

Woodside 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					
WOD 1	Horseshoe Lane	Green verge	Tree lined. At rear of residential. Acts as buffer. Large site. Overlooking issues.		R			Site rejected in order to maintain amenity space.	WOD 1			
WOD 2	Newhorse Crescent	Garage court	Large court at rear of residential. Average condition.		R			Site rejected in order to maintain garage courts.	WOD 2			
WOD 3	High Road	Garage Court	Small garage court at side of residential. Overlooking issues.		R			Site rejected in order to maintain garage courts.	WOD 3			
WOD 4	Ganders Ash	Garage court	Garage court in poor condition. At rear and side of residential.		R			Site rejected in order to maintain garage courts.	WOD 4			
WOD 5	Lounaway	Garage Court	At rear of retail and includes servicing area.		R			Site rejected in order to maintain garage courts.	WOD 5			
WOD 6	The Brow	Community Centre	Single storey in residential area. Adjacent to school.		R			Site retained for community use.	WOD 6			
WOD 7	Horseshoe Lane/Newhouse	Open space with trees	At side of residential. Large green verge		R			Site retained for community use.	WOD 7			
WOD 8	Horseshoe Lane	Leisure centre and associated pitches and parking	Active facility adjacent to playing fields		R			Site retained for community use.	WOD 8			
WOD 9	Horseshoe Lane	Open, woodland dense	In residential area. Adjacent to school.		R			Site retained to maintain amenity space.	WOD 9			
WOD 10	Horseshoe Lane	Grave yard	Adjacent to church		R			Site retained for community use.	WOD 10			
WOD 11	Lych Gate	Garage Court	In average condition. But in use. In residential area		R			Site rejected in order to maintain garage courts.	WOD 11			
WOD 12	Trevelance Way	Garage court	At rear of residential. Overlooking issues. Poor condition.		R			Site rejected in order to maintain garage courts.	WOD 12			
WOD 13	Laneswater Close	Housing Allocation Site 18	Built out three storey town housing.		R			Site has been developed.	WOD 13			
WOD 14	Kingsway North	Housing Allocation Site 18	Built out three storey town housing.		R			Site has been developed.	WOD 14			
WOD 15	Kingsway North	Green verge	Overgrown but site shape and size constraints. Also on main road.		R			Site has been developed.	WOD 15			
WOD 16	Kingsway North	Leisure Park and associated parking	Active facility adjacent to playing fields. Possible consolidation of parking.		R			Site has been developed.	WOD 16			
WOD 17	Sheepcote Lane	Esso petrol station and warehouse	Petrol station in use. MOT centre in warehouse - poor condition. In residential area.		R			Site has been developed for employment use.	WOD 17			
WOD 18	Forest Road	Community Centre	In residential area. Two storey building. Active.		R			Site retained for community use.	WOD 18			
WOD 19	Haines Way	Car park	Corner site in front of flats. Overlooking issues.		R			Site retained to maintain amenity space.	WOD 19			
WOD 20	Haines Way	Garage Court and communal garden	Garage court in average condition. Communal garden too close to existing block of flats.		R			Site retained to maintain amenity space.	WOD 20			
WOD 21	Sheepcot Lane	Travellers' site	Active site at rear of residential.	0.347	A			Existing residential site	WOD 21		U	N
WOD 22	Nottingham Close	Housing Allocation Site 8	Detached and semi-detached houses built out		R			Site has been developed.	WOD 22			
WOD 23	Nottingham Close	Garage Court	Gated garage court adjacent to new residential. Site shape constraints.		R			Site rejected in order to maintain garage courts.	WOD 23			

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WOD 24	High Road	Garage Court	In very poor condition. At rear of residential.		R			Site rejected in order to maintain garage courts.	WOD 24			
WOD 25	Hunters Lane	Garage court	Small garage court at rear of residential. Overlooking issues.		R			Site rejected in order to maintain garage courts.	WOD 25			
WOD 26	Haines Way, High Road	Garage court	Garages in poor condition.		R			Site rejected in order to maintain garage courts.	WOD 26			
WOD 27	Haines Way	Garage Court	Small garage court in residential area In average condition.		R			Site rejected in order to maintain garage courts.	WOD 27			
WOD 28	Haines Way	Garage Court	Triangular site in residential area. Average condition but in use.		R			Site rejected in order to maintain garage courts.	WOD 28			
WOD 29	Leveret Close	Garage Court	Small garage court at rear of residential. Overlooking issues.		R			Site rejected in order to maintain garage courts.	WOD 29			
WOD 30	Leveret Close	Garage Court	Small well kept garage court at side of residential. Overlooking issues		R			Site rejected in order to maintain garage courts.	WOD 30			
WOD 31	Leveret Close	Garage Court	Small garage court at side of residential. Overlooking issues. In average condition.		R			Site rejected in order to maintain garage courts.	WOD 31			
WOD 32	High Road	Garage Court	Small garage court. Active		R			Site rejected in order to maintain garage courts.	WOD 32			
WOD 33	Foxlands Close	Car park	Landscaped with trees. Overlooking issues. Size constraint.		R			Site rejected in order to retain car parking facilities.	WOD 33			
WOD 34	Redheath Close	Existing gardens and house	In residential area	0.165	A				WOD 34		U	N
WOD 35	Leveret Close	Housing Allocation Site 28	Leftover land	0.348	A				WOD 35		U	N
WOD 36	Redheath Close	Garage Court	In very good condition. Narrow site that acts as buffer.		R			Site rejected in order to maintain garage courts.	WOD 36			
WOD 37	Bindfields	Garage Court	Small with overlooking issues. Average condition		R			Site rejected in order to maintain garage courts.	WOD 37			
WOD 38	Ashfields	Green verge	Dense shrubbery. Corner site.		R			Green verge serves as a buffer between residential units and the road.	WOD 38			
WOD 39	Ashfields	Green verge	Dense shrubbery. Corner site.		R			Green verge serves as a buffer between residential units and the road.	WOD 39			
WOD 40	Hope Green	Garage court			R			This site has been developed out as a two storey brick-built block of flats.	WOD 40			
WOD 41	Louvain Way	Garage court		0.038	A			Application in for 1 unit	WOD 41		U	N
WOD 42	Adjacent to Woodside Playing Fields				R			32 affordable units have been developed on this site.	WOD 42			
WOD 43	Hare Public House, High Road	Public House	No current allocation	0.335	A				WOD 43		U	N
WOD 44	Alban Wood Junior School	primary school	No current allocation	2.07	A			Site allocation for housing - Land ready for development.	WOD 44		U	N
WOD 45	R/O 287 Sheepcote Lane,		Housing Allocation site 8. Housing proposal in District Plan	0.1381	A				WOD 45		U	N
WOD 46	duplicate of WOD 35 - Adjacent to (Badgers Court off) Leveret Close - duplicate of WOD 35		Housing Allocation site 28. Housing proposal in District Plan and close to open space		R			duplicate of WOD 35	WOD 46			

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WOD 47	Woodside Leisure Park		Vue Cinema	3.35	A			Existing occupiers would like to relocate.	WOD 49		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
WOD 1																		
WOD 2																		
WOD 3																		
WOD 4																		
WOD 5																		
WOD 6																		
WOD 7																		
WOD 8																		
WOD 9																		
WOD 10																		
WOD 11																		
WOD 12																		
WOD 13																		
WOD 14																		
WOD 15																		
WOD 16																		
WOD 17																		
WOD 18																		
WOD 19																		
WOD 20																		
WOD 21								No designations										
WOD 22																		
WOD 23																		
WOD 24																		
WOD 25																		
WOD 26																		
WOD 27																		
WOD 28																		
WOD 29																		
WOD 30																		
WOD 31																		
WOD 32																		
WOD 33																		

WOD	Policy Constraints							Physical Constraints													
WOD 34	✓						✓	close to GB/area of open space deficiency													
WOD 35							✓	area of open space deficiency													
WOD 36																					
WOD 37																					
WOD 38																					
WOD 39																					
WOD 40																					
WOD 41								Has planning permission													
WOD 42																					
WOD 43							✓	Site in area deficient in public open space.													
WOD 44							✓	School building on site. Part of site is open space.	✓												Site next to Local Nature Reserve and County Wildlife Site. Part of site is in Wildlife Corridor. Site next to Ancient Woodland.
WOD 45								No designations													
WOD 46																					
WOD 47							✓	Next to public open space.	✓									✓			Next to wildlife corridor. Public right of way runs through site.

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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		
WOD 1	Horseshoe Lane	0						WOD 1
WOD 2	Newhorse Crescent	0						WOD 2
WOD 3	High Road	0						WOD 3
WOD 4	Ganders Ash	0						WOD 4
WOD 5	Lounaway	0						WOD 5
WOD 6	The Brow	0						WOD 6
WOD 7	Horseshoe Lane/Newhouse	0						WOD 7
WOD 8	Horseshoe Lane	0						WOD 8
WOD 9	Horseshoe Lane	0						WOD 9
WOD 10	Horseshoe Lane	0						WOD 10
WOD 11	Lych Gate	0						WOD 11
WOD 12	Trevelance Way	0						WOD 12
WOD 13	Laneswater Close	0						WOD 13
WOD 14	Kingsway North	0						WOD 14
WOD 15	Kingsway North	0						WOD 15
WOD 16	Kingsway North	0						WOD 16
WOD 17	Sheepcote Lane	0						WOD 17
WOD 18	Forest Road	0						WOD 18
WOD 19	Haines Way	0						WOD 19
WOD 20	Haines Way	0						WOD 20
WOD 21	Sheepcot Lane	0.347	3	14	24	19		WOD 21
WOD 22	Nottingham Close	0						WOD 22
WOD 23	Nottingham Close	0						WOD 23
WOD 24	High Road	0						WOD 24
WOD 25	Hunters Lane	0						WOD 25
WOD 26	Haines Way, High Road	0						WOD 26
WOD 27	Haines Way	0						WOD 27
WOD 28	Haines Way	0						WOD 28
WOD 29	Leveret Close	0						WOD 29
WOD 30	Leveret Close	0						WOD 30
WOD 31	Leveret Close	0						WOD 31
WOD 32	High Road	0						WOD 32
WOD 33	Foxlands Close	0						WOD 33
WOD 34	Redheath Close	0.165	5	6	10	8		WOD 34
WOD 35	Leveret Close	0.348	12	3	9	6		WOD 35
WOD 36	Redheath Close	0						WOD 36
WOD 37	Bindfields	0						WOD 37
WOD 38	Ashfields	0						WOD 38
WOD 39	Ashfields	0						WOD 39
WOD 40	Hope Green	0						WOD 40
WOD 41	Louvain Way	0.038	N/A	1	1	1	application for 1 unit. Small site	WOD 41
WOD 42	Adjacent to Woodside Playing Fields	0						WOD 42
WOD 43	Hare Public House, High Road	0.335	14	11	18	14		WOD 43
WOD 44	Alban Wood Junior School	2.07	14	68	110	89		WOD 44
WOD 45	R/O 287 Sheepcote Lane,	0.1381	5	5	9	7		WOD 45
WOD 46	duplicate of WOD 35 - Adjacent to (Badgers Court off) Leveret Close - duplicate of WOD 35	0						WOD 46
WOD 47	Woodside Leisure Park	3.35	1	137	402	270		WOD 47

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+)	
WOD 1								
WOD 2								
WOD 3								
WOD 4								
WOD 5								
WOD 6								
WOD 7								
WOD 8								
WOD 9								
WOD 10								
WOD 11								
WOD 12								
WOD 13								
WOD 14								
WOD 15								
WOD 16								
WOD 17								
WOD 18								
WOD 19								
WOD 20								
WOD 21			M	H	L		No phasing	The site is currently in operation as a small scrap metal and light industrial commercial premises accessed down a narrow gravel unmade road leading from a residential through-road. The site is likely to incur significant redevelopment costs given the existing uses currently operational on site and demolition and remediation of the current light industrial uses. Were the site to come forward for residential development, it is likely that there will be several planning issues namely loss of employment space, overlooking and rights to light issues from surrounding residential properties and also over-development issues. The site would be capable of accommodating a small residential scheme, likely to appeal to a local housebuilder. There are likely to be ownership issues regarding relocation of the existing premises.
WOD 22								
WOD 23								
WOD 24								
WOD 25								
WOD 26								
WOD 27								
WOD 28								
WOD 29								
WOD 30								
WOD 31								
WOD 32								

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WOD 33								
WOD 34			M	M-H	L		10+ years	The site is currently a new build bungalow and back-gardens of existing residential properties. The site is unlikely to come forward for development in the near future given the current ownerships of the properties on the site and there is land assembly issues. Were the site to come forward for development it would likely that a local housebuilder would develop the site at two storey, low density levels. Any development on the site would be constrained by rights to light and overlooking issues from surrounding residential properties. Access to the site is down a narrow residential road and may prove difficult for construction traffic. The site also suffers from road noise from the adjoining main 'A' road.
WOD 35			M	L	M		6-10 years	The site is currently an overgrown wooded area to the rear of large detached residential properties, sandwiched between these properties and the main 'A' road running through north Watford. The site will be capable of providing a medium scale residential scheme of low density, two storey dwellings to match surrounding residential properties. The site is likely to prove attractive to a local or regional housebuilder were it to come forward for development. There may be potential planning issues with loss of open space, rights of way issues given that a public footpath runs down one side of the site, also the loss garage and parking amenity given the presence of a row of five garages also on the site. There are likely to be ownership issues related to these garages. The site will need extensive site clearance and there are some mature trees on site. Planning issues are likely to revolve around rights to light and overlooking issues from surrounding residential properties.
								Access to the site is poor and is down a single track residential road and would need to be improved. The site may also suffer from extensive road noise from the adjoining main 'A' Road.
WOD 36								
WOD 37								
WOD 38								
WOD 39								
WOD 40								



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WOD 41			M	M	L		0-5 years	The site is currently a row of garages in use behind a small shopping parade. Access to the site is relatively poor. The site is likely to throw up a number of planning issues including loss of parking amenity, rights to light and overlooking issues from surrounding residential properties. The site will also incur significant cost in the demolition of one residential unit and several garages. There may be multiple ownership issues concerned with ownership of these garages which are currently in use. Development is likely to accommodate small residential scheme of possibly 5-6 dwellings. There is the precedent for flatted development opposite. Were the site likely to come forward for development, it is likely to be a local or regional developer.
WOD 42								The site has been developed out as three storey flatted brick built new residential dwellings.
WOD 43			M	L	H		No phasing	The site is currently a cleared site with some surrounding scrubland. The site is likely to be able to provide for a small scale residential development, two storey semi-detached to match surrounding residential properties. The site is currently boarded off and looks like it may potentially be developed in the near future in which case development phasing can come down to 0-5 years. The site is likely to prove attractive to a local housebuilder. There may be planning issues with overlooking and rights to light from surrounding residential properties. Access to the site is good from a main residential through-road. There may be some possible ground contamination issues from the previous uses.
WOD 44			M	L	H		0-5 years	The site is currently being cleared for construction by Croudace Construction Limited. Existing building has been demolished and contractors are on site. The development site is large enough to be able to provide a medium scale residential development at medium densities. The surrounding properties are all semi-detached, two storey, brick built properties. There may be issues with overlooking and rights of light from surrounding neighbourhood properties. Likely to prove attractive to a local or regional scale developer.

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								<p>The site is currently rear gardens and open scrubland behind a row of residential garages. Access to the site is very poor and can only be accessed via a narrow, gravel unmade road. The site is unlikely to come forward for development in the near future given the proximity of other more suitable residential development sites. Were the site to come forward for development, there are likely to be planning issues including overlooking from nearby residential properties and rights to light issues. The site will be capable of accommodating a small residential scheme of around 8-10 units. There are no obvious intentions to develop. Were the site to come forward for development it is likely that a local housebuilder would develop the site. The site also has the added constraint of accommodating currently a residential electricity sub-station.</p>
WOD 45			L-M	L	M		0-5 years	
WOD 46								
WOD 47			M	H	L		6-10 years	<p>The site is currently a retail and leisure park with the given site currently operational as The View Cinema. Land assembly issues through multiple ownerships and loss of leisure and amenity space in the local area. Were the site to come forward for development it is likely that a regional housebuilder would develop the site and decide it is capable of accommodating a medium sized lower density residential scheme. There has been developer interest in the site.</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		
WOD 1	Horseshoe Lane																WOD 1
WOD 2	Newhorse Crescent																WOD 2
WOD 3	High Road																WOD 3
WOD 4	Ganders Ash																WOD 4
WOD 5	Lounaway																WOD 5
WOD 6	The Brow																WOD 6
WOD 7	Horseshoe Lane/Newhouse																WOD 7
WOD 8	Horseshoe Lane																WOD 8
WOD 9	Horseshoe Lane																WOD 9
WOD 10	Horseshoe Lane																WOD 10
WOD 11	Lych Gate																WOD 11
WOD 12	Trevelance Way																WOD 12
WOD 13	Laneswater Close																WOD 13
WOD 14	Kingsway North																WOD 14
WOD 15	Kingsway North																WOD 15
WOD 16	Kingsway North																WOD 16
WOD 17	Sheepcote Lane																WOD 17
WOD 18	Forest Road																WOD 18
WOD 19	Haines Way																WOD 19
WOD 20	Haines Way																WOD 20
WOD 21	Sheepcot Lane	0.347	3	U	N									14	24		WOD 21
WOD 22	Nottingham Close																WOD 22
WOD 23	Nottingham Close																WOD 23
WOD 24	High Road																WOD 24
WOD 25	Hunters Lane																WOD 25
WOD 26	Haines Way, High Road																WOD 26
WOD 27	Haines Way																WOD 27
WOD 28	Haines Way																WOD 28
WOD 29	Leveret Close																WOD 29
WOD 30	Leveret Close																WOD 30
WOD 31	Leveret Close																WOD 31
WOD 32	High Road																WOD 32
WOD 33	Foxlands Close																WOD 33
WOD 34	Redheath Close	0.165	5	U	N	6	10										WOD 34
WOD 35	Leveret Close	0.348	12	U	N	3	9										WOD 35
WOD 36	Redheath Close																WOD 36
WOD 37	Bindfields																WOD 37
WOD 38	Ashfields																WOD 38
WOD 39	Ashfields																WOD 39
WOD 40	Hope Green																WOD 40
WOD 41	Louvain Way	0.038	N/A	U	N	1	1										WOD 41
WOD 42	Adjacent to Woodside Playing Fields																WOD 42
WOD 43	Hare Public House, High Road	0.335	14	U	N									11	18		WOD 43
WOD 44	Alban Wood Junior School	2.07	14	U	N	68	110										WOD 44
WOD 45	R/O 287 Sheepcote Lane,	0.1381	5	U	N	6	10										WOD 45
WOD 46	duplicate of WOD 35 - Adjacent to (Badgers Court off) Leveret Close - duplicate of WOD 35																WOD 46
WOD 47	Woodside Leisure Park	3.35	1	U	N			137	402								WOD 47

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				Total Urban	85	139	137	402	0	0	0	0	25	42		
				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	85	139	137	402	0	0	0	0	25	42		