

Vicarage 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					
VIC 1	Park Avenue	Garage court	At rear of residential/sports ground. On road parking provided		R			Site rejected to retain garage courts.	VIC 1			
VIC 2	Whippendell Road	Stable Yard - 3 units	Rear in use. Light industrial. Surrounded by offices, residential and retail.		R			Site has been developed.	VIC 2			
VIC 3	Whippendell Road	Watford New Hope Trust - 'The Haven' - and car park	Well used and well kept facility		R			Rejected in order to retain community facility.	VIC 3			
VIC 4	Addiscombe Fearnley Street	Car park	For residents. Well kept. Large site, but no other parking.		R			Rejected in order to retain parking facility.	VIC 4			
VIC 5	Southsea Avenue	Works unit	In use but low quality. In residential area.	0.057	A				VIC 5		U	N
VIC 6	Burton Avenue	Works unit	To let in residential area. Triangular site.	0.044	A				VIC 6		U	N
VIC 7	King's Avenue	Garage block	At rear of flat. Overlooking issues and only parking provision.		R			Site rejected to retain garage courts.	VIC 7			
VIC 8	King's Avenue	Garage court	Evidence of use but in poor condition. Residential area. Alternative parking available		R			Site rejected to retain garage courts.	VIC 8			
VIC 9	Princes Avenue	Works/residential unit	Use not known, in residential area	0.041	A				VIC 9		U	N
VIC 10	Chester Road	Garage block	Poorly maintained at rear of residential.		R			Site rejected to retain garage courts.	VIC 10			
VIC 11	Chester Road	Large garage court	Evidence of use. But substantial area at rear of residential.		R			Site rejected to retain garage courts.	VIC 11			
VIC 12	Pretoria Road	Scout Hut	Corner site. Corrugated iron building.		R			Site rejected to retain community use	VIC 12			
VIC 13	Fearnley Street	Office/business units with car park.	Sanders Environmental Services Ltd. Sufficient space if units demolished.		R			History of refusals therefore unsuitable in planning policy for residential.	VIC 13			
VIC 14	Fearnley Street	Car park	At rear of former cinema. Private car park. Well used but appears to be temporary		R			Site rejected to preserve well used community car park.	VIC 14			
VIC 15	Merton Road	Car park	For local district shops. Well used at rear of retail. On main road.		R			Car park to be retained for the use of local shops.	VIC 15			
VIC 16	St James Road	Baptist Church Hall	Well used and linked to church.		R			Building is to be retained for community use.	VIC 16			
VIC 17	Vicarage Road	MOT centre, printworks and garages	Active. Next to football club, main road and residential.	0.281	A			Merge with VIC 18	VIC 17		U	N
VIC 18	Occupation Road	Vacant site used for car parking	Housing Allocation Site 21. Near football ground and residential.	SEE VIC 17				Merge with VIC 17. Consent expired	VIC 18		U	N
VIC 19	Vicarage Road	Vacant space	Used for advertising hoardings. Opposite football club and rear of residential. Size constraint.		R			Size constraint, unsuitable for residential development.	VIC 19			
VIC 20	Vicarage Road	Garage court	On main road. Opposite football ground. Small site		R			Site rejected to retain garage courts.	VIC 20			
VIC 21	Harwoods Road	MOT/garage	Active local business but in poor condition. Residential area.	0.041	A				VIC 21		U	N

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						Policy constraints	Physical constraints					
VIC 22	Land at rear of Queens Avenue	Jewson building yard	Adjacent to new build 'Benskin Mews' (Linden Homes), garages and warehouses. At rear of residential. Active and in good condition.	0.513	A				VIC 22		U	N
VIC 23	Brightwell Road	Garage court	Adjacent to residential. Evidence of use but poorly maintained.		R			Site rejected to retain garage courts.	VIC 23			
VIC 24	Holywell Road	Offices and warehouse	In residential area.		R			This site is already been developed out in the last 5 years with a number of terrace houses on the road frontage and flats to the rear, with associated parking.	VIC 24			
VIC 25	General Hospital Car Park	Car park	Active facility adjacent to hospital.		R			Part of Cardiff Road health campus. Site rejected in order to preserve hospital car parking.	VIC 25			
VIC 26	Occupation Road	Gated garages	Adjacent to protected allotments and football ground.		R			Tight, constrained	VIC 26			
VIC 27	Liverpool Road	Large garage court	At rear of residential. Poor condition but evidence of use. On street parking provided.		R			Well used	VIC 27			
VIC 28	Fisher's Industrial Estate	Industrial estate	Employment Allocation Site E4. Active units and in good condition.		R			Good condition	VIC 28			
VIC 29	Occupation Road	Car park	Overflow for football club. Adjacent to protected allotments, light industry and football ground.		R			Part of Cardiff Road Health Campus	VIC 29			
VIC 30	Cardiff Road	Industrial estate and car parking.	Employment Allocation Site E2. Adjacent to railway line/station. Poor use of land. Some activity but generally low order. Near to hospital and football ground.	28.8	A			Part of Cardiff Road health campus, Development brief documents at present suggest 300 - 400 units.	VIC 30		U	Y
VIC 31	Harwoods Road	ATS Yard.	Adjacent to school. In residential area. At rear of business.		R			This site is currently being developed out by Martin Grant Home and a development of one and two bedroom apartments .	VIC 31			
VIC 32	Chester Road	Previous garages under construction			R			Built out. This site has been developed over the last 5 years to a selection of 14 two-storey terrace houses set back from the road.	VIC 32			
VIC 33	EDF Energy Site, Vicarage Road	Industrial	Area deficient in open space. Industrial site		R			Site is being developed.				

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
VIC 5						✓		area of open space deficiency											
VIC 6						✓		area of open space deficiency											
VIC 8																			
VIC 9						✓		area of open space deficiency											
VIC 17						✓		area of open space deficiency			✓							adjacent to conservation area	
VIC 18																			
VIC 21								No designations											
VIC 22						✓		adjacent to area of open space deficiency											
VIC 23																			
VIC 24																			
VIC 30		✓	✓		✓	✓		There are currently allotments within the site. Eastern area of site has transport improvement proposals. Areas of open space on site. Large parts of site classified as an employment area. Croxley rail link passes through centre of site. Site is in <b>Special Policy Area</b> . Parts of site are part of proposed Colne Valley Linear Park. Part of north of site is classified as area deficient in open space.	✓	✓	✓							Part of site in flood risk zone. Listed building on site. Part of east of site is County Wildlife site. Parts of site classified as Wildlife Corridor.	
VIC 31																			
VIC 32																			

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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		
VIC 1	Park Avenue	0						VIC 1
VIC 2	Whippendell Road	0						VIC 2
VIC 3	Whippendell Road	0						VIC 3
VIC 4	Addiscombe Fearnley Street	0						VIC 4
VIC 5	Southsea Avenue	0.057	9	2	5	4		VIC 5
VIC 6	Burton Avenue	0.044	9	2	4	3		VIC 6
VIC 7	King's Avenue	0						VIC 7
VIC 8	King's Avenue	0						VIC 8
VIC 9	Princes Avenue	0.041	3	2	3	2		VIC 9
VIC 10	Chester Road	0						VIC 10
VIC 11	Chester Road	0						VIC 11
VIC 12	Pretoria Road	0						VIC 12
VIC 13	Fearnley Street	0						VIC 13
VIC 14	Fearnley Street	0						VIC 14
VIC 15	Merton Road	0						VIC 15
VIC 16	St James Road	0						VIC 16
VIC 17	Vicarage Road	0.281	9	12	27	19		VIC 17
VIC 18	Occupation Road	SEE VIC 17						VIC 18
VIC 19	Vicarage Road	0						VIC 19
VIC 20	Vicarage Road	0						VIC 20
VIC 21	Harwoods Road	0.041	5	2	3	2		VIC 21
VIC 22	Land at rear of Queens Avenue	0.513	9	21	49	35		VIC 22
VIC 23	Brightwell Road	0						VIC 23
VIC 24	Holywell Road	0						VIC 24
VIC 25	General Hospital Car Park	0						VIC 25
VIC 26	Occupation Road	0						VIC 26
VIC 27	Liverpool Road	0						VIC 27
VIC 28	Fisher's Industrial Estate	0						VIC 28
VIC 29	Occupation Road	0						VIC 29
VIC 30	Cardiff Road	28.8	N/A	350	350	350	Cardiff Road development - Development documents at present suggest 300 - 400 units.	VIC 30
VIC 31	Harwoods Road	0						VIC 31
VIC 32	Chester Road	0						VIC 32
VIC 33	EDF Energy Site, Vicarage Road	0						VIC 33

Site Ref.	Availability		Achievability				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)	Value Assessment (H/M/L)	Phasing (0-5, 6-10, 11-15, 15+)	
VIC 1								
VIC 2								
VIC 3								
VIC 4								
VIC 5			L-M	M	M		No Phasing	This is a small gated infill site surrounded on all sides by terrace housing. Hard standing yard with medium size storage shed. Potential overlooking issues from surrounding residential development as well as rights to light. Good access. Likely single ownership. Will aid site assembly.
VIC 6			M-L	M	M		No Phasing	This site has an empty office building on it with associated car parking. There is good access from a residential street. The property is currently vacant. Any development would required demolition of existing building. The site is surrounded by residential development so there maybe issues of rights to light and overlooking. There may also be an argument for loss of employment however as the property is vacant there maybe a strong argument for redevelopment. There is only a single ownership, so this should help to facilitate development.
VIC 7								
VIC 8								
VIC 9			M	M	M		No Phasing	The site is currently West Watford Conservative Club - it is still operational. The site has reasonable access and is situated opposite a primary school. The surrounding area is medium density terrace housing. Medium cost associated with demolition of existing use and a potential re-provision elsewhere. Potential overlooking issues from surrounding residential development. The site is unlikely to come forward for development in the near future, giving the current use as a Conservative Club. Likely to be attractive a local developer.
VIC 10								
VIC 11								
VIC 12								
VIC 13								
VIC 14								
VIC 15								
VIC 16								
VIC 17			M-L	M-H	M		5-10 years	This is a corner site which is currently occupied by an MOT testing centre and associated car parking. The site is currently in use and is covered by several buildings. These would need to be demolished in order to achieve development on the site. The site is directly opposite the Watford Football Club Stadium. The site also includes a printers workshop which is currently in use. The prominent position of the site on the corner will allow for medium density development inline with the terrace housing seen in the surrounding area. There is also a residential letting agent on the site. Due to the current ground floor retail presence any development may wish to include retail at a ground floor level on the road frontage. There is likely to be issues with multiple ownership causing problems with land assembly. Due to existing buildings on the site demolition cost may be high.
VIC 18								(Same as above)
VIC 19								
VIC 20								
VIC 21			M	M-H	M		No Phasing	This site is currently a garage and MOT testing centre. Due to the use there is a possibility of contamination on the site. The site is constrained on all sides by existing residential property and there are likely planning issues with overlooking and development density. There is also possible rights to light issues. The site is small and likely to proof attractive to local developer. Potential loss of employment issues . The site maybe possible to take 3 to 4 terrace dwellings.

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VIC 22			M	H	M		No Phasing	This site is currently occupied by Dusens Builders Merchants and is currently operational. It includes trace counters uses as well as extensive shed for storage of materials. There are a number of buildings on the site including large warehouse storage and office and retail uses on the road frontage. Main cost of the development will be relocation of the business and the demolition of existing buildings. The site is surrounded by residential development of a terrace nature. Is may create issues of overlooking and rights to light. Issues in achieving planning due to the loss of employment use on this site. The site has good access from the main road and also from one of the other side streets. The long thin nature of the site may create design issues for development. Due to the single ownership the site assembly should not be an issue, however there maybe a long leasehold upon this site.
VIC 23								
VIC 24								
VIC 25								
VIC 26								
VIC 27								
VIC 28								
VIC 29								
VIC 30			M	H	M		6-10 years	This is a very large site that encompasses a wide range of uses including Watford FC and the Watford General Hospital. There are also several buildings which appear to be abandoned as they have boarded windows. There is also a large car park on the site as well as other areas of hard standing. Access to the main eastern part of the site is gained via an existing residential estate. Potential for large-scale scheme, likely to be of interest to a regional or national housebuilder.

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Site Ref.	Name / Address	Site Area (ha)	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		
VIC 1	Park Avenue															VIC 1
VIC 2	Whippendell Road															VIC 2
VIC 3	Whippendell Road															VIC 3
VIC 4	Addiscombe Fearnley Street															VIC 4
VIC 5	Southsea Avenue	0.057	U	N									2	5		VIC 5
VIC 6	Burton Avenue	0.044	U	N									2	4		VIC 6
VIC 7	King's Avenue															VIC 7
VIC 8	King's Avenue															VIC 8
VIC 9	Princes Avenue	0.041	U	N									2	3		VIC 9
VIC 10	Chester Road															VIC 10
VIC 11	Chester Road															VIC 11
VIC 12	Pretoria Road															VIC 12
VIC 13	Fearnley Street															VIC 13
VIC 14	Fearnley Street															VIC 14
VIC 15	Merton Road															VIC 15
VIC 16	St James Road															VIC 16
VIC 17	Vicarage Road	0.281	U	N			12	27								VIC 17
VIC 18	Occupation Road															VIC 18
VIC 19	Vicarage Road															VIC 19
VIC 20	Vicarage Road															VIC 20
VIC 21	Harwoods Road	0.041	U	N									2	3		VIC 21
VIC 22	Land at rear of Queens Avenue	0.513	U	N									21	49		VIC 22
VIC 23	Brightwell Road															VIC 23
VIC 24	Holywell Road															VIC 24
VIC 25	General Hospital Car Park															VIC 25
VIC 26	Occupation Road															VIC 26
VIC 27	Liverpool Road															VIC 27
VIC 28	Fisher's Industrial Estate															VIC 28
VIC 29	Occupation Road															VIC 29
VIC 30	Cardiff Road	N/A	U	Y			350	350								VIC 30
VIC 31	Harwoods Road															VIC 31
VIC 32	Chester Road															VIC 32
VIC 33	EDF Energy Site, Vicarage Road															VIC 33
				Total Urban	0	0	362	377	0	0	0	0	28	64		
				Total Greenfield	0	0	0	0	0	0	0	0	0	0		
				Total >5ha	0	0	350	350	0	0	0	0	0	0		
				Total	0	0	362	377	0	0	0	0	28	64		