

Oxhey 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					
OXH 1	At rear of Riverside Road	Garage courts	Large garage court. Poorly maintained. On road parking. At rear of residential.		R			In active use	OXH 1			
OXH 2	Longcroft	Garage court	At rear of residential. Large long site. In use and reasonably well maintained. Narrow site		R			Retain access to properties	OXH 2			
OXH 3	Longcroft	Allotments	Only partially used. Large site. In residential area		R			Retain allotments	OXH 3			
OXH 4	Longcroft	Garage courts	Adjacent to flats. No side window issues. Poorly maintained		R			Tight site and in active use	OXH 4			
OXH 5	Eastbury Court	Garage courts	Evidence of use. Adjacent to existing residential. Overlooking issues.		R			Tight site and in active use	OXH 5			
OXH 6	Eastbury Road	Oxhey Early Learning Centre	Newly built on vacant site.		R			New education facility built, retain facility	OXH 6			
OXH 7	The Pastures	Electricity sub station and gardens	Some land vacant and flattened but also pylons. Next to existing residential but likely electricity issues. Large gardens with long term potential.	0.61	A				OXH 7	U	N	
OXH 8	Blackwell Drive	Green verge	Gradient and tree issues.		R			Green verge	OXH 8			
OXH 9	Deacons Hill	Green verge	Reasonably kept with trees. On busy road junction Large site.		R			Overlooking issues	OXH 9			
OXH 10	Blackwell Drive	Garage court	At rear of residential. In use parking area and rear access to houses.		R			Retain access to properties	OXH 10			
OXH 11	Deacons Hill	Wiggenhall Depot	In use. Possible contamination issues. Adjacent to residential and green space. Housing Allocation Site 25	1.80	A			May depend on Cardiff Road development plans	OXH 11	Planning application 01/00427/DC withdrawn 26/10/04-appears unlikely-31/-3/06	U	N
OXH 12	Deacons Hill	Adjacent to Wiggenhall Depot	Possible extension of Housing Allocation Site		R			Steep site	OXH 12			
OXH 13	Land at rear of Green Lane	Large established gardens	At end of infill development (highlighting potential) for infill. Established gardens but precedent.		R			Garden site with no intention to develop.	OXH 13			
OXH 14	Land at rear of Green Lane	Large established gardens	At end of infill development (highlighting potential) for infill. Established gardens but precedent.		R			Garden site with no intention to develop.	OXH 14			
OXH 15	Green Lane	Large gardens	No access, established gardens.		R			No access	OXH 15			
OXH 16	Cedar Road	Parking area	Parking for large residence. Tarmaced at rear of property. Access onto road. Well used		R			Amenity space/parking facilities for flats	OXH 16			
OXH 17	To rear of Oxhey Road	Garage court	Very well maintained. New residential to rear and residential area. Parking issues.		R			Amenity space/parking facilities for flats	OXH 17			
OXH 18	To rear of Eastbury Road	Banner Homes development	Eastbury Park residential development under construction on back gardens and large houses.		R			This site has been developed at over the last 5 years and is now called Oak View Close. It is a mixture of semi-detached houses and apartments.	OXH 18			
OXH 19	To rear of Eastbury Road	Garage court	At rear of flats. Large courts.		R			Active	OXH 19			
OXH 20	To rear of Eastbury Road	Garage court	Reasonably well maintained at rear of flats. Some evidence of use. Parking issues.		R			Active	OXH 20			
OXH 21	Kingsfield Court	Garage court	Not well maintained but evidence of use. Rear of flats. Overlooking windows. Parking issues		R			Active	OXH 21			
OXH 22	Lower High Street	Mercedes showroom and Wickes DIY	Commercial uses. Well used. Maintained and active.		R			Recently refurbished, unlikely to come forward	OXH 22			
OXH 23	Eastbury Road	Electricity generator	Substantial facility adjacent to railway station. Not suitable.		R			Operational Network Rail land	OXH 23			
OXH 24	12 Chalk Hill, Massey Site	Waste Transfer Station	In use facility. Contamination issues. Industrial, rail and main road surrounds. WCML. Concrete production facility	1.26	A			Link with OXH 45	OXH 24	WDN-Demolish existing waste transfer/concrete plant/ancillary buildings,205 2-bed flats&205 c.parking spaces-08.02.05 GLUC-Use as concrete batching plant-13.02.98	U	N
OXH 25	The Larches	Garage court	At rear of residential. Evidence of use.		R			Active	OXH 25			
OXH 26	Pinner Road	Car park	At rear of retail and residential. On busy road junction. Well used near rail station.		R			Poor location for residential - also need to retain parking	OXH 26			

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OXH 27	Pinner Road	Mitsubishi showroom	Commercial use adjacent to railway station. Well used.		R			Consent for additional office floorspace - established employment location	OXH 27			
OXH 28	Land off Pinner Road/Adjacent to railway line	Car park and works related to railway (including Jarvis and storage uses) as well as car wash and garage.	In use railway land.	1.44	A				OXH 28		U	N
OXH 29	Aldenham Road	Office and works.	Limited evidence of use. On main road. Surrounded by residential	0.09	A			Property is being marketed by Trisior Properties - Tel: 0208 429 7107	OXH 29	Detailed permission not started	U	N
OXH 30	Pinner Road	New residential	Under construction detached housing.		R			Site is developed out.	OXH 30			
OXH 31	Capel Road	Garage court	Adjacent to infill property (good example of infill). In good condition at rear of residential.		R			In active use	OXH 31			
OXH 32	Pinner Road	Table Hall' for Watford Mencap	Underused and in poor condition. Possible conversion.		R			Previous applications rejected on access issues. Rejected on this basis.	OXH 32			
OXH 33	At rear of Villiers Road	Garage court and parking area	Very well used and in good condition. At rear of residential. Some existing infill. Site too small		R			Active and in good condition	OXH 33			
OXH 34	Warne Ford Place	New housing and garage courts	8 new build mews style houses. Built. Garage court in good condition. Well used at rear of residential.		R			Built out	OXH 34			
OXH 35	Paddock Close	Gated walled area	At rear of residential.		R			The site is currently being developed out by Cairn Properties. The development is known as "By the Green" and comprises of two 4-bedroom houses over three floors. It is being marketed by Preston and Bennett Tel: 020 8954 8626	OXH 35			
OXH 36	Lower Paddock Road	Garage courts	Some well cared for and in use. But large site with on road parking.		R			Active	OXH 36			
OXH 37	Firbank Drive	Green verge and garages	Tree lined and well landscaped. Site size possible constraint and adjacent to electricity sub station.	0.31	A				OXH 37	Detailed permission not started	U	N
OXH 38	Lower Paddock Road	Garage court	Poorly maintained but in use at rear of residential. Overlooked. But established on road parking.		R			Tight site - overlooked	OXH 38			
OXH 39	Field End Close	Garage court and parking area	In use tenants parking to side and rear of residential. No overlooking issues. Limited further parking.		R			Tight site	OXH 39			
OXH 40	Wilcot Close	Established large gardens	Next to new private infill development which indicates what is possible. Residential area.		R			Existing gardens, no known intentions to develop	OXH 40			
OXH 41	Land at rear of Oxhey Avenue	Garage courts and established large gardens.	Garage courts in use and well maintained at rear of residential. Gardens mature and established.		R			Tight/narrow site	OXH 41			
OXH 42	Rear of Watford Heath	Garage courts and established gardens	Garage courts at rear of residential. Not that well maintained. Other parking exists. No side window issues. Mature gardens less likely.		R			Complicated land assembly and in conservation area	OXH 42			
OXH 43	Oxhey Lane	Large gardens	Adjacent to road. In residential area.		R			Tight/narrow site	OXH 43			
OXH 44	Watford Heath	New residential infill	Completed one large detached property		R			Built out	OXH 44			
OXH 45	Pinner Road	Large property			R			Applications for residential redevelopment repeatedly refused	OXH 45			
OXH 46	JR Taggar Site, 4-16 Aldenham Rd/Pinner Rd	Car Showrooms, takeaway, car wash.	No current allocation	0.22	A		Close to a main road-space restriction	Land available for development.	OXH 46		U	N
OXH 47	Haydon Hill estate	Farm			R			Rejected as County wildlife site and to prevent the coalescence of Oxhey and Bushey.	OXH 47			

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OXH 48	Paddock Road	Covered reservoir site.			R			Reservoir in active use by surrounding population.	OXH 48			
OXH 49	Corner of Aldenham Road and Pinner Road - duplicate of OXH 48	derelict site			R			Rejected as duplicate	OXH 49			

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
OXH 1																		
OXH 3																		
OXH 7																		
OXH 11							✓	adjacent to open space	✓	✓					✓			public footpath goes through site
OXH 13																		
OXH 14																		
OXH 15																		
OXH 18																		
OXH 24										✓								adjacent to wildlife corridor
OXH 28							✓	edge of site leads onto allotments	✓									adjacent to wildlife corridor
OXH 29								No designations										
OXH 30																		
OXH 31																		
OXH 32																		
OXH 35																		
OXH 37								No designations										
OXH 40																		
OXH 45																		
OXH 46								No designations										
OXH 47																		
OXH 48																		
OXH 49																		

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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		
OXH 1	At rear of Riverside Road							OXH 1
OXH 2	Longcroft							OXH 2
OXH 3	Longcroft							OXH 3
OXH 4	Longcroft							OXH 4
OXH 5	Eastbury Court							OXH 5
OXH 6	Eastbury Road							OXH 6
OXH 7	The Pastures	0.61	14	20	32	26		OXH 7
OXH 8	Blackwell Drive							OXH 8
OXH 9	Deacons Hill							OXH 9
OXH 10	Blackwell Drive							OXH 10
OXH 11	Deacons Hill	1.80	2	61	110	85		OXH 11
OXH 12	Deacons Hill							OXH 12
OXH 13	Land at rear of Green Lane							OXH 13
OXH 14	Land at rear of Green Lane							OXH 14
OXH 15	Green Lane							OXH 15
OXH 16	Cedar Road							OXH 16
OXH 17	To rear of Oxhey Road							OXH 17
OXH 18	To rear of Eastbury Road							OXH 18
OXH 19	To rear of Eastbury Road							OXH 19
OXH 20	To rear of Eastbury Road							OXH 20
OXH 21	Kingsfield Court							OXH 21
OXH 22	Lower High Street							OXH 22
OXH 23	Eastbury Road							OXH 23
OXH 24	12 Chalk Hill, Massey Site	1.26	1	52	151	101		OXH 24
OXH 25	The Larches							OXH 25
OXH 26	Pinner Road							OXH 26
OXH 27	Pinner Road							OXH 27
OXH 28	Land off Pinner Road/Adjacent to railway line	1.44	2	49	88	68		OXH 28
OXH 29	Aldenham Road	0.09	3	4	6	5		OXH 29
OXH 30	Pinner Road						subject to planning for 6 units	OXH 30
OXH 31	Capel Road						Small site	OXH 31
OXH 32	Pinner Road							OXH 32
OXH 33	At rear of Villiers Road							OXH 33
OXH 34	Warne Ford Place							OXH 34
OXH 35	Paddock Close						Small site	OXH 35
OXH 36	Lower Paddock Road							OXH 36
OXH 37	Firbank Drive	0.31	12	3	8	5		OXH 37
OXH 38	Lower Paddock Road							OXH 38
OXH 39	Field End Close							OXH 39
OXH 40	Wilcot Close							OXH 40
OXH 41	Land at rear of Oxhey Avenue							OXH 41
OXH 42	Rear of Watford Heath							OXH 42
OXH 43	Oxhey Lane							OXH 43
OXH 44	Watford Heath							OXH 44
OXH 45	Pinner Road							OXH 45
OXH 46	JR Taggar Site, 4-16 Aldenham Rd/Pinner Rd	0.22	10	10	12	11		OXH 46
OXH 47	Haydon Hill estate							OXH 47
OXH 48	Paddock Road							OXH 48

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OXH 49	Corner of Aldenham Road and Pinner Road - duplicate of OXH 48									OXH 49
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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+)	
OXH 1								
OXH 2								
OXH 3								
OXH 4								
OXH 5								
OXH 6								
OXH 7			M	M	M		No Phasing	The site borders a small stream to the south and has high voltage power lines running through it. The site also includes a number of back gardens from the semi-detached houses to the north of the site. Multiple ownership could be a problem for land assembly. Access via a single track road from the main road, which runs alongside some semi-detached housing. The sites includes Morton Hole which is the home of the 15th Bushy Scout Group. Any development would need to relocate this use and provide this community facility either on site or elsewhere. Right of way runs through the site would need to be addressed. In connection with the high voltage power lines, there is one large pylon within this site. Any development of this site would be medium density, due to the surrounding two storey semi-detached housing and also two storey terrace housing. The power lines may caused issues with marketability of any development of this site.
OXH 8								
OXH 9								
OXH 10								

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OXH 11			M-L	M-H	M		No Phasing	This site is currently the Weagon Hole depot of Watford Borough Council's Highways and Refuse department. The site is currently in use and contains a selection of buildings for maintenance and storage of refuse vehicles as well as ancillary office space. This site has good access from the main road and wraps around the back of existing semi-detached housing. This is a large site that borders a river to the north. Any development of this site could exploit this aspect. This site would be of interest to a regional or national house builder. Due to the existing buildings on the site, there maybe a high cost of site clearance. There may also be possible contamination issues. Development cost also include relocation of this use. Encompasses Watford Household Waste Recycling Centre - open to the public.
OXH 12								
OXH 13								
OXH 14								
OXH 15								
OXH 16								
OXH 17								
OXH 18								
OXH 19								
OXH 20								
OXH 21								
OXH 22								
OXH 23								

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OXH 24			M-L	H	M		6-10 years	The site comprises of a number of uses including a number of small garages, access via a single track line between dwellings from the main road. The site also includes a building which appears to be being used as a office. The site is surrounded on two sides by residential dwellings and this is what may cause overlooking issues for a potential development. The site runs alongside the railway, so any development would have to be mindful of possible noise implications to the railway is currently occupied by a firm who service and fix lorries and other plant machinery. There may be issues of contamination. The majority of this site is dirt with some concrete hardstanding and a number of portakabins. There is also a large building which appears to be used for storage and vehicle maintenance. Any development here will involve the demolition of these buildings. Access to the site is currently from a busy roundabout. Current Pre-application interest.
OXH 25								
OXH 26								
OXH 27								
OXH 28			M	H	M		No Phasing	This area is currently a mixture of uses including a car wash and a yard uses by Barhale. The site is currently in active use across its entirety. It is bordered by the railway along western flank. The site is likely to be in multiple ownership which will effect deliverability. The site has good access being located close by to Bushy Station. The site also includes a garage and tyre centre to the rear. Access would need to be improved from the main road if the site were to be developed out. Possible issues of overlooking of houses facing onto the main road.
OXH 29			M	H	M		6-10 years	Site is situated very close to Bushy Station on a busy one-way road. It is currently occupied by AT Roberts Mechanical Engineers and appears to be a machining centre. Property is being marketed by Trision Properties and is currently under offer. The site is currently occupied and in use. Buildings directly onto the road with a public house to one side and a terrace two storey house to the other.

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OXH 30								
OXH 31								
OXH 32								
OXH 33								
OXH 34								
OXH 35								
OXH 36								
OXH 37			M	M-H	M		6-10 years	This site is made up of a number of garages and the rear of several gardens and is situated on a cul-de-sac road. Due to the likelihood of multiple ownerships deliverability will be an issue. Development costs are therefore likely to be high due to land assembly issues. The site also encompasses a strip of land which appears to have no obvious ownership - this would have to be investigated, due to it being surrounded by residential there are potential overlooking issues. Any potential development is likely to be semi-detached housing up to two storeys.
OXH 38								
OXH 39								
OXH 40								
OXH 41								
OXH 42								
OXH 43								
OXH 44								
OXH 45								
OXH 46			M	M-H	M		6-10 years	Large corner site on the junction opposite Bushy Station. Currently the building is occupied by www.diytools.com and a car wash, as well as a unit that is being use as an Indian take away. There is also an abandoned house that is boarded up and a small garage offering MOTs and service. The site is generally in a state of disrepair. The site is constrained on all sides by roads. The site is large and would attract a regional or national house builder. Access to public transport is excellent, being opposite the railway station and close to the road network. The majority of development surrounding the site is of two storeys with residential and a pub. There maybe some issues regarding site assembly due to possibility of multiple ownership. There may possibly be planning permission already on this site in the form of offices, however all signing appears to be very old.
OXH 47								
OXH 48								

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OXH 49									
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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		
OXH 1	At rear of Riverside Road																OXH 1
OXH 2	Longcroft																OXH 2
OXH 3	Longcroft																OXH 3
OXH 4	Longcroft																OXH 4
OXH 5	Eastbury Court																OXH 5
OXH 6	Eastbury Road																OXH 6
OXH 7	The Pastures	0.61	14	U	N									20	32		OXH 7
OXH 8	Blackwell Drive																OXH 8
OXH 9	Deacons Hill																OXH 9
OXH 10	Blackwell Drive																OXH 10
OXH 11	Deacons Hill	1.80	2	U	N									61	110		OXH 11
OXH 12	Deacons Hill																OXH 12
OXH 13	Land at rear of Green Lane																OXH 13
OXH 14	Land at rear of Green Lane																OXH 14
OXH 15	Green Lane																OXH 15
OXH 16	Cedar Road																OXH 16
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OXH 19	To rear of Eastbury Road																OXH 19
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OXH 28	Land off Pinner Road/Adjacent to railway line	1.44	2	U	N									49	88		OXH 28
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OXH 31	Capel Road																OXH 31
OXH 32	Pinner Road																OXH 32
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OXH 46	JR Taggar Site, 4-16 Aldenham Rd/Pinner Rd	0.22	10	U	N			10	12								OXH 46
OXH 47	Haydon Hill estate																OXH 47
OXH 48	Paddock Road																OXH 48

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OXH 49	Corner of Aldenham Road and Pinner Road - duplicate of OXH 48																OXH 49
					Total Urban	0	0	68	177	0	0	0	0	130	230		
					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	0	0	68	177	0	0	0	0	130	230		