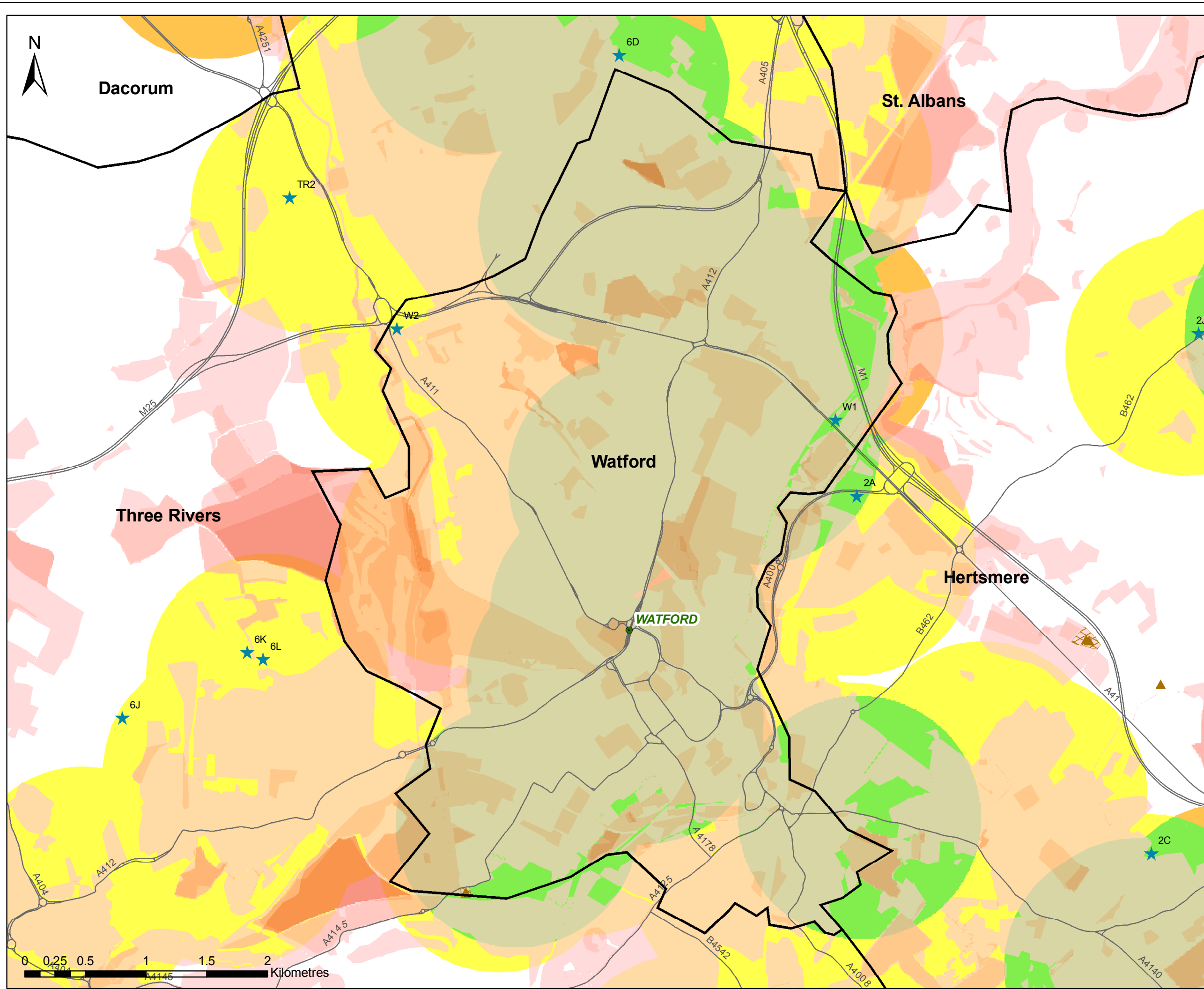


4.6 **Watford**

- 4.6.1 Within Watford two sites have been suggested for the accommodation of Gypsies and Travellers. Morden would be preferable to Russell Lane due to site area and topography but both sites are considered to be suitable, refer to Figure 8.
- 4.6.1 Given the much smaller area of Watford, the provision of full datasets and thus, more detailed constraints resulted in fewer opportunity areas for consideration. Moreover, the Watford area is mainly urban.



**SOUTH & WEST HERTS
GYPSY & TRAVELLER
STRATEGY**

**IDENTIFIED POTENTIAL
SITES
WATFORD**

- Districts
- Major Towns
- Major Roads
- Site Visit Locations
- Existing Gypsy Sites
- Existing Gypsy Sites

Opportunities

- Medium
- Medium/High
- High

Constraints

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

Increasing
Number of
Constraints

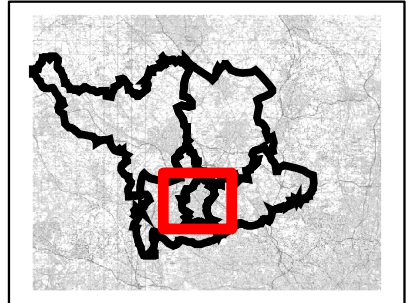


Figure: 8

Drawn By: KH
Checked By: RE
Date: 14/03/2006

Accommodation Needs of Gypsies and Travellers in South and West Hertfordshire
Recommendations Report

Site Name/ Code	Existing Use	Distance Buffer to Green Belt Boundary (metres)	Area (S M L)	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	GIS Opportunity Rank
W1 Morden (A41 North Western Avenue) 2	Grass field.	100	M	Level site at a higher elevation than the M1	A41 adjacent to south-western boundary. Drain with Colne River beyond adjacent to south-eastern boundary. M1 adjacent to north-eastern boundary. Private lane abutting north-west boundary with rear of residential area beyond. Private lane continues to a pedestrian bridge over the M1.	Screened by a high earth mound and trees along the south-western boundary abutting the A41. Vegetation screening along the south-eastern boundary and north-eastern boundary (site also at a higher elevation to M1 along this boundary). 20m of trees/scrub and the lane itself between the site and adjacent residential dwellings to the north-west.	Existing access from a slip road from the A41. Existing gates to private lane abutting site.	High (Green)
W2 Russell Lane 2	Grass field with sheep grazing.	100	S	Slightly triangular site that slopes up to eastern end. Earthworks would be required.	Russell Lane abuts south-eastern boundary with residential beyond. A411 adjacent to western boundary. A41 abuts northern boundary.	Acceptable vegetation buffer along northern and south-eastern sides of site. Isolated mature trees along western side of site (additional planting would be beneficial on this side).	Access is at the end of Hempstead Road. Russell Lane is for pedestrian use only.	Medium High (Yellow)