

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
BE1	Lombardy Drive	Green Space	Large green space surrounded by residential units		R	amenity green space and TPOs	BE1
BE2	Victoria Road	Yard?	Land at rear of residential, commercial and retail units, surrounded by residential	0.305	A	but access issues	BE2
BE3	Three Close Lane	Leisure and Residential	Housing Allocation site, already built with bar incorporated		R	Built out	BE3
BE4	Hilltop Road	Green Space	Densley wooded green area backed by playing fields. Surrounded by residential area		R	mature trees	BE4
BE5	St Edmunds	Green Space	Green space in front of flats with trees. Surrounded by residential		R	Overlooking issues	BE5
BE6	Plover Close	Green Space	Green space in front of flats with trees. Surrounded by residential		R	amenity open space	BE6
BE7	Clarence Road	Car Park/ Depot/ Business	Good location, surrounded by school, residential, retail and community uses	0.316	A	In use, future likelihood of moving depot (link with BE15)	BE7
BE8	Cowper Road	Car Park	Well used private car park for community facility, surrounded by commercial, office and residential use		R	well used/busy carpark	BE8
BE9	off High Street (123)	Car Parking			R	access issues	BE9
BE10	Rectory Lane	Car Parking			R	well used car park	BE10
BE11	Rectory Lane	Car Parking			R	well used car park	BE11
BE12	Chesham Road	Sports Ground		0.052	A	check ownership at next stage	BE12
BE13	Chesham Road	Army Cadet Force Hall			R	retain community/social facilities	BE13
BE14	off Chesham Road (Deans Lawn)	Green Space?			R	narrow site, mature trees	BE14
BE15	off High Street (163)	Garage Works, etc		0.096	A	but only if part of BE7, otherwise access issues	BE15

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
BE16	Charles Street	Egerton School	design case study applied as will not fit into any conversion category	0.099	A	Suggested through UCS Consultation, becoming available in 3 5 years - possible conversion	BE16
BE17	Kings Road	Garage & Bank Car Park		0.074	A	if access off Elm Grove	BE17
BE18	off High Street	Police Station Parking			R	unlikely to be potential to reduce this parking provision	BE18
BE19	off High Street	Bank Car Parking		0.109	A	large town centre location, currently underused. Parking consolidation	BE19
BE20	Park View Road	Office Car Parking			R	well used carpark	BE20
BE21	Kitsbury Road	garages and parking			R	overlooking issues, poor relationship of development with surroundings	BE21
BE22	Cross Oak Road	works and parking		0.062	A		BE22

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					
BE1	Lombardy Drive	0	0	0	0	0					BE1
BE2	Victoria Road	0.305	0	9	9	9	M	M	Accept	Sloping nature of site could increase development cost, also access for site traffic could be problematic	BE2
BE3	Three Close Lane	0	0	0	0	0					BE3
BE4	Hilltop Road	0	0	0	0	0					BE4
BE5	St Edmunds	0	0	0	0	0					BE5
BE6	Plover Close	0	0	0	0	0					BE6
BE7	Clarence Road	0.316	5	12.008	19.908	15.958	M	M	Accept	Sloping nature of site could increase development cost, also access for site traffic could be problematic	BE7
BE8	Cowper Road	0	0	0	0	0					BE8
BE9	off High Street (123)	0	0	0	0	0					BE9
BE10	Rectory Lane	0	0	0	0	0					BE10
BE11	Rectory Lane	0	0	0	0	0					BE11
BE12	Chesham Road	0.052	9	2.132	4.94	3.536	M	M	Discount	small site estimates	BE12
BE13	Chesham Road	0	0	0	0	0					BE13
BE14	off Chesham Road (Deans Lawn)	0	0	0	0	0					BE14
BE15	off High Street (163)	0.096	9	3.936	9.12	6.528	M	M	Accept	Sloping nature of site could increase development cost, also access for site traffic could be problematic	BE15
BE16	Charles Street	0.099	11	3.663	7.227	5.445	M	M	Accept	Sloping nature of site could increase development cost, also access for site traffic could be problematic	BE16
BE17	Kings Road	0.074	9	3.034	7.03	5.032	M	M	Accept	Sloping nature of site could increase development cost, also access for site traffic could be problematic	BE17
BE18	off High Street	0	0	0	0	0					BE18
BE19	off High Street	0.109	5	4.142	6.867	5.5045	L	M	Accept		BE19
BE20	Park View Road	0	0	0	0	0					BE20
BE21	Kitsbury Road	0	0	0	0	0					BE21
BE22	Cross Oak Road	0.062	9	2.542	5.89	4.216	L	L	Discount	small site estimates	BE22
TOTAL				40.457	69.982	55.2195					

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		
BE1	Lombardy Drive	0	0										BE1
BE2	Victoria Road	0.305	0			9	9					current planning application on appeal	BE2
BE3	Three Close Lane	0	0										BE3
BE4	Hilltop Road	0	0										BE4
BE5	St Edmunds	0	0										BE5
BE6	Plover Close	0	0										BE6
BE7	Clarence Road	0.316	5							12.008	19.908	active business and council usage	BE7
BE8	Cowper Road	0	0										BE8
BE9	off High Street (123)	0	0										BE9
BE10	Rectory Lane	0	0										BE10
BE11	Rectory Lane	0	0										BE11
BE12	Chesham Road	0.052	9										BE12
BE13	Chesham Road	0	0										BE13
BE14	off Chesham Road (Deans Lawn)	0	0										BE14
BE15	off High Street (163)	0.096	9							3.936	9.12	dependent on BE7 coming forward	BE15
BE16	Charles Street	0.099	11					3.663	7.227				BE16
BE17	Kings Road	0.074	9							3.034	7.03	active business usage of garage	BE17
BE18	off High Street	0	0										BE18
BE19	off High Street	0.109	5			4.142	6.867					currently poorly used	BE19
BE20	Park View Road	0	0										BE20
BE21	Kitsbury Road	0	0										BE21
BE22	Cross Oak Road	0.062	9										BE22
TOTAL				0	0	13.142	15.867	3.663	7.227	18.978	36.058		
Mid point				0		14.5045		5.445		27.518			

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
BE1	Lombardy Drive	0						BE1
BE2	Victoria Road	0.305		9.0	9.0	9.0		BE2
BE3	Three Close Lane	0						BE3
BE4	Hilltop Road	0						BE4
BE5	St Edmunds	0						BE5
BE6	Plover Close	0						BE6
BE7	Clarence Road	0.316	5	12.0	19.9	16.0		BE7
BE8	Cowper Road	0						BE8
BE9	off High Street (123)	0						BE9
BE10	Rectory Lane	0						BE10
BE11	Rectory Lane	0						BE11
BE12	Chesham Road	0.052	9	2.1	4.9	3.5	small site	BE12
BE13	Chesham Road	0						BE13
BE14	off Chesham Road (Deans Lawn)	0						BE14
BE15	off High Street (163)	0.096	9	3.9	9.1	6.5		BE15
BE16	Charles Street	0.099	11	3.7	7.2	5.4		BE16
BE17	Kings Road	0.074	9	3.0	7.0	5.0		BE17
BE18	off High Street	0						BE18
BE19	off High Street	0.109	5	4.1	6.9	5.5		BE19
BE20	Park View Road	0						BE20
BE21	Kitsbury Road	0						BE21
BE22	Cross Oak Road	0.062	9	2.5	5.9	4.2	small site	BE22
			TOTAL	40.5	70.0	55.2		

Berkhamsted East 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