44	High Street, Chiltern House	0	0	0	0	0					BOV44
BOV45	High Street	0.086	11	3.182	6.278	4.73	L	M	Discount	Electricity sub-station increases cost - small site estimates	BOV45
BOV46	High Street	0.151	19	6.795	27.18	16.9875	M	M	Accept		BOV46
BOV47	High Street	0.007	0	1	1	1	M	L	Discount	small site estimates	BOV47
BOV48	High Street	0.092	11	3.404	6.716	5.06	M	M	Accept		BOV48
BOV49	Church Lane	0	0	0	0	0					BOV49
BOV50	Church Street	0.034	11	1.258	2.482	1.87	M	L	Discount	small site estimates	BOV50
BOV51	High Street	0	0	0	0	0					BOV51
TOTAL				105.81	204.183	154.9965					

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								
BOV1	Farriers Close	0	0										BOV1
BOV2	Yew Tree Drive	0.215	9			8.815	20.425						BOV2
BOV3	Church Street	0.507	14					16.731	26.871				BOV3
BOV4	Newhouse Road	0	0										BOV4
BOV5	Hawkins Way	0	0										BOV5
BOV6	Dudley Close	0	0										BOV6
BOV7	St Lawrence Close	0	0										BOV7
BOV8	St Lawrence Close	0	0										BOV8
BOV9	High Street (31)	0.161	9					6.601	15.295			subject to pre-application discussions but depends on relocation of listed building	BOV9
BOV10	Granville Dean	0.07	3										BOV10
BOV11	St Lawrence Close	0.124	11					4.588	9.052				BOV11
BOV12	St Lawrence Close	0.101	8										BOV12
BOV13	St Lawrence Close	0	0										BOV13
BOV14	St Lawrence Close	0.583	14					19.239	30.899				BOV14
BOV15	Vicarage Lane	0	0										BOV15
BOV16	Old Dean	0.082	11										BOV16
BOV17	Hyde Meadows	0.145	11					5.365	10.585				BOV17
BOV18	Dean Field	0	0										BOV18
BOV19	Old Dean	0	0										BOV19
BOV20	Hyde Lane	0.106	5					4.028	6.678				BOV20
BOV21	Hyde Lane	0	0										BOV21
BOV22	Hamer Close	0	0										BOV22
BOV23	Hyde Meadows	0	3										BOV23
BOV24	Dinmore	0	0										BOV24
BOV25	Dinmore	0	0										BOV25
BOV26	Dinmore	0	0										BOV26
BOV27	Eastnor	0	0										BOV27
BOV28	Eastnor	0	0										BOV28
BOV29	Windsor Close	0	0										BOV29
BOV30	Windsor Close	0.154	10			6.93	8.624						BOV30
BOV31	Windsor Close	0.054	11										BOV31
BOV32	Lancaster Drive	0	0										BOV32
BOV33	Lancaster Drive	0	0										BOV33
BOV34	Howard Agne Close	0	0										BOV34
BOV35	Lancaster Drive	0	0										BOV35
BOV36	Green Lane	0.178	12										BOV36
BOV37	Nye Way	0	0										BOV37
BOV38	Nye Way	0	0										BOV38
BOV39	Nye Way	0	0										BOV39
BOV40	Green Lane	0	0										BOV40

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								
BOV41	High Street	0.061	11										BOV41
BOV42	High Street	0	0										BOV42
BOV43	High Street/Old Dean	0.019	11										BOV43
BOV44	High Street, Chiltern House	0	0										BOV44
BOV45	High Street	0.086	11										BOV45
BOV46	High Street	0.151	19					6.795	27.18				BOV46
BOV47	High Street	0.007	0										BOV47
BOV48	High Street	0.092	11							3.404	6.716	subject to service arrangements and access issues	BOV48
BOV49	Church Lane	0	0										BOV49
BOV50	Church Street	0.034	11										BOV50
BOV51	High Street	0	0										BOV51
TOTAL				0	0	15.745	29.049	63.347	126.56	3.404	6.716		
Mid point				0		22.397		94.9535		5.06			

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