

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
BEN1	Keiths Road	garage courts and parking	surrounded by residential		R	garage courts in good condition, possible amenity issue	BEN1
BEN2	Bennetts End Road	garage courts	good site surrounded by residential and close to open land		R	garage courts in poor condition - get occupancy rates	BEN2
BEN3	Bennetts End Close	garage courts	corner site with good road frontage, surrounded by residential		R	garage courts in poor condition - get occupancy rates	BEN3
BEN4	Lime Walk	garage courts	good end site close to school and surrounded by residential		R	garage courts in good condition	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	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	awkward site for development	BEN6
BEN7	Reddings	garage courts	large site enclosed by residential area	0.21	A	already looking at that one	BEN7
BEN8	Bennetts End Road	garage courts	close to local centre, currently in bad condition and evidence of dumping		R	part of open land, narrow access, good area for parking	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	BEN9
BEN10	Winchdells	garage courts	large site enclosed by surrounding housing. Close to local centre. Many courts in bad repair.		R	awkward site for development	BEN10
BEN11	gatecroft	green space	green space on corner site surrounded by roads/ residential units		R	in active usage for recreation	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	0.329	A	dumping ground - under active consideration	BEN12
BEN13	Candlefield Walk	allotments?	unofficial allotment area?		R	used as allotments	BEN13
BEN14	Great Elms Road	green space	quality green space surrounded by residential		R	amenity and tree issue	BEN14

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
BEN15	Barnacres Road	scout hut and gardens	very large site surrounded by residential and open space, looks unused.		R	community use	BEN15
BEN16	Horselers	green space	tree, amenity issue and space constraints		R	space constraints	BEN16
BEN17	Barnacres Road	green field	large site		R	greenfield	BEN17
BEN18	Anelle Rise	garage courts	large end site, appears unused, parking also provided nearby	0.047	A	appears underused - look at occupancy rates	BEN18
BEN19	Fairway Road	garage courts, parking and Hella motor works		0.113	A	good location close to local centre. Garage courts used	BEN19
BEN20	Guinery Grove	garage courts	large corner site, underused at present, garage courts in average/good condition		R	In use	BEN20
BEN21	Lower Barn	garage courts	Large site surrounded by residential		R	In use	BEN21
BEN22	Barn Close	garage courts	very large site, surrounded by residential and open land. Most in good condition although some underused	0.335	A	opportunities for consolidation	BEN22
BEN23	Oak Street	green space	corner site surrounded by residential		R	gradient issue	BEN23
BEN24	Horselers	garage courts	large end site, close to residential and open space	0.16	A	planning application in	BEN24
BEN25	Sanders Road	garage courts	small end site		R	in good condition	BEN25
BEN26	Gatecroft	courtyard	potential for small scale housing to rear of courtyards		R	possible amenity issue	BEN26
BEN27	Gatecroft	courtyard	potential for small scale housing to rear of courtyards		R	possible amenity issue	BEN27
BEN28	Kimps Way	part of youth club?	new building? In town centre		R	community facility	BEN28
BEN29	Kimps Way	garage courts	large site in town centre, look in average condition		R	New CCTV equipment	BEN29
BEN30	Kimps Way	garage	good corner site within local centre. In need of investment	0.11	A	maybe possibility	BEN30
BEN31	Bennetts End Road	car park	large site within town centre		R	space constraints	BEN31
BEN32	Leys Road	green space	good corner site		R	space constraints	BEN32
BEN33	Candlefield Road	pub car park	large car park. Potential to free up corner site		R	space constraints & needed for parking	BEN33
BEN34	Bennetts End Road	garage courts	good corner site close to local centre		R	in good condition	BEN34

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					
BEN1	Keiths Road	0	0	0	0	0					BEN1
BEN2	Bennetts End Road	0	0	0	0	0					BEN2
BEN3	Bennetts End Close	0	0	0	0	0					BEN3
BEN4	Lime Walk	0	0	0	0	0					BEN4
BEN5	Sheephouse Road	0	0	0	0	0					BEN5
BEN6	St Albans Hill	0	0	0	0	0					BEN6
BEN7	Reddings	0.21	8	6.72	10.5	8.61	L	L	Accept		BEN7
BEN8	Bennetts End Road	0	0	0	0	0					BEN8
BEN9	Goldcroft	0	0	0	0	0					BEN9
BEN10	Winchdells	0	0	0	0	0					BEN10
BEN11	gatecroft	0	0	0	0	0					BEN11
BEN12	Candlefield Road	0.329	5	12.502	20.727	16.6145	L	L	Accept		BEN12
BEN13	Candlefield Walk	0	0	0	0	0					BEN13
BEN14	Great Elms Road	0	0	0	0	0					BEN14
BEN15	Barnacres Road	0	0	0	0	0					BEN15
BEN16	Horselers	0	0	0	0	0					BEN16
BEN17	Barnacres Road	0	0	0	0	0					BEN17
BEN18	Anelle Rise	0.047	3	1.927	3.243	2.585	L	L	Discount	small site estimates	BEN18
BEN19	Fairway Road	0.113	8	3.616	5.65	4.633	L	L	Discount	small site estimates	BEN19
BEN20	Guinery Grove	0	0	0	0	0					BEN20
BEN21	Lower Barn	0	0	0	0	0					BEN21
BEN22	Barn Close	0.335	0	0	0	0					BEN22
BEN23	Oak Street	0	0	0	0	0					BEN23
BEN24	Horselers	0.16	0	2	2	2	L	L	Discount	small site estimates	BEN24
BEN25	Sanders Road	0	0	0	0	0					BEN25
BEN26	Gatecroft	0	0	0	0	0					BEN26
BEN27	Gatecroft	0	0	0	0	0					BEN27
BEN28	Kimps Way	0	0	0	0	0					BEN28
BEN29	Kimps Way	0	0	0	0	0					BEN29
BEN30	Kimps Way	0.11	9	4.51	10.45	7.48	L	M	Accept		BEN30
BEN31	Bennetts End Road	0	0	0	0	0					BEN31
BEN32	Leys Road	0	0	0	0	0					BEN32
BEN33	Candlefield Road	0	0	0	0	0					BEN33
BEN34	Bennetts End Road	0	0	0	0	0					BEN34
TOTAL				31.275	52.57	41.9225					

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								
BEN1	Keiths Road	0	0										BEN1
BEN2	Bennetts End Road	0	0										BEN2
BEN3	Bennetts End Close	0	0										BEN3
BEN4	Lime Walk	0	0										BEN4
BEN5	Sheephouse Road	0	0										BEN5
BEN6	St Albans Hill	0	0										BEN6
BEN7	Reddings	0.21	8					6.72	10.5				BEN7
BEN8	Bennetts End Road	0	0										BEN8
BEN9	Goldcroft	0	0										BEN9
BEN10	Winchdells	0	0										BEN10
BEN11	gatecroft	0	0										BEN11
BEN12	Candlefield Road	0.329	5					12.502	20.727			have been discussions but there are political issues to be overcome	BEN12
BEN13	Candlefield Walk	0	0										BEN13
BEN14	Great Elms Road	0	0										BEN14
BEN15	Barnacres Road	0	0										BEN15
BEN16	Horselers	0	0										BEN16
BEN17	Barnacres Road	0	0										BEN17
BEN18	Anelle Rise	0.047	3										BEN18
BEN19	Fairway Road	0.113	8										BEN19
BEN20	Guinery Grove	0	0										BEN20
BEN21	Lower Barn	0	0										BEN21
BEN22	Barn Close	0.335	0										BEN22
BEN23	Oak Street	0	0										BEN23
BEN24	Horselers	0.16	0										BEN24
BEN25	Sanders Road	0	0										BEN25
BEN26	Gatecroft	0	0										BEN26
BEN27	Gatecroft	0	0										BEN27
BEN28	Kimps Way	0	0										BEN28
BEN29	Kimps Way	0	0										BEN29
BEN30	Kimps Way	0.11	9							4.51	10.45		BEN30
BEN31	Bennetts End Road	0	0										BEN31
BEN32	Leys Road	0	0										BEN32
BEN33	Candlefield Road	0	0										BEN33
BEN34	Bennetts End Road	0	0										BEN34
TOTAL				0	0	0	0	19.222	31.227	4.51	10.45		
Mid point				0		0		25.2245		7.48			

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
BEN1	Keiths Road	0						BEN1
BEN2	Bennetts End Road	0						BEN2
BEN3	Bennetts End Close	0						BEN3
BEN4	Lime Walk	0						BEN4
BEN5	Sheephouse Road	0						BEN5
BEN6	St Albans Hill	0						BEN6
BEN7	Reddings	0.21	8	6.7	10.5	8.6		BEN7
BEN8	Bennetts End Road	0						BEN8
BEN9	Goldcroft	0						BEN9
BEN10	Winchdells	0						BEN10
BEN11	gatecroft	0						BEN11
BEN12	Candlefield Road	0.329	5	12.5	20.7	16.6		BEN12
BEN13	Candlefield Walk	0						BEN13
BEN14	Great Elms Road	0						BEN14
BEN15	Barnacres Road	0						BEN15
BEN16	Horselers	0						BEN16
BEN17	Barnacres Road	0						BEN17
BEN18	Anelle Rise	0.047	3	1.9	3.2	2.6	small site	BEN18
BEN19	Fairway Road	0.113	8	3.6	5.7	4.6	small site	BEN19
BEN20	Guinery Grove	0						BEN20
BEN21	Lower Barn	0						BEN21
BEN22	Barn Close	0.335						BEN22
BEN23	Oak Street	0						BEN23
BEN24	Horselers	0.16		2.0	2.0	2.0	small site	BEN24
BEN25	Sanders Road	0						BEN25
BEN26	Gatecroft	0						BEN26
BEN27	Gatecroft	0						BEN27
BEN28	Kimps Way	0						BEN28
BEN29	Kimps Way	0						BEN29
BEN30	Kimps Way	0.11	9	4.5	10.5	7.5		BEN30
BEN31	Bennetts End Road	0						BEN31
BEN32	Leys Road	0						BEN32
BEN33	Candlefield Road	0						BEN33
BEN34	Bennetts End Road	0						BEN34
TOTAL				31.3	52.6	41.9		

Bennetts End Ward - Unconstrained estimates

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