

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
WE1	combined with WE7				R	combined with WE7	WE1
WE2	off Spring Lane (75)	garage courts	surrounded by residential and near to open space. Relatively large site.		R	in average condition and in use	WE2
WE3	off Spring Lane (16)	green space	green space surrounded by residential and open space. Good frontage to open space		R	mature trees on site	WE3
WE4	off Long Chaulden (507)	garage courts	surrounded by residential, open space and town centre. Good open space frontage and easy access to town centre		R	space constraints and garage courts in use	WE4
WE5	off Boxted Road (6)	Hall	surrounded by residential, pub and town centre uses. Attached to church?		R	Social and community use	WE5
WE6	off Peartree Road (16)	garage courts and parking	surrounded by residential and town centre. Pathway leading to town centre. Evidence of dumping		R	ok condition	WE6
WE7	off Spring Lane (123)	garage courts and parking	surrounded by residential and open space		R	in active use	WE7
WE8	Sacombe Road	garage courts	surrounded by residential. Near to open land and school. Relatively large site		R	garage courts in average condition, some evidence of use	WE8
WE9	off Boxted Road (77)	garage courts	surrounded by residential and school		R	garage courts in good condition, appear to be in use	WE9
WE10	Daggsdell Road	garage courts	surrounded by residential, enclosed site		R	garage courts in use and in good condition	WE10
WE11	Polehanger Lane	garage courts	Large site, surrounded by residential and open land, good frontage to open space		R	garage courts in average/good condition, appear in use	WE11
WE12	Whitebroom Road	garage courts	surrounded by residential. Enclosed site.		R	garage courts in use	WE12
WE13	The Pastures (West)	parking	parking in new housing area		R	Good condition, in use	WE13
WE14	The Pastures (East)	parking	parking in new housing area		R	Good condition, in use	WE14
WE15	Hollybush Lane	garage courts	surrounded by residential and school. Large site, good road frontage		R	in active use	WE15
WE16	Harepark Close	garage courts	surrounded by residential and green space. Opportunity to extend site to surrounding green space	0.064	A		WE16
WE17	Pulleys Lane (West)	garage courts	surrounded by residential, enclosed site, space restrictions		R	garage courts in use	WE17

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
WE18	Pulleys lane (East)	garage courts	surrounded by residential. Opportunity to extend to surrounding green space and WE16. Opportunity to consolidate parking?		R	Access issues	WE18
WE19	Gravel Lane	garage courts	surrounded by residential and open space. Easy access to town centre. Quite a large site.		R	garage courts in good condition	WE19
WE20	Barberry Road	garage courts and rear gardens	surrounded by residential and main road. Near to main road. Quite large site		R	all in good condition	WE20
WE21	Parkwood Drive	garage courts and sub station	garage courts attached to businesses. Space surrounding sub station may have potential, depending on feasibility of moving sub station	0.211	A	depends on feasibility	WE21
WE22	Stoneycroft	garage courts	good town centre location		R	garage courts in good condition. Potential overlooking issue from houses behind	WE22
WE23	off Long Chaulden (438)	garage courts	surrounded by residential and town centre uses. Large site with easy access to town		R	garage courts in good condition and actively used.	WE23
WE24	Northridge Way (adj to Community Centre)	car parking and large servicing area for commercial units	prime site within town centre, good frontage to open space.		R	Some potential to maximise the open space frontage here, along with consolidation of parking. well used parking for t/c and community centre	WE24
WE25	adj to 457 Warners End Road	garage and motor works	prime site within town centre. Surrounded by residential, open space and town centre uses	0.186	A	potential to move car sales out of town centre?	WE25
WE26	Long Chaulden	pub car park	Large pub car park on corner site within town centre. Surrounded by residential, town centre and open space	0.047	A	potential to reduce car parking and maximise advantage of corner site	WE26
WE27	Long Chaulden	centre car park	Centre Car Park		R	Retain for local centre	WE27

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
WE1	combined with WE7	0						WE1
WE2	off Spring Lane (75)	0						WE2
WE3	off Spring Lane (16)	0						WE3
WE4	off Long Chaulden (507)	0						WE4
WE5	off Boxted Road (6)	0						WE5
WE6	off Peartree Road (16)	0						WE6
WE7	off Spring Lane (123)	0						WE7
WE8	Sacombe Road	0						WE8
WE9	off Boxted Road (77)	0						WE9
WE10	Daggsdell Road	0						WE10
WE11	Polehanger Lane	0						WE11
WE12	Whitebroom Road	0						WE12
WE13	The Pastures (West)	0						WE13
WE14	The Pastures (East)	0						WE14
WE15	Hollybush Lane	0						WE15
WE16	Harepark Close	0.064	11	2.4	4.7	3.5	small site	WE16
WE17	Pulleys Lane (West)	0						WE17
WE18	Pulleys lane (East)	0						WE18
WE19	Gravel Lane	0						WE19
WE20	Barberry Road	0						WE20
WE21	Parkwood Drive	0.211	12	2.1	5.3	3.7	small site	WE21
WE22	Stoneycroft	0						WE22
WE23	off Long Chaulden (438)	0						WE23
WE24	Northridge Way (adj to Community Centre)	0						WE24
WE25	adj to 457 Warners End Road	0.186	11	6.9	13.6	10.2		WE25
WE26	Long Chaulden	0.047	7	3.0	4.9	3.9	small site	WE26
WE27	Long Chaulden	0						WE27
			TOTAL	14.3	28.5	21.4		

Warners End 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					
WE1	combined with WE7	0	0	0	0	0					WE1
WE2	off Spring Lane (75)	0	0	0	0	0					WE2
WE3	off Spring Lane (16)	0	0	0	0	0					WE3
WE4	off Long Chaulden (507)	0	0	0	0	0					WE4
WE5	off Boxted Road (6)	0	0	0	0	0					WE5
WE6	off Peartree Road (16)	0	0	0	0	0					WE6
WE7	off Spring Lane (123)	0	0	0	0	0					WE7
WE8	Sacombe Road	0	0	0	0	0					WE8
WE9	off Boxted Road (77)	0	0	0	0	0					WE9
WE10	Daggsdell Road	0	0	0	0	0					WE10
WE11	Polehanger Lane	0	0	0	0	0					WE11
WE12	Whitebroom Road	0	0	0	0	0					WE12
WE13	The Pastures (West)	0	0	0	0	0					WE13
WE14	The Pastures (East)	0	0	0	0	0					WE14
WE15	Hollybush Lane	0	0	0	0	0					WE15
WE16	Harepark Close	0.064	11	2.368	4.672	3.52	L	L	Discount	small site estimates	WE16
WE17	Pulleys Lane (West)	0	0	0	0	0					WE17
WE18	Pulleys lane (East)	0	0	0	0	0					WE18
WE19	Gravel Lane	0	0	0	0	0					WE19
WE20	Barberry Road	0	0	0	0	0					WE20
WE21	Parkwood Drive	0.211	12	2.11	5.275	3.6925	M	H	Discount	small site estimates	WE21
WE22	Stoneycroft	0	0	0	0	0					WE22
WE23	off Long Chaulden (438)	0	0	0	0	0					WE23
WE24	Northridge Way (adj to Community Centre)	0	0	0	0	0					WE24
WE25	adj to 457 Warners End Road	0.186	11	6.882	13.578	10.23	M	H	Accept	petrol station - remediation	WE25
WE26	Long Chaulden	0.047	7	2.961	4.935	3.948	M	L	Discount	small site estimates	WE26
WE27	Long Chaulden	0	0	0	0	0					WE27
TOTAL				14.321	28.46	21.3905					

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		
WE1	combined with WE7	0	0										WE1
WE2	off Spring Lane (75)	0	0										WE2
WE3	off Spring Lane (16)	0	0										WE3
WE4	off Long Chaulden (507)	0	0										WE4
WE5	off Boxted Road (6)	0	0										WE5
WE6	off Peartree Road (16)	0	0										WE6
WE7	off Spring Lane (123)	0	0										WE7
WE8	Sacombe Road	0	0										WE8
WE9	off Boxted Road (77)	0	0										WE9
WE10	Daggsdell Road	0	0										WE10
WE11	Polehanger Lane	0	0										WE11
WE12	Whitebroom Road	0	0										WE12
WE13	The Pastures (West)	0	0										WE13
WE14	The Pastures (East)	0	0										WE14
WE15	Hollybush Lane	0	0										WE15
WE16	Harepark Close	0	0										WE16
WE17	Pulleys Lane (West)	0	0										WE17
WE18	Pulleys lane (East)	0	0										WE18
WE19	Gravel Lane	0	0										WE19
WE20	Barberry Road	0	0										WE20
WE21	Parkwood Drive	0	0										WE21
WE22	Stoneycroft	0	0										WE22
WE23	off Long Chaulden (438)	0	0										WE23
WE24	Northridge Way (adj to Community Centre)	0	0										WE24
WE25	adj to 457 Warners End Road	0	0							6.882	13.578		WE25
WE26	Long Chaulden	0.047	7										WE26
WE27	Long Chaulden	0	0										WE27
TOTAL				0	0	0	0	0	0	6.882	13.578		
Mid point				0		0		0		10.23			

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