

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
GAD1	Housewood End	garage courts	large site with frontage to open space. surrounded by residential and open space, good access to main roads		R	in average/good condition and actively used	GAD1
GAD2	Marlins Turn	garage courts	large site with frontage to open space, and pathway to surrounding housing areas. Good access to main road. A little evidence of dumping		R	in good condition & evidence of use	GAD2
GAD3	Marlins Turn	garage courts	large site. Good access to main road. Surrounded by residential areas		R	average/good condition & evidence of use	GAD3
GAD4	Fennycroft Road	garage works and car sales	large site within town centre, surrounded by residential and shops	0.089	A	close to town centre and garage in some disrepair	GAD4
GAD5	Hetchleys	garage courts	surrounded by residential and open space with pathways linking with surrounds. Good frontage to open space		R	in good condition & evidence of use	GAD5
GAD6	Middleknights Hill	garage courts	large site surrounded by residential. Close to town centre		R	in good condition & evidence of use	GAD6
GAD7	Howards Drive/Cherry Orchard	green space	green space with trees surrounded by residential		R	amenity, overlooking and tree issues	GAD7
GAD8	Howards Drive	garage courts	surrounded by residential		R	in good condition & evidence of use	GAD8
GAD9	off Fennycroft Road (240)	garage courts	surrounded by residential and open space, pathway linking with residential area. Some evidence of graffiti. Good frontage to open space		R	in good condition & evidence of use	GAD9
GAD10	off Fennycroft Road (158)	garage courts	good frontage to open space and road, surrounded by residential and open space. Good access to town centre.		R	in good condition & evidence of use	GAD10
GAD11	off Fennycroft Road (81)	garage courts and parking	large site with good access to town centre. surrounded by residential and town centre.		R	in average/good condition and in use	GAD11
GAD12	Robbs Close	garage courts	surrounded by residential		R	in average/good condition and in use	GAD12
GAD13	Cherry Orchard/Chasden Road	green and unused space	good road frontage, surrounded by residential		R	amenity open space	GAD13

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
GAD14	off Cherry Orchard (2)	garage courts	surrounded by residential		R	in good condition & evidence of use	GAD14
GAD15	off Cherry Orchard (61)	garage courts	surrounded by residential and open space		R	in good condition & evidence of use	GAD15
GAD16	off Howard Drive (15)	garage courts & parking	large site with easy access to town centre. Surrounded by residential		R	in good condition & evidence of use	GAD16
GAD17	off Galley Hill (360)	garage courts	surrounded by residential, church and open space. Good access to town centre		R	in good condition & evidence of use	GAD17
GAD18	Galley Hill	Baptist Church and Hall	surrounded by residential and open space		R	Retain community use	GAD18
GAD19	off Spring Lane (210)	garage courts	large site with good frontage to open space and road. Surrounded by residential		R	in average condition, in use	GAD19
GAD20	Wellcroft	garage courts	surrounded by school, residential and open space		R	in average condition, in use	GAD20
GAD21	Catkin Close	garage courts	surrounded by school and residential		R	in average condition, in use	GAD21
GAD22	Saffron Lane	garage courts	surrounded by residential, open space and main road.		R	in average condition, in use	GAD22
GAD23	Butts End	garage courts	surrounded by residential and open space.		R	in average condition, in use	GAD23
GAD24	Coles Hill	garage courts	some empty. Graffiti present. surrounded by residential and open space		R	in average condition, in use	GAD24
GAD25	Pudding Lane (East & West)	garage courts	surrounded by residential and open space. Good frontage to open space.		R	in average condition, in use	GAD25
GAD26	off Gadebridge Road (175)	garage courts	large site surrounded by residential, open space and town centre. some empty. Good frontage to open space.		R	most in average/good condition	GAD26
GAD27	off Gadebridge Road (11)	garage courts	surrounded by residential, school and open land. Some empty. Good frontage to open space		R	most in average/good condition	GAD27
GAD28	Long Arrotts	garage courts	surrounded by residential, hall and open space		R	most in average/good condition	GAD28
GAD29	Manscroft Road	Scout Hut	surrounded by residential and gardens/ large site, potential to extend to rear garden. Good access to town centre		R	Retain community use	GAD29

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
GAD30	Aspfield Row	garage courts	surrounded by residential		R	in good condition & evidence of use	GAD30
GAD31	Wood View	garage courts and parking	large site surrounded by residential and open space. Good frontage to open space. Some garage courts in poor repair		R	most in average/good condition. Possible parking issue	GAD31
GAD32	Sleets End	garage courts	surrounded by residential	0.046	A	most in poor repair	GAD32
GAD33	Manscroft Road	garage courts	surrounded by residential	0.047	A	in average/poor condition	GAD33
GAD34	Minstrel Close/ Bards Corner	dense hedging	surrounded by residential, pathway running adjacent to site linking surrounding areas		R	Amenity space	GAD34
GAD35	Trouvere Park/ Lyrical Way/ Pierian Spring	green space	surrounded by residential		R	amenity and tree issues	GAD35
GAD36	Cocks Vennel	garage courts	surrounded by residential area with pathways linking. Good access to main road		R	presume in use	GAD36
GAD37	Fennycroft Road	Car Park	surrounded by town centre and residential, busy car park		R	centre parking - busy well used and overlooking issues	GAD37
GAD38	The Nokes	garage courts	within town centre. In average/good condition		R	good condition	GAD38
GAD39	The Nokes	Builders Offices, youth club, photographic office	within town centre, not a lot of activity. Good potential for housing, good access	0.054	A	in general disrepair - potential for mixed use flats above	GAD39
GAD40	Galley Hill	Car Park outside shopping			R	Need to retain town centre car parking	GAD40

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
GAD1	Housewood End	0						GAD1
GAD2	Marlins Turn	0						GAD2
GAD3	Marlins Turn	0						GAD3
GAD4	Fennycroft Road	0.089	11	3.3	6.5	4.9	small site	GAD4
GAD5	Hetchleys	0						GAD5
GAD6	Middleknights Hill	0						GAD6
GAD7	Howards Drive/Cherry Orchard	0						GAD7
GAD8	Howards Drive	0						GAD8
GAD9	off Fennycroft Road (240)	0						GAD9
GAD10	off Fennycroft Road (158)	0						GAD10
GAD11	off Fennycroft Road (81)	0						GAD11
GAD12	Robbs Close	0						GAD12
GAD13	Cherry Orchard/Chasden Road	0						GAD13
GAD14	off Cherry Orchard (2)	0						GAD14
GAD15	off Cherry Orchard (61)	0						GAD15
GAD16	off Howard Drive (15)	0						GAD16
GAD17	off Galley Hill (360)	0						GAD17
GAD18	Galley Hill	0						GAD18
GAD19	off Spring Lane (210)	0						GAD19
GAD20	Wellcroft	0						GAD20
GAD21	Catkin Close	0						GAD21
GAD22	Saffron Lane	0						GAD22
GAD23	Butts End	0						GAD23
GAD24	Coles Hill	0						GAD24
GAD25	Pudding Lane (East & West)	0						GAD25
GAD26	off Gadebridge Road (175)	0						GAD26
GAD27	off Gadebridge Road (11)	0						GAD27
GAD28	Long Arrotts	0						GAD28
GAD29	Manscroft Road	0						GAD29
GAD30	Aspfield Row	0						GAD30
GAD31	Wood View	0						GAD31

Gadebridge Ward - Unconstrained estimates

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
GAD32	Sleets End	0.046	3	1.9	3.2	2.5	small site	GAD32
GAD33	Manscroft Road	0.047	3	1.9	3.2	2.6	small site	GAD33
GAD34	Minstrel Close/ Bards Corner	0						GAD34
GAD35	Trouvere Park/ Lyrical Way/ Pierian Spring	0						GAD35
GAD36	Cocks Vennel	0						GAD36
GAD37	Fennycroft Road	0						GAD37
GAD38	The Nokes	0						GAD38
GAD39	The Nokes	0.054	16	2.8	3.9	3.3	small site	GAD39
GAD40	Galley Hill	0						GAD40
TOTAL				9.9	16.8	13.4		

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					
GAD1	Housewood End	0	0	0	0	0					GAD1
GAD2	Marlins Turn	0	0	0	0	0					GAD2
GAD3	Marlins Turn	0	0	0	0	0					GAD3
GAD4	Fennycroft Road	0.089	11	3.293	6.497	4.895	L	H	Discount	small site estimates. Site also considered unviable - costs are far higher than value	GAD4
GAD5	Hetchleys	0	0	0	0	0					GAD5
GAD6	Middleknights Hill	0	0	0	0	0					GAD6
GAD7	Howards Drive/Cherry Orchard	0	0	0	0	0					GAD7
GAD8	Howards Drive	0	0	0	0	0					GAD8
GAD9	off Fennycroft Road (240)	0	0	0	0	0					GAD9
GAD10	off Fennycroft Road (158)	0	0	0	0	0					GAD10
GAD11	off Fennycroft Road (81)	0	0	0	0	0					GAD11
GAD12	Robbs Close	0	0	0	0	0					GAD12
GAD13	Cherry Orchard/Chasden Road	0	0	0	0	0					GAD13
GAD14	off Cherry Orchard (2)	0	0	0	0	0					GAD14
GAD15	off Cherry Orchard (61)	0	0	0	0	0					GAD15
GAD16	off Howard Drive (15)	0	0	0	0	0					GAD16
GAD17	off Galley Hill (360)	0	0	0	0	0					GAD17
GAD18	Galley Hill	0	0	0	0	0					GAD18
GAD19	off Spring Lane (210)	0	0	0	0	0					GAD19
GAD20	Wellcroft	0	0	0	0	0					GAD20
GAD21	Catkin Close	0	0	0	0	0					GAD21
GAD22	Saffron Lane	0	0	0	0	0					GAD22
GAD23	Butts End	0	0	0	0	0					GAD23
GAD24	Coles Hill	0	0	0	0	0					GAD24
GAD25	Pudding Lane (East & West)	0	0	0	0	0					GAD25
GAD26	off Gadebridge Road (175)	0	0	0	0	0					GAD26
GAD27	off Gadebridge Road (11)	0	0	0	0	0					GAD27
GAD28	Long Arrotts	0	0	0	0	0					GAD28
GAD29	Manscroft Road	0	0	0	0	0					GAD29
GAD30	Aspfield Row	0	0	0	0	0					GAD30
GAD31	Wood View	0	0	0	0	0					GAD31
GAD32	Sleets End	0.046	3	1.886	3.174	2.53	L	L	Discount	small site estimates.	GAD32
GAD33	Manscroft Road	0.047	3	1.927	3.243	2.585	L	L	Discount	small site estimates.	GAD33
GAD34	Minstrel Close/ Bards Corner	0	0	0	0	0					GAD34

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					
GAD35	Trouvere Park/ Lyrical Way/ Pierian Spring	0	0	0	0	0					GAD35
GAD36	Cocks Vennel	0	0	0	0	0					GAD36
GAD37	Fennycroft Road	0	0	0	0	0					GAD37
GAD38	The Nokes	0	0	0	0	0					GAD38
GAD39	The Nokes	0.054	16	2.808	3.888	3.348	L	M	Discount	small site estimates.	GAD39
GAD40	Galley Hill	0	0	0	0	0					GAD40
TOTAL				9.914	16.802	13.358					

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		
GAD1	Housewood End	0	0										GAD1
GAD2	Marlins Turn	0	0										GAD2
GAD3	Marlins Turn	0	0										GAD3
GAD4	Fennycroft Road	0.089	11										GAD4
GAD5	Hetchleys	0	0										GAD5
GAD6	Middleknights Hill	0	0										GAD6
GAD7	Howards Drive/Cherry Orchard	0	0										GAD7
GAD8	Howards Drive	0	0										GAD8
GAD9	off Fennycroft Road (240)	0	0										GAD9
GAD10	off Fennycroft Road (158)	0	0										GAD10
GAD11	off Fennycroft Road (81)	0	0										GAD11
GAD12	Robbs Close	0	0										GAD12
GAD13	Cherry Orchard/Chasden Road	0	0										GAD13
GAD14	off Cherry Orchard (2)	0	0										GAD14
GAD15	off Cherry Orchard (61)	0	0										GAD15
GAD16	off Howard Drive (15)	0	0										GAD16
GAD17	off Galley Hill (360)	0	0										GAD17
GAD18	Galley Hill	0	0										GAD18
GAD19	off Spring Lane (210)	0	0										GAD19
GAD20	Wellcroft	0	0										GAD20
GAD21	Catkin Close	0	0										GAD21
GAD22	Saffron Lane	0	0										GAD22
GAD23	Butts End	0	0										GAD23
GAD24	Coles Hill	0	0										GAD24
GAD25	Pudding Lane (East & West)	0	0										GAD25
GAD26	off Gadebridge Road (175)	0	0										GAD26
GAD27	off Gadebridge Road (11)	0	0										GAD27
GAD28	Long Arrotts	0	0										GAD28
GAD29	Manscroft Road	0	0										GAD29
GAD30	Aspfield Row	0	0										GAD30
GAD31	Wood View	0	0										GAD31
GAD32	Sleets End	0.046	3										GAD32
GAD33	Manscroft Road	0.047	3										GAD33
GAD34	Minstrel Close/ Bards Corner	0	0										GAD34
GAD35	Trouvere Park/ Lyrical Way/ Pierian Spring	0	0										GAD35
GAD36	Cocks Vennel	0	0										GAD36
GAD37	Fennycroft Road	0	0										GAD37
GAD38	The Nokes	0	0										GAD38
GAD39	The Nokes	0.054	16										GAD39

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		
GAD40	Galley Hill	0	0										GAD40
			TOTAL	0	0	0	0	0	0	0	0		
			Mid point	0		0		0		0			

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