

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
APS1	Station Approach	Station car park	large site, largely unused to rear		R	parking needed, protected for transport	APS1
APS2	Station Approach	depot?	currently used for storage and car parking		R	Needed for railway	APS2
APS3	Station Approach	works	valet service, easy access to railway station. Small site	0.054	A	Prime site close to public transport	APS3
APS4	Station Approach	station short stay car park, taxi rank, etc	busy site in front of train station, with bus shelters, taxi ranks and car drop-off		R	transport hub, protected through policy	APS4
APS5	London Road	Harvester Pub, retail units	Large site area, both pub and retail units appear under-used	0.53	A	Prime site close to public transport, potential for mixed-use development	APS5
APS6	London Road	Kwikfit	Large site, close to railway station	0.161	A	Prime site close to public transport	APS6
APS7	London Road	Car showroom	Large site, looks new and in condition. Perhaps better suited to industrial area, problems with loading/unloading cars for transporting	0.441	A	Prime site close to public transport	APS7
APS8	Roughdown Road	telephone exchange	close to railway line and open space. Potential should be considered along with station car park (APS 1)		R	feasibility issues	APS8
APS9	London Road	former gas works		2.42	A		APS9
APS9a	Stratford Way	residential units under development	41 2-bed apartments, figure of 41 applied to table	0.89	A	Large site, not yet fully developed. NLUD identified	APS9a
APS10	London Road	Artline Solutions & former gas works	Large site, footpath dividing between site and APS9. Future needs to be considered in light of development adjacent. Close to train station and open space		R	employment land	APS10
APS11	Whiteleaf Road	Morrison mobile units	Close to railway line and open space		R	employment land	APS11
APS12	Whiteleaf Road	motor works	road-fronting motor works, close to railway station. Adjacent to residential units		R	employment area	APS12

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
APS13	Whiteleaf Road	Pillings Site	new looking car sales surrounded by industrial area and open space		R	suggested through UCS consultation new & in good condition	APS13
APS14	Lawn Lane	car park, offices, building supplies	surrounded by employment area, open space, retail and residential units. Large site		R	application in for retention of current uses	APS14
APS15	Lawn Lane (86-114)	rear gardens	surrounded by open space and residential. Pathway running through adjacent		R	Residential character area	APS15
APS16	Ebberns Road	works	Large site, surrounded by residential and employment areas. Good frontage to canal	1.34	A	Conversion to Housing allocation in UDP	APS16
APS17	Ebberns Road	flats and works	large site, new flats and old works adjacent. Works in poor repair, broken windows, graffiti, etc. Good access to canal, pathway linking to employment area	0.691	A	NLUD identified	APS17
APS18	Frogmore Road	Frogmore Mill	Apsley Papertrail, good river frontage, looks active. A lot of 'to let' signs on surrounding units		R	Suggested through UCS consultation rejected through public inquiry	APS18
APS19	Frogmore Road	Fromore Industrial Estate	looks active, large site with good river and canal frontage, surrounded by employment and residential uses. Close to local centre		R	Suggested through UCS consultation rejected through public inquiry	APS19
APS20	Storey Street	Florence Longman House Gardens?	unused space surrounding elderly persons home, opportunity to extend to neglected retail units adjacent	0.365	A		APS20
APS21	opp White Lion Street	Car Park	Large site, not very busy on visit		R	retain in current use	APS21
APS22	Avia Close	Bondlink warehouse	Active warehouse. Good town centre location		R	reject based on findings of employment land study	APS22
APS23	London Road	Apsley Industrial Estate	Large site, close to local centre and train station. Currently being developed for housing	0.31	A	NLUD identified	APS23
APS24	London Road	Doolittle Meadows	Large site with car park. Looks inactive, good canal frontage, surrounded by residential, open space and employment uses.	1.053	A	desire to retain for employment, dependent on employment land study	APS24

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
APS25	London Road	Currently being developed for commercial use	Large site, close to town centre, train station and open space.		R	commercial uses	APS25
APS26	Stationers Place	works	Large site, close to local centre and train station. Adjacent housing development		R	to be developed for commercial uses	APS26
APS27	Featherbed Lane	works	poor quality frontage within local centre. Close to riverfront and open space	0.057	A	planning application in	APS27
APS28	Featherbed Lane	Maranatha Christian Church			R	retain social & community facilities	APS28
APS29	Henry Street	garage courts	corner space looks vacant and underused, unsure whether garage courts are in use?	0.026	A	parking rationalisation for APS31?	APS29
APS30	Orchard Street	garage works	active works, close to centre and residential units	0.039	A		APS30
APS31	Henry Street	car parking and vacant - look at with APS29	close to local centre, employment and open space uses	0.019	A	potential for infilling with residential development. Consider with APS 29	APS31
APS32	Featherbed Lane	depot	looks under-used, although could not gain access	0.309	A	large site, good location close to town centre	APS32
APS33	Manorville Road, Manor Estate	open space	large site, surrounded by industrial, open space and residential uses	0.95	R	'Greenfield' Housing Allocation (TWA3)	APS33
APS34	Land to south of Manor Estate	open space	large site, surrounded by industrial, open space and residential uses	11.16	R	'Greenfield' Housing Allocation (TWA4)	APS34
APS35	High Ridge Road	vacant	densely wooded area surrounded by open space and residential	0.366	A	housing allocation site - planning application for 7 dwellings	APS35
APS36	West Valley Road	vacant	large site surrounded by open space and residential area		R	greenfield	APS36
APS37	Chipperfield Road	vacant corner sites	currently used as a dumping ground, surrounded by residential area. Good potential due to proximity of local centre	0.033	A	permission for 2 hses (accept only 1 of the corner sites)	APS37
APS38	London Road (218)	motor works	Large corner site within town centre	0.224	A		APS38
APS39	London Road (32)	car parking and unused space	Small site to rear of commercial units		R	potential for infilling with residential development - policy TWA8 and TWA9	APS39

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
APS40	London Road (26)	car parking and unused space	Small site to rear of commercial units		R	potential for infilling with residential development - policy TWA8 and TWA9 (group together an application for 4 flats, strict policy)	APS40
APS41	White Lion Street	works	engineering works and car parking next to new residential		R	TWA8 and TWA9	APS41
APS42	Mill Street	car parking	Prime town centre location, need for servicing?	0.026	A	parking consolidation? (treat with APS 43)	APS42
APS43	London Road (56)	car parking and unused space	Prime town centre location	0.021		treat with APS42	APS43
APS44	London Road (120)	green space	good corner site within town centre		R	quality amenity issue - common land	APS44
APS45	Two Waters Road	depot	Hewden Hire, boarded up site, no longer in use?	0.4	R	Within Open Land designation? - limited potential however, residential not preferred here (policy 116, also flooding issue)	APS45
APS46	Two Waters Road	substation	Large site, a lot of equipment		R	likely cost issues & feasibility	APS46
APS47	Roughdown Avenue	rear gardens		0.891	A		APS47
APS48	Manorville Road	application for 3 units		0.113	A		APS48
APS49	Manorville Road				R		APS49
APS50	High Ridge Road			0.199	A		APS50
APS51	Winfred Road	Tile warehouse		0.054	A	Nuisance site	APS51

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					
APS1	Station Approach	0	0	0	0	0					APS1
APS2	Station Approach	0	0	0	0	0					APS2
APS3	Station Approach	0.054	1	2.214	6.48	4.347	H	M	Discount	small site estimates	APS3
APS4	Station Approach	0	0	0	0	0					APS4
APS5	London Road	0.53	1	21.73	63.6	42.665	H	M	Accept		APS5
APS6	London Road	0.161	5	6.118	10.143	8.1305	H	M	Accept		APS6
APS7	London Road	0.441	1	18.081	52.92	35.5005	H	M	Accept		APS7
APS8	Roughdown Road	0	0	0	0	0					APS8
APS9	London Road	2.42	2	82.28	147.62	114.95	M	H	Accept	Gas issue. However resi being developed adjacent (see below)	APS9
APS9a	Stratford Way	0.89	0	41	41	41	M	M	Accept	Site currently being developed	APS9a
APS10	London Road	0	0	0	0	0					APS10
APS11	Whiteleaf Road	0	0	0	0	0					APS11
APS12	Whiteleaf Road	0	0	0	0	0					APS12
APS13	Whiteleaf Road	0	0	0	0	0					APS13
APS14	Lawn Lane	0	0	0	0	0					APS14
APS15	Lawn Lane (86-114)	0	0	0	0	0					APS15
APS16	Ebbens Road	1.34	2	45.56	81.74	63.65	H	L	Accept		APS16
APS17	Ebbens Road	0.691	2	23.494	42.151	32.8225	H	L	Accept		APS17
APS18	Frogmore Road	0	0	0	0	0					APS18
APS19	Frogmore Road	0	0	0	0	0					APS19
APS20	Storey Street	0.365	9	39	39	39	M	M	Accept	subject to planning application	APS20
APS21	opp White Lion Street										APS21
APS22	Avia Close	0	0	0	0	0					APS22
APS23	London Road	0.31		12	12	12	H	L	Accept	under construction	APS23
APS24	London Road	1.053	9	20.007	89.505	67.9185	H	M	Accept	near the rail station and water, however water could increase dev cost	APS24
APS25	London Road	0	0	0	0	0					APS25
APS26	Stationers Place	0	0	0	0	0					APS26
APS27	Featherbed Lane	0.057	19	2.565	10.26	6.4125	M	M	Accept	garage and existing building to be demolished.	APS27
APS28	Featherbed Lane	0	0	0	0	0					APS28
APS29	Henry Street	0.026	7	1.638	2.73	2.184	M	M	Discount	small site estimates	APS29
APS30	Orchard Street	0.039	11	1.443	2.847	2.145	M	M	Discount	small site estimates	APS30
APS31	Henry Street	0.019	11	0.703	1.387	1.045	M	M	Discount	small site estimates	APS31
APS32	Featherbed Lane	0.309	2	10.506	18.849	14.6775	M	M	Accept		APS32

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					
APS33	Manorville Road, Manor Estate	0.95	0	0	0	0					APS33
APS34	Land to south of Manor Estate	11.16	0	0	0	0					APS34
APS35	High Ridge Road	0.366	0	7	7	7	M	L	Accept		APS35
APS36	West Valley Road	0	0	0	0	0					APS36
APS37	Chipperfield Road	0.033	0	2	2	2	M	L	Discount	small site estimates	APS37
APS38	London Road (218)	0.224	19	10.08	40.32	25.2	M	M	Accept		APS38
APS39	London Road (32)	0	0	0	0	0					APS39
APS40	London Road (26)	0	0	0	0	0					APS40
APS41	White Lion Street	0	0	0	0	0					APS41
APS42	Mill Street	0.026	16	1.352	1.872	1.612	M	L	Discount	small site estimates	APS42
APS43	London Road (56)	0.021	16	1.092	1.512	1.302	M	L	Discount	small site estimates	APS43
APS44	London Road (120)	0	0	0	0	0					APS44
APS45	Two Waters Road	0.4	0	0	0	0	H	M	Discount	small site estimates	APS45
APS46	Two Waters Road	0	0	0	0	0					APS46
APS47	Roughdown Avenue	0.891	5	33.858	56.133	44.9955	M	L	Accept		APS47
APS48	Manorville Road	0.113	0	3	3	3	M	M	Discount	small site estimates	APS48
APS49	Manorville Road	0	0								APS49
APS50	High Ridge Road	0.199	12	1.99	4.975	3.4825	M	L	Discount	small site estimates	APS50
APS51	Winfred Road	0.054	11	1.998	3.942	2.97	M	M	Discount	small site estimates	APS51
TOTAL				390.709	742.986	580.01					

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		
APS1	Station Approach	0	0										APS1
APS2	Station Approach	0	0										APS2
APS3	Station Approach	0.054	1										APS3
APS4	Station Approach	0	0										APS4
APS5	London Road	0.53	1							21.73	63.6	pub has just been refurbished	APS5
APS6	London Road	0.161	5					6.118	10.143			All near train station likely in later phase	APS6
APS7	London Road	0.441	1					18.081	52.92				APS7
APS8	Roughdown Road	0	0									council seeking to bring this forward	APS8
APS9	London Road	2.42	2			82.28	147.62						APS9
APS9a	Stratford Way	0.89	0	41	41								APS9a
APS10	London Road	0	0										APS10
APS11	Whiteleaf Road	0	0										APS11
APS12	Whiteleaf Road	0	0										APS12
APS13	Whiteleaf Road	0	0										APS13
APS14	Lawn Lane	0	0										APS14
APS15	Lawn Lane (86-114)	0	0										APS15
APS16	Ebberns Road	1.34	2			22.78	40.87	22.78	40.87			Unlikely to come forward entirely within 2006-2011	APS16
APS17	Ebberns Road	0.691	2			23.494	42.151						APS17
APS18	Frogmore Road	0	0										APS18
APS19	Frogmore Road	0	0										APS19
APS20	Storey Street	0.365	9			39	39					subject to planning application	APS20
APS21	opp White Lion Street	0	0										APS21
APS22	Avia Close	0	0										APS22
APS23	London Road	0.31	0	12	12							under construction	APS23
APS24	London Road	1.053	9					20.007	89.505			depends on rationalisation of employment land	APS24
APS25	London Road	0	0										APS25
APS26	Stationers Place	0	0										APS26
APS27	Featherbed Lane	0.057	19			2.565	10.26						APS27
APS28	Featherbed Lane	0	0										APS28
APS29	Henry Street	0.026	7										APS29
APS30	Orchard Street	0.039	11										APS30
APS31	Henry Street	0.019	11										APS31
APS32	Featherbed Lane	0.309	2					10.506	18.849			has been considered already, but transport node issues	APS32
APS33	Manorville Road, Manor Estate	0.95	0										APS33

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		
APS34	Land to south of Manor Estate	11.16	0										APS34
APS35	High Ridge Road	0.366	0			7	7					application has taken a long time to come forward	APS35
APS36	West Valley Road	0	0										APS36
APS37	Chipperfield Road	0.033	0										APS37
APS38	London Road (218)	0.224	19					10.08	40.32				APS38
APS39	London Road (32)	0	0										APS39
APS40	London Road (26)	0	0										APS40
APS41	White Lion Street	0	0										APS41
APS42	Mill Street	0.026	16										APS42
APS43	London Road (56)	0.021	16										APS43
APS44	London Road (120)	0	0										APS44
APS45	Two Waters Road	0.4	0										APS45
APS46	Two Waters Road	0	0										APS46
APS47	Roughdown Avenue	0.891	5					33.858	56.133			May be problems in terms of road infrastructure, but devt brief would require it to be brought forward	APS47
APS48	Manorville Road	0.113	0										APS48
APS49	Manorville Road	0	0										APS49
APS50	High Ridge Road	0.199	12										APS50
APS51	Winfred Road	0.054	11										APS51
TOTAL				53	53	177.119	286.901	121.43	308.74	21.73	63.6		
Mid point				53		232.01		215.085		42.665			

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
APS1	Station Approach	0						APS1
APS2	Station Approach	0						APS2
APS3	Station Approach	0.054	1	2.2	6.5	4.3	small site	APS3
APS4	Station Approach	0						APS4
APS5	London Road	0.53	1	21.7	63.6	42.7		APS5
APS6	London Road	0.161	5	6.1	10.1	8.1		APS6
APS7	London Road	0.441	1	18.1	52.9	35.5		APS7
APS8	Roughdown Road	0						APS8
APS9	London Road	2.42	2	82.3	147.6	115.0		APS9
APS9a	Stratford Way	0.89		41.0	41.0	41.0	Site under construction	APS9a
APS10	London Road	0						APS10
APS11	Whiteleaf Road	0						APS11
APS12	Whiteleaf Road	0						APS12
APS13	Whiteleaf Road	0						APS13
APS14	Lawn Lane	0						APS14
APS15	Lawn Lane (86-114)	0						APS15
APS16	Ebbens Road	1.34	2	45.6	81.7	63.7		APS16
APS17	Ebbens Road	0.691	2	23.5	42.2	32.8		APS17
APS18	Frogmore Road	0						APS18
APS19	Frogmore Road	0						APS19
APS20	Storey Street	0.365	9	39.0	39.0	39.0	Subject to planning application for 39 units	APS20
APS21	opp White Lion Street	0						APS21
APS22	Avia Close	0						APS22
APS23	London Road	0.31		12.0	12.0	12.0		APS23
APS24	London Road	1.053	18	46.3	89.5	67.9		APS24
APS25	London Road	0						APS25
APS26	Stationers Place	0						APS26
APS27	Featherbed Lane	0.057	19	2.6	10.3	6.4	small site	APS27
APS28	Featherbed Lane	0						APS28
APS29	Henry Street	0.026	7	1.6	2.7	2.2	small site	APS29
APS30	Orchard Street	0.039	11	1.4	2.8	2.1	small site	APS30
APS31	Henry Street	0.019	11	0.7	1.4	1.0	small site	APS31

Apsley Ward - Unconstrained estimates

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
APS32	Featherbed Lane	0.309	2	10.5	18.8	14.7		APS32
APS33	Manorville Road, Manor Estate	0.95						APS33
APS34	Land to south of Manor Estate	11.16						APS34
APS35	High Ridge Road	0.366		7.0	7.0	7.0	Planning permission for 7 units	APS35
APS36	West Valley Road	0						APS36
APS37	Chipperfield Road	0.033		2.0	2.0	2.0	Planning permission for 2 units - small site	APS37
APS38	London Road (218)	0.224	19	10.08	40.32	25.2		APS38
APS39	London Road (32)	0						APS39
APS40	London Road (26)	0						APS40
APS41	White Lion Street	0						APS41
APS42	Mill Street	0.026	16	1.4	1.9	1.6	small site	APS42
APS43	London Road (56)	0.021	16	1.1	1.5	1.3	small site	APS43
APS44	London Road (120)	0						APS44
APS45	Two Waters Road	0.4						APS45
APS46	Two Waters Road	0						APS46
APS47	Roughdown Avenue	0.891	5	33.9	56.1	45.0		APS47
APS48	Manorville Road	0.113		3	3	3	Planning permission for 3 units - small site	APS48
APS49	Manorville Road	0						APS49
APS50	High Ridge Road	0.199	12	2.0	5.0	3.5	small site	APS50
APS51	Winfred Road	0.054	11	2.0	3.9	3.0	small site	APS51
			TOTAL	417.034	742.986	580.01		

Apsley Ward - Unconstrained estimates

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