

Nascot Ward

NAS 29			H	H	L		0-5 years	The site is currently a campus of the West Herts College including Sixth Form College. There are likely to be significant development costs associated with demolition of the campus. Were the site to come forward for development, it would be capable of producing a large scale residential scheme. Likely to prove attractive to national housebuilders and likely to be able to achieve decent values. Northern end of the site borders the railway line and there may be some planning consideration with noise and also rights to light and overlooking issues from surrounding residential properties. The loss of open space and playing fields may also be an issue. (Development brief is drawn up for the site).
NAS 30								
NAS 31								
NAS 32								
NAS 33								
NAS 34								
NAS 35								
NAS 36								
NAS 37								
NAS 38								
NAS 39								
NAS 40								
NAS 41								
NAS 42								
NAS 43								
NAS 44								
NAS 45								
NAS 46								
NAS 47								
NAS 48								
NAS 49								
NAS 50								
NAS 51								
NAS 52								
NAS 53								
NAS 54								
NAS 55								
NAS 56								
NAS 57			H	H	L		0-5 years	The site is currently the Watford School of Music and is possibly a listed building. Were the site to come forward for development it is likely that the school building would be a residential conversion as the period will mean that it is unlikely to be demolished for new residential development. The site is likely to prove attractive to a regional or local housebuilder. (site is to be converted to 16 units)
NAS 58								
NAS 59								
NAS 60								

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NAS 58			M-H	H	L		6-10 years	The site is currently a three storey Council estate in good condition with green open grounds. Developer interest in intensification by adding additional storey. The site is likely to prove attractive to a local or regional housebuilder or even a national housebuilder.
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Nascot Ward

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		
NAS 1	Hempstead Road																NAS 1
NAS 2	Greenbank Road																NAS 2
NAS 3	Greenbank Road																NAS 3
NAS 4	Greenbank Road																NAS 4
NAS 5	Greenbank Road																NAS 5
NAS 6	Minerva Drive																NAS 6
NAS 7	Mulberry Close																NAS 7
NAS 8	Hemingford Road																NAS 8
NAS 9	Rosecroft Drive																NAS 9
NAS 10	Strangeways																NAS 10
NAS 11	Fairview Drive																NAS 11
NAS 12	Ridge Lane																NAS 12
NAS 13	Hempstead Road																NAS 13
NAS 14	Hempstead Road																NAS 14
NAS 15	Nascot Wood Road																NAS 15
NAS 16	Hempstead Road																NAS 16
NAS 17	Bromet Close																NAS 17
NAS 18	Nascot Wood Road	1.6	14	U	N									53	85		NAS 18
NAS 19	Fairlawns, Elizabeth Court																NAS 19
NAS 20	Nascot Wood Road																NAS 20
NAS 21	Grandfield Avenue																NAS 21
NAS 22	Grandfield Avenue																NAS 22
NAS 23	Grandfield Avenue																NAS 23
NAS 24	Grandfield Avenue																NAS 24
NAS 25	Langley Road																NAS 25
NAS 26	Nascot Wood Road / Bay Tree Walk	0.467	12	U	N							5	12				NAS 26
NAS 27	Molteno Road																NAS 27
NAS 28	Molteno Road																NAS 28
NAS 29	West Herts College - Cassio Campus	4.5	17	U	N	162	302										NAS 29
NAS 30	Langley Road																NAS 30
NAS 31	Bellamy Close																NAS 31
NAS 32	Grandfield Avenue																NAS 32
NAS 33	Bellamy Close																NAS 33
NAS 34	Grange Close																NAS 34
NAS 35	Willow Grange																NAS 35
NAS 36	Roseberry Court																NAS 36
NAS 37	Grandfield Avenue																NAS 37
NAS 38	Oaklands Court																NAS 38
NAS 39	Curzon Gate																NAS 39
NAS 40	Grandfield Avenue																NAS 40
NAS 41	Langley Road																NAS 41
NAS 42	Wood Gardens																NAS 42
NAS 43	Woodville Court																NAS 43
NAS 44	Hempstead Road																NAS 44
NAS 45	The Avenue																NAS 45
NAS 46	Alexandra Road/Herga Court																NAS 46
NAS 47	The Avenue																NAS 47
NAS 48	Stratford Road																NAS 48
NAS 49	Denmark Road																NAS 49
NAS 50	Elton Place																NAS 50

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NAS 51	Stratford Road																NAS 51
NAS 52	Stratford Court																NAS 52
NAS 53	Land to rear of St Alban's Road																NAS 53
NAS 54	St Alban's Road																NAS 54
NAS 55	The Avenue																NAS 55
NAS 56	Biskra																NAS 56
NAS 57	Watford School of Music	0.327	n/a	U	N	16	16										NAS 57
NAS 58	Land adjacent to 78 Church Road	0.933	12	U	N			9	23								NAS 58
					Total Urban	178	318	9	23	0	0	5	12	53	85		
					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	178	318	9	23	0	0	5	12	53	85		