

Central 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					
CEN 01	Iceland Supermarket Car Park, Albert Road South	Supermarket Car Park	Residential to East. Surrounded by backs of retail. Ring road to East and North. Currently serving Iceland store on edge of town centre. Reasonably well used		R			Overlooking/access/conflict with service area of supermarket	CEN 01			
CEN 02	Grass verge, Beechen Grove	Green buffer	Between ring road and retail/residential of the town centre area. Gradient change and mature trees as well as ring road issues.		R			Gradient and noise issues	CEN 02			
CEN 03	Sainsbury's Supermarket Car Park, Albert Road South	Supermarket Car Park	Well used supermarket car park. On edge of town centre area.		R			Overlooking/access	CEN 03			
CEN 04	Halsey Masonic Lodge, Rickmansworth Road	Masonic Lodge and Car Park	Secured building (CCTV) on main dual ring road.	0.13	A				CEN 04		U	N
CEN 05	Ballinger Court, Halsey Road	Car park areas	Two parts: one provides gated parking for Ballinger Court, other car parking at back of retail units. Constrained by site width and current use. Well used.		R			Constrained and narrow site.	CEN 05			
CEN 06	Gade Car Park, Rosslyn Road	Multistorey car park	Well used five level car park. Note - WBC owned by Harlequin Centre?		R			Active multistorey car park	CEN 06			
CEN 07	Corner of Exchange Road/Market Street	Public space and former curtain store	Vacant retail unit fronting onto underused hard public space (with mature trees). On ring road. At entrance to town centre		R			Pre application discussions for mixed use. Looking at retail on ground floor, gym and residential above. Inclusion of highways land. Site has been built out.	CEN 07	Under Construction		
CEN 08	Multistorey car park, Exchange Road/New Street	Multistorey car park	Four level multistorey car park. Well used.		R			Active multistorey car park	CEN 08			
CEN 09	Green open space, Church St	Open space	Green space with footpath, landscape and trees. Adjacent to multi storey car park and St Mary's church. Little evidence of public use.		R			Retain open space but note subject to town centre study. Mixed use possibilities	CEN 09			
CEN 10	Sedgwick Solicitors, Cambridge Road	Car parking for solicitors	Wooded area and well used car park at rear of office	0.17	A			Incorporate trees into design. Private car park	CEN 10		U	N
CEN 11	Mecca Bingo Hall, King Street	Bingo Hall	Surrounded by retail, A3 and residential uses. Operational but in poor state of repair.	0.10	A			Possibility for mixed use development with residential above	CEN 11		U	N
CEN 12	Mosque, Exchange Road	Car park for Mosque	On ring road. Evidence of use. Too small		R			Retain car parking for community use	CEN 12			
CEN 13	The Crescent	Front gardens and parking	Long front gardens and parking in residential area		R			Tight and overlooking issues	CEN 13			
CEN 14	Warehouse, The Crescent/Smith Street	Warehouse, office, yard and car park	Surrounded by residential, pub, retail and warehouse.	0.11	A			Previous inquiries for residential	CEN 14		U	N

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CEN 15	The Crescent	Car park	Underused. At back of retail and residential with ring road to south	0.09	A			Potential but serves dual purpose of residential and commercial parking	CEN 15		U	N
CEN 16	Large block (mix of uses), High Street	Retail fronting High Street with office above, low order retail on Market Street, telephone exchange on Exchange Road with car parking	Special Priority Area RA1. In use. Telephone exchange site and car park in use but have residential potential.	2.44	A			Telephone Exchange highly used. Subject to town centre study.	CEN 16		U	N
CEN 17	TJ Hughes Department Store	Currently vacant.	Retail and A3 uses surround. Special Priority Area RA4	0.42	A			Currently vacant - potential for mixed use	CEN 17		U	N
CEN 18	Charter Place shopping centre	Charter Place shopping centre and Watford market and multistorey car park	Open roof shopping centre visibly undermined by opening of Harlequin Centre. Low order market. Substantial car parking provision	0.62	A			CSC owned. Very small residential component - 24 units	CEN 18		U	N
CEN 20	St Albans Road	Car rental	Budget rent a car	0.24	A				CEN 20		U	N
CEN 21	St Albans Road	Fiat showroom	In use showroom. Surrounded by residential, offices, hotel and ring road. Surrounding uses include office, car businesses and ring road.	0.13	A				CEN 21		U	N
CEN 23	Woodford Road	Vacant boarded up land	Adjacent to Watford Junction Station. Owned by Hertfordshire CC. Surrounded by residential, office and rail uses		R			Part of bus station interchange expansion plans	CEN 23			
CEN 24	St John's Road	Playground	Reasonably maintained in residential area. Also surrounded by local commercial uses		R			Retain playgrounds	CEN 24			
CEN 25	Estcourt Road	Playground	Well maintained gated playground in residential area		R			Retain playgrounds	CEN 25			
CEN 26	Sotheron Road	Jehovas Witness Hall car park	Evidence of use - secured. In residential area. Redevelopment potential with hall included.	0.09	A			JW looking for new site. Consent for 5 terraced houses (2 bed)	CEN 26		U	N
CEN 27	Queen's Road	Modern Laminates Worktops and Kitchen Centre	Retail, storage and distribution uses in residential area. In use and well maintained.		R			Tight, overlooking and access issues.	CEN 27			
CEN 28	Orphanage Road	BT depot and 'The Lodge' residential development	In use employment allocation. Largely used for storing and maintaining BT motor vehicles. Adjacent to railway line. Large site that includes residential component at entrance	2.12	A			May have long term potential	CEN 28		U	N
CEN 29	Monica Close	Car park and green verge	In residential area. In use.		R			Amenity space	CEN 29			

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CEN 30	Monica Close	Playground in residential area	Well kept facility		R			Retain playgrounds	CEN 30			
CEN 31	Monica Close	Residential car parking	Constrained site due to size, car parking arrangements. Well kept in residential area		R			Amenity space	CEN 31			
CEN 32	Monica Close	Residential car parking	Constrained site due to size, use and gradient. Well kept in residential area.		R			Amenity space	CEN 32			
CEN 33	Raphael Drive	Grassed buffer	Steep grassed verge between residential and road. Industrial uses to rear.		R			Amenity space	CEN 33			
CEN 34	Monica Close	Residential car parking	Constrained by size and usage. Well kept in residential area.		R			Amenity space	CEN 34			
CEN 35	Raphael Drive	Local Shop and Community Centre	In good condition and well used. In residential area		R			Retain local centre	CEN 35			
CEN 36	Radlett Road	Canal and wooded area	Steeply sloping towards main road. In residential area.		R			Gradient and mature trees	CEN 36			
CEN 37	Loates Lane	Primary Steps Pre School Nursery	In use. Well maintained. In residential area.		R			Educational facility	CEN 37			
CEN 38	Queen's Road	Freshfield Court	Under construction development of two bedroom apartments. In residential area.		R			Under construction - 2 units. The site has been built out.	CEN 38	Development in progress		
CEN 39	Queen's Road	Garage courts	Evidence of use, but in poor condition. In residential area but also car businesses, office uses and railway line to rear		R			Active and well used	CEN 39			
CEN 40	Sutton Road	Bob Harman Performance Ltd/Enterprise Rent a Car	Car storage/business in residential area. Established and active local business occupying corner site.		R			Narrow awkward site	CEN 40			
CEN 41	Cross Street	Watford Social Centre for the Blind	In use facility in residential area. Opposite pub. Conversion potential		R			Retain community use	CEN 41			
CEN 42	Estcourt Road	Moonglow Dance Studio	In use facility in residential area. Opposite pub. Conversion potential		R			Retain community use	CEN 42			
CEN 43	Beechen Grove	Multi storey car park	In use. Surrounded by residential and ring road		R			Active multistorey car park	CEN 43			
CEN 44	Beechen Grove	Vacant land being used as car park	Only a third full. Adjacent to multi storey car park. Rear of residential. Access from ring road. High potential.		R			Site is being developed out by Barratts.	CEN 44			
CEN 45	The Broadway	Watford Social Club	In use in secondary retail street with residential		R			Retain community use	CEN 45			
CEN 46	Beechen Grove	Large vacant site	Opposite the Harlequin Centre. On main ring road.		R			Site under construction	CEN 46			
CEN 47	Grosvenor Road	Vacant space used for car parking	At rear of uses in Queen's Road including the Watford New Hope Trust. In use but not that well kept. In residential area.		R			Site under construction	CEN 47			

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CEN 48	Shaftesbury Road	Garage court	To rear of residential and adjacent to railway line. In use and well maintained, but large site. Parking, overlooking and noise constraints.		R			Narrow access and noise issues. Overlooking issues.	CEN 48			
CEN 49	Ebury Road	Landscaped gap	Between existing housing. Rail to rear. Space and facing window constraints in residential area		R			Overlooking/amenity open space	CEN 49			
CEN 50	Derby Road	Wooded buffer	Buffer between existing residential and main road.		R			Constrained site, access issues	CEN 50			
CEN 51	Water Lane	Road embankment and car park to rear of commercial unit.	Steep embankment at rear of residential. Unsuitable for housing. Car park provides infill opportunity but used for residential and commercial parking.		R			Overlooking and access issues. Established business	CEN 51			
CEN 53	Water Lane	Office, Rainbow House and neighbouring car related businesses	McGinley HQ office. Active with car parking facility.	0.31	A			Inquiries for residential on site	CEN 53		U	N
CEN 54	Lower High Street	Housing Allocation Site	Completed with associated car parking. Substantial parking for number of units.		R			Built out	CEN 54			
CEN 55	Waterfields Shopping Park	Car park	Well used. Dependent on surrounding retail units		R			Retain car park for retail	CEN 55			
CEN 56	Tesco Superstore	Car park	Well used 'dedicated' parking. Dependent on future of Tesco store. Remainder of car park is in the flood plain		R			Retain car park for retail	CEN 56			
CEN 57	Lower High Street	Co-op Funeral Parlour and scrapyard (Austins)	In use. Surrounded by retail and main road.	0.46	A				CEN 57		U	N
CEN 58	Colne Valley Retail Park	Car park	Active. Surrounded by retail units.		R			Retain car park for retail	CEN 58			
CEN 59	Lower High Street	Land around gas holder	Large allocated site. Part of the land is used for coach parking. Surrounded by residential, retail and main road system	1.17	A			Long term intention to move. Gas interested in redevelopment but need to move operational parts to remain.	CEN 59		U	N
CEN 60	Lower High Street	Furniture store and Saab Showroom	In use. On main road. Adjacent to gas works site and residential	0.24	A			Long term potential	CEN 60		U	N
CEN 61	Dalton Way	B&Q store storage area	Part of active B&Q warehouse retail unit.		R			Active yard	CEN 61			
CEN 62	Watford Arches Retail Park	Car park	Well used. On main ring road. Under railway arches		R			Retain car park for retail	CEN 62			
CEN 63	Watford Arches Retail Park	Car park	Well used. On main ring road. Under railway arches		R			Retain car park for retail	CEN 63			

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CEN 64	Wiggenhall Road	Rail embankment	Steep, overgrown. Surrounded protected open space and railway line. Unsuitable for housing		R			Planned for future road link	CEN 64			
CEN 65	Wiggenhall Road	Car park and tennis courts for Watford Irish Club, Oxhey Park	Car park is well used. Next to protected open space and railway land.		R			Retain community use and flooding issues	CEN 65			
CEN 66	Wiggenhall Road	Jet petrol station	Well used. Possible contamination issues as well as noise from main road and rail. Surrounded by road, rail and car sales firms		R			Unsuitable location for housing	CEN 66			
CEN 67	Rear of Hamilton Street	Rail embankment	Steep, overgrown. Surrounded by residential, railway line and retail park. Unsuitable for housing		R			Planned for future road link	CEN 67			
CEN 68	Hamilton Street	Garage block and car parking area	Corner site. In use. Surrounded by residential with retail units to rear.		R			Rejected due to community usage of car parking and garage courts.	CEN 68			
CEN 69	Century Park	Car park for Century Park retail park	Well used. Good access but dependent on future of retail units. Surrounded by residential, retail and main road		R			Retain car park for retail	CEN 69			
CEN 70	Local Board Road	Pump House Theatre & Arts Centre, Nissan Showroom and adjacent units	Former water board building converted into theatre. With associated large temporary car park. Adjacent to works units and retail, residential. Conversion potential dependent on usage levels. Nissan showroom well used. Adjacent industrial units and car park (Lewin of St Albans) in poor condition. Surrounded by residential, retail and main road.	0.82	A			WBC some ownership.	CEN 70		U	N
CEN 72	Crosfield Court	Housing Allocation Site	Completed. New residential adjacent to park		R			Built out	CEN 72			
CEN 73	Watford Springs / Land south of Watford High Street Station	Works / storage unit / vacant land	In use but in poor condition. Surrounded by vacant land, open space and residential / Includes stretch of completed road. Adjacent to station, park and school. Allocated site. Significant potential. Include museum site as well	1.15	A		Close to area at risk of flooding	Lower high street policy area. Land ready for redevelopment.	CEN 73	site ready for development - Planning brief adopted Mar 06- likely estimated in projected completions for 2009-31/03/06. 1700-1800 units is viable-1800 in plan period	U	N
CEN 75	Elfrida Road	Church	Residential, school, neighbourhood shops. Impressive building. In use. Limited potential - unless converted.		R			Retain community use.	CEN 75			

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CEN 76	Rear of Elfrida Road	Garage block.	Rear of residential and adjacent to railway line. Well kept and in use. Possible space and noise constraints.		R			Tight, noise and overlooking issues	CEN 76			
CEN 77	Lady's Close	Large gardens	In use. Surrounded by ring road and residential. Access issue.		R			Access problems	CEN 77			
CEN 78	Lady's Close	Car park for gated community	Surrounded by ring road, residential and school.		R			Overlooking issues and well-used	CEN 78			
CEN 79	Lady's Close	Landscaped space and parking as part of gated community	Surrounded by residential, grammar school, church. Low/No potential		R			Overlooking issues and well-used	CEN 79			
CEN 80	Lady's Close	Vacant site currently occupied by private parking	Housing Allocation site H12. Adjacent to ring road, residential, Sikh Temple, Grammar School and playing field. Underused site with high potential.	0.05	A			car park	CEN 80	Lapsed planning permission-unlikely to proceed-in current use as a car park for mosque-31/03/06	U	N
CEN 81	Vicarage Road	Day Centre for Integrated Services Programme	Surrounded by residential, school. Conversion potential. But facility is well used and well kept		R			Retain for community use	CEN 81			
CEN 82	Rear of St Mary's Road	Commercial uses - signmakers, timber yard. St John's Ambulance, Darby & Joan Club, Social	At rear of residential and ring road. Accessible. But well used commercial premises and facilities.		R			Long and narrow - awkward site.	CEN 82			
CEN 83	Rear of Market Street	Parking spaces, garages and delivery access	At rear of residential, retail units. Well used and well kept. Space constraints.		R			Access issues and overlooking	CEN 83			
CEN 84	Upton Road	Mixture of office units and vacant site being, currently being redeveloped.	Active office uses and vacant site being developed by Gleeson for offices (The Glasshouse). Allocated Employment site. Surrounded by residential, office and town centre uses.		R			Subject to town centre study and Emp. Land study study. Potential for mixed use. But already under redevelopment.	CEN 84			
CEN 85	Exchange Road	Seat Garage/ Showroom	Well used. Surrounded by hotel, residential and office uses.		R			Recently bought and refurbished. Overlooking issues.	CEN 85			
CEN 86	Exchange Road	Garage and parking courts at rear of block of flats	Reasonably well kept and in use. Site possibly constrained by space and parking issues.		R			Active and in good condition	CEN 86			
CEN 88	AGF House, Rickmansworth Road	Office	Experiencing some vacancy. Current occupier Moore Stephens solicitors. On ring road. Conversion potential.	0.13	A			Possible conversion	CEN 88		U	N

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CEN 89	Watford Town & Country Club	Club and car parking	Function rooms, snooker rooms. Well used car park (by town centre shoppers). On main ring road and at back of retail and existing residential.	0.26	A			Precedent of selling neighbouring land for residential	CEN 89		U	N
CEN 91	Retail units, King Street	Vacant retail unit and bank	Opposite entrance to Harlequin Centre. Prominent bank building and adjacent unit.	0.24	A			Inquiries for residential on site. Redevelopment is taking place.	CEN 91		U	N
CEN 92	The Crescent	Corner plot car park	Small triangular plot at rear of residential and close to town centre.		R			Overlooking issues	CEN 92			
CEN 93	Warehouse unit, Smith Street	Used to store mini buses/ coaches	In residential area.	0.03	A				CEN 93		U	N
CEN 94	Queen's Road	Office and yard	Goldings Complete Property Services and rear yard. Well maintained and in use. In residential area	0.04	A			Possible conversion	CEN 94		U	N
CEN 95	Sutton Road	Bob Harman Performance Ltd, MOT and garage facility.	Active established local business in residential area.	0.06	A				CEN 95		U	N
CEN 96	Queen's Road	Former pub under construction as 24 luxury apartments.	Under construction in residential area		R			Under construction - 24 units	CEN 96	Development in progress		
CEN 97	Loates Lane	Vacant corner used for car parking	At rear of retail, residential and car parking for primary and secondary retail	0.02	A			Site has had outline permission.	CEN 97	Site has had outline permission.	U	N
CEN 98	Queen's Road	Commercial units and flats	In residential area.	0.06	A			Consent for 6 units. Replacing 2 commercial and 2 flats	CEN 98		U	N
CEN 99	Grosvenor Road	Salvation Army land	Residential area		R			Consent for 6 units (one person flats) on Salvation Army land. This site has been built out.	CEN 99			
CEN 100	Lower High Street	Listed buildings	Adjacent to residential, light industrial uses. In Lower High Street policy area		R			Conversion of listed buildings and new build at rear. Site has been built out.	CEN 100			
CEN 107	223-229 Lower High St. (Proposed Fire Station site)	Fire station	Within Lower High St policy area and housing frontage	0.43	A			Right in the town centre close to the station. Land ready for development. Permission for 14 affordable units.	CEN 107		U	N
CEN 108	52-56 High Street		Prime retail frontage and in a key site development area		R			Under construction	CEN 108			
CEN 109	Lady's Close		Housing Allocation site 12. Housing proposal site in District Plan		R			In current use as a car park for mosque.	CEN 109	Lapsed planning permission, unlikely to proceed.		

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CEN 110	The Artichoke PH, The Parade, and Woodlands Parade, The Parade. 58-84/47-59 The Parade	Pub / restaurants / takeaways with office and residential over three floors, and vacant retail units	In town centre pedestrianised area. Office uses on first and second floors.	0.35	A				CEN 110		U	N
CEN 113	Clarendon Road Employment Allocation Site	Range of sites. Predominantly B1 office uses.	A large proportion of units have vacancies. Most are primary HQ office units. Dependent on office market. But largely high quality office provision with good public transport access and proximity to town centre. See RTP study		R			Policy keen to maintain HQ employment role. Northern end has residential (St Alban's Road. More likely mixed use with offices and hotels or offices and residential. Await town centre study. Possible disaggregation	CEN 113	CPP-Demolition of existing office block & erection of part 6, part 8 storey Class B1 office building.		
CEN 114	Clarendon Road Employment Allocation Site	Range of sites. Predominantly B1 office uses.	A large proportion of units have vacancies. Most are primary HQ office units. Dependent on office market. But largely high quality office provision with good public transport access and proximity to town centre. See RTP study		R			Policy keen to maintain HQ employment role. Northern end has residential (St Alban's Road. More likely mixed use with offices and hotels or offices and residential. Await town centre study. Possible disaggregation	CEN 114	CPP-Demolition of existing office block & erection of part 6, part 8 storey Class B1 office building.		
CEN 115	Escourt Road (Clarendon Road Employment Allocation Site)	Range of sites. Predominantly B1 office uses.	A large proportion of units have vacancies. Most are primary HQ office units. Dependent on office market. But largely high quality office provision with good public transport access and proximity to town centre. See RTP study		R			Policy keen to maintain HQ employment role. Northern end has residential (St Alban's Road. More likely mixed use with offices and hotels or offices and residential. Await town centre study. Possible disaggregation	CEN 115	CPP-Demolition of existing office block & erection of part 6, part 8 storey Class B1 office building.		
CEN 116	Lower Derby Road	Entrance to King's Road underground car park, vacant land and works units	Corner site on main road. Issue of underground car park. Vacant land currently occupied by site caravans. Works units active but low quality	0.31	A			HCC own buildings. WBC own skate area (vacant land)	CEN 116		U	N
CEN 117	Lower Derby Road	Entrance to King's Road underground car park, vacant land and works units	Corner site on main road. Issue of underground car park. Vacant land currently occupied by site caravans. Works units active but low quality	0.04	A			HCC own buildings. WBC own skate area (vacant land)	CEN 117		U	N
CEN 118	Lower High Street	derelict storage yard		0.22	A				CEN 118		U	N



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CEN 119	Lower High Street	Gas holder		0.30	A			Long term intention to move. Gas interested in redevelopment but need to move operational parts.	CEN 119		U	N
CEN 120	Site at corner of Beechen Grove and Clarendon Road	Office building.			R			The site is being developed out by Design & Build contractor McLear & Rush.	CEN 120			
CEN 121	Clarendon Road	Office building.		0.39	A				CEN 121		U	N
CEN 122	Beechen Grove	Sainsbury's supermarket		1.06	A			Developer interest has been shown according to WBC	CEN 122		U	N
CEN 123	St Albans Road	Vacant site		0.56	A			Developer interest has been shown according to WBC	CEN 123		U	N
CEN 124	St Johns Road	Office block		0.71	A			Developer interest has been shown according to WBC	CEN 124		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
CEN 04					✓	✓		close to area of open space deficiency / secondary retail frontage / in town centre		✓							conservation area
CEN 07																	
CEN 09																	
CEN 10					✓	✓		close to area of open space deficiency / in town centre		✓							conservation area
CEN 11					✓	✓		close to area of open space deficiency/ in town centre		✓							Conservation area
CEN 14					✓			in town centre		✓							Conservation area
CEN 15					✓			in town centre		✓				✓			Conservation area/public footpath on edge of site
CEN 16					✓	✓		area of open space deficiency & in town centre/ edge of site on primary & secondary retail frontage									
CEN 17					✓	✓		area of open space deficiency & in town centre / edge of site on primary & secondary retail frontage		✓							adjacent to conservation area
CEN 18					✓	✓		area of open space deficiency & in town centre									
CEN 19																	
CEN 20						✓		area of open space deficiency									
CEN 21						✓		area of open space deficiency									
CEN 22																	
CEN 26							✓	close to area of open space deficiency									
CEN 28							✓	adjacent to area of open space deficiency						✓			public footpath on edge of site
CEN 38																	
CEN 44																	
CEN 46																	

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	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
CEN 47																		
CEN 50																		
CEN 52																		
CEN 53						✓		Croxley Rail Link proposal runs along the edge of the site.										
CEN 57					✓			lower high street policy area	✓									close to flood risk zone
CEN 59					✓			lower high street policy area	✓	✓								Listed building on site. Adjacent to area at risk of flooding.
CEN 60					✓			lower high street policy area										
CEN 68																		
CEN 70					✓			lower high street policy area										
CEN 71																		
CEN 73					✓	✓	✓	adjacent to open space & school / part of site in lower high street policy area						✓				Public footpath runs through the site. Close to area at risk of flooding
CEN 74																		
CEN 75																		
CEN 80							✓	close to area of open space deficiency										
CEN 84																		
CEN 88					✓			in town centre		✓								conservation area
CEN 89					✓			in town centre		✓								adjacent to conservation area
CEN 91					✓	✓		close to area of open space deficiency / in town centre /secondary retail frontage		✓								Conservation area
CEN 93					✓			in town centre		✓								Conservation area
CEN 94								Conservation area		✓								
CEN 95								Conservation area		✓								
CEN 96																		
CEN 97								adjacent to conservation area		✓								
CEN 98								Conservation area		✓								
CEN 99																		
CEN 100																		

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
CEN 103																		
CEN 107					✓			Lower high street policy area										
CEN 108																		
CEN 110						✓		Site is in area deficient in public open space.		✓								In Conservation Area.
CEN113																		
CEN114																		
CEN115																		
CEN116						✓		Site is next to area of open space.										
CEN117						✓		Site is next to area of open space.										
CEN118					✓			lower high street policy area										
CEN119					✓			lower high street policy area										
CEN120																		
CEN121			✓					Site is in an employment area.										
CEN122						✓		Designated as an area deficient in open space.										
CEN123						✓		Designated as an area deficient in open space.										
CEN124			✓			✓		Half of the site is classified as a green wedge. Designated as an area deficient in open space. Site is classified as an employment area.										

Central Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
CEN 01	Iceland Supermarket Car Park, Albert Road South							CEN 01
CEN 02	Grass verge, Beechen Grove							CEN 02
CEN 03	Sainsbury's Supermarket Car Park, Albert Road South							CEN 03
CEN 04	Halsey Masonic Lodge, Rickmansworth Road	0.13	13	14	18	16		CEN 04
CEN 05	Ballinger Court, Halsey Road							CEN 05
CEN 06	Gade Car Park, Rosslyn Road							CEN 06
CEN 07	Corner of Exchange Road/Market Street							CEN 07
CEN 08	Multistorey car park, Exchange Road/New Street							CEN 08
CEN 09	Green open space, Church St							CEN 09
CEN 10	Sedgwick Solicitors, Cambridge Road	0.17	14	6	9	7		CEN 10
CEN 11	Mecca Bingo Hall, King Street	0.10	16	5	7	6		CEN 11
CEN 12	Mosque, Exchange Road							CEN 12
CEN 13	The Crescent							CEN 13
CEN 14	Warehouse, The Crescent/Smith Street	0.11	9	4	10	7		CEN 14
CEN 15	The Crescent	0.09	9	4	9	6		CEN 15
CEN 16	Large block (mix of uses), High Street	2.44	16	127	176	151		CEN 16
CEN 17	TJ Hughes Department Store	0.42	16	22	30	26	Unused at time of survey - mixed use potential	CEN 17
CEN 18	Charter Place shopping centre	0.62	N/A	24	24	24	Net gain attained from development brief. Residential component expected to be small - 24 units.	CEN 18
CEN 20	St Albans Road	0.24	16	12	17	15		CEN 20
CEN 21	St Albans Road	0.13	13	14	18	16	Currently subject to discussions for residential development	CEN 21
CEN 23	Woodford Road							CEN 23
CEN 24	St John's Road							CEN 24
CEN 25	Estcourt Road							CEN 25
CEN 26	Sotheron Road	0.09	N/A	5	5	5	consent for 5 houses	CEN 26
CEN 27	Queen's Road							CEN 27
CEN 28	Orphanage Road	2.12	1	87	254	170		CEN 28
CEN 29	Monica Close							CEN 29
CEN 30	Monica Close							CEN 30
CEN 31	Monica Close							CEN 31
CEN 32	Monica Close							CEN 32
CEN 33	Raphael Drive							CEN 33
CEN 34	Monica Close							CEN 34
CEN 35	Raphael Drive							CEN 35
CEN 36	Radlett Road							CEN 36
CEN 37	Loates Lane							CEN 37
CEN 38	Queen's Road							CEN 38
CEN 39	Queen's Road							CEN 39
CEN 40	Sutton Road							CEN 40

Central Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
CEN 41	Cross Street							CEN 41
CEN 42	Estcourt Road							CEN 42
CEN 43	Beechen Grove							CEN 43
CEN 44	Beechen Grove							CEN 44
CEN 45	The Broadway							CEN 45
CEN 46	Beechen Grove							CEN 46
CEN 47	Grosvenor Road							CEN 47
CEN 48	Shaftesbury Road							CEN 48
CEN 49	Ebury Road							CEN 49
CEN 50	Derby Road							CEN 50
CEN 51	Water Lane							CEN 51
CEN 53	Water Lane	0.31	13	33	44	38		CEN 53
CEN 54	Lower High Street							CEN 54
CEN 55	Waterfields Shopping Park							CEN 55
CEN 56	Tesco Superstore							CEN 56
CEN 57	Lower High Street	0.46	14	15	24	20		CEN 57
CEN 58	Colne Valley Retail Park							CEN 58
CEN 59	Lower High Street	1.17	18	51	99	75		CEN 59
CEN 60	Lower High Street	0.24	7	15	25	20		CEN 60
CEN 61	Dalton Way							CEN 61
CEN 62	Watford Arches Retail Park							CEN 62
CEN 63	Watford Arches Retail Park							CEN 63
CEN 64	Wiggenhall Road							CEN 64
CEN 65	Wiggenhall Road							CEN 65
CEN 66	Wiggenhall Road							CEN 66
CEN 67	Rear of Hamilton Street							CEN 67
CEN 68	Hamilton Street							CEN 68
CEN 69	Century Park							CEN 69
CEN 70	Local Board Road	0.82	14	27	43	35		CEN 70
CEN 72	Crosfield Court							CEN 72
CEN 73	Watford Springs / Land south of Watford High Street Station	1.15	N/A	72	72	72	Currently four options being consulted on. Each retains significant area of open space. The average residential unit figure for each option is applied here.	CEN 73
CEN 75	Elfrida Road							CEN 75
CEN 76	Rear of Elfrida Road							CEN 76
CEN 77	Lady's Close							CEN 77
CEN 78	Lady's Close							CEN 78
CEN 79	Lady's Close							CEN 79
CEN 80	Lady's Close	0.05	14	2	3	2		CEN 80
CEN 81	Vicarage Road							CEN 81
CEN 82	Rear of St Mary's Road							CEN 82
CEN 83	Rear of Market Street							CEN 83
CEN 84	Upton Road							CEN 84
CEN 85	Exchange Road							CEN 85
CEN 86	Exchange Road							CEN 86
CEN 88	AGF House, Rickmansworth Road	0.13	16	7	9	8		CEN 88
CEN 89	Watford Town & Country Club	0.26	16	14	19	16		CEN 89
CEN 91	Retail units, King Street	0.24	16	13	17	15		CEN 91
CEN 92	The Crescent							CEN 92

Central Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
CEN 93	Warehouse unit, Smith Street	0.03	9	1	2	2		CEN 93
CEN 94	Queen's Road	0.04	9	2	4	3		CEN 94
CEN 95	Sutton Road	0.06	9	2	6	4		CEN 95
CEN 96	Queen's Road							CEN 96
CEN 97	Loates Lane	0.02	13	2	3	2		CEN 97
CEN 98	Queen's Road	0.06		4	4	4	consent for 6 units - net gain 4 units. Small site	CEN 98
CEN 99	Grosvenor Road							CEN 99
CEN 100	Lower High Street							CEN 100
CEN 107	223-229 Lower High St. (Proposed Fire Station site)	0.43	N/A	14	14	14		CEN 107
CEN 108	52-56 High Street							CEN 108
CEN 109	Lady's Close							CEN 109
CEN 110	The Artichoke PH, The Parade, and Woodlands Parade, The Parade. 58-84/47-59 The Parade	0.35	16	18	25	21		CEN 110
CEN 113	Clarendon Road Employment Allocation Site							CEN 113
CEN 114	Clarendon Road Employment Allocation Site							CEN 114
CEN 115	Escourt Road (Clarendon Road Employment Allocation Site)							CEN 115
CEN 116	Lower Derby Road	0.31	16	16	22	19		CEN 116
CEN 117	Lower Derby Road	0.04	13	4	6	5		CEN 117
CEN 118	Lower High Street	0.22	16	11	16	14		CEN 118
CEN 119	Lower High Street	0.30	14	10	16	13		CEN 119
CEN 120	Site at corner of Beechen Grove and Clarendon Road							CEN 120
CEN 121	Clarendon Road	0.39	16	20	28	24		CEN 121
CEN 122	Beechen Grove	1.06	16	55	76	66		CEN 122
CEN 123	St Albans Road	0.56	16	29	40	35		CEN 123
CEN 124	St Johns Road	0.71	16	37	51	44		CEN 124

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+)	
CEN 01								
CEN 02								
CEN 03								
CEN 04			M	H	L		No Phasing	The site is currently the Watford Masonic Hall and Lodge. The site has a prominent position on the main dual-carriageway to the north of Watford Town Centre. The site is likely to incur extensive development costs through demolition of the existing building and clearance of the site. The site would be capable of providing a small scale residential scheme of flatted apartments. The site is likely to be in single ownership. Other planning considerations may be noise nuisance from the nearby road and loss of employment/amenity space.
CEN 05								
CEN 06								
CEN 07								
CEN 08								
CEN 09								
CEN 10			M-H	L	M		No Phasing	The site is open green space and private car parking for SK Sedgwick Kelly, Solicitors. The site is currently in active use by the law firm. Were the site to come forward for development it is likely to be able to provide a town centre flatted scheme of 2-3 storeys in a sustainable location.
CEN 11			M	H	M		6-10 years	The site is currently Watford's Mecca Bingo. The site is concrete shell, art-deco style building in a relatively dilapidated state. The site would be capable of providing a two to three storey residential development were the existing building knocked down. Demolition of existing building would incur significant development costs. The site is able to provide a sustainable residential scheme close to the town centre amenity and transport links. Likely to prove attractive to a small scale local housebuilder or mixed use developer.
CEN 12								
CEN 13								



Central Ward

CEN 14			M	M-H	L		No Phasing	The site is currently owned by Grafton which is a storage business. The site is a two storey distribution and storage shed with associated car parking. There are significant development costs associated with bringing this site forward for development, namely relocation of existing business and demolition of existing structures on site. Were the site to come forward for development it is likely to be able to provide a small scale residential scheme close to town centre amenity and transport links. There is potential for a flatted scheme on the site given the storey heights of surrounding property. There will be some rights to light and ownership issues from adjacent residential terrace.
CEN 15			M	L	M-H		6-10 years	The site is currently the crown passage Council car park. The site will be capable of providing a residential scheme, although rights of light and overlooking may be issues. Access to the site is relatively poor and would need to be improved. Were the site to come forward for development it is likely to prove attractive to a small scale local builder. The site is likely to be in single ownership and therefore may come forward for development sooner rather than later.
CEN 16			M-H	H	L-M		No Phasing	The site is currently a row of shops on a pedestrianised walkway, coupled with offices above and storage and access facilities to the rear. The site also includes some terraced residential units. There is likely to be significant development costs associated with a residential scheme here, namely demolition and land remediation. Also the planning issues around development of residential dwellings in a town centre. The site has a vacant office block to the rear of the site. Were the scheme to come forward for residential development, it is likely that a regional housebuilder would pursue a flatted scheme of potentially mixed use development. Reprovision of BT's telephone exchange on the site would also need to be looked at .

Central Ward

CEN 17			M	H	L		No Phasing	The site is currently the vacant T J Hughes Department Store. The site is surrounded by retail uses. The site could provide a flattened development in a sustainable location, it would be attractive to regional housebuilders. There would be costs associated with the demolition of the existing buildings. We are currently unaware of any development intentions on this site.
CEN 18			M-H	H	L-M		6-10 years	The site is The Charter Place Shopping Centre. Site is within the main retail centre for Watford. The centre is a slightly run down 1960's concrete development, extremely high development costs associated with developing a residential scheme here, mainly due to extensive demolition needed. Were this site to come forward for development, it will be capable of providing a large scale residential scheme, potentially mixed use flattened scheme. Close to the town centre amenity and transport links.
CEN 20			M	L	M		6-10 years	The site is currently the customer car parking for the Fiat service station opposite. There is also some private/public car parking for nearby office blocks. The site suffers all the same constraints as site reference CEN21. The differences are that there is no development on the site, the site is currently being used as car park.
CEN 21			M	H	M		6-10 years	The site is currently a Fiat showroom and MOT and service centre. The site is also likely to require extensive land remediation given the uses as a service and MOT yard. The site borders a main dual-carriageway A road and as such any residential development here is likely to suffer from noise. Were the site to come forward for development it is likely that a small scale flattened scheme would be developed out by a regional or local housebuilder. The site is being developed out as two and one bedroom apartments on the southern end of the site.
CEN 23								
CEN 24								
CEN 25								

Central Ward

CEN 26			L	M	M		6-10 years	The site is currently a local community centre and associated parking. The site will be capable of providing a small scale residential scheme of flatted apartments or terraced apartments. Likely to be in single ownership. There are likely to be development costs associated with demolition of the existing building. Access would need to be improved and the site would prove attractive to a small scale local housebuilder.
CEN 27								
CEN 28			M	H	M		6-10 years	The site is currently a BT logistics centre dealing with telecommunications for Watford. There are likely to be extensive land remediation and demolition costs associated with bringing this site forward for residential development. The site also runs adjacent to the Watford main railway line and so noise disturbance may be an issue for potential residents. Were the site to come forward for development, it is likely to be able to accommodate a medium scale residential scheme, possibly flatted development and is likely to be attractive to a regional or national housebuilder. The site is sustainable close to the town centre and good transport links. The site is likely to be in single ownership and therefore may come forward for development sooner than other sites in the area.
CEN 29								
CEN 30								
CEN 31								
CEN 32								
CEN 33								
CEN 34								
CEN 35								
CEN 36								
CEN 37								
CEN 38								
CEN 39								
CEN 40								
CEN 41								
CEN 42								
CEN 43								
CEN 44								
CEN 45								
CEN 46								
CEN 47								
CEN 48								
CEN 49								
CEN 50								
CEN 51								

Central Ward

CEN 53			M	H	M-H		0-5 years	The site is currently a three storey brick built office building in surrounding open space. There are several planning issues relating to development on this site, namely relocation of existing business and demolition of existing structure. The site also contains some derelict storage warehouses which potentially could come forward for development sooner than the office development. Developer intention exists, with pre-application discussions taking place.
CEN 54								
CEN 55								
CEN 56								
CEN 57			M	M	M		No Phasing	There may be several constraints to development on this site, namely multiple ownerships and the cost of demolition of existing structures and relocation of existing businesses. Were the site to come forward for development, it is likely to prove attractive to a local housebuilder and capable of providing a small scale residential scheme.
CEN 58								
CEN 59			M	H	M		No Phasing	This is a large site which has a large road frontage on a major junction. The northern end of the site wraps around the gas storage facility and borders the main Watford Ring Road. It currently vacant land which is fenced and walled in. There is one abandoned building on the site which is currently boarded up. The site is in an area largely surrounded by retail warehouse users. The southern end of the site follows the line of the river, which will create a natural border to any development and may create an interesting feature for any developer to explore. Within the site is also a coach park and service sheds which are currently in use. Any development of this site would require the relocation of the coach operator to another site and maybe develop out with site CEN60. Due to the amount of road frontage an access could be created which will be beneficial to development.

Central Ward

CEN 60			M	H	M		No Phasing	The site is currently a SAAB garage and a sofa shop with road frontage and parking to the front and both are currently in use. On the opposite side of the road are terrace two storey dwellings. The site appears to be in multiple ownership so there would be land assembly issues. Likely to have access of busy main road, stream would create interest in design terms.
CEN 61								
CEN 62								
CEN 63								
CEN 64								
CEN 65								
CEN 66								
CEN 67								
CEN 68								
CEN 69								
CEN 70			M	H	M-L		6-10 years	The site is currently a mixed use site encompassing the Chrysler Jeep Dodge Warehouse owned by Glynn Hopkins. It also contains some private residential property and a public house. There are likely to be land assembly issues associated with bringing this site forward for development, given the various ownerships on the site. There are also existing operational businesses on the site which will need to be relocated along with potential relocation of existing residents. There are likely to be land remediation issues associated with the car servicing yard on site along with extensive demolition costs associated with site clearance. Were the site to come forward for development, it is likely to be able to provide a medium to large scale flatted and housed development close to Watford Town Centre and transport links.
CEN 72								
CEN 73			M-H	L	H		0-5 years	The site is a large area of open space, largely gravelled with some scrubland and is the site of the former Watford High Street Station Car Park. The site is fenced off and looks like it may be coming forward for development in the near future. The site is located in a sustainable location close to the town centre transport links and shopping amenity. The site is potentially in single ownership and therefore may be likely to come forward for development in the near future. The site is very close to a local school and an area of open parkland.

Central Ward

CEN 75								
CEN 76								
CEN 77								
CEN 78								
CEN 79								
CEN 80			L-M	L-M	M		6-10 years	The site is a private car park for a nearby office buildings, also an access to a pedestrian subway underneath the busy main A road. The site could come forward for development as a small scale residential scheme. There are likely to be several planning issues relating to residential development at this site, namely noise nuisance from the adjacent main ring-road and residential rights to light and overlooking issues from surrounding properties. Development densities will be constrained by the three storey building adjacent to the site. Were the site to come forward for development, it is likely to be a local housebuilder with predominantly a flatted scheme.
CEN 81								
CEN 82								
CEN 83								
CEN 84								
CEN 85								
CEN 86								
CEN 88			M	H	L		No Phasing	The site is an office block that is home to a number of businesses. The site has as prominent position on the main dual-carriageway to the north of Watford Town Centre. The site is likely to incur extensive development costs through demolition of the existing building and clearance of the site. The site would be capable of providing a small scale residential scheme of flatted apartments. The site is likely to be in single ownership. Other planning considerations may be noise nuisance from the nearby road and loss of employment/amenity space.

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CEN 89			M	H	L-M		No Phasing	The site is currently the Watford Town and Country Club. There are likely to be several constraints to development on this site, namely site demolition costs, re-provision of leisure and community amenities and also loss of parking. The site would be able to accommodate a small scale residential scheme of probably flatted developments and the site is sustainable and close to the town centre shops and transport links. The site is likely to be in single ownership and attractive to a regional or national housebuilder.
CEN 91			M	H	M		6-10 years	The site is currently a vacant old bank building, some open scrubland and a derelict pub. The site would be capable of providing a three to four storey residential development in Watford town centre, close to shops and transport links. The car park is boarded off and this may be some indication of imminent development. It is likely that a local or regional housebuilder will be attracted to the site. The site is best able to provide a small scale flatted development.
CEN 92								
CEN 93			M	M-H	M		No Phasing	The site is currently a small garage and repair centre. Likely to be land contamination cost associated with development of residential scheme here. The site is small and will be constrained by rights to light and overlooking issues from surrounding residential properties. Were the site to come forward for development it is likely that a local housebuilder would be able to build a small scheme of approximately 4-5 units. The site is in a sustainable location in the town centre close to transport links and amenity.
CEN 94			L	H	L		11-15 years	The site is currently a private property, formerly Goldings Property Services and associated rear car parking. This is a classic residential infill site. Any development here will be subject to constraints related to rights of light and overlooking issues. Also access to the site is very poor and would need to be improved.

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CEN 95			L	H	L		No Phasing	The site is currently the Bob Harman Performance Limited MOT yard. Constraints to development are likely to include ground contamination issues, relocation of existing business and ownership issues. Also any potential residential development would be constrained by overlooking and rights to light issues from surrounding residential properties. There is also likely to be significant land remediation costs associated with this site. Were this site to come forward for development, it is likely that a local housebuilder would develop the site.
CEN 96								
CEN 97			M	L	M		0-5 years	The site is currently a small car park associated with a signage manufacturer. The site is relatively constrained and would not be able to provide a residential scheme larger than approximately 3 to 4 units. The site has poor access and would need to be improved. The site is likely to be in single ownership. Development density is likely to be constrained by overlooking and rights to light from surrounding buildings. There is potential for a small flatted scheme here.
CEN 98			L	M	M		0-5 years	The site is currently two ramshackle terraced houses with former vacant businesses below. The site would need to be demolished and therefore would incur significant development costs. The site would be able to provide a small scale residential scheme of potentially flatted development. There are likely to be relocation issues from existing residents and rights to light and overlooking issues from surrounding residential properties.
CEN 99								
CEN 100								
CEN 107								
CEN 108								
CEN 109								
CEN 110			M-H	H	L-M		11-15 years	The site is currently a row of A3 uses with vacant office space above. Unlikely to come forward for development in the near future given the high cost associated with demolition of the existing building, although there is the potential for a residential conversion of one listed brick building. The site is sustainable and close to shops and local transport links.
CEN 111								



Central Ward

CEN 112								
CEN 113								
CEN 114								
CEN 115								
CEN 116			M	L-M	L-M		No Phasing	The site is currently a tyre servicing facility and a skate park. Likely to be several ownership issues with this site. There are likely to be ownership issues and the location of existing business issues related to this site. Were the site to come forward for development, it is likely to be able to provide a small scale residential scheme of potentially flatted developments.
CEN 117			M	L-M	L-M		No Phasing	Fitted bedroom showroom and hand-carwash. The planning comments in the commentary for site reference CEN116 apply.
CEN 118			M	M-H	M		6-10 years	This site has a fronting onto the river and is accessed from the main lower High street Road via a bridge over the river. The site is currently hard standing with a large shed used for storage. Access maybe an issue as there maybe ownership rights over the right of way from the lower High street.
CEN 119			M	H	M-L		15+ years	The site is currently occupied by a gas storage facility which appears to be in operation however, only one of the four possible sections has been utilised. The site is likely to be under one ownership however high costs associated with removal of existing structure may prohibit development. Access to the site can be gained via a road way to the west of the site.
CEN 120								
CEN 121			M	H	M		6-10 years	The site is currently a set of two, four storey 1960's office blocks in rather dilapidated condition. The site will require extensive demolition costs. Were the site to come forward for development, it is likely that it would be able to provide a small scale residential scheme of potentially four storeys of flatted apartments and is likely to be of interest to a local or regional housebuilder. The site is well positioned in a sustainable location close to town centre and transport links
CEN 122			M	M-H	M		6-10 years	Watford Borough Council indicate that developer interest exists in this large town centre site. Delivery costs could be raised due to the need for demolition.

Central Ward

CEN 123			M		M-H		0-5 years	Watford Borough Council indicate that developer interest exists in this large town centre site.
CEN 124			M	M-H	M		6-10 years	Watford Borough Council indicate that developer interest exists in this large town centre site. Delivery costs could be raised due to the need for demolition.

Central 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		
CEN 01	Iceland Supermarket Car Park, Albert Road South																CEN 01
CEN 02	Grass verge, Beechen Grove																CEN 02
CEN 03	Sainsbury's Supermarket Car Park, Albert Road South																CEN 03
CEN 04	Halsey Masonic Lodge, Rickmansworth Road	0.129	13	U	N									14	18		CEN 04
CEN 05	Ballinger Court, Halsey Road																CEN 05
CEN 06	Gade Car Park, Rosslyn Road																CEN 06
CEN 07	Corner of Exchange Road/Market Street																CEN 07
CEN 08	Multistorey car park, Exchange Road/New Street																CEN 08
CEN 09	Green open space, Church St																CEN 09
CEN 10	Sedgwick Solicitors, Cambridge Road	0.172	14	U	N									6	9		CEN 10
CEN 11	Mecca Bingo Hall, King Street	0.097	16	U	N			5	7								CEN 11
CEN 12	Mosque, Exchange Road																CEN 12
CEN 13	The Crescent																CEN 13
CEN 14	Warehouse, The Crescent/Smith Street	0.106	9	U	N									4	10		CEN 14
CEN 15	The Crescent	0.09	9	U	N			4	9								CEN 15
CEN 16	Large block (mix of uses), High Street	2.441	16	U	N									127	176		CEN 16
CEN 17	TJ Hughes Department Store	0.423	16	U	N									22	30		CEN 17
CEN 18	Charter Place shopping centre	0.62	N/A	U	N			24	24								CEN 18
CEN 20	St Albans Road	0.237	16	U	N			12	17								CEN 20
CEN 21	St Albans Road	0.1297	13	U	N			14	18								CEN 21
CEN 23	Woodford Road																CEN 23
CEN 24	St John's Road																CEN 24
CEN 25	Estcourt Road																CEN 25
CEN 26	Sotheron Road	0.092	N/A	U	N			5	5								CEN 26
CEN 27	Queen's Road																CEN 27
CEN 28	Orphanage Road	2.117	1	U	N			87	254								CEN 28
CEN 29	Monica Close																CEN 29
CEN 30	Monica Close																CEN 30
CEN 31	Monica Close																CEN 31
CEN 32	Monica Close																CEN 32
CEN 33	Raphael Drive																CEN 33
CEN 34	Monica Close																CEN 34
CEN 35	Raphael Drive																CEN 35
CEN 36	Radlett Road																CEN 36
CEN 37	Loates Lane																CEN 37
CEN 38	Queen's Road																CEN 38
CEN 39	Queen's Road																CEN 39
CEN 40	Sutton Road																CEN 40
CEN 41	Cross Street																CEN 41
CEN 42	Estcourt Road																CEN 42
CEN 43	Beechen Grove																CEN 43

Central 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		
CEN 44	Beechen Grove																CEN 44
CEN 45	The Broadway																CEN 45
CEN 46	Beechen Grove																CEN 46
CEN 47	Grosvenor Road																CEN 47
CEN 48	Shaftesbury Road																CEN 48
CEN 49	Ebury Road																CEN 49
CEN 50	Derby Road																CEN 50
CEN 51	Water Lane																CEN 51
CEN 53	Water Lane	0.3073	13	U	N	33	44										CEN 53
CEN 54	Lower High Street																CEN 54
CEN 55	Waterfields Shopping Park																CEN 55
CEN 56	Tesco Superstore																CEN 56
CEN 57	Lower High Street	0.46	14	U	N									15	24		CEN 57
CEN 58	Colne Valley Retail Park																CEN 58
CEN 59	Lower High Street	1.165	18	U	N									51	99		CEN 59
CEN 60	Lower High Street	0.239	7	U	N									15	25		CEN 60
CEN 61	Dalton Way																CEN 61
CEN 62	Watford Arches Retail Park																CEN 62
CEN 63	Watford Arches Retail Park																CEN 63
CEN 64	Wiggenhall Road																CEN 64
CEN 65	Wiggenhall Road																CEN 65
CEN 66	Wiggenhall Road																CEN 66
CEN 67	Rear of Hamilton Street																CEN 67
CEN 68	Hamilton Street																CEN 68
CEN 69	Century Park																CEN 69
CEN 70	Local Board Road	0.817	14	U	N			27	43								CEN 70
CEN 72	Crosfield Court																CEN 72
CEN 73	Watford Springs / Land south of Watford High Street Station	1.15	N/A	U	N	72	72										CEN 73
CEN 75	Elfrida Road																CEN 75
CEN 76	Rear of Elfrida Road																CEN 76
CEN 77	Lady's Close																CEN 77
CEN 78	Lady's Close																CEN 78
CEN 79	Lady's Close																CEN 79
CEN 80	Lady's Close	0.048	14	U	N			2	3								CEN 80
CEN 81	Vicarage Road																CEN 81
CEN 82	Rear of St Mary's Road																CEN 82
CEN 83	Rear of Market Street																CEN 83
CEN 84	Upton Road																CEN 84
CEN 85	Exchange Road																CEN 85
CEN 86	Exchange Road																CEN 86
CEN 88	AGF House, Rickmansworth Road	0.126	16	U	N									7	9		CEN 88
CEN 89	Watford Town & Country Club	0.26	16	U	N									14	19		CEN 89
CEN 91	Retail units, King Street	0.243	16	U	N			13	17								CEN 91
CEN 92	The Crescent																CEN 92
CEN 93	Warehouse unit, Smith Street	0.025	9	U	N									1	2		CEN 93
CEN 94	Queen's Road	0.04	9	U	N					2	4						CEN 94
CEN 95	Sutton Road	0.059	9	U	N									2	6		CEN 95
CEN 96	Queen's Road																CEN 96

Central 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		
CEN 97	Loates Lane	0.019	13	U	N	2	3										CEN 97
CEN 98	Queen's Road	0.056	0	U	N	4	4										CEN 98
CEN 99	Grosvenor Road																CEN 99
CEN 100	Lower High Street																CEN 100
CEN 107	223-229 Lower High St. (Proposed Fire Station site)	0.43	N/A	U	N	14	14										CEN 107
CEN 108	52-56 High Street																CEN 108
CEN 109	Lady's Close																CEN 109
CEN 110	The Artichoke PH, The Parade, and Woodlands Parade, The Parade. 58-84/47-59 The Parade	0.3451	16	U	N					18	25						CEN 110
CEN 113	Clarendon Road Employment Allocation Site																CEN 113
CEN 114	Clarendon Road Employment Allocation Site																CEN 114
CEN 115	Escourt Road (Clarendon Road Employment Allocation Site)																CEN 115
CEN 116	Lower Derby Road	0.31	16	U	N									16	22		CEN 116
CEN 117	Lower Derby Road	0.04	13	U	N									4	6		CEN 117
CEN 118	Lower High Street	0.22	16	U	N			11	16								CEN 118
CEN 119	Lower High Street	0.3	14	U	N							10	16				CEN 119
CEN 120	Site at corner of Beechen Grove and Clarendon Road																CEN 120
CEN 121	Clarendon Road	0.39	16	U	N			20	28								CEN 121
CEN 122	Beechen Grove	1.06	16	U	N			55	76								CEN 122
CEN 123	St Albans Road	0.56	16	U	N	29	40										CEN 123
CEN 124	St Johns Road	0.71	16	U	N			37	51								CEN 124
					Total Urban	154	177	316	569	20	29	10	16	298	456		
					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	154	177	316	569	20	29	10	16	298	456		