

Site code	Site Name	Area (ha)	Proportion of site shown to be at risk (%)													Presence of watercourse (Detailed River Network)	Source of site	Is the site in FZ1 and at low risk from other sources? (see Read me tab for criteria)	Within 50m of canal embankment?		
			Flood Zones					Updated Flood Map for Surface Water					% within Historic Flood Map	% within Risk of Flooding from Reservoirs	JBA Groundwater Flood Map (depth of water level below ground surface in 100 year event)						
			% in FZ 3b only	% in FZ 3a only	Total % within FZ3	% in FZ 2 only	% in FZ 1 only	Total % within FZ 3a + 70% climate change	Total % at surface water risk up to 30-yr	Total % at surface water risk up to 100-yr	Total % at surface water risk up to 1000 yrs	Total % at surface risk up to 100-yr + 40% Climate Change			% within 0 to 0.025m category					% within 0.025 to 0.5m category	Total in high risk categories
B001	Pinner Road, Car Wash and Bushey Station Car Park & sub station (TFL)	0.62	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	2.2%	15.0%	8.9%	0.0%	0.0%	0%	0%	0%	No	Site Allocations_1	No	No
B002	Skate Park at Lower Derby Road, plus car wash, auto repair and retail	0.83	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	7.4%	4.7%	0.0%	0.0%	0%	0%	0%	No	Site Allocations_1	Yes	No
B003	Vicarage Road, MOT garage adjacent football stadium	8.42	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	1.1%	17.2%	3.2%	0.0%	0.0%	0%	0%	0%	No	Site Allocations_1	No	No
B004	Telephone Exchange, First Avenue, adjacent to Lea Farm Recreation Ground	4.91	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	6.5%	16.2%	33.4%	23.1%	0.0%	0.0%	0%	0%	0%	No	Site Allocations_1	No	No
B005	Jewsons Builders Yard - Queens Avenue	7.68	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	1.9%	10.2%	6.3%	0.0%	0.0%	0%	0%	0%	No	Site Allocations_1	No	No
B006	Bill Everett Centre, derelict site, Leggatts Way, North of woodland	0.74	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	4.2%	1.9%	0.0%	0.0%	0%	0%	0%	No	Site Allocations_1	Yes	No
B007	Gade Close, Rickmansworth Road	1.89	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.9%	22.1%	3.8%	0.0%	0.0%	0%	0%	0%	No	Site Allocations_1	No	No
B008	Gossamers - Garages adjacent to M1 Meriden	0.31	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	10.8%	40.1%	100.0%	65.0%	0.0%	0.0%	0%	0%	0%	No	Site Allocations_1	No	No
B009	Metropolitan Line Station area - Cassiobury Park Avenue	0.79	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	3.9%	6.5%	12.8%	8.4%	0.0%	0.0%	0%	0%	0%	No	Site Allocations_1	No	No
B010	Bowman's Green Garages, Meriden	0.40	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	34.9%	0.0%	0.0%	0.0%	0%	0%	0%	No	Site Allocations_1	No	No
B011	Watford Junction Colonial Quarter, South of Colonial Way	1.87	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.8%	10.2%	3.7%	0.0%	0.0%	0%	0%	0%	No	Site Allocations_1	No	No
B012	Watford Junction St Albans Quarter, East of St Alban's Road	1.84	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	1.2%	7.1%	23.7%	14.3%	0.0%	0.0%	0%	0%	0%	No	Site Allocations_1	No	No
B013	Watford Junction Station Quarter West, Car Park and buildings	1.56	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	10.2%	21.3%	56.4%	33.2%	0.0%	0.0%	0%	0%	0%	No	Site Allocations_1	No	No
B014	Watford Junction Station Quarter East, Car Park and buildings	0.29	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	7.8%	39.2%	15.5%	0.0%	0.0%	0%	0%	0%	No	Site Allocations_1	No	No
B015	Watford Junction next to Railway Line	41.49	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.2%	4.7%	18.1%	14.7%	0.0%	0.0%	0%	0%	0%	No	Site Allocations_1	No	No
B016	10 -12 Chalk Hill, car park and factory adjacent Bushey Arches	18.23	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	1.1%	2.3%	16.4%	8.5%	0.0%	0.0%	4%	95%	99%	No	Site Allocations_2	No	No
B017	The Gossamers / York Way Garages, Meriden	38.29	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	19.6%	6.5%	0.0%	0.0%	0%	0%	0%	Yes	Site Allocations_2	No	No
B018	North Watford Library, Lemarie Centre for Charities and health facilities	0.61	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	1.1%	6.3%	13.6%	9.8%	0.0%	0.0%	0%	0%	0%	No	Site Allocations_1	No	No
B019	The Brow / Newhouse Crescent, near Woodside Stadium	0.48	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	4.1%	0.0%	0.0%	0.0%	0%	0%	0%	No	Site Allocations_1	Yes	No
B020	Gas Holder Site, Lower High Street	1.06	2.7%	57.6%	60.3%	9.5%	30.2%	69.8%	0.0%	3.8%	48.2%	27.5%	38.2%	100.0%	100%	0%	100%	No	Site Allocations_1	No	No
B021	Ascot Road, Eagle Relocations	0.57	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	3.7%	9.4%	39.4%	17.9%	0.0%	0.0%	36%	16%	52%	No	Site Allocations_1	No	No
B022	Cow Lane Garages, north of Sainsbury's / North Western Avenue	0.94	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0%	No	Current Applications	Yes	No
B023	85 Chalk Hill / Haydon Road, adjacent to Bushey boundary	22.73	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	3.8%	58.1%	68.4%	62.9%	0.0%	0.0%	0%	0%	0%	No	Current Applications	No	No
B024	Land adjacent to 17-19 St Johns Road / Estcourt Road	22.61	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	7.2%	25.2%	19.6%	0.0%	0.0%	0%	0%	0%	No	Current Applications	No	No
B025	Garages at Balmoral Road, adjacent railway line and The Gym	34.16	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.6%	0.8%	11.7%	3.8%	0.0%	0.0%	0%	0%	0%	No	Current Applications	No	No
B026	70 - 72 Fearnley Street, adjacent Vicarage Road Cemetery	0.27	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	10.4%	0.0%	0.0%	0.0%	0%	0%	0%	No	Current Applications	No	No
B027	Land to the rear of Ye Corner, Chalk Hill, near Bushey Arches	1.17	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0%	No	Current Applications	Yes	No
B028	Land To The Rear Of 1-3 Queens Avenue, tyre garage	1.16	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.2%	10.5%	0.0%	0.0%	0.0%	0%	0%	0%	No	Current Applications	No	No
B029	71-73 The Broadway, adjacent to Mount Zion Baptist Chapel	0.50	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0%	No	Current Applications	Yes	No
B030	Garages at Kings Avenue, just off Harwoods Road / Chater Infant School	58.129034	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.3%	0.0%	0.0%	0.0%	0%	0%	0%	Yes	Call For Sites	Yes	No
B031	Watford Magistrates Court and Police Station, St John's Road, near Holiday Inn	15.70	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.2%	3.6%	0.7%	0.0%	0.0%	0%	0%	0%	No	Call For Sites	Yes	No
B032	Both sides of St Johns Road / corner of St Alban's Road, Car Retailer	70.33	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.2%	1.0%	1.0%	1.0%	0.0%	0.0%	0%	0%	0%	No	Call For Sites	Yes	No
B033	Watford Telephone Exchange Car Park, Exchange Road, Town Centre	61.03	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0%	No	Call For Sites	Yes	No
B034	Former Meriden School Site, The Meadows, south of Meriden Clinic	56.76	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0%	No	Call For Sites	Yes	No
B035	Corner of Park Avenue and Rickmansworth Road	18.70	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0%	No	Current Applications	Yes	No
B036	Ascot Road	42.024643	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	3.5%	7.8%	27.2%	11.6%	0.0%	0.0%	72%	15%	87%	No	Site Allocations_1	No	No
SPA 1	Town Centre	2.39	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	2.2%	5.3%	14.0%	8.7%	0.0%	0.0%	0%	0%	0%	No	Spatial Policy Area	No	No
SPA 2	Watford Junction	1.15	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	5.4%	13.3%	33.0%	20.5%	0.0%	0.0%	0%	0%	0%	No	Spatial Policy Area	No	No
SPA 3	Health Campus	2.94	9.9%	8.9%	18.8%	16.9%	64.3%	35.7%	5.2%	10.1%	25.1%	15.1%	18.3%	42.3%	27%	35%	62%	No	Spatial Policy Area	No	No
SPA 4	Lower High Street	6.80	3.9%	22.7%	26.6%	23.2%	50.1%	49.9%	4.4%	10.7%	34.7%	21.5%	12.2%	65.0%	46%	26%	72%	No	Spatial Policy Area	No	No
SPA 5	Dome Roundabout	53.32	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	7.5%	13.7%	26.5%	19.1%	0.0%	0.0%	0%	0%	0%	No	Spatial Policy Area	No	No
SPA 6	Western Gateway	30.23	1.4%	1.0%	0.8%	0.5%	98.7%	1.1%	3.3%	7.4%	21.1%	12.0%	0.0%	0.0%	32%	11%	43%	Yes	Spatial Policy Area	No	No