

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
BW1	Belton Road	Garage Courts	Poorly maintained, large site	0.118	A	Close to town, check use of garages	BW1
BW2	Stag Lane/ High Street	Vacant land and industrial sheds	Large site, surrounded by residential, industrial and commercial uses. Good access to main road	3.191	A	Housing Allocation Site H4.	BW2
BW3	Stag Lane/ High Street	Warehouse	Active warehouse surrounded by residential, light industrial and commercial uses. Good access to main road	0.485	A	previous discussions consider as same site as BW20 and BW21	BW3
BW4	High Street	Scout Hall	On main road, in good condition		R	Community use	BW4
BW5	High Street	Boarded site		0.544	A	Under construction	BW5
BW6	High Street	Petrol station	On main road, petrol station being refurbished	Combine with BW5		Being developed as retirement apartments, see BW5	BW6
BW7	Park Street	Large church garden	Large church gardens, easy access from High Street, surrounded by residential	0.597	A	Well maintained? NLUD identified dependent on BC18 coming forward	BW7
BW8	Bulbourne House, High Street	Vacant office building	Good access to main road, surrounded by car showroom and works	0.324	A	NLUD identified	BW8
BW9	High Street (behind Edgeworth House)	Green Space with river running through	Large site, quality open space, riverside location, next to residential area and close to main road	1.634	A	but respect setting of listed building	BW9
BW10	Dorset Close	Garage Courts and Green Space	Poorly maintained but evidence of use, to rear of residential		R	Amenity space and garages used	BW10
BW11	Verney Close	Garage Courts	To rear of residential. Parking occurs on road garage courts in average condition.	0.114	R	but look at access	BW11
BW12	Shootersway	Housing Allocation, built out	Large detached property at edge or urban area		R	H8C allocation built out	BW12
BW13	The Spinney	Rear garden of large property	Surrounded by residential and woodland		R	TPOS mature trees	BW13
BW14	The Spinney	Dense woodland	Surrounded by residential		R	mature trees	BW14

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
BW15	Denny's Lane	Green area between road and residential	Buffer between housing and busy road. Planning application in	0.766	A	Planning app submitted	BW15
BW16	High Street	Crooked Billet Pub	pub in poor repair, large site close to town centre	0.179	A		BW16
BW17	off High Street	Works	large site, some activity		R	ok use, employment area	BW17
BW18	Gossom's End	Empty engineering works		0.034	A	good potential, next to residential, close to town centre	BW18
BW19	Gossom's End	Pub			R	in use	BW19
BW20	High Street	Empty engineering works	Combine with sites BW3 and BW21		A	good potential, next to residential, close to town centre. Consider with BW3 and BW21	BW20
BW21	High Street	Laundry Works and parking	Combine with sites BW3 and BW20		A	large site, potential for some development along road frontage. Consider with BW3 and BW20	BW21
BW22	Hospice of St Francis, 27 Shrublands Road			0.26	A		BW22
BW23	Belton Road	Warehouse		0.094	A	has planning permission	BW23

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
BW1	Belton Road	0.118	5	4.5	7.4	6.0		BW1
BW2	Stag Lane/ High Street	3.191	2	108.5	194.7	151.6		BW2
BW3	Stag Lane/ High Street	0.485	11	17.9	35.4	26.7		BW3
BW4	High Street	0						BW4
BW5	High Street	0.544		35.0	35.0	35.0	under construction	BW5
BW6	High Street	Combine with BW5						BW6
BW7	Park Street	0.597	11	22.1	43.6	32.8		BW7
BW8	Bulbourne House, High Street	0.324	11	12.0	23.7	17.8		BW8
BW9	High Street (behind Edgeworth House)	1.634	4	8.2	14.7	11.4		BW9
BW10	Dorset Close	0						BW10
BW11	Verney Close	0.114		0.0	0.0	0.0		BW11
BW12	Shootersway	0						BW12
BW13	The Spinney	0						BW13
BW14	The Spinney	0						BW14
BW15	Denny's Lane	0.766		7.0	7.0	7.0	planning app submitted	BW15
BW16	High Street	0.179	19	8.1	32.2	20.1		BW16
BW17	off High Street	0						BW17
BW18	Gossom's End	0.034	11	1.3	2.5	1.9	small site	BW18
BW19	Gossom's End	0						BW19
BW20	High Street	0						BW20
BW21	High Street	0						BW21
BW22	Hospice of St Francis, 27 Shrublands Road	0.26						BW22
BW23	Belton Road	0.094		8.0	8.0	8.0		BW23
			TOTAL	232.5	404.1	318.3		

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					
BW1	Belton Road	0.118	5	4.484	7.434	5.959	M	L	Accept	Small secluded site	BW1
BW2	Stag Lane/ High Street	3.191	2	108.494	194.651	151.5725	M	M	Accept	Poss H cost - nature of previous industrial uses. Site now mainly cleared, so little demolition works required. Very large site - opportunity to create high value massing.	BW2
BW3	Stag Lane/ High Street	0.485	11	17.945	35.405	26.675	M	H	Accept	Cost in buying in existing interests, also existing uses car showroom and laundry may involve use of chemicals on site so clean-up costs. M value - fronting main road, but attractive new development could do ok.	BW3
BW4	High Street	0	0	0	0	0					BW4
BW5	High Street	0.544	0	35	35	35	M	L	Accept	Under construction	BW5
BW6	High Street	Combine with BW5	0	0	0	0					BW6
BW7	Park Street	0.597	11	22.089	43.581	32.835	M	M	Accept	Adjacent watercourse and Waitrose - good value ^. Cost ^ - possible flooding issues, busy road.	BW7
BW8	Bulbourne House, High Street	0.324	11	11.988	23.652	17.82	M	M	Accept	Roadside - potential to do mixed-use on lower floors?	BW8
BW9	High Street (behind Edgeworth House)	1.634	4	8.17	14.706	11.438	M	M	Accept	Canal through site - waterside premium - poss H val. Large site - opportunity to create image and centre to town. Just off main road through town- access potential good. Couple of properties for sale on access route - Moore Road (Aitchisons - no.20, Claire Lloyd Properties - no 32) - 1960's housing, well kept but basic. M cost - possible flooding issues and land stabilisation	BW9
BW10	Dorset Close	0	0	0	0	0					BW10
BW11	Verney Close	0.114	0	0	0	0	L	L	Accept	Centre of LA estate (low-rise).	BW11
BW12	Shootersway	0	0	0	0	0					BW12

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					
BW13	The Spinney	0	0	0	0	0					BW13
BW14	The Spinney	0	0	0	0	0					BW14
BW15	Denny's Lane	0.766	0	7	7	7				planning app submitted	BW15
BW16	High Street	0.179	19	8.055	32.22	20.1375	M	M	Accept		BW16
BW17	off High Street	0	0	0	0	0					BW17
BW18	Gossom's End	0.034	11	1.258	2.482	1.87	M	M	Discount	small site estimates	BW18
BW19	Gossom's End	0	0	0	0	0					BW19
BW20	High Street	0	0	0	0	0					BW20
BW21	High Street	0	0	0	0	0					BW21
BW22	Hospice of St Francis, 27 Shrublands Road	0.26	0	0	0	0					BW22
BW23	Belton Road	0.094	0	8	8	8			Accept		BW23
TOTAL				232.483	404.131	318.307					

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		
BW1	Belton Road	0.118	5			4.484	7.434						BW1
BW2	Stag Lane/ High Street	3.191	2			108.494	194.651						BW2
BW3	Stag Lane/ High Street	0.485	11							17.945	35.405		BW3
BW4	High Street	0	0										BW4
BW5	High Street	0.544	0	35	35							under construction	BW5
BW6	High Street	Combine with BW5	0										BW6
BW7	Park Street	0.597	11					22.089	43.581				BW7
BW8	Bulbourne House, High Street	0.324	11					11.988	23.652				BW8
BW9	High Street (behind Edgeworth House)	1.634	4					8.17	14.706				BW9
BW10	Dorset Close	0	0										BW10
BW11	Verney Close	0.114	0					0	0				BW11
BW12	Shootersway	0	0										BW12
BW13	The Spinney	0	0										BW13
BW14	The Spinney	0	0										BW14
BW15	Denny's Lane	0.766	0			7	7					planning app submitted	BW15
BW16	High Street	0.179	19					8.055	32.22				BW16
BW17	off High Street	0	0										BW17
BW18	Gossom's End	0.034	11										BW18
BW19	Gossom's End	0	0										BW19
BW20	High Street	0	0										BW20
BW21	High Street	0	0										BW21
BW22	Hospice of St Francis, 27 Shrublands Road	0.26	0										BW22
BW23	Belton Road	0.094	0			8	8						BW23
TOTAL				35	35	127.978	217.085	50.302	114.159	17.945	35.405		
Mid point				35		172.5315		82.2305		26.675			

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