

Holywell Ward

Site Ref.	Name / Address	Current Use	Description	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
HOL 1	Whippendell Road	Printworks and associated car park	Admin Press works and car park. Adjacent to fire/ambulance station and residential. In use but not well kept		R			This site has been developed out by 5-storey flatted development.	HOL 1			
HOL 2	King George's Avenue	Garage court	Corner site. Possible parking issue. In residential area.		R			Garages in active use	HOL 2			
HOL 3a	Whippendell Road	Under construction for Barratts Homes development			R			already under construction. The site has been fully developed out in the last year into a selection of flats, retail at ground floor level and a care home	HOL 3a			
HOL 3b	Polstar off Ascot Road	Active Post Office distribution uses adjacent to main road network	Distribution units for Royal Mail (east of Ascot Road) - active.	6.01	A			Employment Land, possibility of conversion	HOL 3b	Safeguarded for Croxley rail link and employment zone -	U	Y
HOL 3c	Watford Business Park: Hatters Lane, Greenhill Crescent, Caxton Way	Combination of light industrial/employment uses.	Series of large established industrial and business park uses. More southwards is an area of car related businesses in older units. Furthest south (Caxton Way) are business park units largely occupied by Cable & Wireless.		R			ELS states Watford Business Park should remain as one of the main employment areas.	HOL 3c			
HOL 4	Whippendell Road	Metalworks light industrial uses	Large established industrial units. Whippendell Group. Some to let. In residential area	0.59	A			Potential for conversion or redevelopment. This site is currently a large light industrial unit with 3-storeys of office and light industrial uses	HOL 4		U	N
HOL 5	Whippendell Road	Metalwork and panelling businesses	Active light industrial uses in residential area.		R			Built out	HOL 5			

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HOL 6	Sydney Road	Motor and car hire businesses	In residential area with some industrial uses.	0.11	A			Potential for conversion or redevelopment. This is a small local car repair workshop and MOT centre with workshop building and associated parking	HOL 6		U	N
HOL 7	Sydney Road	Light industrial units and yard	Humphreys Yard, in use and well kept. Laundrette also in use. Surrounded by residential, light industrial and disused railway line. Established industrial uses in residential area.	1.62	A			Site not specifically protected for employment use by the SW Herts Employment Land Study	HOL 7		U	N
HOL 8	Whippendell Road	Rembrandt House - engineering and packaging businesses.	Substantial building with conversion potential. Engineering firms and yard. Active and in good condition. Surrounded by residential uses.	1.35	A			Potential for conversion or redevelopment, better access is seen as essential	HOL 8		U	N
HOL 9	Hagden Lane	Grass verge/buffer	No overlooking windows. Tree. Small site - constrained		R			Overlooking issues	HOL 9			
HOL 10	Queen's Avenue	Linden Homes housing development	Allocated Housing Site H5. Built out - townhouses and car parking.		R			Built out	HOL 10			
HOL 11	Land at rear of Hagden Lane	Mixture of backland uses including car parking court, motor and further light industrial businesses	Car park court for block of flats is substantial, well used and well maintained. Light industrial businesses are active and well maintained. Surrounded by residential uses and disused railway line.		R			In active use. Overlooking issues	HOL 11			
HOL 12	King George's Avenue	Vacant / overgrown	To let former light industrial unit. Surrounded by residential uses		R			Under construction	HOL 12			
HOL 13	Land adjacent to Watford Stadium Station, Vicarage Road	Electricity pylons, plant	Active electricity plant. Surrounded by disused railway, residential and allotments		R			Under construction	HOL 13			
HOL 14	To rear of Barclay Close	Vacant land	To rear of residential and adjacent to HOL 16 (housing allocation site). Overgrown and steep gradient. Buffer between existing residential and proposed site.		R			Gradient issues	HOL 14			
HOL 15	Vicarage Road	Overgrown land with one vacant building. Formerly part of electricity plant	Housing Allocation Site 15. Next to residential and electricity plant.		R			Built out	HOL 15			
HOL 16	Moor View	Garage court	Some evidence of use, but not that well maintained. Next to residential and vacant land.		R			Individual lockup garages currently in use	HOL 16			

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HOL 17	Moor View	Unused green verge	Next to existing residential. Large area but side window overlooking issues.		R			Overlooking issues	HOL 17			
HOL 18	Jellicoe Road	Playground	In residential area. In reasonable condition. Overlooking side windows		R			Retain playground	HOL 18			
HOL 19	Jellicoe Road	Car parking court	Residential area. Well used facility. No overlooking windows.		R			Well used	HOL 19			
HOL 20	Jellicoe Road	Car parking court	Residential area with greenfield land to rear. In use, overlooking windows and parking issues.		R			Well used	HOL 20			
HOL 21	Jellicoe Road	Car parking court	For existing residential. Backs onto river/greenfield land. Well used.		R			Well used	HOL 21			
HOL 22	Moor View	Garage court	Well maintained and in use. Adjacent to residential and greenfield.		R			Well used and in good condition	HOL 22			
HOL 23	Moor View	Garage courts fronting street	Not that well maintained. Front street. On street parking provision exists		R			Tight site, overlooking issues	HOL 23			
HOL 24	Crusader Way	Green landscaped space and play area.	Substantial green space in front of recent residential development. Space for further block of flats, but overlooking issues.		R			Retain amenity space	HOL 24			
HOL 25	Rear of Tolpits Lane	Army cadet hut	Adjacent to warehouse units and playing fields. Constrained access.		R			Access issues	HOL 25			
HOL 26	Charlock Way	Car parking court, garage court and car park	Rear of retail and residential. Adjacent to allotments. Substantial car park for residential block well used. Retail car park well used. Garage court poorly maintained but evidence of use.		R			Open space, overlooking, servicing issues, surgery to be extended	HOL 26			
HOL 27	Croxley View	Garage courts	Side of existing residential and overlooking window issues. At entrance to community college. Parking issue.		R			Possible Rationalisation some to be retained, some to be built on. But no known intentions to build and overlooking issues. The site is a collection of lock-up garages. They are all currently in use	HOL 27			
HOL 28	Off Croxley View	Grass verge with trees	In front of school. Small site and constrained by location.		R			Retain Open space	HOL 28			
HOL 29	Off Croxley View	Green verge	Green verge with trees. At side of residential.		R			Retain Open space	HOL 29			
HOL 30	Off Croxley View	Garage court	This is a selection of lockup garages on the ends of terraces. Poorly maintained. No overlooking issues. Possible consolidation of parking.		R			No known intentions to build. Each block of garages appears to be in use.	HOL 30			

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HOL 31	Off Croxley View	Garage court	Overlooked by flats, people park at rear. Not that well maintained		R			No known intentions to build. Each block of garages appears to be in use.	HOL 31			
HOL 32	Off Croxley View	Garage court	No side window issue. Parking issue.		R			No known intentions to build. Each block of garages appears to be in use.	HOL 32			
HOL 33	Off Croxley View	Green space	Planted green space in front of residential. Awkward size and shape. Overlooking issues		R			Retain Open space	HOL 33			
HOL 34	Off Croxley View	Grassed area	Playground in large open space in front of residential. Well maintained and overlooked. Grass area not as well kept. All Key Development Site RA3, but playground is protected open space		R			Retain amenity value and use as open space	HOL 34			
HOL 35	Off Croxley View	Garage courts	At rear of residential. Possible consolidation of parking.		R			No known intentions to build. Each block of garages appears to be in use.	HOL 35			
HOL 36	Croxley View	Garage courts	Not that well maintained. Side window issues. Potential for consolidation of parking.		R			No known intentions to build. Each block of garages appears to be in use.	HOL 36			
HOL 37	Tolpits Lane	Green verge and car parking spaces	Between main road and residential. Well kept and overlooking, front and backs issues.		R			Retain green space	HOL 37			
HOL 38	High View	Emergency access and communal garden.	Well kept communal garden for block of flats. Emergency access to school. Small site with side window issues.		R			Retain green space	HOL 38			
HOL 39	Croxley View	Green verge/corner	Adjacent to flats. No side window issues.		R			Retain green space	HOL 39			
HOL 40	Croxley View	Landscaped garden	Overlooked by residential with trees. Constrained by existing residential.		R			Retain green space	HOL 40			
HOL 41	Off Croxley View	Garage courts, green verge and constrained green space.	Garage court at rear/side of residential. No side window issues. Some evidence of use and, therefore, parking issues. Not that well maintained. Parking on roads. Open space tree lined and front/back residential issues.		R			No known intentions to build. Each block of garages appears to be in use. Also issues regarding access and loss of open space	HOL 41			
HOL 42	Off Tolpits Lane	Parking courts.	For blocks of flats. In use but no overlooking windows. Landscaped space in between flats constrained.		R			Well used	HOL 42			

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HOL 43	Latimer Close	Parking court	Well used and overlooked by flats.		R			Well used	HOL 43			
HOL 44	Chenies Way	Car court	Well used and overlooked by flats.		R			Well used	HOL 44			
HOL 45	Off Tolpits Lane	Landscaped communal garden	Overlooked by adjacent block of flats.		R			Retain open space	HOL 45			
HOL 46	Tolpits Lane	Parking court and large corner garden.	Tree lined garden.		R			Well used	HOL 46			
HOL 47	High View	Green space and car parking spaces	In front of existing residential. Tree lined. Large site but fronts and backs issue.		R			Amenity space	HOL 47			
HOL 48	High View	Green verge and garage access	Small site with side window overlooking issue. Access issues.		R			Overlooking	HOL 48			
HOL 49	Healey Road	Green verge/car parking	Adjacent to residential. Small site.		R			Well used	HOL 49			
HOL 50	High View	Green verge and car access.	Small site with side window and access issues.		R			Overlooking	HOL 50			
HOL 51	Caractacus Green	Landscaped green spaces	In front of existing residential. Tree lined with car parking spaces. Narrow but long site surrounded by residential.		R			Retain amenity space	HOL 51			
HOL 52	Off Croxley View	Garage courts	Small garage courts at rear of residential. No overlooking issues.		R			No known intentions to build. Each block of garages appears to be in use.	HOL 52			
HOL 53	Off Croxley View	Garage courts	Not that well maintained		R			No known intentions to build. Each block of garages appears to be in use.	HOL 53			
HOL 54	Off Croxley View	Garage courts	Not that well maintained		R			No known intentions to build. Each block of garages appears to be in use.	HOL 54			
HOL 55	Bramleas	Garage courts	To rear of residential and industrial uses. Small site with overlooking issues		R			Overlooking issues	HOL 55			
HOL 56	Whippendell Road/ Rickmansworth Road	Fire station site		1.07	A			Has outline planning permission (subject to legal) for 82 units. currently occupied by a MOT garage centre but is in use and also by the Fire and Ambulance service.	HOL 56		U	N

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HOL 57	King Georges Avenue	Existing residential			R			This site has been developed out in the last 5 years in a 3-storey development of flats.	HOL 57			

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
HOL 1																	
HOL 3a																	
HOL 3b	✓		✓			✓		adjacent to GB/adjacent to open space / in employment area	✓					✓			Croxley rail on edge of site / wildlife corridor on edge of site
HOL 3c																	
HOL 4						✓		area of open space deficiency									
HOL 5																	
HOL 6						✓		area of open space deficiency	✓								Wildlife corridor on edge of site
HOL 7						✓		area of open space deficiency	✓								Wildlife corridor on edge of site
HOL 8						✓		area of open space deficiency									
HOL 15																	
HOL 16																	
HOL 27																	
HOL 30																	
HOL 31																	
HOL 32																	
HOL 34																	
HOL 35																	
HOL 36																	
HOL 41																	
HOL 52																	
HOL 53																	
HOL 54																	
HOL 56	✓							Grand Union Canal touches on to edge of site. Green belt touches edge of site.									
HOL 57																	

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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		
HOL 1	Whippendell Road							HOL 1
HOL 2	King George's Avenue							HOL 2
HOL 3a	Whippendell Road							HOL 3a
HOL 3b	Polstar off Ascot Road	6.006	18	150	210	180		HOL 3b
HOL 3c	Watford Business Park: Hatters Lane, Greenhill Crescent, Caxton Way							HOL 3c
HOL 4	Whippendell Road	0.594	3	24	41	33		HOL 4
HOL 5	Whippendell Road							HOL 5
HOL 6	Sydney Road	0.11	9	5	10	7		HOL 6
HOL 7	Sydney Road	1.62	15	68	134	101		HOL 7
HOL 8	Whippendell Road	1.348	15	57	112	84		HOL 8
HOL 9	Hagden Lane							HOL 9
HOL 10	Queen's Avenue							HOL 10
HOL 11	Land at rear of Hagden Lane							HOL 11
HOL 12	King George's Avenue							HOL 12
HOL 13	Land adjacent to Watford Stadium Station, Vicarage Road							HOL 13
HOL 14	To rear of Barclay Close							HOL 14
HOL 15	Vicarage Road							HOL 15
HOL 16	Moor View							HOL 16
HOL 17	Moor View							HOL 17
HOL 18	Jellicoe Road							HOL 18
HOL 19	Jellicoe Road							HOL 19
HOL 20	Jellicoe Road							HOL 20
HOL 21	Jellicoe Road							HOL 21
HOL 22	Moor View							HOL 22
HOL 23	Moor View							HOL 23
HOL 24	Crusader Way							HOL 24
HOL 25	Rear of Tolpits Lane							HOL 25
HOL 26	Charlock Way							HOL 26
HOL 27	Croxley View							HOL 27
HOL 28	Off Croxley View							HOL 28
HOL 29	Off Croxley View							HOL 29
HOL 30	Off Croxley View							HOL 30
HOL 31	Off Croxley View							HOL 31
HOL 32	Off Croxley View							HOL 32
HOL 33	Off Croxley View							HOL 33
HOL 34	Off Croxley View							HOL 34
HOL 35	Off Croxley View							HOL 35
HOL 36	Croxley View							HOL 36
HOL 37	Tolpits Lane							HOL 37
HOL 38	High View							HOL 38
HOL 39	Croxley View							HOL 39
HOL 40	Croxley View							HOL 40
HOL 41	Off Croxley View							HOL 41
HOL 42	Off Tolpits Lane							HOL 42
HOL 43	Latimer Close							HOL 43
HOL 44	Chenies Way							HOL 44

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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		
HOL 45	Off Tolpits Lane							HOL 45
HOL 46	Tolpits Lane							HOL 46
HOL 47	High View							HOL 47
HOL 48	High View							HOL 48
HOL 49	Healey Road							HOL 49
HOL 50	High View							HOL 50
HOL 51	Caractacus Green							HOL 51
HOL 52	Off Croxley View							HOL 52
HOL 53	Off Croxley View							HOL 53
HOL 54	Off Croxley View							HOL 54
HOL 55	Bramleas							HOL 55
HOL 56	Whippendell Road/ Rickmansworth Road	1.067	N/A	82	82	82	planning permission for 82 units.	HOL 56
HOL 57	King Georges Avenue							HOL 57

Site Ref.	Availability		Achievability				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)	Value Assessment (H/M/L)	Phasing (0-5, 6-10, 11-15, 15+)	
HOL01								
HOL 2								
HOL3A								
HOL 3b			M	H	L-M		6-10 years	This site is currently warehousing and distribution as well as the Watford sorting and delivery office for Royal Mail. The western end of the site being a Toyota dealership. This is a very large site with a number of existing uses and buildings upon it. Due to a number of buildings site clearance cost will be high. There may also be issues with removal of harmful materials from some of the buildings. Any redevelopment of the site would require the relocation of existing buildings and businesses, in particular Royal Mail. This may increase costs significantly. There are possible planning policy objections in relation to the loss of employment use on this site. The site has great access onto the road network system and is set back from the main road. Developer interest in phased development strategy with industrial units in NW of site with rest dependent on PO.
HOL 3c								
HOL04			L-M	H	M		6- 10 years	This site is currently a large light industrial unit with 3-storeys of office and light industrial uses with large floor to ceiling heights. It is currently occupied by a number of different firms however, there are some small business units to let. Building has a large presence on the road frontage and occupies a majority of the site. Access is directly from the main road. The surrounding area is predominately terrace housing however, this site may suite a flatted development. There may be planning issues with regards to loss of employment land as well as overlooking issues. The land is in a single ownership which will aid land assembly. Due to the extent of the building, demolition costs will be high. This site may be of interest to a regional or national house builder. There is current developer interest.
HOL05								
HOL06			L-M	M-H	M		No Phasing	This is a small local car repair workshop and MOT centre with workshop building and associated parking. It is in single ownership. Any redevelopment of this site will require the relocation of the existing business - this may increase costs and there is also the likely increasing cost of land mediation as a result of a former use. There is also possible planning policy objections in relation to the loss of employment use. There may also be issues of overlooking from surrounded residential properties. This site will appeal to a local house builder.
HOL 7			M	H	L-M		No Phasing	This site is a collection of light industrial unit as well as a laundry factory. There is a high level of occupancy amongst these units although there is units to let of 3820 sq feet by Terry Hold. It is likely to have multiple ownership issues and possible leasehold interest in relation to the current business. Any redevelopment of this site would require the relocation of existing businesses. This may increase costs and there is also likely to be an increase in the cost of land remediation as a result of the former uses of the site. There may also be issues of overlooking from surrounding residential properties. There is good access from the main road.
HOL 8			M	M-H	M		No Phasing	There are currently industrial buildings on site which could either be demolished or converted if any redevelopment takes place. Surrounded by residential dwellings which may constrain the scale of any new development. Quite close to town centre.
HOL 9								

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HOL 10								
HOL 11								
HOL 12								
HOL 13								
HOL 14								
HOL15								
HOL16								
HOL 17								
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HOL 55								

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HOL56			M	H	M		0-5 years	<p>This is a prominent corner site on two roundabouts and is currently occupied by a MOT garage centre but is also in use by the Fire and Ambulance service as a depot, a fire safety house and a cadet building as well as a number of workshops. There is a selection of buildings on the site that would have to be demolished to allow for development . There is good access to the main road however, potentially dangerous coming directly off a roundabout. Due to surrounding developments, residential development has already been obtained in the area and set a precedent. Any redevelopment of this site would require the relocation of the existing uses particularly the fire and ambulance services. This may increase costs and there is also likely to be increased costs of land reclamation as a result of the use of the car repair shop. Potential noise issues.</p>
HOL57								

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						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
HOL 1	Whippendell Road																HOL 1
HOL 2	King George's Avenue																HOL 2
HOL 3a	Whippendell Road																HOL 3a
HOL 3b	Polstar off Ascot Road	6.01	18	U	Y			150	210								HOL 3b
HOL 3c	Watford Business Park: Hatters Lane, Greenhill Crescent, Caxton Way																HOL 3c
HOL 4	Whippendell Road	0.59	3	U	N			24	41								HOL 4
HOL 5	Whippendell Road																HOL 5
HOL 6	Sydney Road	0.11	9	U	N									5	10		HOL 6
HOL 7	Sydney Road	1.62	15	U	N									68	134		HOL 7
HOL 8	Whippendell Road	1.35	15	U	N									57	112		HOL 8
HOL 9	Hagden Lane																HOL 9
HOL 10	Queen's Avenue																HOL 10
HOL 11	Land at rear of Hagden Lane																HOL 11
HOL 12	King George's Avenue																HOL 12
HOL 13	Land adjacent to Watford Stadium Station, Vicarage Road																HOL 13
HOL 14	To rear of Barclay Close																HOL 14
HOL 15	Vicarage Road																HOL 15
HOL 16	Moor View																HOL 16
HOL 17	Moor View																HOL 17
HOL 18	Jellicoe Road																HOL 18
HOL 19	Jellicoe Road																HOL 19
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HOL 33	Off Croxley View																HOL 33
HOL 34	Off Croxley View																HOL 34
HOL 35	Off Croxley View																HOL 35
HOL 36	Croxley View																HOL 36
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HOL 43	Latimer Close																HOL 43
HOL 44	Chenies Way																HOL 44
HOL 45	Off Tolpits Lane																HOL 45
HOL 46	Tolpits Lane																HOL 46
HOL 47	High View																HOL 47

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						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
HOL 48	High View																HOL 48
HOL 49	Healey Road																HOL 49
HOL 50	High View																HOL 50
HOL 51	Caractacus Green																HOL 51
HOL 52	Off Croxley View																HOL 52
HOL 53	Off Croxley View																HOL 53
HOL 54	Off Croxley View																HOL 54
HOL 55	Bramleas																HOL 55
HOL 56	Whippendell Road/ Rickmansworth Road	1.07	N/A	U	N	82	82										HOL 56
HOL 57	King Georges Avenue																HOL 57
					Total Urban	82	82	174	251	0	0	0	0	129	257		
					Total Greenfield	0	0	0	0	0	0	0	0	0	0		
					Total >5ha	0	0	150	210	0	0	0	0	0	0		
					Total	82	82	174	251	0	0	0	0	129	257		