

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
CH1	Charlesworth Close	garage courts	surrounded by residential, close to main town		R	In average/good condition	CH1
CH2	Bevan Close	garage courts and rear gardens	surrounded by residential, close to main town. Could not access gardens	0.397	R		CH2
CH3	Fern Drive	garage courts	surrounded by residential, close to open space and main centre		R	good condition	CH3
CH4	Fern Drive	garage courts	large site surrounded by residential, close to open space and main centre		R	well used	CH4
CH5	Burnet Close	garage courts	quite large site, fronting to open space, adjacent to pathway linking surrounding area		R	well used	CH5
CH6	Crabtree Lane	garage courts and rear gardens	large site, close to local shops	0.24	R		CH6
CH7	Talbot Court	garage courts and rear gardens	very large site, close to open space, employment and main centre		R	in use/ok condition	CH7
CH8	Johnson Court	rear gardens	large site, access could easily be provided through Johnson Court	0.474	A	large area with potential to expand further	CH8
CH9	Dowling Court	garage and rear gardens	active garage in residential area	0.037	A	good corner site	CH9
CH10	Lawn Lane	Church	site with good setting and road frontage, close to open space and residential areas. Church looks inactive		R	retain community facility	CH10
CH11	Ivory Court	garage courts	large site surrounded by residential		R	in good repair and active use	CH11
CH12	Royal Court	garage courts	small site surrounded by residential		R	in good/average condition & in use	CH12
CH13	Katherine Close	garage courts	good end site surrounded by residential		R	needed for access for adjacent properties	CH13
CH14	Newell Road	residential unit under construction	quite large site, surrounded by residential, backgardens	0.245	A	under construction, extend site to include back gardens	CH14
CH15	St Albans Hill	garage	good access to main road, current uses in need of some investment, potential to expand to adjacent garden	0.326	A		CH15

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
CH16	Deaconsfield Road	rear gardens, garage courts and car sales	very large site, huge potential, close to main road, open land, Hemel Hempstead and employment areas. Garage courts in poor repair, graffiti and dumping present. Pathways connecting surrounding areas	0.108	A	huge potential also to improve parking situation for surrounding housing. Consider CH16 & 18 together	CH16
CH16a	Deaconsfield Road	rear gardens	linked to ch15 and ch16	0.68	A	planning applications in, some at appeal	CH16a
CH17	Jennings Way	vacant green space, hedging	small site, surrounded by residential and open land. Dense and overgrown		R	protected open space	CH17
CH18	Sempill Road	garage courts and rear gardens	quite large site surrounded by residential and close to open land. Good views from site, although there is evidence of use of the garage courts	0.305	A	pre-app discussions (consider CH16 & 18 together)	CH18
CH19	Lime Walk	garage courts	surrounded by residential, close to open land.some empty garage courts. Opportunity to reduce garage courts and gain housing space		R	in use, ok condition	CH19
CH20	Langley Avenue	garage courts	decent sized site surrounded by residential, close to open land, pathways going through. Evidence of use of the courts		R	in use - ok condition	CH20
CH21	Langley Avenue	garage courts and corner site	green space with trees, garage courts in good condition		R	quality green space & mature trees on site	CH21
CH22	Belmont Road	shed?	prime frontage site, near to main road	0.019	A	housing built across street on former works site	CH22
CH23	Lawn Lane	substation and rear gardens	good location, close to Hemel, main roads, employment and open space. Large site, access could be easily provided through substation site. Inaccessible on site visit	0.376	A	still decent sized gardens would remain (if sub-station can be relocated)	CH23
CH24	St Albans Road	Telephone exchange	good location, large site, close to town centre, residential, employment and open land	0.899	A	Link CH24 and 25	CH24

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
CH25	Cedar Walk	rear of commercial units			A	(Link CH24 and 25)	CH25
CH26	Old Crabtree Lane	Jarman Centre	actively used, large site		R	retain community facilities	CH26
CH27	Old Crabtree Lane	Mountbatten Lodge	active hospital?		R	retain community facilities	CH27
CH28	Lawn Lane	Derelect retail units	good location close to Hemel Hempstead town centre	0.024	A		CH28
CH29	Lawn Lane	rear of commercial units	overgrown garden and shed, potential for infilling with housing	0.032	A		CH29
CH30	Dowling Court	Backgardens		0.505	A	current planning application coming in on some sites.	CH30

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					
CH1	Charlesworth Close	0	0	0	0	0					CH1
CH2	Bevan Close	0	0	0	0	0	L	L	Accept	Set in LA housing	CH2
CH3	Fern Drive	0	0	0	0	0					CH3
CH4	Fern Drive	0	0	0	0	0					CH4
CH5	Burnet Close	0	0	0	0	0					CH5
CH6	Crabtree Lane	0	0	0	0	0	L	L	Accept		CH6
CH7	Talbot Court	0	0	0	0	0					CH7
CH8	Johnson Court	0.474	5	18.012	29.862	23.937	M	L	Accept		CH8
CH9	Dowling Court	0.037	7	2.331	3.885	3.108	L	L	Discount	small site estimates	CH9
CH10	Lawn Lane	0	0	0	0	0					CH10
CH11	Ivory Court	0	0	0	0	0					CH11
CH12	Royal Court	0	0	0	0	0					CH12
CH13	Katherine Close	0	0	0	0	0					CH13
CH14	Newell Road	0.245	0	1	1	1	M	L	Discount	small site estimates	CH14
CH15	St Albans Hill	0.326	19	14.67	58.68	36.675	M	M	Accept	access issues	CH15
CH16	Deaconsfield Road	0.108	5	4.104	6.804	5.454	L	L	Accept		CH16
CH16a	Deaconsfield Road	0.68	5	25.84	42.84	34.34	M	M	Accept	Access issues - back service road. 1 plot being developed, rest = garages. 1930s housing on main road. LSH have residential plot for sale on Lawn Lane	CH16a
CH17	Jennings Way	0	0	0	0	0					CH17
CH18	Sempill Road	0.305	11	11.285	22.265	16.775	M	L	Accept	some in fill already developed nearby	CH18
CH19	Lime Walk	0	0	0	0	0					CH19
CH20	Langley Avenue	0	0	0	0	0					CH20
CH21	Langley Avenue	0	0	0	0	0					CH21
CH22	Belmont Road	0.019	10	0.855	1.064	0.9595	M	L	Discount	small site estimates	CH22
CH23	Lawn Lane	0.376	10	16.92	21.056	18.988	M	M	Accept		CH23
CH24	St Albans Road	0.899	2	30.566	54.839	42.7025	H	H	Accept		CH24
CH25	Cedar Walk	0	0	0	0	0					CH25
CH26	Old Crabtree Lane	0	0	0	0	0					CH26
CH27	Old Crabtree Lane	0	0	0	0	0					CH27
CH28	Lawn Lane	0.024	9	0.984	2.28	1.632	M	M	Discount	small site estimates	CH28
CH29	Lawn Lane	0.032	9	1.312	3.04	2.176	M	L	Discount	small site estimates	CH29
CH30	Dowling Court	0.505	5	19.19	31.815	25.5025	M	M	Accept		CH30
TOTAL				147.069	279.43	213.2495					

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		
CH1	Charlesworth Close	0	0										CH1
CH2	Bevan Close	0	0										CH2
CH3	Fern Drive	0	0										CH3
CH4	Fern Drive	0	0										CH4
CH5	Burnet Close	0	0										CH5
CH6	Crabtree Lane	0	0										CH6
CH7	Talbot Court	0	0										CH7
CH8	Johnson Court	0.474	5					18.012	29.862			development brief required	CH8
CH9	Dowling Court	0	0										CH9
CH10	Lawn Lane	0	0										CH10
CH11	Ivory Court	0	0										CH11
CH12	Royal Court	0	0										CH12
CH13	Katherine Close	0	0										CH13
CH14	Newell Road	0	0										CH14
CH15	St Albans Hill	0.326	19							14.67	58.68	CH15, CH16 and CH18 linked and dependent on each other	CH15
CH16	Deaconsfield Road	0.108	5			22.104	24.804					total figure generated from case study applied to areas not granted planning permission + 18 units already permitted and pending	CH16
CH16a	Deaconsfield Road	0.68	5			25.84	42.84						CH16a
CH17	Jennings Way	0	0										CH17
CH18	Sempill Road	0.305	11					11.285	22.265			development brief required and land assembly issues	CH18
CH19	Lime Walk	0	0										CH19
CH20	Langley Avenue	0	0										CH20
CH21	Langley Avenue	0	0										CH21
CH22	Belmont Road	0	0										CH22
CH23	Lawn Lane	0.376	10							16.92	21.056	costs of moving substation to create access	CH23
CH24	St Albans Road	0	0										CH24
CH25	Cedar Walk	0	0										CH25
CH26	Old Crabtree Lane	0	0										CH26
CH27	Old Crabtree Lane	0	0										CH27
CH28	Lawn Lane	0	0										CH28
CH29	Lawn Lane	0	0										CH29
CH30	Dowling Court	0.505	5	19.19	31.815							planning numbers incorporated into design case study	CH30
TOTAL				19.19	31.815	47.944	67.644	29.297	52.127	31.59	79.736		
Mid point				25.5025		57.794		40.712		111.326			

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
CH1	Charlesworth Close	0						CH1
CH2	Bevan Close	0						CH2
CH3	Fern Drive	0						CH3
CH4	Fern Drive	0						CH4
CH5	Burnet Close	0						CH5
CH6	Crabtree Lane	0						CH6
CH7	Talbot Court	0						CH7
CH8	Johnson Court	0.474	5	18.0	29.9	23.9		CH8
CH9	Dowling Court	0.037	7	2.3	3.9	3.1	small site	CH9
CH10	Lawn Lane	0						CH10
CH11	Ivory Court	0						CH11
CH12	Royal Court	0						CH12
CH13	Katherine Close	0						CH13
CH14	Newell Road	0.245		1.0	1.0	1.0	small site	CH14
CH15	St Albans Hill	0.326	19	14.7	58.7	36.7		CH15
CH16	Deaconsfield Road	0.108	5	4.1	6.8	5.5		CH16
CH16a	Deaconsfield Road	0.68	5	25.8	42.8	34.3		CH16a
CH17	Jennings Way	0						CH17
CH18	Sempill Road	0.305	11	11.3	22.3	16.8		CH18
CH19	Lime Walk	0						CH19
CH20	Langley Avenue	0						CH20
CH21	Langley Avenue	0						CH21
CH22	Belmont Road	0.019	10	0.9	1.1	1.0	small site	CH22
CH23	Lawn Lane	0.376	10	16.9	21.1	19.0		CH23
CH24	St Albans Road	0.899	2	30.6	54.8	42.7		CH24
CH25	Cedar Walk	0						CH25
CH26	Old Crabtree Lane	0						CH26
CH27	Old Crabtree Lane	0						CH27
CH28	Lawn Lane	0.024	9	1.0	2.3	1.6	small site	CH28
CH29	Lawn Lane	0.032	9	1.3	3.0	2.2	small site	CH29
CH30	Dowling Court	0.505	5	19.2	31.8	25.5		CH30
			TOTAL	147.1	279.4	213.2		

Corner Hall 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