

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
HSP1	Templemead	green space surrounded by residential	surrounded by residential	0.095	A	scope to examine potential	HSP1
HSP2	Wheatfield	green space	surrounded by residential. Owned by Herts CC	0.194	A	H12	HSP2
HSP3	Fletcher Way, opp Thriftfield	green space	surrounded by residential		R	Open land function	HSP3
HSP4	Fletcher Way	quality open space	surrounded by residential		R	Amenity	HSP4
HSP5	Marchmont Green	green space	surrounded by residential and Randall Park		R	space constraints and overlooking	HSP5
HSP6	Allandale	garages	surrounded by residential		R	In use	HSP6
HSP7	Thumpers	green space surrounded by residential	surrounded by residential and school		R	overlooking & space constraints	HSP7
HSP8	Little Mimms	empty space surrounded by nurses home	surrounded by residential	0.373	A	redundant use	HSP8
HSP9	Queensway	green space	surrounded by residential		R	Open land function	HSP9
HSP10	Apollo Way	quality green area	surrounded by residential. Tree issue	0.099	A	consider tree issue	HSP10
HSP11	Allandale	Grounds of St Pauls Lodge	long narrow strip, front gardens? in bad condition, on gardens of existing residential block		R	trees/TPO issue	HSP11
HSP12	Queensway	garage courts			R	too much linkage with existing flats	HSP12
HSP13	Queensway	TA Centre and Club	large site	0.74	A	under construction, NLUD identified	HSP13
HSP13a	Queensway	resi under construction	nearly complete	0.08	A	under construction	HSP13a
HSP14	Queensway	Budget Car Hire - treat as one with garage	active usage	0.176	A	looks new but a lot of space to rear	HSP14
HSP15	Queensway	Clubs	road frontage, in use		R	look new and in use	HSP15
HSP16	Normandy Court	rear gardens	near to open land and town centre	0.041	A	adjust site area for open land, large site, good access to town centre and frontage to open space, housing in gardens adjacent	HSP16
HSP17	St Pauls Road	shed, used for commercial activity?	small site, in use	0.026	A	good corner site, good access for town centre	HSP17
HSP18	Downside	garage courts	next to new residential build		R	in good condition and in use	HSP18
HSP19	Downside	Parking	parking needed		R	possible parking issue	HSP19
HSP20	St Pauls Road	garage courts	next to open land		R	new housing and parking has replaced some garage courts, already investigated with HSP9	HSP20
HSP21	Cattsdell	garage courts	narrow strip		R	small site, evidence of use	HSP21
HSP22	Thumpers	garage courts	narrow strip		R	space constraints	HSP22
HSP23	Thumpers	garage courts	in use		R	in good condition	HSP23
HSP24	Thumpers	garage courts	in use		R	in use, good condition	HSP24

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
HSP25	Thumpers	garage courts	narrow strip	0.031	A	in bad condition, site with good frontage to road. Potential consolidation, footpath realignment	HSP25
HSP26	Randalls Rise	garage courts ext to res units	space constraints?	0	R	poor quality and dumping. Potential to remove a row? (treat together HHC 26 & 27 for rationalisation)	HSP26
HSP27	Bowyers	garage courts	space constraints?	0	R	in average/good condition (treat together 26 & 27 for rationalisation)	HSP27
HSP28	Randalls Rise	garage courts	good size site	0	R	for further investigation	HSP28
HSP29	Taverners	green space	green space opposite, potential to reduce total green area	0.072	A	potential parking rationalisation	HSP29
HSP30	Great Heart	garage courts	Linked to surrounding properties		R	large end site, some dumping. Potential to reduce numbers, to develop.	HSP30
HSP31	Allandale	green space	a lot of open space in surrounding area		R	quality amenity area	HSP31
HSP32	Tyleden Close	green space	appears disused	0.148	A	poor quality open space, potential to use some space for housing and retain some good quality green space	HSP32
HSP33	Paston Road	garage courts	access issue?		R	look in good condition	HSP33
HSP34	Paston Road	garage courts	space constraints		R	Overlooking	HSP34
HSP35	Bowmans Court	garage courts	narrow site		R	large site, in good condition & poor access	HSP35
HSP36	Bathurst Road	space behind rear gardens	difficult access		R	Open land funtion & access	HSP36
HSP37	Fletcher Way	green space	close to local centre		R	amenity issue	HSP37
HSP38	Cambrian Way	High field Hall Car Park and garage courts	empty on visit, large site		R	not well used, parking consolidation,	HSP38
HSP39	Westerdale	garage courts	close to local centre		R	large site, garage courts in good condition although a little evidence of dumping	HSP39
HSP40	Fletcher Way	pub car park	large area, truck parking?		R	no other parking	HSP40
HSP41	Cattsdell/Fletcher Way	garage car sales	in active use	0.224	A	large site, future prospects?	HSP41
HSP42	Malvern Way	garage courts	space constraints		R	in good condition	HSP42
HSP43	Malvern Way	garage courts	access issue?		R	not good housing site	HSP43
HSP44	malvern Way	garage courts	good potential end site		R	in good condition	HSP44
HSP45	Mendip Way	garage courts			R	garage courts in use	HSP45
HSP46	Mendip Way	garage courts	space constraints		R	in good condition	HSP46
HSP47	Mendip Way	garage courts	access?		R	in good condition	HSP47

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
HSP48	Borrowdale Court	garage courts	large narrow site	0.118	A		HSP48
HSP49	Eskdale Court	garage courts	large narrow site	0.083	A		HSP49
HSP50	Wharfedale	garage courts	gradient constraints		R	in good condition, in use, potential gradient issue	HSP50
HSP51	Wharfedale	garage courts	needed for parking?		R	in use, good condition	HSP51
HSP52	Wharfedale	garage courts	needed for parking?		R	in good condition	HSP52
HSP53	Sleddale	garage courts	large site, good potential	0.12	A		HSP53
HSP54	Wensleydale	garage courts	small site, in use		R	request further info from council	HSP54
HSP55	Triton Way	garage courts	space and access constraints		R	in good condition and attached to rear gardens	HSP55
HSP56	Neptune Drive	garage courts	space constraints		R	in open land	HSP56
HSP57	Achilles Close	rear gardens	difficult site for residential		R	gardens too narrow and close to busy road & access	HSP57
HSP58	1 Jupiter Drive	house and garden		0.089	A	NLUD identified	HSP58
HSP59	Pallas Road	garage courts	large site, but needed for flats		R	good condition and in use	HSP59
HSP60	Jupiter Drive	Queensway House	new residential development nearby		R	community uses	HSP60
HSP61	Juno Road	garage courts	good potential, dependent on need for parking		R	large site, close to town centre. Most in good condition. Opportunity to reduce numbers - investigate g/c's & alternative housing consider HSP 61, 62, 63 and 64 together for consolidation and releasing site	HSP61
HSP62	Titan Road	very large garage courts	good potential, dependent on need for parking		R	close to town centre, evidence of dumping, opportunity to consolidate with garage courts in surrounding area - investigate g/c's & alternative housing Treat HSP 61, 62, 63 and 64 together	HSP62
HSP63	Mimas Road	large garage court site	good potential, dependent on need for parking	0.232	A	in use and in good condition - investigate g/c's & alternative housing Treat HSP 61, 62, 63 and 64 together	HSP63
HSP64	Dione Road	large garage court site	good potential, dependent on need for parking		R	in average condition, opportunity to reduce numbers - investigate g/c's & alternative housing Treat HSP 61, 62, 63 and 64 together	HSP64
HSP 65	St Pauls Road	resi under construction			A	under construction	HSP 65
HSP66	Corner Farm, Redbourn Road	resi under construction		0.29	A	under construction	HSP66

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
HSP1	Templemead	0.095	7	6.0	10.0	8.0		HSP1
HSP2	Wheatfield	0.194	11	7.2	14.2	10.7		HSP2
HSP3	Fletcher Way, opp Thriftfield	0						HSP3
HSP4	Fletcher Way	0						HSP4
HSP5	Marchmont Green	0						HSP5
HSP6	Allandale	0						HSP6
HSP7	Thumpers	0						HSP7
HSP8	Little Mimms	0.373	14	12.3	19.8	16.0		HSP8
HSP9	Queensway	0						HSP9
HSP10	Apollo Way	0.099	7	6.2	10.4	8.3		HSP10
HSP11	Allandale	0						HSP11
HSP12	Queensway	0						HSP12
HSP13	Queensway	0.74		61.0	61.0	61.0	Site under construction	HSP13
HSP13a	Queensway	0.08		10.0	10.0	10.0	Site under construction	HSP13a
HSP14	Queensway	0.176	5	6.7	11.1	8.9		HSP14
HSP15	Queensway	0						HSP15
HSP16	Normandy Court	0.041	11	1.5	3.0	2.3	small site	HSP16
HSP17	St Pauls Road	0.026	10	1.2	1.5	1.3	small site	HSP17
HSP18	Downside	0						HSP18
HSP19	Downside	0						HSP19
HSP20	St Pauls Road	0						HSP20
HSP21	Cattsdell	0						HSP21
HSP22	Thumpers	0						HSP22
HSP23	Thumpers	0						HSP23
HSP24	Thumpers	0						HSP24
HSP25	Thumpers	0.031	3	1.3	2.1	1.7	small site	HSP25
HSP26	Randalls Rise	0						HSP26
HSP27	Bowyers	0						HSP27
HSP28	Randalls Rise	0						HSP28
HSP29	Taverners	0.072	3	3.0	5.0	4.0	small site	HSP29
HSP30	Great Heart	0						HSP30
HSP31	Allandale	0						HSP31
HSP32	Typleden Close	0.148	7	9.3	15.5	12.4		HSP32
HSP33	Paston Road	0						HSP33
HSP34	Paston Road	0						HSP34
HSP35	Bowmans Court	0						HSP35
HSP36	Bathurst Road	0						HSP36

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
HSP37	Fletcher Way	0						HSP37
HSP38	Cambrian Way	0						HSP38
HSP39	Westerdale	0						HSP39
HSP40	Fletcher Way	0						HSP40
HSP41	Cattsdell/Fletcher Way	0.224	14	7.4	11.9	9.6		HSP41
HSP42	Malvern Way	0						HSP42
HSP43	Malvern Way	0						HSP43
HSP44	malvern Way	0						HSP44
HSP45	Mendip Way	0						HSP45
HSP46	Mendip Way	0						HSP46
HSP47	Mendip Way	0						HSP47
HSP48	Borrowdale Court	0.118	3	4.8	8.1	6.5		HSP48
HSP49	Eskdale Court	0.083						HSP49
HSP50	Wharfedale	0						HSP50
HSP51	Wharfedale	0						HSP51
HSP52	Wharfedale	0						HSP52
HSP53	Sleddale	0.12	5	4.6	7.6	6.1		HSP53
HSP54	Wensleydale	0	0					HSP54
HSP55	Triton Way	0						HSP55
HSP56	Neptune Drive	0						HSP56
HSP57	Achilles Close	0		5.0	5.0	5.0		HSP57
HSP58	1 Jupiter Drive	0.089	7	5.6	9.3	7.5		HSP58
HSP59	Pallas Road	0						HSP59
HSP60	Jupiter Drive	0						HSP60
HSP61	Juno Road	0						HSP61
HSP62	Titan Road	0						HSP62
HSP63	Mimas Road	0.232	8	7.4	11.6	9.5		HSP63
HSP64	Dione Road	0						HSP64
HSP 65	St Pauls Road			9.0	9.0	9.0	under construction	HSP 65
HSP66	Corner Farm, Redbourn Road			6.0	6.0	6.0	under construction	HSP66
			TOTAL	175.5	232.0	203.7		

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					
HSP1	Templemead	0.095	7	5.985	9.975	7.98	L	L	Accept		HSP1
HSP2	Wheatfield	0.194	11	7.178	14.162	10.67	L	L	Accept		HSP2
HSP3	Fletcher Way, opp Thriftfield	0	0	0	0	0					HSP3
HSP4	Fletcher Way	0	0	0	0	0					HSP4
HSP5	Marchmont Green	0	0	0	0	0					HSP5
HSP6	Allandale	0	0	0	0	0					HSP6
HSP7	Thumpers	0	0	0	0	0					HSP7
HSP8	Little Mimms	0.373	14	12.309	19.769	16.039	M	L	Accept		HSP8
HSP9	Queensway	0	0	0	0	0					HSP9
HSP10	Apollo Way	0.099	7	6.237	10.395	8.316	M	L	Accept		HSP10
HSP11	Allandale	0	0	0	0	0					HSP11
HSP12	Queensway	0	0	0	0	0					HSP12
HSP13	Queensway	0.74	0	61	61	61	M	L	Accept	Part developed already	HSP13
HSP13a	Queensway	0.08	0	10	10	10	M	M	Accept		HSP13a
HSP14	Queensway	0.176	5	6.688	11.088	8.888	M	L	Accept		HSP14
HSP15	Queensway	0	0	0	0	0					HSP15
HSP16	Normandy Court	0.041	11	1.517	2.993	2.255	M	L	Discount	small site estimates	HSP16
HSP17	St Pauls Road	0.026	10	1.17	1.456	1.313	M	L	Discount	small site estimates	HSP17
HSP18	Downside	0	0	0	0	0					HSP18
HSP19	Downside	0	0	0	0	0					HSP19
HSP20	St Pauls Road	0	0	0	0	0					HSP20
HSP21	Cattsdell	0	0	0	0	0					HSP21
HSP22	Thumpers	0	0	0	0	0					HSP22
HSP23	Thumpers	0	0	0	0	0					HSP23
HSP24	Thumpers	0	0	0	0	0					HSP24
HSP25	Thumpers	0.031	3	1.271	2.139	1.705	L	L	Discount	small site estimates	HSP25
HSP26	Randalls Rise	0	0	0	0	0					HSP26
HSP27	Bowyers	0	0	0	0	0					HSP27
HSP28	Randalls Rise	0	0	0	0	0					HSP28
HSP29	Taverners	0.072	3	2.952	4.968	3.96	L	L	Discount	small site estimates	HSP29
HSP30	Great Heart	0	0	0	0	0					HSP30
HSP31	Allandale	0	0	0	0	0					HSP31
HSP32	Typleden Close	0.148	7	9.324	15.54	12.432	L	L	Accept		HSP32
HSP33	Paston Road	0	0	0	0	0					HSP33
HSP34	Paston Road	0	0	0	0	0					HSP34
HSP35	Bowmans Court	0	0	0	0	0					HSP35
HSP36	Bathurst Road	0	0	0	0	0					HSP36
HSP37	Fletcher Way	0	0	0	0	0					HSP37

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					
HSP38	Cambrian Way	0	0	0	0	0					HSP38
HSP39	Westerdale	0	0	0	0	0					HSP39
HSP40	Fletcher Way	0	0	0	0	0					HSP40
HSP41	Catts dell/Fletcher Way	0.224	14	7.392	11.872	9.632	M	M	Accept	Garage showroom - LA/elderly housing?	HSP41
HSP42	Malvern Way	0	0	0	0	0					HSP42
HSP43	Malvern Way	0	0	0	0	0					HSP43
HSP44	malvern Way	0	0	0	0	0					HSP44
HSP45	Mendip Way	0	0	0	0	0					HSP45
HSP46	Mendip Way	0	0	0	0	0					HSP46
HSP47	Mendip Way	0	0	0	0	0					HSP47
HSP48	Borrowdale Court	0.118	3	4.838	8.142	6.49	L	L	Accept		HSP48
HSP49	Eskdale Court	0.083	0	0	0	0					HSP49
HSP50	Wharfedale	0	0	0	0	0					HSP50
HSP51	Wharfedale	0	0	0	0	0					HSP51
HSP52	Wharfedale	0	0	0	0	0					HSP52
HSP53	Sleddale	0.12	5	4.56	7.56	6.06	L	L	Accept		HSP53
HSP54	Wensleydale	0	0	0	0	0					HSP54
HSP55	Triton Way	0	0	0	0	0					HSP55
HSP56	Neptune Drive	0	0	0	0	0					HSP56
HSP57	Achilles Close	0	0	5	5	5					HSP57
HSP58	1 Jupiter Drive	0.089	7	5.607	9.345	7.476	M	L	Accept		HSP58
HSP59	Pallas Road	0	0	0	0	0					HSP59
HSP60	Jupiter Drive	0	0	0	0	0					HSP60
HSP61	Juno Road	0	0	0	0	0					HSP61
HSP62	Titan Road	0	0	0	0	0					HSP62
HSP63	Mimas Road	0.232	8	7.424	11.6	9.512	L	L	Accept	Potential to increase value if mews development - nice railway walk nearby	HSP63
HSP64	Dione Road	0	0	0	0	0					HSP64
HSP 65	St Pauls Road	0	0	9	9	9	M	M	Accept		HSP 65
HSP66	Corner Farm, Redbourn Road	0	0	6	6	6	M	M	Accept		HSP66
TOTAL				175.452	232.004	203.728					

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		
HSP1	Templemead	0.095	7					5.985	9.975				HSP1
HSP2	Wheatfield	0.194	11			7.178	14.162					housing allocation site	HSP2
HSP3	Fletcher Way, opp Thriftfield	0	0										HSP3
HSP4	Fletcher Way	0	0										HSP4
HSP5	Marchmont Green	0	0										HSP5
HSP6	Allandale	0	0										HSP6
HSP7	Thumpers	0	0										HSP7
HSP8	Little Mimms	0.373	14			12.309	19.769					outline planning application in, indicating capacity for 33 units, considered excessive by DBC	HSP8
HSP9	Queensway	0	0										HSP9
HSP10	Apollo Way	0.099	7					6.237	10.395			political issues	HSP10
HSP11	Allandale	0	0										HSP11
HSP12	Queensway	0	0										HSP12
HSP13	Queensway	0.74	0	61	61							under construction	HSP13
HSP13a	Queensway	0.08	0	10	10							under construction	HSP13a
HSP14	Queensway	0.176	5			6.688	11.088						HSP14
HSP15	Queensway	0	0										HSP15
HSP16	Normandy Court	0.041	11										HSP16
HSP17	St Pauls Road	0.026	10										HSP17
HSP18	Downside	0	0										HSP18
HSP19	Downside	0	0										HSP19
HSP20	St Pauls Road	0	0										HSP20
HSP21	Cattsdel	0	0										HSP21
HSP22	Thumpers	0	0										HSP22
HSP23	Thumpers	0	0										HSP23
HSP24	Thumpers	0	0										HSP24
HSP25	Thumpers	0.031	3										HSP25
HSP26	Randalls Rise	0	0										HSP26
HSP27	Bowyers	0	0										HSP27
HSP28	Randalls Rise	0	0										HSP28
HSP29	Taverners	0.072	3										HSP29
HSP30	Great Heart	0	0										HSP30
HSP31	Allandale	0	0										HSP31
HSP32	Typleden Close	0.148	7							9.324	15.54	political difficulties due to nature of site	HSP32
HSP33	Paston Road	0	0										HSP33
HSP34	Paston Road	0	0										HSP34
HSP35	Bowmans Court	0	0										HSP35
HSP36	Bathurst Road	0	0										HSP36
HSP37	Fletcher Way	0	0										HSP37



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		
HSP38	Cambrian Way	0	0										HSP38
HSP39	Westerdale	0	0										HSP39
HSP40	Fletcher Way	0	0										HSP40
HSP41	Cattsdell/Fletcher Way	0.224	14					7.392	11.872				HSP41
HSP42	Malvern Way	0	0										HSP42
HSP43	Malvern Way	0	0										HSP43
HSP44	malvern Way	0	0										HSP44
HSP45	Mendip Way	0	0										HSP45
HSP46	Mendip Way	0	0										HSP46
HSP47	Mendip Way	0	0										HSP47
HSP48	Borrowdale Court	0.118	3			4.838	8.142					high voids, opportunity for council to bring forward	HSP48
HSP49	Eskdale Court	0.083	0										HSP49
HSP50	Wharfedale	0	0										HSP50
HSP51	Wharfedale	0	0										HSP51
HSP52	Wharfedale	0	0										HSP52
HSP53	Sleddale	0.12	5			4.56	7.56					high voids, opportunity for council to bring forward	HSP53
HSP54	Wensleydale	0	0										HSP54
HSP55	Triton Way	0	0										HSP55
HSP56	Neptune Drive	0	0										HSP56
HSP57	Achilles Close	0	0			5	5					outline planning application in history of applications on site, could come forward earlier, but issues regarding legal agreements may delay	HSP57
HSP58	1 Jupiter Drive	0.089	7			5.607	9.345						HSP58
HSP59	Pallas Road	0	0										HSP59
HSP60	Jupiter Drive	0	0										HSP60
HSP61	Juno Road	0	0										HSP61
HSP62	Titan Road	0	0										HSP62
HSP63	Mimas Road	0.232	8					7.424	11.6				HSP63
HSP64	Dione Road	0	0										HSP64
HSP 65	St Pauls Road	0	0	9	9							under construction	HSP 65
HSP66	Corner Farm, Redbourn Road	0	0	6	6							under construction	HSP66
TOTAL				80	80	46.18	75.066	27.038	43.842	9.324	15.54		
Mid point				80		60.623		35.44		12.432			

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