

Park 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					
PAR 1	Grove Mill Lane	Residential, gardens, garage court	In residential area. Overlooking issues. Site shapes and size constraints.		R			Overlooking issues	PAR 1			
PAR 2	Hempstead Road	Wooded area & footpath	To rear of residential. Mature woodland acting as buffer to main road.		R			Retain wooded buffer	PAR 2			
PAR 3	Roughwood Drive	House and private gardens	Large private gardens in residential area.	0.42	A			Pre-application discussions for 6 units	PAR 3	Detailed permission not started	U	N
PAR 4	Hempstead Road	Back garden - large private house. Accommodated additional unit	Residential area.		R			Built out	PAR 4			
PAR 5	Devereux Drive	Semi private garden	Adjacent to residential property. Well kept with mature trees.		R			Gardens in Use	PAR 5			
PAR 6	Bellmount Wood Drive	Private gardens	Established private gardens. Potential for further unit.		R			Gardens in Use	PAR 6			
PAR 7	Trefusis Walk	Back gardens and new garage block	Residential area.		R			Gardens in Use	PAR 7			
PAR 8	Trefusis Walk	Site under redevelopment	Adjacent to existing residential.		R			Under construction	PAR 8			
PAR 9	Cassiobury Drive	Car parking	Space for vet surgery. In use.		R			Car park for vet surgery. Overlooking	PAR 9			
PAR 10	Harford Drive	Private gardens	Established gardens.		R			Gardens in Use	PAR 10			
PAR 11	Langley Way	Garage court and servicing for shops	Garage court in poor condition. Servicing area active. Vacant space behind garage court. Overlooking issues.		R			Amenity space	PAR 11			
PAR 12	Orchard Drive	Private gardens & garage court	Small site at side/back of residential.		R			Gardens in Use	PAR 12			
PAR 13	Woodland Drive	Private garden	Established garden at side of residential. Overlooking issues.		R			Gardens in Use	PAR 13			
PAR 14	Cottage Close	Private gardens	Residential area. Could not access.		R			Gardens in Use	PAR 14			
PAR 15	Cottage Close	Garden	Established garden at side of residential. Overlooking issues.		R			Gardens in Use	PAR 15			
PAR 16	Cottage Close	Private gardens	Residential area could not access.		R			Gardens in Use	PAR 16			
PAR 17	Temple Close	Existing housing	New build infill		R			Built out	PAR 17			
PAR 18	The Gardens	Tennis Courts	Well maintained. In residential area.		R			Retain facility	PAR 18			
PAR 19	Stratford Way	Private Garden	Corner site. Too small		R			Corner site. Too small	PAR 19			
PAR 20	Woodland & Cassiobury Drives	Corner verge	Small well kept area		R			Tight site	PAR 20			
PAR 21	Woodland & Cassiobury Drives	Corner verge	Very small area with tree		R			Tight site	PAR 21			
PAR 22	Woodland Drive	Housing	New residential development		R			Built out	PAR 22			
PAR 23	Stratford Way	Car park & Sub Station	Wooded in residential area. Small site. Issues relating to sub station.		R			Access, visibility on corner	PAR 23			

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						Policy constraints	Physical constraints					
PAR 24	Rickmansworth Road	Library, Health Clinic and swimming pool	Civic Core Special Policy Area 7. Active civic functions.	4.11	A			Possible elements of residential. Mixed uses, to include; Town Hall, Cultural uses, e.g. library, museum. Leisure uses, e.g. swimming pool. Residential, car parking and offices To be sent draft development brief	PAR 24	gained funding from Carbon Trust (22/07/05) for a combined heat and power unit for Town Hall and baths	U	N
PAR 25	Cassio Road	Planted embankment	Off main road network. Slope and dual carriageway.		R			Road embankment, unsuitable for residential development	PAR 25			
PAR 26	Park Avenue	Garage courts	For old peoples' home. Well kept. Small site. Overlooking issues.		R			Well kept, overlooking issues	PAR 26			
PAR 27	Park Avenue	Car park - Private Nursery	Well used and overlooking issues.		R			Well used, overlooking issues	PAR 27			
PAR 28	Rickmansworth Road	Gardens	Established gardens adjacent to dual carriageway. Size constraints.		R			Corner site. Overlooking issues	PAR 28			
PAR 29	Rickmansworth Road	Gardens	Plot for sale - possible access to established gardens at rear.		R			Two houses. This site has been developed out in the last 5 years as two detached two storey dwellings with parking and gardens to the rear	PAR 29			
PAR 30	Harwoods Road	Car park	For block of flats. Small car park with overlooking issues.		R			Parking used for variety of blocks	PAR 30			
PAR 31	Harwoods Road	Car park	Small private car park adjacent to residential		R			Too small and in use	PAR 31			
PAR 32	Rickmansworth Road	Gardens	Established gardens at side of residential on main road.		R			Gardens in Use. There is no obvious intention to develop at present.	PAR 32			
PAR 33	Rickmansworth Road	Green space	Established space with trees. Adjacent to block of flats and Grammar School.		R			Amenity space	PAR 33			
PAR 34	Cassiobury Park Avenue	Unmanaged wooded area, tube station and land around station	Currently active station	2.34	A			Dependent on future of rail	PAR 34		U	N
PAR 35	Adjacent to Watford Tube Station	Housing Allocation Site 14. Housing proposal in District Plan.	Adjacent to Watford Tube Station		R			Under construction. This site has been fully developed out for residential development of 3 to 4 storey apartments	PAR 35			
PAR 36	Metropolitan St. Approach	Green bank	Fairly steep. Adjacent to new residential development. Busy junction.		R			Retain amenity space	PAR 36			
PAR 37a	Metropolitan St. Approach	Light industrial	Under construction		R			This site has been developed out into 4-storey apartment within the last one two years and appears to be fully occupied.	PAR 37a			
PAR 37b	Metropolitan St. Approach	Light industrial	Variety of light industrial units. Active and in reasonable condition. In residential area.	0.45	A			Adjacent to Wimpey Homes development	PAR 37b		U	N
PAR 37c	Metropolitan St. Approach	Light industrial	Variety of light industrial units. Active and in reasonable condition. In residential area.	1.14	A			Adjacent to Wimpey Homes development. The site occupies a corner side of a junction with light industrial and storage facilities on it.	PAR 37c		U	N
PAR 38	Rickmansworth Road	Housing	Housing Allocation Site 27.		R			Site has been built out.	PAR 38		U	

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						Policy constraints	Physical constraints					
PAR 39	Cherrydale	Garage court	In residential area. Overlooking issues.		R			Overlooking issues	PAR 39			
PAR 40	Rickmansworth Road	Petrol station (Shell)	Active on main road. Residential uses surround.		R			Active facility. Alternative facility opposite (PAR 41) has already closed	PAR 40			
PAR 41	Rickmansworth Road	Derelict petrol station	On main road. Vacant. Surrounded by residential and light industrial	1.16	A			Merge with PAR 42/3. The site consist of a number of uses, an old petrol station now used as a car dealership, an occupied office building as well as a number of light industrial uses.	PAR 41		U	N
PAR 42	Rickmansworth Road	Now included in PAR 41 Site. Garage - Showroom (Ford)	In residential/light industrial area.	Now included in PAR 41 Site.	R			Now included in PAR 41 Site.	PAR 42		U	N
PAR 43	Queen Mary Avenue	Now included in PAR 41 Site. Tinsley Estate	Low order and low storey light industrial with the exception of Yamaha Electronics	Now included in PAR 41 Site.	R			Now included in PAR 41 Site.	PAR 43		U	N
PAR 44	Gade Avenue	Car park and steep verge	Car park at rear of residential and industrial. Low usage. Steep verge to railway		R			Overlooking issues	PAR 44			
PAR 45	Queen Mary Avenue	MOT centre	Backs onto railway/verge. At side of residential.		R			Tight site with access issues	PAR 45			
PAR 46	Knutsford House/ west herts college	Former college building and car park	Unused/gated. Adjacent to college and residential.	3.68	A			Outline application in for residential. Suggested by CBRE	PAR 46	Pre-application discussion and planning application	U	N
PAR 47	Gade Avenue	Under construction	Access beside existing residential to rear garden area.		R			The site comprises of 4 detached houses build within the last 5 years and a large amount of gardens relating to semi-detached houses within this road.	PAR 47			
PAR 48	Rickmansworth Road	One house boarded up, one adjoining house	Main road with residential surrounds. Close to town centre	0.27	A			Site ready for development	PAR 48	Pre-application discussion	U	N
PAR 49	Rickmansworth Road	Surgery	Main road with residential surrounds. Close to town centre	0.10	A			Permission for 10 units	PAR 49		U	N
PAR 50	Land to rear of Shepherds Road	Large backgardens	Residential area		R			Lost on appeal - due to trees. But potential for smaller development, likely residential site. The site consists of a detached residential dwelling and a number of gardens attached to the surrounding residential detached properties.	PAR 50			
PAR 51	Rickmansworth Road	Existing housing		0.12	A			Consent for 13 units - net gain 11 units. The site has three storey residential apartment dwellings on it	PAR 51		U	N
PAR 52	Watford Grammar School for boys	Playing fields and open space			R			The site is currently being developed out by Miller Homes.	PAR 52			
PAR 53	Hempstead Road			2.48	A				PAR 53		G	N
PAR 54	Woodland Drive		6 houses and 4 sections of garden		R			Retain existing high-quality residential	PAR 54		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
PAR 3	✓	✓						adjacent to GB & landscape development area		✓							close to county wildlife site
PAR 5																	
PAR 6																	
PAR 7																	
PAR 8																	
PAR 10																	
PAR 12																	
PAR 13																	
PAR 14																	
PAR 15																	
PAR 16																	
PAR 18																	
PAR 24					✓	✓		in civic centre/edge of site in area of open space deficiency			✓						conservation area
PAR 29																	
PAR 32																	
PAR 34	✓					✓		close to GB/adjacent to open space									
PAR 35																	
PAR 37a																	
PAR 37b						✓		area of open space deficiency						✓			Public right of way runs along edge of site.
PAR 37c						✓		area of open space deficiency						✓			Public right of way runs along edge of site.
PAR 38																	
PAR 41	✓							adjacent to GB									
PAR 42	✓							adjacent to GB									
PAR 43	✓							adjacent to GB									
PAR 46	✓		✓	✓				close to GB / in civic centre. Site is in employment area. Site is within Civic Core.			✓						conservation area
PAR 47																	

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
PAR 48	✓					✓		close to GB/adjacent to open space		✓								close to county wildlife site
PAR 49	✓							close to GB		✓								close to county wildlife site
PAR 50																		
PAR 51								No designations										
PAR 52																		
PAR 53	✓	✓				✓		Site zoned within Landscape Development Area. Edge of site is in historic park. Site is in green belt.	✓	✓	✓			✓				Listed building next to site. Public right of way cuts through site. Site at risk from flooding. Grand Union Canal cuts throughs site. Edge of site is in County Wildlife Site.
PAR 54								Site next to conservation area.			✓							

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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		
PAR 1	Grove Mill Lane							PAR 1
PAR 2	Hempstead Road							PAR 2
PAR 3	Roughwood Drive	0.42	N/A	6	6	6	Pre-application discussions for 6 units	PAR 3
PAR 4	Hempstead Road							PAR 4
PAR 5	Devereux Drive							PAR 5
PAR 6	Bellmount Wood Drive							PAR 6
PAR 7	Trefusis Walk							PAR 7
PAR 8	Trefusis Walk							PAR 8
PAR 9	Cassiobury Drive							PAR 9
PAR 10	Harford Drive							PAR 10
PAR 11	Langley Way							PAR 11
PAR 12	Orchard Drive							PAR 12
PAR 13	Woodland Drive							PAR 13
PAR 14	Cottage Close							PAR 14
PAR 15	Cottage Close							PAR 15
PAR 16	Cottage Close							PAR 16
PAR 17	Temple Close							PAR 17
PAR 18	The Gardens							PAR 18
PAR 19	Stratford Way							PAR 19
PAR 20	Woodland & Cassiobury Drives							PAR 20
PAR 21	Woodland & Cassiobury Drives							PAR 21
PAR 22	Woodland Drive							PAR 22
PAR 23	Stratford Way							PAR 23
PAR 24	Rickmansworth Road	4.11	6	99	181	140		PAR 24
PAR 25	Cassio Road							PAR 25
PAR 26	Park Avenue							PAR 26
PAR 27	Park Avenue							PAR 27
PAR 28	Rickmansworth Road							PAR 28
PAR 29	Rickmansworth Road							PAR 29
PAR 30	Harwoods Road							PAR 30
PAR 31	Harwoods Road							PAR 31
PAR 32	Rickmansworth Road							PAR 32
PAR 33	Rickmansworth Road							PAR 33
PAR 34	Cassiobury Park Avenue	2.34	8	75	117	96		PAR 34
PAR 35	Adjacent to Watford Tube Station							PAR 35
PAR 36	Metropolitan St. Approach							PAR 36
PAR 37a	Metropolitan St. Approach							PAR 37a
PAR 37b	Metropolitan St. Approach	0.45	1	18	53	36		PAR 37b
PAR 37c	Metropolitan St. Approach	1.14	15	48	94	71		PAR 37c
PAR 38	Rickmansworth Road							PAR 38
PAR 39	Cherrydale							PAR 39
PAR 40	Rickmansworth Road							PAR 40
PAR 41	Rickmansworth Road	1.16	15	49	97	73		PAR 41
PAR 42	Rickmansworth Road	Now included in PAR 41 Site.						PAR 42

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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		
PAR 43	Queen Mary Avenue	Now included in PAR 41 Site.						PAR 43
PAR 44	Gade Avenue							PAR 44
PAR 45	Queen Mary Avenue							PAR 45
PAR 46	Knutsford House/ west herts college	3.68	N/A	20	20	20	Watford Borough Council advise that 20 units is the likely capacity of the building alone	PAR 46
PAR 47	Gade Avenue							PAR 47
PAR 48	Rickmansworth Road	0.27	9	11	26	18		PAR 48
PAR 49	Rickmansworth Road	0.10	N/A	10	10	10	planning for 10 units	PAR 49
PAR 50	Land to rear of Shepherds Road							PAR 50
PAR 51	Rickmansworth Road	0.12	N/A	11	11	11	Consent for 13 units. Net gain 11 units	PAR 51
PAR 52	Watford Grammar School for boys							PAR 52
PAR 53	Hempstead Road	2.48	14	82	131	107		PAR 53
PAR 54	Woodland Drive							PAR 54

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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+)	
PAR 01								
PAR 02								
PAR 03			H	H	L		0-5 years	The site is currently a large detached property with surrounding gardens. Were the site to come forward for development, a development scheme would have to fit in with surrounding character and may suffer from overlooking and rights of light issues given the proximity of nearby dwellings. May prove attractive to a local housebuilder. The site has undergone discussions for permission for 6 units.
PAR 05								
PAR 06								
PAR 07								
PAR 08								
PAR 10								
PAR 12								
PAR 13								
PAR 14								
PAR 15								
PAR 16								
PAR 18								
PAR 24			M-H	H	H		5-10 years	Currently a Library, Health Clinic and swimming pool are on site. A mixed use development is envisaged by the council which shall include a residential component. Good sustainable location
PAR29								
PAR32								
PAR34			M-H	H	L		No Phasing	This site is by the railway line and railway sidings as well as landscape banks and trees between the railway line and residential dwellings. Due to the nature of the railway cost implications could be high for removal of the track. Any further development to the rear of the existing dwelling has no access and railings would have to be removed in order to create this access resulting in a high development cost. Due to the large number of trees there maybe ecological issues with removal of these and the existence of habitat. The site appears to be in a single land ownership which would a delivery and land assembly
PAR35								
PAR37A								
PAR37B			M	M-H	M		No Phasing	This site currently contains light industrial uses with a selection of old and new units and is fully let. The site is constrained on all sides by existing residential property and there are likely to be planning issues with overlooking and development density. Potential right to lights may also exist. There is scope for medium to high density housing as demonstrated on the adjoining site.

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PAR37C			M	M-H	M		No Phasing	The site occupies a corner side of a junction with light industrial and storage facilities on it. There maybe issues with multiple ownership of the site which may cause site assembly issues. There is good access to the site from the main road. The current uses on the site appeared to be occupied. This may create land assembly issues as the current occupiers may need to be relocated which will have cost implications. If the site is to be developed it may interest a regional or national housebuilder. To the north of the site is a large new residential development of 3-4 storey apartments. This has created a precedent for this type of development in the area.
PAR 38								
PAR 39								
PAR 40								
PAR41			M	H	M-H		No Phasing	The site consist of a number of uses, an old petrol station now used as a car dealership, an occupied office building as well as a number of light industrial uses. The northern section of the site is currently boarded up with demolition in progress. No indication of proposal. There is good access to the site and the site represents a good opportunity for national or regional house builder. Site assembly maybe an issue multiple ownerships may increase cost. Planning policy objections maybe placed as loss of employment land. There maybe some overlooking issues with adjacent buildings. Not all of the site appears to becoming forward for development.
PAR42								
PAR43								
PAR44								
PAR45								
PAR 46			M-H	H	L		6-10 years	The site is currently the West Herts College Watford Campus. Redevelopment of college underway; possibility of conversion of former college building to residential in future - circa 20 units. There may be an issue with loss of education facilities, loss of employment and relocation of existing facilities. There are likely to be large scale land development costs associated with developing this site, namely associated with conversion of the existing building and any potential land remediation costs. A part of the site is being developed out currently by McCarthy & Stone as retirement homes. Were the site to come forward for development it is likely to be able to provide a medium scale residential development scheme of both flatted and housing dwellings. Likely to appeal to a national or regional housebuilder. There is an outline planning application in for residential development.
PAR47								
PAR 48			M	L-M	H		0-5 years	This site is currently bought up for development by Matthew Homes for residential development. Site clearance has already taken place. Access is gained from a dual carriage way. The site now appears to be in single ownership so there is no issue with land assembly. The site would achieve a low to medium density for development. There has been pre-application discussions on this site.

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PAR49			M	L	H		0-5 years	This is a prominent corner site that is currently boarded up for development however there are no signs. Land assembly issues appear to be already taken care of. There is good access from the main road. There maybe some potential overlooking issues from surrounding residential development and also potential noise issues from the busy main road. The site clearance appears to already have taken place. There has been pre-application discussions for 10 units.
PAR50								
PAR51			M	H	M-L		0-5 years	The site has three storey residential apartment dwellings on it with under croft car parking and surface car parking to the front. The apartments appear to have a high occupancy rate although there are several to let boards outside. Any development of this site would require demolition of the existing building which will add to the development costs. The buildings appear to be in a good condition and are well kept. Any development may have overlooking issues however these will have been addressed within the current development. The site has planning consent for 13 units, a net gain of 11 units.
PAR52								
PAR53			M-H	H	L		6-10 years	The site appears to be private residential dwellings with a farm to the rear of the property and some open agricultural land. The site has very poor access from a main road and would need to be improved before any residential development could take place. The site may suffer from topography given that it is a very steep slope from east to west. Were the site to come forward for development, it is likely to be able to accommodate a medium sized residential scheme of two and three storey dwellings. It is likely that a local or regional housebuilder would be interested in developing this site. Developer intention exists.
PAR 54								

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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		
PAR 1	Grove Mill Lane																PAR 1
PAR 2	Hempstead Road																PAR 2
PAR 3	Roughwood Drive	0.42	N/A	U	N	6	6										PAR 3
PAR 4	Hempstead Road																PAR 4
PAR 5	Devereux Drive																PAR 5
PAR 6	Bellmount Wood Drive																PAR 6
PAR 7	Trefusis Walk																PAR 7
PAR 8	Trefusis Walk																PAR 8
PAR 9	Cassiobury Drive																PAR 9
PAR 10	Harford Drive																PAR 10
PAR 11	Langley Way																PAR 11
PAR 12	Orchard Drive																PAR 12
PAR 13	Woodland Drive																PAR 13
PAR 14	Cottage Close																PAR 14
PAR 15	Cottage Close																PAR 15
PAR 16	Cottage Close																PAR 16
PAR 17	Temple Close																PAR 17
PAR 18	The Gardens																PAR 18
PAR 19	Stratford Way																PAR 19
PAR 20	Woodland & Cassiobury Drives																PAR 20
PAR 21	Woodland & Cassiobury Drives																PAR 21
PAR 22	Woodland Drive																PAR 22
PAR 23	Stratford Way																PAR 23
PAR 24	Rickmansworth Road	4.11	6	U	N			99	181								PAR 24
PAR 25	Cassio Road																PAR 25
PAR 26	Park Avenue																PAR 26
PAR 27	Park Avenue																PAR 27
PAR 28	Rickmansworth Road																PAR 28
PAR 29	Rickmansworth Road																PAR 29
PAR 30	Harwoods Road																PAR 30
PAR 31	Harwoods Road																PAR 31
PAR 32	Rickmansworth Road																PAR 32
PAR 33	Rickmansworth Road																PAR 33
PAR 34	Cassiobury Park Avenue	2.34	8	U	N									75	117		PAR 34
PAR 35	Adjacent to Watford Tube Station																PAR 35
PAR 36	Metropolitan St. Approach																PAR 36
PAR 37a	Metropolitan St. Approach																PAR 37a
PAR 37b	Metropolitan St. Approach	0.45	1	U	N									18	53		PAR 37b
PAR 37c	Metropolitan St. Approach	1.14	15	U	N									48	94		PAR 37c
PAR 38	Rickmansworth Road																PAR 38
PAR 39	Cherrydale																PAR 39
PAR 40	Rickmansworth Road																PAR 40
PAR 41	Rickmansworth Road	1.16	15	U	N									49	97		PAR 41
PAR 42	Rickmansworth Road	Now included in PAR 41 Site.															PAR 42

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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		
PAR 43	Queen Mary Avenue	Now included in PAR 41 Site.															PAR 43
PAR 44	Gade Avenue																PAR 44
PAR 45	Queen Mary Avenue																PAR 45
PAR 46	Knutsford House/ west herts college	3.68	N/A	U	N			20	20								PAR 46
PAR 47	Gade Avenue																PAR 47
PAR 48	Rickmansworth Road	0.27	9	U	N	11	26										PAR 48
PAR 49	Rickmansworth Road	0.10	N/A	U	N	10	10										PAR 49
PAR 50	Land to rear of Shepherds Road																PAR 50
PAR 51	Rickmansworth Road	0.12	N/A	U	N					11	11						PAR 51
PAR 52	Watford Grammar School for boys																PAR 52
PAR 53	Hempstead Road	2.48	14	G	N			82	131								PAR 53
PAR 54	Woodland Drive																PAR 54
					Total Urban	27	42	119	201	11	11	0	0	190	361		
					Total Greenfield	0	0	82	131	0	0	0	0	0	0		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	27	42	200	332	11	11	0	0	190	361		