

Croxley Green Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason/Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
CG1	Scots Mill Lane	Vacant corner plot	Greenbelt, residential, mature trees	0.175	A			Green belt	CG1		U	N
CG2	Windmill Drive	Undulating land	Main road, residential private estate, lots of trees, several with likely TPO's		R			Heavily TPO'd	CG2			
CG3	Windmill Drive	Garage court	In use garage court in area with extensive on street parking on wide roads		R			Privately owned, used garage court	CG3			
CG4	Windmill Drive - adjacent to 87	Garage court	In use garage court in area with extensive on street parking on wide roads		R			Private ownership, garage court	CG4			
CG5	34 Windmill Drive	Original windmill	Windmill now extended & inhabited		R			Building of historic interest	CG5			
CG6	12 Windmill Drive	Garage and backland	Shop to front of building empty but inhabited above and garage in use		R			In use	CG6			
CG7	Sportsman Pub Watford Road	Pub garden and yard	In use		R			Viable business	CG7			
CG8	Back land to New Parade, The Green	Back land to New Parade	Partly in use, including a scaffolding merchant, partly derelict	0.109	A			Potential for mixed use	CG8	Future Site identified in Capacity Study - residential redevelopment	U	N
CG9	The Vicarage, The Green	House and grounds	Large grounds of house with direct access to gardens. Some housing already situated on site.		R			Retain private house site, development here likely less suitable	CG9			
CG10	16 Copthorne Road	House	Residential property with large grounds. House opposite has been demolished and is being redeveloped		R			Retain existing residential	CG10			
CG11	Elmcote House	Grounds	Part of site already sold to accommodate surrounding bungalow and 2 storey development	0.48	A				CG11		U	N
CG12	Elmcote House	Grounds			R			Site merged into CG11	CG12			
CG13	Green Lane	Garden	Garden to rear of 26 Copthorne Road accessible from Green Lane		R			Already developed	CG13			
CG14	22 Copthorne Road	Large home and grounds			R			Subdivision & redevelopment opportunity. Existing residential to be retained.	CG14			
CG15	Artichoke Pub	Pub garden	well kept grounds		R			Viable business	CG15			

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CG16	Old Barn Lane	Garages	Garage court for new large terraces		R			In active community use	CG16			
CG17	Coach and Horses Pub, The Green	Children's play area			R			Viable business	CG17			
CG18	Copthorne House	House with grounds	Large grounds		R			Large house and grounds not suitable or available for development, locally listed building	CG18			
CG19	Little Gallons, The Green	House with grounds	Large grounds		R			Green belt. Existing residential to be retained.	CG19			
CG20	Parrots Close	Large house	Grounds have already been subdivided	0.834	A			Refusals for 3 and 6 units on appeal, but lower number may be acceptable	CG20	Future Site identified in Capacity Study - residential development	U	N
CG21a	Croxley Sports Ground	Sports Ground			R			In active community use	CG21a			
CG21b	Community Way	Sports Ground			R			In active community use	CG21b			
CG22	Cherwell Close	Back garden and off street parking	Garden with direct access from road		R			In use	CG22			
CG23	28 Owens Way	Garage			R			In use	CG23			
CG24	Owens Way	Garage courts			R			In use	CG24			
CG25	Community Way	Derelict land	Opposite playing field and community centre. Behind shopping parade. Some fly tipping	0.054	A			Sustainable location, history of applications for residential here	CG25		U	N
CG26	Community Way	Council car park	Car park to rear of shops, adjacent to playing field and community centre. Also recycling point		R			Required for access and servicing	CG26			
CG27	Community Way	Allotments	Large and well tended		R			Well used	CG27			
CG28	Between 97-99 New Road	Backlands	Residential and commercial		R			Not appropriate given character of the area	CG28			
CG29	Evans Close	Car park with derelict patch	Large car park serving surrounding residential properties - 22 spaces. In walking distance of tube and shops		R			Retain car parking	CG29			
CG30	Back of 7-17 New Road	Backlands and frontage dwellings	Allocated housing site H28b and adjoining land	0.913	A				CG30	Future Site identified in Capacity Study - residential development	U	N
CG30b	Back of New Road	Allocated housing site 28b			R			Merged into CG30	CG30b			

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CG31	Warwick Mews/New Road	3 new houses	Residential, houses built on church land		R			Built on already	CG31			
CG32 A	Back lands of The Green (at Watford Road End)	Back gardens			R			Development now built out	CG32A			
CG32 B	Back lands of The Green (at Watford Road End)	Back gardens			R				CG32B			
CG33	52-59 Yorke Road	Garage courts	Poor condition garages for adjacent maisonettes		R			Access issues	CG33			
CG34	5 Watford Road	Garden	Well tended		R			Access issues	CG34			
CG35	17 Watford Road/ 52-59 Yorke Road	Green space	Large poorly maintained garden with access to main road		R			In use	CG35			
CG36	The Duke Watford Road	Pub garden and car park	Large car park serving pub with recently refurbished back garden		R			Under construction	CG36			
CG37	behind 37 Yorke Road/The Duke pub	Patch of ground	Overgrown with trees behind houses		R			Needs access through pub car park. Possible issues of main road access. It is currently under development. Being marketed by Parkheath Estates on 01923 211 341.	CG37			
CG38	22 New Road	Side garden	Garden for residential property		R			Incompatible with existing building line	CG38			
CG39	50-52 New Road	Mechanics and disused filling station	Well used but existing buildings dilapidated. Large car park for customer vehicles to rear.	0.3	A			Previously approached regarding development. Permission for 1 on part of the site.	CG39	Future Site identified in Capacity Study - Redevelopment	U	N
CG40 a & b	Dickinson Square	Car park & warehouse	Top floor of Croxley computers; Bottom floor divided into two parts used as co-op warehouse.		R			Providing foodstore and servicing to support viable business	CG40a & b			
CG41	New Road	Garages and service access	Providing servicing to New Parade		R			Providing servicing to support viable business	CG41			
CG42	Behind 206 New Road	Garage court	Well maintained		R			In active community use	CG42			
CG43 a/b	Fox and Hounds New Road	Car park and open space	About 25 spaces. Open space well maintained		R			Viable business	CG43a /b			
CG44	2 Barton Way	Builders yard	Active builders yard with overgrown back garden adjacent	0.144	A			Accessible site. Type of business vehicle access may not be compatible with surrounding residential uses	CG44		U	N
CG45	Duplicate number for CG26				R			Duplicate site	CG45			

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CG46	The Crescent	New build bungalow	Was vacant back land		R			Built	CG46			
CG47	278-293 New road	Garage court	Court to rear of houses well kept and in use		R			In active community use	CG47			
CG48	New Road/Watford Road	Red House Pub and Council car park	Car park to support local shopping parade		R			Well used, busy carpark	CG48			
CG49	116 Winton Drive	Detached house, currently for sale.	Residential, previously a side plot now been developed		R			Built on	CG49			
CG50	134 Watford Road	Builders yard			R			Built out	CG50			
CG51	St Oswalds Church, Malvern Way	Car Park for church and parish hall			R			Poor access	CG51			
CG52	Winton Drive	Garages	Garages to back of gardens		R			In active community use	CG52			
CG53	Rear of 41-52 Baldwins Lane shopping parade	Garages	Garages linked to flats above shops. But appear to be used for storage - not great condition		R			Used for servicing shops	CG53			
CG54	The Surgery (158 New road)	Surgery and Staff carpark	Single story building in poor condition, large staff car park to rear, patient car park to front		R			Sustainable location for surgery	CG54			
CG55	127 New Road	Derelict backland			R			Site too small	CG55			
CG56	The Grove, Little Green	Grounds and stables	Boarded up large early 20th house, previously flats		R			Incorrectly allocated. Move to CGN	CG56			
CG57	Rear of shopping parade on Baldwins Lane	Garage and servicing			R			In active use for servicing	CG57			
CG58	Library, New Road	Side land	Land to side of library but has been recently landscaped		R			Amenity site inappropriate for development	CG58			
CG59	New Parade, The Green (Duplicate of CG 08)		Future Site identified in Capacity Study for residential redevelopment		R			Duplicate of CG08	CG59			
CG60	18 Copthorne Road		Future Site identified in Capacity Study for residential redevelopment (infilling)		R			Retain existing property and character	CG60		U	N
CG61	Duplicate number for CG14		Future Site identified in Capacity Study for residential redevelopment (infilling)		R			Duplicate number for CG14 - remove from site schedules	CG61			
CG62	Duplicate number for CG20		Future Site identified in Capacity Study for residential redevelopment		R			Duplicate number for CG20 - remove from site schedules	CG62			
CG63	R/O 7-17 New Road		Future Site identified in Capacity Study for residential redevelopment (infilling)		R			Rejected on the basis of retaining existing residential units.	CG63			

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
CG1	✓									Site is in green belt.									
CG2																			
CG3																			
CG4																			
CG5																			
CG6																			
CG7																			
CG8												✓				✓			Site is next to locally important buildings. Site next to listed building. Site is in conservation area. Poor back road access (but off existing residential estate).
CG9																			
CG10																			
CG11											✓	✓							Site is next to a wildlife site. Site is in a Conservation Area.
CG12																			
CG13																			
CG14																			
CG15																			
CG16																			
CG17																			
CG18	✓								Site is in green belt.		✓	✓							Locally important building on site. Site is in a conservation area. Site is next to a wildlife site.
CG19																			
CG20	✓								Site is very close to green belt.		✓	✓							Site is next to a wildlife site. In a conservation area.
CG21a																			
CG21b																			
CG22																			
CG23																			

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
CG24																			
CG25									No designations										
CG26																			
CG27																			
CG28																			
CG29																			
CG30											✓								Site is in conservation area.
CG30b																			
CG31																			
CG32A																			
CG32B																			
CG33																			
CG34																			
CG35																			
CG36																			
CG37																			
CG38																			
CG39																			
CG40a & b																			
CG41																			
CG42																			
CG43a/b																			
CG44															✓				Public right of way runs along edge of site.
CG45																			
CG46																			
CG47																			
CG48																			
CG49																			
CG50																			
CG51																			

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
CG52																			
CG53																			
CG54																			
CG55																			
CG56																			
CG57																			
CG58																			
CG59																			
CG60																			
CG61																			
CG62																			
CG63																			

Croxley Green Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
CG1	Scots Mill Lane	0.175	12	2	4	3		CG1
CG2	Windmill Drive							CG2
CG3	Windmill Drive							CG3
CG4	Windmill Drive - adjacent to 87							CG4
CG5	34 Windmill Drive							CG5
CG6	12 Windmill Drive							CG6
CG7	Sportsman Pub Watford Road							CG7
CG8	Back land to New Parade, The Green	0.109	11	4	8	6		CG8
CG9	The Vicarage, The Green							CG9
CG10	16 Copthorne Road							CG10
CG11	Elmcote House	0.48	4	2	4	3		CG11
CG12	Elmcote House						Site combined with CG11	CG12
CG13	Green Lane							CG13
CG14	22 Copthorne Road							CG14
CG15	Artichoke Pub							CG15
CG16	Old Barn Lane							CG16
CG17	Coach and Horses Pub, The Green							CG17
CG18	Copthorne House							CG18
CG19	Little Gallons, The Green							CG19
CG20	Parrots Close	0.834	N/A	2	2	2		CG20
CG21a	Croxley Sports Ground							CG21a
CG21b	Community Way							CG21b
CG22	Cherwell Close							CG22
CG23	28 Owens Way							CG23
CG24	Owens Way							CG24
CG25	Community Way	0.054	5	2	3	3		CG25
CG26	Community Way							CG26
CG27	Community Way							CG27
CG28	Between 97-99 New Road							CG28
CG29	Evans Close							CG29
CG30	Back of 7-17 New Road	0.913	12	9	23	16		CG30
CG30b	Back of New Road							CG30b
CG31	Warwick Mews/New Road							CG31
CG32A	Back lands of The Green (at Watford Road End)							CG32A
CG32B	Back lands of The Green (at Watford Road End)							CG32B
CG33	52-59 Yorke Road							CG33
CG34	5 Watford Road							CG34
CG35	17 Watford Road/ 52-59 Yorke Road							CG35
CG36	The Duke Watford Road							CG36
CG37	behind 37 Yorke Road/The Duke pub						Site combined with CG36	CG37
CG38	22 New Road							CG38
CG39	50-52 New Road	0.3	6	7	13	10		CG39
CG40a & b	Dickinson Square							CG40a & b

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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		
CG41	New Road							CG41
CG42	Behind 206 New Road							CG42
CG43a/b	Fox and Hounds New Road							CG43a/b
CG44	2 Barton Way	0.144	8	5	7	6		CG44
CG45	Duplicate number for CG26							CG45
CG46	The Crescent							CG46
CG47	278-293 New road							CG47
CG48	New Road/Watford Road							CG48
CG49	116 Winton Drive							CG49
CG50	134 Watford Road							CG50
CG51	St Oswalds Church, Malvern Way							CG51
CG52	Winton Drive							CG52
CG53	Rear of 41-52 Baldwins Lane shopping parade							CG53
CG54	The Surgery (158 New road)							CG54
CG55	127 New Road							CG55
CG56	The Grove, Little Green							CG56
CG57	Rear of shopping parade on Baldwins Lane							CG57
CG58	Library, New Road							CG58
CG59	New Parade, The Green (Duplicate of CG 08)							CG59
CG60	18 Copthorne Road							CG60
CG61	Duplicate number for CG14							CG61
CG62	Duplicate number for CG20							CG62
CG63	R/O 7-17 New Road							CG63

	Availability		Achievability				Deliverability / Developability	
Sites	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)	Value Assessment (H/M/L)	Phasing (0-5, 6-10, 11-15, 15-20 years)	Overcoming barriers to delivery
CG1		None		L	M	H	No phasing period	This is a small area of grassland with some mature trees adjacent to the main road. Likely to be in single ownership. No obvious intention to develop. This site would be very deliverable dependent on the owners' intentions. If planning policy and land owner conditions are right, then this site could come forward very quickly for redevelopment due to its high value location and greenfield, undeveloped state. There may be local opposition to development and planning policy objections however.
CG2								
CG3								
CG4								
CG5								
CG6								
CG7								
CG8		None		M-H	M-H	M	No phasing period	This is a small local parade of shops with two floors of flats above and a yard to the rear. There is no obvious intention to develop. Likely to be multiple ownerships and possible leaseholding interest in association with the current business use. The main barrier to delivery will be relocation of existing businesses. The demolition of the existing buildings subject to these issues being resolved then this site would be a good development site and could provide a medium to high density development. There may be planning policy issues in relation to loss of employment use.
CG9								
CG10								
CG11				M	M	M-H	No phasing period	This is a large detached property possibly converted into flats in large grounds. Likely to be in single ownership although possible long leasehold interests. The main barrier to delivery will be acquiring the grounds for development. The existing building is well maintained and historic. Access to the site will also be an issue and will need to be resolved prior to any redevelopment.

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CG12								
CG13								
CG14								
CG15								
CG16								
CG17								
CG18								
CG19								
CG20				M	L	H	0-5 years	This is a large detached dwelling, (possibly three) in large grounds. It is possibly in multiple ownership. The main barrier to delivery will be relocation of the existing occupants and acquiring the site for development. Costs will be associated with purchasing the site for development and also demolishing existing buildings. Access will also be an issue for this site. Applications for 3 houses and for 6 flats both refused at appeal, but lower density may be appropriate
CG21a								
CG21b								
CG22								
CG23								
CG24								
CG25				L	L	M	6-10 years	This is an area of scrubland adjacent to site CG26. It is currently undeveloped, however, it is fenced off. It is unlikely that this site will be brought forward for development in isolation. There may be some local opposition to the loss of green space.
CG26								
CG27								
CG28								
CG29								
CG30				L-M	L-M	M	No phasing period	This is a large area comprising mainly the rear portions of a number of gardens but it also encompasses a number of residential dwellings. The residential dwellings included in the site look to be constructed in the last five years and therefore they are unlikely to be redeveloped in the near future. The site is likely to be in multiple ownership being formed of a number of gardens. Development costs are likely to be high due to land assembly issues. There is currently no access to the site. Access would need to be created by the demolition of an existing dwelling. In addition to this the purchase and demolition of the other existing dwellings and the purchase of gardens will add to development cost.

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CG30b								
CG31								
CG32A								
CG32B								
CG33								
CG34								
CG35								
CG36								
CG37								
CG38								
CG39		None		M-H	M-L	M	11-15 years	This is a small local car repair workshop along with some adjacent backland. No obvious intention to develop. It is likely to have multiple ownerships and possible leasehold interests in relation to the current business. Any redevelopment of this site would require the relocation of existing business. This may increase costs and there is also likely to be increased cost of land remediation as a result of its use as a former petrol station and car repair shop. There is possible planning policy objections in relation to the loss of employment use and there may also be some issues of overlooking from surrounding residential properties.
CG40a & b								
CG41								
CG42								
CG43a/b								
CG44		None		M	L-M	M_L	No phasing period	This is a small backland site consisting an area of open ground and the rear portion is a number of gardens. It is likely to be in multiple ownership and there is no obvious intention to develop. Access to the site was not possible, it is all fenced off. The site is surrounded by residential developments and therefore there may be issues of overlooking. Subject to ownership issue being resolved, this site could come forward to provide a medium density development that would overlook a large playing field which may improve values.
CG45								
CG46								
CG47								
CG48								
CG49								
CG50								
CG51								
CG52								
CG53								

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CG54								
CG55								
CG56								
CG57								
CG58								
CG59								
CG60								
CG61								
CG62								
CG63								

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Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
CG1	Scots Mill Lane	0.175	12	U	N									11	18		CG1
CG2	Windmill Drive																CG2
CG3	Windmill Drive																CG3
CG4	Windmill Drive - adjacent to 87																CG4
CG5	34 Windmill Drive																CG5
CG6	12 Windmill Drive																CG6
CG7	Sportsman Pub Watford Road																CG7
CG8	Back land to New Parade, The Green	0.109	11	U	N									4	8		CG8
CG9	The Vicarage, The Green																CG9
CG10	16 Copthorne Road																CG10
CG11	Elmcote House	0.48	4	U	N									2	4		CG11
CG12	Elmcote House																CG12
CG13	Green Lane																CG13
CG14	22 Copthorne Road																CG14
CG15	Artichoke Pub																CG15
CG16	Old Barn Lane																CG16
CG17	Coach and Horses Pub, The Green																CG17
CG18	Copthorne House																CG18
CG19	Little Gallons, The Green																CG19
CG20	Parrots Close	0.834	N/A	U	N	2	2										CG20
CG21a	Croxley Sports Ground																CG21a
CG21b	Community Way																CG21b
CG22	Cherwell Close																CG22
CG23	28 Owens Way																CG23
CG24	Owens Way																CG24
CG25	Community Way	0.054	5	U	N			2	3								CG25
CG26	Community Way																CG26
CG27	Community Way																CG27
CG28	Between 97-99 New Road																CG28
CG29	Evans Close																CG29
CG30	Back of 7-17 New Road	0.913	12	U	N									9	23		CG30
CG30b	Back of New Road																CG30b
CG31	Warwick Mews/New Road																CG31
CG32A	Back lands of The Green (at Watford Road End)																CG32A
CG32B	Back lands of The Green (at Watford Road End)																CG32B
CG33	52-59 Yorke Road																CG33
CG34	5 Watford Road																CG34
CG35	17 Watford Road/ 52-59 Yorke Road																CG35
CG36	The Duke Watford Road																CG36
CG37	behind 37 Yorke Road/The Duke pub																CG37
CG38	22 New Road																CG38
CG39	50-52 New Road	0.3	6	U	N					7	13						CG39
CG40a & b	Dickinson Square																CG40a & b
CG41	New Road																CG41
CG42	Behind 206 New Road																CG42
CG43a/b	Fox and Hounds New Road																CG43a/b

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				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
CG44	2 Barton Way	0.144	8	U	N									5	7		CG44
CG45	Duplicate number for CG26																CG45
CG46	The Crescent																CG46
CG47	278-293 New road																CG47
CG48	New Road/Watford Road																CG48
CG49	116 Winton Drive																CG49
CG50	134 Watford Road																CG50
CG51	St Oswalds Church, Malvern Way																CG51
CG52	Winton Drive																CG52
CG53	Rear of 41-52 Baldwins Lane shopping parade																CG53
CG54	The Surgery (158 New road)																CG54
CG55	127 New Road																CG55
CG56	The Grove, Little Green																CG56
CG57	Rear of shopping parade on Baldwins Lane																CG57
CG58	Library, New Road																CG58
CG59	New Parade, The Green (Duplicate of CG 08)																CG59
CG60	18 Copthorne Road																CG60
CG61	Duplicate number for CG14																CG61
CG62	Duplicate number for CG20																CG62
CG63	R/O 7-17 New Road																CG63
					Total Urban	2	2	2	3	7	13	0	0	31	61		
					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	2	2	2	3	7	13	0	0	31	61		