

Leverstock Green 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					
LG1	Highland Drive	garage courts	close to main road		R			Garage courts are in good condition. There are currently no plans to develop this site.	LG1			
LG2	Highland Drive	garage courts	good end site, close to main road		R			In good condition, potential noise issues close to roundabout. There are currently no plans to develop this site.	LG2			
LG3	Pelham Court	garage courts	large site close to main road. Garage courts in use		R			No parking elsewhere. There are currently no plans to develop this site.	LG3			
LG4	Woolmer Drive	garage courts	large site, good road frontage, close to open space		R			Garage courts in good condition. There are currently no plans to develop this site.	LG4			
LG5	Datchworth Turn	garage courts	small site, close to open space and surrounded by residential		R			Garage courts in use and in good condition. There are currently no plans to develop this site.	LG5			
LG6	St Margaret's Way	garage courts	large site, surrounded by existing and future residential, close to open space. Some in poor condition.		R			Space constraints. There are currently no plans to develop this site.	LG6			
LG7	Datchworth Turn	garage courts	small site with good road frontage, next to future housing site		R			Garage courts in good condition. There are currently no plans to develop this site.	LG7			
LG8	Micklefield Road	garage courts	small site enclosed by residential		R			Garage courts are in good condition & in use. There are currently no plans to develop this site.	LG8			
LG9	Micklefield Road	garage courts	small site enclosed by residential		R			In good condition & in use. There are currently no plans to develop this site.	LG9			
LG10	Poynders Hill	garage courts	relatively large site, surrounded by residential. Some development ongoing adjacent to garage courts. Some courts in bad condition		R			There are currently no plans to develop this site. However there is opportunity to reduce numbers.	LG10			
LG11	Tewin Road	garage courts	small site enclosed by residential		R			Garage courts are in good condition and in use. There are currently no plans to develop this site.	LG11			
LG12	Tewin Road	garage courts	small site enclosed by residential		R			Garage courts are in use. There are currently no plans to develop this site.	LG12			
LG13	Cumberlow Place	garage courts	small site, surrounded by residential and open land		R			Garage courts are in use, no other parking. There are currently no plans to develop this site.	LG13			
LG14	Burleigh Road	garage courts	narrow site, enclosed by residential		R			Garage courts in good condition. There are currently no plans to develop this site.	LG14			
LG15	Micklefield Road	garage courts	end site with road frontage, close to future housing site		R			in good condition, but good potential as a corner site - further investigation	LG15			
LG16	Westwick Farm, Pancake Lane	Open land with some farm buildings		1.6	A			'Greenfield' Housing Allocation (H42)	LG16		G	N

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LG17	Leaside	garage courts & garage works	some dumping evident, garage works in use. Garage courts in average condition. Large site within local centre		R			Garage courts are in use. There are currently no plans to develop this site.	LG17			
LG18	Brickmakers Lane	garage courts	long narrow site surrounded by residential. A little dumping evident		R			Reject as garage courts are in use. However there is potential to reduce garage court numbers. There are currently no plans to develop this site.	LG18			
LG19	Ritcroft Street	garage courts	large site, surrounded by residential		R			Under construction	LG19	10 units u/c under 685/05.		
LG20	Rant Meadow	garage courts	good corner site, surrounded by residential. Some garage courts in poor condition		R			Potential to reduce garage court numbers. However there are currently no plans to develop this site, therefore reject.	LG20			
LG21	St David's Close	Old building	attractive old building and gardens, near to local centre		R			listed & architectural merit. There are no intentions to develop this site.	LG21			
LG22	Northend	garage courts	large end site with good open space frontage. Housing already complete on part of site		R			no info on use available - reject but may have future potential.	LG22			
LG23	Lismore	garage courts	small site, surrounded by residential		R			no info on use available - reject but may have future potential.	LG23			
LG24	Arran Close	garage courts	large site surrounded by residential, good frontage to open space. Some empty		R			no info on use available - reject but may have future potential.	LG24			
LG25	Stronsay	garage courts	small site surrounded by residential		R			no info on use available - reject but may have future potential.	LG25			
LG26	Northend	garage courts	large site surrounded by residential, good frontage to open space.		R			no info on use available - reject but may have future potential.	LG26			
LG27	Northend	green space	quality green space surrounded by residential		R			Site has value as amenity space. There are currently no plans to develop this site.	LG27			
LG28	Taransey	garage courts	good end site surrounded by residential and fronting open space		R			most garage courts in good condition but potential to reduce numbers. There are currently no plans to develop this site.	LG28			
LG29	Tree Close	garage courts	end site fronting open space. House already built		R			no info on use available - reject but may have future potential. There are currently no plans to develop this site.	LG29			
LG30	Rathlin	garage courts	small site with good road frontage		R			Garage courts in good condition. There are currently no plans to develop this site.	LG30			
LG31	Rathlin	garage courts	good large end site fronting open space, close to open land and residential		R			Residential units already built on the site.	LG31			
LG32	Barra Close	garage courts	end site surrounded by residential. In average/poor condition, some empty		R			no info on use available - reject but may have future potential? There are currently no plans to develop this site.	LG32			

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LG33	Westray	garage courts	end site surrounded by residential. A little evidence of dumping, mostly in good condition		R			no info on use available - reject but may have future potential? There are currently no plans to develop this site.	LG33			
LG34	Belsize Close	garage courts	large site, surrounded by residential, garage courts in active use		R			There is a lot of activity on the site. There are currently no plans to develop this site.	LG34			
LG35	Acorn Road	garage courts	corner site close to local playground, courts in good condition		R			Site is in use. There are currently no plans to develop this site.	LG35			
LG36	Green Lane (13-25) see LG17	rear gardens	large site with good access to town centre. Development could occur leaving still substantial rear gardens		R			large area, access may be through LG17 (treat LG17 and 36 together potential to merge). Reject as existing gardens in use - no known intentions to develop.	LG36			
LG37	Leverstock Green Road	Parking	community centre parking, large site within centre, not well supported		R			Parking well used.	LG37			
LG38	Leverstock Green Road	Pub car parking	site area not fully maximised, good site within town centre		R			Parking well used therefore reject. However there is potential for parking consolidation - potential to merge with other car parking. There are currently no plans to develop this site.	LG38			
LG39	Leverstock Green Road	car parking	parking in front of shopping area, frontage to roas		R			Well used car park. There are currently no plans to develop this site.	LG39			
LG40	Leverstock Green Road	rear gardens			R			Site has difficulties with access, and comprises existing well-used gardens. There are no current intentions to develop this site.	LG40			
LG41	Buncefield Lane	Open Land	housing allocation site	3.58	A			'Greenfield' Housing Allocation (H38)	LG41		G	N
LG42	Land at Leverstock Green Lawn Tennis Club, Grasmere Close	Leverstock Green Lawn Tennis Club	Loss of Open Land	1.15	A			Leverstock Green Lawn Tennis Club are owners. PJ Lawson are agents/promoters.	LG42		U	N
LG43	Pancake Lane	Football ground			R			Well used facility, retain facility.	LG43			
LG44	Site to the south of Green Lane	Agricultural land		2.03	A				LG44		G	N
LG45	Leverstock Green Road	Open space			R			Rejected in order to maintain community amenity,	LG45			
LG46	Leverstock Green Road	Petrol filling station		0.15	A				LG46		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	Additional Comments
LG1																		
LG2																		
LG3																		
LG4																		
LG5																		
LG6																		
LG7																		
LG8																		
LG9																		
LG10																		
LG11																		
LG12																		
LG13																		
LG14																		
LG15																		
LG16		√				√		Site on open space and open land.		√								Sites is in area of archeological significance. Site is slightly on open land.
LG17																		
LG18																		
LG19																		
LG20																		
LG21																		
LG22																		
LG23																		
LG24																		
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LG34																		
LG35																		
LG36																		
LG37																		
LG38																		
LG39																		
LG40																		
LG41			√			√		Site is next to two areas of open land and open space.										
LG42			√			√		Site is in open land and open space.										
LG43																		
LG44			√					Site is in open land and open space.		√								Sites is in area of archeological significance. Site is slightly on open land.
LG45																		
LG46				√				Site is in local centre.										

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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		
LG1	Highland Drive							LG1
LG2	Highland Drive							LG2
LG3	Pelham Court							LG3
LG4	Woolmer Drive							LG4
LG5	Datchworth Turn							LG5
LG6	St Margaret's Way							LG6
LG7	Datchworth Turn							LG7
LG8	Micklefield Road							LG8
LG9	Micklefield Road							LG9
LG10	Poynders Hill							LG10
LG11	Tewin Road							LG11
LG12	Tewin Road							LG12
LG13	Cumberlow Place							LG13
LG14	Burleigh Road							LG14
LG15	Micklefield Road							LG15
LG16	Westwick Farm, Pancake Lane	1.6	2	54	98	76		LG16
LG17	Leaside							LG17
LG18	Brickmakers Lane							LG18
LG19	Ritcroft Street							LG19
LG20	Rant Meadow							LG20
LG21	St David's Close							LG21
LG22	Northend							LG22
LG23	Lismore							LG23
LG24	Arran Close							LG24
LG25	Stronsay							LG25
LG26	Northend							LG26
LG27	Northend							LG27
LG28	Taransey							LG28
LG29	Tree Close							LG29
LG30	Rathlin							LG30
LG31	Rathlin							LG31
LG32	Barra Close							LG32
LG33	Westray							LG33
LG34	Belsize Close							LG34
LG35	Acorn Road							LG35
LG36	Green Lane (13-25) see LG17							LG36
LG37	Leverstock Green Road							LG37
LG38	Leverstock Green Road							LG38
LG39	Leverstock Green Road							LG39
LG40	Leverstock Green Road							LG40
LG41	Buncefield Lane	3.58	2	122	218	170		LG41
LG42	Land at Leverstock Green Lawn Tennis Club, Grasmere Close	1.15	2	39	70	55		LG42
LG43	Pancake Lane							LG43
LG44	Site to the south of Green Lane	2.026	2	69	124	96		LG44
LG45	Leverstock Green Road							LG45
LG46	Leverstock Green Road	0.1469	7	9	15	12		LG46

Site Ref.	Availability		Achievability			Value Assessment (H/M/L)	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)		Phasing (0-5, 6-10, 11-15, 15+)	
LG1								
LG2								
LG3								
LG4								
LG5								
LG6								
LG7								
LG8								
LG9								
LG10								
LG11								
LG12								
LG13								
LG14								
LG15								
LG16			M-H	L	M-H		6-10 years	Site is currently an operational farm and surrounding agricultural fields. Subject to an adopted development brief for 50 units. Farm looks in a state of disrepair, although functional and may be conducive to new residential development. Site access would need to be improved and major service infrastructure would need to be provided. Site would be capable of providing a small scale resi scheme of low density dwellings. May prove attractive to a regional developer. Single ownership, developer intention exists.
LG17								
LG18								
LG19								
LG20								
LG21								
LG22								
LG23								
LG24								
LG25								
LG26								
LG27								
LG28								
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LG35								

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LG36								
LG37								
LG38								
LG39								
LG40								
LG41			M-H	L	M		0-5 years	Site is open agricultural land to the eastern edge of the urban settlement. Subject to adopted development brief for 80 units. Site would be capable of providing a medium scale residential scheme. Planning constraints may include rights to light and overlooking issues, loss of agricultural land. Site would need extensive service infrastructure provision and access improvement from a narrow single track B road. Site may prove attractive to a regional or national housebuilder. Developer intention exists.
LG42			M-H	L	M		6-10 years	Site is currently a group of tennis courts with a car park and a small amount of open shrub land. Tennis club is private therefore not a loss of public amenity. Policy opposition to loss of designated open land. In medium-quality residential area, access is very good off Northend Road. Low demolition costs.
LG43								
LG44			M-H	L	M		No Phasing	Site is open agricultural land to the eastern edge of the urban settlement. Site would be capable of providing a medium scale residential scheme. Planning constraints may include rights to light and overlooking issues, loss of agricultural land and development in the green belt. Site would need extensive service infrastructure provision and access improvement from a narrow single track B road. Site may prove attractive to a regional or national housebuilder.
LG45								
LG46			M-H	H	M		0-5 years	Disused petrol station in medium value residential area. Good access of Leverstock Green Road. High costs due to demolition of existing building and possible contamination. Could provide a small to medium sized residential development. Delivery depends on relocation of existing business.



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						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
LG1	Highland Drive																LG1
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LG5	Datchworth Turn																LG5
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					Total Urban	9	15	39	70	0	0	0	0	0	0		

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					Total Greenfield	176	316	0	0	0	0	0	0	69	124		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	185	331	39	70	0	0	0	0	69	124		