

1 This volume

1.1.1 This document represents Volume 3c of the South West Hertfordshire Strategic Housing Land Availability Assessment, containing the schedule of all sites identified in Watford Borough Council's area through the study process. The document is presented on a ward basis, presenting both urban and greenfield sites.

1.1.2 For each ward, there are four schedules, presenting the progress from site identification through to the final capacity estimates:

1. Suitability Test: this is the long list of all sites
2. Estimating the Potential: the suitable sites go forward to an estimate of capacity
3. Availability and Achievability: Atis add comments on the availability and achievability of the suitable sites, with a recommendation of phasing period
4. Deliverability: Final assessment, bringing together capacity estimates, phasing and availability of all suitable and achievable sites.

1.1.3 The site schedules are ordered alphabetically by ward code thus:

CAL Callowland

CEN Central

HOL Holywell

LEG Leggatts

MER Meriden

NAS Nascot

OXH Oxhey

PAR Park

STA Stanborough

TUD Tudor

VIC Vicarage

WOD Woodside

1.1.4 Readers who wish to cross-reference the sites in Volume 3c with the mapping for Watford in Volume 4c should note that only those sites that were accepted are plotted on the maps. Rejected sites do not appear.

1.1.5 Finally, in some cases, midpoint capacity totals sometimes differ slightly from sheet to sheet, even when adding identical lists of site capacities. This is due to rounding of midpoint figures; however, whenever the results of the site schedules are quoted elsewhere in the report by ward, the total being quoted will always be that on the Deliverability sheet in the site schedules.

Disclaimer

1.1.6 The site assessments and related comments made in the 'availability and achievability' sections of each settlement schedule relate only to conditions visible on site at the time of the ground survey in summer 2008 to the best of the surveyor's knowledge at the time. For example, commentary that a particular site shows no evidence of developer activity relates only to the physical evidence on site that could be viewed, even if the site has a detailed planning history and/or, unbeknownst to the surveyor, activity was due to start on the site shortly