

Meriden 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					
MER 1	Kyres Drive	Residential lodge and grounds	Established property and grounds		R			Existing residential property	MER 1			
MER 2	Kyres Drive	Private residential property and garden	Residential		R			Existing residential property	MER 2			
MER 3	Off Keytes Drive	Open space to rear of properties	No direct access. Narrowness constrains		R			Overlooking/character/amenity issues	MER 3			
MER 4	Coates Way	Large open space	Well kept with trees. Substantial site in front of existing residential		R			Overlooking/character/amenity issues	MER 4			
MER 5	Kyres Drive	Land to rear of residential	Largely inaccessible. Close to existing residential.		R			Overlooking/character/amenity issues	MER 5			
MER 6	Kyres Drive	Large garden	To side/rear of residential. Substantial garden.		R			Overlooking/character/amenity issues	MER 6			
MER 7	Coates Way	Open space	At edge of park. Overlooking and access issues.		R			Amenity Issues	MER 7			
MER 8	St Alban's Road	Bus Garage	Active on main road in residential area. Close to local parade of shops. Large site		R			Bus depot - facility central to Public Transport Infrastructure	MER 8			
MER 9	Kilby Close	Garage Courts & car parks	Side and rear of residential. Some overlooking issues. Evidence of use.		R			Overlooking/in use	MER 9			
MER 10	St Albans Road	Housing allocation site 20	Currently bungalows. Possible redevelopment potential.		R			The site has been developed out as a new build block of apartments, four storey in a gated courtyard.	MER 10			
MER 11	Garston Lane	Open space	Large green space with trees. In front of existing residential.		R			Retain amenity use.	MER 11			
MER 12	Foral Avenue	Strip of open space	Narrow green verge adjacent to residential.		R			Overlooking/character/amenity issues	MER 12			
MER 13	Amwell Close	Open space, possibly backgarden	Established shrubbery. Adjacent to railway line. Well kept.		R			Retain as community facility/open space	MER 13			
MER 14	Renegrine Close	Garage court	Small garage court in reasonable condition. At rear and side of residential.		R			Overlooking/tight site	MER 14			
MER 15	Gaiston Lane	Open space	Large green space with trees. At front of residential.		R			Amenity issues	MER 15			
MER 16	Ravenscroft	Modern housing development set in substantial open space	Possibility for intensification. Surrounded by well established woodland.		R			Well established woodland area, development unlikely.	MER 16			
MER 17	St Albans Road	Garage courts	At rear of residential. Small court in average condition.		R			In active use.	MER 17			
MER 18	First Avenue	Telephone Exchange	Active but external appearance is average. In residential area.	0.34	A			Operational, but possible long term potential.	MER 18		U	N
MER 19	Whitwell Road	Garage courts	Small court at side of residential. Overlooking windows. And site size constraints.		R			In active use and overlooking issues	MER 19			
MER 20	Whitwell Road	Garage courts	Small court at side of residential. Overlooking windows. And site size constraints.		R			In active use and overlooking issues	MER 20			
MER 21	The Pelhams	Garage courts	Small court at side of residential. Overlooking windows. And site size constraints.		R			In active use and overlooking issues	MER 21			

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MER 22	The Pelhams	Garage courts	Small court at side of residential. Overlooking windows. And site size constraints.		R			In active use and overlooking issues	MER 22			
MER 23	Philliper	Garage courts	Corner site in residential area. In average condition.		R			In active use and overlooking issues	MER 23			
MER 24	Philliper	Garage courts	In residential area and in average condition.		R			In active use and overlooking issues	MER 24			
MER 25	The Gossamers	Garage court	Small court at side of residential. Overlooking windows. And site size constraints.		R			In active use and overlooking issues	MER 25			
MER 26	The Gossamers	Garage courts and open space	Garage courts in poor condition. Open verge well maintained adjacent to existing residential.		R			In active use and overlooking issues. Also need to retain open space.	MER 26			
MER 27	Bowmans Green	Garage courts	Poor condition. At side and rear of residential.		R			In active use and overlooking issues	MER 27			
MER 28	Aldbury Close	Garage courts	Garage court at side of residential. In poor condition. Overlooking windows.		R			In active use and overlooking issues	MER 28			
MER 29a	North Western Avenue	Sun Chemicals	Industrial uses vary in condition. Adjacent to residential area and main road system	2.02	A			Sun Chemicals closing. WBC looking for mixed use site.	MER 29a		U	N
MER 29b	North Western Avenue	Sainsbury's and fast food uses.	Active superstore and car park. Adjacent to residential area.		R			Active retail facility in good condition	MER 29b			
MER 30	Cow Lane	Garage Courts	Small garage court in reasonable condition. At rear of residential. Adjacent to industrial uses.		R			Small, privately owned and in reasonable condition	MER 30			
MER 31	St Albans Road	Open space	Landscaped and well kept corner space.		R			Amenity issues	MER 31			
MER 32	Harvest End	Garage courts	Garage court at side of residential. In poor condition. Overlooking windows.		R			Overlooking and size constraints	MER 32			
MER 33	York Way	Open space	At foot of large block of flats. Includes mature trees,		R			Amenity space with mature trees	MER 33			
MER 34	Abbey View	Open space between tower blocks	Overlooking issues and useable open space		R			Amenity space with mature trees	MER 34			
MER 35	York Way	Garage courts	In residential area. Large garage courts adjacent to road.		R			In active use	MER 35			
MER 36	York Way, off	Former garage courts	Derelict/removed. At rear of residential and shops.	0.24	A				MER 36		U	N
MER 37	The Turnstones	Garage courts	Large series of garage courts in range of conditions. Servicing flats and residential.		R			poor access, overlooking issues	MER 37			
MER 38	The Turnstones	Open space	Large space with trees in front of residential. In residential area.		R			Retain amenity open space	MER 38			
MER 39	Widge Way	Green verge	Narrow green verge adjacent to residential. With trees		R			Retain amenity open space	MER 39			
MER 40	Kelshall	Green verge	Small green verge with overlooking issues.		R			Small site, amenity issues and overlooking	MER 40			

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						Policy constraints	Physical constraints					
MER 41	Millard Way	Green verge	Large green verge at side of residential. Trees and some overlooking issues.		R			Amenity and overlooking issues	MER 41			
MER 42	Garsmorth Way	Garage courts & open space	Garage court in poor condition. Open space overgrown - leftover space.		R			Overlooking issues	MER 42			
MER 43	Millard Way	Green verge	Large grassed corner site. No overlooking windows		R			Retain amenity open space	MER 43			
MER 44	Millard Way	Green verge	Corner site with trees and public right of way.		R			Retain amenity open space	MER 44			
MER 45	York Way	Derelict nursery school and Primary School	In residential area adjacent to primary school.		R			The site is currently being developed out by George Wimpey as a medium scale residential scheme including flats and houses.	MER 45			
MER 46	St Albans Road	Former builders yard	Linden Homes development 12 flats and 5 houses. Complete in 2004		R			Site under construction	MER 46			
MER 47	St Albans Road	Residential	McCarthy & Stone elderly flats. 34 units proposed. Amended scheme likely to pass. Net gain 30 units		R			Site under construction	MER 47			
MER 48	Langley House, St.Albans Road	NHS Care Home	Within Watling Chase Community Forest	1.28	A			Land owned by NHS and underutilised at present. There is sufficient space for development proposals. Alongside a main road and within a community forest area.	MER 48		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	Additional Comments
MER 8																		
MER 10																		
MER 18						✓		adjacent to open space						✓				public footpath on edge of site
MER 29a						✓		adjacent to open sapce		✓								adjacent to wildlife corridor
MER 29b																		
MER 36								No designations										
MER 37																		
MER 45																		
MER 46																		
MER 47																		
MER 48						✓		adjacent to open space		✓								In a wildlife corridor

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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		
MER 1	Kyres Drive							MER 1
MER 2	Kyres Drive							MER 2
MER 3	Off Keytes Drive							MER 3
MER 4	Coates Way							MER 4
MER 5	Kyres Drive							MER 5
MER 6	Kyres Drive							MER 6
MER 7	Coates Way							MER 7
MER 8	St Alban's Road							MER 8
MER 9	Kilby Close							MER 9
MER 10	St Albans Road							MER 10
MER 11	Garston Lane							MER 11
MER 12	Foral Avenue							MER 12
MER 13	Amwell Close							MER 13
MER 14	Renegrine Close							MER 14
MER 15	Gaiston Lane							MER 15
MER 16	Ravenscroft							MER 16
MER 17	St Albans Road							MER 17
MER 18	First Avenue	0.34	9	14	32	23		MER 18
MER 19	Whitwell Road							MER 19
MER 20	Whitwell Road							MER 20
MER 21	The Pelhams							MER 21
MER 22	The Pelhams							MER 22
MER 23	Philliper							MER 23
MER 24	Philliper							MER 24
MER 25	The Gossamers							MER 25
MER 26	The Gossamers							MER 26
MER 27	Bowmans Green							MER 27
MER 28	Aldbury Close							MER 28
MER 29a	North Western Avenue	2.02	18	89	171	130		MER 29a
MER 29b	North Western Avenue							MER 29b
MER 30	Cow Lane							MER 30
MER 31	St Albans Road							MER 31
MER 32	Harvest End							MER 32
MER 33	York Way							MER 33
MER 34	Abbey View							MER 34
MER 35	York Way							MER 35
MER 36	York Way, off	0.24	8	8	12	10		MER 36
MER 37	The Turnstones							MER 37
MER 38	The Turnstones							MER 38
MER 39	Widge Way							MER 39
MER 40	Kelshall							MER 40
MER 41	Millard Way							MER 41
MER 42	Garsmorth Way							MER 42
MER 43	Millard Way							MER 43
MER 44	Millard Way							MER 44
MER 45	York Way							MER 45
MER 46	St Albans Road							MER 46
MER 47	St Albans Road							MER 47
MER 48	Langley House, St.Albans Road	1.28	17	46	86	66		MER 48

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+)	
MER 1								
MER 2								
MER 3								
MER 4								
MER 5								
MER 6								
MER 7								
MER 8								
MER 9								
MER 10								
MER 11								
MER 12								
MER 13								
MER 14								
MER 15								
MER 16								
MER 17								
MER 18			M	H	L		No Phasing	The site appears to be a regional British Telecom switch centre. The site is situated in a residential area and as such there will be rights of light and overlooking issues from any residential development here. Would be capable of providing a medium scale residential development of medium density. Access is relatively good to main A roads. There are issues around loss of employment and there are no obvious intentions to develop.
MER 19								
MER 20								
MER 21								
MER 22								
MER 23								
MER 24								
MER 25								
MER 26								
MER 27								
MER 28								

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MER 29a			M	L	H		0-5 years	The site is currently under demolition by the Amazon Group. The site is also fenced off and looks like it is about to come forward for some sort of development. Were the site to come forward for residential development, it would be capable of providing a large scale residential scheme of medium-low density housing. Possibly with some flatted options. Access to the site is good for main A trunk roads. The site is also set back from existing residential properties so reducing the problems with overlooking and right to light. The site is likely to come forward with a regional developer.
MER 29b								
MER 30								
MER 31								
MER 32								
MER 33								
MER 34								
MER 35								
MER 36			M-L	M	M		6-10 years	The site is currently partially demolished residential garages behind residential garages behind a small shopping parade. The site has been gated off, potentially indicating that development is imminent. The site is a classic residential infill site and would be able to provide a small residential scheme of potentially flatted units, developed out by a local housebuilder. There may be some constraints associated with planning issues, namely rights to light and overlooking and loss of parking amenity space. Access would need to be improved and it may be difficult given that traffic using the existing shopping parade would also have to use the residential scheme access.
MER 37								
MER 38								
MER 39								
MER 40								
MER 41								
MER 42								
MER 43								
MER 44								
MER 45								
MER 46								
MER 47								

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MER 48			M	H	L		No Phasing	<p>The site is the NHS Ron Langley Residential Care Home in current operational use as an NHS facility. The cost of developing this site would be high given the need to demolish the new build existing buildings on site. There is likely to be opposition from the local community as well as loss of employment and loss of the care home facility. Were the site to come forward for development, it is likely to be able to accommodate a larger scale scheme at various densities with good access to the main A Road through North Watford. The site may come forward as part of a rationalisation of social services facilities in North Watford, but the timing is uncertain.</p>
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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		
MER 1	Kyres Drive																MER 1
MER 2	Kyres Drive																MER 2
MER 3	Off Keytes Drive																MER 3
MER 4	Coates Way																MER 4
MER 5	Kyres Drive																MER 5
MER 6	Kyres Drive																MER 6
MER 7	Coates Way																MER 7
MER 8	St Alban's Road																MER 8
MER 9	Kilby Close																MER 9
MER 10	St Albans Road																MER 10
MER 11	Garston Lane																MER 11
MER 12	Foral Avenue																MER 12
MER 13	Amwell Close																MER 13
MER 14	Renegrine Close																MER 14
MER 15	Gaiston Lane																MER 15
MER 16	Ravenscroft																MER 16
MER 17	St Albans Road																MER 17
MER 18	First Avenue	0.34	9	U	N									14	32		MER 18
MER 19	Whitwell Road																MER 19
MER 20	Whitwell Road																MER 20
MER 21	The Pelhams																MER 21
MER 22	The Pelhams																MER 22
MER 23	Philliper																MER 23
MER 24	Philliper																MER 24
MER 25	The Gossamers																MER 25
MER 26	The Gossamers																MER 26
MER 27	Bowmans Green																MER 27
MER 28	Aldbury Close																MER 28
MER 29a	North Western Avenue	2.02	18	U	N	89	171										MER 29a
MER 29b	North Western Avenue																MER 29b
MER 30	Cow Lane																MER 30
MER 31	St Albans Road																MER 31
MER 32	Harvest End																MER 32
MER 33	York Way																MER 33
MER 34	Abbey View																MER 34
MER 35	York Way																MER 35
MER 36	York Way, off	0.24	8	U	N			8	12								MER 36
MER 37	The Turnstones																MER 37
MER 38	The Turnstones																MER 38
MER 39	Widge Way																MER 39
MER 40	Kelshall																MER 40
MER 41	Millard Way																MER 41
MER 42	Garsmorth Way																MER 42
MER 43	Millard Way																MER 43
MER 44	Millard Way																MER 44
MER 45	York Way																MER 45
MER 46	St Albans Road																MER 46
MER 47	St Albans Road																MER 47
MER 48	Langley House, St.Albans Road	1.28	17	U	N									46	86		MER 48

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					Total Urban	89	171	8	12	0	0	0	0	60	118		
					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	89	171	8	12	0	0	0	0	60	118		