

Tudor 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					
TUD 1	Asda superstore car park	Car park	Active facility accessible by main road network. Future related to Asda superstore.		R			Retain for retail use	TUD 1			
TUD 2	St Alban's Road	Le Limarie Centre	Community/service centre. Active facility adjacent to library, fire station, asda hypermarket and main road network. Noise issues.		R			Retain community use	TUD 2			
TUD 3	Bushey Mill Lane/St Alban's Road	Depot	Used by tyre storage firm. Active and in good condition. Surrounded by residential and retail units. On corner of busy roads.		R			Overlooking issues, tight site	TUD 3			
TUD 4	Asda and Odhams Trading Estate	Asda superstore and industrial estate.	Employment Allocation Site E6a. Both are new, well used and in good condition. Substantial superstore.		R			Employment uses in good condition. Retain employment uses	TUD 4			
TUD 5	Greycaine Road.	Industrial estate			R			Retain as employment land as informed by the Emp. Land study	TUD 5			
TUD 6	Douglas Avenue	Garage court	Adjacent to huge electricity pylon, and, therefore, problematic.		R			Site size and pylons	TUD 6			
TUD 7	Douglas Avenue	Green buffer	Contains trees and has electricity line running overhead. Adjacent to existing residential. Possible issues relating to electricity lines.		R			Amenity space and pylons	TUD 7			
TUD 8	Hillrise Avenue	Garage court	Sole parking for blocks of flats at rear. In use, well kept with rear access to residential units.		R			Retain well-used garage court	TUD 8			
TUD 9	Woodmere Avenue	Garage court	Sole parking for blocks of flats at rear. In use, well kept with rear access to residential units.		R			Retain well-used garage court	TUD 9			
TUD 10	Rear of Tavistock Road	Tavistock Road Allotments.	Gated and well maintained. Surrounded by residential uses. Allotment information provided by WBC shows that the allotment is fully occupied.		R			Fully in use	TUD 10			
TUD 11	Eastfield Avenue	Residential garages	Garages in use and adjoin existing residential units.		R			Garage facilities adjoined to properties and active.	TUD 11			
TUD 12	Colonial Way/Imperial Way Industrial Estates	Industrial and office unit mix.	Employment Allocation Site E3. Well used with no current potential. Most units are in good condition. Surrounded by residential and railway uses.		R			Active employment use. Retain employment use.	TUD 12			
TUD 13	Keele Close (The Reeds)	Car park and landscaped green area	Well used car park in recent residential development. Open space is landscaped and well kept.		R			Retain amenity space	TUD 13			
TUD 14	Aston Close (The Reeds)	Car park and landscaped green area	Well used car park in recent residential development. Open space is landscaped and well kept.		R			Retain amenity space	TUD 14			

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TUD 15	Reeds Crescent	Green verge	Large green verge/buffer between recent conversion and new build development and existing residential. SLOAP on main road.		R			Retain amenity space	TUD 15			
TUD 16	Land at rear of Imperial Way	Mix of vacant space, industrial units and distribution units with car parking.	Employment Allocation Site E5b and Key Development Site RA6. Adjacent to further industrial estate uses and railway line.	3.21	A			Subject to town centre and Watford Junction studies. Part of WJ redevelopment	TUD 16	Land ready for development, there is sufficient space	U	N
TUD 17	duplicate of CAL 10 - Sandowne Road Industrial Estate - duplicate of CAL 10	Industrial	Employment zone		R			duplicate of CAL 10	TUD 17			
TUD 18	duplicate of TUD 1/2/4 - Asda/Mirror Print	Mirror Print	Employment area and an area deficient of open space		R			duplicate of TUD 1/2/4	TUD 18			
TUD 19	Clive Way		Employment area and partly within Key development site RA6 also deficient in open space	0.84	A			There is sufficient space. Could be in keeping with residential units adjacent at present, potential site.	TUD 19		U	N
TUD 20	North Watford Library	Library		0.19	A				TUD 20		U	N
TUD 21	503 St Albans Road	Garston Fire/Ambulance Station		0.17	A				TUD 21		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
TUD 5																			
TUD 16			✓			✓		area of open space deficiency & employment area											
TUD 18																			
TUD 19			✓		✓	✓		Site next to Croxley Rail Link site. Site in area with deficiency of open space. Site in employment area.											
TUD 20			✓				✓	Site is on edge of employment area. Library on site.											
TUD 21			✓				✓	Site is on edge of employment area. Fire/ambulance station on site.											

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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		
TUD 1	Asda superstore car park							TUD 1
TUD 2	St Alban's Road							TUD 2
TUD 3	Bushey Mill Lane/St Alban's Road							TUD 3
TUD 4	Asda and Odhams Trading Estate							TUD 4
TUD 5	Greycaine Road.							TUD 5
TUD 6	Douglas Avenue							TUD 6
TUD 7	Douglas Avenue							TUD 7
TUD 8	Hillrise Avenue							TUD 8
TUD 9	Woodmere Avenue							TUD 9
TUD 10	Rear of Tavistock Road							TUD 10
TUD 11	Eastfield Avenue							TUD 11
TUD 12	Colonial Way/Imperial Way Industrial Estates							TUD 12
TUD 13	Keele Close (The Reeds)							TUD 13
TUD 14	Aston Close (The Reeds)							TUD 14
TUD 15	Reeds Crescent							TUD 15
TUD 16	Land at rear of Imperial Way	3.21	15	135	266	201	subject to town centre and WJ studies.	TUD 16
TUD 17	duplicate of CAL 10 - Sandowne Road Industrial Estate - duplicate of CAL 10							TUD 17
TUD 18	duplicate of TUD 1/2/4 - Asda/Mirror Print							TUD 18
TUD 19	Clive Way	0.84	15	35	70	53		TUD 19
TUD 20	North Watford Library	0.19	14	6	10	8		TUD 20
TUD 21	503 St Albans Road	0.17	14	6	9	7		TUD 21

Site Ref.	Availability		Achievability			Value Assessment (H/M/L)	Phasing (0-5, 6-10, 11-15, 15+)	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)			
TUD 1								
TUD 2								
TUD 3								
TUD 4								
TUD 5								
TUD 6								
TUD 7								
TUD 8								
TUD 9								
TUD 10								
TUD 11								
TUD 12								
TUD 13								
TUD 14								
TUD 15								
TUD 16			M	H	L		11-15 years	The site is currently a large Volvo central office facility as well as a large shed containing various light industrial and storage and retail facilities. The site runs along the main railway line. The site is likely to have a number of constraints to developments including multiple ownership issues, loss of employment space and relocation of existing retail and other business uses, but is part of the Watford Junction masterplan area. The site will also incur a significant development cost through the need for demolition of the existing buildings. The site may suffer from some land contamination issues as well as rights to light and overlooking from residential properties to the west of the site. Were the site to come forward for development, it is likely that it will be able to provide a medium scale residential development, some flats, some housing. Might prove attractive to a regional or local housebuilder.
TUD 17								
TUD 18								
TUD 19			M	H	L		6-10 years	The site is next to the masterplan area for development. Were the site to come forward for development it is likely that a regional or national housebuilder would take the site on, possibly in conjunction with Watford Railway Site CAL30/31. Developer intention exists.
TUD 20			M-L	H	L		11-15 years	The building appears to be a period building and as such there may be constraints on redevelopment of the site. High development costs associated with demolition of existing buildings. Further constraints may result from its prominent nature on an A road. Were the site to come forward for development, it is likely that a local housebuilder would be able to provide a small residential scheme of approximately 10 units. Some developer intention exists.

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TUD 21			L-M	H	L		11-15 years	The site is currently a local fire station and associated buildings and offices. Given the crucial service provided, the fire station would need to be accommodated on another site. Issues around a restricted development site, given the site is surrounded on three sides by roads, one of them the access to main Asda Supermarket. The site will only be capable of providing a small number of residential dwellings and there would be noise from the adjoining A road.
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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		
TUD 1	Asda superstore car park																TUD 1
TUD 2	St Alban's Road																TUD 2
TUD 3	Bushey Mill Lane/St Alban's Road																TUD 3
TUD 4	Asda and Odhams Trading Estate																TUD 4
TUD 5	Greycaine Road.																TUD 5
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TUD 13	Keele Close (The Reeds)																TUD 13
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TUD 15	Reeds Crescent																TUD 15
TUD 16	Land at rear of Imperial Way	3.21	15	U	N					135	266						TUD 16
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TUD 19	Clive Way	0.84	15	U	N			35	70								TUD 19
TUD 20	North Watford Library	0.19	14	U	N					6	10						TUD 20
TUD 21	503 St Albans Road	0.17	14	U	N					6	9						TUD 21
						Total Urban	0	0	35	70	147	286	0	0	0	0	
						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	35	70	147	286	0	0	0	0	