

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
LG1	Highland Drive	garage courts	close to main road		R	in good condition	LG1
LG2	Highland Drive	garage courts	good end site, close to main road		R	in good condition, potetntial noise issues close to roundabout	LG2
LG3	Pelham Court	garage courts	large site close to main road. Garage courts in use		R	no parking elsewhere	LG3
LG4	Woolmer Drive	garage courts	large site, good road frontage, close to open space		R	garage courts in good condition	LG4
LG5	Datchworth Turn	garage courts	small site, close to open space and surrounded by residential		R	garage courts in use and in good condition	LG5
LG6	St Margaret's Way	garage courts	large site, surrounded by existing and future residential, close to open space. Some in poor condition.		R	space constraints	LG6
LG7	Datchworth Turn	garage courts	small site with good road frontage, next to future housing site		R	garage courts in good condition	LG7
LG8	Micklefield Road	garage courts	small site enclosed by residential		R	in good condition & in use	LG8
LG9	Micklefield Road	garage courts	small site enclosed by residential		R	in good condition & in use	LG9
LG10	Poynders Hill	garage courts	relatively large site, surrounded by residential. Some development ongoing adjacent to garage courts. Some courts in bad condition	0.079	A	opportunity to reduce numbers	LG10
LG11	Tewin Road	garage courts	small site enclosed by residential		R	good condition and in use	LG11
LG12	Tewin Road	garage courts	small site enclosed by residential		R	in use	LG12
LG13	Cumberlow Place	garage courts	small site, surrounded by residential and open land		R	in use, no other parking	LG13
LG14	Burleigh Road	garage courts	narrow site, enclosed by residential		R	courts in good condition	LG14
LG15	Micklefield Road	garage courts	end site with road frontage, close to future housing site	0.048	A	in good condition, but good potential as a corner site - further investigation	LG15
LG16	Green Lane	Land at Westwick Farm, Pancake Lane		1.6	R	'Greenfield' Housing Allocation (H42)	LG16
LG17	Leaside	garage courts & garage works	some dumping evident, garage works in use. Garage courts in average condition. Large site within local centre		R	in use	LG17
LG18	Brickmakers Lane	garage courts	long narrow site surrounded by residential. A little dumping evident	0.132	A	potential to reduce garage court numbers	LG18

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
LG19	Ritcroft Street	garage courts	large site, surrounded by residential	0.258	A	lots of courts in bad condition and boarded up. Dumping ground adjacent to site	LG19
LG20	Rant Meadow	garage courts	good corner site, surrounded by residential. Some garage courts in poor condition	0.076	A	potential to reduce garage court numbers	LG20
LG21	St David's Close	Old building	attractive old building and gardens, near to local centre		R	listed & architectural merit	LG21
LG22	Northend	garage courts	large end site with good open space frontage. Housing already complete on part of site		R	no info on use available - reject but may have future potential?	LG22
LG23	Lismore	garage courts	small site, surrounded by residential		R	no info on use available - reject but may have future potential?	LG23
LG24	Arran Close	garage courts	large site surrounded by residential, good frontage to open space. Some empty		R	no info on use available - reject but may have future potential?	LG24
LG25	Stronsay	garage courts	small site surrounded by residential		R	no info on use available - reject but may have future potential?	LG25
LG26	Northend	garage courts	large site surrounded by residential, good frontage to open space.		R	no info on use available - reject but may have future potential?	LG26
LG27	Northend	green space	quality green space surrounded by residential		R	amenity space	LG27
LG28	Taransey	garage courts	good end site surrounded by residential and fronting open space	0.071	A	most garage courts in good condition but potential to reduce numbers	LG28
LG29	Tree Close	garage courts	end site fronting open space. House already built		R	no info on use available - reject but may have future potential?	LG29
LG30	Rathlin	garage courts	small site with good road frontage		R	garage courts in good condition	LG30
LG31	Rathlin	garage courts	good large end site fronting open space, close to open land and residential		R	residential units already built	LG31
LG32	Barra Close	garage courts	end site surrounded by residential. In average/poor condition, some empty		R	no info on use available - reject but may have future potential?	LG32
LG33	Westray	garage courts	end site surrounded by residential. A little evidence of dumping, mostly in good condition		R	no info on use available - reject but may have future potential?	LG33

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
LG34	Belsize Close	garage courts	large site, surrounded by residential, garage courts in active use		R	a lot of activity	LG34
LG35	Acorn Road	garage courts	corner site close to local playground, courts in good condition		R	in use	LG35
LG36	Green Lane (13-25) see LG17	rear gardens	large site with good access to town centre. Development could occur leaving still substantial rear gardens	0.378	A	large area, access may be through LG17 (treat LG17 and 36 together potential to merge)	LG36
LG37	Leverstock Green Road	Parking	community centre parking, large site within centre, not well supported		R	well used	LG37
LG38	Leverstock Green Road	Pub car parking	site area not fully maximised, good site within town centre	0.107	A	parking consolidation -potential to merge with other car parking	LG38
LG39	Leverstock Green Road	car parking	parking in front of shopping area, frontage to roas		R	well used	LG39
LG40	Leverstock Green Road	rear gardens		0.197	A		LG40
LG41	Buncefield Lane	Open Land	housing allocation site	2.4	R	'Greenfield' Housing Allocation (H38)	LG41

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
LG1	Highland Drive	0						LG1
LG2	Highland Drive	0						LG2
LG3	Pelham Court	0						LG3
LG4	Woolmer Drive	0						LG4
LG5	Datchworth Turn	0						LG5
LG6	St Margaret's Way	0						LG6
LG7	Datchworth Turn	0						LG7
LG8	Micklefield Road	0						LG8
LG9	Micklefield Road	0						LG9
LG10	Poynders Hill	0.079						LG10
LG11	Tewin Road	0						LG11
LG12	Tewin Road	0						LG12
LG13	Cumberlow Place	0						LG13
LG14	Burleigh Road	0						LG14
LG15	Micklefield Road	0.048	3	2.0	3.3	2.6	small site	LG15
LG16	Green Lane	1.6						LG16
LG17	Leaside	0						LG17
LG18	Brickmakers Lane	0.132						LG18
LG19	Ritcroft Street	0.258						LG19
LG20	Rant Meadow	0.076	7	4.8	8.0	6.4		LG20
LG21	St David's Close	0						LG21
LG22	Northend	0						LG22
LG23	Lismore	0						LG23
LG24	Arran Close	0						LG24
LG25	Stronsay	0						LG25
LG26	Northend	0						LG26
LG27	Northend	0						LG27
LG28	Taransey	0.071						LG28
LG29	Tree Close	0						LG29
LG30	Rathlin	0						LG30
LG31	Rathlin	0						LG31
LG32	Barra Close	0						LG32
LG33	Westray	0						LG33

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
LG34	Belsize Close	0						LG34
LG35	Acorn Road	0						LG35
LG36	Green Lane (13-25) see LG17	0.378	11	14.0	27.6	20.8		LG36
LG37	Leverstock Green Road	0						LG37
LG38	Leverstock Green Road	0.107	7	6.7	11.2	9.0		LG38
LG39	Leverstock Green Road	0						LG39
LG40	Leverstock Green Road	0.197	11	7.3	14.4	10.8		LG40
LG41	Buncefield Lane	2.4						LG41
			TOTAL	34.8	64.5	49.6		

Leverstock Green 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					
LG1	Highland Drive	0	0	0	0	0					LG1
LG2	Highland Drive	0	0	0	0	0					LG2
LG3	Pelham Court	0	0	0	0	0					LG3
LG4	Woolmer Drive	0	0	0	0	0					LG4
LG5	Datchworth Turn	0	0	0	0	0					LG5
LG6	St Margaret's Way	0	0	0	0	0					LG6
LG7	Datchworth Turn	0	0	0	0	0					LG7
LG8	Micklefield Road	0	0	0	0	0					LG8
LG9	Micklefield Road	0	0	0	0	0					LG9
LG10	Poynders Hill	0.079	0	0	0	0					LG10
LG11	Tewin Road	0	0	0	0	0					LG11
LG12	Tewin Road	0	0	0	0	0					LG12
LG13	Cumberlow Place	0	0	0	0	0					LG13
LG14	Burleigh Road	0	0	0	0	0					LG14
LG15	Micklefield Road	0.048	3	1.968	3.312	2.64	L	L	Discount	small site estimates	LG15
LG16	Green Lane	1.6	0	0	0	0					LG16
LG17	Leaside	0	0	0	0	0					LG17
LG18	Brickmakers Lane	0.132	0	0	0	0					LG18
LG19	Ritcroft Street	0.258	0	0	0	0					LG19
LG20	Rant Meadow	0.076	7	4.788	7.98	6.384	L	L	Accept		LG20
LG21	St David's Close	0	0	0	0	0					LG21
LG22	Northend	0	0	0	0	0					LG22
LG23	Lismore	0	0	0	0	0					LG23
LG24	Arran Close	0	0	0	0	0					LG24
LG25	Stronsay	0	0	0	0	0					LG25
LG26	Northend	0	0	0	0	0					LG26
LG27	Northend	0	0	0	0	0					LG27
LG28	Taransey	0.071	0	0	0	0					LG28
LG29	Tree Close	0	0	0	0	0					LG29
LG30	Rathlin	0	0	0	0	0					LG30
LG31	Rathlin	0	0	0	0	0					LG31
LG32	Barra Close	0	0	0	0	0					LG32
LG33	Westray	0	0	0	0	0					LG33
LG34	Belsize Close	0	0	0	0	0					LG34
LG35	Acorn Road	0	0	0	0	0					LG35
LG36	Green Lane (13-25) see LG17	0.378	11	13.986	27.594	20.79	M	L	Accept		LG36
LG37	Leverstock Green Road	0	0	0	0	0					LG37
LG38	Leverstock Green Road	0.107	7	6.741	11.235	8.988	M	L	Accept		LG38

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					
LG39	Leverstock Green Road	0	0	0	0	0					LG39
LG40	Leverstock Green Road	0.197	11	7.289	14.381	10.835	M	L	Accept	new single Beechwood Home being developed nearby - near nice church	LG40
LG41	Buncefield Lane	2.4	0	0	0	0					LG41
TOTAL				34.772	64.502	49.637					

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								
LG1	Highland Drive	0	0										LG1
LG2	Highland Drive	0	0										LG2
LG3	Pelham Court	0	0										LG3
LG4	Woolmer Drive	0	0										LG4
LG5	Datchworth Turn	0	0										LG5
LG6	St Margaret's Way	0	0										LG6
LG7	Datchworth Turn	0	0										LG7
LG8	Micklefield Road	0	0										LG8
LG9	Micklefield Road	0	0										LG9
LG10	Poynders Hill	0.079	0										LG10
LG11	Tewin Road	0	0										LG11
LG12	Tewin Road	0	0										LG12
LG13	Cumberlow Place	0	0										LG13
LG14	Burleigh Road	0	0										LG14
LG15	Micklefield Road	0.048	3										LG15
LG16	Green Lane	1.6	0										LG16
LG17	Leaside	0	0										LG17
LG18	Brickmakers Lane	0.132	0										LG18
LG19	Ritcroft Street	0.258	0										LG19
LG20	Rant Meadow	0.076	7					4.788	7.98				LG20
LG21	St David's Close	0	0										LG21
LG22	Northend	0	0										LG22
LG23	Lismore	0	0										LG23
LG24	Arran Close	0	0										LG24
LG25	Stronsay	0	0										LG25
LG26	Northend	0	0										LG26
LG27	Northend	0	0										LG27
LG28	Taransey	0.071	0										LG28
LG29	Tree Close	0	0										LG29
LG30	Rathlin	0	0										LG30
LG31	Rathlin	0	0										LG31
LG32	Barra Close	0	0										LG32
LG33	Westray	0	0										LG33
LG34	Belsize Close	0	0										LG34
LG35	Acorn Road	0	0										LG35
LG36	Green Lane (13-25) see LG17	0.378	11					13.986	27.594				LG36
LG37	Leverstock Green Road	0	0										LG37
LG38	Leverstock Green Road	0.107	7			6.741	11.235						LG38
LG39	Leverstock Green Road	0	0										LG39
LG40	Leverstock Green Road	0.197	11			7.289	14.381						LG40
LG41	Buncefield Lane	2.4	0										LG41
TOTAL				0	0	14.03	25.616	18.774	35.574	0	0		
Mid point				0		19.823		27.174		0			

Leverstock Green Ward - Constrained 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