

Woodhall 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					
WH1	Chalfont Close	garage courts	in average condition		R			Courts are In active use and are in good condition. There are no intentions to develop this site.	WH1			
WH2	Redbourn Road	Open land	vacant space, edge of residential	1.05	A			The site is allocated as a 'Greenfield' Housing Allocation (H41) in Dacorum Local Plan.	WH2		G	N
WH3	Bayford Close	garage courts and parking	average/poor condition, in use		R			There are no intentions to develop this site.	WH3			
WH4	Aragon Close	garage courts	in average condition, parking seems as though it is needed		R			There are no intentions to develop this site.	WH4			
WH5	Aragon Close	parking	potential for rationalisation of parking and green space		R			Site has been rejected as it is used for amenity green space.	WH5			
WH6	Kimpton Close	garage courts	average to poor condition		R			Garage courts are in use and are in ok condition. There are no intentions to develop this site.	WH6			
WH7	Kimpton Close	garage courts and parking	average condition	0.12	A			DBC-owned site and is being progressed through a Housing Association (H/h14b).	WH7			
WH8	Cleves Road	garage courts	average/good condition and good corner space		R			Garage courts are in use. There are no current plans to develop this site.	WH8			
WH9	Burns Drive	garage courts	average/poor condition		R			There are no intentions to develop this site.	WH9			
WH10	Valley Green	surgery car park	looks disused		R			Car park is to be retained for community use.	WH10			
WH11	Valley Green	garage courts	average to poor condition, with parking, some empty. Large site		R			There are no intentions to develop this site.	WH11			
WH12	Valley Green	garage courts and parking	average/poor quality, large site		R			There are no intentions to develop this site.	WH12			
WH13	Valley Green	garage courts	average/poor quality		R			Garage courts are new and in good condition. There are no current plans to develop this site.	WH13			
WH14	Burns Drive	garage courts	average/poor quality, next to green space		R			There are no intentions to develop this site.	WH14			
WH15	Blair Close	garage courts	good road frontage, large site. Average condition		R			There are no intentions to develop this site.	WH15			
WH16	Tattershall Drive	garage courts	poor condition		R			There are no intentions to develop this site.	WH16			
WH17	Tattershall Drive	garage courts	average condition		R			There are no intentions to develop this site.	WH17			
WH18	Ashby Court	garage courts	in use		R			Garage courts are currently in active use . There are no intentions to develop this site.	WH18			
WH19	Roydon Court	garage courts	poor condition. Possible parking issue, large site		R			There are no intentions to develop this site.	WH19			
WH20	Elstree Road	garage courts	poor quality		R			There are no intentions to develop this site.	WH20			
WH21	High Wychway	garage courts	seem disused, overgrown, average to poor quality		R			There are no intentions to develop this site.	WH21			
WH22	High Wychway	garage courts	average condition		R			There are no intentions to develop this site.	WH22			

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						Policy constraints	Physical constraints					
WH23	Widford Terrace	garage courts	average/poor condition		R			There are no intentions to develop this site.	WH23			
WH24	Sandridge Close	garage courts	average condition		R			There are no intentions to develop this site.	WH24			
WH25	Horton Gardens	garage courts	good condition		R			There are no intentions to develop this site.	WH25			
WH26	Perry Green	garage courts	average/poor condition		R			There are no intentions to develop this site.	WH26			
WH27	Spring Green	garage courts	possible parking issue		R			There are no intentions to develop this site.	WH27			
WH28	Chenies Court	garage courts			R			There are no intentions to develop this site.	WH28			
WH29	Datchet Close	garage courts			R			Garage courts are in good condition. There are no intentions to develop this site.	WH29			
WH30	Arkley Road	garage courts			R			There are no intentions to develop this site.	WH30			
WH31	Datchet Close (2-12)	garage courts			R			6 dwellings have already been developed on this site.	WH31	6 complete under 2646/03 in 04/05.		
WH32	Datchet Close, 2-13				R			7 dwellings have already been developed on this site.	WH32	7 complete under 2646/03 in 04/05.		
WH33	Datchet Close, 2-14				R			8 dwellings have already been developed on this site.	WH33	8 complete under 2646/03 in 04/05.		
WH34	Coleridge Crescent	Open space			R			Site has been rejected to retain community amenity.	WH34			

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
WH1																		
WH2		√				√		next to an area of open land and open space.	√									touching onto a wildlife site.
WH3																		
WH4																		
WH5																		
WH6																		
WH7						√		site adjacent to an area of open space.					√					Large area of site affected by TPOs
WH8																		
WH9																		
WH10																		
WH11																		
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WH34																		

Woodhall Ward

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	1.05	14	35	56	45		WH2
WH3	Bayford Close	0						WH3
WH4	Aragon Close	0						WH4
WH5	Aragon Close	0						WH5
WH6	Kimpton Close	0						WH6
WH7	Kimpton Close	0.12	14	4	6	5		WH7
WH8	Cleves Road	0						WH8
WH9	Burns Drive	0						WH9
WH10	Valley Green	0						WH10
WH11	Valley Green	0						WH11
WH12	Valley Green	0						WH12
WH13	Valley Green	0						WH13
WH14	Burns Drive	0						WH14
WH15	Blair Close	0						WH15
WH16	Tattershall Drive	0						WH16
WH17	Tattershall Drive	0						WH17
WH18	Ashby Court	0						WH18
WH19	Roydon Court	0						WH19
WH20	Elstree Road	0						WH20
WH21	High Wychway	0						WH21
WH22	High Wychway	0						WH22
WH23	Widford Terrace	0						WH23
WH24	Sandridge Close	0						WH24
WH25	Horton Gardens	0						WH25
WH26	Perry Green	0						WH26
WH27	Spring Green	0						WH27
WH28	Chenies Court	0						WH28
WH29	Datchet Close	0						WH29
WH30	Arkley Road	0						WH30
WH31	Datchet Close (2-12)	0						WH31
WH32	Datchet Close, 2-13	0						WH32
WH33	Datchet Close, 2-14	0						WH33
WH34	Coleridge Crescent	0						WH34

Woodhall Ward

Site Ref.	Availability		Achievability			Value Assessment (H/M/L)	Deliverability / Developability Phasing (0-5, 6-10, 11-15, 15+)	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)			
WH1								
WH2			M	L	M-H	H	6-10 years	Greenfield site off the Redbourn Road on the edge of an existing housing estate.
WH3								
WH4								
WH5								
WH6								
WH7			M	L	M-H	M	0-5 years	DBC-owned site and is being progressed through a Housing Association (H/h14b), so there is intention to develop.
WH8								
WH9								
WH10								
WH11								
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WH34								

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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		
WH1	Chalfont Close																WH1
WH2	Redbourn Road	1.05	14	G	N	35	56										WH2
WH3	Bayford Close																WH3
WH4	Aragon Close																WH4
WH5	Aragon Close																WH5
WH6	Kimpton Close																WH6
WH7	Kimpton Close	0.12	14	U	N	4	6										WH7
WH8	Cleves Road																WH8
WH9	Burns Drive																WH9
WH10	Valley Green																WH10
WH11	Valley Green																WH11
WH12	Valley Green																WH12
WH13	Valley Green																WH13
WH14	Burns Drive																WH14
WH15	Blair Close																WH15
WH16	Tattershall Drive																WH16
WH17	Tattershall Drive																WH17
WH18	Ashby Court																WH18
WH19	Roydon Court																WH19
WH20	Elstree Road																WH20
WH21	High Wychway																WH21
WH22	High Wychway																WH22
WH23	Widford Terrace																WH23
WH24	Sandridge Close																WH24
WH25	Horton Gardens																WH25
WH26	Perry Green																WH26
WH27	Spring Green																WH27
WH28	Chenies Court																WH28
WH29	Datchet Close																WH29
WH30	Arkley Road																WH30
WH31	Datchet Close (2-12)																WH31
WH32	Datchet Close, 2-13																WH32
WH33	Datchet Close, 2-14																WH33
WH34	Coleridge Crescent																WH34
					Total Urban	4	6	0	0	0	0	0	0	0	0		
					Total Greenfield	35	56	0	0	0	0	0	0	0	0		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	39	62	0	0	0	0	0	0	0	0		