

Stanborough 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					
STA 1	Orbital Crescent	Garage court	Small court with overlooking issues.		R			Small and overlooking issues	STA 1			
STA 2	Orbital Crescent	Garage court	Small court with overlooking issues.		R			Small and overlooking issues	STA 2			
STA 3	Orbital Crescent	Gated garage court	At rear of residential. Evidence of use		R			Garage court in active use	STA 3			
STA 4	Orbital Crescent	Garage court and rear access to shops	Well used. Loading and overlooking issues		R			Garage court in active use	STA 4			
STA 5	Leggatts Rise	Garage court and rear access to shops	Active loading facilities.		R			Garage court in active use	STA 5			
STA 6	North Approach	Electricity sub station and green verge	In residential area. Use, size and shape constraints		R			Active and site size constraints. Substation on site.	STA 6			
STA 7	Ross Crescent	Backgardens, garage	In residential area. Established gardens. Overlooking and size issues		R			Size and overlooking issues	STA 7			
STA 8	Ross Crescent	Garage courts	Small courts and associated spaces at side of residential.		R			Garage court in active use	STA 8			
STA 9	Ross Crescent	Garage courts	Small courts and associated spaces at side of residential.		R			Garage court in active use	STA 9			
STA 10	Harris Road	Garage court, small, front garden	In residential area. Average condition		R			Garage court in active use	STA 10			
STA 11	Harris Road	Garage court	Corner site. Residential area. Average condition		R			Garage court in active use	STA 11			
STA 12	Gullit Wood Road	Car park, garage court	Large site overlooked by adjacent flats.		R			Garage court in active use	STA 12			
STA 13	Gullit Wood Road	Open space between flat blocks	Trees and green space. Overlooking issues.		R			Amenity open space	STA 13			
STA 14	Gullit Wood Road	Open space between flat blocks	Trees and green space. Overlooking issues.		R			Amenity open space	STA 14			
STA 15	Gullit Wood Road	Car parking and open space between blocks of flats.	Active parking and overlooking issues		R			In active use	STA 15			
STA 16	off Clarke Way Green	Community centre and associated car park	Active one and two storey facility in residential area.		R			Retain community use	STA 16			
STA 17	Rushton Avenue	Garage court	Corner site in residential area. Average condition.		R			Garage court in active use	STA 17			
STA 18	North Western Avenue	Garage court & back garden	Garage court in average condition in residential area.		R			Garage court in active use	STA 18			
STA 19	North Western Approach	Access, parking	Ownership unknown in residential area adjacent to cemetery.		R			Steep site with access issues	STA 19			
STA 20	East Drive	Backgardens, access to properties, and garages	Narrow site at rear of residential. Constrained.		R			Size and overlooking issues	STA 20			
STA 21	East Drive	Derelict hut	Adjacent to childrens' play area. In residential area.	0.083	A				STA 21		U	N

Stanborough 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					
STA 22	Purbrock Avenue	Petrol Station (BP)	Active on main road junction. Adjacent to residential.	0.179	A			Similar provision nearby	STA 22	Detailed permission not started	U	N
STA 23	Purbrock Avenue	Garage court	At rear of residential. In poor condition. Not well used.	0.129	A			site has consent for residential devt	STA 23	Detailed permission not started	U	N
STA 24	Hollands Gardens	Garage court	Small. Possible access issues to residential. Small site		R			Garage court in active use	STA 24			
STA 25	St Albans Road	Adventists Church building	In residential area. On main road. Active facility		R			UK HQ - Retain community use.	STA 25			
STA 26	Sheepcote Lane	Showroom and garage.	Well used. Corner site on main road.	0.151	A			Inquiries for residential	STA 26		U	N
STA 27	Rochester Drive	Car parking	At rear of residential. Limited additional parking provision.		R			Garage court in active use	STA 27			
STA 28	Rother Close	Garage court & back garden	Residential area. Garage court in average condition.		R			Garage court in active use	STA 28			
STA 29	Avon Close	Garage court	Well kept and well used.		R			Under construction	STA 29			
STA 30	Kingsway North Orbital	Church	Large modern church in area of residential and industrial.		R			Retain community use	STA 30			
STA 31	St Albans Road	Mix of uses, inc TGI Fridays, Travel Lodge, housing, McDonalds	Large active commercial uses and existing housing provision.		R			Recent retail development	STA 31			
STA 32	Kingsway North Orbital	Backgardens, tree lined	At rear of residential adjacent to dual carriageway. Access issues.		R			Access/overlooking	STA 32			
STA 33	Sheepcote Lane	Corner site	Garden densely fronted by trees. Backs onto major road.		R			Access/overlooking	STA 33			
STA 34	Lamb Close	Backgardens	Large private established gardens. Overlooking issues		R			Access/overlooking	STA 34			
STA 35	Lamb Close	Backgardens	Large private established gardens. Overlooking issues		R			Access/overlooking	STA 35			
STA 36	Sheepcote Lane	Garden	Large established garden. Overlooking issue	0.065	A			Previous consent not implemented - possibility for one unit, potential residential site.	STA 36		U	N
STA 37	Ellwood Gardens	Garage court, private gardens	Well kept garage courts and large private gardens in good condition		R			TPO/amenity	STA 37			
STA 38	Aspen Park Drive	Car park, garage court	In front of residential. Overlooking issues.		R			Garage court in active use	STA 38			
STA 39	Cedar Wood Drive	Verge, outside School	Narrow site. Constrained.		R			Small site	STA 39			
STA 40	off Briar Road	Allotments	Well used and secured. At rear of residential.		R			Well used	STA 40			
STA 41	off North Approach	Garage court, back access	In average condition. Rear access to properties - no front parking as dual carriageway.		R			Access for properties	STA 41			
STA 42	Wheatley Drive	Backgardens	Residential area	0.228	A			Consent for continuation of existing development.	STA 42		U	N
STA 43	Sheepcot Lane	Existing properties and rear gardens	Residential area opposite park		R			McCarthy & Stone - consent for 37 retirement units. Site is being developed by Preston Bennett as 14 units with STA 29.	STA 43			
STA 44	St Albans Road	Existing properties and rear gardens		0.31	A			Application for 70 units refused, still potential for residential development at lower density	STA 44		U	N

Stanborough 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					
STA 45	North Western Avenue	Existing properties and rear gardens			R			Application for 8 flats refused on highways and design issues, unsuitable housing site.	STA 45			
STA 46	Duplicate of STA 31	TGI Fridays restaurant	Area deficient of open space		R		Primarily residential area	duplicate of STA 31	STA 46			

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
STA 18																		
STA 21						✓		adjacent to open space	✓									adjacent to wildlife corridor
STA 22								No designations										
STA 23														✓				public footpath on edge of site
STA 26						✓		close to open space	✓									close to wildlife corridor
STA 28																		
STA 29																		
STA 36						✓		area of open space deficiency										
STA 42						✓		area of open space deficiency						✓				public footpath on edge of site
STA 43																		
STA 44														✓				public footpath on edge of site
STA 45																		
STA 46																		

Stanborough Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
STA 1	Orbital Crescent							STA 1
STA 2	Orbital Crescent							STA 2
STA 3	Orbital Crescent							STA 3
STA 4	Orbital Crescent							STA 4
STA 5	Leggatts Rise							STA 5
STA 6	North Approach							STA 6
STA 7	Ross Crescent							STA 7
STA 8	Ross Crescent							STA 8
STA 9	Ross Crescent							STA 9
STA 10	Harris Road							STA 10
STA 11	Harris Road							STA 11
STA 12	Gullit Wood Road							STA 12
STA 13	Gullit Wood Road							STA 13
STA 14	Gullit Wood Road							STA 14
STA 15	Gullit Wood Road							STA 15
STA 16	off Clarke Way Green							STA 16
STA 17	Rushton Avenue							STA 17
STA 18	North Western Avenue							STA 18
STA 19	North Western Approach							STA 19
STA 20	East Drive							STA 20
STA 21	East Drive	0.083	3	3	6	5		STA 21
STA 22	Purbrock Avenue	0.179	14	6	9	8		STA 22
STA 23	Purbrock Avenue	0.129	N/A	5	5	5		STA 23
STA 24	Hollands Gardens							STA 24
STA 25	St Albans Road							STA 25
STA 26	Sheepcote Lane	0.151	14	5	8	6		STA 26
STA 27	Rochester Drive							STA 27
STA 28	Rother Close							STA 28
STA 29	Avon Close							STA 29
STA 30	Kingsway North Orbital							STA 30
STA 31	St Albans Road							STA 31
STA 32	Kingsway North Orbital							STA 32
STA 33	Sheepcote Lane							STA 33
STA 34	Lamb Close							STA 34
STA 35	Lamb Close							STA 35
STA 36	Sheepcote Lane	0.065	3	3	4	4		STA 36
STA 37	Ellwood Gardens							STA 37
STA 38	Aspen Park Drive							STA 38
STA 39	Cedar Wood Drive							STA 39
STA 40	off Briar Road							STA 40
STA 41	off North Approach							STA 41
STA 42	Wheatley Drive	0.228	12	2	6	4		STA 42
STA 43	Sheepcot Lane							STA 43
STA 44	St Albans Road	0.31	14	10	16	13		STA 44
STA 45	North Western Avenue							STA 45
STA 46	Duplicate of STA 31							STA 46

Site Ref.	Availability		Achievability			Value Assessment (H/M/L)	Phasing (0-5, 6-10, 11-15, 15+)	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)			
STA 1								
STA 2								
STA 3								
STA 4								
STA 5								
STA 6								
STA 7								
STA 8								
STA 9								
STA 10								
STA 11								
STA 12								
STA 13								
STA 14								
STA 15								
STA 16								
STA 17								
STA 18								
STA 19								
STA 20								
STA 21			M	M	M		No phasing period	The site is currently in use as a scout hut and surrounding open space. The site adjoins existing residential properties and there are likely to be rights of light and overlooking issues. The site is small and would only be capable of providing two or three units given the low density of residential surrounding properties. Developer intention unknown.
STA 22			M	L	M		0-5 years	The site is currently a vacant cleared site bordering a major A road roundabout. The site is fenced off, possibly in anticipation of development. The site has good access from main A road networks to the north of Watford. The site is likely to be in single ownership. Were the site to come forward for development, it is anticipated that a small residential scheme of semi-detached houses would be most appropriate for the location. Development may be restricted by various planning issues including overlooking and rights to light issues from surrounding residential properties.
STA 23			L-M	M	M		6-10 years	The site is currently several derelict garages surrounding an unmade gravel forecourt. Parts of the garages have been fenced off, potentially to indicate that the site may come forward for development. The site may be capable of providing a small residential scheme of semi-detached houses. There may be some ground contamination issues associated with previous uses as repair facilities. The site has consent for residential development.
STA 24								

Stanborough Ward

STA 25								
STA 26			M	H	L		6-10 years	The site is currently the Watford Van Centre which is a retail van showroom, currently operational and very busy. However, some developer interest has existed in the past. Overlooking and rights to light issues are likely to restrict development in this area and the site is likely to be attractive to a local housebuilder. The site should be capable of providing a small scale residential development, possibly flatted given the prominent corner junction location. Access is good from the main residential through-road and proximity to main A road 405. There may be some ground contamination issues associated with current use as a car showroom.
STA 27								
STA 28								
STA 29								
STA 30								
STA 31								
STA 32								
STA 33								
STA 34								
STA 35								
STA 36			M	L	L		6-10 years	The site is currently the rear garden of an existing residential property. The site is likely to come forward for development given the current interest in the site, with past enquiries giving a clue to developer intention. The surrounding area is low density semi-detached housing. Were a development to be sought here, there are likely to be overlooking and rights to light issues. Were the development to come forward, it would be likely that a small scale local housebuilder would develop the site. Access to the site is from a quiet residential road and would need to be improved.
STA 37								
STA 38								
STA 39								
STA 40								
STA 41								
STA 42			M-H	L	L		6-10 years	The site is currently the rear gardens of several large detached properties. Developer intention exists, although land assembly issues are likely to be paramount. Rights to light and overlooking from surrounding residential properties are likely also to be issues. There is currently no access to the site so an access will need to be developed along with any residential development. This may involve the demolition of existing residential properties which is likely to throw up other planning issues. Were the site to come forward for development it is likely that a local housebuilder would develop out the site, possibly accommodating 4-5 residential units on a low density attached or semi-detached basis.
STA 43								

Stanborough Ward

STA 44			L-M	H	L		0-5 years	The is currently a row of 1930's, two storey semi-detached houses. Developer intention exists, and the site appears to be in the hands of a single developer. Access to the site is good. Were the site to come forward for development, it is likely that a local housebuilder would develop out the site. There is potential for this site to be developed out into a wider scheme involving site reference STA23 and site reference STA22.
STA 45								
STA 46								

Stanborough 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		
STA 1	Orbital Crescent																STA 1
STA 2	Orbital Crescent																STA 2
STA 3	Orbital Crescent																STA 3
STA 4	Orbital Crescent																STA 4
STA 5	Leggatts Rise																STA 5
STA 6	North Approach																STA 6
STA 7	Ross Crescent																STA 7
STA 8	Ross Crescent																STA 8
STA 9	Ross Crescent																STA 9
STA 10	Harris Road																STA 10
STA 11	Harris Road																STA 11
STA 12	Gullit Wood Road																STA 12
STA 13	Gullit Wood Road																STA 13
STA 14	Gullit Wood Road																STA 14
STA 15	Gullit Wood Road																STA 15
STA 16	off Clarke Way Green																STA 16
STA 17	Rushton Avenue																STA 17
STA 18	North Western Avenue																STA 18
STA 19	North Western Approach																STA 19
STA 20	East Drive																STA 20
STA 21	East Drive	0.083	3	U	N									3	6		STA 21
STA 22	Purbrock Avenue	0.179	14	U	N	6	9										STA 22
STA 23	Purbrock Avenue	0.129	N/A	U	N			5	5								STA 23
STA 24	Hollands Gardens																STA 24
STA 25	St Albans Road																STA 25
STA 26	Sheepcote Lane	0.151	14	U	N			5	8								STA 26
STA 27	Rochester Drive																STA 27
STA 28	Rother Close																STA 28
STA 29	Avon Close																STA 29
STA 30	Kingsway North Orbital																STA 30
STA 31	St Albans Road																STA 31
STA 32	Kingsway North Orbital																STA 32
STA 33	Sheepcote Lane																STA 33
STA 34	Lamb Close																STA 34
STA 35	Lamb Close																STA 35
STA 36	Sheepcote Lane	0.065	3	U	N			3	4								STA 36
STA 37	Ellwood Gardens																STA 37
STA 38	Aspen Park Drive																STA 38
STA 39	Cedar Wood Drive																STA 39
STA 40	off Briar Road																STA 40
STA 41	off North Approach																STA 41
STA 42	Wheatley Drive	0.228	12	U	N			2	6								STA 42
STA 43	Sheepcot Lane																STA 43
STA 44	St Albans Road	0.31	14	U	N	10	16										STA 44
STA 45	North Western Avenue																STA 45
STA 46	Duplicate of STA 31																STA 46
						Total Urban	16	25	15	23	0	0	0	0	3	6	
						Total Greenfield	0	0	0	0	0	0	0	0	0	0	
						Total >5ha	0	0	0	0	0	0	0	0	0	0	

Stanborough Ward

					Total	16	25	15	23	0	0	0	0	3	6		
--	--	--	--	--	-------	----	----	----	----	---	---	---	---	---	---	--	--