

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
WH1	Chalfont Close	garage courts	in average condition		R	in active use and good condition	WH1
WH2	Redbourn Road	vacant site	vacant space, edge of residential	1.07	R	'Greenfield' Housing Allocation (H41)	WH2
WH3	Bayford Close	garage courts and parking	average/poor condition, in use	0.238	R	rationalise parking on site	WH3
WH4	Aragon Close	garage courts	in average condition, parking seems as though it is needed		R	good condition	WH4
WH5	Aragon Close	parking	potential for rationalisation of parking and green space- large site	0.272	A	rationalise parking	WH5
WH6	Kimpton Close	garage courts	average to poor condition		R	in use, ok condition	WH6
WH7	Kimpton Close	garage courts and parking	average condition	0.123	A	large unused space adjacent to garage courts	WH7
WH8	Cleves Road	garage courts	average/good condition and good corner space		R	in use	WH8
WH9	Burns Drive	garage courts	average/poor condition	0.154	R	large site, potential to reduce numbers? - not good condition	WH9
WH10	Valley Green	urgery car park	looks disused		R	retain for community use	WH10
WH11	Valley Green	garage courts	average to poor condition, with parking, some empty. Large site		R	most in good condition and appear in use	WH11
WH12	Valley Green	garage courts and parking	average/poor quality, large site	0.153	R	not good condition	WH12
WH13	Valley Green	garage courts	average/poor quality		R	new and in good condition	WH13
WH14	Burns Drive	garage courts	average/poor quality, next to green space	0.051	A	end site, good frontage on open space, some in poor condition, potential to reduce numbers	WH14
WH15	Blair Close	garage courts	good road frontage, large site. Average condition		R	mostly in good condition	WH15
WH16	Tattershall Drive	garage courts	poor condition	0.04	A	site with good open space frontage. Some boarded up and not in use	WH16
WH17	Tattershall Drive	garage courts	average condition	0.081	R	in use and condition not good	WH17
WH18	Ashby Court	garage courts	in use		R	in active use	WH18
WH19	Roydon Court	garage courts	poor condition. Possible parking issue, large site	0.165	R	large site, many boarded up	WH19
WH20	Elstree Road	garage courts	poor quality	0.048	A	good location close to open space. Many in poor condition	WH20
WH21	High Wychway	garage courts	seem disused, overgrown, average to poor quality	0.098	R	appear disused and overgrown	WH21
WH22	High Wychway	garage courts	average condition		R	in use	WH22

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
WH23	Widford Terrace	garage courts	average/poor condition	0.121	R	potential to reduce numbers, some in poor condition	WH23
WH24	Sandridge Close	garage courts	average condition		R	in good condition and in use	WH24
WH25	Horton Gardens	garage courts	good condition		R	mostly in good condition	WH25
WH26	Perry Green	garage courts	average/poor condition	0.081	A	some in poor condition, potential to reduce numbers	WH26
WH27	Spring Green	garage courts	possible parking issue		R	in average condition and in use	WH27
WH28	Chenies Court	garage courts			R	in good condition and in use	WH28
WH29	Datchet Close	garage courts			R	in good condition	WH29
WH30	Arkley Road	garage courts		0.044	A	in very poor condition, close to community centre and school	WH30
WH31	Datchet Close (2-12)	garage courts		0.044	A	planning permission granted	WH31

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
WH1	Chalfont Close	0						WH1
WH2	Redbourn Road	1.07						WH2
WH3	Bayford Close	0.238						WH3
WH4	Aragon Close	0						WH4
WH5	Aragon Close	0.272	10	12.2	15.2	13.7		WH5
WH6	Kimpton Close	0						WH6
WH7	Kimpton Close	0.123	10	5.5	6.9	6.2		WH7
WH8	Cleves Road	0						WH8
WH9	Burns Drive	0.154						WH9
WH10	Valley Green	0						WH10
WH11	Valley Green	0						WH11
WH12	Valley Green	0.153						WH12
WH13	Valley Green	0						WH13
WH14	Burns Drive	0.051	3	2.1	3.5	2.8	small site	WH14
WH15	Blair Close	0						WH15
WH16	Tattershall Drive	0.04	3	1.6	2.8	2.2	small site	WH16
WH17	Tattershall Drive	0.081						WH17
WH18	Ashby Court	0						WH18
WH19	Roydon Court	0.165						WH19
WH20	Elstree Road	0.048	3	2.0	3.3	2.6	small site	WH20
WH21	High Wychway	0.098						WH21
WH22	High Wychway	0						WH22
WH23	Widford Terrace	0.121						WH23
WH24	Sandridge Close	0						WH24
WH25	Horton Gardens	0						WH25
WH26	Perry Green	0.081	11	3.0	5.9	4.5	small site	WH26
WH27	Spring Green	0						WH27
WH28	Chenies Court	0						WH28
WH29	Datchet Close	0						WH29
WH30	Arkley Road	0.044	5	1.7	2.8	2.2	small site	WH30
WH31	Datchet Close (2-12)	0.044		6.0	6.0	6.0	planning permission granted	WH31
			TOTAL	34.1	46.4	40.3		

Woodhall 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					
WH1	Chalfont Close	0	0	0	0	0					WH1
WH2	Redbourn Road	1.07	0	0	0	0					WH2
WH3	Bayford Close	0.238	0	0	0	0					WH3
WH4	Aragon Close	0	0	0	0	0					WH4
WH5	Aragon Close	0.272	10	12.24	15.232	13.736	L	L	Accept	LA housing	WH5
WH6	Kimpton Close	0	0	0	0	0					WH6
WH7	Kimpton Close	0.123	10	5.535	6.888	6.2115	L	L	Accept	LA housing	WH7
WH8	Cleves Road	0	0	0	0	0					WH8
WH9	Burns Drive	0.154	0	0	0	0					WH9
WH10	Valley Green	0	0	0	0	0					WH10
WH11	Valley Green	0	0	0	0	0					WH11
WH12	Valley Green	0.153	0	0	0	0					WH12
WH13	Valley Green	0	0	0	0	0					WH13
WH14	Burns Drive	0.051	3	2.091	3.519	2.805	L	L	Discount	Small site estimates	WH14
WH15	Blair Close	0	0	0	0	0					WH15
WH16	Tattershall Drive	0.04	3	1.64	2.76	2.2	L	L	Discount	Small site estimates	WH16
WH17	Tattershall Drive	0.081	0	0	0	0					WH17
WH18	Ashby Court	0	0	0	0	0					WH18
WH19	Roydon Court	0.165	0	0	0	0					WH19
WH20	Elstree Road	0.048	3	1.968	3.312	2.64	L	M	Discount	Small site estimates	WH20
WH21	High Wychway	0.098	0	0	0	0					WH21
WH22	High Wychway	0	0	0	0	0					WH22
WH23	Widford Terrace	0.121	0	0	0	0					WH23
WH24	Sandridge Close	0	0	0	0	0					WH24
WH25	Horton Gardens	0	0	0	0	0					WH25
WH26	Perry Green	0.081	11	2.997	5.913	4.455	L	L	Discount	Small site estimates	WH26
WH27	Spring Green	0	0	0	0	0					WH27
WH28	Chenies Court	0	0	0	0	0					WH28
WH29	Datchet Close	0	0	0	0	0					WH29
WH30	Arkley Road	0.044	5	1.672	2.772	2.222	L	L	Discount	Small site estimates	WH30
WH31	Datchet Close (2-12)	0.044	0	6	6	6	L	L	Accept	Has planning permission	WH31
TOTAL				34.143	46.396	40.2695					

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		
WH1	Chalfont Close	0	0										WH1
WH2	Redbourn Road	1.07	0										WH2
WH3	Bayford Close	0.238	0										WH3
WH4	Aragon Close	0	0										WH4
WH5	Aragon Close	0.272	10			12.24	15.232					Council could bring this forward earlier through a proactive approach	WH5
WH6	Kimpton Close	0	0										WH6
WH7	Kimpton Close	0.123	10					5.535	6.888				WH7
WH8	Cleves Road	0	0										WH8
WH9	Burns Drive	0.154	0										WH9
WH10	Valley Green	0	0										WH10
WH11	Valley Green	0	0										WH11
WH12	Valley Green	0.153	0										WH12
WH13	Valley Green	0	0										WH13
WH14	Burns Drive	0.051	3										WH14
WH15	Blair Close	0	0										WH15
WH16	Tattershall Drive	0.04	3										WH16
WH17	Tattershall Drive	0.081	0										WH17
WH18	Ashby Court	0	0										WH18
WH19	Roydon Court	0.165	0										WH19
WH20	Elstree Road	0.048	3										WH20
WH21	High Wychway	0.098	0										WH21
WH22	High Wychway	0	0										WH22
WH23	Widford Terrace	0.121	0										WH23
WH24	Sandridge Close	0	0										WH24
WH25	Horton Gardens	0	0										WH25
WH26	Perry Green	0.081	11										WH26
WH27	Spring Green	0	0										WH27
WH28	Chenies Court	0	0										WH28
WH29	Datchet Close	0	0										WH29
WH30	Arkley Road	0.044	5										WH30
WH31	Datchet Close (2-12)	0.044	0	6	6								WH31
TOTAL				6	6	12.24	15.232	5.535	6.888	0	0		
Mid point				6		13.736		6.2115		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