

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
BOX1	Pinewood Gardens	garage courts	surrounded by residential, near to open space, small site		R	garage courts in use	BOX1
BOX2	off Pinewood Gardens	garage courts	quite large site with road frontage, close to open space and surrounded by residential		R	garage courts in good condition	BOX2
BOX3	off SunnyHill Gardens (89)	rear gardens	large site surrounded by open space and residential. Inaccessible	0.654	A	large space available - consider with BOX3 & BOX4 gradient issue access issue, access would be through Gleddale	BOX3
BOX4	off SunnyHill Gardens (71)	rear gardens	possibility to extend BOX 3 further-potential access through Cardy Road. Inaccessible on site visit		A	With BOX 3 & 4, large space available	BOX4
BOX5	SunnyHill Road (35)	Gospel Hall	narrow building set back from road.surrounded by residential and close to open space. Inaccessible.		R	community facility	BOX5
BOX6	Glendale	dense woodland	quality green space with trees surrounded by residential		R	quility amenity & tree issue	BOX6
BOX7	Hammerfield	garage courts	surrounded by church and residential area	0.074	A	garage courts look disused and in poor condition	BOX7
BOX8	Woodland Avenue	Convent & Gardens	large site surrounded by residential. Advertisement of application for 50 new units	1.152	A	controversial application, area could be designated as wildlife, convent building listed, levels, etc	BOX8
BOX9	GravelHill Terrace	Hall	looks active, fronting main road, surrounded by residential		R	community facility	BOX9
BOX10	Latchford Place	Built residential	Housing Allocation H17A, surrounded by school and residential area. Potential to extend to adjacent rear gardens	0.477	A	H11 potential to extend site	BOX10
BOX11	off Cowper Road (97)	garage courts & parking	surrounded by residential		R	garage courts appear new and in use	BOX11
BOX12	off Cowper Road (85)	garage courts	surrounded by residential		R	garage courts appear new and in use	BOX12
BOX13	off Cowper Road (85)	garage courts & parking			R	garage courts appear new and in use	BOX13
BOX14	Woodland Close	scout hut and gardens			R	community facility	BOX14
BOX15	Crouchfield	garage courts	surrounded by residential. Good site with road frontage		R	garage courts seem in good condition and in use	BOX15
BOX16	Mayo Gardens	Rear gardens	relatively large site with access through Mayo Gardens	0.202	A	gradient issues, but still a possibility	BOX16

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
BOX17	The Cornfields	garage courts	large site surrounded by residential and open space/cemetery.		R	parking issue for surrounding flats	BOX17
BOX18	Hanger Close	garage courts	relatively large site with good road access and close to open space.		R	in good condition and in use	BOX18
BOX19	Park Hill Road	garage courts	relatively large site surrounded by residential		R	in good condition and in use	BOX19
BOX20	Anchor Lane	The Leinster (formerly The Anchor)	large pub, corner site	0.152	A	suggested through UCS consultation pre-application discussions	BOX20
BOX21	off Anchor Lane (69)	garage courts	large site, good access to town centre, surrounded by residential	0.086	A	in average condition, although some empty	BOX21
BOX22	Anchor Lane (107)	residential units and vacant space	large site, close to town centre, surrounded by residential, under development	0.373	A	incomplete	BOX22
BOX23	Anchor Lane (beside 121)	pub car park	large car park close to town centre and open space, potential to reduce parking area?		R	space constraints & parking	BOX23
BOX24	St John's Road	Scout hut	Close to town centre, open space and residential		R	new and in good condition	BOX24
BOX25	Castle Mead	garage courts & parking	Large site close to centre, open space, etc		R	garage courts average condition, potential overlooking issue	BOX25
BOX26	St John's Road	Dacorum Music School	Attractive buildings and gardens, good road frontage, near to open space and town centre. Looks active		R	listed & community facility	BOX26
BOX27	Hanover Green	residential units	Housing allocation site, close to town centre		R	built, H19	BOX27
BOX28	Alston Road	social centre for the blind	large site, near to town centre, potential to extend to gardens adjacent. Good road access		R	community facility	BOX28
BOX29	Green End Road	rear gardens	surrounded by school, allotments and residential. Could not access	0.285	A	planning application for site next door, access potential	BOX29
BOX30	Sebright Road	rear gardens	relatively large site close to town centre. Could not access	0.12	A	large space potentially available, direct access to Sebright Road	BOX30
BOX31	off Moorland Road (14)	garage courts, sheds, parking	good frontage to river and canal, near to town centre	0.08	A	garage courts look new and in use - see gardens	BOX31

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
BOX32	Kingsland Road	Factory	narrow site, actively used. Residential development ongoing in adjacent rear gardens		R	Majority of site rejected based on recommendations of employment land study. Remainder of site incorporated with BOX 44 (see below).	BOX32
BOX33	River Park (59)	garage courts	large site, garage courts in acceptable condition, possibility of consolidating the garage courts?		R	associated with housing all well used	BOX33
BOX34	River Park (77)	garage courts and parking			R	associated with housing all well used	BOX34
BOX35	River Park (145)	garage courts and parking			R	associated with housing all well used	BOX35
BOX36	Horsecroft Road	Boxmoor Social Club	good corner site, close to town centre		R	community facility	BOX36
BOX37	Horsecroft Road	unused space	large parking space to rear of commercial units, close to town centre	0.05	A	prime development site, but potential for servicing issues?	BOX37
BOX38	Fishery Passage	vacant corner site	good town centre location, currently used for parking		R	mobile library uses site	BOX38
BOX39	Fishery Passage	overgrown gardens and derelict shed	overgrown gardens and shed within town centre	0.024	A	has permission for a house	BOX39
BOX40	St John's Road (45 & 43 rear)	car parking & overgrown gardens			R	access issues	BOX40
BOX41	Puller Road	car parking, rear gardens	potential to develop across to meet new housing on other side	0.075	A	good town centre location, and precedent set by development ongoing behind bank	BOX41
BOX42	Cowper Road	Car Park	car park not well used		R	previous plans for housing there, very controversial	BOX42
BOX43	Crouchfield	Vacant Space	dense woodland?	0.211	A	large space - further investigation	BOX43
BOX 44	River Park	rear gardens	Under development with half of BOX32	0.194	A	under construction	BOX 44
BOX45	Horsecroft Road	vacant?	Rear gardens	0.027	A		BOX45
BOX46	Crouchfield (69)	residential under construction		0.137	A	under construction	BOX46

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
BOX1	Pinewood Gardens	0						BOX1
BOX2	off Pinewood Gardens	0						BOX2
BOX3	off SunnyHill Gardens (89)	0.654	10	29.4	36.6	33.0		BOX3
BOX4	off SunnyHill Gardens (71)	0						BOX4
BOX5	SunnyHill Road (35)	0						BOX5
BOX6	Glendale	0						BOX6
BOX7	Hammerfield	0.074	3	3.0	5.1	4.1	small site	BOX7
BOX8	Woodland Avenue	1.152		35.0	40.0	37.5		BOX8
BOX9	GravelHill Terrace	0						BOX9
BOX10	Latchford Place	0.477		6.0	6.0	6.0	application to extend development but subjvct to access arrangements	BOX10
BOX11	off Cowper Road (97)	0						BOX11
BOX12	off Cowper Road (85)	0						BOX12
BOX13	off Cowper Road (85)	0						BOX13
BOX14	Woodland Close	0						BOX14
BOX15	Crouchfield	0						BOX15
BOX16	Mayo Gardens	0.202	11	7.5	14.7	11.1		BOX16
BOX17	The Cornfields	0						BOX17
BOX18	Hanger Close	0						BOX18
BOX19	Park Hill Road	0						BOX19
BOX20	Anchor Lane	0.152	19	6.8	27.4	17.1		BOX20
BOX21	off Anchor Lane (69)	0.086	11	3.2	6.3	4.7	small site	BOX21
BOX22	Anchor Lane (107)	0.373		17.0	17.0	17.0	under construction	BOX22
BOX23	Anchor Lane (beside 121)	0						BOX23
BOX24	St John's Road	0						BOX24
BOX25	Castle Mead	0						BOX25
BOX26	St John's Road	0						BOX26
BOX27	Hanover Green	0						BOX27
BOX28	Alston Road	0						BOX28
BOX29	Green End Road	0.285	11	10.5	20.8	15.7		BOX29
BOX30	Sebright Road	0.12	11	4.4	8.8	6.6		BOX30
BOX31	off Moorland Road (14)	0.08	11	3.0	5.8	4.4	small site	BOX31

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
BOX32	Kingsland Road	0						BOX32
BOX33	River Park (59)	0						BOX33
BOX34	River Park (77)	0						BOX34
BOX35	River Park (145)	0						BOX35
BOX36	Horsecroft Road	0						BOX36
BOX37	Horsecroft Road	0.05	9	2.1	4.8	3.4	small site	BOX37
BOX38	Fishery Passage	0						BOX38
BOX39	Fishery Passage	0.024		1.0	1.0	1.0	Planning permission for 1 unit - small site	BOX39
BOX40	St John's Road (45 & 43 rear)	0						BOX40
BOX41	Puller Road	0.075	9	3.1	7.1	5.1		BOX41
BOX42	Cowper Road	0						BOX42
BOX43	Crouchfield	0.211	4	1.1	1.9	1.5	environmentally sensitive design - tree issue	BOX43
BOX 44	River Park	0.194		8.0	8.0	8.0	under construction	BOX 44
BOX45	Horsecroft Road	0.027	10	1.2	1.5	1.4	small site	BOX45
BOX46	Crouchfield (69)	0.137		6.0	6.0	6.0	under construction	BOX46
TOTAL				148.3	218.8	183.6		

Boxmoor 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					
BOX1	Pinewood Gardens	0	0	0	0	0					BOX1
BOX2	off Pinewood Gardens	0	0	0	0	0					BOX2
BOX3	off SunnyHill Gardens (89)	0.654	10	29.43	36.624	33.027	M	M	Accept	sloping site	BOX3
BOX4	off SunnyHill Gardens (71)	0	0	0	0	0					BOX4
BOX5	SunnyHill Road (35)	0	0	0	0	0					BOX5
BOX6	Glendale	0	0	0	0	0					BOX6
BOX7	Hammerfield	0.074	3	3.034	5.106	4.07	M	M	Discount	small site estimates	BOX7
BOX8	Woodland Avenue	1.152	0	35	40	37.5	M	M	Accept	Does building need to be retained, sloping site	BOX8
BOX9	GravelHill Terrace	0	0	0	0	0					BOX9
BOX10	Latchford Place	0.477	0	6	6	6	M	L	Accept		BOX10
BOX11	off Cowper Road (97)	0	0	0	0	0					BOX11
BOX12	off Cowper Road (85)	0	0	0	0	0					BOX12
BOX13	off Cowper Road (85)	0	0	0	0	0					BOX13
BOX14	Woodland Close	0	0	0	0	0					BOX14
BOX15	Crouchfield	0	0	0	0	0					BOX15
BOX16	Mayo Gardens	0.202	11	7.474	14.746	11.11	L	L	Accept		BOX16
BOX17	The Cornfields	0	0	0	0	0					BOX17
BOX18	Hanger Close	0	0	0	0	0					BOX18
BOX19	Park Hill Road	0	0	0	0	0					BOX19
BOX20	Anchor Lane	0.152	19	6.84	27.36	17.1	L	L	Accept		BOX20
BOX21	off Anchor Lane (69)	0.086	11	3.182	6.278	4.73	L	L	Discount	small site estimates	BOX21
BOX22	Anchor Lane (107)	0.373	0	17	17	17	M	L	Accept		BOX22
BOX23	Anchor Lane (beside 121)	0	0	0	0	0					BOX23
BOX24	St John's Road	0	0	0	0	0					BOX24
BOX25	Castle Mead	0	0	0	0	0					BOX25
BOX26	St John's Road	0	0	0	0	0					BOX26
BOX27	Hanover Green	0	0	0	0	0					BOX27
BOX28	Alston Road	0	0	0	0	0					BOX28
BOX29	Green End Road	0.285	11	10.545	20.805	15.675	M	L	Accept		BOX29
BOX30	Sebright Road	0.12	11	4.44	8.76	6.6	M	L	Accept		BOX30
BOX31	off Moorland Road (14)	0.08	11	2.96	5.84	4.4	M	M	Discount	small site estimates	BOX31
BOX32	Kingsland Road	0		0	0	0					BOX32
BOX33	River Park (59)	0	0	0	0	0					BOX33
BOX34	River Park (77)	0	0	0	0	0					BOX34
BOX35	River Park (145)	0	0	0	0	0					BOX35
BOX36	Horsecroft Road	0	0	0	0	0					BOX36
BOX37	Horsecroft Road	0.05	9	2.05	4.75	3.4	M	L	Discount	small site estimates	BOX37

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					
BOX38	Fishery Passage	0	0	0	0	0					BOX38
BOX39	Fishery Passage	0.024	0	1	1	1	M	L	Discount	small site estimates	BOX39
BOX40	St John's Road (45 & 43 rear)	0	0	0	0	0					BOX40
BOX41	Puller Road	0.075	9	3.075	7.125	5.1	M	M	Accept		BOX41
BOX42	Cowper Road	0	0	0	0	0					BOX42
BOX43	Crouchfield	0.211	4	1.055	1.899	1.477	L	L	Discount	small site estimates	BOX43
BOX 44	River Park	0.194	0	8	8	8	M	L	Accept		BOX 44
BOX45	Horsecroft Road	0.027	10	1.215	1.512	1.3635	M	L	Discount	small site estimates	BOX45
BOX46	Crouchfield (69)	0.137	0	6	6	6	M	M	Accept	under construction	BOX46
TOTAL				148.3	218.805	183.5525					

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		
BOX1	Pinewood Gardens	0	0										BOX1
BOX2	off Pinewood Gardens	0	0										BOX2
BOX3	off SunnyHill Gardens (89)	0.654	10							29.43	36.624	issues regarding land assembly and gradient	BOX3
BOX4	off SunnyHill Gardens (71)	0	0										BOX4
BOX5	SunnyHill Road (35)	0	0										BOX5
BOX6	Glendale	0	0										BOX6
BOX7	Hammerfield	0.074	3										BOX7
BOX8	Woodland Avenue	1.152	0			35	40					application for residential accepted in principle, but at appeal	BOX8
BOX9	GravelHill Terrace	0	0										BOX9
BOX10	Latchford Place	0.477	0			6	6					depends on access arrangements	BOX10
BOX11	off Cowper Road (97)	0	0										BOX11
BOX12	off Cowper Road (85)	0	0										BOX12
BOX13	off Cowper Road (85)	0	0										BOX13
BOX14	Woodland Close	0	0										BOX14
BOX15	Crouchfield	0	0										BOX15
BOX16	Mayo Gardens	0.202	11					7.474	14.746			development brief required for comprehensive development	BOX16
BOX17	The Cornfields	0	0										BOX17
BOX18	Hanger Close	0	0										BOX18
BOX19	Park Hill Road	0	0										BOX19
BOX20	Anchor Lane	0.152	19			6.84	27.36					council has had initial discussions	BOX20
BOX21	off Anchor Lane (69)	0.086	11										BOX21
BOX22	Anchor Lane (107)	0.373	0	17	17								BOX22
BOX23	Anchor Lane (beside 121)	0	0										BOX23
BOX24	St John's Road	0	0										BOX24
BOX25	Castle Mead	0	0										BOX25
BOX26	St John's Road	0	0										BOX26
BOX27	Hanover Green	0	0										BOX27
BOX28	Alston Road	0	0										BOX28
BOX29	Green End Road	0.285	11			10.545	20.805					depends on access arrangements	BOX29
BOX30	Sebright Road	0.12	11			4.44	8.76					depends on access arrangements	BOX30
BOX31	off Moorland Road (14)	0.08	11										BOX31
BOX32	Kingsland Road	0	0										BOX32
BOX33	River Park (59)	0	0										BOX33
BOX34	River Park (77)	0	0										BOX34

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		
BOX35	River Park (145)	0	0										BOX35
BOX36	Horsecroft Road	0	0										BOX36
BOX37	Horsecroft Road	0.05	9										BOX37
BOX38	Fishery Passage	0	0										BOX38
BOX39	Fishery Passage	0.024	0										BOX39
BOX40	St John's Road (45 & 43 rear)	0	0										BOX40
BOX41	Puller Road	0.075	9			3.075	7.125					bring forward as development happening on adjacent site	BOX41
BOX42	Cowper Road	0	0										BOX42
BOX43	Crouchfield	0.211	4										BOX43
BOX 44	River Park	0.194	0	8	8								BOX 44
BOX45	Horsecroft Road	0.027	10										BOX45
BOX46	Crouchfield (69)	0.137	0	6	6								BOX46
TOTAL				31	31	65.9	110.05	7.474	14.746	29.43	36.624		
Mid point				31		87.975		11.11		33.027			

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