

Callowland 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					
CAL 1	St Albans Road	Showroom, McDonalds and car parking	Active uses occupying large site at corner of A41. On main road but in residential area.		R			Existing businesses. Loss of employment land, loss of parking and leisure amenity. No known intentions to redevelop.	CAL 1			
CAL 2	Land to rear of Bushey Mill Lane	Car park	At rear of residential. Large site. On road parking prevented by double yellow lines.		R			Tight site, access and parking issues - car park well used	CAL 2			
CAL 3	Neston Road	Garage court	Active in residential area. In reasonable condition. On street parking. No side window issues.	0.04	A				CAL 3	Application submitted for 2 houses	U	N
CAL 4	St Alban's Road	Salvation Army hall and community centre	In good condition in residential/retail area on main road.		R			Sole premises in Watford. Recently moved to this location, retain facility	CAL 4			
CAL 5	The Harebreak	Green verge	Tree lined in front of residential. Large wide site. Possibility of reconfiguration.		R			Retain open space	CAL 5			
CAL 6	Sandringham Road	Brethrens Meeting Hall	In residential area. Evidence of activity.		R			Retain community use	CAL 6			
CAL 7	Pangate Road	Garden adjacent to road	Well kept and too small. Overlooking issues.		R			Tight, small site, is a used back garden	CAL 7			
CAL 8	Southwold Road	Car park and playground	For block of flats. Landscaped car park. Active, but large site. Possible for intensification dependent on parking and overlooking issues.		R			Built out	CAL 8			
CAL 9	Sandown Road	Car park for residential	Car park for flats. Large and well used. Backs onto road. Potential for further infill dependent on parking issues. In residential area with industrial estate to rear.		R			Built out	CAL 9			
CAL 10	Sandown Road Industrial Estate, Sandown Road	Light industrial / warehouse units	Employment Allocation Site E6. Active industrial estate with a variety of units. Fairly well maintained. Mixture of unit ages.	1.72	A			Employment Study considers it suitable for release to other uses in longer term, potentially live / work. Half to be retained in employment and open space use (i.e. 1.7ha of total of 3.45ha).	CAL 10		U	N
CAL 11	Chiswell Court	Car park	For residential blocks. Large area. Active. Overlooking windows. In residential area with industrial estate to rear.		R			Built out	CAL 11			
CAL 12	Chiswell Court	Car park	For residential blocks. Width constraint and levels of usage. Less viable than previous site.		R			Built out	CAL 12			
CAL 13	Chiswell Court	Car park	Smaller parking court than previous sites. Overlooking windows and usage issues.		R			Built out	CAL 13			

Callowland 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					
CAL 14	Balmoral Road	Garage court	On main road. Active. In residential area. Corner site. On street parking available.		R			Garage Court - Active use	CAL 14			
CAL 15	St Alban's Road	Car park	Active on corner site. Well used - for local shops. On main road with residential surrounding.		R			Well used car park	CAL 15			
CAL 16	Ridge Street	Works unit	In good condition. In residential area. In good condition.		R			Recently built	CAL 16			
CAL 17	Ridge Street	New residential	Under construction at time of survey		R			construction complete	CAL 17			
CAL 18	Gammon Street	New residential	Housing Allocation Site H19. Conversion of school building - Alexandra Square. 1/2 bed apartments. 80% sold. Gated		R			construction complete	CAL 18			
CAL 19	Shakespeare Industrial Estate, Shakespeare Street	Industrial estate	Active older industrial estate. Some vacancy levels. In reasonable condition. Industrial site for over 50 years. Residential uses on all sides other than the west which is railway land, and a wildlife corridor. In residential area. Also Callowland Place prefabricated building at rear of Callowland Surgery. Active but low quality building with car parking.	1.36	A		Brownfield site-contamination and heavy goods access daily creating considerable disturbance in the area	Potential for residential change. Close to the town centre and its amenities. Some affordable housing is proposed.	CAL 19		U	N
CAL 20	Cecil Street	Garage court	Active double garages in residential area. Large garages in width and length.		R			Garage Court - Active use	CAL 20			
CAL 21	Cecil Street	Variety of works	Prefabricated and older units in reasonable condition and active. Petrol station - established local business. Residential area	0.29	A				CAL 21		U	N
CAL 22	Land to rear of Copsewood Road	Garage court	Garage court in reasonable condition. Large site with potential as on road parking as well.		R			Garage Court - Active use	CAL 22			
CAL 23	Bedford Street	BRSA Club, mechanics and rail land.	In use and well kept club and mechanics. Substantial amount of land adjacent to residential. On main road with rail line to rear.	0.95	A			Developers looking into site	CAL 23		U	N
CAL 24	Leavesden Road	Signmaking business	Active in good quality Victorian building. Large corner site. Residential area close to main road.	0.15	A				CAL 24		U	N
CAL 25	Leavesden Road	Former Callowland Adult Education Centre and car park. Now converted to residential	Active and in good condition. In residential area.		R			construction complete	CAL 25			

Callowland 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					
CAL 26	Victoria Road	Glenn Social & Sports Club	Members only club. Modern building. Active in residential area.		R			Retain social facility	CAL 26			
CAL 27	St Alban's Road	North Watford Conservative Club	Average condition. In use. On main road. In residential area with some retail frontage.		R			Retain social facility. St Alban's Road Study	CAL 27			
CAL 28	Salisbury Road	Garage court, parking and storage and new pocket park	At rear of retail and residential. In use but in poor condition. Used for loading. Overlooking windows. Constrained by shape.		R			Retain amenity space - in active use	CAL 28			
CAL 29	Brixton Road	Car park	At rear of retail. Adjacent to, and used by, Broadword House (office). Provides loading access. Constrained size.		R			Overlooking and serves offices - in active use	CAL 29			
CAL 30/31	St Alban's Road/adjacent to Watford Junction Station	Mix of uses - retail boxes, business units, factory, petrol station/car wash and car parking.	Employment Allocation Site E5a and Key Development Site RA6. Mix of active uses. Substantial car parking provision. Prime site next to main railway station. Only half full. Surrounded by rail and retail box uses.	15.27	A			Subject to Watford Junction and Town Centre Studies	CAL 30/31	Industrial/retail - site ready for development	U	Y
CAL 32	Watford College Annex, 78 Gammons Lane	Housing Allocation Site 19	Housing proposal site in District Plan.		R			Built out	CAL 32			
CAL 35	Callowland Place	Former Hostel		0.33	A				CAL 35		U	N
CAL 36	74 Sandringham Road	existing residential dwelling			R			Existing residential property, no intention to redevelop	CAL 36			
CAL 37	Bedford Street	derelict building		0.04	A				CAL 37		U	N
CAL 38	Bedford Street	Garage block	Suggested by WBC	0.12	A				CAL 38		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
CAL 1																			
CAL 2																			
CAL 3						✓		area of open space deficiency											
CAL 4																			
CAL 5																			
CAL 6																			
CAL 7																			
CAL 8																			
CAL 9																			
CAL 10			✓			✓		area of open space deficiency & employment area											
CAL 11																			
CAL 12																			
CAL 13																			
CAL 14																			
CAL 15																			
CAL 16																			
CAL 17																			
CAL 18																			
CAL 19						✓		area of open space deficiency	✓										adjacent to wildlife corridor
CAL 20																			
CAL 21						✓		area of open space deficiency											
CAL 22																			
CAL 23			✓			✓		close to employment area/site is in open space deficiency	✓	✓									in conservation area/adjacent to wildlife corridor
CAL 24								conservation area		✓									
CAL 25																			
CAL 26																			
CAL 27																			
CAL 28																			
CAL 29																			

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
CAL 30/31				✓	✓	✓	✓		area of open space deficiency & employment area/edge of site next to shopping centre. Proposed HGV link is on site. Croxley rail link is on site. Colonial Way Link is on site. Site is partly on a green wedge.	✓	✓				✓			site is adjacent to conservation area / part of site is safeguarded croxley rail. Site is next to 2 listed buildings. Public rights of way run through site.
CAL 32																		
CAL 35							✓		Site partially in area deficient in public open space.									
CAL36																		
CAL37							✓		Is in an area deficient in public open space.	✓	✓							In a proposed Conservation Area. In a wildlife corridor.
CAL38							✓		Designated as an area deficient in open space.		✓							Falls within conservation area.

Callowland Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
CAL 1	St Albans Road							CAL 1
CAL 2	Land to rear of Bushey Mill Lane							CAL 2
CAL 3	Neston Road	0.036	N/A	2	2	2	Application for 2 units	CAL 3
CAL 4	St Alban's Road							CAL 4
CAL 5	The Harebreak							CAL 5
CAL 6	Sandringham Road							CAL 6
CAL 7	Pangate Road							CAL 7
CAL 8	Southwold Road							CAL 8
CAL 9	Sandown Road							CAL 9
CAL 10	Sandown Road Industrial Estate, Sandown Road	1.7225	15	72	143	108		CAL 10
CAL 11	Chiswell Court							CAL 11
CAL 12	Chiswell Court							CAL 12
CAL 13	Chiswell Court							CAL 13
CAL 14	Balmoral Road							CAL 14
CAL 15	St Alban's Road							CAL 15
CAL 16	Ridge Street							CAL 16
CAL 17	Ridge Street							CAL 17
CAL 18	Gammon Street							CAL 18
CAL 19	Shakespeare Industrial Estate, Shakespeare Street	1.36	15	57	113	85		CAL 19
CAL 20	Cecil Street							CAL 20
CAL 21	Cecil Street	0.291	9	12	28	20		CAL 21
CAL 22	Land to rear of Copsewood Road							CAL 22
CAL 23	Bedford Street	0.95	14	31	50	41		CAL 23
CAL 24	Leavesden Road	0.152	14	5	8	7		CAL 24
CAL 25	Leavesden Road							CAL 25
CAL 26	Victoria Road							CAL 26
CAL 27	St Alban's Road							CAL 27
CAL 28	Salisbury Road							CAL 28
CAL 29	Brixton Road							CAL 29
CAL 30/31	St Alban's Road/adjacent to Watford Junction Station	15.27	N/A	1500	1500	1500	Sustainable location for residential and employment uses. Final figures subject to Watford Junction Study. Capacity as advised by Watford Borough Council	CAL 30/31
CAL 32	Watford College Annex, 78 Gammons Lane						Sustainable location for residential and employment uses. Final figures subject to Watford Junction Study.	CAL 32
CAL 35	Callowland Place	0.33	9	14	31	22		CAL 35
CAL 36	74 Sandringham Road							CAL 36
CAL 37	Bedford Street	0.0446	14	1	2	2		CAL 37
CAL 38	Bedford Street	0.12	2	4	7	6		CAL 38

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+)	
CAL 1								
CAL 2								
CAL 3			L	M	M		0-5 years	The site is currently a set of privately leased garages that are associated with surrounding residential properties. The site is very small and only likely to be able to accommodate 2-3 additional new dwellings. (Application in for 2 units)
CAL 4								
CAL 5								
CAL 6								
CAL 7								
CAL 8								
CAL 9								
CAL 10			L	H	M		6-10 years	The site is currently a collection of office and light industrial buildings, along with an industrial estate. Some buildings appear to be vacant and some buildings, particularly the industrial estate, are still in operation. There are likely to be significant development costs associated with demolition of the buildings on the site. The site will be capable of providing a medium scale residential development with a mixture of flatted and house dwellings. Office building to the north of the site has an Atisreal board up: Modern self-contained office building with car parking (338 4200). Were the site to come forward for development, it is likely that a regional housebuilder would develop the site.
CAL 11								
CAL 12								
CAL 13								
CAL 14								
CAL 15								
CAL 16								
CAL 17								
CAL 18								

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+)	
CAL 19			L-M	H	L		No Phasing	The site is currently a small industrial estate and associated light industrial sheds. There are likely to be a number of constraints to development on this site, including land assembly issues due to multiple ownerships on the site, along with extensive land remediation costs associated with light industrial uses. There may be rights of light and overlooking issues from nearby residential properties, also high development costs related to demolition of the existing uses. Also high relocation cost of the existing businesses and the proximity to the railway line onto which the site backs is likely to affect site residential values. Were the site to come forward for development it is likely that it would be able to provide a small scale residential scheme of possibly terraced or flatted housing and it is likely to appeal to a local or regional housebuilder.
CAL 20								
CAL 21			L	M-H	M-L		No Phasing	The site is currently a builder's supply yard and as such any development coming forward on this site will be constrained by loss of employment and the need to relocate the existing businesses. There may be related multiple ownerships on the site. Development cost may be pushed up through extensive demolition of existing buildings and remediation of contaminated land. Were the site to come forward for development, it is likely to be able to provide a small residential scheme of two storey terraced houses and may be of interest to a local developer. Access to the site is poor and is constrained by narrow residential roads. Site access would need to be improved were a residential development to take place.
CAL 22								
CAL 23			L-M	M-H	M		6-10 years	The site is currently an open piece of land used for various storage purposes. The site has a prominent position right by the Watford railway line and as such is relatively limited in residential development scope. Any residential development here will be subject to extensive train noise and access is poor, down a single carriageway road joining the main road. The site is currently being used for storage of plant, scrap metal and miscellaneous refuse. Were the site to come forward for development, it is likely that a local housebuilder would develop the site. The site is severely constrained by an extensive slope up to a residential road, and by the train line. However, developers are looking into the site.

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+)	
CAL 24			L-M	H	M		0-5 years	The site is currently a large brick built building encompassing a number of different uses, including signage manufacture, builders, MOT yard and various storage facilities. There is current developer interest for part conversion, part rebuild for mixed use development. There could be planning constraints relating to overlooking and rights to light from surrounding residential properties. There could be land remediation issues concerned with the existing uses. Were the site to come forward for development, it will require extensive development costs through demolition. It is likely that a local housebuilder would develop out the site were it to come forward for development.
CAL 25								
CAL 26								
CAL 27								
CAL 28								
CAL 29								
CAL 30/31			M-H	H	L		6-10 years	The site is currently Watford Junction Train Station and associated storage yards sidings and office blocks. Access would be constrained onto the site and there would be many constraints including power lines, land contamination issues, the need to knock down several existing structures on the site and any residential development would need to be careful not to impinge upon the railway station use. Were the site to come forward for development, it is likely that a national housebuilder would take the site and develop a large scale mixed-use scheme of predominantly flatted apartments. There may be some capacity for a mixed use developer to work in a scheme that works with Watford Junction Railway Station. Developer interest exists.
CAL 32								
CAL 35			L-M	M	H		0-5 years	The site is currently a boarded off residential development site which is for sale through CBRE on 020 7182 2000. The site is likely to be able to provide a small scale residential scheme. The site will be subject to some planning constraints including overlooking and rights to light and access would need to be improved as current access is a private highway. Were the site to come forward for development, it is likely that a local housebuilder would develop out the site. There may be some potential ground contamination issues associated with its former use.
CAL 36								

Callowland Ward

Site Ref.	Availability		Achievability			Value Assessment (H/M/L)	Deliverability / Developability	
	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+)	
CAL 37			L-M	L-M	M		6-10 years	Overcoming barriers to delivery The site is currently a fenced off open gravel car park and building. If the site was brought forward in conjunction with CAL23, it would form part of a wider residential development scheme.
CAL 38			M	M	M		0-5 years	Site suggested by WBC. Developer intention exists. Some costs associated with demolition.

Callowland Ward

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		
CAL 1	St Albans Road																CAL 1
CAL 2	Land to rear of Bushey Mill Lane																CAL 2
CAL 3	Neston Road	0.036	N/A	U	N	2	2										CAL 3
CAL 4	St Alban's Road																CAL 4
CAL 5	The Harebreak																CAL 5
CAL 6	Sandringham Road																CAL 6
CAL 7	Pangate Road																CAL 7
CAL 8	Southwold Road																CAL 8
CAL 9	Sandown Road																CAL 9
CAL 10	Sandown Road Industrial Estate, Sandown Road	1.7225	15	U	N			72	143								CAL 10
CAL 11	Chiswell Court																CAL 11
CAL 12	Chiswell Court																CAL 12
CAL 13	Chiswell Court																CAL 13
CAL 14	Balmoral Road																CAL 14
CAL 15	St Alban's Road																CAL 15
CAL 16	Ridge Street																CAL 16
CAL 17	Ridge Street																CAL 17
CAL 18	Gammon Street																CAL 18
CAL 19	Shakespeare Industrial Estate, Shakespeare Street	1.36	15	U	N									57	113		CAL 19
CAL 20	Cecil Street																CAL 20
CAL 21	Cecil Street	0.291	9	U	N									12	28		CAL 21
CAL 22	Land to rear of Copsewood Road																CAL 22
CAL 23	Bedford Street	0.95	14	U	N			36	58								CAL 23
CAL 24	Leavesden Road	0.152	14	U	N	5	8										CAL 24
CAL 25	Leavesden Road																CAL 25
CAL 26	Victoria Road																CAL 26
CAL 27	St Alban's Road																CAL 27
CAL 28	Salisbury Road																CAL 28
CAL 29	Brixton Road																CAL 29
CAL 30/31	St Alban's Road/adjacent to Watford Junction Station	15.27	N/A	U	Y			500	500	500	500	500	500				CAL 30/31
CAL 32	Watford College Annex, 78 Gammons Lane																CAL 32
CAL 35	Callowland Place	0.33	9	U	N	14	31										CAL 35
CAL 36	74 Sandringham Road																CAL 36
CAL 37	Bedford Street	0.0446	14	U	N			1	2								CAL 37
CAL 38	Bedford Street	0.12	2	U	N	4	7										CAL 38
					Total Urban	25	48	609	703	500	500	500	500	69	141		
					Total Greenfield	0	0	0	0	0	0	0	0	0	0		
					Total >5ha	0	0	500	500	500	500	500	500	0	0		
					Total	25	48	609	703	500	500	500	500	69	141		