

Site Ref.	Name / Address	Current Use	Description	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
N1	Alma Road/ Duncombe Road	Pub Garden	Well maintained, surrounded by residential	0.14	A		N1
N2	Egglesfield Close	Housing Allocation, built out	surrounded by residential and community uses		R	H2, built	N2
N3	Applecroft	Housing Allocation, built out	surrounded by residential and community uses		R	built	N3
N4	Covert Road	Chalet Park	Well kept and actively used	1.41	A	in residential use (but redevelopment and loss of empty units)	N4
N5	Lyme Avenue	Large rear gardens	Inaccessible gardens, no potential for development without N4	0.329	A	but subject to N4 coming forward	N5
N6	High Street/ Park Rise	Green space	end site with good potential		R	Tree issues, amenity green space	N6
N7	Emerton Garth	Garage Courts	Well maintained and in use		R	Potential parking and overlooking issues	N7
N8	Brakynbery	Green space	Quality green space, surrounded by residential		R	Well kept, potential overlooking issues, amenity green space	N8
N9	Chapel Crofts	Large rear garden	Large garden, good condition, surrounded by residential	0.169	A		N9
N10	Durrants Lane	Egerton Rothesay School		0.158	R	'Greenfield' Housing Allocation (H37). May come forward in time due to relocation of School?	N10
N11	Old Grey Mare	Pub		0.195	A	planning permission granted	N11
N12	New Road	Rear Gardens		0.142	A	planning permission granted	N12

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
N1	Alma Road/ Duncombe Road	0.14	11	5.2	10.2	7.7		N1
N2	Egglesfield Close	0						N2
N3	Applecroft	0						N3
N4	Covert Road	1.41	14	46.5	74.7	60.6		N4
N5	Lyme Avenue	0.329	5	12.5	20.7	16.6		N5
N6	High Street/ Park Rise	0						N6
N7	Emerton Garth	0						N7
N8	Brakynbery	0						N8
N9	Chapel Crofts	0.169	11	6.3	12.3	9.3		N9
N10	Durrants Lane	4.4						N10
N11	Old Grey Mare	0.195		11.0	11.0	11.0		N11
N12	New Road	0.142		5.0	5.0	5.0		N12
			TOTAL	86.5	134.0	110.2		

Northchurch 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					
N1	Alma Road/ Duncombe Road	0.14	11	5.18	10.22	7.7	M	M	Accept	Attractive village style feel to housing. Centre of Berkhamstead close to facilities. Very difficult to get to - access roads up from the high street one way, no entry and narrow. Sloping site may ^ cost also, but site has frontage to main road	N1
N2	Eggesfield Close	0	0	0	0	0					N2
N3	Applecroft	0	0	0	0	0					N3
N4	Covert Road	1.41	14	46.53	74.73	60.63	M	M	Accept	Poss H cost - depends on ownership of chalet park and whether interests need to be individually assembled or can just acquire overall site. Area has nice large houses around. Good approach. Also end of road so no through traffic.	N4
N5	Lyme Avenue	0.329	5	12.502	20.727	16.6145	M	M	Accept	May need to buy garden land and not attractive without access from N4	N5
N6	High Street/ Park Rise	0	0	0	0	0					N6
N7	Emerton Garth	0	0	0	0	0					N7
N8	Brakynbery	0	0	0	0	0					N8
N9	Chapel Crofts	0.169	11	6.253	12.337	9.295	M	L	Accept	1990's estate around. No through road - quiet. Easy walk into town.	N9
N10	Durrants Lane	4.4	0	0	0	0					N10
N11	Old Grey Mare	0.195	0	11	11	11	M	L	Accept		N11
N12	New Road	0.142	0	5	5	5	M	M	Accept	under construction	N12
TOTAL				86.465	134.014	110.2395					

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		
N1	Alma Road/ Duncombe Road	0.14	11					5.18	10.22				N1
N2	Egglesfield Close	0	0										N2
N3	Applecroft	0	0										N3
N4	Covert Road	1.41	14							46.53	74.73	need to relocate chalets	N4
N5	Lyme Avenue	0.329	5							12.502	20.727	need N4 for access	N5
N6	High Street/ Park Rise	0	0										N6
N7	Emerton Garth	0	0										N7
N8	Brakynbery	0	0										N8
N9	Chapel Crofts	0.169	11			6.253	12.337						N9
N10	Durrants Lane	4.4	0										N10
N11	Old Grey Mare	0.195	0	11	11							under construction	N11
N12	New Road	0.142	0	5	5							under construction	N12
TOTAL				16	16	6.253	12.337	5.18	10.22	59.032	95.457		
Mid point				16		9.295		7.7		77.2445			

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