

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
WA1	High Street (Manor Farm)	vacant overgrown field	surrounded by residential and farmhouse. Large site with good access to town centre	1.3	R	'Greenfield' Housing Allocation (H44)	WA1
WA2	Cavendish Road	overgrown space, outbuildings, garages	surrounded by residential and pub	0.257	A	inaccessible on site visit but appears underused, close to town centre	WA2
WA3	Cavendish Road	gardens and garages	surrounded by residential and pub	0.019	A	in use, but some potential	WA3
WA4	Cavendish Road	rear gardens	surrounded by residential, open land and community uses	0.395	A	depending on access include next backgardens	WA4
WA5	Old Vicarage Gardens	garage courts	surrounded by residential. Evidence of some use	0.134	A	potential to reduce numbers, badly maintained, lots of houses have their own provision at front	WA5
WA6	Old Vicarage Gardens	garage courts	surrounded by residential mostly average condition. In use	0	R	Some poorly maintained, potential to reduce numbers - but lack of parking provision elsewhere	WA6
WA7	Cowper Rise	garage courts	surrounded by residential, retail and town centre. Good site close to town centre	0	R	potential to reduce numbers (but check out numbers of use) but lack of parking provision elsewhere	WA7
WA8	Buckwood Road	residential and builders yard	surrounded by residential and town centre. Built out new housing with some still vacant space		R	NLUD, potential to build on open space - all now built (just completed)	WA8
WA9	Albert Street	Large old house and gardens	surrounded by residential and gardens. Overgrown, poorly kept gardens. Large space, good access to town centre. Covered under empty house source	0.17	A		WA9
WA10	Sebright Road	Green space with monument	surrounded by residential and town centre. Potential archaeological significance, tree issue	0.181	A	(link with WA11 and consider relocation of parking)	WA10
WA11	Sebright Road	garage courts and parking	surrounded by residential and town centre. Potential overlooking and parking issues. Space constraints?			(link with WA10 and consider relocation of parking)	WA11
WA12	Sebright Road	garage courts and parking	surrounded by residential. Potential space constraints, parking issue and overlooking issue		R	access to back of properties, space constraints	WA12
WA13	The Coppins	large rear garden	surrounded by residential. Overgrown	0.056	A	private garden	WA13
WA13A	Pickford Road			0.035	A		WA13A
WA14	Pickford Road	residential site under construction	surrounded by residential and town centre		R	built out	WA14

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
WA14A & WA14B	extend WA14			0.393	A	access through WA14	WA14A & WA14B
WA15	Pickford Road	rear gardens	surrounded by residential and open land		R	inaccessible	WA15
WA16	Park Close	garage courts and unused space	surrounded by residential and open land. Currently used as dumping ground. Overgrown, little evidence of use. Large site, but badly maintained	0.172	A	something to overlook remaining parking	WA16
WA17	Pickford Road	Paddock	surrounded by residential, open land and main road. Pylon on-site		R	green belt	WA17
WA18	Pickford Road	green space and rear gardens	surrounded by residential and main road. Public footpath running through site. Quality open space. Check designation	0.609	A - in part	end is outside village envelope - only backgardens subject to demolition of one building	WA18
WA19	High Street	garage, tool hire, etc	surrounded by residential and town centre. Housing allocation site. Some active uses on site	0.117	A	H46a, NLUD. Not yet built - extant permission on site (for 9 units)	WA19
WA20	High Street	Backyard, parking?, access to flats	surrounded by residential, town centre. Covered under empty homes source	0.037	A	conversion potential	WA20
WA21	London Road	Depot, First Class Ltd, Marvin's Magic	surrounded by residential, active usage	0.45	A	NLUD identified	WA21
WA22	Long Meadow	green space	surrounded by residential. Potential tree issue, space constraints, substation on site. Close to A5	0.133	A	feasibility (subject to environmental appraisal)	WA22
WA23	Farrer Top	garage courts	surrounded by residential. Average condition, potential parking issue and space constraints		R	in use (all in use - no other parking space new development would generate more parking)	WA23
WA24	Farrer Top	garage courts and parking	surrounded by residential. Potential parking issue and space constraints		R	n use (all in use - no other parking space new development would generate more parking)	WA24
WA25	Farrer Top	garage courts	surrounded by residential. Average condition, evidence of use, space constraints		R	n use (all in use - no other parking space new development would generate more parking)	WA25
WA26	Hicks Road	car park	surrounded by residential, surgery and town centre		R	parking consolidation, well used - only public car park for the village	WA26

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
WA27	Roman Way	car park	surrounded by residential and town centre. In bad condition, possible parking issues, rear access issues and disabled access	0.178	A	to include parking - check	WA27
WA28	Roman Way	green space surrounded by housing	surrounded by residential and town centre. Possible amenity and tree issues		R	amenity issue	WA28
WA29	High Street	vacant- acquired by housing developer	surrounded by residential and town centre.	0.054	A	building not commenced, has planning permission for 1 unit	WA29
WA30	High Street	empty house, vacant space to rear, sheds, gardens	surrounded by residential and town centre	0.322	A	NLUD identified - has planning permission for 14 dwellings	WA30
WA31	High Street, Cavendish House	Big, listed house	surrounded by residential and town centre. In slight disrepair. Covered by empty homes source	0.089	A	possibility of conversion	WA31
WA32	High Street	private drive and rear gardens	surrounded by residential and town centre. Space constraints	0.08	A		WA32
WA33A	High Street	vacant?	surrounded by residential and town centre	0.016	A		WA33A
WA33B	High Street	car park, vacant space and shed adjacent to pub	surrounded by residential and town centre		R	required for adjacent properties	WA33B
WA34	Roman Way	car park	surrounded by residential and town centre		R	site size, adjacent to culvert	WA34
WA35	High Street	storage, etc for bakery & car parking	surrounded by residential and town centre		R	new build, bakery	WA35
WA36	High Street	builders yard	surrounded by residential and town centre	0.059	A	NLUD identified	WA36
WA37	High Street (64)	large house and yard/garden	surrounded by residential, supermarket and town centre. Appears empty.	0	R	conversion opportunities	WA37
WA38	Hicks Road	garage courts and garage	surrounded by residential, employment & garage/housing allocation	0.116	A	gardens badly maintained	WA38
WA39	High Street	sheds and parking	surrounded by newsagent, residential, pub and town centre		R	needed to serve commercial properties -highway & access issues	WA39

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
WA1	High Street (Manor Farm)	1.3						WA1
WA2	Cavendish Road	0.257	11	9.5	18.8	14.1		WA2
WA3	Cavendish Road	0.019	11	0.7	1.4	1.0	small site	WA3
WA4	Cavendish Road	0.395	5	15.0	24.9	19.9		WA4
WA5	Old Vicarage Gardens	0.134	5	5.1	8.4	6.8		WA5
WA6	Old Vicarage Gardens	0					small site	WA6
WA7	Cowper Rise	0					small site	WA7
WA8	Buckwood Road	0						WA8
WA9	Albert Street							WA9
WA10	Sebright Road	0.181	4	0.9	1.6	1.3	small site: case study 4 applied due to limitations of archaeological significance and tree issue	WA10
WA11	Sebright Road	0						WA11
WA12	Sebright Road	0						WA12
WA13	The Coppins	0.056	13	5.9	8.0	6.9		WA13
WA13A	Pickford Road	0.035	12	0.4	0.9	0.6	small site	WA13A
WA14	Pickford Road	0		18	18	18		WA14
WA14A & WA14B	extend WA14	0.393		9.0	9.0	9.0	Sites WA14, 14A and 14B have consent for a total of 27 units	WA14A & WA14B
WA15	Pickford Road	0						WA15
WA16	Park Close	0.172	11	6.4	12.6	9.5		WA16
WA17	Pickford Road	0						WA17
WA18	Pickford Road	0.609	5	23.1	38.4	30.8		WA18
WA19	High Street	0.117		9.0	9.0	9.0	planning permission for 9 units	WA19
WA20	High Street	0.037	10	1.7	2.1	1.9	small site	WA20
WA21	London Road	0.45	15	18.9	37.4	28.1	case study 4 applied due to space constraints, sub-station and A5	WA21
WA22	Long Meadow	0.133	4	0.7	1.2	0.9	small site	WA22
WA23	Farrer Top	0						WA23
WA24	Farrer Top	0						WA24
WA25	Farrer Top	0						WA25
WA26	Hicks Road	0						WA26

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
WA27	Roman Way	0.178	5	6.8	11.2	9.0		WA27
WA28	Roman Way	0						WA28
WA29	High Street	0.054		1.0	1.0	1.0	planning permission for 1 unit - small site	WA29
WA30	High Street	0.322		14.0	14.0	14.0	planning permission for 14 units	WA30
WA31	High Street, Cavendish House	0.089	4	0.4	0.8	0.6	small site: case study 4 applied due to limitations of converting listed building	WA31
WA32	High Street	0.08	10	3.6	4.5	4.0	small site	WA32
WA33A	High Street	0.016	9	0.7	1.5	1.1	small site	WA33A
WA33B	High Street	0						WA33B
WA34	Roman Way	0						WA34
WA35	High Street	0						WA35
WA36	High Street	0.059	9	2.4	5.6	4.0	small site	WA36
WA37	High Street (64)	0	4	0.0	0.0	0.0	small site	WA37
WA38	Hicks Road	0.116	11	4.3	8.5	6.4		WA38
WA39	High Street	0						WA39
TOTAL				157.4	238.6	198.0		

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					
WA1	High Street (Manor Farm)	1.3	0	0	0	0					WA1
WA2	Cavendish Road	0.257	11	9.509	18.761	14.135	M	M	Accept	Poor access and historic nature of site	WA2
WA3	Cavendish Road	0.019	11	0.703	1.387	1.045	M	M	Discount	small site estimates	WA3
WA4	Cavendish Road	0.395	5	15.01	24.885	19.9475	M	L	Accept	Access problems	WA4
WA5	Old Vicarage Gardens	0.134	5	5.092	8.442	6.767	M	L	Accept	Note impact on listed building (Cavendish House)	WA5
WA6	Old Vicarage Gardens	0	0	0	0	0					WA6
WA7	Cowper Rise	0	0	0	0	0					WA7
WA8	Buckwood Road	0	0	0	0	0					WA8
WA9	Albert Street	0	0	0	0	0					WA9
WA10	Sebright Road	0.181	4	0.905	1.629	1.267	M	L	Discount	small site estimates	WA10
WA11	Sebright Road	0	0	0	0	0					WA11
WA12	Sebright Road	0	0	0	0	0					WA12
WA13	The Coppins	0.056	13	5.936	7.952	6.944	M	L	Accept	Acquisition	WA13
WA13A	Pickford Road	0.035	12	0.35	0.875	0.6125	M	L	Discount	small site estimates	WA13A
WA14	Pickford Road	0	0	18	18	18	M	L	Accept		WA14
WA14A & WA14B	extend WA14	0.393	0	9	9	9	M	L	Accept		WA14A & WA14B
WA15	Pickford Road	0	0	0	0	0					WA15
WA16	Park Close	0.172	11	6.364	12.556	9.46	M	L	Accept	Access?	WA16
WA17	Pickford Road	0	0	0	0	0					WA17
WA18	Pickford Road	0.609	5	23.142	38.367	30.7545	M	L	Accept	Rear gardens - assembly issues	WA18
WA19	High Street	0.117	0	9	9	9	M	L	Accept	Good site	WA19
WA20	High Street	0.037	10	1.665	2.072	1.8685	M	M	Discount	small site estimates	WA20
WA21	London Road	0.45	15	18.9	37.35	28.125	M	M	Accept	Cost of relocating business	WA21
WA22	Long Meadow	0.133	4	0.665	1.197	0.931	M	L	Discount	small site estimates	WA22
WA23	Farrer Top	0	0	0	0	0					WA23
WA24	Farrer Top	0	0	0	0	0					WA24
WA25	Farrer Top	0	0	0	0	0					WA25
WA26	Hicks Road	0	0	0	0	0					WA26
WA27	Roman Way	0.178	5	6.764	11.214	8.989	M	M	Accept	Access problems	WA27
WA28	Roman Way	0	0	0	0	0					WA28
WA29	High Street	0.054	0	1	1	1	M	M	Discount	small site estimates	WA29
WA30	High Street	0.322	0	14	14	14	M	L	Accept	Near Kings Oak scheme (Liberty Valley) - adjacent to main road	WA30
WA31	High Street, Cavendish House	0.089	4	0.445	0.801	0.623	H	M	Discount	small site estimates	WA31

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					
WA32	High Street	0.08	10	3.6	4.48	4.04	M	L	Discount	small site estimates	WA32
WA33A	High Street	0.016	9	0.656	1.52	1.088	L	L	Discount	small site estimates	WA33A
WA33B	High Street	0	0	0	0	0					WA33B
WA34	Roman Way	0	0	0	0	0					WA34
WA35	High Street	0	0	0	0	0					WA35
WA36	High Street	0.059	9	2.419	5.605	4.012	M	M	Discount	small site estimates	WA36
WA37	High Street (64)	0	4	0	0	0					WA37
WA38	Hicks Road	0.116	11	4.292	8.468	6.38	M	L	Accept	Historic core	WA38
WA39	High Street	0	0	0	0	0					WA39
TOTAL				157.417	238.561	197.989					

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		
WA1	High Street (Manor Farm)	1.3	0										WA1
WA2	Cavendish Road	0.257	11					9.509	18.761				WA2
WA3	Cavendish Road	0.019	11										WA3
WA4	Cavendish Road	0.395	5					15.01	24.885			subject to ownership and access issues	WA4
WA5	Old Vicarage Gardens	0.134	5					5.092	8.442			due to ownership issues	WA5
WA6	Old Vicarage Gardens	0	0										WA6
WA7	Cowper Rise	0	0										WA7
WA8	Buckwood Road	0	0										WA8
WA9	Albert Street	0	0										WA9
WA10	Sebright Road	0.181	4										WA10
WA11	Sebright Road	0	0										WA11
WA12	Sebright Road	0	0										WA12
WA13	The Coppins	0.056	13			5.936	7.952						WA13
WA13A	Pickford Road	0.035	12										WA13A
WA14	Pickford Road	0	0	18	18								WA14
WA14A & WA14B	extend WA14	0.393	0	9	9								WA14A & WA14B
WA15	Pickford Road	0	0										WA15
WA16	Park Close	0.172	11					6.364	12.556			subject to ownership and usage	WA16
WA17	Pickford Road	0	0										WA17
WA18	Pickford Road	0.609	5							23.142	38.367	subject to access, may involve removal of one unit	WA18
WA19	High Street	0.117	0			9	9					permission but subject to relocation of bus stop	WA19
WA20	High Street	0.037	10										WA20
WA21	London Road	0.45	15			18.9	37.35					local plan allocation	WA21
WA22	Long Meadow	0.133	4										WA22
WA23	Farrer Top	0	0										WA23
WA24	Farrer Top	0	0										WA24
WA25	Farrer Top	0	0										WA25
WA26	Hicks Road	0	0										WA26
WA27	Roman Way	0.178	5					6.764	11.214				WA27
WA28	Roman Way	0	0										WA28
WA29	High Street	0.054	0										WA29
WA30	High Street	0.322	0	14	14							site cleared and ready for development	WA30
WA31	High Street, Cavendish House	0.089	4										WA31
WA32	High Street	0.08	10										WA32
WA33A	High Street	0.016	9										WA33A

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		
WA33B	High Street	0	0										WA33B
WA34	Roman Way	0	0										WA34
WA35	High Street	0	0										WA35
WA36	High Street	0.059	9										WA36
WA37	High Street (64)	0	4										WA37
WA38	Hicks Road	0.116	11					4.292	8.468			ownership issues	WA38
WA39	High Street	0	0										WA39
TOTAL				41	41	33.836	54.302	47.031	84.326	23.142	38.367		
Mid point				41		44.069		65.6785		30.7545			

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