

Watford Housing and Economic Land Availability Assessment (HELAA)

Second Iteration



January 2021

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1 Introduction

- 1.1 [The National Planning Policy Framework \(NPPF\) 2019](#) states that strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. This can be achieved by undertaking a Housing and Economic Land Availability Assessment (HELAA) which includes the required housing assessment. The HELAA will quantify the future land supply for housing and economic land in Watford.
- 1.2. The HELAA responds to, and is in accordance with, the policies set out in the NPPF (2019) and the supporting [Planning Practice Guidance \(2019\)](#). The Planning Practice Guidance provides detailed guidance on how to undertake a HELAA and sets out a methodology, which has formed the basis for the Watford HELAA Methodology.
- 1.3. The guidance states that ‘an assessment of land availability identifies a future supply of land which is *suitable*, *available* and *achievable* for housing and economic development uses over the plan period’. The guidance also states that the assessment should:
- identify sites and broad locations with potential for development
 - assess their development potential
 - assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 1.4 This is the first HELAA produced by Watford Borough Council using the new HELAA Methodology which has replaced the Strategic Housing Land Availability Assessments (SHLAAs). The council has sought consistency with the approaches taken by neighbouring authorities where appropriate, and accordingly draft HELAA questionnaires, and subsequently this methodology were sent to Dacorum, St. Albans, Hertsmere and Three Rivers Councils for observation. This may allow a common approach be adopted by those authorities in the same functional housing market area¹.
- 1.5 In the context of South West Hertfordshire, the situation in Watford is unique owing to the urban character of the borough with a reliance on brownfield land envisaged during the timeframe covered by the next Local Plan. It was therefore decided that a more bespoke solution is required for Watford and a proactive search of the whole borough for sites with development potential was undertaken. **Essentially, Watford cannot depend on the Call for Sites process to identify sites with development potential and although this protracted the process, this thoroughness is in the best interests of the sustainable planning of the borough and the region generally.**
- 1.6 The assessment adopts a ‘brownfield first’ approach to ensure that the borough exhausts its development potential by leaving no stone unturned. This is done with the view to reduce pressure for Greenfield expansion. This is detailed in the methodology section.
- 1.7 This is the second iteration (final) of the HELAA and will be published alongside the publication version of the Plan (Regulation 19) for consultation in January 2021. The first iteration of the HELAA report was previously published and consulted on with the first draft Local Plan

¹ Please note the Southwest Hertfordshire Strategic Housing Market Assessment includes these named authorities.

(Regulation 18) in 2019. This identified provision for approximately 7,500 dwellings, which fell below Watford Objectively Assessed Need (OAN) of 793 dwellings per year to 2036.

- 1.8 This second iteration sets out additional sites identified after the first iteration, including large single storey retail sheds, low performing Green Belt sites and any additional sites that have been promoted for redevelopment since September 2020. This follows the recommendations provided at the end of the 2019 report to seek to increase Watford's capacity to meet its OAN.
- 1.9 This report will include an indicative housing and economic land supply for the borough and will inform the final sites for allocation.

Any comments should be sent to strategy@watford.gov.uk

2. Purpose of the HELAA

- 2.1 This HELAA will inform the preparation of the Watford Local Plan 2018-2036. It is a key component of the evidence base for the Local Plan, but is not a statement of policy and does not allocate sites to be developed. Sites allocated for development will be set out as part of the Watford Local Plan. The HELAA will recommend developable land for inclusion as site allocations (see Appendix A for full list of deliverable and developable sites for site allocation). The quantum of development identified should only be used as an approximation of the borough's capacity for housing and economic land supply. The capacity figures set out are not the definitive number of units or floorspace expected on a site. This can only be achieved through scheme design at planning application stage.
- 2.2 The preparation of a Local Plan goes through several different stages. The Watford Planning Policy Team undertook an Issues and Options consultation in September and October 2018 to identify important issues to be covered in the new Local Plan. A consultation on the first draft of the Plan (Preferred Options), which set out more detailed policies, was undertaken in September 2019. Adoption of the Local Plan is expected in early 2022. Figure 1 details the timetable for the Local Plan.

Figure 1: Timetable for the new Local Plan

Notification	December 2016
Issues and Options consultation	September – October 2018
First Draft Local Plan consultation (Preferred Options)	September – October 2019
Publication	January 2021
Submission	June 2021
Examination	July 2021 – December 2021
Adoption	February 2022

- 2.3 Paragraph 67 of the NPPF stipulates that local authorities should prepare a strategic housing land availability assessment to gain a clear understanding of land available for development in their boundaries. This assessment should identify 'a sufficient supply and mix of sites, taking into account their *availability, suitability* and likely *economic viability*'.
- 2.4 Paragraph 67 further divides sites into a) those deliverable within the first five years of the plan period and b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the Plan.²
- 2.5 The HELAA will determine what sites are "deliverable" and "developable" and "Non Developable". Appendix A details the final list of sites recommended for inclusion in the local plan as site allocations.

² In the Local Plan, the 6-10 year and 11-15 year timeframes have been combined into one for simplicity.

- 2.6 The identification of potential development sites within the HELAA as deliverable **does not** mean that the council will grant planning permission for development nor does a recommended site allocation mean that permission will be automatically granted. All planning applications will continue to be considered against the appropriate policies in the NPPF, the relevant Local Plan Development Management Policies and any other material considerations.
- 2.7 The assessment purpose of the HELAA is to audit all sites for their development potential, by collecting and collating information about the site, its constraints and overall suitability of the site for a particular development use. While the general objective is to test if there is sufficient economic and housing land availability to meet the objectively assessed needs.

Meeting Objectively Assessed Needs

- 2.8 The South West Hertfordshire authorities have completed an update to the Strategic Housing Market Assessment, now referred to as the Local Housing Need Assessment (LHNA) 2020. The study uses the Government methodology to calculate housing figures for the borough. At the time of the assessment this was 787 units per annum, which represents a small difference to the **793 units per annum** figure identified in the draft Local Plan. This difference results from revisions to the affordability ratio used as part of the standard methodology. Over the plan period, this equates to **14,988 units**. This is inclusive of a 5% buffer, as required by Paragraph 73 of the NPPF.
- 2.9 The Economic Study 2019 has identified Watford's economic land needs as **37,600sqm for offices uses**; and **98,400sqm for industrial uses over the plan period**. However, the distribution of this remains under review as part of the Duty to Cooperate as respective local plans in the area are progressed, whereby certain employment uses may be more suitable in certain local authority areas.
- 2.10 It is important to note that evidence based needs are objective and they need to be tested against the borough's capacity to meet them. The HELAA is one of the key tests for the OAN, and will determine whether the housing and economic land targets are realistic.

3.0 Methodology

3.1. The HELAA methodology is based upon the guidance as set out in the Planning Practice Guidance. The guidance sets out five main stages to preparing a HELAA. This is illustrated in Figure 2.

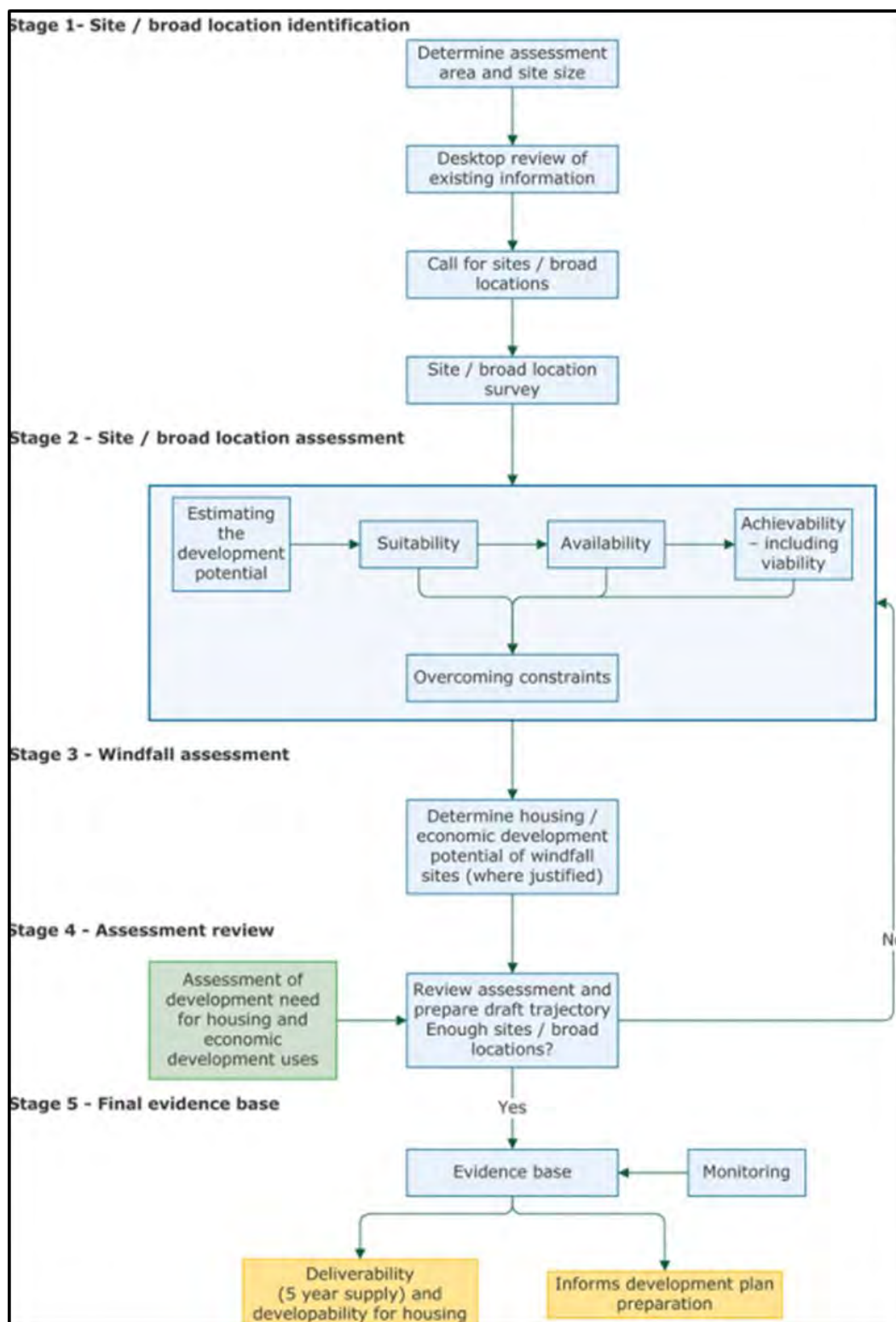


Figure 2: National Planning Practice Guidance Housing and Economic Land Availability Assessment Methodology Flow Chart

Call for Sites

- 3.2. Before the commencement of the HELAA process, a **Call for Sites** consultation was undertaken between 3rd July and 14th August 2017. This was publicised on the council's website, in press releases and on social media. Notification was sent to everyone on the Local Plan consultee list.
- 3.3. A Call for Sites questionnaire was prepared for those submitting sites for consideration (Appendix D). In total only 14 sites were submitted. These have been assessed by the HELAA process.
- 3.4. This may reflect the characteristics of the borough, being predominantly brownfield and surrounded by Green Belt land. It is an indication of the relatively small and limited amount of potential development land. This amplified the need for thoroughness in this HELAA process and accordingly a more tailored and proactive approach as described in the following paragraphs was progressed.

The HELAA process

- 3.5. The initial part of the HELAA Methodology was split into two stages. A pro-forma Site Assessment [Appendix E] has been prepared and divided into two stages to reflect the methodology. These are:
 - **STAGE 1 Site/ Broad Location Identification:** This relates to the identification of the survey scope and undertakes a desktop review to establish key environmental, land use and policy constraints to see if the site can be considered further.
 - **STAGE 2 Site/ Broad Location Assessment:** Once a site is considered to have reasonable development potential (no showstoppers after stage 1) an estimation of development potential will be undertaken as well as an assessment of *suitability*, *achievability* and *availability*.

Stage 1 - Site Broad Location Identification

Determine Assessment Area and Site Size

- 3.6. The starting point for the HELAA is to identify potential sites. This requires a determination of the assessment area and the size of sites to be considered. **The assessment covers the administrative area of Watford Borough Council.**
- 3.7. The Planning Practice Guidance sets out that a HELAA should consider all sites capable of delivering 5 or more dwellings or economic development on sites of 0.25 ha (or 500m² of floor space) and larger. However, the guidance notes that where appropriate plan makers can consider alternative site size thresholds.
- 3.8. It only becomes apparent whether a site is capable of delivering 5 units or more after the estimation of development potential. If sites were identified and assessed for providing less than 5 units or 500m² of economic floorspace, they were tagged as potential windfall sites and not taken further in the HELAA. There will be a windfall allowance in the final housing number.
- 3.9. The approach undertaken by the council has involved considerable detail due to the constrained nature of the borough and its particular characteristics. Accordingly, all land use categories were assessed. This includes the following:
- Brownfield Sites including those on the brownfield register
 - Social Infrastructure including existing community centres, educational and health facilities
 - Underutilised sites in designated employment areas
 - Garage sites and underutilised space
 - Open green spaces, woodland and parks
 - Sports and recreational facilities
 - Town centre sites, local neighbourhood centres and other retail sites
 - Other sites with no designation
- 3.10 It is important to note, that just because a type of use/ or site has been assessed, it **does not** mean it will be carried forward for development. A number of sites appraised are unsuitable for development and the process will highlight their importance for staying as they are. This is the primary function of the HELAA, to identify suitable development sites, **not** unsuitable sites.

Desktop Review

- 3.11. The next step involved the undertaking of a desktop review. The guidance recommends that the desktop review should be proactive and wide ranging when considering possible sites for development. Plan makers should not simply rely on sites that they have been informed about but actively identify sites. Besides identifying the sites as described in paragraph 3.6, the methodology also involved:
- A thorough aerial view search of the borough area for unidentified backland sites was undertaken

- A review of recent planning applications³
- Existing Local Plan allocations and sites included in Local Plan Part 2 (Discontinued)
- Discussions with the Development Management team
- Any sites brought to the attention of the Planning Policy team during the Consultation Stages of the current local plan consultation process
- Sites included in previous Strategic Housing Land Availability Assessments
- Sites submitted through the Call for Sites consultation or at other stages during the plan making process

Site and Broad Survey Location

- 3.12. Once the identification of the scope of the survey and the initial desktop review commenced, a thorough review of policy, land use and environmental constraints was undertaken. At this stage [Stage 1], this predominantly looked at any show stopping constraints which would prevent a site being taken forward for further consideration.
- 3.13. This method was chosen because it would be impractical to assess suitability (in terms the type of use) and viability and achievability on sites with no prospect of coming forward given significant environmental and policy constraints. The rational underpinning this relates to identifying sites with reasonable development potential in the first instance by ensuring there are no environmental, policy or land use constraints.
- 3.14. This stage of assessment (Stage 1 form, Appendix E) undertook the following:
- Site size
 - Site boundaries
 - Site location
 - Current land use(s)
 - Surrounding land use(s)
 - Character of surrounding area
 - Physical constraints (e.g. access and egress, steep slopes, watercourses and evidence of flooding, natural features of significance, physical infrastructure , trees)
 - Potential environmental constraints
 - Heritage designations
 - Suitability of proposed use (in relation to amenity impact or existing bad neighbours)
 - Any Development progress
 - Any potential displacement of current land use (which may undermine good planning and sustainable development)
- 3.15. Sites were surveyed in land use categories⁴ [e.g. education uses, open spaces etc.] for ease of assessment and consistency of approach. Table 1 sets out examples and the rationale behind why certain sites were not brought forward (this list is not exhaustive). Site visits were undertaken for the majority of sites.

³ Planning Permissions were assessed. Sites that were considered suitable were progressed through the HELAA. Sites that have permission but which would not be considered suitable sites to pursue through a HELAA were not. These could be existing operational uses which the HELAA would not normally consider suitable. Prior approved applications particularly from existing operational uses like offices were not considered suitable simply because they received prior approval via permitted development rights.

⁴ Land use categories were a start, however, previous local plan sites, and aerial view ad hoc sites were also included.

Land Use/Constraint	Comment and reasoned justification to pursue/ not pursue past Stage 1
Garage Sites ⁵	All garages sites were likely to be brought forward past Stage 1 unless there were insurmountable design/access constraints.
Ecological Sites	Sites of national and international ecological importance have not been taken forward past Stage 1 due to their ecological and biodiversity importance. These do not have development potential.
Green Belt	For the first iteration of the HELAA, Green Belt sites were surveyed but not brought forward beyond Stage 1. This is because it was considered methodologically unsound to assess the availability and achievability of Greenbelt sites until a clearer view on each site's potential for de-designation was identified through the Green Belt Review. As the Green Belt Review Stages 1 and 2 have now been completed, the second iteration of the HELAA underwent a reassessment of Green Belt sites which are recommended for release as part of the review for development potential.
Flood Zone 3B	Sites in Flood Zone 3b have not been carried forward. Sites in Flood Zone 2 and 3 have been brought forward with their suitability determined through the Strategic Flood Risk Assessment Level 2 and the Sustainability Appraisal.
Heritage Assets	National and Locally Listed Buildings with no significant ancillary space for redevelopment were not brought forward. If there was a heritage asset on a site where development is possible (where the asset is retained or if there is significant public gain following demolition) these may have been considered suitable for potential redevelopment.
Open Spaces	No areas of open space were taken forward. Watford has a significant housing target (793 units per annum) and existing green spaces/ allotments are likely to become more important as the population increases. Accordingly it was not considered appropriate to develop on the borough's green spaces.
Woodland	With limited woodland, all woodland sites were not brought forward due to their exceptional importance for biodiversity, carbon sequestration, and recreation and amenity.
Design and Access ⁶	At times, a site may not be conducive to good design by virtue of its constrained nature or access impediments. However, the HELAA is a policy planning exercise and is not in a position to prejudice architectural ingenuity and merit unless there are very obvious design and access constraints. Good design can overcome issues regarding privacy, overlooking and daylight and sunlight. Accordingly, it would be highly unsuitable to make a judgement that there may be negative amenity impacts if a site was developed (without a scheme design) at a land allocation stage. Therefore although there may be some exceptions, it has been rare that this has prevented a site being assessed beyond Stage 1.
Contrary to good land use and planning	There are cases where it is clear that an existing and operational land use which is required for good planning and sustainable development would be displaced if it was carried through to Stage 2 as having development potential. Accordingly, such a site was not considered suitable for redevelopment. This would include important employment/ retail areas, schools, health and

⁵ Garage sites in the curtilage of a flatted development or those with less than 4 garage units were not surveyed.

⁶ In addition, some sites with narrows parts e.g. access roads or awkward site shapes meant that the actual developable site area was reduced. Although this site was theoretically capable of providing 5 or more units, the awkward shape meant that in effect, the developable site area was incapable of providing 5 units or more. These are not included but considered as windfall sites.

	<p>community provision. In cases regarding community centres and health facilities where there is a reasoned view that re-providing the community/health facility as part of a potential redevelopment is possible, this may have resulted in such a site being taken forward to stage 2 for further consideration.</p> <p>While schools with large ancillary land may be viewed as capable of intensification or development, this assumes the operational requirements only requires classroom space, or it assumes that expansion of existing premises is not going to happen. Extensions to the schools may be required given the need for more places stemming from increased housing provision. Therefore no education sites were brought forward for further consideration beyond Stage 1.</p> <p>For retail sites, if there was a reasoned case for redevelopment these sites have been brought forward, while sites which are currently meeting the operational land space requirements were not considered further.</p> <p>All employment sites were not taken forward as to do so would result in the loss of existing and operational employment land. This will be based on the most recent economic studies and employment land reviews where there is concern over the loss of economic land.</p> <p>Sites with economic land use intensification potential within designated employment areas were identified and taken forward for further consideration with the view to meeting employment land needs. Just like most other land uses, many employment sites would technically be capable of intensification should they be demolished and rebuilt. However this is impractical and a targeted approach was developed to find specific sites in employment areas with potential for intensification, consistent with the way in which residential areas were assessed. Sites within designated employment areas were identified based on Vacant land or units⁷ Ancillary land⁸ Non B class “destination uses”⁹</p>
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Table 1: Constraints Mapping Summary

⁷ To be assessed, the vacant units had to be capable of demolition and rebuild without undermining any existing employment provision on site. Therefore, vacant units within wider buildings were not assessed. Vacant land and buildings were identified through the Employment Land Review and aerial view searches.

⁸ Ancillary land was defined as land not being used for active employment, such as large areas of car parking. Ancillary land was identified through aerial view searches.

⁹ Destination uses have been defined as car based destinations that do not support the current employment provision and offer low job densities. It was considered an alternate use could be sought on this sites to reduce trips generated and to enhance employment provision. Examples of destination uses would be are car sales showrooms and places of worship. While some units do not provide B class floor space, a distinction was made where they support current employment provision. For instance, nurseries and gyms can be used by employees in the employment area, enabling single trips and are significant employers. In addition, there are some other non B Class floor space which can provide a relatively significant number of jobs. Non B class destination uses were identified through the Employment Land Review.

- 3.16. In some instances it is possible that a particular use may have scope to be intensified, thereby retaining the use and providing more of it is possible. Such sites will be assessed for their development potential.
- 3.17. Every effort has been made to ensure consistency in approach. It is important to note that site boundaries may be amended to reflect certain constraints e.g. removing a section of the site which is in Flood Zone 3b or if there are multiple owners on site, and one owner declines interest in developing or selling etc. It may also be possible that after correspondence with owners a site may be enlarged, if suitable and appropriate, to include a wider area to reflect intended development.
- 3.18. Sites with potential but with seemingly surmountable constraints which are brought forward at Stage 1 may not, given the nature of the constraint combined with other factors, be viable (for example multiple ownerships). Accordingly, it will be at Stage 2 where this type site will be further considered and then discontinued in line with the sequencing of the methodology. First it is essential to identify planning and environmental constraints.
- 3.19. The guidance states that the HELAA cannot presume that just because a site has planning permission, it is available and therefore deliverable. Where sites have an extant permission they will be included in the HELAA and a site visit is undertaken. If the site has commenced work it will be removed from the HELAA.
- 3.20. Once an assessment of environmental constraints has been undertaken (Stage 1) a view is taken whether to take sites forward for further detailed work including *suitability*, *achievability*, and *viability* (Stage 2).

Stage 2: Site/broad location assessment

- 3.21. Once the sites have been assessed against policy, land use and environmental constraints and have been deemed to have no conflict with environmental and land use policy, these sites are to be carried forward to estimate their development potential. This is important for assessing viability of sites.
- 3.22. Once potential yield is calculated, this will enable a preliminary judgement to be made about whether a site or broad location can be considered **deliverable** or **developable** over the plan period. This is done by assessing the site for its *suitability*, *availability* and *achievability*.

Estimating development potential

- 3.23. The Planning Practice Guidance suggests an estimation of the development potential should be guided by existing or emerging plan policy. It also suggests that where the development plan policy does not provide a sufficient basis to make a judgement, then relevant existing development schemes can be used as the basis for assessment.
- 3.24. The method of assessing residential development potential usually relates a standard 30 dwelling per hectare (dph). However, given Watford's urban character where average densities are significantly higher than 30dph¹⁰, a density of 30dph is inappropriate for South West Hertfordshire. This would not be effective use of land to achieve a more sustainable pattern of development, which is the fundamental basis of good planning and sustainable development. In addition it would not be complying with the NPPF 2019 on making effective use of land.
- 3.25. Therefore, when identifying the density expected for a potential site, the council prepared a sustainability and accessibility map (See Appendix G) which seeks to inform the baseline for calculating site densities.

For the purposes of estimating site capacity that will reflect a sustainable pattern of development, the borough has been divided into 3 areas with density ranges used for estimating yield. The midpoint of that range has generally been used for calculating¹¹:

High Sustainability = 95+ dwellings per hectare¹²

Medium Sustainability = 55 - 95 dwellings per hectare

Low Sustainability = 45 – 65 dwellings per hectare

- 3.26. A worked example is provided here:

HELAA **Site X** is located in a **Medium Sustainability Area** [which has a density range of **55-95dph**]. The potential yield will be based on the midpoint of this range.

Site X is 0.5ha and is located in a Medium Sustainability Area (55-95dph). The mid-point of that density range is 75dph:

¹⁰ The Authority Monitoring Report (2017) identified an average density for 2016/17 of 77 dwellings per hectare.

¹¹ Where a site lies in the High Sustainability Zone, but outside of the Plan's Core Development Area, the lower end of the range (95 dwellings per hectare) was used to determine the indicative site density. This was done to better reflect emerging policy.

¹² 220dph has been used to calculate the yield on all sites in the High Sustainability Area. This is between the 95+dph and 350dph.

$$0.5 \times 75 = 238$$

Site X potential yield is to provide 38 units

- 3.27. In estimating potential development yield on economic land sites, at this stage it is considered that plot ratio coverage for employment sites will be a conservative plot ratio of:
- **1.0 Plot Ratio** [floorspace to site area] for industrial uses; and
 - **2.0 Plot Ratio** for office uses.
- 3.28. This has been based on the [London Employment Sites Database 2017](#) and will be used to inform a final view as to what is the appropriate density for a site. Similarly to housing density, this will be kept under review and amended where required to reflect emerging policy.
- 3.29. Where a site has planning permission, the final yield has been adjusted to take the permission into account, as this gives a more accurate indication of what is likely to be built out on site. Should the permission lapse, the applicant should take into account the adopted or emerging Local Plan policy on density. Care has been taken to ensure there has been no double counting between permissions and allocations when calculating the total housing and employment capacities.
- 3.30. Estimating the yield of a site is an indicative estimation and does not dictate the actual yield possible. Design and specific site circumstances at the application stage will determine actual yield. It is important to note this to ensure the HELAA does not unintentionally misguide the viability and lead to inflated site prospects.
- 3.31. An initial desk based assessment of the potential contribution to housing and economic land supply of each site/broad location will be undertaken.

Assessing Suitability

- 3.31. Suitability, in the context of the HELAA, means if the site is appropriate for a certain type of development or use on the site. These may include, but are not limited to; market housing, private rented housing, affordable housing, housing for older people, or for economic development uses.
- 3.32. Suitability will be guided by:
- A general view on environmental, land use and planning constraints after Stage 1 and the potential impacts on any physical or environmental designations
 - Any up to date development plan, emerging plan policy and national policy
 - Market expectations/ industrial land for residential and employment land
 - Market and industry requirements in the housing market or economic market area – namely through an assessment of recent evidence studies including the:
 - South West Hertfordshire Local Housing Need Assessment
 - South West Hertfordshire Economic Study
 - Employment Land Review and any new evidence base
 - Appropriateness and likely market attractiveness for the type of development proposed
 - Contribution to regeneration area priorities

Assessing Availability

- 3.33 The HELAA guidance states that an available site is one where on the best information available there is confidence there are no legal or ownership problems e.g. multiple ownerships, ransom strips, tenancies or operational requirements of landowners.
- 3.34 As stated in the HELAA guidance this will often mean the land is owned by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell. A person or applicant does not need to have an interest in the land to make a planning application, therefore, the existence of a planning permission does not necessarily mean that the site is available.
- 3.35 In order to gauge availability, a comprehensive correspondence with owners was undertaken. Over 200 letters were sent to individual owners of sites, or part of sites. This is required in order to determine whether a site is available, as per the HELAA Guidance. Following this guidance, this proved to be one of the most significant barriers to identifying a site as deliverable.
- 3.36 Deliverable sites are defined in the NPPF and include planning permissions. However, the HELAA guidance states the opposite insofar as the site cannot be considered available by virtue of it having planning permission. Sites with planning permission that have not been assessed as available after ownership correspondence are not included in the final list of deliverable sites in terms of the HELAA. However, these sites have been included as part of the extant permissions figure in tables 3 and 4.

Assessing Achievability incl. viability

- 3.37 An achievable site is one where there is a reasonable prospect that the type of development proposed will be developed within a particular period of time. This is essentially determined on the economic viability¹³ of the site and the capacity of developer to complete, let or sell the development over a certain period of time.

Overcoming Constraints

- 3.38. The HELAA guidance states that where the above assessments identify constraints to development, it will be considered if there are actions that could be taken to enable the delivery of the sites. These may include the provision of new infrastructure or specific solutions for dealing with particularly constraints or land assembly issues.
- 3.39. The method used to identify key show-stopping constraints is considered very thorough while a significant correspondence with owners of all potential sites was undertaken.
- 3.40. The HELAA has sought to be consistent with the Sustainability Appraisal supporting the Local Plan.

¹³ On overview of the viability process is found here <https://www.gov.uk/guidance/viability>

Stage 3: Windfall Assessment

- 3.41 Windfall sites are defined in the NPPF as “sites not specifically identified in the development plan”. Paragraph 70 states that:

“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends”

- 3.42 The Watford Authority Monitoring Reports defines windfall sites in terms of large windfall sites [greater than 10 units] and small windfall sites [less than 10 units]. Watford currently has a substantial amount of new development delivered on windfall sites each year.

- 3.43 The following table shows the past trends. The most recent Authority Monitoring Report 2017/18 identified 97% of all completions came from windfall sites in that year. Since 2001, 81% total net housing completions were from windfall sites. This is significant, although is not expected to continue until the expected adoption of the new Local Plan in 2022, which should result in a decrease in the proportion of windfall sites as a result of a new site allocations.

Year	No. of Allocated Housing Site Units Completed	Allocated Housing Site Units as % of Total Net Completions	No. of Large Windfall Site Units Completed	Large Windfall Site Units as % of Total Net Completions	No. of Small Windfall Site Units Completed	Small Windfall Site Units as % of Total Net Completions	Total Net Housing Completions	Total Windfall Site Units (large & small)	Total Windfall Site Units as % of Total Net Completions
2001/02	12	19%	19	31%	31	50%	62	50	81%
2002/03	93	56%	30	18%	42	25%	165	72	44%
2003/04	195	82%	12	5%	31	13%	238	43	18%
2004/05	89	25%	216	61%	51	14%	356	267	75%
2005/06	189	32%	300	51%	96	16%	585	396	68%
2006/07	72	29%	123	50%	51	21%	246	174	71%
2007/08	88	30%	118	41%	85	29%	291	203	70%
2008/09	8	2%	243	74%	76	23%	327	319	98%
2009/10	0	0%	452	88%	64	12%	516	516	100%
2010/11	0	0%	577	91%	56	9%	633	633	100%
2011/12	28	7%	292	70%	97	23%	417	389	93%
2012/13	162	30%	316	58%	63	12%	541	379	70%
2013/14	46	12%	266	67%	86	22%	398	352	88%
2014/15	66	27%	79	32%	101	41%	246	180	73%
2015/16	8	3%	142	58%	95	39%	245	237	97%
2016/17	12	3%	238	69%	96	28%	346	334	97%
2017/18	58	18%	150	45%	121	35%	329	271	82%
Totals	1126	19%	3573	60%	1242	21%	5941	4815	81%
Avg.p.a.	66	19%	210	60%	73	21%	350	283	81%

Table 2: Total Net Housing Completions by Allocated Housing Site or Windfall Type 2001-2018

- 3.44 However, it is considered likely that a large number of units per annum may come forward on schemes which total less than 5 units. Historically, approximately 70 dwellings per year have come forward on sites of less than 5 units. This would equate to 1,260 units over the plan period, which serves as the baseline for the Local Plan’s windfall allowance.

3.45 This figure has been further refined as a result of the Tall Building Study (2021). The study has identified areas where building height may (or may not) be appropriate taking into consideration local sensitivities, good design and a strong contribution to place making. In some locations, this could increase the final densities achieved on sites over the baseline density for the High Sustainability Area which is calculated at 220dph for the purposes of the HELAA. The windfall allowance has therefore been increased to 116 units per annum over the 18 year plan period to take account of this scenario.

4. Assessment Review - Housing and Economic Land Potential

4.1 This chapter gives an overview of the expected housing and economic land available from the sites assessed through the HELAA as part of the second iteration. An allowance will be made for windfall. It sets out a trajectory on how much *housing* and the *economic* land can be provided across the borough and when it can be delivered. The trajectory will then be used to determine whether sufficient sites have been identified to meet the objectively assessed needs for housing and economic land.

4.2 **Appendix B** gives a detailed breakdown of all the sites assessed and on what grounds they were ruled out, e.g. *suitability* or *achievability* or *availability*. Maps showing all the site's assessed and the final sites are provided in **Appendix C**. The assessment of each site is classified into the following categories. Those which are:

- *Deliverable*¹⁴: The site is in a suitable location, is available now and is achievable with a realistic prospect that the defined use will be delivered on the site within 5 years;
- *Developable*: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged. This point is presumed to be during periods 6-10 and 11 -15 years of plan period.
- *Non-developable*: Sites with significant policy and/or environmental constraints making it unsuitable, not likely to be made available and with no reasonable prospect of becoming achievable.

4.3 Table 3 provides a summary of potential housing units over the plan period. Table 4 identifies the net employment floorspace potential. The final list of *deliverable* and *developable* sites in Appendix A are the sites recommended for inclusion in the Local Plan as site allocations.

¹⁴ "To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years" PP66

- 4.4 This indicative housing numbers allocated for each site provided in Appendix A are not the required housing figures for an application that may come forward on these sites. The indicative yields are only to give a reasonable approximation of the capacity of the borough to meet the OAN, and is based on the density calculations described in Section 3.

Table 3 Housing Potential Summary

Housing Potential Supply 2020-2036	Dwellings
Deliverable Sites (1-5 Years)	3,582
Developable Sites (6-15 Years)	5,166
Total Land Capacity	8,748
Windfall Allowance*	2,095
Total Inc Windfall	14,988
Sites with Planning Permission**	3,380
Net Completions***	765

*Windfall Allowance is based on an average of 116 units per annum over the life time of the plan and inclusive of a 5% buffer

**Sites with planning permission as of 30 November 2020 which were not deemed available as part of the HELAA following correspondence.

***Net housing completions between 1 April 2018 and 31 March 2021.

Table 4 Economic Land Potential

Employment Potential Supply 2020-2036	Square Metres
Deliverable (1-5 Years)	24,408
Developable (6-15 Years)	31,299
Total*	151,934
Sites with Planning Permission*	96,227

*Net employment floorspace completions have not been included in the total as this equates to a net loss, which was factored into the employment floorspace targets as set by the Economic Study Update (2019).

**Sites with planning permission as of 30 November 2020 which were not deemed available as part of the HELAA due to lack of correspondence. No windfall allowance.

Housing Potential Supply

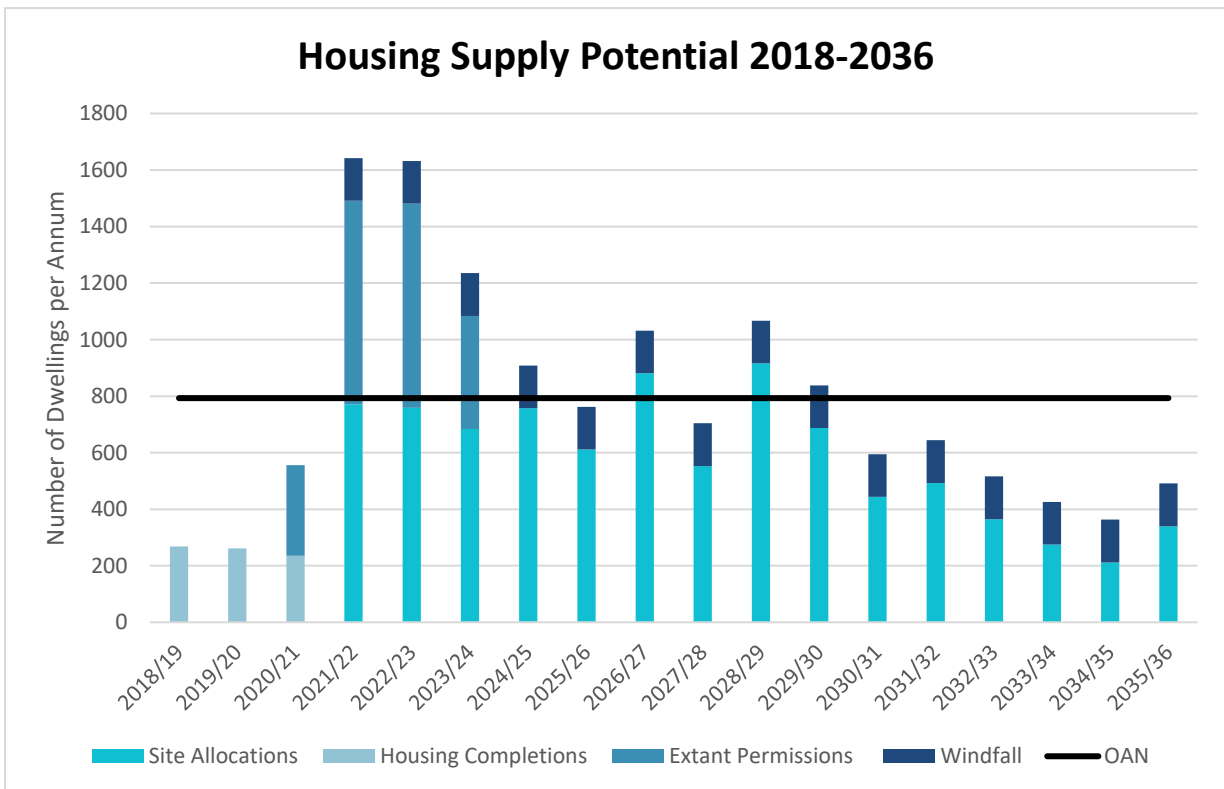
- 4.5 The housing potential associated with sites in Watford which have been assessed as suitable, achievable and available is **8,748** units. This is for the period *2018-2036*. Windfall allowances will contribute an additional **2,095** units based on 116 units per annum. Sites with planning permission which were not assessed as available by the HELAA and net completions (between 1 April 2018 and 31 March 2021) are not included in this figure. These would account for additional **4,145** units.
- 4.6 The final figure equates to **793 units per annum**. Historic completions data may provide a useful benchmark for this. As detailed in Table 5, over the past 12 Years the Average Net Housing Completions is approximately **378 units per annum**. Although the new housing figure represents a large uplift, it is considered that this is achievable and also necessary, to produce a sound Local Plan using the Government's standard method.

Table 5 Housing Delivery Rates from AMR

06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19
245	292	327	516	633	417	541	398	246	245	346	329	268

4.7 The following charts illustrates how the HELAA capacity compares to the OAN identified in the *LHNA 2020*. In terms of the plan period, the housing capacity in Watford is assessed at 14,988 units. Figure 3 illustrates the difference between the housing supply potential and the OAN over the life time of the plan, the first 1-5 years and the last 6-15 years.

Figure 3. Housing Supply Potential vs OAN



4.8 The trajectory suggests that the first 5 years of the Plan will see an oversupply of units with a considerable shortfall beyond this period pronounced in the 6-15 years of the Plan. However, caution is advised here as there are a number of large sites where the intention to develop was indicated as the first 5 years of the Plan, which may be unlikely. This unlikelihood is amplified when benchmarked against historic average delivery rates of 378 units per annum. The oversupply in the first 1-5 years of the Plan also help to account for historic under-delivery in the first years of the Plan (2018-2021) before its adoption.

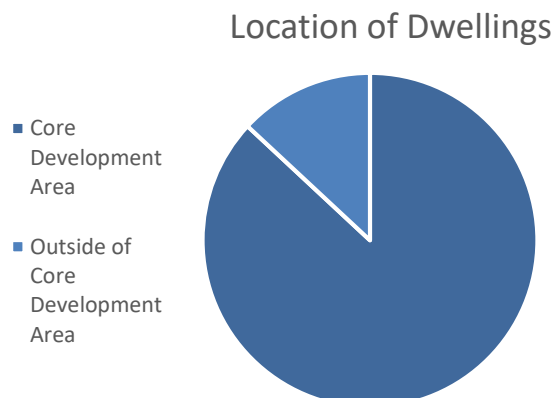


Figure 4: Location of Dwellings across the borough (See Appendix H)

- 4.9 The HELAA also suggests that the distribution of housing sites across the borough is significantly imbalanced. The vast majority of the units in the borough will be provided in the Core Development Area (see Appendix H), approximately 7,605 units [87% of units]. This is due not only to the number of sites in central locations but also the higher density on these sites (based on 220dph and above).
- 4.10 The number of units expected outside of the Core Development Area is 1,143, approximately 13% of new dwellings.
- 4.11 Unless housing mix policies are robustly implemented for all sites including the Core Development Area where the highest densities are expected to occur, this may result in an overprovision of 1 and 2 bed units.

Economic Land Supply Potential

- 4.12 In terms of employment floor space, the potential supply equates to approximately **151,934sqm**, with the vast majority being for offices. Sites with planning permission for employment floorspace total 96,227sqm.
- 4.13 This equates to a total floorspace supply (inclusive of planning permissions) over the plan period of **111,175sqm** of office floorspace and **40,759sqm** of industrial floorspace.
- 4.14 The Economic Study 2019 has identified a requirement of 37,600sqm for office uses and 98,400sqm for industrial uses. Figure 5 illustrates a break down in the use requirements against the sites identified in the HELAA.

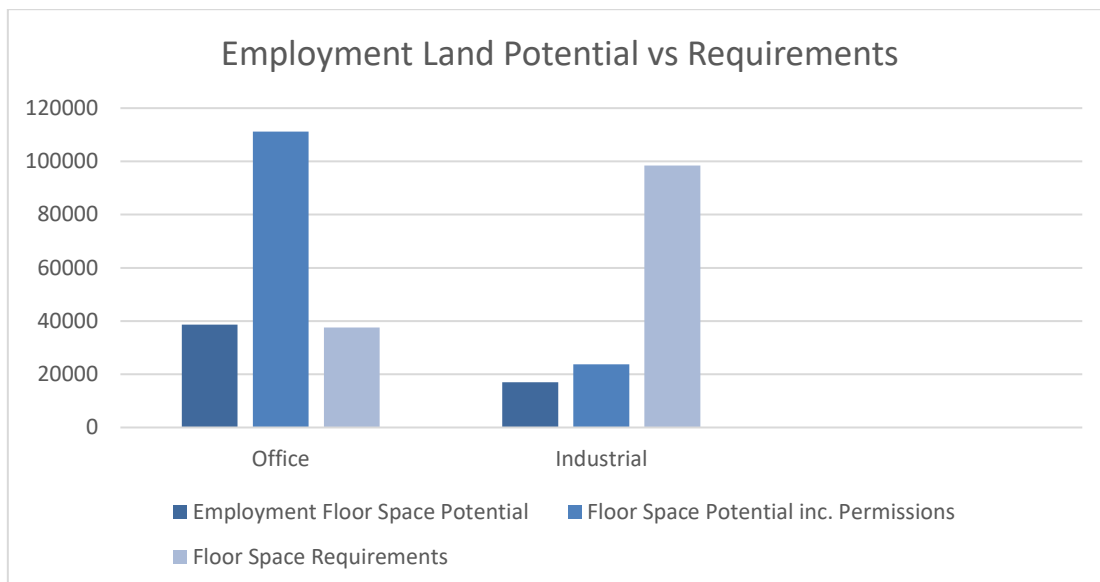


Figure 5: Employment Land Potential vs Requirements

4.15 The chart illustrates that there is a large oversupply of office floorspace and a shortfall of industrial floorspace. The Economic Study recommends more employment space across the south west Hertfordshire authorities. However, further discussions through the duty to cooperate process are required to identify the distribution.

5 Conclusions and Recommendations

- 5.1 This section provides an overview of the key conclusions and recommendations from the second iteration of the HELAA.
- 5.2 When the first iteration of the report was concluded in August 2019, it was concluded that Watford did not have the land capacity to meet a housing OAN need of 793 units per annum and that over the lifetime of the Plan, there would be a considerable shortfall [over 5,000 units] in unmet need. It was also considered to be a significant shortfall in employment land, particularly for industrial uses.
- 5.3 Following the recommendations set out in the first iteration of the report, a second iteration of the HELAA has been undertaken which seeks to survey low-performing Green Belt sites, retail sheds in the Lower High Street area and any additional sites which have been promoted between consultation on the first draft Local Plan (Reg. 18) and the publication of the Plan (Reg. 19).
- 5.4 The second iteration of the HELAA suggests Watford now has a capacity to provide 793 units per annum on average over the lifetime of the plan. This is considered achievable albeit slightly optimistic, particularly when benchmarked against historic delivery levels, which average 378 units per annum.
- 5.5 In order to achieve the 793 units per annum target, it is expected that there will be transformative change across the town resulting from uplifts in densities. Paragraphs 3.11 – 3.19 detail how yields have been calculated. The approach used has been very ambitious with the vast majority of sites in the Core Development Area calculated on a minimum 220 dwelling per hectare average. This represents 86% of the units.
- 5.6 This is in stark contrast to other example HELAAs which sometimes use standard 30 dwellings per hectare calculations. It would be imprudent, unrealistic and not good planning to use different assumptions for yields to seek to meet housing need,
- 5.7 There is a concern regarding the distribution of the units in the borough, with the majority of units to be delivered in the Core Development Area. Housing Mix Policies that achieve a good mix of homes will be required which may reduce the expected densities on some of these sites.
- 5.8 Following the HELAA process, it is clear that the most significant barrier to allocating land is the availability of the site. Numerous sites had multiple owners and a considerable number of landowners did not respond to correspondence. Although many sites were considered potentially suitable for development, the availability requirements under the HELAA guidance mean the site not available unless there is a clear intention to develop or sell. This is a difficult constraint to overcome.

5.9 However, there are a number of key recommendations with regards to the assessment of constraints that are considered reasonable. These recommendations are made to ensure that there is no stone has been left unturned in ensuring the need to make more efficient use of land:

1. **Duty to Cooperate** Discussions also need to be progressed with neighbouring authorities on distribution of employment land and to inform neighbouring authorities of the neighbouring shortfall.
2. **Industrial and Employment Land Strategy** is likely to be required for the South West Hertfordshire Area.

5.10 Once these recommendations are considered and if there remains clear evidence that the needs cannot be met locally, it will be necessary to consider how these needs might be met in the housing and economic land market areas in accordance with the duty to cooperate. The HELAA is then completed for Watford.

Appendix A: Recommended Sites for Allocation in Local Plan

Table 1: Deliverable and developable sites recommended for site allocation.

Site Code For HELAA	Site Code For LP	Site Address	Site Area	Location	Use Identified	Average Yield (Indicative for Planning)	Indicative Employment Yield (Square Metres)	Deliverable (1-5 Years)	Developable (6-15 Years)
Housing Sites									
GA064	HS01	Land and Garages at Lych Gate	0.1	Outside of CDA	Housing	5			
OTH021	HS02	Land and buildings at 275 Sheepcot Lane	0.35	Outside of CDA	Housing	21			
GA036	HS03	Land and Garages Adjacent to 1 Lavinia Avenue	0.08	Outside of CDA	Housing	5			
OTH042	HS04	Land and Buildings at 5 Sheepcot Drive	0.17	Outside of CDA	Housing	9			
OTH051	HS05	Land at the Badger Public House	0.15	Outside of CDA	Housing	9			
OS059	HS06	Land at Russell Lane	1.61	Outside of CDA	Housing	93			
EMP040	HS07	Land at the Former Mothercare Site	1.3	Outside of CDA	Housing	98			
LS008	HS08	Longspring (Car Park)	0.27	Outside of CDA	Housing	17			
OTH008	HS09	Land and buildings at 420-420a St Albans Road	0.12	Outside of CDA	Housing	9			
GA130	HS10	Land and Garages at Balmoral Road	0.06	Outside of CDA	Housing	5			
LS010	HS11	Land to the rear of 53 Langley Way	0.09	Outside of CDA	Housing	7			
GA026	HS12	Land and Garages between 139 and 149 Queens Road	0.05	Outside of CDA	Housing	5			

B005	HS13	Corner of Park Avenue and Rickmansworth Road	0.1	Outside of CDA	Housing	9			
TC020	HS14	Land at 14-20 Upton Road	0.26	CDA	Housing	48			
TC005	HS15	Land at 80 Cassio Road	0.08	CDA	Housing	17			
EMP037	HS16	Land and Buildings at 176-186 Rickmansworth Road	0.16	Outside of CDA	Housing	12			
TC016	HS17	120-122 Exchange Road	0.05	Outside of CDA	Housing	5			
OTH007	HS18	Car Park at Vicarage Road/Exchange Road	0.05	Outside of CDA	Housing	5			
TC001	HS19	Crown Passage Car Park	0.1	CDA	Housing	18			
B002	HS20	Land at Lower Derby Road	0.27	CDA	Housing	59			
TC018	HS21	Land at Waterfields Retail Park	1.89	CDA	Housing	414			
TC012	HS22	Land and Buildings at 252-272 Lower High Street	0.5	CDA	Housing	110			
TC017	HS23	Land and buildings at 247 Lower High Street	0.14	CDA	Housing	31			
GA094	HS24	Land between 41 and 61 Brightwell Road	0.05	Outside of CDA	Housing	4			
GA093	HS25	Land and Garages to the rear of 15-17 Liverpool Road	0.185	Outside of CDA	Housing	11			
GA029	HS26	Land and Garages to the rear of 2-24 Elfrida Road	0.08	Outside of CDA	Housing	8			
B008	HS27	Land at Croxley View	3.2	Outside of CDA	Housing	240			
OTH044	HS28	Wiggenhall Depot	1.5	CDA	Housing	330			
OTH047	HS29	41 Aldenham Road	0.05	Outside of CDA	Housing	5			
B011	HS30	Chalk Hill Car Park	0.04	CDA	Housing	9			
B001	HS31	Land at Bushey Station	0.31	CDA	Housing	68			
GA116	HS32	Riverside Road and Garages	0.1	Outside of CDA	Housing	5			
GA111	HS33	Land and Garages at Kingsfield Court	0.06	Outside of CDA	Housing	4			
Employment Sites									
EMP026	EM01	11-19 Cassiobury House	0.24	CDA	Employ		2530		

EMP016	EM02	Land to the South of Wiggshall Industrial Estate	0.58	Outside of CDA	Employ		11,600		
EMP004	EM03	Gateway Zone	1.71	Outside of CDA	Employ		6935		
EMP008	EM04	Land Between 14-18 Greenhill Crescent	0.24	Outside of CDA	Employ		900		
EMP024	EM05	Land at Colonial/Clive Way	1.98	CDA	Employ		9,200		
Education Sites									
B019	ED001	Former Meriden School Site	1.74	Outside of CDA	Education				
OTH045	ED002	Former Bill Everett Centre	1.07	Outside of CDA	Education				
Mixed Use Sites									
Note: Mixed Use Sites have more than one use. It is therefore difficult to ascertain final residential yields based on standard density calculations. For estimation purposes a standard 20% reduction is taken off the residential yield to account for mixed use nature of the site unless otherwise stated in Column L									
COM002	MU01	Woodside Community Centre	0.2	Outside of CDA	Mixed	12			
OTH010	MU02	Land at 501 St. Albans Road	0.21	Outside of CDA	Mixed	13			
B016	MU03	Land at the Lemarie Centre	0.1	Outside of CDA	Mixed	7			
OTH010	MU04	Land at 453 St. Albans Road	0.3	Outside of CDA	Mixed	18			
B012	MU05	Land and Buildings at 94-98 St. Albans Road	2.47	CDA	Mixed	1214	295		
B014	MU06	Land at Watford Junction	8.59	CDA	Mixed	1232	20,998		
EMP056	MU07	Land and Buildings at Astral House	1.32	CDA	Mixed	131			
TC021	MU08	22-28 Station Road	0.12	CDA	Mixed	21	960		
EMP048	MU09	Land at Watford Police Station	0.68	CDA	Mixed	120	2720		
TC008	MU10	Land to the Rear of 125-127 The Parade	0.51	CDA	Mixed	90			
TC019	MU11	23-37 The Parade	0.41	CDA	Mixed	72			
TC010	MU12	19-21 Clarendon Road	0.08	CDA	Mixed	14			

TC009	MU13	Land at Sainsburys	1.0	CDA	Mixed	220			
TC013	MU14	Land at Car Park Wellstones	0.23	CDA	Mixed	40			
TC014	MU15	18 Watford Field Road	0.11	CDA	Mixed	19			
SUP003	MU16	Tesco Lower High Street	7.6	CDA	Mixed	1338			
LS17A	MU17	44-56 Vicarage Road	0.13	Outside of CDA	Mixed	10			
RS001	MU18	Land at Colne Valley Retail Park	2.65	CDA	Mixed	466			
B010	MU19	Land To West Of And Parallel To Ascot Road	0.71	Outside of CDA	Mixed	42			
B022	MU20	Land East of Ascot Road	0.45	Outside of CDA	Mixed	27			
AL004	MU21	Land at Riverwell	12.0	CDA	Mixed	1383			
RS002	MU22	Land at Colne Bridge Retail Park	0.8	CDA	Mixed	141			
SUPM002	MU23	Land at Asda, Dome Roundabout	7.03	Outside of CDA	Mixed	422			
Total Yield						8880	56,138		

*As Watford Junction includes railway tracks, the developable area has been taken from ongoing master planning work

** The Gateway Employment site is based on the current planning permission

***The deliverable yield refers to the number of dwellings that can be realistically achieved within 1-5 years. The developable yield refers to the number of dwellings that can be viably developed within 6-15 years. Non-developable sites cannot be expected to have a yield.

Appendix B: Summary of Site Assessments

Table 2: Summary of all Site Assessment (Corresponding Map in Appendix C)

* Deliverable refers to 1-5 years. The developable refers within 6-15 years. Non-developable sites cannot be expected to have a yield.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
AL001	Garston Manor Allotments	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site currently and active allotment site and currently it is considered an important green spaces use. Accordingly the site is not considered suitable for development and therefore is considered non-developable.
AL002	Briar Road Allotments	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site currently and active allotment site and currently it is considered an important green spaces use. Accordingly the site is not considered suitable for development and therefore is considered non-developable.
AL003	Chester Road Allotments	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site currently and active allotment site and currently it is considered an important green spaces use. Accordingly the site is not considered suitable for development and therefore is considered non-developable.
AL004	Land at Riverwell	✓	✓	✓	✓	DELIVERABLE		Outline Permission is granted for this land as part of the Special Policy Area designation. Accordingly the site is considered suitable for development as part of a major redevelopment site

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
AL005	Land adjacent to Callowland Allotments [Fallowland}	✓	✓	✓	X	NON-DEVELOPABLE		While the majority of the site is not suitable for development due to allotment use, a parcel exists that is considered suitable. However, it is not available.
AL006	Cherry Tree Allotments	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site currently and active allotment site and currently it is considered an important green spaces use. Accordingly the site is not considered suitable for development and therefore is considered non-developable.
AL007	Wiggenhall Allotments	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site currently and active allotment site and currently it is considered an important green spaces use. Accordingly the site is not considered suitable for development and therefore is considered non-developable.
AL008	Oxhey Grange Allotments	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site currently and active allotment site and currently it is considered an important green spaces use. Accordingly the site is not considered suitable for development and therefore is considered non-developable.
AL009	Paddock Road Allotments	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site currently and active allotment site and currently it is considered an important green spaces use. Accordingly the site is not considered suitable for development and therefore is considered non-developable.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
AL010	Brightwell Allotments	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site currently and active allotment site and currently it is considered an important green spaces use. Accordingly the site is not considered suitable for development and therefore is considered non-developable.
AL011	Holywell Farm Allotments	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site currently and active allotment site and currently it is considered an important green spaces use. Accordingly the site is not considered suitable for development and therefore is considered non-developable.
AL012	Tavistock Road Allotments	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site currently and active allotment site and currently it is considered an important green spaces use. Accordingly the site is not considered suitable for development and therefore is considered non-developable.
AL013	Timberlake Allotments	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site currently and active allotment site and currently it is considered an important green spaces use. Accordingly the site is not considered suitable for development and therefore is considered non-developable.
B001	Land at Bushey Station	✓	✓	✓	✓	DEVELOPABLE	Partial	Although the entirety of the site is considered suitable for development, not all of the site is available. There is only one section of the site where an intention to develop or sell is evident.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
								Therefore this section is recommended for inclusion in the Plan.
B002	Derby Road Skate Park	✓	✓	✓	✓	DELIVERABLE		This site is suitable, available and achievable. Accordingly this can be considered a deliverable site and is recommended for inclusion in the Local Plan as a site allocation.
B003	Telephone Exchange, First Avenue	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan following correspondence. The site is not available and therefore considered non-developable.
B004	Gade Close, Rickmansworth Road	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan following correspondence. The site is not available and therefore considered non-developable.
B005	Land at Watford Tube Station	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site was promoted as part of the Issues and Options Consultation. However the site is in use as an operational tube station. The suitability of this site will therefore depend on the future of the Metropolitan Line extension as the line may no longer punctuate there. This is currently uncertain and so the site is considered non-developable.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
B006	Corner of Park Avenue and Rickmansworth Road	✓	✓	✓	✓	DELIVERABLE		This site is suitable, available and achievable. Accordingly this can be considered a deliverable site and is recommended for inclusion in the Local Plan as a site allocation.
B007	Queens Avenue Jewson Builders Yard	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site provides an important existing employment use and there is concern regarding the loss of employment land in the region. It is considered that it would be contrary to good planning and sustainable development to consider a different use for this site. Accordingly it is not considered suitable for development.
B008	Land at Croxley View, Land South of Morrisons	✓	✓	✓	✓	DELIVERABLE		This site is suitable, available and achievable. Accordingly this can be considered a deliverable site and is recommended for inclusion in the Local Plan as a site allocation.
B009	Land East of Ascot Road (Remaining)	X	N/A	N/A	N/A	SITE WORKS COMMENCED		This site was audited at the beginning of the HELAA however site works have since commenced. Therefore it is no longer applicable as a HELAA site.
B010	Land at Ascot Road (Lozenge Site)	✓	✓	✓	✓	DELIVERABLE		This site is suitable, available and achievable. Accordingly this can be considered a deliverable site and is recommended for inclusion in the Local Plan as a site allocation.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
B011	10-12 Chalk Hill, Car Park and Factory Adj to Bushey Arches	✓	✓	✓	✓	DEVELOPABLE	Partial	Although the entirety of the site is considered suitable for development, not all of the site is available. There is only one section of the site where an intention to develop or sell is evident. Therefore this section is recommended for inclusion in the Plan.
B012	Land and Buildings at 94-114 St. Albans Road	✓	✓	✓	✓	DELIVERABLE		This site is suitable, available and achievable. Accordingly this can be considered a deliverable site and is recommended for inclusion in the Local Plan as a site allocation.
B013*	No site, catalogue error/correction	N/A	N/A	N/A	N/A	N/A		N/A
B014	Land at Watford Junction Station	✓	✓	✓	✓	DELIVERABLE		This site is suitable, available and achievable. Accordingly this can be considered a deliverable site and is recommended for inclusion in the Local Plan as a site allocation.
B015	Land at 147a Bedford Street	✓	✓	✓	X	NON-DEVELOPABLE		This site is suitable, available and achievable. Accordingly this can be considered a deliverable site and is recommended for inclusion in the Local Plan as a site allocation.
B016	Land at the Lemarie Centre	✓	✓	✓	✓	DELIVERABLE	Partial	This site contains active employment uses and it is not considered suitable for development. Accordingly the site is considered non-developable.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
B017	Gas Holder Site, Lower High Street	X	N/A	N/A	N/A	SITE WORKS COMMENCED		This site was audited at the beginning of the HELAA however site works have since commenced. Therefore it is no longer applicable as a HELAA site.
B018	Land adjacent to 17-19 St Johns Road, Estcourt Road	X	N/A	N/A	N/A	SITE WORKS COMMENCED		This site was audited at the beginning of the HELAA however site works have since commenced. Therefore it is no longer applicable as a HELAA site.
B019	Meriden Former School Site	✓	✓	✓	✓	DELIVERABLE		This site is suitable, available and achievable. Accordingly this can be considered a deliverable site and is recommended for inclusion in the Local Plan as a site allocation for education uses.
B020	Land off Tolpits Lane	N/A	N/A	N/A	N/A	SITE WORKS COMMENCED		Although the entirety of the site is considered suitable for development, not all of the site is available. There is only one section of the site where an intention to develop or sell is evident. Therefore this section is recommended for inclusion in the Plan.
B021	Sun Printers Site	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
B022	Land East of Ascot Road (Remaining)	✓	✓	✓	✓	DEVELOPABLE		This site is suitable, available and achievable. Accordingly this can be considered a developable site and is recommended for inclusion in the Local Plan as a site allocation.
B023	149 St. Albans Road	✓	✓	✓	X	NON-DEVELOPABLE		It is not clear if the site is available due to tenancies. The site cannot be assessed as available. Therefore it is considered non-developable at this time.
B024	Land and Buildings at 112 St. Albans Road	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
COM001	YMCA Watford Orbital Community Centre	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
COM002	Woodside Community Centre	✓	✓	✓	✓	DEVELOPABLE		This site is suitable, available and achievable. Accordingly this can be considered a deliverable site and is recommended for inclusion in the Local Plan as a site allocation.

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COM003	West Watford Community Centre	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an active community use no ancillary land for intensification. It would require loss of the community centre entirely if redeveloped and accordingly is not considered suitable for development. The site is non-developable.
COM004	Harebreaks Community Hub	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
COM005	Centrepont Community Hub	N/A	N/A	N/A	N/A	SITE WORKS COMMENCED		This site was audited at the beginning of the HELAA however site works have commenced to implement the permission on site. Therefore it is no longer applicable as a HELAA site

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
EDU001	Alban Wood Primary School	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU002	Ascot Road Community Free School	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU003	Beechfield School	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU004	The Grove Academy	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU005	Boys and Girl Nursery	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU006	Bright Horizons Nursery and Pre-School	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU007	Bright Little Stars Nursery	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU008	Bromet Primary School	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU009	Bushey and Oxhey Infant School	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU010	Cassio Pre-School	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU011	Cassiobury Infant and Junior School	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU012	Central Primary School	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU013	Chater Infant School	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU014	Chater Junior School	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU015	Cherry Tree School	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU016	Coates Way JMI and Nursery School	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU017	Field Junior School	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU018	Fingerprints	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU019	Francis Combe Academy	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU020	Holy Rood Catholic Primary School	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU021	Holywell Primary School	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU022	Kingsway Primary School	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU023	Kingswood Early Years Centre	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU024	Knutsford Primary School	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU025	Lanchester Community Free School	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU026	Laurance Haines School	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU027	Leavesden Green JMI School	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU028	Little Rascals School	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU029	Nascot Wood School	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU030	North Herts College	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU031	Oxhey Early Years Centre	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU032	Parkgate Infant and Nursery School	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU033	Parkgate Junior School	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU034	St Anthony's Catholic Nursery and Primary School	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU035	Stanborough School	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU036	Table Hall Nursery	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU037	The Courtyard Pre-School	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU038	The Orchard School	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
EDU039	Toad Hall Nursery Group	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU040	Watford Field School	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
EDU041	Watford Grammar School For Boys	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU042	Watford Grammar School For Girls	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU043	Watford St Johns	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

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EDU044	West Herts College	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
EDU045	Westfield Academy	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site and land is a school/educational use. This is an essential land use and it would be contrary to good planning and sustainable development to redevelop this site in favour of another use. In addition, learning and recreational space associated with a school are not just classroom based, and even though a school may have ancillary land, this is likely to be integral to the operations of the school. And furthermore with additional growth coming, any land within the curtilage of a school may be used for extension and intensification of the educational use with the view to meet the school place needs of a growing population.
EMP001	Sydney Road Laundry	✓	✓	✓	X	NON-DEVELOPABLE		This site is not in a designated employment area and upon a site visit, was considered to be vacant. Although the site may be suitable, there is no intention to sell or develop this site, and no intention to include in the Local Plan following correspondence. The site is not available and therefore considered non-developable.

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EMP002	Sydney Road Works	✓	✓	✓	X	NON-DEVELOPABLE		This site is not in a designated employment area and upon a site visit, was considered to be vacant. Although the site may be suitable, there is no intention to sell or develop this site, and no intention to include in the Local Plan following correspondence. The site is not available and therefore considered non-developable.
EMP003	Whippendell Road, Wemco House	N/A	N/A	N/A	N/A	SITE WORKS COMMENCED		This site was audited at the beginning of the HELAA however site works have commenced. Therefore it is no longer applicable as a HELAA site
EMP004	Watford Business Park Car Park	✓	✓	✓	✓	DELIVERABLE		This site is suitable, available and achievable for intensification of employment use. Accordingly this can be considered a deliverable site and is recommended for inclusion in the Local Plan as a site allocation.
EMP005*	No site, catalogue error/correction	N/A	N/A	N/A	N/A	N/A		N/A
EMP006*	No site, catalogue error/correction	N/A	N/A	N/A	N/A	N/A		N/A
EMP007	Land between 14-18 Greenhill Crescent	✓	✓	✓	✓	DELIVERABLE		This site is suitable, available and achievable for intensification of employment use. Accordingly this can be considered a deliverable site and is recommended for inclusion in the Local Plan as a site allocation.

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EMP008	Land and buildings at 24 Greenhill Crescent	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan following correspondence. The site is not available and therefore considered non-developable.
EMP009	Land and buildings at 3 Greenhill Crescent	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan following correspondence. The site is not available and therefore considered non-developable.
EMP010	Land and buildings at 5 Greenhill Crescent	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan following correspondence. The site is not available and therefore considered non-developable.
EMP011	Land and buildings at 9 Ascot Road	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan following correspondence. The site is not available and therefore considered non-developable.
EMP012	Land to the north west of 2 Regal Way	✓	✓	✓	X	NON-DEVELOPABLE		The site use promoted conflicts with policy aspiration as the site is in a designated employment area. The site is not available for employment

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								intensification and therefore considered non-developable.
EMP013	Land and buildings at 1a Greycaine Road	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan following correspondence. The site is not available and therefore considered non-developable.
EMP014	Land and buildings at 7 Greycaine Road	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan following correspondence. The site is not available and therefore considered non-developable.
EMP015	Land to the north of 17 Greycaine Road	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan following correspondence. The site is not available and therefore considered non-developable.
EMP016	Land to the south of Wigenhall Industrial Estate	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan following correspondence. The site is not available and therefore considered non-developable.

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EMP017	Land and buildings at Ryan Way	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan following correspondence. The site is not available and therefore considered non-developable.
EMP018	Scout Hut, Imperial Way	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 500 sqm of employment floorspace. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
EMP019	176-190 Rickmansworth Road	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site provides an important existing employment use and there is concern regarding the loss of employment land in the region. There is limited ancillary land to intensify the site. It is considered that it would be contrary to good planning and sustainable development to consider a different use for this site. Accordingly it is not considered suitable for development.
EMP020	934-974 St Albans Road Bus Garage	✓	✓	✓	X	NON-DEVELOPABLE		This site is not in a designated employment area and upon a site visit, was considered to be vacant. Although the site may be suitable, there is no intention to sell or develop this site, and no intention to include in the Local

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								Plan following correspondence. The site is not available and therefore considered non-developable.
EMP021	16-18 St Albans Road	N/A	N/A	N/A	N/A	SITE WORKS COMMENCED		This site was audited at the beginning of the HELAA however site works has commenced. Therefore it is no longer applicable as a HELAA site.
EMP022	Land and buildings at 9-15 Bridle Path	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan following correspondence. The site is not available and therefore considered non-developable.
EMP023	Land at 70 St Albans Road	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan following correspondence. The site is not available and therefore considered non-developable.
EMP024	Watford Junction Colonial Quarter, South of Colonial Way	✓	✓	✓	✓	DELIVERABLE	Partial	This site is suitable, available and achievable. Accordingly this can be considered a deliverable site and is recommended for inclusion in the Local Plan as a site allocation.
EMP025	37-39 Clarendon Road	N/A	N/A	N/A	N/A	SITE WORKS COMMENCED		This site was audited at the beginning of the HELAA however site works has

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
								commenced. Therefore it is no longer applicable as a HELAA site.
EMP026	11-19 Cassiobury House Station Road	✓	✓	✓	✓	DELIVERABLE		This site is suitable, available and achievable. Accordingly this can be considered a deliverable site and is recommended for inclusion in the Local Plan as a site allocation.
EMP027	Reeds Depot	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site provides an important existing employment use and there is concern regarding the loss of employment land in the region. There is limited ancillary land to intensify the site. It is considered that it would be contrary to good planning and sustainable development to consider a different use for this site. Accordingly it is not considered suitable for development.
EMP028	Hille Land	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site provides an important existing employment use and there is concern regarding the loss of employment land in the region. There is limited ancillary land to intensify the site. It is considered that it would be contrary to good planning and sustainable development to consider a different use for this site. Accordingly it is not considered suitable for development.

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EMP029	9-13 Aldenham Road	N/A	N/A	N/A	N/A	SITE WORKS COMMENCED		This site was audited at the beginning of the HELAA however site works has commenced. Therefore it is no longer applicable as a HELAA site.
EMP030	Handford Court	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site provides an important existing employment use and there is concern regarding the loss of employment land in the region. It is considered that it would be contrary to good planning and sustainable development to consider a different use for this site. Accordingly it is not considered suitable for development.
EMP031	Merton Road	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site provides an important existing employment use and there is concern regarding the loss of employment land in the region. It is considered that it would be contrary to good planning and sustainable development to consider a different use for this site. Accordingly it is not considered suitable for development.
EMP032	94 Rickmansworth Road	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site provides an important existing employment use and there is concern regarding the loss of employment land in the region. It is considered that it would be contrary to good planning and sustainable development to consider a different use for this site.

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								Accordingly it is not considered suitable for development.
EMP033	126 Rickmansworth Road	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site provides an important existing employment use and there is concern regarding the loss of employment land in the region. It is considered that it would be contrary to good planning and sustainable development to consider a different use for this site. Accordingly it is not considered suitable for development.
EMP034	Upton Road/Exchange Road	✓	✓	✓	X	NON-DEVELOPABLE		This site is not in a designated employment area and upon a site visit, was considered to be vacant. Although the site may be suitable, there is no intention to sell or develop this site, and no intention to include in the Local Plan following correspondence. The site is not available and therefore considered non-developable.

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EMP035	Local Board Road	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site provides an important existing employment use and there is concern regarding the loss of employment land in the region. It is considered that it would be contrary to good planning and sustainable development to consider a different use for this site. Accordingly it is not considered suitable for development.
EMP036	Land at Cecil and Judge Street	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site provides an important existing employment use and there is concern regarding the loss of employment land in the region. It is considered that it would be contrary to good planning and sustainable development to consider a different use for this site. Accordingly it is not considered suitable for development.
EMP037	Land at West Street/St Albans Road	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site provides an important existing employment use and there is concern regarding the loss of employment land in the region. It is considered that it would be contrary to good planning and sustainable development to consider a different use for this site. Accordingly it is not considered suitable for development.

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EMP038	Waste Site, Colne Way	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site provides an important existing employment use and there is concern regarding the loss of employment land in the region. It is considered that it would be contrary to good planning and sustainable development to consider a different use for this site. Accordingly it is not considered suitable for development.
EMP039	44 Ridge Street	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site provides an important existing employment use and there is concern regarding the loss of employment land in the region. It is considered that it would be contrary to good planning and sustainable development to consider a different use for this site. Accordingly it is not considered suitable for development.
EMP040	Cherry Tree Road	✓	✓	✓	✓	DELIVERABLE		This site is suitable, available and achievable. Accordingly this can be considered a deliverable site and is recommended for inclusion in the Local Plan as a site allocation.

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EMP041	George Street/King Street	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site provides an important existing employment use and there is concern regarding the loss of employment land in the region. It is considered that it would be contrary to good planning and sustainable development to consider a different use for this site. Accordingly it is not considered suitable for development.
EMP042	Water Lane Lorry Park	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site provides an important existing employment use and there is concern regarding the loss of employment land in the region. It is considered that it would be contrary to good planning and sustainable development to consider a different use for this site. Accordingly it is not considered suitable for development.
EMP043	Land and buildings to the rear of 7-9 Pinner Road	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site provides an important existing employment use and there is concern regarding the loss of employment land in the region. It is considered that it would be contrary to good planning and sustainable development to consider a different use for this site. Accordingly it is not considered suitable for development.

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EMP044	Finway Court	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site provides an important existing employment use and there is concern regarding the loss of employment land in the region. It is considered that it would be contrary to good planning and sustainable development to consider a different use for this site. Accordingly it is not considered suitable for development.
EMP045	Land at 1-7 Euston Avenue & 85a Hagden Lane	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site provides an important existing employment use and there is concern regarding the loss of employment land in the region. It is considered that it would be contrary to good planning and sustainable development to consider a different use for this site. Accordingly it is not considered suitable for development.
EMP046	Shakespeare Estate	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site provides an important existing employment use and there is concern regarding the loss of employment land in the region. It is considered that it would be contrary to good planning and sustainable development to consider a different use for this site. Accordingly it is not considered suitable for development.

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FM001	Brightwells Farm Semi-Natural Area	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site is not considered suitable. It is currently designated as green belt and such sites first need to be assessed as part of the Green Belt Review as part of the Local plan process before they can be assessed as part of the HELAA. The HELAA will be reviewed if any green belt sites are identified for de-designation
FM002	Munden Estate Entry Way	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site is not considered suitable. It is currently designated as green belt and such sites first need to be assessed as part of the Green Belt Review as part of the Local plan process before they can be assessed as part of the HELAA. The HELAA will be reviewed if any green belt sites are identified for de-designation.
FM003	Land East of the M1	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site is not considered suitable. It is currently designated as green belt and such sites first need to be assessed as part of the Green Belt Review as part of the Local plan process before they can be assessed as part of the HELAA. The HELAA will be reviewed if any green belt sites are identified for de-designation.

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GA001	Land and Garages adjacent to 337-347 Croxley View	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan following correspondence. The site is not available and therefore considered non-developable.
GA002	Land and Garages adjacent to 347 Croxley View	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA003	Land and Garages to the rear of 389-399 Croxley View	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan following correspondence. The site is not available and therefore considered non-developable.
GA004	Land and Garages adjacent to 399 Croxley View	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA005	Land and Garages adjacent to 348 Croxley View	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as

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								windfall and not progressed to the final stage of the HELAA.
GA006	Land and garages adjacent to 504 Croxley View	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA007	Land and Garages between 31 and 33 Bowmans Green	N/A	N/A	N/A	N/A	SITE WORKS COMMENCED		This site was audited at the beginning of the HELAA however site works have commenced to implement the permission on site. Therefore it is no longer applicable as a HELAA site.
GA008	Land and garages between 57-71 The Gossamers	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA009	Land and garages between 89-103 The Gossamers	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.

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GA010	Land and garages adjacent to 54 Bowmans Green	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA011	Land and garages opposite 2 Bowmans Green	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA012	Land and garages at Foxtree Court, York Way	N/A	N/A	N/A	N/A	SITE WORKS COMMENCED		This site was audited at the beginning of the HELAA however site works had commenced. Therefore it is no longer applicable as a HELAA site.
GA013	Land and garages at Maple Court, York Way	N/A	N/A	N/A	N/A	SITE WORKS COMMENCED		This site was audited at the beginning of the HELAA however site works had commenced. Therefore it is no longer applicable as a HELAA site.
GA014	Land and garages adjacent to 2 Gadswell Close	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.

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GA015	Land and garages adjacent to 7 Gadswell Close	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA016	Land and garages to the rear of 49 Garston Lane	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA017	Land and garages adjacent to 107 Phillipers	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA018	Land and garages adjacent to 39 Whitwell Road	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA019	Land and garages between 11-19 The Pelhams	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
								windfall and not progressed to the final stage of the HELAA.
GA020	Land and garages adjacent to 1 Harvest End	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA021	Land and Garages adjacent to 1-7 Heronslea	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan following correspondence. The site is not available and therefore considered non-developable.
GA022	Land and garages adjacent to 10 Aldbury Close	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA023	Land and Garages adjacent to 1 Alma Place	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/ Developable/Non developable	Whole or Partial	Reason
GA024	Land and Garages adjacent to 93 Phillipers	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA025	Land and Garages adjacent to 28 Whitwell Road	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA026	Land and Garages between 139 and 149 Queens Road	✓	✓	✓	✓	DELIVERABLE		This site is suitable, available and achievable. Accordingly this can be considered a deliverable site and is recommended for inclusion in the Local Plan as a site allocation.
GA027	Land and garages to the rear of 7 Ottoman Terrace	X	N/A	N/A	N/A	NON-DEVELOPABLE		The site has significant access constraints. Accordingly, the site is unsuitable for development, and is considered non-developable.
GA028	Land and Garages adjacent to 1 Prince Street	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
GA029	Land and Garages to the rear of 2-24 Elfrida Road	✓	✓	✓	✓	DELIVERABLE		This site is suitable, available and achievable. Accordingly this can be considered a deliverable site and is recommended for inclusion in the Local Plan as a site allocation.
GA030	Land and garages to the rear of 18 Kilby Close	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA031	Land and garages to the rear of 67 Kilby Close	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA032	Land and garages to the rear of 29 Ellwood Gardens	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA033	Land and garages to the rear of 36 Ellwood Gardens	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
GA034	Land and Garages between 1 and 11 Kings Avenue	✓	✓	✓	X	NON-DEVELOPABLE		The site use promoted conflicts with policy aspiration. Proposed use is not for housing or employment. Accordingly, this site is considered non-developable.
GA035	Land and garages adjacent to 16 Lavinia Avenue	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA036	Land and Garages adjacent to 1 Lavinia Avenue	✓	✓	✓	✓	DEVELOPABLE		This site is suitable, available and achievable. Accordingly this can be considered a developable site and is recommended for inclusion in the Local Plan as a site allocation.
GA037	Land and Garages adjacent to 210 Leggats Rise	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA038	Land and Garages adjacent to 17 Rushton Avenue	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
GA039	Land and garages adjacent to 11 Boundary Way	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA040	Land and Garages to the rear of 11-15 Leveret Close	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan following correspondence. The site is not available and therefore considered non-developable.
GA041	Land and Garages adjacent to 30 Leveret Close	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA042	Land and Garages adjacent to 39 Leveret Close	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA043	Land and Garages adjacent to 1-36 Lymington Court	✓	✓	✓	X	NON-DEVELOPABLE		The vast majority of the site lacks a land title, with the remaining few garages incapable of delivering more than 5 units. The Site is considered unavailable and therefore non developable.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
GA044	Land and garages opposite 1 Nottingham Close	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA045	Land and garages adjacent to 27 Nottingham Close	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA046	Land and garages adjacent to 64-70 Haines Way	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA047	Land and garages adjacent to 73 Haines Way	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA048	Land and garages adjacent to 83 Haines Way	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
								windfall and not progressed to the final stage of the HELAA.
GA049	Land and Garages between 72 and 112 Haines Way	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan following correspondence. The site is not available and therefore considered non-developable.
GA050	Land and garages adjacent to 99 Haines Way	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA051	Land and garages adjacent to 103 High Road	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA052	Land and garages at Lincoln Green Court	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
GA053	Land and Garages to the rear of 123-141 Linden Lea	✓	✓	X	N/A	NON-DEVELOPABLE		There are approximately 17 ownerships on the site and the yield is such that is unachievable in terms availability to proceed. Accordingly the site is considered non-developable.
GA054	Land and Garages to the rear of 57 Linden Lea	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan following correspondence. The site is not available and therefore considered non-developable.
GA055	Land and Garages to the rear of 150 High Road	✓	✓	X	X	NON-DEVELOPABLE		There are approximately 28 ownerships on the site and the yield is such that is unachievable in terms availability to proceed. Accordingly the site is considered non-developable.
GA056	Land and Garages to the rear of 124-134 Newhouse Crescent	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan following correspondence. The site is not available and therefore considered non-developable.
GA057	Land and garages adjacent to 91 Newhouse Crescent	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
GA058	Land and garages adjacent to 1 Forest Road	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA059	Land and garages adjacent to 44 Sheriff Way	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA060	Land and garages adjacent to 89 Queenswood Crescent	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA061	Land and garages adjacent to 2 Linden Lea	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA062	Land and garages to the rear of 59 Hare Crescent	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as

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								windfall and not progressed to the final stage of the HELAA.
GA063	Land and garages at Hope Green	N/A	N/A	N/A	N/A	SITE WORKS COMMENCED		This site was audited at the beginning of the HELAA however site works had commenced. Therefore it is no longer applicable as a HELAA site.
GA064	Land and garages at Lych Gate	✓	✓	✓	✓	DELIVERABLE	Partial	Although the entirety of the site is considered suitable for development, not all of the site is available. There is only one section of the site where an intention to develop or sell is evident. Therefore this section is recommended for inclusion in the Plan.
GA065	Land and garages adjacent to 25 All Saints Crescent	✓	✓	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA066	Land and garages to the rear of 7 Poundfield	✓	✓	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA067	Land and garages at Redheath Close	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
								and therefore considered non-developable.
GA068	Land and garages adjacent to 9 Russell Crescent	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA069	Land and garages to the rear of 1 Trevellance Way	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
GA070	Land and garages at Woodgate	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA071	Land and garages at Milner Close	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/ Developable/Non developable	Whole or Partial	Reason
GA072	6 Land and garages to the rear of 6 Hunter's Lane	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA073	Land and garages adjacent to 4 Lebanon Close	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA074	Land and garages adjacent to 20 Lebanon Close	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA075	Land and Garages to the rear of 1-11 Hemingford Road	✓	✓	✓	X	NON-DEVELOPABLE		There is no title available. There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
GA076	Land and garages adjacent to 18 Minerva Drive	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
GA077	Land and Garages between 113-115 Greenbank Road	✓	✓	✓		NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
GA078	Land and garages to the rear of 149 Greenbank Road	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA079	Land and garages adjacent to 183 Greenbank Road	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA080	Land and Garages adjacent to 19 Bellamy Close	✓	✓	X	X	NON-DEVELOPABLE		There are 20 ownerships on the site and the yield is such that is unachievable in terms availability to proceed. Accordingly the site is considered non-developable.
GA081	Land and Garages adjacent to 26 Bellamy Close	✓	✓	X	X	NON-DEVELOPABLE		There are over 10 ownerships on the site and the yield is such that is unachievable in terms availability to proceed. Accordingly the site is considered non-developable.

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GA082	Land and Garages between 22 and 31 Bromet Close	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
GA083	Land and Garages adjacent to 39-40 Bromet Close	✓	✓	✓	X	NON-DEVELOPABLE		Not all owners agreed to the site being available. Accordingly the site is non developable.
GA084	Land and Garages adjacent to 62 Melrose Place	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA085	Land and Garages adjacent to 100 Grandfield Avenue	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA086	Land and Garages adjacent to 101 Grandfield Avenue	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
GA087	Land and Garages adjacent to 103 Grandfield Avenue	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA088	Land and Garages adjacent to 105 Grandfield Avenue	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA089	Land and Garages at Herga Court	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
GA090	Land and Garages at The Spinney	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
GA091	Land and garages adjacent to 14 Woodville Court	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
GA092	Land and Garages Adjacent to 21-24 Grandfield Avenue	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
GA093	Land and Garages to the rear of 15-17 Liverpool Road	✓	✓	✓	✓	DEVELOPABLE	Partial	Although the entirety of the site is considered suitable for development, not all of the site is available. There is only one section of the site where an intention to develop or sell is evident. Therefore this section is recommended for inclusion in the Plan.
GA094	Land Between 41 and 61 Brightwell Road	✓	✓	✓	✓	DELIVERABLE		This site is suitable, available and achievable. Accordingly this can be considered a deliverable site and is recommended for inclusion in the Local Plan as a site allocation.
GA095	Land and Garages to the rear of 69-85 Chester Road	✓	✓	✓	X	NON-DEVELOPABLE		No title exists for the site. There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
GA096	Land and garages adjacent to 107 Vicarage Road	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
GA097	Land and Garages to the rear of 32-50 Park Avenue	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
GA098	Land and garages adjacent to 1 Ashwell Place	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA099	Land and garages adjacent to 1 Howard Close	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA100	Land and garages adjacent to 1 Leaford Court	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA101	Land and garages adjacent to 9 Leaford Crescent	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
GA102	Land and garages adjacent to 7 Hudson Close	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA103	Land and garages adjacent to 10 Hudson Close	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA104	Land and garages adjacent to Fernwood, Leaford Crescent	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA105	Land and Garages at Cherrydale	✓	✓	X	N/A	NON-DEVELOPABLE		There are 14 ownerships on the land, and the yield is such that is unachievable in terms availability to proceed. Accordingly the site is considered non-developable.
GA106	Land and garages adjacent to 25 Eastfield Avenue	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
GA107	Land and garages adjacent to 19 Douglas Avenue	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA108	Land and garages adjacent to 70 Hillrise Avenue	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA109	Land and Garages between 38-40 Woodmere Avenue	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
GA110	Land and garages adjacent to 3 Lime Close	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA111	Land and Garages at Kingsfield Court	✓	✓	✓	✓	DEVELOPABLE		This site is suitable, available and achievable. Accordingly this can be considered a developable site and is recommended for inclusion in the Local Plan as a site allocation.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
GA112	Land and Garages Adjacent to 34-38 Rookery (Off Longcroft)	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
GA113	64 Longcroft	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA114	Land and Garages to the Rear of 119-149 Longcroft	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
GA115	Land and Garages to the rear of 48-51 Riverside Road	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
GA116	Riverside Road and Riverside Works	✓	✓	✓	✓	DELIVERABLE	Partial	Although the entirety of the site is considered suitable for development, not all of the site is available. There is only one section of the site where an intention to develop or sell is evident. Therefore this section is recommended for inclusion in the Plan.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
GA117	Land and Garages to the Rear of 169 Pinner Road	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA118	Land and Garages at Hensby Mews	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
GA119	Land and Garages to the Rear of 37 Capel Road	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
GA120	Land and Garages at Field End Close	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA121	Land and Garages to the Rear of 55-59 Upper Paddock Road	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
GA122	Land and Garages to the Rear of 4 Upper Paddock Road	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA123	85 Lower Paddock Road	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA124	Land and Garages to the Rear of 1-3a Villiers Road	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
GA124b	Land and Garages to the Rear of 2-12 Villiers Road	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
GA125	Land and Garages at Walverns Close	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
GA126	Land and Garages to the rear of 23-34 The Larches	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
GA127	Land and Garages Adjacent to 1 Buckingham Road	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA128	Land and Garages Adjacent to 1 Neston Road	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA129	Land and Garages Adjacent to 53 Gammons Lane	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA130	Land and Garages at Balmoral Road	✓	✓	✓	✓	DELIVERABLE		This site is suitable, available and achievable. Accordingly this can be considered a deliverable site and is recommended for inclusion in the Local Plan as a site allocation.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
GA131	Land and Garages adjacent to 1 Chesham Way	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
GA132	Land and Garages between 16-18 Chesham Way	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
GA133	Land and Garages between 32-34 Chesham Way	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
GA134	Land and Garages adjacent to 168 and 184 Croxley View	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
GA135	Land and Garages adjacent to 15 Moor View	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
GA136	Land and Garages adjacent to 14 Moor View	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
GA137	Land and Garages adjacent to 35 and 94 Tolpits Lane	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
GA138	Land and Garages adjacent to 111-115 The Gossamers	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
HE001	Meriden Surgery	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an active health facility with little scope for intensification. Accordingly it is considered unsuitable for development potential. Therefore the site is considered non developable.
HE002	Watford General Hospital	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an active health facility with little scope for intensification. Accordingly it is considered unsuitable for development potential. Therefore the site is considered non developable.
HE003	NHS Health Inclusion Matters	N/A	N/A	N/A	N/A	SITE WORKS COMMENCED		This site was audited at the beginning of the HELAA however site works have

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
								since commenced. Therefore it is no longer applicable as a HELAA site
HE004	Nascot Lawn Children's Centre	X	X	N/A	N/A	NON-DEVELOPABLE		This is an active health facility with little scope for intensification. While there are also a number of TPOs on site as well as heritage assts. Accordingly it is considered unsuitable for development potential. Therefore the site is considered non developable.
HE005	The Avenue Health Centre	X	X	N/A	N/A	NON-DEVELOPABLE		This is an active health facility while the remainder of the site is identified as part of a masterplan area which needs to identify land uses in the area. It is not considered in the interest of good planning and sustainable development to prejudice the masterplan which will inform the uses required. Accordingly it is considered unsuitable for development potential. Therefore the site is considered non developable.
HE006	Langley House Neurological Unit	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an active health facility with little scope for intensification. Accordingly it is considered unsuitable for development potential. Therefore the site is considered non developable.
HE007	Callowland Surgery	✓	✓	✓	X	NON-DEVELOPABLE		Although this health facility may be suitable for intensification, there is no intention to sell or develop this site, and no intention to include in the Local

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								Plan. The site is not available and therefore considered non-developable.
HE008	Elms Surgery	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an active health facility with little scope for intensification. Accordingly it is considered unsuitable for development potential. Therefore the site is considered non developable.
HE009	Suthergrey House Surgery	✓	✓	✓	X	NON-DEVELOPABLE		Although this health facility may be suitable for intensification, there is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
LS001	Eastbury Road	✓	✓	X	N/A	NON-DEVELOPABLE		Although the constraints on this site [flooding and the overhead powerlines] could hypothetically be overcome, the site is in the Low Sustainability Area and the yield is likely to not be significant enough to justify redevelopment in terms of viability, not to mention to land assembly, and demolition costs. Therefore there is considerable concern regarding the achievability of this site.
LS002	Orbital Crescent	✓	✓	X	N/A	NON-DEVELOPABLE		Although hypothetically the site could be redeveloped through demolition and rebuild, the site is in the Low Sustainability Area, and although intensification would be supported in

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
								principle, there would be considerable concern regarding the viability of this site. Accordingly the site is not considered achievable.
LS003	Buckingham Road	✓	✓	X	N/A	NON-DEVELOPABLE		Although hypothetically the site could be redeveloped through demolition and rebuild, it is large area, which is likely to require significant land assembly not to mention large scale rebuild through demolition of existing uses which is relatively dense at this current time.. Although intensification would be supported in principle, there would be considerable concern regarding the viability of this site. Accordingly the site is not considered achievable.
LS004	Garston Park Parade	X	N/A	N/A	N/A	NON-DEVELOPABLE		The site is defined by a parade of locally listed buildings and redevelopment would require large scale demolition, causing irrevocable harm to the heritage assets. There is no significant ancillary space. Accordingly this site is not considered suitable for development.
LS005	Goodwood Parade	✓	✓	X	N/A	NON-DEVELOPABLE		Although hypothetically the site could be redeveloped through demolition and rebuild, it is large area, which is likely to require significant land assembly not to mention large scale rebuild through

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
								demolition of existing uses which is relatively dense at this current time. Although intensification would be supported in principle, there would be considerable concern regarding the viability of this site. Accordingly the site is not considered achievable.
LS006	Bushey Arches [Car Park]	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
LS007	The Gossamers	N/A	N/A	N/A	N/A	SITE WORKS COMMENCED		Work had commenced on implementing the planning permission associated with the redevelopment, and is nearing completion. Accordingly, the site is no longer applicable for the HELAA process.
LS008	Longspring [Car Park]	✓	✓	✓	✓	DEVELOPABLE	Partial	Although the entire Local Shop Area was assessed and for reasons of achievability similar to the other local shops, it is considered non developable, there is a parcel that is suitable for development, and therefore this is the final site which has been assessed. This parcel is considered deliverable and is recommended for inclusion in the Local Plan as a site allocation.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
LS009	Horseshoe Lane	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
LS010	Langley Way [Land and Garages to the Rear of 53 Langley Way]	✓	✓	✓	✓	DEVELOPABLE	Partial	Although the entire Local Shop Area was assessed and for reasons of achievability similar to the other local shops, it is considered non developable, there is a parcel that is suitable for development, and therefore this is the final site which has been assessed. This parcel is considered deliverable and is recommended for inclusion in the Local Plan as a site allocation.
LS011	Langley Road	✓	✓	X	N/A	NON-DEVELOPABLE		Although hypothetically the site could be redeveloped through demolition and rebuild, it is large area, which is likely to require significant land assembly not to mention large scale rebuild through demolition of existing uses which is relatively dense at this current time. Although intensification would be supported in principle, there would be considerable concern regarding the viability of this site. Accordingly the site is not considered achievable.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/ Developable/Non developable	Whole or Partial	Reason
LS012	St. Johns Road	X	N/A	N/A	N/A	NON-DEVELOPABLE		The site is located in a Conservation Area, and redevelopment would require large scale demolition. Accordingly this site is not considered suitable for development.
LS013	North Approach	X	N/A	N/A	N/A	NON-DEVELOPABLE		The site is defined by a parade of locally listed buildings and redevelopment would require large scale demolition, causing irrevocable harm to the heritage assets. There is no significant ancillary space. Accordingly this site is not considered suitable for development.
LS014	Queens Road, Euston Avenue	✓	✓	X	N/A	NON-DEVELOPABLE		Although hypothetically the site could be redeveloped through demolition and rebuild, it is large area, which is likely to require significant land assembly not to mention large scale rebuild through demolition of existing uses which is relatively dense at this current time.. Although intensification would be supported in principle, there would be considerable concern regarding the viability of this site nor is there ancillary land available. Accordingly the site is not considered achievable.

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LS015	The Brow	N/A	N/A	N/A	N/A	SITE WORKS COMMENCED		Work had commenced on implementing the planning permission associate with the redevelopment, and is nearing completion. Accordingly, the site is no longer applicable for the HELAA process.
LS016	Tolpits Lane	✓	✓	X	X	NON-DEVELOPABLE		Although hypothetically the site could be redeveloped through demolition and rebuild, it is likely to require significant land assembly not to mention large scale rebuild through demolition of existing uses which is relatively dense at this current time.. Although intensification would be supported in principle, there would be considerable concern regarding the viability of this site nor is there ancillary land available. Accordingly the site is not considered achievable.
LS017	Vicarage Road [Land at 44-56 Vicarage Road]	✓	✓	✓	✓	DEVELOPABLE	Partial	Although the entire Local Shop Area was assessed and for reasons of achievability similar to the other local shops, is considered non developable. However, there is a parcel that is suitable for development, and therefore this is the final site which has been assessed. This parcel is considered deliverable and is recommended for

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								inclusion in the Local Plan as a site allocation.
LS018	Whippendell Road East 1	✓	✓	X	X	NON-DEVELOPABLE		Although hypothetically the site could be redeveloped through demolition and rebuild, it is likely to require significant land assembly not to mention large scale rebuild through demolition of existing uses which is relatively dense at this current time. Although intensification would be supported in principle, there would be considerable concern regarding the viability of this site nor is there ancillary land available. Accordingly the site is not considered achievable.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
LS019	Whippendell Road East 2	✓	✓	X	N/A	NON-DEVELOPABLE		Although hypothetically the site could be redeveloped through demolition and rebuild, it is likely to require significant land assembly not to mention large scale rebuild through demolition of existing uses which is relatively dense at this current time. Although intensification would be supported in principle, there would be considerable concern regarding the viability of this site nor is there ancillary land available. Accordingly the site is not considered achievable.
LS020	Whippendell Road_Ascot Road	✓	✓	X	N/A	NON-DEVELOPABLE		Although hypothetically the site could be redeveloped through demolition and rebuild, it is likely to require significant land assembly not to mention large scale rebuild through demolition of existing uses which is relatively dense at this current time. Although intensification would be supported in principle, there would be considerable concern regarding the viability of this site nor is there ancillary land available. Accordingly the site is not considered achievable.

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LS021	Tudor Avenue	✓	✓	X	N/A	NON-DEVELOPABLE		Although hypothetically the site could be redeveloped through demolition and rebuild, it is likely to require significant land assembly not to mention large scale rebuild through demolition of existing uses. Although intensification would be supported in principle, there would be considerable concern regarding the viability of this site nor is there ancillary land available. Accordingly the site is not considered achievable.
LS022	Villiers Avenue	X	N/A	N/A	N/A	NON-DEVELOPABLE		The site is located in a Conservation Area, and redevelopment would require large scale demolition, causing irrevocable harm to the heritage assets. Accordingly this site is not considered suitable for development.
OS001	Coates Way Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered

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								unsuitable and therefore non-developable.
OS002	Codicote Drive Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

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OS003	Cow Lane Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
OS004	Gaddesden Crescent Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

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OS005	Kimpton Place Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
OS006	Kytes Estate Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

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OS007	Phillipers Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
OS008	The Gossamers Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

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OS009	998-1024 St Albans Road Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
OS010	Coates Dell Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

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OS011	Garsmouth Way Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
OS012	Meriden Way Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

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OS013	York Way Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
OS014	Cobb Green Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
OS015	Albans View Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
OS016	Ganders Ash Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

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OS017	61 Haines Way Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
OS018	Lincoln Green Court, Haines Way Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

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OS019	Hope Green Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
OS020	Horseshoe Lane Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
OS021	Boundary Way/Horseshoe Lane Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
OS022	Newhouse Crescent Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
OS023	Stud Green Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
OS024	Weall Green Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

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OS025	Crown Rise Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
OS026	Leggatts Rise Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

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OS027	Hemming Way Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
OS028	Lingfield Way Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

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OS029	Colnhurst Road Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
OS030	Grange Close Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

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OS031	Greenbank Road Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
OS032	Hempstead Road Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

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OS033	Church Street Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
OS034	Beechen Grove Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
OS035	Cassio Road Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
OS036	Cassio Common	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

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OS037	Russell's Nursery Area Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
OS038	Leggatts Way Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

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OS039	Brett Place Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
OS040	Dellside/The Harebreaks Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

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OS041	Fuller Gardens Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
OS042	Thrums Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

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OS043	Longcroft Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
OS044	The Pastures Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

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OS045	Watford Heath	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
OS046	Douglas Avenue Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

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OS047	Reeds Crescent Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
OS048	The Harebreaks Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

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OS049	Breakspeare Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
OS050	Nicholas Close Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

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OS051	Caractacus Green Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
OS052	Croxley View Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
OS053	High View Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
OS054	Tolpits Lane Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

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OS055	Blackwell Drive Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
OS056	Raphael Drive Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

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OS057	Russell Crescent Amenity Greenspace	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
OS058	Farmers Close Amenity Verge	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
OS059	Land at Russell Lane	✓	✓	✓	✓	DELIVERABLE		This site does not function as publicly accessible open space. The Greenbelt Review has been undertaken and this

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
								parcel has been identified as performing low – moderate against the greenbelt purposes. This site is suitable, available and achievable. Accordingly, it can be considered a deliverable site and is recommended for inclusion in the Local Plan as a site allocation.
OTH 001	Land to the rear of 146 – 150 St. Albans Road	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
OTH 002	Land to the rear of 164 St. Albans Road	X	N/A	N/A	N/A	NON-DEVELOPABLE		The site has significant access constraints. Accordingly, the site is unsuitable for development, and is considered non-developable.
OTH 003	Land adjacent to 3 Bruce Road	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
OTH 004	Land adjacent to 2 Salisbury Road,	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/ Developable/Non developable	Whole or Partial	Reason
OTH 005	Land adjacent to 1 Cromer Road Road	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
OTH 006	No site, catalogue error/correction	N/A	N/A	N/A	N/A	N/A		N/A
OTH 007	Car Park_Vicarage Road Exchange Road	✓	✓	✓	✓	DELIVERABLE		This site is suitable, available and achievable. Accordingly this can be considered a deliverable site and is recommended for inclusion in the Local Plan as a site allocation
OTH 008	Land to the Rear of 422 St. Albans Road	✓	✓	✓	✓	DEVELOPABLE		This site is suitable, available and achievable. Accordingly this can be considered a developable site and is recommended for inclusion in the Local Plan as a site allocation
OTH 009	No site, catalogue error/correction	N/A	N/A	N/A	N/A	N/A		N/A
OTH 010	Petrol Garage Dome Roundabout	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
OTH 011	Dodd Road, North Western Avenue	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available

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								and therefore considered non-developable.
OTH 012	Land to the Rear of 123-147 Hagden Lane and Sydney Road	X	N/A	N/A	N/A	NON-DEVELOPABLE		The site is of a shape and size that would make a design very challenging. There is concern about the suitability of the site, and therefore it is considered non-developable.
OTH 013	Land to the rear of 211 and 221 St. Albans Road	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
OTH 014	Land to the rear of 73-75 Leavesden Road	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
OTH 015	Land at 85 Chalk Hill	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
OTH 016	Car Park Jellicoe Road	X	N/A	N/A	N/A	NON-DEVELOPABLE		Site is partly in a Flood Zone 3B and therefore unsuitable for development. The site is considered non-developable.
OTH 017	Land to the Rear of 27 Burton Avenue	N/A	N/A	N/A	N/A	SITE WORKS COMMENCED		This site was audited at the beginning of the HELAA however site works had

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/ Developable/Non developable	Whole or Partial	Reason
								commenced. Therefore it is no longer applicable as a HELAA site.
OTH 019	Land at 70-72 Fearnley Street	N/A	N/A	N/A	N/A	SITE WORKS COMMENCED		This site was audited at the beginning of the HELAA however site works had commenced. Therefore it is no longer applicable as a HELAA site.
OTH 020	Former Police Station North Orbital Road.	N/A	N/A	N/A	N/A	SITE WORKS COMMENCED		This site was audited at the beginning of the HELAA however site works had commenced. Therefore it is no longer applicable as a HELAA site.
OTH 021	Waste Site on Sheepcot Lane	✓	✓	✓	✓	DEVELOPABLE		This site is suitable, available and achievable. Accordingly this can be considered a developable site and is recommended for inclusion in the Local Plan as a site allocation.
OTH 022	Land at 1-7 Lord Street	N/A	N/A	N/A	N/A	SITE WORKS COMMENCED		This site was audited at the beginning of the HELAA however site works had commenced. Therefore it is no longer applicable as a HELAA site.
OTH 023	Land at 1 Hamilton Street	N/A	N/A	N/A	N/A	SITE WORKS COMMENCED		This site was audited at the beginning of the HELAA however site works had commenced. Therefore it is no longer applicable as a HELAA site.
OTH 024	Land at 46 Beech Road	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.

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OTH 025	Land at 1-19 Radlett Road	X	X	N/A	N/A	NON-DEVELOPABLE		This site is not considered suitable. It is currently designated as Green Belt and is not recommended for release as part of the Green Belt Review. Accordingly, the site is considered non-developable.
OTH 026	Land at Keston Mews	✓	N/A	N/A	N/A	WINDFALL		The site when assessed for potential yield has a development plot size capable of providing less than 5 units. Accordingly this site is to be treated as windfall and not progressed to the final stage of the HELAA.
OTH 027	150 Church Road	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
OTH 028	Land to the Rear of 100 Chester Road	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
OTH 029	Land to the Rear of 31-65 Water Lane	N/A	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
OTH 030	Former Car Sales Dome Roundabout	N/A	N/A	N/A	N/A	SITE WORKS COMMENCED		This site was audited at the beginning of the HELAA however site works have commenced to implement the planning

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
								permission. Therefore it is no longer applicable as a HELAA site.
OTH 031	Land at 545-563 St. Albans Road	✓	✓	X	X	NON-DEVELOPABLE		The site could be intensified however it is an existing residential scheme and therefore not considered appropriate for demolition and rebuild which would result in considerable viability issues. The site is not considered achievable and therefore non-developable.
OTH 032	Land at 53-55 Rickmansworth Road	✓	✓	X	X	NON-DEVELOPABLE		The site could be intensified however it is an existing residential unit and therefore not considered appropriate for demolition and rebuild which would result in considerable viability issues. The site is not considered achievable and therefore non-developable.
OTH 033	Land at 74 - 76 High Road	✓	✓	✓	X	NON-DEVELOPABLE		There was no land title available for the site, therefore there is no evidence of intention to develop or sell for this site. Accordingly the site is considered non developable.
OTH 034	Land to Rear of 289 Sheepcot Lane	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
OTH 035	Cadet Centre High Road	✓	✓	✓	X	NON-DEVELOPABLE		There was no land title available for the site, therefore there is no evidence of intention to develop or sell for this site.

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								Accordingly the site is considered non developable.
OTH 036	Land at Woodside Leisure Park	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
OTH 037	Land at 56 Railway Terrace	X	X	N/A	N/A	NON-DEVELOPABLE		Site would require the demolition of a heritage asset for little gain. It would not be justifiable and therefore unsuitable. Site is considered non-developable.
OTH 038	Land and Buildings at 80 Sotheron Road	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
OTH 039	No site, catalogue error/correction	N/A	N/A	N/A	N/A	N/A		N/A
OTH 040	Land at Firbank Drive	✓	✓	X	N/A	NON-DEVELOPABLE		The site has 23 different owners combined with significant land level change which amplifies design and amenity considerations and costs. Combined it is highly unlikely the site would be achievable through land assembly and therefore is unviable. It is considered non-developable.
OTH 041	Land at 765 St. Albans Road	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in

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								the Local Plan. The site is not available and therefore considered non-developable.
OTH 042	Land at 5 Sheepcot Lane	✓	✓	✓	✓	DEVELOPABLE		This site is suitable, available and achievable. Accordingly this can be considered a developable site and is recommended for inclusion in the Local Plan as a site allocation.
OTH 043	No site, catalogue error/correction	N/A	N/A	N/A	N/A	N/A		N/A
OTH 044	Council Depot at Wiggenhall Road	✓	✓	✓	✓	DEVELOPABLE		This site is suitable, available and achievable. Accordingly this can be considered a developable site and is recommended for inclusion in the Local Plan as a site allocation.
OTH 045	Former Bill Everett Community Centre	✓	✓	✓	✓	DEVELOPABLE		This site is suitable, available and achievable. Accordingly this can be considered a developable site and is recommended for inclusion in the Local Plan as a site allocation for education uses.
OTH 046	Land at Thomas Sawyer Way	X	X	X	X	NON-DEVELOPABLE		The site is an important recreational redevelopment, combined with flood risk and the power lines, the site is not conducive for redevelopment. It is therefore unsuitable and non-developable.
OTH 047	Land 41 Aldenham Road	✓	✓	✓	✓	DELIVERABLE		This site is suitable, available and achievable. Accordingly this can be

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
								considered a deliverable site and is recommended for inclusion in the Local Plan as a site allocation
OTH 052	Land and buildings at Lady Capel's Cottage	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site is not considered suitable. It is currently designated as Green Belt and is not recommended for release as part of the Green Belt Review. Accordingly, the site is considered non-developable.
OTH 053	Public House at Eastbury Road	N/A	N/A	N/A	N/A	SITE WORKS COMMENCED		This site was audited at the beginning of the HELAA however information that sites works have commenced to implement the planning permission was received. Therefore it is no longer applicable as a HELAA site.
PK001	Garston Park	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
PK002	Meriden Park	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Furthermore this is green belt land, which is first subject to a green belt review before it can be considered by the HELAA. Accordingly the site is considered unsuitable and therefore non-developable.
PK003	Leavesden Park	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
PK004	Cassiobury Park	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Furthermore this is green belt land, which is first subject to a green belt review before it can be considered by the HELAA. Accordingly the site is considered unsuitable and therefore non-developable.
PK005	The Grove Park	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
PK006	Oxhey Park	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
PK007	Riverside Park	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
PK008	Riverside Lairage Land	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
RC001	Lea Farm Recreation Ground	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
RC002	Waterfields Recreation Ground	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
RC003	Watford Fields Recreation Ground	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
RC004	East Drive Recreation Ground	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
RC005	Leavesden Green Recreation Ground	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
RC006	Hill Farm Recreation Ground	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
RC007	Goodwood Recreation Ground	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
RC008	Harebreaks Recreation Ground	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
RC009	Callowland Recreation Ground	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
RC010	Glen Way Recreation Ground	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
RC011	Radlett Road Recreation Ground	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/ Developable/Non developable	Whole or Partial	Reason
RC012	Knutsford Recreation Ground	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
RC013	Oxhey Green Recreation Ground	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
RC014	King George V Recreation Ground	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
RC015	Harwoods Recreation Ground	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
RC016	Riverside Recreation Ground	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an essential public open space and community asset for amenity and recreation. The importance of existing open space will increase due to the significant housing pressures in the borough. Accordingly, it is considered inappropriate in terms of good planning and sustainable development to redevelop open space in favour of housing and economic uses. Accordingly the site is considered unsuitable and therefore non-developable.
RS001	Colne Valley Retail Park	✓	✓	✓	✓	DEVELOPABLE		This site is suitable, available and achievable. Accordingly this can be considered a developable site and is recommended for inclusion in the Local Plan as a site allocation.
RS002	Colne Bridge Retail Park	✓	✓	✓	✓	DEVELOPABLE		This site is suitable, available and achievable. Accordingly this can be considered a developable site and is recommended for inclusion in the Local Plan as a site allocation.
RS003	Watford Arches Retail Park	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
RS004	Century Park	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
SP001	North Watford Playing Fields	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an important public recreation and amenity facility which will become more important with increased development and population growth. The site is not considered suitable for development. It is non-developable.
SP002	Vicarage Road Stadium	X	N/A	N/A	N/A	NON-DEVELOPABLE		The site is a nationally important sports facility. It is unsuitable for development potential. Therefore the site is considered non developable.
SP003	West Herts Sports Ground	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an important public recreation and amenity facility which will become more important with increased development and population growth. The site is not considered suitable for development. It is non-developable. It is important to note that after a site visit the HELAA erroneously did not include the southeast corner of the site which is logged as HE003

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
SP004	Woodside Leisure Centre (Former playing fields)	✓	✓	✓	X	NON-DEVELOPABLE		This is an important public recreation and amenity facility which will become more important with increased development and population growth. However, there is an area of vacant land to the west of the site that is considered suitable for redevelopment. There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
SP005	Topgolf Driving Range	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site is not considered suitable. It is currently designated as Green Belt and is not recommended for release following the Green Belt Review. Accordingly, the site is considered non-developable.
SP006	Fullerians Rugby Club Pitches	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site is not considered suitable. It is currently designated as Green Belt and is not recommended for release as part of the Green Belt Review. Accordingly, the site is considered non-developable.
SP007	The Gardens Tennis Courts	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an important public recreation and amenity facility which will become more important with increased development and population growth. The site is not considered suitable for development. It is non-developable.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
SP008	West Herts Golf Course	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site is not considered suitable. It is currently designated as Green Belt and is not recommended for release as part of the Green Belt Review. Accordingly, the site is considered non-developable.
SP009	Watford Central Leisure Centre	X	N/A	N/A	N/A	NON-DEVELOPABLE		This is an important public recreation and amenity facility which will become more important with increased development and population growth. Although the car park area could theoretically be redeveloped. At this time, it is not considered suitable in the HELAA. The site is non developable.
SUPMARKT 001	Sainsburys Dome Roundabout	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
SUPMARKT 002	Asda Dome Roundabout	✓	✓	✓	✓	DEVELOPABLE		This site is suitable, available and achievable. Accordingly this can be considered a developable site and is recommended for inclusion in the Local Plan as a site allocation.
SUPMARKT 003	Tesco Lower High Street	✓	✓	✓	✓	DELIVERABLE		This site is suitable, available and achievable. Accordingly this can be considered a deliverable site and is recommended for inclusion in the Local Plan as a site allocation.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
SUPMARKT 004	Morrisons Ascot Road	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
TC001	Crown Passage Car Park	✓	✓	✓	✓	DELIVERABLE		This site is suitable, available and achievable. Accordingly this can be considered a deliverable site and is recommended for inclusion in the Local Plan as a site allocation.
TC002	Crescent Employment Land	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this vacant site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.
TC003	Watford Place	✓	✓	X	N/A	NON-DEVELOPABLE		Although this site has some excess land to the rear, there is concern that the nationally listed building is such a specific constraint, not only in terms of the building but its setting. The redevelopment is likely to be limited and therefore its viability and achievability is a concern. Accordingly the site is considered non developable.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
TC004	Cotswolds Triangle	X	X	N/A	N/A	NON-DEVELOPABLE		The site is part of a masterplan area, and it would be premature to bring this forward for redevelopment until the masterplan is finalised and the proposed use established. It is therefore considered that a more strategic approach is need. The site is considered non-developable at this stage, although this does not mean the site cannot come forward in the plan period.
TC005	Land 80 Cassio Road	✓	✓	✓	✓	DEVELOPABLE		This site is suitable, available and achievable. Accordingly this can be considered a developable site and is recommended for inclusion in the Local Plan as a site allocation.
TC006	Halsey House	N/A	N/A	N/A	N/A	SITE WORKS COMMENCED		This site was audited at the beginning of the HELAA however information that sites works have commenced to implement the planning permission was received. Therefore it is no longer applicable as a HELAA site.
TC007	Land to the Rear of 12-15 Albert Road South	✓	✓	✓	X	NON-DEVELOPABLE		There is no intention to sell or develop this site, and no intention to include in the Local Plan. The site is not available and therefore considered non-developable.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
TC008	Land to the Rear of 125-127 the Parade	✓	✓	✓	✓	DELIVERABLE		This site is suitable, available and achievable. Accordingly this can be considered a deliverable site and is recommended for inclusion in the Local Plan as a site allocation.
TC009	Land at Sainsbury's, Town Centre	✓	✓	✓	✓	DEVELOPABLE		This site is suitable, available and achievable. Accordingly this can be considered a developable site and is recommended for inclusion in the Local Plan as a site allocation.
TC010	15 - 21 Clarendon Road	✓	✓	✓	✓	DELIVERABLE	Partial	Although the entirety of the site is considered suitable for development, not all of the site is available. There is only one section of the site where an intention to develop or sell is evident. Therefore this section is recommended for inclusion in the Plan
TC011	Telephone Exchange	X	N/A	N/A	N/A	NON-DEVELOPABLE		This site is active office use and it is not considered suitable to redevelop the site currently. Accordingly the site is not suitable and therefore considered non-developable.
TC012	252-272 Lower High Street	✓	✓	✓	✓	DELIVERABLE		This site is suitable, available and achievable. Accordingly this can be considered a deliverable site and is recommended for inclusion in the Local Plan as a site allocation.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/ Developable/Non developable	Whole or Partial	Reason
TC013	Wellstones Car Park	✓	✓	✓	✓	DELIVERABLE	Partial	Although the entirety of the site is considered suitable for development, not all of the site is available. There is only one section of the site where an intention to develop or sell is evident. Therefore this section is recommended for inclusion in the Plan.
TC014	18 Watford Field Road	✓	✓	✓	✓	DELIVERABLE		This site is suitable, available and achievable. Accordingly this can be considered a deliverable site and is recommended for inclusion in the Local Plan as a site allocation.
TC015	1-5 Rickmansworth Road	✓	✓	X	X	NON-DEVELOPABLE		To redevelop the site would require demolition of the buildings currently on site. The site is in a Conservation Area and would require large scale demolition which is unlikely to be approved. Accordingly, there is limited amount of land remaining for redevelopment and that redevelopment would have to be sensitive to the heritage assets. Therefore, the site will be ruled out on viability grounds and is considered unachievable and therefore non developable.
TC016	120-122 Exchange Road	✓	✓	✓	✓	DELIVERABLE		This site is suitable, available and achievable. Accordingly this can be considered a deliverable site and is

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
								recommended for inclusion in the Local Plan as a site allocation.
TC017	247-253 Lower High Street	✓	✓	✓	✓	DEVELOPABLE	Partial	Although the entirety of the site is considered suitable for development, not all of the site is available. There is only one section of the site where an intention to develop or sell is evident. Therefore this section is recommended for inclusion in the Plan.
TC018	Land at Waterfields Shopping Park	✓	✓	✓	✓	DEVELOPABLE		This site is suitable, available and achievable. Accordingly this can be considered a developable site and is recommended for inclusion in the Local Plan as a site allocation.
TC019	23-37 The Parade	✓	✓	✓	✓	DELIVERABLE		This site is suitable, available and achievable. Accordingly this can be considered a deliverable site and is recommended for inclusion in the Local Plan as a site allocation.
TC020	Land at 14-20 Upton Road	✓	✓	✓	✓	DEVELOPABLE		This site is suitable, available and achievable. Accordingly this can be considered a developable site and is recommended for inclusion in the Local Plan as a site allocation.
TC021	22-28 Station Road	✓	✓	✓	✓	DELIVERABLE		This site is suitable, available and achievable. Accordingly this can be considered a deliverable site and is recommended for inclusion in the Local Plan as a site allocation.

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
TC022	101-107 High Street	X	N/A	N/A	N/A	NON-DEVELOPABLE		The site is defined by a parade of locally listed buildings and redevelopment would require large scale demolition, causing irrevocable harm to the heritage assets. There is no significant ancillary space. Accordingly this site is not considered suitable for development.
WOD001	Ravenscroft Woods	X	N/A	N/A	N/A	NON-DEVELOPABLE		Woodland has an important land use function in terms of carbon sequestration and biodiversity. In urban boroughs such as Watford, its amenity and character importance is also essential to a healthy urban environment. To remove it in favour of redevelopment would reduce our capabilities in terms of mitigation climate change and may negatively impact on biodiversity, as well as the character and amenity of the borough generally. The site is therefore not suitable for development and accordingly is judged to be non-developable.
WOD002	Falcon Way Woods	X	N/A	N/A	N/A	NON-DEVELOPABLE		Woodland has an important land use function in terms of carbon sequestration and biodiversity. In urban boroughs such as Watford, its amenity and character importance is also

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
								essential to a healthy urban environment. To remove it in favour of redevelopment would reduce our capabilities in terms of mitigation climate change and may negatively impact on biodiversity, as well as the character and amenity of the borough generally. The site is therefore not suitable for development and accordingly is judged to be non-developable.
WOD003	Park Terrace Woods	X	N/A	N/A	N/A	NON-DEVELOPABLE		Woodland has an important land use function in terms of carbon sequestration and biodiversity. In urban boroughs such as Watford, its amenity and character importance is also essential to a healthy urban environment. To remove it in favour of redevelopment would reduce our capabilities in terms of mitigation climate change and may negatively impact on biodiversity, as well as the character and amenity of the borough generally. The site is therefore not suitable for development and accordingly is judged to be non-developable.

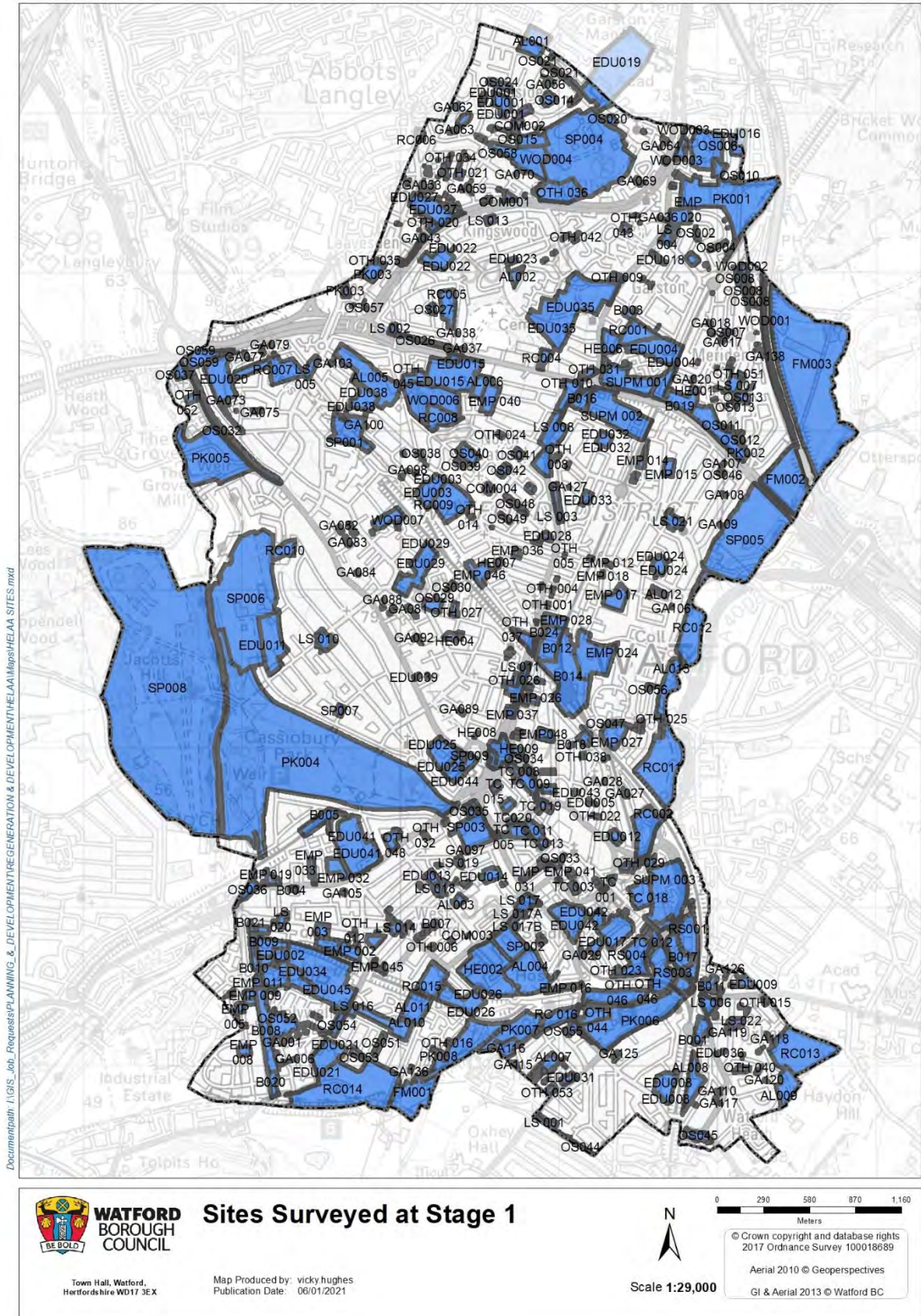
CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
WOD004	Alban Wood	X	N/A	N/A	N/A	NON-DEVELOPABLE		Woodland has an important land use function in terms of carbon sequestration and biodiversity. In urban boroughs such as Watford, its amenity and character importance is also essential to a healthy urban environment. To remove it in favour of redevelopment would reduce our capabilities in terms of mitigation climate change and may negatively impact on biodiversity, as well as the character and amenity of the borough generally. The site is therefore not suitable for development and accordingly is judged to be non-developable.
WOD005	Greenbank Wood	X	N/A	N/A	N/A	NON-DEVELOPABLE		Woodland has an important land use function in terms of carbon sequestration and biodiversity. In urban boroughs such as Watford, its amenity and character importance is also essential to a healthy urban environment. To remove it in favour of redevelopment would reduce our capabilities in terms of mitigation climate change and may negatively impact on biodiversity, as well as the character and amenity of the borough generally. The site is therefore not

CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
								suitable for development and accordingly is judged to be non-developable.
WOD006	Harebreaks Wood	X	N/A	N/A	N/A	NON-DEVELOPABLE		Woodland has an important land use function in terms of carbon sequestration and biodiversity. In urban boroughs such as Watford, its amenity and character importance is also essential to a healthy urban environment. To remove it in favour of redevelopment would reduce our capabilities in terms of mitigation climate change and may negatively impact on biodiversity, as well as the character and amenity of the borough generally. The site is therefore not suitable for development and accordingly is judged to be non-developable.

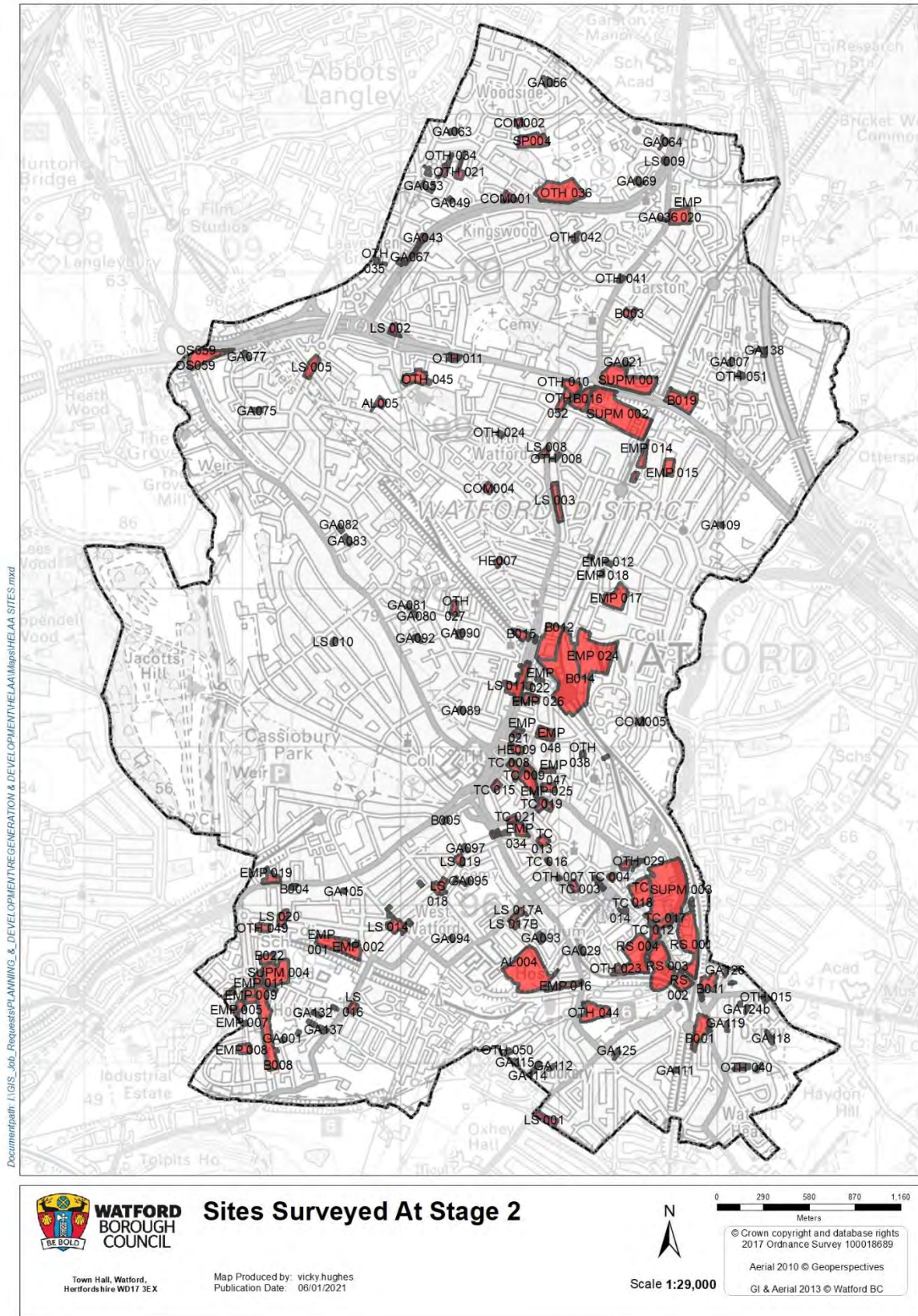
CODE	SITE NAME	Stage 1 Site Survey	Suitability	Achievability	Availability	Deliverable/Developable/Non developable	Whole or Partial	Reason
WOD007	Nascot Wood	X	N/A	N/A	N/A	NON-DEVELOPABLE		Woodland has an important land use function in terms of carbon sequestration and biodiversity. In urban boroughs such as Watford, its amenity and character importance is also essential to a healthy urban environment. To remove it in favour of redevelopment would reduce our capabilities in terms of mitigation climate change and may negatively impact on biodiversity, as well as the character and amenity of the borough generally. The site is therefore not suitable for development and accordingly is judged to be non-developable.

Appendix C: Mapping of HELAA Stages

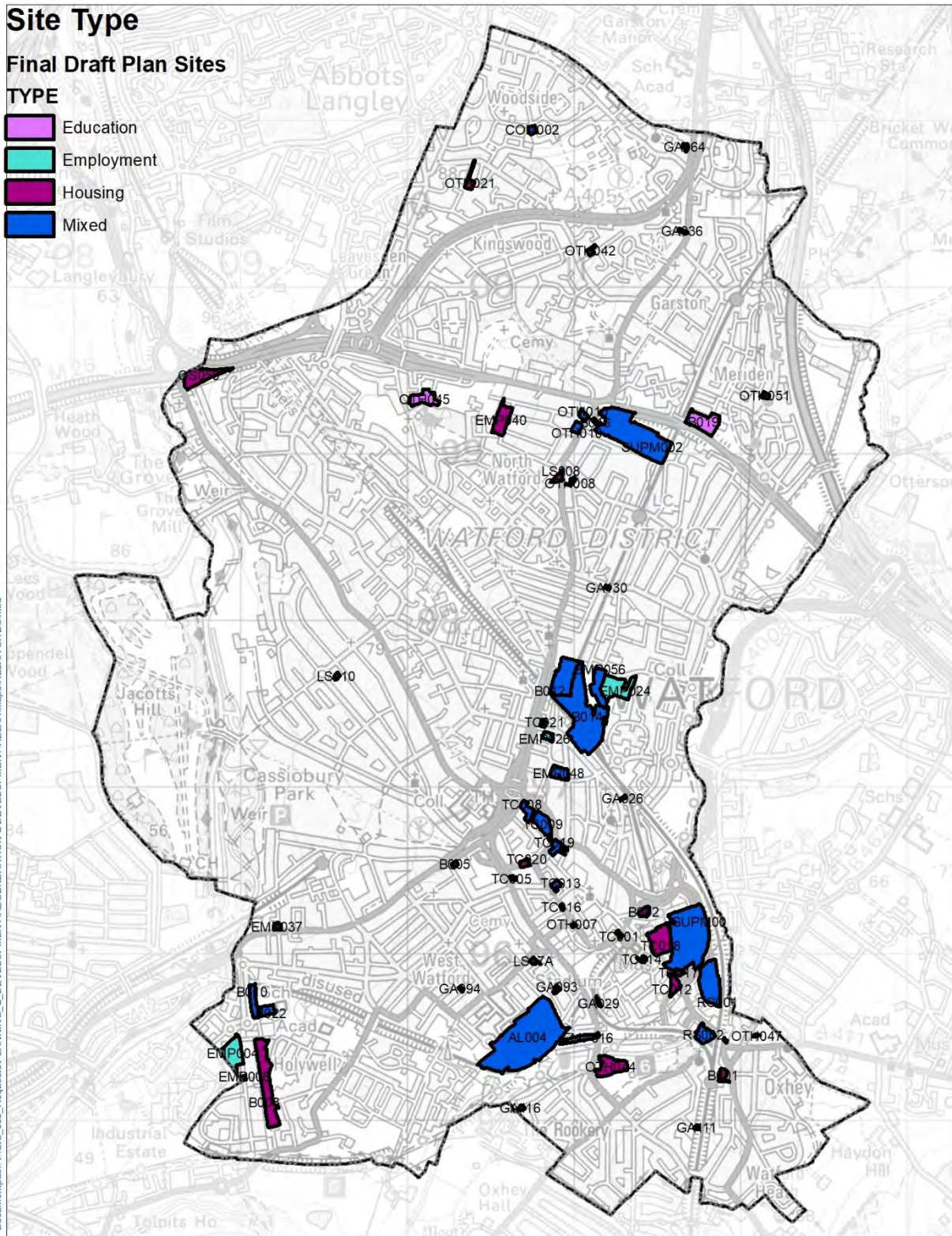
Map 1: HELAA Stage 1 Sites



Map 2: HELAA Stage 2 Sites



Map 3 HELAA Final Sites (Deliverable and Developable Sites)



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Final HELAA Sites

Town Hall, Watford,
Hertfordshire WD17 3EX

Map Produced by: vicky hughes
Publication Date: 06/01/2021

N
Scale 1:29,000

0 290 580 870 1,160
Meters
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2017 Ordnance Survey 100018689
Aerial 2010 © Geoperspectives
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Appendix D: Call for Site Form

Call for sites - Site Suggestion Form

Please fill in as much information as possible about the site you are proposing. For more information please visit www.watford.gov.uk/callforsites or contact the planning policy team on 01923 278263.

Your Details	
Name	
Company/Organisation	
Address	
Postcode	
Telephone	
Email	
Your interest	<input type="checkbox"/> Site Owner <input type="checkbox"/> Planning Consultant <input type="checkbox"/> Registered Social Landlord <input type="checkbox"/> Local Resident <input type="checkbox"/> Developer <input type="checkbox"/> Community <input type="checkbox"/> Other
Site Details	
Site address/location (Please provide a map showing the site boundary)	
Site area (in hectares)	
Landowner (please include contact details if known)	
Current land use	
Condition of current use (e.g. vacant, derelict)	

Suggested land use	
Reasons for suggested development	
Likely timescale for delivery of suggested development	<input type="checkbox"/> 1-5 Years <input type="checkbox"/> 6-10 Years <input type="checkbox"/> 11-15 Years <input type="checkbox"/> 15+ Years
Site constraints (e.g. conservation area, contamination, history of flooding)	
Planning status (e.g. planning permission granted, not permissioned, pending decision)	
Other comments	

Thank you

Please email your completed form to strategy@watford.gov.uk

or deliver/post to

Watford Borough Council Planning Policy

FREEPOST ANG0394

Watford

WD17 3BR

Completed forms should be submitted by 12pm Monday 14th August 2017.

Appendix E: Site Assessment Forms

Stage 1: Site/ Broad Location Identification

Address:	
Ward:	Site Ref :

Map	Photo
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The Site	
Site Size (ha)	
Current use(s) and description of site Also is it Brownfield/Greenfield/Green Belt/Regeneration Priority Area	
Neighbouring land uses	
Character of surrounding area	

Site Suitability		
Are there design/access/ gradient constraints?		
Is there Flood Risk?		
Is there a heritage designation?		
Is there evidence of land contamination/ ground condition issues?		
Is there an environmental designation?		
Are there any existing bad neighbours that would be unsuitable in relation to the proposed use?		
Are environmental/amenity impacts on potential occupiers or neighbours anticipated?		
Are there physical infrastructure (inc. height constraints) and utilities constraints?		
Would the current land use be displaced, potentially undermining		

good planning and sustainable development?		
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Reasonable Potential for Development	
Is there evidence of development progress/ unimplemented planning permissions?	
Does the site have development potential	
Key constraints/ Potential mitigation or other comments on the site	
Should the site be carried forward for further assessment to estimate the development potential?	

Date:	Assessment by:
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Stage 2 Site/ Broad Location Assessment

Address:	
Ward:	Site Ref:

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Estimating the Development Potential	
What is the estimated density for the site?	
Residential Development – Number of Units	
Employment Land – Square Metres (floor space)	
Is the site only capable of providing 0-4 units (assumed for windfall development)	
Suitability	
Detailed type of development (e.g. market housing, specific employment, affordable housing)	
Any constraints that may impact on the type of development and if there is any mitigation possible (see summary from Stage 1)	
Is it the site suitable?	
Achievability including Viability	
Is this type of development a reasonable expectation for the site?	
In summary, is the site achievable?	
Availability	
Is there agreement with, or intention from, the land owner to develop?	
Are there any legal or other ownership constraints e.g. unresolved multiple ownerships, ransom strips, tenancies or operational requirements?	
In summary is the site available?	
Overcoming Constraints	

If no, what action could be considered to remove any constraints or barriers?	

Deliverability / Developability			
Is the site deliverable, developable or non-developable?			
	1-5 Years	6-10years	11-20years
If deliverable or developable, what is the project potential yield?			

Appendix F: Sites With Planning Permission

Table 1: Sites with Permissions as at the 01 November 2020 for Residential Units

Site	Expected Delivery 2018-2023 in units
18/00703/NONMAT Land To The East Of, Ascot Road, Watford	486
17/01511/FULM Land To The South Of, Thomas Sawyer Way, Comprising The Waterside Area And Forming Part Of The Watford Riverwell Development	408
17/01543/FULM Land To The South Of, Thomas Sawyer Way Comprising The Waterside Area And Forming Part Of The Watford Riverwell Development (formerly Known As Watford Health Campus), Watford	1
19/01342/VARM Land To The South Of, Thomas Sawyer Way Comprising The Waterside Area And Forming Part Of The Watford Riverwell Development (formerly Known As Watford Health Campus), Watford	255
17/00779/FULM Land adj, Wetherspoon House, Reeds Crescent, Watford, WD24 4QL	8
06/01053/COU 1 & 2 Simmons Cottages, Colne Way, Watford, WD24 7NF	-1
17/00470/FULM 37 And 39 Hannay House, Clarendon Road, Watford, WD17 1JA	154
17/01433/FULM 50 Clarendon Road, Watford, WD17 1TX	100
18/00409/FULM Clarendon House, 33 Bridle Path, Watford, WD17 1UE	41
19/01450/FULM 26 - 28 Station Road, Watford, WD17 1JU	9
19/00388/COU Flat 2, 14 Upton Road, Watford, WD18 0JP	-1
11/01175/FUL 2 Market Street, Watford, WD18 0PD	1
14/01617/VAR 52A - 56 High Street, Watford, WD17 2BS	56
16/01451/FUL 90 High Street, Watford, WD17 2BW	-1
17/01324/NONMAT 90 High Street, Watford, WD17 2BW	3
17/01385/FUL 72 - 74 High Street And 1-7 Market Street, Watford, WD17 2GZ	16
18/00331/FUL 140 High Street, Watford, WD17 2EN	4
18/00413/FUL 64 High Street, Watford, WD17 2BS	1
18/00561/FULM Grafton Optical Ltd Crown House, The Crescent, Watford, WD18 0QW	21
18/00649/FUL 101-115 The Parade High Street And Land Rear Of 97-99 The Parade High Street Watford, Watford, WD17 1LU	7
18/00673/OPD 3 George Street, Watford, WD18 0BX	33

18/00689/FULM Halsey House, Rosslyn Road, Watford, WD18 OJX	39
18/00780/FUL 47 The Parade High Street, Watford, WD17 1LJ	1
18/00994/FUL 116A High Street, Watford, WD17 2BJ	4
18/01496/FUL 3 George Street, Watford, WD18 OBX	5
19/00209/LDC 42 High Street, Watford, WD17 2BS	2
19/00688/OPD 1 Wellstones, Watford, WD17 2AE	9
19/01219/FUL 132 To 136, (evens) And 136a, High Street And 1 To 9 (odds), King Street, And 13 Smith Street, Watford, WD17 2EN	8
19/01285/FUL 142 High Street, Watford, WD17 2EN	4
19/01441/FUL Place View, 38 High Street, Watford, WD17 2BS	1
20/00102/FUL 10 Market Street, Watford, WD18 OPD	3
20/00401/VARM 60, High Street, Watford, WD17 2BS	29
20/00402/FUL 9 Market Street, Watford, WD18 OPA	3
20/00421/COU 112 High Street, Watford, WD17 2BW	1
20/00464/FUL 16 Clarendon Road, Watford, WD17 1JY	1
20/00565/OPD Rigby House, 30 - 34 The Parade High Street, Watford, WD17 1EA	16
04/00241/FUL 35 Rickmansworth Road, Watford	12
04/01189/FULM 25-31, King Georges Avenue, R/O 139-143 Rickmansworth Road, Watford, WD18 7QE	4
09/00430/FUL R/O 40 The Gardens, Watford	1
12/00249/FUL 55 Chilcott Road, Watford, WD24 5LF	3
12/00585/FUL 1 Minerva Drive, Watford, WD24 5LD	1
13/00192/FUL 124 Leggatts Way, Watford, WD24 5SJ	1
14/00229/FUL 217A St Albans Road, Watford, WD24 5BH	4
14/00255/FUL Urmi News, 84 Whippendell Road, Watford, WD18 7LR	4
14/00859/FULM Boundary Way, Watford	23
14/00959/FUL 887 St Albans Road, Watford, WD25 0NH	4
14/01082/FUL 30 Langley Road, Watford, WD17 4PT	4
14/01442/FUL 212 St Albans Road, Watford, WD24 4AU	2
15/00308/IAAPD 172 Whippendell Road, Watford, WD18 7NA	1
15/00348/FUL 25 Cobb Green, Watford, WD25 7HZ	2
15/00457/FUL 35B Chalk Hill, Watford, WD19 4BL	1

15/00854/FUL Ash Lodge, 21A Langley Road, Watford, WD17 4PR	1
15/00919/FULM Central Meriden Estate, The Gossamers, Watford, WD25 9AD	78
15/01087/FUL 142A And 144 Hagden Lane, Watford, WD18 7UH	7
15/01505/FUL 140A Chester Road, Watford, WD18 ORE	1
15/01574/FUL 66 Sheepecot Lane, Watford, WD25 0DG	1
16/00264/FUL 230 St Albans Road, Watford, WD24 4AU	1
16/00534/FUL Rear Of, 96B Queens Road, Watford, WD17 2NX	1
16/01048/FUL 346 - 348 St Albans Road, Watford, WD24 6PQ	4
17/00018/FUL Land South Of Bedford Street, Bedford Street, Watford	9
17/00186/FUL Doctors Surgery, 83B Tolpits Lane, Watford, WD18 6NT	9
17/00198/FUL Land Adjacent To, 111 Queens Road Watford, Watford	1
17/00478/FUL 77 - 77A Eastbury Road, Watford, WD19 4JN	2
17/00941/FUL 70 Fuller Road, Watford, WD24 6QN	1
17/00958/FUL 21 Langley Road, Watford, WD17 4PS	1
17/01104/FULM Former Lloyds Bank, 99 St Albans Road, Watford, WD17 1SN	16
17/01202/NONMAT Central Meriden Estate, The Gossamers, Watford	9
17/01365/OPD 71 - 73 Market Street, Watford, WD18 OPS	2
17/01436/FUL 25 Cassiobury Park Avenue, Watford, WD18 7LA	1
17/01542/FUL Flat 2, 84 Cassio Road, Watford, WD18 0QJ	1
17/01559/FUL Land adj, 91 Westlea Avenue, Watford, WD25 9DJ	1
17/01627/FUL 19-21 Chalk Hil, Watford, WD19 4BL	1
17/01686/FUL 4-6 Lower Paddock Road, Watford, WD19 4DS	3
17/01709/FUL Land R/O, 18, 18B, 20 Garston Drive, Watford, WD25 9LB	4
17/01738/MAPD Rear Of, 269 - 271 Whippendell Road, Watford, WD18 7NN	5
18/00032/FUL 41 Moor View, Watford, WD18 6JQ	1
18/00229/OPD First Floor 188 - 196 St Albans Road, Watford, WD24 4AS	12
18/00230/FUL 175 - 193 Rickmansworth Road, Watford, WD18 7FH	5
18/00295/FUL 23 Green Lane, Watford, WD19 4NL	5
18/00324/FUL 31 And 33 St Johns Road, Watford, WD17 1QB	0
18/00350/FULM Land To The Rear Of Ye Corner, Watford, WD19 4BS	19
18/00482/FUL 134 St Albans Road, Watford, WD24 4AE	2

18/00542/FULM 149A, 149B And Land To The Rear Of 149, St Albans Road, Watford, WD24 5BB	106
18/00802/FUL Land To The Rear Of, 171 Gammons Lane, Watford, WD24 5JE	2
18/00842/FULM Land To The Rear Of 1 - 43, Sydney Road & Plot Between 7 & 9, Sydney Road (Inc. Humphreys Plus), Watford, WD18 7PZ	279
18/00864/FUL Land To The South Of, 277 And 279 Sheepcot Lane, Watford, WD25 7DL	1
18/01031/FUL 30 The Avenue, Watford, WD17 4AE	9
18/01036/FUL 81-83 Cassio Road, Watford, WD18 0QN	1
18/01089/FUL Land between, 11 And 15 Trident Road, Watford, WD25 7AN	1
18/01182/FUL Mulberry Lodge, Eastbury Road, Watford, WD19 4PN	5
18/01218/FUL 206 Gammons Lane, Watford, WD24 5JH	2
18/01262/OPD 50 Kings Close, Watford, WD18 0UB	2
18/01286/FUL Ellwood Court Ellwood Gardens, Watford, WD25 0DS	9
18/01376/FUL Land Rear Of 434-448, Whippendell Road, Watford, WD18 7PT	7
18/01459/FUL 61 Nascot Wood Road, Watford, WD17 4SJ	0
18/01560/NONMAT Former Gas Holder Site, Encompassing Frogmore House, Lower High Street, Watford, WD17 1UB	92
18/01584/FUL 12, Cassiobury Drive, Watford, WD17 3AB	1
18/01629/FULM 56D, 56E, 58 And 58A Vicarage Road, Watford, WD18 0EN	30
19/00014/FUL Land To Rear Of 167 - 169, Gammons Lane, Watford, WD24 5JE	2
19/00062/FUL 338 - 344A St Albans Road, Watford, WD24 6PQ	4
19/00071/FUL 7 Hawthorn Close, Watford, WD17 4SB	3
19/00095/NONMAT 26-28, Aldenham Road, Watford, WD19 4AA	9
19/00124/FUL 65 Charlock Way, Watford, WD18 6JY	1
19/00132/FUL Land Adjacent To, 17 - 19 St Johns Road, Watford, WD17 1PW	7
19/00215/FUL Land At, Hollingsworth Mews, Watford, WD25 0AB	6
19/00217/OPD 48 Capel Road, Watford, WD19 4AE	1
19/00244/OPD Site To Rear Of, 12 Nascot Street, Watford, WD17 4RB	8
19/00246/VAR 765 St Albans Road, Watford, WD25 9LA	18
19/00305/FUL St Thomas United Reformed Church, 68 Langley Road, Watford, WD17 4PN	8
19/00323/FUL 58 - 78 Merton Road, Watford, WD18 0WY	4
19/00336/FUL 29A Rickmansworth Road, Watford, WD18 7HL	4

19/00366/FULM W H Sports Club Limited, 8 Park Avenue, Watford, WD18 7PH	23
19/00373/COU 43 - 46 Octavia Court, St Pauls Way, Watford, WD24 4GW	1
19/00374/VAR 85 Chalk Hill Watford, WD19 4DA	11
19/00383/NONMAT 149A, 149B and land R/O, 149 St Albans Road, Watford, WD24 5BB	41
19/00413/FULM Land At Epsom Road, Watford	86
19/00494/NONMAT 147 York Way, Watford, WD25	23
9UJ19/00552/FUL Garage Blocks North Adjacent To, 1 Chesham Way/60 Tolpits Lane Watford, WD18 6NX	2
19/00558/FUL 49 Cedar Road Watford, WD19 4QP	1
19/00577/FUL Land At Hope Green Garage Site, Watford, WD25 7HQ	4
19/00578/FUL Garages To The South Of Chesham Way, Adj To 94 Tolpits Lane And 35 Chesham Way, Watford, WD18 6NU	4
19/00608/FUL Land Between, 31 And 33 Bowmans Green, Watford, WD25 9XR	3
19/00609/FUL Garages To The Rear Of Waterman Close, Watford, WD19 4RX	3
19/00634/FUL 252 St Albans Road, Watford, WD24 4AX	1
19/00666/FUL 179B Queens Road Watford, WD17 2QJ	5
19/00679/FUL Land At Grandfield Avenue, Watford, WD17 4PZ	1
19/00703/VAR 8 Oxhey Road, Watford, WD19 4QE	10
19/00709/FULM Centrepoint Community Centre, Raphael Drive, Watford, WD24 4GY	16
19/00730/FUL 133 Hempstead Road, Watford, WD17 3HF	0
19/00849/FUL 192 Gammons Lane, Watford, WD24 5JH	2
19/00857/MBPD 207 Leavesden Road, Watford, WD24 5EL	1
19/00879/FUL 37B And 37C St Johns Road, Watford, WD17 1QB	5
19/00880/FUL 259-265 St Albans Road, Watford, WD24 5BJ	8
19/00895/FUL 41 Oxhey Avenue, Watford, WD19 4HB	1
19/00908/FUL 2 Hemming Way, Watford, WD25 0BX	2
19/00936/VAR Whippendell Marine, 477-479 Whippendell Road, Watford, WD18 7PU	81
19/00994/FUL 6, Elm Avenue, Watford, WD19 4BE	1
19/00999/NONMAT 16-18 St Albans Road And Former, Kingham Hall Memorial Hall Car Park, Watford, WD17 1UN	90
19/01031/FUL Land adj, 28 Beechpark Way, Watford, WD17 3TY	1

19/01053/FUL 21 Hare Crescent, Watford, WD25 7EE	2
19/01108/VAR Land adj To, 4A Bay Tree Walk (formerly 10 Nascot Wood Road), Watford, WD17 4BT	1
19/01201/FUL 4 Cassiobury Drive, Watford, WD17 3AB	1
19/01205/FUL 58 Chester Road, Watford, WD18 0RQ	1
19/01207/VAR 29 Tunnel Wood Close Watford, WD17 4SW	1
19/01218/COU 31 Euston Avenue, Watford, WD18 7SZ	0
19/01229/OPD 28 The Avenue, Watford, WD17 4NS	6
19/01232/COU 4 Park Avenue, Watford, WD18 7HR	1
19/01239/FUL 139 Pinner Road, Watford, WD19 4EJ	1
19/01247/FUL 65 The Gossamers Watford, WD25 9AN	0
19/01264/FUL 24 Garston Lane, Watford, WD25 9QJ	1
19/01303/NONMAT No's. 45-69 And 73-89 Sydney Road, Watford, WD18 7QA	119
19/01319/FUL Garages Between 38 And 40 Woodmere Avenue, Watford, WD24 7LN	2
19/01347/FUL Garages At Moor View, Watford, WD18 6JL	2
19/01365/FUL South Lodge, Hempstead Road, Watford, WD17 4JX	1
19/01432/VAR Land adjoining, 136 Langlely Road, Watford	1
19/01446/COU Oxhey Conservative Club, Keyser Hall Lower Paddock Road, Watford, WD19 4DS	1
20/00003/FUL 35 Bucks Avenue, Watford, WD19 4AR	5
20/00015/OPD Acre House, 3 - 5 Hyde Road, Watford, WD17 4WP	8
20/00023/PPD 36 Vicarage Road, Watford, WD18 0EN	2
20/00057/FUL Land Adjacent To 46 Beech Road, Watford, WD24 6NY	2
20/00063/FUL 12 Mildred Avenue, Watford, WD18 7DZ	2
20/00089/FUL 710 St Albans Road, Watford, WD25 9RN	1
20/00090/MBPD Ground Floor Front Of 710, St Albans Road, Watford, WD25 9RN	1
20/00160/COU 184 Whippendell Road, Watford, WD18 7NA	1
20/00248/PPD 33A Market Street, Watford, WD18 0PN	8
20/00249/VAR 45 - 69 Sydney Road, Watford, WD18 7QA	128
20/00271/FUL 62 High Road, Watford, WD25 7LJ	1
20/00300/FUL Land Rear Of, 250 St Albans Road, Watford, WD24 4AX	1
20/00302/FUL 25 Valley Rise Watford, Watford, WD25 7EY	1
20/00356/FUL 807 St Albans Road, Watford, WD25 0LE	3

20/00377/OPD 12 Nascot Street, Watford, WD17 4RB	4
20/00379/FUL 31A, St Johns Road, Watford, WD17 1QB	0
20/00432/FUL 52 Kingsfield Road, Watford, WD19 4TR	1
20/00504/COU 186 Whippendell Road, Watford, WD18 7NA	1
20/00508/DEM Brightwell Court, Brightwell Road, Watford, WD18 0HP	-21
20/00520/FUL Land Adjacent To, 1 Neston Road, Watford, WD24 7BN	2
20/00571/FUL 49 Aldenham Road, Watford, WD23 2NB	4
20/00588/FUL 56 Middle Way, Watford, WD24 6HP	1
20/00650/FUL South Cottage 1A Cecil Street, Watford, WD24 5AS	-1
20/00789/COU 4 Rosslyn Road Watford, WD18 0JY	0
20/00803/OPD 1 Cherry Tree Road, Watford, WD24 6SH	101
R/O, 40-42 The Gardens, Watford	0
20/00916/FUL 50 Linden Lea Watford WD25 7DR	1
20/00916/FUL 62 High Road Watford WD25 7LJ	1
20/00916/FUL 56 Middle Way Watford WD24 6HP	1
20/00916/FUL Rigby House 30 - 34 The Parade High Street Watford WD17 1EA	15
20/00916/FUL 87-89 Market Street Watford WD18 0PT	3
20/00916/FUL 75 Kingsfield Road Watford WD19 4TP	1
TOTAL RESIDENTIAL COMMITMENTS	3380

*These sites only relate to sites which have permission but are not included in the final HELAA sites. This is to avoid double counting.

Table 2: Sites with Permissions for B Uses as of the 01 November 2020 for Employment Floorspace

Site	Expected Delivery 2018-2023 (m ²)	Use
15/01097/FUL Rear Of 20, 22 And 24 The Parade, High Street, Watford, WD17 1AA	111	B1 (general) ¹⁵
15/01300/OUTM Warner, Warner Bros. Studios Leavesden, Warner Drive, Leavesden, WD25 7LP	6600	B1 (general)

¹⁵ For the purposes of the Local Plan and the HELAA, B1 (general) was recorded under industrial uses as opposed to office uses. This is due to the nature of the activities expected to take place which align greater to industrial uses.

16/00087/FUL Unit 1B, 6 Greycaine Road, Watford, WD24 7GP	483	B1 (general)
18/00542/FULM 149A, 149B And Land To The Rear Of 149, St Albans Road, Watford, WD24 5BB	58	B1 (general)
18/01629/FULM 56D, 56E, 58 And 58A Vicarage Road, Watford, WD18 0EN	65	B1 (general)
19/00384/COU Unit 13 Paramount Industrial Estate, Sandown Road, Watford, WD24 7XA	346	B1 (general)
06/01053/COU 1 & 2 Simmons Cottages, Colne Way, Watford, WD24 7NF	76	B1a (office)
09/00342/FUL Sun Clock Tower, Ascot Road, Watford	40	B1a (office)
16/01048/FUL 346 - 348 St Albans Road, Watford, WD24 6PQ	81	B1a (office)
16/01153/FUL Majestic House The Belfry, 13 Colonial Way, Watford, WD24 4WH	424	B1a (office)
16/01327/FUL Bushey Mill Grid Substation, Bushey Mill Lane, Watford	132	B1a (office)
17/00068/FUL Unit 3, Brookside Colne Way, Watford, WD24 7NE	90	B1a (office)
17/00558/FULM Land at 64 &, 73-77 Clarendon Road, Watford, WD17 1DS	24451	B1a (office)
17/01433/FULM 50 Clarendon Road, Watford, WD17 1TX	6065	B1a (office)
18/00360/FUL 52 High Street, Watford, WD17 2BS	220	B1a (office)
18/00409/FULM Clarendon House, 33 Bridle Path, Watford, WD17 1UE	1800	B1a (office)
18/00894/NONMAT 37 And 39 Hannay House, 39 Clarendon Road, Watford, WD17 1JA	11539	B1a (office)
18/00935/FULM Gresham House 53, Clarendon Road, Watford, WD17 1LA	11604	B1a (office)
19/00316/FUL Trade City Watford, Unit 8 Thomas Sawyer Way, Watford, WD18 0GS	98	B1a (office)
19/00378/FUL 2 The Boulevard, Blackmoor Lane, Watford, WD18 8YW	938	B1a (office)
19/00388/COU Flat 2, 14 Upton Road, Watford, WD18 0JP	33	B1a (office)
19/00500/FUL 34 Clarendon Road Watford, WD17 1JJ	842	B1a (office)
19/00658/FUL 49 Clarendon Road, Watford, WD17 1HP	210	B1a (office)
19/01293/FUL Telco Uk Ltd, Imperial Way, Watford	140	B1a (office)
19/01450/FULM 26 - 28 Station Road, Watford, WD17 1JU	901	B1a (office)
20/00600/NONMAT Hannay House 37 And 39 Clarendon Road, Watford, WD17 1JA	1065	B1a (office)
18/00338/FULM Blueprint Commercial Centre, Imperial Way, Watford, WD24 4JP	498	B1b (research and development)
18/00338/FULM Blueprint Commercial Centre, Imperial Way, Watford, WD24 4JP	498	B1c (light industrial)
19/00288/FUL Dhamecha, Imperial Way, Watford, WD24 4UA	1031	B1c (light industrial)
19/00488/FUL 14 Caxton Way, Watford, WD18 8UJ	58	B1c (light industrial)
19/00532/FUL 3, Rhodes Way, Watford, WD24 4YW	2290	B1c (light industrial)
19/00602/FULM Watford Enterprise Centre, 25 Greenhill Crescent, Watford, WD18 8XU	416	B1c (light industrial)
19/01206/COU 78 St Albans Road, Watford, WD17 1RP	389	B1c (light industrial)
16/00087/FUL Unit 1B, 6 Greycaine Road, Watford, WD24 7GP	483	B2 (heavy industry)
18/00009/FULM Watford Enterprise Centre, 25 Greenhill Crescent, Watford, WD18 8XU	732	B2 (heavy industry)

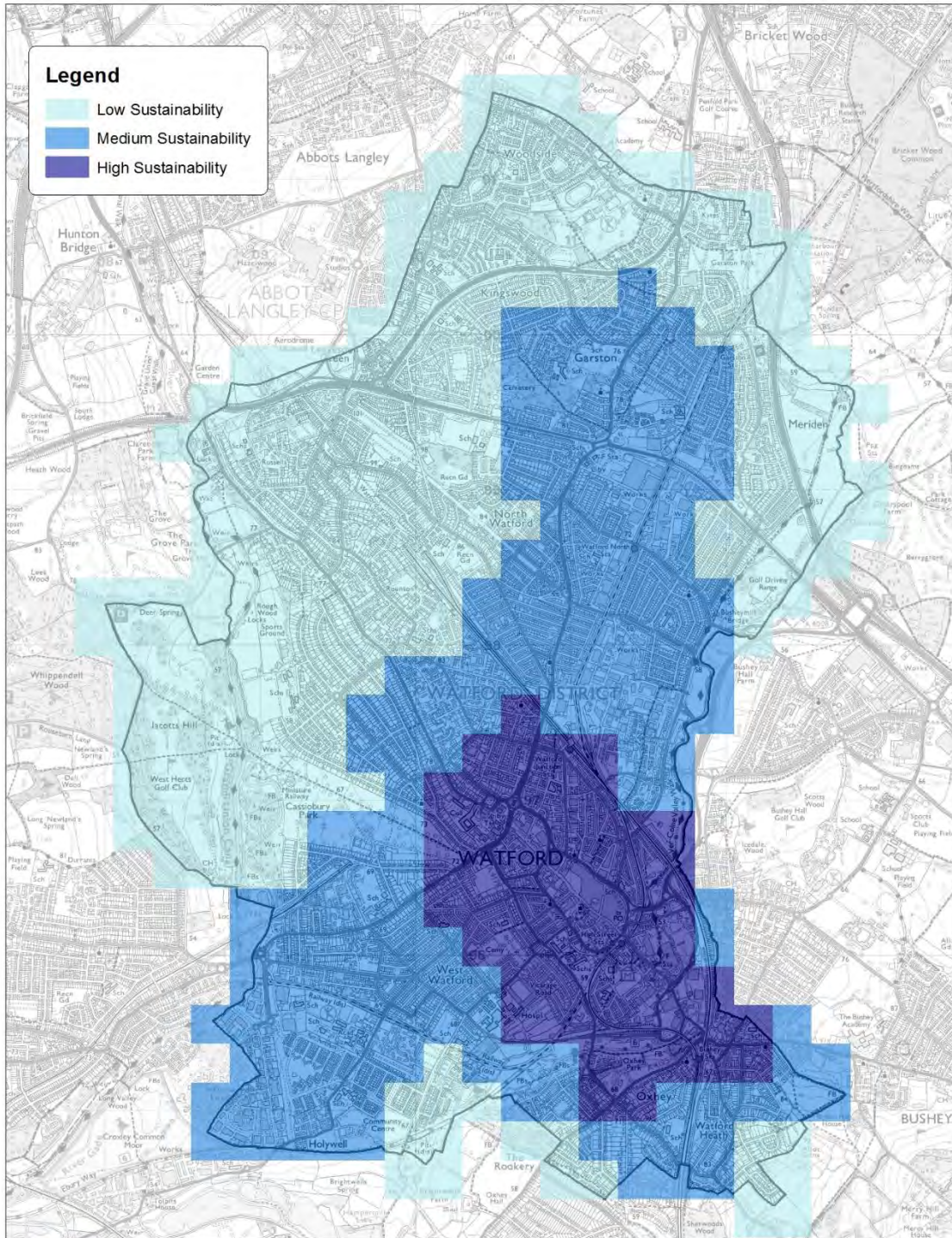
18/00338/FULM Blueprint Commercial Centre, Imperial Way, Watford, WD24 4JP	498	B2 (heavy industry)
18/00586/FUL 147A St Albans Road, Watford, WD24 5BB	22	B2 (heavy industry)
18/00698/COU 4 Greenhill Crescent, Watford, WD18 8RE	871	B2 (heavy industry)
18/00842/FULM Land To The Rear Of 1 - 43, Sydney Road & Plot Between 7 & 9, Sydney Road (Inc. Humphreys Plus), Watford, WD18 7PZ	718	B2 (heavy industry)
19/00599/OUTM 1-5 Faraday Close And 1-6 Greenhill Crescent Car Park Faraday Close, Watford, WD18 8SA	6935	B2 (heavy industry)
19/00602/FULM Watford Enterprise Centre, 25 Greenhill Crescent, Watford, WD18 8XU	417	B2 (heavy industry)
19/00902/COU Iskcon 3A Regal Way Watford, WD24 4YJ	650	B2 (heavy industry)
20/00027/FUL 8 Colonial Way, Watford, WD24 4PT	89	B2 (heavy industry)
16/00087/FUL Unit 1B, 6 Greycaine Road, Watford, WD24 7GP	482	B8 (storage and distribution)
17/00068/FUL Unit 3, Brookside Colne Way, Watford, WD24 7NE	179	B8 (storage and distribution)
18/00009/FULM Watford Enterprise Centre, 25 Greenhill Crescent, Watford, WD18 8XU	1445	B8 (storage and distribution)
18/00338/FULM Blueprint Commercial Centre, Imperial Way, Watford, WD24 4JP	499	B8 (storage and distribution)
18/01472/FUL Land Rear Of, 2A Knutsford Avenue, Watford, WD24 7EL	42	B8 (storage and distribution)
19/00316/FUL Trade City Watford, Unit 8 Thomas Sawyer Way, Watford, WD18 0GS	217	B8 (storage and distribution)
19/00599/OUTM 1-5 Faraday Close And 1-6 Greenhill Crescent Car Park Faraday Close, Watford, WD18 8SA	2725	B8 (storage and distribution)
19/00602/FULM Watford Enterprise Centre, 25 Greenhill Crescent, Watford, WD18 8XU	417	B8 (storage and distribution)
19/01076/FUL Eclipse Industrial Estate, Unit 1 20 Sandown Road, Watford, WD24 7AE	135	B8 (storage and distribution)
TOTAL EMPLOYMENT FLOORSACE COMMITMENTS	96,227	

*These sites only relate to sites which have permission but are not included in the final HELAA sites. This is to avoid double counting.

**Only sites which provide a net gain of B class floor space are included

***There is no windfall allowance associated with Employment land in the HELAA.

Appendix G: Sustainability and Accessibility Map

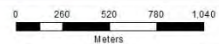


**WATFORD
BOROUGH
COUNCIL**

Sustainability and Accessibility Map

Town Hall, Watford,
Hertfordshire WD17 3EX

Map Produced by: Planning Policy
Publication Date: 02/08/2019



Scale 1:15,926

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GI & Aerial 2013 © Watford BC

Appendix H: Core Development Area Map

