

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
KL1	Coniston Road	garage courts	surrounded by residential and open land. Some in bad condition	0.117	R	in use	KL1
KL2	Coniston Road	rear gardens	surrounded by residential and open land. Inaccessible		R	green belt	KL2
KL3	Coniston Road	green space	surrounded by residential and open space	0.398	A		KL3
KL4	Whitlars Drive	garage courts	surrounded by residential and open space. In average condition		R	Parking needed	KL4
KL5	Havelock Road	green space	surrounded by residential		R	amenity	KL5
KL6	The Nap	builders yard & gardens to rear	surrounded by residential, open space and town centre. In good condition	0.169	A	large site, potential to relocate yard	KL6
KL7	Hempsted Road	green space outside pub and hotel	surrounded by residential, pub, hotel and open space		R	tree and quality open space issue	KL7
KL8	Mill Lane/Waterside	green space surrounded by residential	surrounded by residential		R	tree and overlooking issues	KL8
KL9	Church Lane	Sunderland Estate	surrounded by residential and open space. Large site, very active		R	Retain in employment use	KL9
KL10	Church Lane/Alexandra Road	garage	surrounded by residential and industrial estate. Active	0.1	A	potential to relocate	KL10
KL11	Meadowbank	montessori school	surrounded by residential and open land		R	Social and community facility	KL11
KL12	Alexandra Road	rear gardens?	surrounded by residential and industrial estate		R	buffer against industrial activity	KL12
KL13	Willow Edge	garage and parking	surrounded by residential		R	Part of Willow Close development	KL13
KL14	Jubilee Walk	housing- built out	surrounded by residential and open space		R	H43A, built	KL14
KL15	Jubilee Walk	housing allocation site	surrounded by residential and open land	0.74	R	'Greenfield' Housing Allocation (H43)	KL15
KL16	Great Park	Pub Car Park		0.242	A	large area, potential to reduce bays.	KL16
KL17	Church Lane	Private office parking and garage courts			R	space restrictions and quality of garage courts, parking well used	KL17
KL18	off High Street (51)	Private parking			R	Space constraints/access	KL18
KL19	off High Street (47)	Pub Car Park			R	space constraints/access	KL19
KL20	off High Street (45)	Private parking			R	well used, space restrictions/access	KL20

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
KL21	off High Street	Telephone Exchange		0.394	A	in use. Graffiti. Potential rationalisation with substation and upholstery, but TPO issue. Consider with KL22	KL21
KL22	Little Hayes	Upholstery works and substation			A	Consider with KL21	KL22
KL23	Common Lane	Rear gardens behind fire station		0.219	A	need to resolve access issue	KL23
KL24	Common Lane	Garage Courts to rear of commercial units			R	actually in use	KL24
KL25	Vicarage Lane	Denmark House & garden		0.057	A	Appears Empty	KL25
KL26	Vicarage Lane	Club & Car Park			R	Social community facility.	KL26
KL27	off Vicarage Lane	Works to rear of commercial units		0.134	A		KL27
KL28	Langley Hill	Car Park & Rear Gardens			R	heavily used	KL28
KL29	High Street	Langley House Gardens			R	private house and gardens	KL29
KL30	off Great Park	Scout Hall and Gardens			R	Community use.	KL30
KL31	Great Park/Friars Way	Green Corner site		0.069	A	large site, good potential, little amenity value	KL31
KL32	Palace Close	Garage Courts and Green Space		0.296	R	large site, good frontage to open space. Potential tree issue. Potential to reduce numbers. Consider with KL33 and KL34 to consolidate parking, release site for residential and play area	KL32
KL33	Beechfield	Garage Courts		0	R	good frontage to open space, potential to reduce numbers. See KL32 and 34	KL33
KL34	Beechfield	Garage Courts and Parking		0	R	Large site, good frontage to open space. Potential to reduce numbers. See KL32 and 33	KL34
KL35	Vicarage Lane	Merrow Down etc. access issues	check planning applications	0.495	A		KL35
KL36	General		Not actual sites		R	Check possible planning permissions	KL36

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
KL37	General		Not actual sites		R	Check possible planning permissions	KL37
KL38	London Road	Doolittle Meadows	employment use	1.329	A	dependent on reconciliation with employment land study	KL38
KL39	London Road	Doolittle Meadows- West Side, BT Offices			R	BT extended lease until 2023	KL39

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
KL1	Coniston Road	0.117		0.0	0.0	0.0		KL1
KL2	Coniston Road	0						KL2
KL3	Coniston Road	0.398	14	13.1	21.1	17.1		KL3
KL4	Whitlars Drive	0						KL4
KL5	Havelock Road	0						KL5
KL6	The Nap	0.169	9	6.9	16.1	11.5		KL6
KL7	Hempsted Road	0						KL7
KL8	Mill Lane/Waterside	0						KL8
KL9	Church Lane	0						KL9
KL10	Church Lane/Alexandra Road	0.1	11	3.7	7.3	5.5		KL10
KL11	Meadowbank	0						KL11
KL12	Alexandra Road	0						KL12
KL13	Willow Edge	0						KL13
KL14	Jubilee Walk	0						KL14
KL15	Jubilee Walk	0.74						KL15
KL16	Great Park	0.242	11	9.0	17.7	13.3		KL16
KL17	Church Lane	0						KL17
KL18	off High Street (51)	0						KL18
KL19	off High Street (47)	0						KL19
KL20	off High Street (45)	0						KL20
KL21	off High Street	0.394	6	9.5	17.3	13.4		KL21
KL22	Little Hayes	0						KL22
KL23	Common Lane	0.219	5	8.3	13.8	11.1		KL23
KL24	Common Lane	0						KL24
KL25	Vicarage Lane	0.057	11	2.1	4.2	3.1	small site	KL25
KL26	Vicarage Lane	0						KL26
KL27	off Vicarage Lane	0.134	5	5.1	8.4	6.8		KL27
KL28	Langley Hill	0						KL28
KL29	High Street	0						KL29
KL30	off Great Park	0						KL30
KL31	Great Park/Friars Way	0.069	11	2.6	5.0	3.8	small site	KL31
KL32	Palace Close	0.296		0.0	0.0	0.0		KL32
KL33	Beechfield	0						KL33
KL34	Beechfield	0						KL34
KL35	Vicarage Lane	0.495	5	18.8	31.2	25.0		KL35
KL36	General							KL36
KL37	general							KL37
KL38	London Road	1.329	18	58.5	113.0	85.7		KL38
KL39	London Road							KL39
TOTAL				137.5	255.0	196.3		

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					
KL1	Coniston Road	0.117	0	0	0	0	L	L	Accept	Adjacent to LA housing	KL1
KL2	Coniston Road	0	0	0	0	0					KL2
KL3	Coniston Road	0.398	14	13.134	21.094	17.114	M	M	Accept	Adjacent to LA housing and also large detached - increased cost because of sub station	KL3
KL4	Whitlars Drive	0	0	0	0	0					KL4
KL5	Havelock Road	0	0	0	0	0					KL5
KL6	The Nap	0.169	9	6.929	16.055	11.492	M	M	Accept	Good central location, near to "village" area, although existing business could increase cost. Development nearby at "Charnwood Court" - Galley Homes (on main road - Hempstead Road)	KL6
KL7	Hempsted Road	0	0	0	0	0					KL7
KL8	Mill Lane/Waterside	0	0	0	0	0					KL8
KL9	Church Lane	0	0	0	0	0					KL9
KL10	Church Lane/Alexandra Road	0.1	11	3.7	7.3	5.5	M	M	Accept		KL10
KL11	Meadowbank	0	0	0	0	0					KL11
KL12	Alexandra Road	0	0	0	0	0					KL12
KL13	Willow Edge	0	0	0	0	0					KL13
KL14	Jubilee Walk	0	0	0	0	0					KL14
KL15	Jubilee Walk	0.74	0	0	0	0					KL15
KL16	Great Park	0.242	11	8.954	17.666	13.31	H	L	Accept	Opposite church and nice housing	KL16
KL17	Church Lane	0	0	0	0	0					KL17
KL18	off High Street (51)	0	0	0	0	0					KL18
KL19	off High Street (47)	0	0	0	0	0					KL19
KL20	off High Street (45)	0	0	0	0	0					KL20
KL21	off High Street	0.394	6	9.456	17.336	13.396	M	M	Accept	Sub station increases cost - also TPO's	KL21
KL22	Little Hayes	0	0	0	0	0				Sub station increases cost - also TPO's	KL22
KL23	Common Lane	0.219	5	8.322	13.797	11.0595	M	M	Accept		KL23
KL24	Common Lane	0	0	0	0	0					KL24
KL25	Vicarage Lane	0.057	11	2.109	4.161	3.135	H	L	Discount	small site estimates	KL25
KL26	Vicarage Lane	0	0	0	0	0					KL26
KL27	off Vicarage Lane	0.134	5	5.092	8.442	6.767	M	M	Accept	Restricted site, although good central location	KL27
KL28	Langley Hill	0	0	0	0	0					KL28

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					
KL29	High Street	0	0	0	0	0					KL29
KL30	off Great Park	0	0	0	0	0					KL30
KL31	Great Park/Friars Way	0.069	11	2.553	5.037	3.795	M	L	Discount	small site estimates	KL31
KL32	Palace Close	0.296	0	0	0	0	L	L	Accept	EX LA	KL32
KL33	Beechfield	0	0	0	0	0					KL33
KL34	Beechfield	0	0	0	0	0					KL34
KL35	Vicarage Lane	0.495	5	18.81	31.185	24.9975	M	M	Accept		KL35
KL36	General	0	0	0	0	0					KL36
KL37	general	0	0	0	0	0					KL37
KL38	London Road	1.329	18	58.476	112.965	85.7205	H	M	Accept	High value due to water and river - med cost due to river and potential BT. employment study recommends acceptance if RPG shows an excess of employment land	KL38
KL39	London Road										KL39
TOTAL				137.535	255.038	196.2865					

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								
KL1	Coniston Road	0.117	0										KL1
KL2	Coniston Road	0	0										KL2
KL3	Coniston Road	0.398	14					13.134	21.094				KL3
KL4	Whitlars Drive	0	0										KL4
KL5	Havelock Road	0	0										KL5
KL6	The Nap	0.169	9							6.929	16.055	permission just granted for community use	KL6
KL7	Hempsted Road	0	0										KL7
KL8	Mill Lane/Waterside	0	0										KL8
KL9	Church Lane	0	0										KL9
KL10	Church Lane/Alexandra Road	0.1	11							3.7	7.3	existing business activity	KL10
KL11	Meadowbank	0	0										KL11
KL12	Alexandra Road	0	0										KL12
KL13	Willow Edge	0	0										KL13
KL14	Jubilee Walk	0	0										KL14
KL15	Jubilee Walk	0.74	0										KL15
KL16	Great Park	0.242	11			8.954	17.666						KL16
KL17	Church Lane	0	0										KL17
KL18	off High Street (51)	0	0										KL18
KL19	off High Street (47)	0	0										KL19
KL20	off High Street (45)	0	0										KL20
KL21	off High Street	0.394	6					9.456	17.336				KL21
KL22	Little Hayes	0	0										KL22
KL23	Common Lane	0.219	5					8.322	13.797				KL23
KL24	Common Lane	0	0										KL24
KL25	Vicarage Lane	0.057	11										KL25
KL26	Vicarage Lane	0	0										KL26
KL27	off Vicarage Lane	0.134	5							5.092	8.442	depending on need for employment uses	KL27
KL28	Langley Hill	0	0										KL28
KL29	High Street	0	0										KL29
KL30	off Great Park	0	0										KL30
KL31	Great Park/Friars Way	0.069	11										KL31
KL32	Palace Close	0.296	0										KL32
KL33	Beechfield	0	0										KL33
KL34	Beechfield	0	0										KL34
KL35	Vicarage Lane	0.495	5					18.81	31.185				KL35
KL36	General	0	0										KL36
KL37	general	0	0										KL37
KL38	London Road	1.329	18							58.476	112.965	depending on need for employment uses	KL38
KL39	London Road												KL39
TOTAL				0	0	8.954	17.666	49.722	83.412	74.197	144.762		
Mid point				0		13.31		66.567		109.4795			

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