

Watling Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
WA1	High Street (Manor Farm)	vacant overgrown field	surrounded by residential and farmhouse. Large site with good access to local centre		R			Site is allocated as a "Greenfield" Housing Allocation (H44) in the Dacorum Local Plan, and is understood as an exceptional allocation as it lies within the AONB. However, the site has been rejected for the purposes of the SHLAA for consistency with other sites as it lies within an AONB.	WA1			
WA2	Cavendish Road	overgrown space, outbuildings, garages	surrounded by residential and pub		R			Site has been rejected due to accessibility difficulties.	WA2			
WA3	Cavendish Road	gardens and garages	surrounded by residential and pub		R			There are no intentions currently to develop this site.	WA3			
WA4	Cavendish Road	rear gardens	surrounded by residential, open land and community uses		R			There are no intentions currently to develop this site.	WA4			
WA5	Old Vicarage Gardens	garage courts	surrounded by residential. Evidence of some use		R			There are no intentions currently to develop this site.	WA5			
WA6	Old Vicarage Gardens	garage courts	surrounded by residential mostly average condition. In use		R			There are no intentions currently to develop this site.	WA6			
WA7	Cowper Rise	garage courts	surrounded by residential, retail and local centre. Good site close to local centre		R			There are no intentions currently to develop this site.	WA7			
WA8	Buckwood Road	residential and builders yard	surrounded by residential and local centre. Built out new housing with some still vacant space		R			The site has been built out.	WA8			
WA9	Albert Street	Large old house and gardens	surrounded by residential and gardens. Overgrown, poorly kept gardens. Large space, good access to local centre. Covered under empty house source	0.17	A			Any development in the gardens will have to be sensitive to the setting of the building.	WA9		U	N
WA10	Sebright Road	Green space with monument	surrounded by residential and local centre. Potential archaeological significance, tree issue		R			Site rejected as it has amenity value.	WA10			
WA11	Sebright Road	garage courts and parking	surrounded by residential and local centre. Potential overlooking and parking issues. Space constraints?		R			Site rejected in order to retain garage courts and parking facilities. There are no intentions to develop this site.	WA11			
WA12	Sebright Road	garage courts and parking	surrounded by residential. Potential space constraints, parking issue and overlooking issue		R			Site rejected in order to retain garage courts and parking facilities. There are no intentions to develop this site.	WA12			
WA13	The Coppins	large rear garden	surrounded by residential. Overgrown		R			There are no intentions to develop this site.	WA13			
WA13A	Pickford Road	rear garden			R			There are no intentions to develop this site.	WA13A			
WA14	Pickford Road	residential site under construction	surrounded by residential and local centre		R			This site has been developed.	WA14			
WA14A & WA14B	extend WA14				R			27 units have been developed upon this site.	WA14A & WA14B	27 units completed under WA14 A.		

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						Policy constraints	Physical constraints					
WA15	Pickford Road	rear gardens	surrounded by residential and open land		R			This site is inaccessible. There are currently no intentions to develop this site.	WA15			
WA16	Park Close	garage courts and unused space	surrounded by residential and open land. Currently used as dumping ground. Overgrown, little evidence of use. Large site, but badly maintained		R			There are currently no intentions to develop this site.	WA16			
WA17	Pickford Road	Paddock	surrounded by residential, open land and main road. Pylon on-site		R	AONB		Site rejected as it is an AONB.	WA17			
WA18	Pickford Road	green space and rear gardens	surrounded by residential and main road. Public footpath running through site. Quality open space. Check designation		R			There are no intentions to develop this site.	WA18			
WA19	High Street	garage, tool hire, etc	surrounded by residential and local centre. Housing allocation site. Some active uses on site	0.117	A			Site is Housing Allocation Site H46a in Dacorum Local Plan. There is an extant permission on site (for 9 units).	WA19		U	N
WA20	High Street	Backyard, parking, access to flats	surrounded by residential, local centre. Covered under empty homes source		R			Site has been rejected due to accessibility constraints	WA20			
WA21	London Road	Depot, First Class Ltd, Marvin's Magic	surrounded by residential, active usage	0.1612	A		Flood Risk	Site lies within flood risk zones 2, 3a and 3b. Only 0.2957 hectares of the site are developable due to flood zone 3b.	WA21		U	N
WA22	Long Meadow	green space and scrubland	surrounded by residential. Potential tree issue, space constraints, substation on site. Close to A5	0.133	A				WA22		G	N
WA23	Farrer Top	garage courts	surrounded by residential. Average condition, potential parking issue and space constraints		R			Garage courts are in use. There are no intentions to develop this site.	WA23			
WA24	Farrer Top	garage courts and parking	surrounded by residential. Potential parking issue and space constraints		R			Garage courts are in use. There are no intentions to develop this site.	WA24			
WA25	Farrer Top	garage courts	surrounded by residential. Average condition, evidence of use, space constraints		R			Garage courts are in use. There are no intentions to develop this site.	WA25			
WA26	Hicks Road	car park	surrounded by residential, surgery and local centre		R			Car park is being retained due to community use.	WA26			
WA27	Roman Way	car park and back gardens	surrounded by residential and local centre. In bad condition, possible parking issues, rear access issues and disabled access		R		Flood Risk	Site lies within flood zone 3a, 2 and partly 3b. Site rejected in order to retain gardens and parking.	WA27			
WA28	Roman Way	green space surrounded by housing	surrounded by residential and local centre. Possible amenity and tree issues		R			Site rejected due to amenity use.	WA28			
WA29	High Street	vacant- acquired by housing developer	surrounded by residential and local centre.		R			Site is being developed.	WA29	1 unit u/c under 726/04.		
WA30	High Street	empty house, vacant space to rear, sheds, gardens	surrounded by residential and local centre		R			14 dwellings have been developed upon this site.	WA30	14 units completed in 05/06 under 1141/02.		

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						Policy constraints	Physical constraints					
WA31	High Street, Cavendish House	Big, listed house	surrounded by residential and local centre. In slight disrepair.	0.089	A			Residential property.	WA31		U	N
WA32	High Street	private drive and rear gardens	surrounded by residential and local centre. Space constraints		R			There are no known intentions to develop this site.	WA32			
WA33A	High Street	vacant site	surrounded by residential and local centre	0.016	A				WA33A		U	N
WA33B	High Street	car park, vacant space and shed adjacent to pub	surrounded by residential and local centre		R			Car park is being retained due to community use.	WA33B			
WA34	Roman Way	car park	surrounded by residential and local centre		R			Car park is being retained due to community use.	WA34			
WA35	High Street	storage, etc for bakery & car parking	surrounded by residential and local centre		R			new build, bakery	WA35			
WA36	High Street	builders yard	surrounded by residential and local centre	0.0969	A				WA36		U	N
WA37	High Street (64)	large house and yard/garden	surrounded by residential, supermarket and local centre. Appears empty.	0.1051	A	Listed building		Listed residential property.	WA37		U	N
WA38	Hicks Road	garage courts and garage	surrounded by residential, employment & garage/housing allocation		R		Flood Risk	There are no intentions to develop this site.	WA38			
WA39	High Street	sheds and parking	surrounded by newsagent, residential, pub and local centre		R		Flood Risk	Parking is needed to serve commercial properties.	WA39			
WA40	Hicks Road (western side)	Commercial use (vacant buildings)	Part overlap with M/h2.	0.6771	A			Site is in a General Employment Area. Zog II are site owners.	WA40		U	N
WA41	Little Gaddesden Village Green	Farm buildings and farm land.	HCC has referenced WA 42 & ASH 2 as one site		R			Site lies outside any urban conurbation. HCC are site owners and agents/promoters.	WA41			
WA42	Flamstead, site off Singlets Lane	Open land			R	Green belt		Site owned by Pennard Holdings and promoted by Graham Sutton Surveyors. Rejected on greenfield site suitability criteria.	WA42			
WA43	Flamstead, site off Singlets Lane	Open land			R	Green belt		Site owned by Pennard Holdings and promoted by Graham Sutton Surveyors. Rejected on greenfield site suitability criteria.	WA43			
WA44	Open land opposite bowling cottage on Chequers Hill	Farm land			R	Green belt		Robinson & Hall are agents/promoters. Rejected on greenfield site suitability criteria.	WA44			
WA45	Pickford Road	Open land		1.032	A	Green belt		Site lies on the edge of the green belt and an AONB.	WA45		G	N
WA46	Pickford Road - Duplicate of WA 17	Open land			R	AONB		Duplicate of WA 17	WA46			
WA47	Buckwood Road	Open land			R	AONB		Site rejected as it lies within an AONB.	WA47			
WA48	Buckwood Road	Open land			R	AONB		Site rejected as it lies within an AONB.	WA48			
WA49	Sharose Court	Employment Units			R	Site is in a General Employment Area	Flood Risk	Site is affected by flood zone 3b. Rejected due to recommendations of South West Hertfordshire Employment Space Study.	WA49			

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						Policy constraints	Physical constraints					
WA50	Site off Pickford Road	Open land			R	Open space, open land		Site designated as open land and open space in dacorum local plan. Site rejected in order to retain amenity.	WA50			
WA51	London Road	Open land		5.307	A	Green belt	Flood Risk	Site size reduced from 6.433 hectares due to flood zone 3b.	WA51		G	Y
WA52	Foxdell Farm, Luton Road	Farm buildings and surrounding open land.			R	Green belt		Rejected on greenfield site suitability criteria. Isolated site in open countryside.	WA52			
WA53	Site between Persal End Road and the M1	Open land			R	Green belt		Rejected on greenfield site suitability criteria. Isolated site in open countryside.	WA53			
WA54	Site between London Road and the M1	Open land			R	Green belt		Rejected on greenfield site suitability criteria. Isolated site outside of any urban conurbation.	WA54			
WA55	Meadow Farm, Bradden Lane, Gaddesden Row	Open land	Permission granted	0.21	A				WA55	Permission granted	G	N
WA56	Site to the south of Potten Hill road - Rumbergs Farm	Open land and farm buildings			R	Green belt		Rejected on greenfield site suitability criteria.	WA56			
WA57	Site to the south of Potten Hill road - between Potten End Farm and Woodcroft Farm				R	Green belt		Rejected on greenfield site suitability criteria.	WA57			

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
WA1																		
WA2																		
WA3																		
WA4																		
WA5																		
WA6																		
WA7																		
WA8																		
WA9											√							In conservation area. Listed buildings on site.
WA10																		
WA11																		
WA12																		
WA13																		
WA13A																		
WA14																		
14A & WA14B																		
WA15																		
WA16																		
WA17																		
WA18																		
WA19								In a local centre.	√		√							Adjacent to an area of archeological significance. In flood zone 3a, 2 . Adjacent to listed buildings.
WA20																		
WA21								Part of the site is in a general employment area.										In flood zone 3a, 2 and 3b.
WA22	√							Adjacent to green belt. Site is in open space.	√									In flood zone 3a, 2
WA23																		
WA24																		
WA25																		
WA26																		

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
WA27																		
WA28																		
WA29																		
WA30																		
WA31																		Listed buildings on site. In conservation area. In area of archeological significance.
WA32																		
WA33A	√							adjacent to green belt.			√							In conservation area. In area of archeological significance.
WA33B																		
WA34																		
WA35																		
WA36					√			In a local centre.			√							adjacent to a listed building. In conservation area. In area of archeological significance.
WA37					√			Site touches on to a shopping area in a local centre. In a local centre.			√		√					listed building on site. In conservation area. In area of archeological significance. TPOs on site.
WA38																		
WA39																		
WA40	√	√		√				Adajacent to green belt. Site is next to an AONB and an area covered by an Article 4 Direction. Site lies within a General Employment Area.	√	√	√				√			Site is next to wildlife site. Public rights of way run through the site. Next to an area of archeological significance. Flood zones 2,3a and 3b cut through site.
WA41																		
WA42																		
WA43																		

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
WA44																	
WA45	√						Adjacent to an AONB.		√								Adjacent to a Wildlife site.
WA46																	
WA47																	
WA48																	
WA49																	
WA50																	
WA51	√						In green belt.										Site area reduced to remove from Flood Zone 3b.
WA52																	
WA53																	
WA54																	
WA55							Permission already granted										
WA56																	
WA57																	

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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		
WA1	High Street (Manor Farm)							WA1
WA2	Cavendish Road							WA2
WA3	Cavendish Road							WA3
WA4	Cavendish Road							WA4
WA5	Old Vicarage Gardens							WA5
WA6	Old Vicarage Gardens							WA6
WA7	Cowper Rise							WA7
WA8	Buckwood Road							WA8
WA9	Albert Street	0.17	12	2	4	3		WA9
WA10	Sebright Road							WA10
WA11	Sebright Road							WA11
WA12	Sebright Road							WA12
WA13	The Coppins							WA13
WA13A	Pickford Road							WA13A
WA14	Pickford Road							WA14
WA14A & WA14B	extend WA14							WA14A & WA14B
WA15	Pickford Road							WA15
WA16	Park Close							WA16
WA17	Pickford Road							WA17
WA18	Pickford Road							WA18
WA19	High Street	0.117		9	9	9	planning permission for 9 units	WA19
WA20	High Street							WA20
WA21	London Road	0.1612	15	7	13	10		WA21
WA22	Long Meadow	0.133	5	5	8	7		WA22
WA23	Farrer Top							WA23
WA24	Farrer Top							WA24
WA25	Farrer Top							WA25
WA26	Hicks Road							WA26
WA27	Roman Way							WA27
WA28	Roman Way							WA28
WA29	High Street							WA29
WA30	High Street							WA30
WA31	High Street, Cavendish House	0.089	4	0	1	1		WA31
WA32	High Street							WA32
WA33A	High Street	0.016	9	1	2	1		WA33A
WA33B	High Street							WA33B
WA34	Roman Way							WA34
WA35	High Street							WA35
WA36	High Street	0.0969	9	4	9	7		WA36
WA37	High Street (64)	0.1051	4	1	1	1		WA37
WA38	Hicks Road							WA38
WA39	High Street							WA39
WA40	Hicks Road (western side)	0.6771	2	23	41	32		WA40
WA41	Little Gaddesden Village Green							WA41
WA42	Flamstead, site off Singlets Lane							WA42
WA43	Flamstead, site off Singlets Lane							WA43

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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		
WA44	Open land opposite bowling cottage on Chequers Hill							WA44
WA45	Pickford Road	1.032	12	10	26	18		WA45
WA46	Pickford Road - Duplicate of WA 17	0						WA46
WA47	Buckwood Road	0						WA47
WA48	Buckwood Road	0						WA48
WA49	Sharose Court	0						WA49
WA50	Site off Pickford Road	0						WA50
WA51	London Road	5.307	L	133	186	159		WA51
WA52	Foxdell Farm, Luton Road							WA52
WA53	Site between Persal End Road and the M1	0						WA53
WA54	Site between London Road and the M1	0						WA54
WA55	Meadow Farm, Bradden Lane, Gaddesden Row	0.21	N/A	7	7	7		WA55
WA56	Site to the south of Potten Hill road - Rumber's Farm							WA56
WA57	Site to the south of Potten Hill road - between Potten End Farm and Woodcroft Farm							WA57

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+)	
WA1								
WA2								
WA3								
WA4								
WA5								
WA6								
WA7								
WA8								
WA9			M-H	M	L		No Phasing	The site is a large detached, private residence with a large back garden. The site will be able to accommodate a small residential scheme of low density housing. There are likely to be rights to light and overlooking issues from surrounding residential properties along with relocation of existing tenant and demolition of the existing building. Likely to face local opposition to development here.
WA10								
WA11								
WA12								
WA13								
WA13A								
WA14								
WA14A & WA14B								
WA15								
WA16								
WA17								
WA18								
WA19			M	M-H	M		6-10 years	This site is currently used as a car garage as well as other employment usage. There may be an issue with ground contamination.
WA20								
WA21			M	M-H	M		No Phasing	The site is currently used as a depot. Demolition of existing building will increase development costs. The site has decent access from the High Street. The site may be attractive to a regional housebuilder.

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WA22			M	L	M-H		No Phasing	The site is currently open green land and scrubland. The site will be capable of accommodating a row of semi-detached or terraced units to reflect those opposite. Low density development, likely to prove attractive to a local housebuilder.
WA23								
WA24								
WA25								
WA26								
WA27								
WA28								
WA29								
WA30								
WA31			M-H	M-H	M		No Phasing	The site is currently a small gravel car park with a two storey brick built period residential property. There are likely to be several constraints to development here, namely relocation of existing residents, the high development costs associated with demolition of the existing building and rights to light and overlooking issues from surrounding residential properties. The site is a prominent corner site and would be able to accommodate a small residential scheme of 6-8 units. The site is likely to prove attractive to a local housebuilder.
WA32								
WA33A			M	M	M		No phasing	The site is a rear car park behind a local convenience store. The site will be capable of providing a small residential scheme of approximately two units. The site borders the main A5, so there is likely to be planning considerations regarding noise, nuisance, rights to light and overlooking from surrounding residential properties. The site will need a better access before it comes forward for development.
WA33B								
WA34								
WA35								
WA36			M-H	H	M		No Phasing	The site is currently a builders merchant yard and storage facility. Likely to be several constraints to development namely the narrow access, rights to light, overlooking issues from surrounding residential properties. The site would be capable of providing a small residential scheme of 4-6 units. Likely to be attractive to a local housebuilder.

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								The site is a listed building fronting the High Street and back gardens to the rear. Access to the site is under an arch and therefore very constrained. There is the possibility of high development costs and local objections associated with bringing this site forward for residential development given the redevelopment of a listed building. Were development to come forward it would be constrained by rights of light and overlooking issues from surrounding residential properties. Likely to be attractive to a local housebuilder.
WA37			M-H	M-H	M-L		No Phasing	
WA38								
WA39								
WA40			M	M	M		No phasing period (for residential)	The site is currently some vacant office premises being marketed by Peter Hill Commercial as flexible business space. There will be some development costs associated with demolition of the existing buildings. The site is large enough to be able to provide a medium to small scale residential scheme of medium density with close links to the nearby A5. Were the site to come forward for development, it is likely that a regional developer would build the site. There may be some planning constraints involving rights to light and overlooking issues from nearby properties.
WA41								
WA42								
WA43								
WA44								
WA45			M	L	M		6-10 years	This site is currently open land on the edge of Markyate. It may be attractive to a regional housebuilder.
WA46								
WA47								
WA48								
WA49								
WA50								
WA51			M-H	L	M		No phasing	The site is a large area of open land on the eastern end of Markyate.
WA52								
WA53								
WA54								
WA55			M	M	H		0-5 years	Already has permission
WA56								
WA57								

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						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
WA1	High Street (Manor Farm)																WA1
WA2	Cavendish Road																WA2
WA3	Cavendish Road																WA3
WA4	Cavendish Road																WA4
WA5	Old Vicarage Gardens																WA5
WA6	Old Vicarage Gardens																WA6
WA7	Cowper Rise																WA7
WA8	Buckwood Road																WA8
WA9	Albert Street	0.17	12	U	N									2	4		WA9
WA10	Sebright Road																WA10
WA11	Sebright Road																WA11
WA12	Sebright Road																WA12
WA13	The Coppins																WA13
WA13A	Pickford Road																WA13A
WA14	Pickford Road																WA14
WA14A & WA14B	extend WA14																WA14A & WA14B
WA15	Pickford Road																WA15
WA16	Park Close																WA16
WA17	Pickford Road																WA17
WA18	Pickford Road																WA18
WA19	High Street	0.117	0	U	N			9	9								WA19
WA20	High Street																WA20
WA21	London Road	0.1612	15	U	N									7	13		WA21
WA22	Long Meadow	0.133	5	G	N									5	8		WA22
WA23	Farrer Top																WA23
WA24	Farrer Top																WA24
WA25	Farrer Top																WA25
WA26	Hicks Road																WA26
WA27	Roman Way																WA27
WA28	Roman Way																WA28
WA29	High Street																WA29
WA30	High Street																WA30
WA31	High Street, Cavendish House	0.089	4	U	N									0	1		WA31
WA32	High Street																WA32
WA33A	High Street	0.016	9	U	N									1	2		WA33A
WA33B	High Street																WA33B
WA34	Roman Way																WA34
WA35	High Street																WA35
WA36	High Street	0.0969	9	U	N									4	9		WA36
WA37	High Street (64)	0.1051	4	U	N									1	1		WA37
WA38	Hicks Road																WA38
WA39	High Street																WA39
WA40	Hicks Road (western side)	0.6771	2	U	N									41	32		WA40
WA41	Little Gaddesden Village Green																WA41
WA42	Flamstead, site off Singlets Lane																WA42
WA43	Flamstead, site off Singlets Lane																WA43

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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		
WA44	Open land opposite bowling cottage on Chequers Hill																WA44
WA45	Pickford Road	1.032	12	G	N									10	26		WA45
WA46	Pickford Road - Duplicate of WA 17																WA46
WA47	Buckwood Road																WA47
WA48	Buckwood Road																WA48
WA49	Sharose Court																WA49
WA50	Site off Pickford Road																WA50
WA51	London Road	5.307	L	G	Y									133	186		WA51
WA52	Foxdell Farm, Luton Road																WA52
WA53	Site between Persal End Road and the M1																WA53
WA54	Site between London Road and the M1																WA54
WA55	Meadow Farm, Bradden Lane, Gaddesden Row	0.21	N/A	G	N	7	7										WA55
WA56	Site to the south of Potten Hill road - Rumber Farm																WA56
WA57	Site to the south of Potten Hill road - between Potten End Farm and Woodcroft Farm																WA57
					Total Urban	0	0	9	9	0	0	0	0	55	62		
					Total Greenfield	7	7	0	0	0	0	0	0	148	220		
					Total >5ha	0	0	0	0	0	0	0	0	133	186		
					Total	7	7	9	9	0	0	0	0	203	282		