

Leggatts Ward

Site Ref.	Name / Address	Current Use	Description	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
LEG 1	Hudson Close	Garage Court	Small site in residential area.		R			Well used	LEG 1			
LEG 2	Hudson Close	Garage Court	In residential area. Average condition Side window issue.		R			Well used	LEG 2			
LEG 3	Hudson Close	Wooded green space between blocks of flats	Overlooking issues. Established shrubbery. Large site.		R			Retain amenity space, overlooking	LEG 3			
LEG 4	Hudson Close	Garage Courts	Large garage courts. Site shape possible constraint. Rear of residential.		R			Tight, narrow site	LEG 4			
LEG 5	Chilcott Road	Back garden	Residential area - established gardens. Ownership and size issues		R			Tight, overlooking	LEG 5			
LEG 6	Hollytree House	Open space	Tree lined verge in front of residential (flats). Large site but overlooking issues		R			Retain open space	LEG 6			
LEG 7	Gammons Lane	Garage Court	Large garage court at rear of residential. Average condition.		R			Well used and above railway tunnel	LEG 7			
LEG 8	Hudson Close	Car Parking and green verge	Adjacent to allotments and residential.		R			Overlooking issues	LEG 8			
LEG 9	Off Gammon Lane	Scrub land	Poor condition land. Adjacent to allotments and rear of residential.	0.343	A			Potential for Residential Redevelopment	LEG 9		U	N
LEG 10	Gammons Lane	Wooded land	Corner site with limited space		R			Above railway tunnels. Open space/corner site	LEG 10			
LEG 11	Ridge Lane	Wooded land	Steep bank from existing residential.		R			Retain open space	LEG 11			
LEG 12	Watford Tunnels	Pathway, trees and recreation	Recreation and Residential		R			Retain green space	LEG 12			
LEG 13	Leaford Court	Childrens' Playground	Active and in good condition. Part of recreational area in residential area.		R			Retain playground	LEG 13			
LEG 14	Leaford Court	Garage Court	In residential area. Small site. Garages in average condition. Overlooking windows.		R			Overlooking issues	LEG 14			
LEG 15	Leggatts Way	Hall and scout hut.	Both in use and in good condition. In residential area		R			Retain community facility	LEG 15			
LEG 16	Leggatts Way	Vicarage and garden/drive	Large house and garden in residential area. Adjacent to church. Ownership issues.		R			Existing dwelling and garden	LEG 16			
LEG 17	Churchfields Road	Car parking	For blocks of flats. Active. Overlooking issues		R			Overlooking, tight site, parking in use	LEG 17			
LEG 18	The Harebreaks	Open space	Corner site. Trees. On junction size and shape constraints.		R			Corner site with visibility issues and mature trees	LEG 18			
LEG 19	North Western Ave	Mosque and carpark	Active and well maintained. In residential area		R			Retain community facility	LEG 19			
LEG 20	Cherry Tree Road	Warehouse for Mothercare	In residential area. Large warehouse in good condition. Secured	1.64	A			Pre-application discussion (06/08/06)	LEG 20		U	N
LEG 21	Foxhill	Playground and parking area	In residential area. In reasonable condition		R			Retain community facility	LEG 21			
LEG 22	St Albans Road	Garage/ Petrol Station	Active and well kept facility on main road. Surrounded by residential/community uses		R			Modern development, unlikely to come forward.	LEG 22			

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						Policy constraints	Physical constraints					
LEG 23	Beechwood Rise	Garage Court and servicing	In poor condition, but active. In residential area and provides servicing at rear of shops. Constrained.		R			Active	LEG 23			
LEG 24	Beech Road	Garden	Parking area and garden. Small and parking issues	0.064	A			Application in for 1 unit	LEG 24		U	N
LEG 25	Fuller Road	Open space	In residential area. Trees and shrubs Well maintained with parking provision. But large site. Overlooked.		R			Retain amenity space	LEG 25			
LEG 26	Thrums	Open space	In residential area. Some trees. Reasonable condition. Large site but overlooked. Used as play area.		R			Retain amenity space	LEG 26			
LEG 27	The Age Concern Centre	The Age Concern Centre	Large community building in residential area. Possible long term potential	0.288	A			Tired building. Owned by WBC, existing use could be relocated.	LEG 27		U	N
LEG 28	Brett Place	Public Space	Trees and shrubs. In residential area Overlooked by existing residential. Large site.		R			Retain amenity space	LEG 28			
LEG 29	Gammons Lane	Wooded land	Adjacent to new residential. Thin buffer along road.		R			TPO - mature trees. Buffer.	LEG 29			
LEG 30	Gammons Lane	Public space/ garden	Corner site in residential area. Established trees and size constraints		R			Visibility issues and overlooking	LEG 30			
LEG 31	Leaford Crescent	Garage Courts and sub station. Backgarden	In residential area. No overlooking windows.		R			Active Use	LEG 31			
LEG 32a	Leaford Crescent	Garage Courts and back gardens	Garage court in reasonable condition Large back gardens. Well established but maintenance issues. Ownership.		R			Under Construction	LEG 32a			
LEG 32b	Leaford Crescent	Back gardens	Large back gardens. Well established		R			No intention to develop back gardens	LEG 32b			
LEG 33	Leaford Crescent	Garage Courts	In residential area. Possible site constraints		R			Active Use	LEG 33			
LEG 35	Callowland Allotments	Allotments			R			Retain allotments	LEG 35			
LEG 39	501 St Albans Road, part of the West Herts Health Trust Garston Clinic			0.2024	A				LEG 39		U	N
LEG 40	Beechwood Family Centre	Social services provision		0.3	A				LEG 40		U	N
LEG 41	Leggatts Campus	College campus/community centre/multi use	Active facility in residential area. Plans for consolidation.	4.18	A			Site suggested by CBRE. Bill Everetts Centre owned by WBC.	LEG 41		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
LEG 1																		
LEG 2																		
LEG 9						✓		adjacent to allotments & open space	✓									adjacent to wildlife corridor
LEG 16																		
LEG 20						✓	✓	adjacent to allotments/ close to school	✓									adjacent to wildlife corridor
LEG 24						✓		adjacent to area of open space deficiency										
LEG 27								No designations										
LEG 31																		
LEG 32a																		
LEG 32b																		
LEG 34																		
LEG 35																		
LEG 39								No designation										
LEG 40						✓		Designated as an area deificent in public open space.										
LEG 41						✓		Parts of the site are designated as open space.	✓									County Wildlife Site. Parts of the site fall within a Wildlife Corridor.

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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		
LEG 1	Hudson Close							LEG 1
LEG 2	Hudson Close							LEG 2
LEG 3	Hudson Close							LEG 3
LEG 4	Hudson Close							LEG 4
LEG 5	Chilcott Road							LEG 5
LEG 6	Hollytree House							LEG 6
LEG 7	Gammons Lane							LEG 7
LEG 8	Hudson Close							LEG 8
LEG 9	Off Gammon Lane	0.34	14	11	18	15		LEG 9
LEG 10	Gammons Lane							LEG 10
LEG 11	Ridge Lane							LEG 11
LEG 12	Watford Tunnels							LEG 12
LEG 13	Leaford Court							LEG 13
LEG 14	Leaford Court							LEG 14
LEG 15	Leggatts Way							LEG 15
LEG 16	Leggatts Way							LEG 16
LEG 17	Churchfields Road							LEG 17
LEG 18	The Harebreaks							LEG 18
LEG 19	North Western Ave							LEG 19
LEG 20	Cherry Tree Road	1.64	14	54	87	71		LEG 20
LEG 21	Foxhill							LEG 21
LEG 22	St Albans Road							LEG 22
LEG 23	Beechwood Rise							LEG 23
LEG 24	Beech Road	0.06	N/A	1	1	1		LEG 24
LEG 25	Fuller Road							LEG 25
LEG 26	Thrums							LEG 26
LEG 27	The Age Concern Centre	0.29	14	10	15	12		LEG 27
LEG 28	Brett Place							LEG 28
LEG 29	Gammons Lane							LEG 29
LEG 30	Gammons Lane							LEG 30
LEG 31	Leaford Cresent							LEG 31
LEG 32a	Leaford Cresent							LEG 32a
LEG 32b	Leaford Cresent							LEG 32b
LEG 33	Leaford Cresent							LEG 33
LEG 35	Callowland Allotments							LEG 35
LEG 39	501 St Albans Road, part of the West Herts Health Trust Garston Clinic	0.20	14	7	11	9		LEG 39
LEG 40	Beechwood Family Centre	0.30	14	10	16	13		LEG 40
LEG 41	Leggatts Campus	4.18	11	155	305	230		LEG 41

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+)	
LEG 1								
LEG 2								
LEG 3								
LEG 4								
LEG 5								
LEG 6								
LEG 7								
LEG 8								
LEG 9			M	L	H		6-10 years	<p>The site is currently open scrubland behind a row of residential properties. The site will require some site clearance and is being used as a dumping ground. The site is likely to be able to accommodate a medium scale residential scheme at medium density. There are some planning constraints associated with this site, namely overlooking and rights to light issues from surrounding residential property. The site is likely to prove attractive to regional or local housebuilder. Were the site to be brought forward with site reference LEG35, there is potential to reduce development phasing to 0-5 years.</p>
LEG 10								
LEG 11								
LEG 12								
LEG 13								
LEG 14								
LEG 15								
LEG 16								
LEG 17								
LEG 18								
LEG 19								

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LEG 20			M	H	L		No Phasing	The site is currently the regional headquarters of Mothercare and the Early Learning Centre and is fully operational as an office building. Associated with this is the extremely high cost of demolition to the existing property and the surrounding planning issues such as rights of light and overlooking of residential properties. Were the site to come forward for development it is likely to be able to provide a low density scheme of residential dwellings built out by a regional or local housebuilder.
LEG 21								
LEG 22								
LEG 23								
LEG 24			L	M	M		0-5 years	The site is currently scrubland and private back gardens of residential properties in the location. Some garage use as well. Were the site to come forward for development it is likely that a local housebuilder would develop out the site although the site is likely to have limited appeal for development. Application in for one dwelling.
LEG 25								
LEG 26								
LEG 27			M	H	L		No Phasing	The site is currently the Age Concern, Hertfordshire building along with associated open space around a residential square. There is likely to be extensive local opposition to development here and planning issues such as overlooking and rights of light would be a constraint. Were the site to come forward for development, it is likely that a local housebuilder would develop the site. There may be potential for a flatted development given the precedent set by the massing of the existing Age Concern building.
LEG 28								
LEG 29								
LEG 30								
LEG 31								
LEG 32a								
LEG 32b								
LEG 33								
LEG 34								
LEG 35								
LEG 36								
LEG 37								
LEG 38								

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LEG 39			M-L	M	M		11-15 years	<p>The site is currently part of the West Herts Health Trust Garston Clinic. The site appears to be vacant and possibly could come forward for development in 5-10 years given developer intentions. There is good access to the site from the main A road although there may be overlooking issues from surrounding residential properties and issues regarding building in very close proximity to the bordering Shell Petrol Station. Were the site to come forward for development it is likely to be a local housebuilder that would develop the site. The site would be best brought forward for development in tandem with LEG40 and the sandwiched building in-between the two sites.</p>
LEG 40			M	H	L		No Phasing	<p>The site is currently The Beachwood Family Centre, providing children with an educational resource. The site has decent access from the main road and will be capable of providing a small scale residential scheme, although there are planning issues associated with overlooking and right to light from nearby residential properties. Were the site to come forward for development it is likely that a local housebuilder would develop the site. There is a development cost associated with demolition of the existing building.</p>
LEG 41			M	M-H	M-H		0-5 years	Site has planning permission

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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		
LEG 1	Hudson Close																LEG 1
LEG 2	Hudson Close																LEG 2
LEG 3	Hudson Close																LEG 3
LEG 4	Hudson Close																LEG 4
LEG 5	Chilcott Road																LEG 5
LEG 6	Hollytree House																LEG 6
LEG 7	Gammons Lane																LEG 7
LEG 8	Hudson Close																LEG 8
LEG 9	Off Gammon Lane	0.34	14	U	N			11	18								LEG 9
LEG 10	Gammons Lane																LEG 10
LEG 11	Ridge Lane																LEG 11
LEG 12	Watford Tunnels																LEG 12
LEG 13	Leaford Court																LEG 13
LEG 14	Leaford Court																LEG 14
LEG 15	Leggatts Way																LEG 15
LEG 16	Leggatts Way																LEG 16
LEG 17	Churchfields Road																LEG 17
LEG 18	The Harebreaks																LEG 18
LEG 19	North Western Ave																LEG 19
LEG 20	Cherry Tree Road	1.64	14	U	N									54	87		LEG 20
LEG 21	Foxhill																LEG 21
LEG 22	St Albans Road																LEG 22
LEG 23	Beechwood Rise																LEG 23
LEG 24	Beech Road	0.06	N/A	U	N	1	1										LEG 24
LEG 25	Fuller Road																LEG 25
LEG 26	Thrums																LEG 26
LEG 27	The Age Concern Centre	0.29	14	U	N									10	15		LEG 27
LEG 28	Brett Place																LEG 28
LEG 29	Gammons Lane																LEG 29
LEG 30	Gammons Lane																LEG 30
LEG 31	Leaford Cresent																LEG 31
LEG 32a	Leaford Cresent																LEG 32a
LEG 32b	Leaford Cresent																LEG 32b
LEG 33	Leaford Cresent																LEG 33
LEG 35	Callowland Allotments																LEG 35
LEG 39	501 St Albans Road, part of the West Herts Health Trust Garston Clinic	0.20	14	U	N					7	11						LEG 39
LEG 40	Beechwood Family Centre	0.30	14	U	N									10	16		LEG 40
LEG 41	Leggatts Campus	4.18	11	U	N	155	305										LEG 41
					Total Urban	156	306	11	18	7	11	0	0	74	118		
					Total Greenfield	0	0	0	0	0	0	0	0	0	0		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	156	306	11	18	7	11	0	0	74	118		