

Croxley Green South 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					
CGS1	Sycamore Road	Private open space for flats	Residential (flats), some trees and well mown but no planting. Recommended by Wakelin Associates.		R			Retain amenity space	CGS1			
CGS2	Next to 60 Sycamore Road	Side garden	Large side garden to privately owned property overlooking the canal	0.045	A				CGS2		U	N
CGS3	Cavendish Court	Garage court	Large overgrown and embanked land adjacent to dismantled railway and canalside		R			In active use for resident parking	CGS3			
CGS4	Watford Road	Harvester Car Park	Large well maintained car park for pub adjacent to major road junction	0.453	A				CGS4		U	N
CGS5	Watford Road	Currie's Motors	Car dealership with large car park and garages	0.18	A			Viable business.	CGS5	Appeal on site for 43 apartments	U	N
CGS6	Behind 263-270 Watford Road	Workshops + small businesses	Active businesses	0.118	A			Longer term possibility	CGS6		U	N
CGS7a	Between Baldwins Lane and Winton Approach	Currently wooded long narrow strip adjacent to railway line which widens to east.			R			Retain amenity space	CGS7a			
CGS7b	To side and front of 263 Watford Rd	Garden & verge	Currently well maintained		R			Incompatible with existing building line	CGS7b			
CGS8	336 Watford Road	Verge	Open space to side of house with some tree planting.		R			Incompatible with existing building line	CGS8			
CGS9	185-191 Watford Road	Citroen Van centre.	Large well maintained car dealership	0.263	A			Viable business.	CGS9	Tesco application for store and 8 flats withdrawn, resubmission awaited	U	N
CGS10	Winton Approach	Open space	Land adjacent to railway line extension of CGS7		R			Retain amenity space	CGS10			
CGS11	Sycamore Road	Garage Court & overgrown land at rear	Garage court in use		R			In active use for resident parking	CGS11			
CGS12	The Osiers	Overgrown land	Plots facing canal. Higher density dwellings other side of canal	0.305	A			Currently outline permission for 2 homes but local opposition	CGS12		U	N

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Site	Site	Description	Current Use	Area	Access /	Suitability		Impact	Site	Planning	U	N
CGS13	Croxley LUT station	Half site NCP leased car park. Other half goods yard leased to Jewson for timber warehouse (half full on week day).	Car park half full on week day. Timber warehouse in active use	0.602	A			Impact of railway line	CGS13		U	N
CGS14	Behind 114-144 Watford Road (134 Watford Road)	Garages and backlands of shops and parking bays of flats above shops.	Backlands divided by fencing from the eastern end which is a large yard/workshops for a tool hire shop.		R			Duplicate site- same as CG50. Reject.	CGS14			
CGS15	Rickmansworth School, Scotts Hill	Open space	Large well maintained open space/ part of school grounds although no overlooking of actual buildings and separated from main site. Near to services and LUT.		R			Retain amenity space	CGS15			
CGS16 a	Rickmansworth School, Scotts Hill	Open space	Large well maintained open space/ part of school grounds although no overlooking of actual buildings. Footpath runs through site		R			Retain amenity space	CGS16 a			
CGS16 b	Site next to Rickmansworth School on Watford Road	Rough ground	Derelict site currently used for informal parking. Owned by Herts CC	0.079	A			Outline planning consent on site	CGS16 b		U	N
CGS17	The Osiers	Overgrown land	Plot on embanked land opposite new build executive homes.		R			Built out, 1 unit	CGS17			
CGS18	Sycamore Road	Garage court	In use		R			In active use for resident parking	CGS18			
CGS19	Sycamore Road	Green open space with mature trees	2 storey town house large modern terrace		R			Overlooked amenity space inappropriate for development	CGS19			
CGS20	Croxley Business Park	Busy large successful business park			R			Viable business - high grade office space and high occupancy. No intention to redesignate / redevelop.	CGS20			
CGS21	After 161 Watford Road	Meeting hall and club	Adjacent to Croxley Station	0.219	A				CGS21		U	N
CGS22	Harvey Road	Housing Allocation site H30	Imperial Machine Company. No current discussions	1.093	A			Site area only considers footprint of currently developed area. Site bound by the Green belt.	CGS22	Outline planning permission for 40 units.	U	N

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Site					Access /	Suitability			Site	Planning Detailed permission not started - erection of 15 dwellings		
CGS23	Scots Hill	Housing Allocation site H29		0.521	A				CGS23		U	N
CGS24	143-149 Watford Road		Future Site identified in Capacity Study for RESIDENTIAL DEVELOPMENT		R			Retain existing residential	CGS24		U	N
CGS25	R/O 243-247 Watford Road		Future Site identified in Capacity Study for RESIDENTIAL REDEVELOPMENT		R			Retain existing residential	CGS25		U	N
CGS26	South East Croxley Green	Business park offices			R			Retain existing employment area	CGS26		U	N
CGS27	East Croxley Green 1	Restaurant/ car showroom	Duplicate of CGS4 and CGS5	0.795	R			Duplicate of CGS4 and CGS5 - remove from site schedules and mapping	CGS27			
CGS28	Croxley Green Station	Disused rail station	To be released if Croxley Rail Link proceeds. Site has been put forward by landowner (Network Rail).	0.801	A	Flood zone on majority of site, but not 3b.			CGS28		U	N
CGS29	Shell Garage, Watford Road	Shell garage		0.1202	A			Requires remediation.	CGS29		U	N
CGS30	33 Baldwins Lane	Car sales		0.1005	A				CGS30		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
CGS1																		
CGS2	✓							Site is adjacent to the Green Belt.	✓									Site is in flood zone 2 and 3a.
CGS3																		
CGS4								No designation										
CGS5								No designation										
CGS6								No designation										
CGS7a																		
CGS7b																		
CGS8																		
CGS9								No designation										
CGS10																		
CGS11																		
CGS12									✓									Site is on edge of flood zone 2.
CGS13								No designation										
CGS14																		
CGS15																		
CGS16a																		
CGS16b											✓							Site is close to locally important buildings. Site is close to a conservation area.
CGS17																		
CGS18																		
CGS19																		
CGS20																		
CGS21								No designation										

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CGS22	✓																					Site is in Green Belt.		✓										✓			Public right of way runs along edge of site. Site is adjacent to wildlife sites.
CGS23	✓																																		Site is close to a listed building.		
CGS24																																					
CGS25																																					
CGS26																																					
CGS27																																					
CGS28	✓																																			Site is in flood zone 2 and 3a. Floodzone on majority of site,	
CGS29																																					
CGS30																																					

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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		
CGS1	Sycamore Road							CGS1
CGS2	Next to 60 Sycamore Road	0.045	3	2	3	2		CGS2
CGS3	Cavendish Court							CGS3
CGS4	Watford Road	0.453	7	29	48	38		CGS4
CGS5	Watford Road	0.18	7	11	19	15		CGS5
CGS6	Behind 263-270 Watford Road	0.118	9	5	11	8		CGS6
CGS7a	Between Baldwins Lane and Winton Approach							CGS7a
CGS7b	To side and front of 263 Watford Rd							CGS7b
CGS8	336 Watford Road							CGS8
CGS9	185-191 Watford Road	0.263	1	11	32	21		CGS9
CGS10	Winton Approach							CGS10
CGS11	Sycamore Road							CGS11
CGS12	The Osiers	0.305	N/A	2	2	2		CGS12
CGS13	Croxley LUT station	0.602	12	6	15	11		CGS13
CGS14	Behind 114-144 Watford Road (134 Watford Road)							CGS14
CGS15	Rickmansworth School, Scotts Hill							CGS15
CGS16a	Rickmansworth School, Scotts Hill							CGS16a
CGS16b	Site next to Rickmansworth School on Watford Road	0.079	11	3	6	4		CGS16b
CGS17	The Osiers							CGS17
CGS18	Sycamore Road							CGS18
CGS19	Sycamore Road							CGS19
CGS20	Croxley Business Park							CGS20
CGS21	After 161 Watford Road	0.219	3	9	15	12		CGS21
CGS22	Harvey Road	1.093	N/A	40	40	40		CGS22
CGS23	Scots Hill	0.521	N/A	15	15	15		CGS23
CGS24	143-149 Watford Road							CGS24
CGS25	R/O 243-247 Watford Road							CGS25
CGS26	South East Croxley Green							CGS26
CGS27	East Croxley Green 1	0.795						CGS27
CGS28	Croxley Green Station	0.801	2	27	49	38		CGS28
CGS29	Shell Garage, Watford Road	0.1202	1	5	14	10		CGS29
CGS30	33 Baldwins Lane	0.1005	7	6	11	8		CGS30

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Sites	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, 15-20 years)	
CGS1								
CGS2		None		L	L	M	No phasing	This is a small area of scrubland adjacent to existing 1970's dwellings. There is no obvious intention to develop. It is likely to be in single ownership. We were unable to gain access to the site and access is likely to be the major issue. There is likely to be a ransom situation, therefore, given the size of the site. Viability of development here is likely to be low. May be some local opposition to development due to loss of green space and overlooking adjacent properties.
CGS3								
CGS4				M-H	L-M	L-M	No phasing	Large pub car park on the corner of two main roads on a roundabout. There is no obvious intention to develop. It is likely to be in single ownership, however, there may be leasehold interests in relation to the current business. The pub is in active use, occupied by Harvesters. Re-development would require relocation of existing business and demolition of the existing building. The site may be more appropriate for commercial development given its location between two main roads on a roundabout. However, the site does have good access both to the road system, the town centre and public transport links.
CGS5		None		M-H	L	L	0-5 years	An existing second-hand car showroom and garage operated by Croxley Car Centre. Likely to be in single ownership, however, there may be leasehold interest in relation to the current business. There is likely to be land remediation costs in association with the existing uses as a vehicle workshop and garage. The site has good access to the main road. Developer intention exists.
CGS6				M	L-M	L	No phasing period	This site was inaccessible and therefore unviewed. Looks to be backland sites occupied by some garages. This site is likely to have the same comments as CGS25 and the two sites could be brought forward in conjunction with each other which will provide an access to CGS6.
CGS7a								
CGS7b								
CGS8								
CGS9				H	M	L-M	0-5 years	This is a vacant former car showroom being marketed by Brassier Harris on 01923 210 810, the board says it has been acquired for clients as a development site. This site would be suitable for mixed-use development.
CGS10								
CGS11								

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CGS12				L	M	M	6-10 years	We were not able to access this site, however, it looks to be an area of scrubland and hard surfacing adjacent to the river. It is likely to be in single ownership. It is a clear site. There is likely to be access issues with the site which will restrict density of development. There is potentially some environmental issues with its location adjacent to the river so flooding issues. Subject to these being resolved, there is outline planning permission for 2 units
CGS13		None		M	M	L	No phasing	This is Jewsons Builders Merchants and the Croxley Station car park. It is likely to be in multiple-ownership. No obvious intention to develop. The site is unlikely to come forward for development as it is an existing business use and provides the only car park for Croxley Station. However, it may be possible to phase the site and bring forward part of it for redevelopment leaving some of the site for parking. The location of residential development here, adjacent to Croxley Station would be beneficial due to transport links to London, however, any residential development would be adjacent to the railway line.
CGS14								
CGS15								
CGS16a								
CGS16b		None		L	M-H	M	0-5 years	This is a small car park site adjacent to a terrace of residential properties. It has access from the main road. It is an attractive development site and is in single ownership. There is no obvious intention to develop. Subject to loss of car parking this site could come forward in the short-term.
CGS17								
CGS18								
CGS19								
CGS20								
CGS21				M	M	M	No phasing period	This site is comprised of a meeting hall and some sort of club; ownership and level of use is unknown. It is in a high value location, within close proximity to Croxley Station, although there is potential for noise issues from the main road and railway line. There is very good access to the site. Existing buildings would need to be demolished. Delivery depends on the existing club and hall relocating - medium term potential for residential development, but availability unknown

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CGS22		None		M	M	M	0-5 years	This is a derelict former industrial property on the edge of housing estate. Likely to be in single ownership although there may be leasehold interest in the site. There may be some unknown remediation costs in relation to the former use of this site. The other major costs will be demolition of the existing buildings. Access may be an issue for any redevelopment which may restrict density. There may also be planning policy objections in relation to loss of employment use. Subject to these issues being overcome, then this site would be an attractive residential development site being surrounded by open space and adjacent to the River. It would be of interest to both regional and national house builders and will be capable of providing medium to high density development.
CGS23		None		L	M	M	0-5 years	This is an area of previously undeveloped scrubland. It is likely to be in one ownership. There may be planning policy objections to loss of open space and possible local opposition to redevelopment of this site. An access would need to be created off the main road. Subject to these issues being resolved, then this site could come forward for development to provide a medium to high density development site. Access to the site for inspection was not possible due to it being fenced.
CGS24								
CGS25								
CGS26								
CGS27								
CGS28		None	L	L	M		6-10 years	Sea Cadet building and park and play area close to the main road. Site has been put forward by landowner (Network Rail). Will only become available once Croxley Rail Link implemented. There is likely to be opposition to the loss of play area and also planning policy objections to this along with loss of community use. The Sea Cadet Unit would need to be relocated and existing building demolished prior to any development. The site has good access, close to the main road, town centre and public transport links. Subject to all issues being resolved it will be capable of providing a high density development of flats and houses. There are no issues of overlooking. It would be of interest to both local and regional house builders.
CGS29			H	M	M		No phasing	This is a petrol station which is in active use operated by Shell. The existing petrol station use will require remediation which will be high cost. Availability is unknown.
CGS30			M	M	H		0-5 years	This is a car sales retail unit. There is some intention to develop. The site could be attractive to a local housebuilder.

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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		
CGS1	Sycamore Road																CGS1
CGS2	Next to 60 Sycamore Road	0.045	3	U	N									2	3		CGS2
CGS3	Cavendish Court																CGS3
CGS4	Watford Road	0.453	7	U	N									29	48		CGS4
CGS5	Watford Road	0.18	7	U	N	11	19										CGS5
CGS6	Behind 263-270 Watford Road	0.118	9	U	N									5	11		CGS6
CGS7a	Between Baldwins Lane and Winton Approach																CGS7a
CGS7b	To side and front of 263 Watford Rd																CGS7b
CGS8	336 Watford Road																CGS8
CGS9	185-191 Watford Road	0.263	1	U	N	11	32										CGS9
CGS10	Winton Approach																CGS10
CGS11	Sycamore Road																CGS11
CGS12	The Osiers	0.305	N/A	U	N			2	2								CGS12
CGS13	Croxley LUT station	0.602	12	U	N									6	15		CGS13
CGS14	Behind 114-144 Watford Road (134 Watford Road)																CGS14
CGS15	Rickmansworth School, Scotts Hill																CGS15
CGS16a	Rickmansworth School, Scotts Hill																CGS16a
CGS16b	Site next to Rickmansworth School on Watford Road	0.079	11	U	N	3	6										CGS16b
CGS17	The Osiers																CGS17
CGS18	Sycamore Road																CGS18
CGS19	Sycamore Road																CGS19
CGS20	Croxley Business Park																CGS20
CGS21	After 161 Watford Road	0.219	3	U	N									9	15		CGS21
CGS22	Harvey Road	1.093	N/A	U	N	40	40										CGS22
CGS23	Scots Hill	0.521	N/A	U	N	15	15										CGS23
CGS24	143-149 Watford Road																CGS24
CGS25	R/O 243-247 Watford Road																CGS25
CGS26	South East Croxley Green																CGS26
CGS27	East Croxley Green 1	0.795															CGS27
CGS28	Croxley Green Station	0.801	2	U	N			27	49								CGS28
CGS29	Shell Garage, Watford Road	0.1202	1	U	N									5	14		CGS29
CGS30	33 Baldwins Lane	0.1005	7	U	N	6	11										CGS30
					Total Urban	86	122	29	51	0	0	0	0	55	106		
					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	86	122	29	51	0	0	0	0	55	106		