

Bennetts End Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
BEN1	Keiths Road	garage courts and parking	surrounded by residential		R			Garage courts in good condition, possible amenity issue due to surrounding dwellings. There are currently no intentions to develop this site.	BEN1			
BEN2	Bennetts End Road	garage courts	good site surrounded by residential and close to open land		R			Garage courts in poor condition. There are currently no intentions to develop this site.	BEN2			
BEN3	Bennetts End Close	garage courts	corner site with good road frontage, surrounded by residential		R			Garage courts in poor condition. There are currently no intentions to develop this site.	BEN3			
BEN4	Lime Walk	garage courts	good end site close to school and surrounded by residential		R			Garage courts in good condition. There are currently no intentions to develop this site.	BEN4			
BEN5	Sheephouse Road	garage courts	end site, close to open land. Some garage courts in poor condition. A little dumping		R			Most garage courts in good condition. There are currently no intentions to develop this site.	BEN5			
BEN6	St Albans Hill	garage courts and rear of flats	large corner site with frontage to road and open land. Garage courts in good condition, but potential to infill with residential on rest of corner site		R			Garage courts in good condition. There are currently no intentions to develop this site.	BEN6			
BEN7	Reddings	garage courts	large site enclosed by residential area		R			Site is already developed.	BEN7			
BEN8	Bennetts End Road	garage courts	close to local centre, currently in bad condition and evidence of dumping		R			Site is part of open land, has narrow access and needs to be retained for parking area. There are currently no intentions to develop this site.	BEN8			
BEN9	Goldcroft	garage courts and green space	large site enclosed by residential area and close to local centre. Quality amenity space and good quality garage courts		R			Good quality courts and open space with amenity value. There are currently no intentions to develop this site.	BEN9			
BEN10	Winchdells	garage courts	large site enclosed by surrounding housing. Close to local centre. Many courts in bad repair.		R			Garage courts in good condition. There are currently no intentions to develop this site.	BEN10			
BEN11	gatecroft	green space	green space on corner site surrounded by roads/ residential units		R			Site is in active usage for recreation. There are currently no intentions to develop this site.	BEN11			
BEN12	Candlefield Road	garage courts	large, long site, enclosed by residential units, close to town centre. Garage courts in very poor condition, used for dumping		R			Site is built out.	BEN12	12 units u/c 1224/05.		

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BEN13	Candlefield Walk	allotments	unofficial allotment area		R			Site is currently used as allotments. There are currently no intentions to develop this site.	BEN13			
BEN14	Great Elms Road	green space	quality green space surrounded by residential		R			Amenity and tree issue. There are currently no intentions to develop this site.	BEN14			
BEN15	Barnacres Road	scout hut and gardens	very large site surrounded by residential and open space, looks unused.		R			Site has community use. There are currently no intentions to develop this site.	BEN15			
BEN16	Horselers	green space	tree, amenity issue and space constraints		R			Site has space constraints. There are currently no intentions to develop this site.	BEN16			
BEN17	Barnacres Road	green field	large site		R			Protect urban amenity space	BEN17			
BEN18	Anelle Rise	garage courts	large end site, appears unused, parking also provided nearby		R			Garage courts in poor condition. There are currently no intentions to develop this site.	BEN18			
BEN19	Fairway Road	garage courts, parking and Hella motor works		0.113	A			good location close to local centre. Garage courts used, but intention to develop.	BEN19		U	N
BEN20	Guinery Grove	garage courts	large corner site, underused at present, garage courts in average/good condition		R			Garage courts are in use and in good condition. There are currently no intentions to develop this site.	BEN20			
BEN21	Lower Barn	garage courts	Large site surrounded by residential		R			Garage courts are in use and in good condition. There are currently no intentions to develop this site.	BEN21			
BEN22	Barn Close	garage courts	very large site, surrounded by residential and open land. Most in good condition although some underused		R			Built out	BEN22			
BEN23	Oak Street	green space	corner site surrounded by residential		R			Site has a gradient issue. There are currently no intentions to develop this site.	BEN23			
BEN24	Horselers	garage courts	large end site, close to residential and open space		R			Planning application in. 2 units are under construction.	BEN24			
BEN25	Sanders Road	garage courts	small end site		R			Garage courts are in good condition. There are currently no intentions to develop this site.	BEN25			
BEN26	Gatecroft	courtyard	potential for small scale housing to rear of courtyards		R			Site has amenity issues.	BEN26			
BEN27	Gatecroft	courtyard	potential for small scale housing to rear of courtyards		R			Site has amenity issues.	BEN27			
BEN28	Kimps Way	part of youth club?	new building? In town centre		R			Site has a community facility. There are currently no intentions to develop this site.	BEN28			
BEN29	Kimps Way	garage courts	large site in town centre, look in average condition		R			New CCTV equipment. There are currently no intentions to develop this site.	BEN29			

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						Policy constraints	Physical constraints					
BEN30	Kimps Way	garage	good corner site within local centre. In need of investment	0.11	A				BEN30		U	N
BEN31	Bennetts End Road	car park	large site within town centre	0.235	A			Site has space constraints.	BEN31		U	N
BEN32	Leys Road	green space	good corner site		R			Site has space constraints. There are currently no intentions to develop this site.	BEN32			
BEN33	Candlefield Road	pub car park	large car park. Potential to free up corner site		R			Site has space constraints & is needed for parking. There are currently no intentions to develop this site.	BEN33			
BEN34	Bennetts End Road	garage courts	good corner site close to local centre		R			Garage courts are in good condition. There are currently no intentions to develop this site.	BEN34			
BEN35	adj. 69 Long John	Garage block		0.047	A			High Town are owners. Site is for affordable housing.	BEN35		U	N

Site Ref.	Policy Constraints							Physical Constraints									
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography
BEN1																	
BEN2																	
BEN3																	
BEN4																	
BEN5																	
BEN6																	
BEN7																	
BEN8																	
BEN9																	
BEN10																	
BEN11																	
BEN12																	
BEN13																	
BEN14																	
BEN15																	
BEN16																	
BEN17																	
BEN18																	
BEN19														√			Site touches on to a public right of way.
BEN20																	
BEN21																	
BEN22																	
BEN23																	
BEN24																	
BEN25																	
BEN26																	
BEN27																	
BEN28																	
BEN29																	
BEN30								site is in a local centre. Close to shopping area in a local centre.									
BEN31								site is in a local centre.									
BEN32																	
BEN33																	
BEN34																	
BEN35								Site is on the edge of open space.									

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Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
BEN1	Keiths Road							BEN1
BEN2	Bennetts End Road							BEN2
BEN3	Bennetts End Close							BEN3
BEN4	Lime Walk							BEN4
BEN5	Sheephouse Road							BEN5
BEN6	St Albans Hill							BEN6
BEN7	Reddings							BEN7
BEN8	Bennetts End Road							BEN8
BEN9	Goldcroft							BEN9
BEN10	Winchdells							BEN10
BEN11	gatecroft							BEN11
BEN12	Candlefield Road							BEN12
BEN13	Candlefield Walk							BEN13
BEN14	Great Elms Road							BEN14
BEN15	Barnacres Road							BEN15
BEN16	Horselers							BEN16
BEN17	Barnacres Road							BEN17
BEN18	Anelle Rise							BEN18
BEN19	Fairway Road	0.113	8	4	6	5		BEN19
BEN20	Guinery Grove							BEN20
BEN21	Lower Barn							BEN21
BEN22	Barn Close							BEN22
BEN23	Oak Street							BEN23
BEN24	Horselers							BEN24
BEN25	Sanders Road							BEN25
BEN26	Gatecroft							BEN26
BEN27	Gatecroft							BEN27
BEN28	Kimps Way							BEN28
BEN29	Kimps Way							BEN29
BEN30	Kimps Way	0.11	9	5	10	7		BEN30
BEN31	Bennetts End Road	0.235	11	9	17	13		BEN31
BEN32	Leys Road							BEN32
BEN33	Candlefield Road							BEN33
BEN34	Bennetts End Road							BEN34
BEN35	adj. 69 Long John	0.047	3	2	3	3		BEN35

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Site Ref.	Availability		Achievability				Deliverability / Developability	Overcoming barriers to delivery
	Legal/ownership (H/M/L)	Developer's intentions (H/M/L)	Market assessment (H/M/L)	Cost assessment (H/M/L)	Delivery assessment (H/M/L)	Value Assessment (H/M/L)	Phasing (0-5, 6-10, 11-15, 15+)	
BEN1								
BEN2								
BEN3								
BEN4								
BEN5								
BEN6								
BEN7								
BEN8								
BEN9								
BEN10								
BEN11								
BEN12								
BEN13								
BEN14								
BEN15								
BEN16								
BEN17								
BEN18								
BEN19			M	H-M	M		No phasing	The site is a car MOT centre and associated parking garages. The site is likely to require extensive land remediation and there may be land assembly issues around ownership from the site. The site may face planning issues such as loss of existing employment land and relocation of existing business. Were the development to come forward it is likely to be able to provide a small sale residential scheme of potentially flatted apartments.
BEN20								
BEN21								
BEN22								
BEN23								
BEN24								
BEN25								
BEN26								
BEN27								
BEN28								
BEN29								

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BEN30			M-L	M-H	M		No phasing	Site is currently an MOT and car servicing yard with rear parking, with some garage provision. Constraints to development are relocation of existing business and loss of employment land as well as rights to light and overlooking from surrounding properties. Access is reasonable and the site may be capable of providing a small scale flatted scheme of interest to a local developer.
BEN31			M-L	L	M		No phasing	Site is currently the parking provision for a small suburban parade of shops. There would be issues regarding loss of parking amenity and rights to light and overlooking from existing residential properties above the shops unless parking is retained as part of the development. Ownership intention unknown.
BEN32								
BEN33								
BEN34								
BEN35			M	M-L	M		0-5 years	Site is currently a row of private residential garages set around a gravel forecourt. Rights to light and overlooking could be an issue. Access would need to be improved. Developer intention exists.

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Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
BEN1	Keiths Road																BEN1
BEN2	Bennetts End Road																BEN2
BEN3	Bennetts End Close																BEN3
BEN4	Lime Walk																BEN4
BEN5	Sheephouse Road																BEN5
BEN6	St Albans Hill																BEN6
BEN7	Reddings																BEN7
BEN8	Bennetts End Road																BEN8
BEN9	Goldcroft																BEN9
BEN10	Winchdells																BEN10
BEN11	gatecroft																BEN11
BEN12	Candlefield Road																BEN12
BEN13	Candlefield Walk																BEN13
BEN14	Great Elms Road																BEN14
BEN15	Barnacres Road																BEN15
BEN16	Horselers																BEN16
BEN17	Barnacres Road																BEN17
BEN18	Anelle Rise																BEN18
BEN19	Fairway Road	0.113	8	U	N									4	6		BEN19
BEN20	Guinery Grove																BEN20
BEN21	Lower Barn																BEN21
BEN22	Barn Close																BEN22
BEN23	Oak Street																BEN23
BEN24	Horselers																BEN24
BEN25	Sanders Road																BEN25
BEN26	Gatecroft																BEN26
BEN27	Gatecroft																BEN27
BEN28	Kimps Way																BEN28
BEN29	Kimps Way																BEN29
BEN30	Kimps Way	0.11	9	U	N									5	10		BEN30
BEN31	Bennetts End Road	0.235	11	U	N									7	17		BEN31
BEN32	Leys Road																BEN32
BEN33	Candlefield Road																BEN33
BEN34	Bennetts End Road																BEN34
BEN35	adj. 69 Long John	0.047	3	U	N	2	3										BEN35
					Total Urban	2	3	0	0	0	0	0	0	16	33		
					Total Greenfield	0	0	0	0	0	0	0	0	0	0		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	2	3	0	0	0	0	0	0	16	33		