

Three Rivers and Watford LDF

Technical Note 2: Future Year Model Development

Technical note

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CONTENTS

1	TASK 2: FUTURE YEAR MODEL DEVELOPMENT.....	1
	Introduction.....	1
	Scenario Testing.....	1
	Matrix Development.....	2
	Matrix Totals.....	8
	Network Development.....	9
	Conclusions.....	13

FIGURES

Figure 1.1	AM Peak - Base + Committed Development - Network Delay >120secs	11
Figure 1.2	PM Peak - Base + Committed Development - Network Delay >120 secs	12

TABLES

Table 1.1	Summary of Committed Developments - Three Rivers	2
Table 1.2	Summary of Committed Developments - Watford	3
Table 1.3	Summary of Potential Developments - Three Rivers	6
Table 1.4	Summary of Potential Developments - Watford	7
Table 1.5	TeMpro Growth 2010-2016 - Car Driver Trips	8
Table 1.6	Future Year Matrix Totals.....	9

APPENDICES

A	COMMITTED DEVELOPMENTS
B	HEALTH CAMPUS / WIGGENHALL ROAD JUNCTION LAYOUT

1 Task 2: Future Year Model Development

Introduction

- 1.1 Following agreement of 2010 Base Model as defined in Technical Note 1, this second technical note sets out how the committed and proposed developments have been assigned to the Watford SATURN Model and identifies the impacts upon the highway network.
- 1.2 This stage of the evaluates the level of traffic forecast to be generated by sites identified as committed developments in each of the Three Rivers and Watford areas and seeks to identify any network improvements, some of which are also committed, that are likely to be required to support committed growth.
- 1.3 Except where committed infrastructure proposals are identified, such improvements to the network are constrained to relatively modest upgrades, which we believe can be delivered within existing highway boundaries.
- 1.4 This network will then form the basis for Task 3, where the additional impact of potential sites identified through the LDF process are evaluated.

Scenario Testing

- 1.5 Whilst the impact of further potential LDF sites will be addressed in more detail in Technical Note 3, there follows a list of scenarios that will be modelled, and the preparation of matrices containing trip forecasts for potential LDF sites is outlined in this note.
- 1.6 Scenario testing has been carried out to establish the impacts of committed and potential development upon the highway network. These tests include the following combined traffic elements:
 - base traffic flows,
 - committed development flows
 - potential development flows' and
 - background growth to 2026 Tempro equivalents.
- 1.7 These elements are the added together to produce scenario tests for 2026 as follows:
 - Base + committed developments to 2026
 - Base + committed developments + background growth to 2026
 - Base + committed + potential developments + background growth to 2026
- 1.8 Target traffic levels in 2026 are derived from the application of background growth rates to the 2010 base traffic flows. Following the addition of committed and potential development, background growth is adjusted to account for the 'gap' between identified development and the 2026 target levels.
- 1.9 The future year of 2026 has been taken to correspond with the Three Rivers LDF timetable. Given that the difference in flows to 2031 would be slight, it is assumed the modelling results remain relevant to Watford who are working towards 2031.

Matrix Development

Committed Development

1.10 The table below lists the committed developments identified within the Three Rivers district and provides the development size, type and generated trip forecasts. The table also identifies the model zone number to which trips are added. Where available, trip forecasts have been taken directly from the individual development Transport Assessments (TAs). Where such information isn't available, residential trip rates are derived from those TAs that are available for similar developments, with rates extracted from the TRICS database for other land uses. The following generic rates are applied.

- Housing (per dwg): AM In=0.17, AM Out=0.41, PM In=0.38, PM out=0.23
- B2/B2 (per 100m²): AM In=0.456, AM Out=0.094, PM In=0.044, PM out=0.339
- Office (per 100m²): AM In=1.483, AM Out=0.172, PM In=0.139, PM out=1.235
- Retail (per 100m²): AM In=9.311, AM Out=6.580, PM In=7.883, PM out=11.173
- Hotel (per bed): AM In=0.091, AM Out=0.113, PM In=0.097, PM out=0.084

TABLE 1.1 SUMMARY OF COMMITTED DEVELOPMENTS - THREE RIVERS

Zone	Development Size	Units	Generated Trips			
			AM in	AM Out	PM In	PM Out
Abbots Langley						
103	33	Residential Units	6	13	12	7
Carpenders Park						
222	33	Residential Units (inc Rear of Kebbel House)	5	14	13	7
Chorleywood						
311	54	Residential Units	9	22	20	12
Croxley Green						
331	204	Residential Units (inc Old Merchant Taylors and Durrants)	35	83	76	47
Moor Park and Eastbury						
342	37	Residential Units	6	15	14	8

Technical Note 2: Future Year Model Development

Kings Langley						
84	4	Residential Units	1	2	2	1
Rickmansworth						
325	110	Residential Units (inc 3a High St)	15	38	35	20
South Oxhey						
221	31	Residential Units	5	13	12	7
Leavesden						
447	425	Residential Units	72	173	160	96
447	Studio	Studio Tours	33	2	137	168
Total Generated Trips			187	375	481	373

- 1.11 The total generated trips amounted to an additional 562 two-way trips in AM modelled period and 854 in the PM modelled period.
- 1.12 Similarly, the table below identifies the number of trips generated from the committed developments within the Watford. Again, where available, trip forecasts are taken directly from individual development Transport Assessments, otherwise the generic trip rates set out above are applied.

TABLE 1.2 SUMMARY OF COMMITTED DEVELOPMENTS - WATFORD

Zone	Development Size	Units	Generated Trips			
			AM in	AM Out	PM In	PM Out
Leggatts Ward						
122	232	Residential Units (inc Leggatts Campus)	31	79	72	31
121	-7	Residential Units	-1	-3	-3	-2
Vicarage Ward						
435	74000	Health Campus - Hospital (sqm)	923	216	183	553
435	5005	Health Campus - Restaurant (sqm)	0	0	106	83
435	14715	Health Campus - Hotel (sqm)	53	65	64	37

Technical Note 2: Future Year Model Development

435	18780	Health Campus - Offices (sqm)	281	34	28	234
436	85	Health Campus - Residential Units	7	21	17	9
448	419	Health Campus - Residential Units	34	96	90	46
434	26	Residential Units	4	11	10	6
436	5	Residential Units	1	2	2	1
437	17	Residential Units	3	7	6	4
Woodside Ward						
111	73	Residential Units	9	20	19	11
Callowland Ward						
121	65	Residential Units	11	26	25	15
Central Ward						
121	24	Residential Units	4	10	9	6
412	69	Residential Units	12	28	26	16
414	63	Residential Units	6	15	10	10
416	199	Residential Units	31	79	74	43
417	58	Residential Units	10	24	22	13
418	6	Residential Units	1	2	2	1
419	1	Residential Units	0	0	0	0
Holywell Ward						
213	1	Residential Units	0	0	0	0
333	14	Residential Units	2	6	5	3
437	98	Residential Units	17	40	37	22
438	6	Residential Units	1	2	2	1
Meriden Ward						
131	167	Residential Units	25	65	66	43
Nascot Ward						
122	3	Residential Units	0	1	1	0

Technical Note 2: Future Year Model Development

401	37	Residential Units	37	83	72	50
411	69	Residential Units	12	28	26	16
422	223	Residential Units	4	10	9	6
Oxhey Ward						
211	69	Residential Units	12	28	26	16
421	5	Residential Units	1	2	2	1
422	62	Residential Units	1	3	3	2
Park Ward						
402	10	Residential Units	2	4	4	2
411	1	Residential Units	0	0	0	0
433	7	Residential Units	1	3	3	2
437	7	Residential Units	1	3	3	2
Stanborough Ward						
112	34	Residential Units	6	14	13	8
Tudor Ward						
132	9	Residential Units	2	4	3	2
Total Generated Trips			1544	1028	1035	1294

1.13 For Watford, the total generated trips amount to an additional 2573 two-way trips in AM modelled period and 2329 in the PM modelled period.

1.14 For both Three Rivers and Watford, more detailed information relating to committed developments is provided in Appendix A.

Update Methodology

1.15 There is a two stage process for adding new trips outlined in Tables 1.1 and 1.2 to the base matrices for the AM and PM peaks.

1.16 Where a Transport Assessment, or previous analysis, has identified a specific distribution pattern associated with a particular development, individual trip matrices for those developments are created. This applies to the following sites:

- Health Campus
- Leavesden Studios

1.17 For increases in trips to and from all other zones where committed development will occur, proportional increases in base year trip levels for those relevant zones are calculated, and the resulting factor applied to corresponding row and column totals. By default, this assumes that trips to and from developments without their

Technical Note 2: Future Year Model Development

own distribution patterns will correspond to zonal distributions in the base matrices.

1.18 The base matrices are factored as described, and then the individual development matrices are added to produce the 'Base + Committed Developments to 2026' matrices.

1.19 Committed development trips are added as a separate user class (User Class 2), so that traffic on the network can be distinguished between base and committed.

Potential Development

1.20 Sites identified for potential development, beyond those already committed, have been identified for both Three Rivers and Watford. The following tables provide a summary of developments and the forecast numbers of generated trips (added as User Class 3). In Three Rivers future housing allocations are identified across seven wards. For Watford, potential development is focussed mainly on the town centre and Watford Business Park.

TABLE 1.3 SUMMARY OF POTENTIAL DEVELOPMENTS - THREE RIVERS

Zone	Development Size	Units	Generated Trips			
			AM in	AM Out	PM In	PM Out
Abbots Langley						
101	15	Residential Units	3	6	6	3
103	60	Residential Units	10	24	23	14
Croxley Green						
331	60	Residential Units (inc Killingdown Farm)	10	24	23	14
333	35	Residential Units -Former Croxley Green Station	6	14	13	8
431	50	Residential Units - South Tolpits Lane	9	20	19	11
Langleybury						
84	235	Residential Units (inc Kings Langley)	40	95	88	53
105	75	Residential Units - Langleybury House	13	30	28	17
Leavesden						
51	50	Residential Units - Waterdell, Brickett Wood	9	20	19	11

Technical Note 2: Future Year Model Development

102	30	Residential Units - Hill Farm Industrial Estate	5	12	11	7
Rickmansworth						
31	10	Residential Units	2	4	4	2
325	253	Residential Units (inc Long Island Exchange & Stockers Farm Road)	43	103	95	57
351	16000 sqm	B2/B8 Employment - Maple Lodge, Maple Cross	73	15	7	63
Sarratt						
301	10	Residential Units	2	4	4	2
South Oxhey						
221	473	Residential Units (inc Little Furze School, Land South of St Josephs, South Oxhey Town Centre Regeneration & Heysham Drive)	81	192	178	107
Total Generated Trips			304	566	516	370

TABLE 1.4 SUMMARY OF POTENTIAL DEVELOPMENTS - WATFORD

Zone	Development Size & units	Description	Generated Trips			
			AM in	AM Out	PM In	PM Out
Central						
142		Watford Junction Station				
	1200 dwgs	Residential - 350 Phases 1&2 850 Phase 3&4	204	487	451	272
	23525 sqm	Offices - 4645m ² Phases 1&2 15580 m ² Phases 3&4	344	40	32	287
	300 bed	Hotel	27	34	29	25

Technical Note 2: Future Year Model Development

413/ 440	56458 sqm	Town Centre (net increase)	71	11	277	393
433	96 dwgs	Metropolitan Station Approach	16	39	36	22
Holywell						
304	3716 sqm	Western Gateway (net increase - retail)	346	245	293	415
Total Generated Trips			1010	856	1117	1413

- 1.21 The same update methodology as derived for committed trips, in terms of factors applied to appropriate row and column totals, is adopted. Trips associated with potential development are added as User Class 3.

Background Growth

- 1.22 The Tempro (v6.2) database has been interrogated to identify the expected growth in car driver trips between the years of 2010 and 2026. The average of origin and destination growth is used. Furthermore, there are differences in predicted growth between Watford and Three Rivers and, as such, growth rates for Hertfordshire is applied which is slightly below growth for Watford and a little above growth for Three Rivers. Given the coverage of model area, this seems reasonable. The output is shown in Table 1.5.

TABLE 1.5 TEMPRO GROWTH 2010-2026 - CAR DRIVER TRIPS

Region/District	Time Period	Growth Factors		
		Origin	Destination	Average
Hertfordshire	AM	1.134	1.150	1.142
	PM	1.153	1.135	1.144
Watford	AM	1.138	1.165	1.151
	PM	1.159	1.134	1.146
Three Rivers	AM	1.084	1.109	1.096
	PM	1.107	1.085	1.096

Matrix Totals

- 1.23 Before adding growth rates to calculate the target number of trips for 2026, existing baseline trips at the Health Campus are removed to avoid any double counting when the new trips associated with the redevelopment are added. The 2026 target is then maintained as a fix against which factors for residual growth, not accounted for by committed and/or potential developments, can be calculated. The process is outlined in the following steps:

■ Base matrix total	AM: 52396	PM: 55744
■ After Health Campus Adjustment	AM: 50925	PM: 54829
■ 2010-2026 Growth (Tempro)	AM: 1.142	PM: 1.144
■ 2026 Trip Target	AM: 58157	PM: 62725
■ Committed Trips (UC2)	AM: 3104	PM: 3150
■ Potential Trips (UC3)	AM: 2742	PM: 3428
■ Base + Committed	AM: 54029	PM: 57979
■ Shortfall at 2026	AM: 4128	PM: 4745
■ Residual Growth Factor	AM: 1.081	PM: 1.087
■ Base + Committed + Potential	AM: 56771	PM: 61407
■ Shortfall at 2026	AM: 1386	PM: 1318
■ Residual Growth Factor	AM: 1.027	PM: 1.024

1.24 Tables 1.6 now provides a breakdown of matrix total by user class. The small discrepancy between the target totals set out above and the matrix totals is explained by rounding of the base growth scaling factors.

TABLE 1.6 FUTURE YEAR MATRIX TOTALS

Matrix Scenario	2026			Total
	UC1	UC2	UC3	
AM: Base + Committed	50925	3104	-	54029
AM: Base + Committed + Growth	55050	3104	-	58154
AM: Base + Committed + Potential + Growth	52300	3104	2742	58146
PM: Base + Committed	54829	3150	-	57979
PM: Base + Committed + Growth	59600	3150	-	62749
PM: Base + Committed + Potential + Growth	56145	3150	3428	62723

Network Development

1.25 Before assigning the 2026 matrices to the model, the following network improvements are assumed:

- Health Campus Link
 - Connecting Dalton Way to the Health Campus site via Wiggenhall Road
 - Left-in/left-out junction provided at Dalton Way (one-way operation)
 - New signalised junction with Wiggenhall Road: Layout shown in Appendix B
- Colonial Way Extension
 - Connecting Colonial Way from its junction with Imperial Way to St Albans Rd
 - All moves signalised junction with St Albans Lane

Technical Note 2: Future Year Model Development

- New rear entrance to Watford Junction Station car parks, forming a new signalised junction with Colonial Way Extension
- 1.26 Initial assignment of the 'Base+Committed' matrices identified a number of areas where stress on the network, in terms of queues and delays, are increased significantly over the 2010 base scenario. An assessment of each location has been carried out to make a judgement as to whether increased capacity could realistically be delivered to accommodate additional levels of traffic associated with the committed development. It seems reasonable to assume that developers of those committed schemes will be expected to contribute in some way to network improvements.
- 1.27 In some cases, improvements are delivered through optimisation of traffic signals. However, where increased physical capacity is required, solutions are constrained through a broad assessment of land availability, although it must be stressed that a more detailed assessment would be required if any of the schemes proposed were to be progressed. A summary of additional changes made to the network to accommodate committed development is provided below.
- Coding of additional capacity at the A412/A404 roundabout to the west of Rickmansworth Town Centre (Node 3005)
 - Provision of additional right turn lanes into and out of Glen Way (Node 5103) and Grove Mill Lane (Node 5020) at their junctions with A411 Hempstead Road
 - Traffic signal optimisation at junction of Clarendon Rd/St Johns Rd (Node 6044)
 - Traffic signal optimisation at junction of Hempstead Rd/Langley Way (Node 5021)
 - Traffic signal optimisation at junction of Exchange Rd/Market St (Node 6013)
- 1.28 Figure 1.1 shows delay on the network for the AM peak. The plot is restricted to delays in excess of 120 seconds only. As shown, there remains some delay on the approach to Rickmansworth from the west and north in the morning peak, along with modest delays in Leavesden and the St Albans Road/Station Road junction, as well as on the approach to Eastbury Road at its signalised junctions with Brookdene Avenue and Deacons Hill.
- 1.29 Figure 1.2 shows the same for the PM peak. While delay at around Rickmansworth and in Leavesden is not predicted for the PM peak, there remains delay at the Eastbury Road/ Deacons Hill junction and at various locations along Hempstead Road, despite the improvements proposed for various junctions along this route.
- 1.30 As such, despite modest updates to the network to accommodate the worst of the delay the in the Base+Committed scenario, operation of the junction of Eastbury Road/Deacons Hill is likely to be cause for concern in future years, with increased delay also predicted on the approach to Rickmansworth in the morning peak and along Hempstead Road in the evening peak.
- 1.31 This network (AM and PM) becomes the base network for future tests at 2026.

FIGURE 1.1 AM PEAK - BASE + COMMITTED DEVELOPMENT - NETWORK DELAY >120SECS

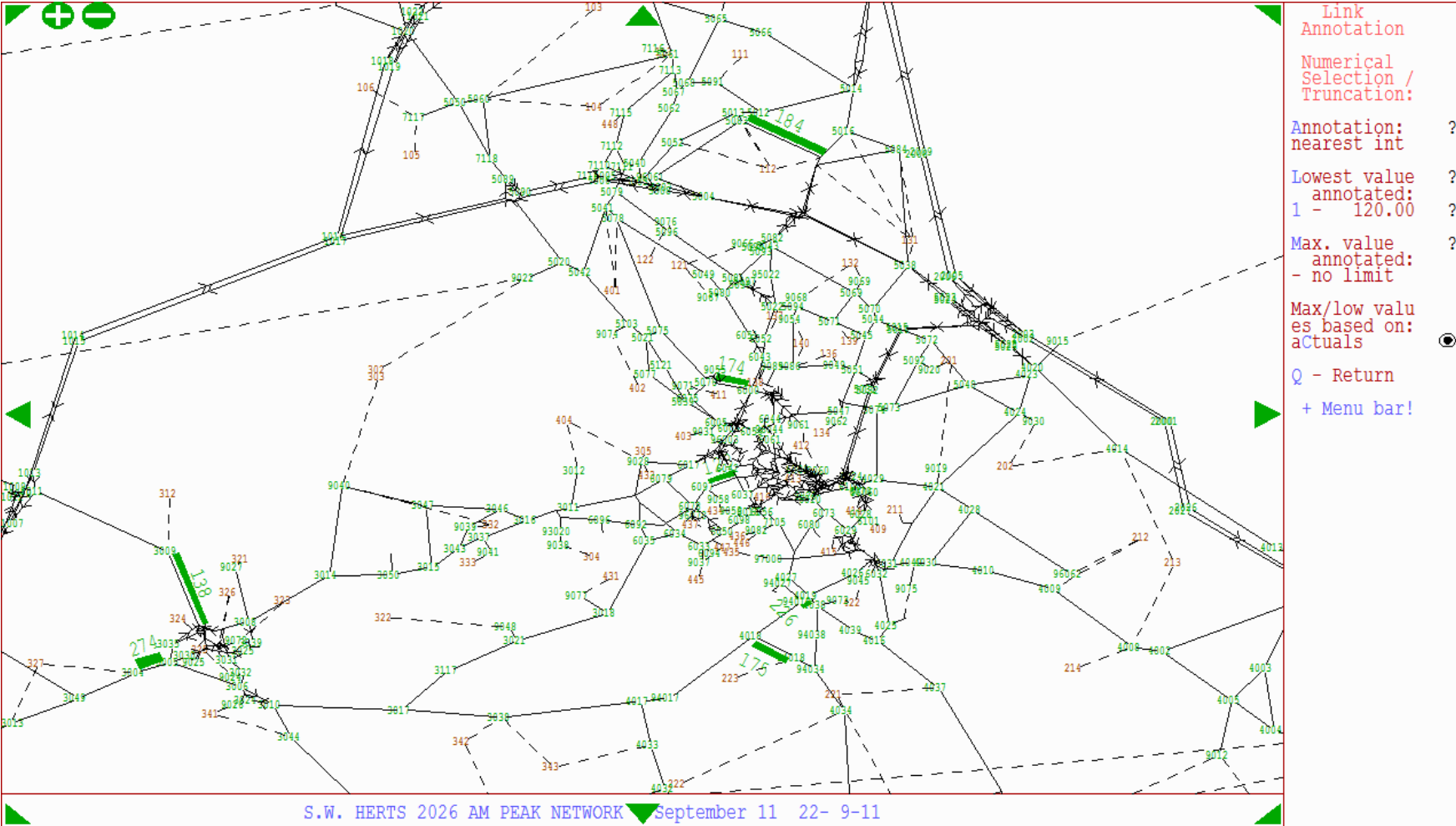
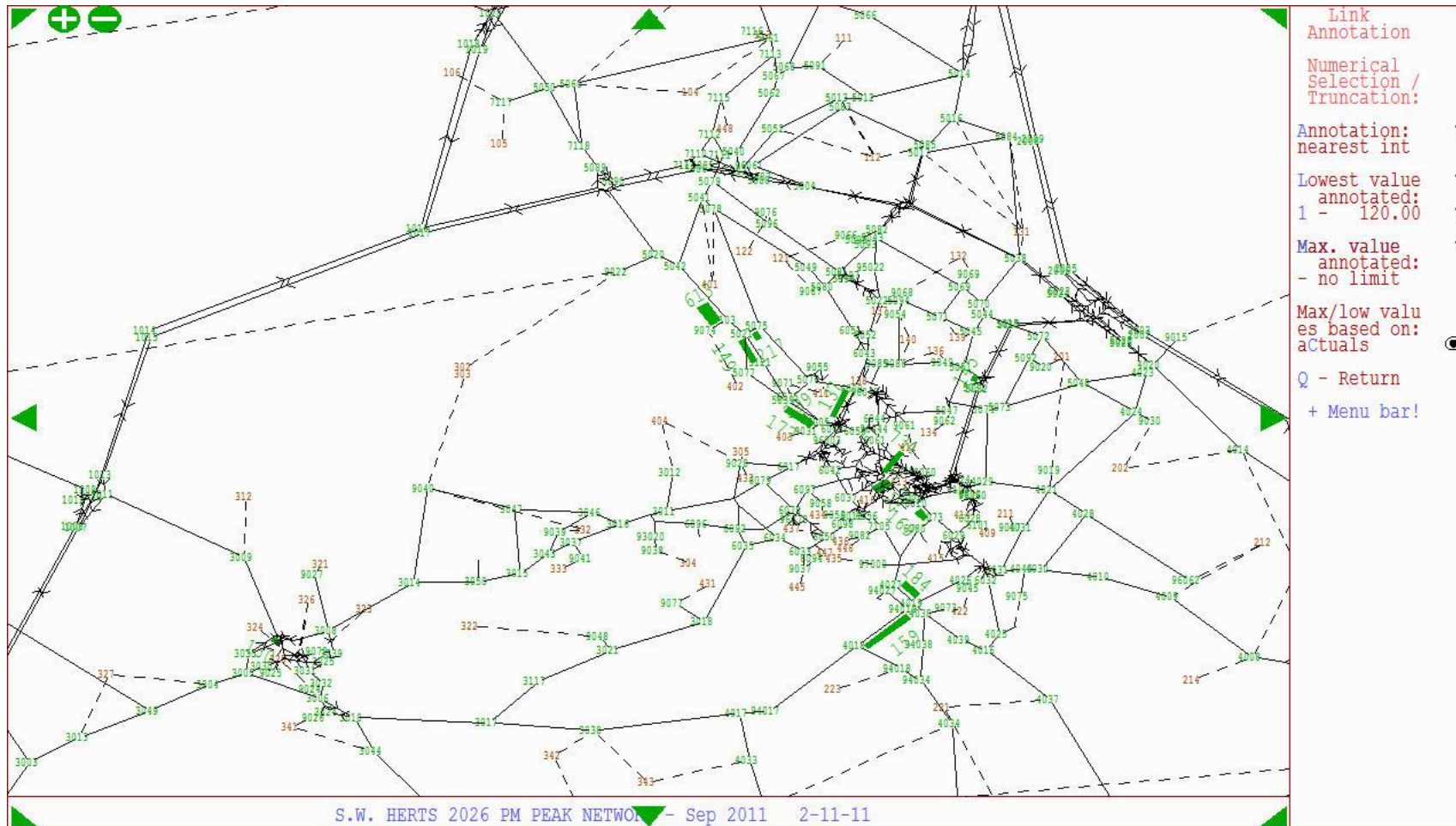


FIGURE 1.2 PM PEAK - BASE + COMMITTED DEVELOPMENT - NETWORK DELAY >120 SECS



Conclusions

- 1.32 Committed development sites in both the Three Rivers district and in Watford have been identified and associated forecasts of trip generation indicate that we expect to be adding some 3104 2-way trips to the model network in the AM peak, and a similar increase of 3150 in the PM peak.
- 1.33 Committed development includes the Health Campus proposals and, as such, the network includes the new Health Campus link road from Dalton Way via a new signalised junction with Wiggshall Road. In addition, it is assumed that Colonial Way Extension will be delivered by 2026.
- 1.34 Assigning 'Base+Committed' demand to the updated network identified other locations where it appears feasible that capacity improvements could be implemented to help accommodate additional demand associated with committed development. These include optimisation of traffic signals at a number of junctions, physical changes to the network at junctions along Hempstead Road and additional capacity at the A412/A404 roundabout to the west of Rickmansworth Town Centre.
- 1.35 With the network improvements identified, it is predicted that operation of the junction of Eastbury Road/Deacons Hill is likely to be cause for concern in future years, with increased delay also predicted on the approach to Rickmansworth in the morning peak and along Hempstead Road in the evening peak.

Filenames

■ AM peak

- Network: AM26NET_networkupdate3B.dat
- Matrix: AM_base+committed.ufm

■ PM Peak

- Network: PM26NET_networkupdate4.dat
- Matrix: PM_base+committed.ufm

APPENDIX

A

COMMITTED DEVELOPMENTS

Residential Commitments and Completions by ward2kbarnesrept																												
Borough/District Name		Watford																										
Res Commitment Between		Between 01/04/2010 and 31/03/2011																										
PP Ref	Address	Description	Dev Types	PDL	Gross Area	Granted	Lapses	Started	Completed	Prop Units	Prop Aff Units	Lost	Lost Aff	Gross Comps	Gross Comps Aff	Net Comps	Net Comps Aff	Gross Comps FY	Gross Comps Aff FY	Net Comps FY	Net Comps Aff in FY	Gross Comm	Gross Comm Aff	Net Comm	Net Comm Aff	Applicati on Type	Current Status	
Borough/District Name		Watford																										
- Site Ref		18281																										
--- Ward Name		Leggatts Ward																										
09/00835/FUL	Former West Herts College, Leggatts Campus, Watford, WD24 5TE	Redevelopment of college site for 217 dwellings & neighbourhood centre	New residential building	Y	0.000	21/07/2010	21/07/2013	31/03/2011		217	66	1	0	0	0	-1	0	0	0	0	-1	0	217	66	217	66	Full	STARTED
Leggatts Ward Totals:					0.000					217	66	1	0	0	0	-1	0	0	0	0	-1	0	217	66	217	66		
18281 Totals:					0.000					217	66	1	0	0	0	-1	0	0	0	0	-1	0	217	66	217	66		
- Site Ref		18282																										
--- Ward Name		Vicarage Ward																										
07/00958/OUTM	Watford General Hospital, Vicarage Road, Watford	Mixed use health campus	New residential building	Y	26.400	15/07/2010	15/07/2020			504	176	0	0	0	0	0	0	0	0	0	0	504	176	504	176	Outline	GRANTED	
Vicarage Ward Totals:					26.400					504	176	0	0	0	0	0	0	0	0	0	0	504	176	504	176			
18282 Totals:					26.400					504	176	0	0	0	0	0	0	0	0	0	0	504	176	504	176			
- Site Ref		2511																										
--- Ward Name		Woodside Ward																										
10/00152/FULM	Betrita, North Orbital Road, Watford, WD25 0NB	Demolition of dwelling & erection of 17 dwellings	New residential building	Y	0.408	13/05/2010	13/05/2013			17	0	1	0	0	0	-1	0	0	0	0	-1	0	17	0	17	0	Full	GRANTED
11/00057/FULM	Elm Cot, North Orbital Road, Watford, WD25 0NB	Erection of 11 dwellings	New residential building	Y	0.299	31/03/2011	31/03/2014			11	0	1	0	0	0	0	0	0	0	0	0	11	0	10	0	Full	GRANTED	
Woodside Ward Totals:					0.707					28	0	2	0	0	0	-1	0	0	0	0	-1	0	28	0	27	0		
2511 Totals:					0.707					28	0	2	0	0	0	-1	0	0	0	0	-1	0	28	0	27	0		
- Site Ref		Not on a Site																										
--- Ward Name		Callowland Ward																										
10/00182/FUL	166, Leavesden Road, Watford, WD24 5EG	Amendments to extant permission 08/00828 to convert 1 flat into 2 flats	New residential building	Y	0.000	13/05/2010	13/05/2013	31/03/2011	31/03/2011	2	0	0	0	2	0	2	0	2	0	2	0	0	0	0	0	0	Full	COMPLETED
10/00409/FUL	Garage Block & Land adj, Coppeswood Road & Bedford Street, Watford	Demolition of garages & erection of 6 dwellings (amended scheme)	New residential building	Y	0.000	10/06/2010	10/06/2013	31/03/2011		6	0	0	0	0	0	0	0	0	0	0	0	6	0	6	0	Full	STARTED	
10/00442/FUL	Flat 3, 190, St Albans Road, Watford, WD24 4AS	Conversion of flat into 2 flats	Conversion of existing dwelling(s)	Y	0.090	10/06/2010	10/06/2013			2	0	1	0	0	0	0	0	0	0	0	0	2	0	1	0	Full	GRANTED	
10/00605/EXT	225, St Albans Road, Watford, WD24 5BH	Renewal of 07/00596/FUL for conversion of loft to 1 flat	Conversion of existing dwelling(s)	Y	0.000	19/08/2010	19/08/2013			1	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Full	GRANTED	
10/00663/FULM	Callowland Place, Callowland Close, Watford, WD24 5LU	Erection of 16 dwellings	New residential building	Y	0.330	02/12/2010	02/12/2013			16	16	0	0	0	0	0	0	0	0	0	0	16	16	16	16	Full	GRANTED	
10/00757/FUL	376, St Albans Road, Watford, WD24 6PJ	Extension & conversion to create 2 additional flats	Conversion of existing dwelling(s)	Y	0.019	29/09/2010	29/09/2013			3	0	1	0	0	0	0	0	0	0	0	0	3	0	2	0	Full	GRANTED	

PP Ref	Address	Description	Dev Types	PDL	Gross Area	Granted	Lapses	Started	Completed	Prop Units	Prop Aff Units	Lost	Lost Aff	Gross Comps	Gross Comps Aff	Net Comps	Net Comps Aff	Gross Comps FY	Gross Comps Aff FY	Net Comps FY	Net Comps Aff in FY	Gross Comm	Gross Comm Aff	Net Comm	Net Comm Aff	Applicati on Type	Current Status		
11/00090/EXT	81, Regent Street, Watford, WD24 5AT	Conversion of 1 dwelling into 2 dwellings	Conversion of existing dwelling(s)	Y	0.010	10/03/2011	10/03/2014			2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	GRANTED
9000609	42 Gammons Lane, Watford	Extension & conversion into 2 dwellings	Unknown	Y	0.038	02/03/2009	02/03/2012			2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	GRANTED
9001708	215 St Albans Road, Watford	Conversion of 1 dwelling into 4 flats	Unknown	Y	0.015	29/02/2008	28/02/2011			4	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	LAPSED
9010208	Garage Block & Adj Land, Coppeswood Road & Bedford Street, Watford	Erection of 5 dwellings	Unknown	Y	0.173	15/04/2009	15/04/2012			5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	SUPERSEDED
9020108	81 Regent Street, Watford	Conversion of 1 dwelling into 2 dwellings	Unknown	Y	0.010	24/04/2008	24/04/2011			2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	SUPERSEDED
9021709	Land R/O 208-210 St Albans Road, Watford	Erection of 3 flats	Unknown	Y	0.009	14/05/2009	14/05/2012	31/03/2011		3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	STARTED
9033508	56 Bedford Street, Watford	Conversion of dwelling into 3 flats	Unknown	Y	0.053	26/06/2008	26/06/2011	31/03/2009		3	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	STARTED
9047408	226-228 St Albans Road, Watford	part demolition & extension to shop & cou of upper floors from offices to 2 flats	Unknown	Y	0.027	13/06/2008	13/06/2011	31/03/2010	31/03/2011	2	0	0	0	0	2	0	2	0	2	0	2	0	0	0	0	0	0	Full	COMPLETED
9050409	R/O 164 St Albans Road, Watford	conversion of unauthorised 3 flats into 2 flats	Unknown	Y	0.005	02/11/2009	02/11/2012	31/03/2011	31/03/2011	2	0	0	0	0	2	0	2	0	2	0	2	0	0	0	0	0	0	Full	COMPLETED
9052809	Former Bus Garage, At Corner Of Coppeswood Road & Leavesden Road, Watford	part demolition & redevelopment for offices & 21 flats	Unknown	Y	0.151	07/10/2009	07/10/2012			21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	GRANTED
9056705	436 St Albans Road, Watford	Conversion of 1 dwelling into 2 flats	Unknown	Y	0.021	15/08/2005	15/08/2010			2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	LAPSED
9059607	225 St Albans Road, Watford	conversion of loft into 1 flat	Unknown	Y	0.008	27/06/2007	27/06/2010			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	SUPERSEDED
9078309	5 Maude Crescent, Watford	Extension & conversion of dwelling into 2 flats	Unknown	Y	0.026	30/11/2009	30/11/2012			2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	GRANTED
9082808	166 Leavesden Road, Watford	Demolition of dental surgery & erection of 9 flats	Unknown	Y	0.043	04/09/2008	04/09/2011	31/03/2010	31/03/2011	9	0	0	0	0	8	0	8	0	8	0	8	0	8	0	0	0	0	Full	COMPLETED
9095208	Ground Floor, Watford	Part cou from A2 to dwelling	Unknown	Y	0.010	27/08/2008	27/08/2011			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	GRANTED
9097209	1 Coppeswood Road, Watford	Conversion of 1 dwelling into 2 flats	Unknown	Y	0.012	08/01/2010	08/01/2013	31/03/2011	31/03/2011	2	0	1	0	0	2	0	1	0	2	0	1	0	0	0	0	0	0	Full	COMPLETED
9097708	266-268 St Albans Road, Watford	Cou of first & second floors from retail to 4 flats	Unknown	Y	0.037	04/09/2008	04/09/2011			4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	GRANTED
9127008	188-196 St Albans Road, Watford	Erection of 2 flats	Unknown	Y	0.006	14/07/2009	14/07/2012	31/03/2011		2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	STARTED
9146108	1 Lea Road, Watford	Conversion of 1 house into 3 flats	Unknown	Y	0.032	04/02/2009	04/02/2012			3	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	GRANTED
9146608	70 Leavesden Road, Watford	cou from job related flat to hair / beauty salon	Unknown	Y	0.008	20/01/2009	20/01/2012			0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	GRANTED
9161606	224 St Albans Road, Watford	extension & conversion of 1 flat into 3 flats	Unknown	Y	0.014	09/02/2007	09/02/2010	31/03/2008		3	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	STARTED
9172107	2 Southwold Road, Watford	Conversion of 1 dwelling into 2 dwellings	Unknown	Y	0.009	13/02/2008	13/02/2011			2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	LAPSED
Callowland Ward Totals:					1.156					107	16	14	0	16	0	15	0	16	0	15	0	74	16	65	16				
--- Ward Name					Central Ward																								
09/00540/FULM	35/37, Marlborough Road, Watford, WD18 0GD	Demolition of 2 HMOs & erection of 17 flats	New residential building	Y	0.000	08/04/2010	08/04/2013			17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	GRANTED
10/00121/EXT	52a - 56, High Street, Watford, WD17 2EF	Redevelopment to provide 56 flats & retail	New residential building	Y	0.164	04/06/2010	04/06/2015			56	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	GRANTED
10/00166/FUL	17a, Westland Road, Watford, WD17 1QR	Demolition of dwelling & erection of 5 flats	New residential building	Y	0.042	17/11/2010	17/11/2013			5	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	SUPERSEDED

PP Ref	Address	Description	Dev Types	PDL	Gross Area	Granted	Lapses	Started	Completed	Prop Units	Prop Aff Units	Lost	Lost Aff	Gross Comps	Gross Comps Aff	Net Comps	Net Comps Aff	Gross Comps FY	Gross Comps Aff FY	Net Comps FY	Net Comps Aff in FY	Gross Comm	Gross Comm Aff	Net Comm	Net Comm Aff	Applicati on Type	Current Status			
10/00252/EXT	59-69, The Parade, High Street, Watford, WD17 1AH	Renewal of planning permission 07/00395/FULM for cou of 1st & 2nd floors to 13 flats	Change of use of non-res building to dwelling(s)	Y	0.000	10/06/2010	10/06/2013			13	0	0	0	0	0	0	0	0	0	0	0	0	0	13	0	13	0	Full	GRANTED	
10/00344/FUL	31-33, Woodford Road, Watford, WD17 1PB	Demolition of light industrial building & erection of 9 flats	New residential building	Y	0.000	18/06/2010	18/06/2013			9	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0	9	0	Full	GRANTED	
10/00381/FUL	178, Queens Road, Watford, WD17 2NT	Extension & conversion of HMO to 2 flats	Change of use of non-res building to dwelling(s)	Y	0.011	16/06/2010	16/06/2013			2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Full	GRANTED	
10/00385/FULM	132-136a High Street, 3-9 King Street, 13 Smith Street, Watford, WD17 2EN	Redevelopment & part conversion to provide retail, restaurants & 24 flats	Change of use of non-res building to dwelling(s)	Y	0.289	19/07/2010	19/07/2013			24	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	SUPERSEDED	
10/00412/FUL	46, Kings Close, Watford, WD18 0UB	Retrospective conversion of dwelling into 2 dwellings	Conversion of existing dwelling(s)	Y	0.000	21/06/2010	21/06/2010	31/03/2011	31/03/2011	2	0	1	0	2	0	1	0	2	0	1	0	0	0	0	0	0	0	Full	COMPLETED	
10/00722/FULM	14, Rosslyn Road, Watford, WD18 0JY	Demolition of HMO & erection of 11 flats	New residential building	Y	0.000	02/09/2010	02/09/2013			11	0	0	0	0	0	0	0	0	0	0	0	0	0	11	0	11	0	Full	GRANTED	
10/00823/FUL	96a, Queens Road, Watford, WD17 2NX	Demolition of shed & conversion of dwelling into 3 flats	Conversion of existing dwelling(s)	Y	0.010	20/10/2010	20/10/2013			3	0	1	0	0	0	0	0	0	0	0	0	0	0	3	0	2	0	Full	GRANTED	
10/00870/FUL	17A, Westland Road, Watford, WD17 1QR	DEMOLITION OF DWELLING & ERECTION OF 5 FLATS	New residential building	Y	0.042	16/12/2010	16/12/2013			5	0	1	0	0	0	0	0	0	0	0	0	0	0	5	0	4	0	Full	GRANTED	
10/00897/FUL	75, Queens Road, Watford, WD17 2QN	Conversion of dwelling into 2 flats. Cou from retail to dwelling	Change of use of non-res building to dwelling(s)	Y	0.019	22/11/2010	22/11/2013			3	0	1	0	0	0	0	0	0	0	0	0	0	0	3	0	2	0	Full	GRANTED	
10/00908/FUL	4a, Smith Street, Watford, WD18 0AA	Demolition of commercial garage & workshop & erection of 4 flats	New residential building	Y	0.025	17/11/2010	17/11/2013			4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	4	0	Full	GRANTED	
10/00915/FUL	2, Monmouth Road, Watford, WD17 1QN	Conversion of loft space into flat	Conversion with Extension	Y	0.020	10/11/2010	10/11/2013			1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Demolition	GRANTED	
10/00926/COU	15, St Johns Road, Watford, WD17 1PU	Cou of part of ground floor & 1st & 2nd floor to maisonette	Change of use of non-res building to dwelling(s)	Y	0.007	22/11/2010	22/11/2013			1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Full	GRANTED	
10/01145/FUL	9, The Parade, High Street, Watford, WD17 1LQ	Conversion of existing redundant office space above retail unit to provide 6 no. dwellings, consisting of 2 no. studio flats and 4 no. 1 bed flats.	Change of use of non-res building to dwelling(s)	Y	0.030	10/01/2011	10/01/2014	31/03/2011	31/03/2011	6	0	0	0	6	0	6	0	6	0	6	0	0	0	0	0	0	0	0	Full	COMPLETED
10/01157/FUL	68, Sutton Road, Watford, WD17 2QQ	Conversion of HMO into 2 flats	Conversion of existing dwelling(s)	Y	0.016	20/01/2011	20/01/2014			2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Full	GRANTED	
10/01214/FULM	24-28, St Albans Road, Watford	Redevelopment for 24 flats & offices	New residential building	Y	0.121	17/02/2011	17/02/2014			24	0	0	0	0	0	0	0	0	0	0	0	0	0	24	0	24	0	Full	GRANTED	
10/01236/FULM	132-136a High Street, 3-9 King Street, 13 Smith Street, Watford, WD17 2EN	Redevelopment & part conversion to provide retail, restaurants & 24 flats	Change of use of non-res building to dwelling(s)	Y	0.289	10/03/2011	20/03/2014			24	0	5	0	0	0	0	0	0	0	0	0	0	0	24	0	19	0	Full	GRANTED	
10/01241/COU	91, Market Street, Watford, WD18 0PT	Erection of 1st floor extension on existing outbuilding & cou to create dwelling	Conversion with Extension	Y	0.006	08/02/2011	08/02/2014			1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Full	GRANTED	
9000208	51a Market Street, Watford	Conversion of 1 dwelling into 2 dwellings (upper floors)	Unknown	Y	0.015	27/02/2008	27/02/2011			2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	LAPSED
9001407	37c St Johns Road, Watford	Demolition of dwelling & erection of 5 flats	Unknown	Y	0.070	12/04/2007	12/04/2010			5	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Outline	LAPSED	
9006209	49 Water Lane, Watford	Conversion of basement into flat	Unknown	Y	0.004	14/05/2009	14/05/2012	31/03/2010	31/03/2011	1	0	0	0	1	0	1	0	1	0	1	0	0	0	0	0	0	0	Full	COMPLETED	

PP Ref	Address	Description	Dev Types	PDL	Gross Area	Granted	Lapses	Started	Completed	Prop Units	Prop Aff Units	Lost	Lost Aff	Gross Comps	Gross Comps Aff	Net Comps	Net Comps Aff	Gross Comps FY	Gross Comps Aff FY	Net Comps FY	Net Comps Aff in FY	Gross Comm	Gross Comm Aff	Net Comm	Net Comm Aff	Applicati on Type	Current Status	
9019506	26 Exchange Road, Watford	redevelopment to provide commercial use & 134 flats	Unknown	Y	0.360	18/05/2006	18/05/2009	31/03/2007	31/03/2011	134	40	0	0	134	40	134	40	134	40	134	40	0	0	0	0	0	Full	COMPLETED
9023309	78a Queens Road, Watford	Conversion of 1st & 2nd floors into 2 flats	Unknown	Y	0.024	11/05/2009	11/05/2012			2	0	1	0	0	0	0	0	0	0	0	0	0	2	0	1	0	Full	GRANTED
9030009	R/O 80 Queens Road, Watford	Erection of 2 dwellings	Unknown	Y	0.011	16/06/2009	16/06/2012			2	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Full	GRANTED
9034308	14 Rooslyn Road, Watford	Demolition of HMO & erection of 9 flats	Unknown	Y	0.069	16/05/2008	16/05/2011			9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	SUPERSEDED
9039507	56-68 The Parade, High Street, Watford	COU of 1st & 2nd floors from offices into 13 flats	Unknown	Y	0.081	14/06/2007	14/06/2010			13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	SUPERSEDED
9046708	87-89 Market Street, Watford	COU of 1st & 2nd floors from offices to 2 flats & erection of 2 additional flats at rear	Unknown	Y	0.033	22/05/2008	22/05/2011			4	0	0	0	0	0	0	0	0	0	0	0	0	4	0	4	0	Full	GRANTED
9053200	28 Market Street, Watford	COU OF 1ST & 2ND FLOORS FROM OFFICES TO 2 FLATS	Unknown	Y	0.007	14/02/2001	14/02/2006	31/03/2007		2	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Full	STARTED
9057109	91 Market Street, Watford	Erection of dwelling	Unknown	Y	0.006	07/09/2009	07/09/2012			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	SUPERSEDED
9061108	84 & 84a Queens Road, Watford	Conversion of upper floors from 1 flat into 3 flats & erection of 2 dwellings at rear	Unknown	Y	0.021	12/08/2008	12/08/2011			5	0	1	0	0	0	0	0	0	0	0	0	0	5	0	4	0	Full	GRANTED
9064608	136a High Street, Watford	Demolition of retail & erection of A3 restaurant and 2 flats.	Unknown	Y	0.023	23/06/2008	23/06/2011			2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	SUPERSEDED
9066008	45 Gladstone Road, Watford	Cou to HMO (retrospective)	Unknown	Y	0.018	23/12/2008	23/12/2011	31/03/2009		1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Full	STARTED
9066108	24-26 Market Street, Watford	Cou from retail to restaurant & wine bar with 6 flats on upper floors	Unknown	Y	0.025	25/09/2008	25/09/2011			6	0	0	0	0	0	0	0	0	0	0	0	0	6	0	6	0	Full	GRANTED
9074608	Rainbow House, 24 Water Lane, Watford	demolition of offices & auction rooms & erection of 62 flats	Unknown	Y	0.128	16/12/2009	16/12/2012	31/03/2011		62	62	0	0	0	0	0	0	0	0	0	0	0	62	62	62	62	Full	STARTED
9075509	6a Market Street, Watford	upper floor extension & conversion to 3 flats	Unknown	Y	0.020	10/12/2009	10/12/2012	31/03/2010		3	0	1	0	0	0	0	0	0	0	0	0	0	3	0	3	0	Full	STARTED
9078109	30 Westland Road, Watford	demolition of hotel & erection of 12 flats	Unknown	Y	0.043	07/01/2010	07/01/2013			12	0	0	0	0	0	0	0	0	0	0	0	0	12	0	12	0	Full	GRANTED
9080209	9 The Parade, High Street, Watford	cou of upper floors from bank to 6 flats	Unknown	Y	0.029	18/12/2009	18/12/2012			6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	SUPERSEDED
9082709	137-139 Queens Road, Watford	Part demolition, extension & COU from shop, workshop & office to 3 flats and conversion of 2 flats into 5 flats	Change of use of non-res building to dwelling(s)	Y	0.056	27/01/2010	27/01/2013	31/03/2010		8	0	2	0	0	0	-2	0	0	0	0	0	0	8	0	8	0	Full	STARTED
9089308	6 Duke Street, Watford	Conversion of 1 dwelling into 2 dwellings	Unknown	Y	0.021	12/08/2008	12/08/2011			2	0	1	0	0	0	0	0	0	0	0	0	0	2	0	1	0	Full	GRANTED
9091308	132 High Street, Watford	COU from bank to flat	Unknown	Y	0.012	13/08/2008	13/08/2011			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	SUPERSEDED
9091708	49 Water Lane, Watford	Conversion of 1 dwelling into 2 flats	Unknown	Y	0.012	17/09/2008	17/09/2011	31/03/2009		2	0	1	0	0	0	0	0	0	0	0	0	0	2	0	1	0	Full	STARTED
9093309	148 High Street, Watford	Erection of offices & 2 flats	Unknown	Y	0.017	28/01/2010	28/01/2013			2	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Full	GRANTED
9102908	148 Queens Road, Watford	Demolition of car hire office & erection of replacement office & 11 flats	Unknown	Y	0.057	23/09/2008	23/09/2011	31/03/2011		11	0	0	0	0	0	0	0	0	0	0	0	0	11	0	11	0	Full	STARTED
9127306	22 St Johns Road, Watford	conversion of 1 dwelling into 2 flats	Unknown	Y	0.016	11/07/2007	11/07/2010	31/03/2009		2	0	1	0	0	0	0	0	0	0	0	0	0	2	0	1	0	Full	STARTED

PP Ref	Address	Description	Dev Types	PDL	Gross Area	Granted	Lapses	Started	Completed	Prop Units	Prop Aff Units	Lost	Lost Aff	Gross Comps	Gross Comps Aff	Net Comps	Net Comps Aff	Gross Comps FY	Gross Comps Aff FY	Net Comps FY	Net Comps Aff in FY	Gross Comm	Gross Comm Aff	Net Comm	Net Comm Aff	Applicati on Type	Current Status		
913506	52a-56 High Street, Watford	redevelopment to provide retail & 56 flats	Unknown	Y	0.164	18/05/2007	18/05/2010			56	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	SUPERSEDED
9139807	Watford Springs, Lower High Street, Watford	Erection of 129 dwellings	Unknown	Y	1.115	05/06/2008	05/06/2011	31/03/2010		129	42	0	0	14	0	14	0	14	0	14	0	14	0	115	42	115	42	Full	STARTED
9144708	11 King Street, Watford	Cou from shop to flat, formation of additional flat & conversion of maisonette into 2 flats	Unknown	Y	0.015	16/01/2009	16/01/2012			4	0	1	0	0	0	0	0	0	0	0	0	0	4	0	3	0	Full	GRANTED	
9147308	31 Gladstone Road, Watford	Conversion of 1 dwelling into 3 dwellings	Unknown	Y	0.020	20/07/2009	20/07/2012			3	0	1	0	0	0	0	0	0	0	0	0	0	3	0	2	0	Full	GRANTED	
9147607	1 Bridge Place, Watford	conversion of 1 dwelling into 2 flats	Unknown	Y	0.008	19/12/2007	19/12/2010	31/03/2008		2	0	1	0	0	0	0	0	0	0	0	0	0	2	0	1	0	Full	STARTED	
9149708	R/O 101 The Parade, Watford	Redevelopment of land to provide retail, office and residential	Unknown	Y	0.018	22/04/2009	22/04/2012			1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Full	GRANTED	
9154108	60-62 Queens Road, Watford	Extension & conversion of retail & 4 flats to form new retail space & 6 flats. Erection of 7 flats	Unknown	Y	0.054	19/02/2009	19/02/2012			13	0	4	0	0	0	0	0	0	0	0	0	0	13	0	9	0	Full	GRANTED	
9167107	132-136a High St, 3-9 King St, 13 Smith St, Watford	part redevelopment part conversion to provide retail, restaurants & 22 flats (8 conv/COU.)	Change of use of non-res building to dwelling(s)	Y	0.255	13/03/2008	13/03/2011			24	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	SUPERSEDED	
Central Ward Totals:					3.918					745	178	37	0	157	40	153	40	157	40	156	40	440	121	420	121				
--- Ward Name Holywell Ward																													
10/00382/FUL	43, Kings Georges Avenue, Watford, WD18 7QE	Conversion of dwelling into 2 dwellings	Conversion with Extension	Y	0.038	07/07/2010	07/07/2013			2	0	1	0	0	0	0	0	0	0	0	0	2	0	1	0	Full	GRANTED		
10/00537/COU	290, Whippendell Road, Watford, WD18 7PD	COU of ground floor from A1 to A5. Erection of dwelling	New residential building	Y	0.011	27/07/2010	27/07/2013			1	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Full	GRANTED		
10/00561/FUL	526, Whippendell Road, Watford, WD18 7QN	Erection of extension & conversion of dwelling into 2 flats	Conversion of existing dwelling(s)	Y	0.020	03/08/2010	03/08/2013			2	0	1	0	0	0	0	0	0	0	0	0	2	0	1	0	Full	GRANTED		
10/00796/FUL	131, Hagden Road, Watford, WD18 7SR	Conversion of 1st floor HMO into 1 flat	Change of use of non-res building to dwelling(s)	Y	0.013	08/10/2010	08/10/2013			1	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Full	GRANTED		
9012608	1-5 Tolpits Lane & Watford	Demolition of vehicle sales & repair & 2 flats & erection of 16 flats	Unknown	Y	0.123	24/04/2008	24/04/2011			16	0	2	0	0	0	0	0	0	0	0	0	16	0	14	0	Outline	GRANTED		
9018309	446-448 Whippendell Road, Watford	Demolition of dwelling erection of 2 dwellings, conversion of dwelling into 2 flats	Unknown	Y	0.089	24/09/2009	24/09/2012			4	0	2	0	0	0	0	0	0	0	0	0	4	0	2	0	Full	GRANTED		
9022605	Adj 480 Whippendell Road, Watford	Erection of dwelling	Unknown	Y	0.027	27/04/2005	27/04/2010			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	LAPSED	
9023909	357 Whippendell Road, Watford	Conversion of 1 dwelling into 4 dwellings	Unknown	Y	0.026	21/05/2009	21/05/2012			4	0	1	0	0	0	0	0	0	0	0	0	4	0	3	0	Full	GRANTED		
9032608	Former Highwayman P H, Tolpits Lane, Watford	Demolition of public house & staff dwelling & erection of 18 flats	Unknown	Y	0.189	11/06/2008	11/06/2011	31/03/2010	31/03/2011	18	0	1	0	18	0	17	0	18	0	18	0	18	0	0	0	0	Full	COMPLETED	
9037908	70 Euston Avenue, Watford	Conversion of 1 dwelling into 2 dwellings	Unknown	Y	0.012	04/09/2008	04/09/2011			2	0	1	0	0	0	0	0	0	0	0	0	2	0	1	0	Full	GRANTED		
9044008	Fire & Ambulance Station, 562-572 Whippendell Road, Watford	Demolition of fire & ambulance station & erection of 90 dwellings	Unknown	Y	1.084	26/06/2008	26/06/2010	31/03/2010		90	27	0	0	0	0	0	0	0	0	0	0	90	27	90	27	Full	STARTED		
9055109	474 Whippendell Road, Watford	Conversion of 1 dwelling into 2 dwellings	Unknown	Y	0.028	08/09/2009	08/09/2012	31/03/2010	31/03/2011	2	0	1	0	2	0	1	0	2	0	1	0	2	0	0	0	0	Full	COMPLETED	

PP Ref	Address	Description	Dev Types	PDL	Gross Area	Granted	Lapses	Started	Completed	Prop Units	Prop Aff Units	Lost	Lost Aff	Gross Comps	Gross Comps Aff	Net Comps	Net Comps Aff	Gross Comps FY	Gross Comps Aff FY	Net Comps FY	Net Comps Aff in FY	Gross Comm	Gross Comm Aff	Net Comm	Net Comm Aff	Applicati on Type	Current Status			
9064409	508-510 Whippendell Road, Watford	cou of ground floor from newagents to bar & extension to form 3 flats	Unknown	Y	0.025	08/10/2009	08/10/2012			3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3	0	Full	GRANTED
9078609	192 Hagden Lane, Watford	Conversion of 1st floor flat into 2 flats	Unknown	Y	0.015	02/12/2009	02/12/2012			2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	2	0	1	0	Full	GRANTED
9129308	206 Hagden Lane, Watford	Conversion of upper floors from 1 flat into 2 flats	Unknown	Y	0.016	27/11/2008	27/11/2011			2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	2	0	1	0	Full	GRANTED
Holywell Ward Totals:					1.716					150	27	12	0	20	0	18	0	20	0	19	0	129	27	119	27					
--- Ward Name Leggatts Ward																														
1000225/COU	93, Gammons Lane, Watford, WD24 5HU	Conversion of ground floor office into flat	Change of use of non-res building to dwelling(s)	Y	0.000	30/04/2010	30/04/2013	31/03/2011	31/03/2011	1	0	0	0	1	0	1	0	1	0	1	0	1	0	0	0	0	0	0	Full	COMPLET ED
1000345/FUL	Land R/O, 123-129, Gammons Lane, Watford, WD24 5JD	Erection of 6 dwellings	New residential building	N	0.219	10/06/2010	10/06/2013			6	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	6	0	Full	GRANTED	
1000894/FULM	Yeaman House, Fozhill, Watford, WD24 6SU	Demolition of 40 elderly persons flats & erection of 12 dwellings	New residential building	Y	0.314	23/12/2010	23/12/2013			12	12	40	40	0	0	0	0	0	0	0	0	0	12	12	-28	-28	Full	GRANTED		
1000965/COU	99, Leggatts Way, Watford, WD24 5NQ	Cou from shop & garage to 2 flats	Change of use of non-res building to dwelling(s)	Y	0.029	02/12/2010	02/12/2013			2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Full	GRANTED	
9005210	Adj 83 Harebreaks, Watford	Erection of dwelling	Unknown	Y	0.014	18/03/2010	18/03/2013	31/03/2011		1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Full	STARTED	
9047908	Adj 30 Chestnut Walk, Watford	Erection of 2 flats	Unknown	Y	0.028	11/06/2008	11/06/2011			2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Full	GRANTED	
9056807	R/O 154 Ridge Lane +, R/O 271,273,275 Gammons Lane, Watford	Erection of 11 dwellings	Unknown	Y	0.306	13/02/2008	13/02/2011	31/03/2011		11	0	0	0	0	0	0	0	0	0	0	0	0	11	0	11	0	Full	STARTED		
9066807	43 Fuller Road, Watford	conversion of 1 dwelling into 2 flats	Unknown	Y	0.026	09/07/2007	09/07/2010	31/03/2009	31/03/2011	2	0	1	0	2	0	1	0	2	0	1	0	1	0	0	0	0	0	Full	COMPLET ED	
9073009	103 Leggatts Wood Avenue, Watford	Erection of extension & conversion into 4 flats	Unknown	Y	0.039	10/11/2009	10/11/2012	31/03/2010	31/03/2011	4	0	1	0	4	0	3	0	4	0	4	0	4	0	0	0	0	0	Full	COMPLET ED	
9077309	Adj 6 Chestnut Walk, Watford	Erection of dwelling	Unknown	Y	0.013	30/11/2009	30/11/2012	31/03/2011	31/03/2011	1	0	0	0	1	0	1	0	1	0	1	0	1	0	0	0	0	0	Full	COMPLET ED	
9086609	North Watford Mosque, 167 North Western Avenue, Watford	First floor extension comprising 4 flats, library & meeting rooms.	Unknown	Y	0.060	25/01/2010	25/01/2013	31/03/2010	31/03/2011	4	0	0	0	4	0	4	0	4	0	4	0	4	0	0	0	0	0	Full	COMPLET ED	
9096109	42 Berry Avenue, Watford	Conversion of 1 dwelling into 2 dwellings	Unknown	Y	0.022	03/02/2010	03/02/2013	31/03/2011		2	0	1	0	0	0	0	0	0	0	0	0	0	0	2	0	1	0	Full	STARTED	
9107407	14 Chestnut Walk, Watford	conversion of 1 dwelling into 2 flats	Unknown	Y	0.030	15/11/2007	15/11/2010			2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	LAPSED	
9121108	102 Leggatts Wood Avenue, Watford	Demolition of dwelling & erection of 4 flats	Unknown	Y	0.040	05/11/2008	05/11/2011	31/03/2009		4	0	1	0	0	0	-1	0	0	0	0	0	0	4	0	4	0	Full	STARTED		
9138708	R/O 263 - 267 Gammons Lane, Watford	Erection of 9 flats	Unknown	Y	0.008	16/02/2010	16/02/2013	31/03/2011		9	0	0	0	0	0	0	0	0	0	0	0	0	9	0	9	0	Full	STARTED		
Leggatts Ward Totals:					1.148					63	12	45	40	12	0	9	0	12	0	11	0	49	12	8	-28					
--- Ward Name Meriden Ward																														
1000130/FUL	798, St Albans Road, Watford, WD25 9FF	Conversion of 1st floor from D1 to flat	Change of use of non-res building to dwelling(s)	Y	0.000	07/04/2010	07/04/2013			1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Full	GRANTED		
1000363/FUL	14, Harvest End, Watford, WD25 9UB	Erection of dwelling	New residential building	N	0.058	17/08/2010	17/08/2013			1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Full	GRANTED		
1001167/FUL	Land adj, 26, Coates Way, Watford, WD25 9NS	Erection of dwelling	New residential building	N	0.030	18/01/2011	18/01/2014			1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Full	GRANTED		
1001275/OUT	14, Harvest End, Watford, WD25 9UB	Erection of dwelling	New residential building	N	0.041	10/03/2011	10/03/2014			1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Outline	GRANTED		
9007808	Adj 130 Fourth Avenue, Watford	Erection of dwelling	Unknown	Y	0.020	13/03/2008	13/03/2011			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	LAPSED	
9023008	990-996 & R/O 988 St Albans Road, Watford	Demolition of 4 dwelling & erection of 9 dwellings	Unknown	Y	0.222	26/06/2008	26/06/2011			9	0	4	0	0	0	0	0	0	0	0	0	0	9	0	5	0	Full	GRANTED		

PP Ref	Address	Description	Dev Types	PDL	Gross Area	Granted	Lapses	Started	Completed	Prop Units	Prop Aff Units	Lost	Lost Aff	Gross Comps	Gross Comps Aff	Net Comps	Net Comps Aff	Gross Comps FY	Gross Comps Aff FY	Net Comps FY	Net Comps Aff in FY	Gross Comm	Gross Comm Aff	Net Comm	Net Comm Aff	Application Type	Current Status			
9057609	Garage Land R/O Pinetree House, The Turnstones, Watford	Erection of 6 dwellings	Unknown	Y	0.283	14/09/2009	14/09/2012	31/03/2010	31/03/2011	6	6	0	0	6	6	6	6	6	6	6	6	6	0	0	0	0	0 Full	COMPLETED		
9109408	R/O 722-724 St Albans Road, Watford	Erection of 3 dwellings	Unknown	Y	0.105	23/10/2008	23/10/2010			3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 Full	LAPSED		
9118308	Former Meriden Nursery School, Watford	Demolition of nursery school & erection of 22 flats	Unknown	Y	0.178	20/11/2008	20/11/2011	31/03/2009		22	0	0	0	0	0	0	0	0	0	0	0	0	22	0	22	0	0 Full	STARTED		
9120408	Adj 107 The Philipps, Watford	Demolition of domestic garage & erection of dwelling	Unknown	Y	0.021	03/11/2008	03/11/2011	31/03/2011	31/03/2011	1	0	0	0	0	1	0	1	0	1	0	1	0	0	0	0	0	0 Full	COMPLETED		
9127408	22 Eastlea Avenue, Watford	Conversion of 1 dwelling into 2 dwellings	Unknown	Y	0.022	24/11/2008	24/11/2011			2	0	1	0	0	0	0	0	0	0	0	0	0	2	0	1	0	0 Full	GRANTED		
9135807	756 758 & 758a St Albans Road, Watford	Demolition of 3 dwellings & erection of 14 flats	Unknown	Y	0.167	22/07/2008	22/07/2011			14	0	3	0	0	0	0	0	0	0	0	0	0	14	0	11	0	Outline	GRANTED		
9149308	Former Sun Chemical Site (part), Cow Lane, Watford	Demolition of industrial & erection of 59 dwellings.	Unknown	Y	0.430	02/03/2009	02/03/2012	31/03/2010		59	18	0	0	0	0	0	0	0	0	0	0	0	59	18	59	18	0 Full	STARTED		
9160207	Former Sun Chemicals (part), Cow Lane, Watford	Demolition of industrial & erection of 223 dwellings.	New residential building	Y	1.701	21/02/2008	21/02/2010	31/03/2009		223	87	0	0	158	87	158	87	121	61	121	61	65	0	65	0	0 Full	STARTED			
Meriden Ward Totals:					3.278					344	111	8	0	165	93	165	93	128	67	128	67	175	18	167	18					
--- Ward Name																														
Nascot Ward																														
10/00010/FUL	117c, St Albans Road, Watford, WD17 1RD	Erection of flat at 1st floor	Extension to building for residential unit(s)	Y	0.000	28/07/2010	28/07/2013			1	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0 Full	GRANTED			
10/00108/FUL	8, Nascot Wood Road, Watford, WD17 4RS	Demolition of bungalow & erection of 2 houses	New residential building	Y	0.000	14/10/2010	14/10/2013			2	0	1	0	0	0	0	0	0	0	0	0	2	0	1	0	0 Full	GRANTED			
10/00162/FUL	1, Minerva Drive, watford, WD24 5LD	Conversion of existing dwelling into 2 flats	Conversion of existing dwelling(s)	Y	0.000	16/04/2010	16/04/2013			2	0	1	0	0	0	0	0	0	0	0	0	2	0	1	0	0 Full	GRANTED			
10/00293/FUL	The Beaver PH, 98 Courtlands Road, Watford, WD17 4JA	Demolition of PH & erection of 6 dwellings	New residential building	Y	0.000	24/05/2010	24/05/2013	31/03/2011	31/03/2011	6	0	1	0	6	0	5	0	6	0	5	0	0	0	0	0	0	0 Full	COMPLETED		
10/00343/FUL	133, St Albans Road, Watford, WD17 1RA	Cou from offices to 4 flats	Change of use of non-res building to dwelling(s)	Y	0.000	04/06/2010	04/06/2013			4	0	0	0	0	0	0	0	0	0	0	0	3	0	3	0	0 Full	GRANTED			
10/00356/FUL	Land R/O, 12, Hampden Way, Watford, WD17 4SS	Erection of dwelling	New residential building	N	0.091	08/06/2010	08/06/2013			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 Full	SUPERSEDED		
10/00510/COU	Huskards, 49 Stratford Road, Watford, WD17 4NY	Cou from nursing home to HMO & self contained flat	Change of use of non-res building to dwelling(s)	Y	0.000	22/07/2010	22/07/2013			1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0 Full	GRANTED		
10/00602/FUL	Land R/O, 12, Hampden Way, Watford, WD17 4SS	Erection of dwelling	New residential building	N	0.091	17/08/2010	17/08/2013			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 Full	SUPERSEDED		
10/00696/FUL	147, St Albans Road, watford, WD17 1RA	Erection of 8 dwellings & commercial floorspace	New residential building	Y	0.000	15/09/2010	15/09/2013			8	0	2	0	0	0	0	0	0	0	0	0	8	0	6	0	0 Full	GRANTED			
10/00803/FUL	Land R/O, 12, Hampden way, Watford, WD17 4SS	Erection of dwelling	New residential building	N	0.091	20/10/2010	20/10/2013			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 Full	SUPERSEDED		
10/00890/FUL	Adj, 141, Ridge Lane, Watford, WD17 4SU	Erection of dwelling	New residential building	N	0.000	24/11/2010	24/11/2013	31/03/2011		1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0 Full	STARTED		
10/00998/FUL	52-54, Church Road, Watford, WD17 4PU	Extension & conversion of 4 flats back into 2 dwellings	Conversion of existing dwelling(s)	Y	0.050	08/11/2010	08/11/2013			2	0	4	0	0	0	0	0	0	0	0	0	0	2	0	-2	0	0 Full	GRANTED		
10/01156/FUL	133, St Albans Road, Watford, WD17 1RA	Cou of 2nd floor & loftspace into 2 flats	Change of use of non-res building to dwelling(s)	Y	0.004	05/01/2011	05/01/2014			2	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	0 Full	GRANTED			
10/01206/FUL	R/O 4-6, Essex Road, Watford, WD17 4EP	Erection of 6 flats	New residential building	N	0.057	28/01/2011	28/01/2014			6	0	0	0	0	0	0	0	0	0	0	0	6	0	6	0	0 Full	GRANTED			
10/01272/REM	Land at & R/O, 53 61 Nascot Wood Road, & R/O 12 Ridge Road, Watford, WD17 4SJ	Erection of 5 dwellings	New residential building	N	0.342	10/03/2011	10/03/2014			5	0	0	0	0	0	0	0	0	0	0	0	5	0	5	0	Reserved Matters	GRANTED			
11/00012/FUL	Land R/O, 12, Hampden Way, Watford, WD17 4SS	Erection of dwelling	New residential building	N	0.058	14/03/2011	14/03/2014			1	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0 Full	GRANTED			

PP Ref	Address	Description	Dev Types	PDL	Gross Area	Granted	Lapses	Started	Completed	Prop Units	Prop Aff Units	Lost	Lost Aff	Gross Comps	Gross Comps Aff	Net Comps	Net Comps Aff	Gross Comps FY	Gross Comps Aff FY	Net Comps FY	Net Comps Aff in FY	Gross Comm	Gross Comm Aff	Net Comm	Net Comm Aff	Applicati on Type	Current Status			
11/00115/EXT	30, Langley Road, Watford, WD17 4PT	Cov from HMO to 4 flats	Change of use of non-res building to dwelling(s)	Y	0.000	18/03/2011	18/03/2014			4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	4	0	Full	GRANTED	
9003010	Adj 141 Ridge Lane, Watford	Erection of dwelling	Unknown	Y	0.038	10/03/2010	10/03/2013			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	SUPERSEDED	
9012708	Prince Michael Of Kent Court, Stratford Road, Watford	Cov from 6 sheltered flats to part nursing home	Unknown	Y	0.111	20/03/2008	20/03/2011	31/03/2009	31/03/2011	0	0	6	0	0	0	0	0	0	0	0	0	-6	0	0	0	0	0	Full	COMPLETED	
9018008	30 Langley Road Watford	conversion of HMO into 4 flats	Unknown	Y	0.025	26/03/2008	26/03/2011			4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	SUPERSEDED	
9025208	5 Rosecroft Drive, Watford	Demolition of 1 dwelling & erection of 2 dwellings	Unknown	Y	0.111	13/06/2008	13/06/2011			2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	2	0	1	0	Outline	GRANTED
9032409	33a Church Road, Watford	Conversion of ground floor workshop/store into live/work unit	Unknown	Y	0.016	26/06/2009	26/06/2012	31/03/2011	31/03/2011	1	0	0	0	0	1	0	1	0	1	0	1	0	1	0	1	0	0	0	Full	COMPLETED
9045407	R/O 24 Denewood Close, Watford	Erection of 2 dwellings	Unknown	Y	0.157	02/05/2008	02/05/2011	31/03/2011		2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Full	STARTED	
9061508	Adj 10 Nascot Wood Road, Watford	Erection of 2 dwellings	Unknown	Y	0.086	09/07/2008	09/07/2011	31/03/2010		2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Full	STARTED	
9065309	Watford School Of Music, Nascot Wood Road, Watford, WD17 4RS	COU from music school building to dwelling(s)	Change of use of non-res building to dwelling(s)	Y	0.221	13/11/2009	13/11/2012	31/03/2010		24	0	0	0	0	0	0	0	0	0	0	0	0	0	24	0	24	0	Full	STARTED	
9088607	135 St Albans Road, Watford	conversion of shop & flat into shop & 3 flats	Unknown	Y	0.022	15/11/2007	15/11/2010	31/03/2010		3	0	1	0	0	0	0	0	0	0	0	0	0	0	0	3	0	2	0	Full	STARTED
9092308	48, 48a & 50 The Avenue, Strathay & 2 Alexandra Road, Watford	Demolition of 6 dwellings & erection of 52 sheltered flats & managers flat	Unknown	Y	0.364	20/01/2009	20/01/2012			53	0	6	0	0	0	0	0	0	0	0	0	0	0	53	0	47	0	Full	GRANTED	
9093008	Adj 88 Langley Road, Watford	Erection of dwelling	Unknown	Y	0.040	18/12/2008	18/12/2011	31/03/2010	31/03/2011	1	0	0	0	0	1	0	1	0	1	0	1	0	1	0	0	0	0	0	Full	COMPLETED
9101608	Land At 53 & R/O 53-61 Nascot Wood Road, & R/O 12 Ridge Lane, Watford	Part demolition of 53 Nascot Wood Road, demolition of garage & erection of 5 dwellings	Unknown	Y	0.342	23/02/2009	23/02/2012			5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Outline	SUPERSEDED
9137808	Cassio College, Langley Road, Watford	Redevelopment comprising 223 dwellings, retail units & doctors' surgery	Unknown	Y	4.779	09/03/2009	09/03/2014	31/03/2011		223	67	0	0	0	0	0	0	0	0	0	0	0	0	0	223	67	223	67	Full	STARTED
9139908	R/O 51-53 Malden Road, Watford	Erection of dwelling	Unknown	Y	0.021	02/06/2009	02/06/2012	31/03/2010		1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Full	STARTED	
9164806	Willow Grange, Church Road, Watford	Cov from offices to 78 flats and erection of additional 96 dwellings	New residential building	Y	1.960	21/03/2007	21/03/2010	31/03/2008	31/03/2011	174	72	0	0	174	72	174	72	106	26	106	26	0	0	0	0	0	0	0	Full	COMPLETED
Nascot Ward Totals:					9.077					544	139	23	0	182	72	175	72	114	26	107	26	348	67	332	67					
Ward Name					Oxhey Ward																									
10/00451/COU	73, Chalk Hill, Watford, WD19 4DA	Cov of ground floor shop to flat	Change of use of non-res building to dwelling(s)	Y	0.000	05/07/2010	05/07/2013	31/03/2011	31/03/2011	1	0	0	0	1	0	1	0	1	0	1	0	1	0	0	0	0	0	0	Full	COMPLETED
10/00592/FUL	57, Eastbury Road, Watford, WD19 4JN	Replacement dwelling	New residential building	Y	0.070	16/08/2010	16/08/2013	31/03/2011		1	0	1	0	0	0	-1	0	0	0	0	-1	0	0	0	1	0	1	0	Full	STARTED
10/00841/FUL	13 & 15, Green Lane, Watford, WD19 4NL	Demolition of no 15 & erection of 6 dwellings	New residential building	Y	0.000	18/10/2010	18/10/2013	31/03/2011		6	0	1	0	0	0	-1	0	0	0	0	-1	0	6	0	6	0	0	0	Full	STARTED
10/00861/FUL	18, Capel Road, Watford, WD19 4AE	Conversion of existing workshop, erection of extension & conversion to 2 dwellings	Conversion of existing dwelling(s)	Y	0.022	14/02/2011	14/02/2014			2	0	1	0	0	0	0	0	0	0	0	0	0	2	0	1	0	0	Full	GRANTED	
10/01022/FUL	59, Eastbury Road, Watford, WD19 4JN	Replacement dwelling	New residential building	Y	0.070	23/11/2010	23/11/2013			1	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	Full	GRANTED	
10/01279/FUL	Land R/O, 20-22, Capel Road, Watford	Erection of dwelling	New residential building	N	0.033	08/02/2011	08/02/2014			1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Full	GRANTED		
11/00050/FUL	Land R/O, 16, Green Lane, Watford, WD19 4NU	Erection of 2 dwellings	New residential building	N	0.102	07/03/2011	07/03/2014			2	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Full	GRANTED		

PP Ref	Address	Description	Dev Types	PDL	Gross Area	Granted	Lapses	Started	Completed	Prop Units	Prop Aff Units	Lost	Lost Aff	Gross Comps	Gross Comps Aff	Net Comps	Net Comps Aff	Gross Comps FY	Gross Comps Aff FY	Net Comps FY	Net Comps Aff in FY	Gross Comm	Gross Comm Aff	Net Comm	Net Comm Aff	Applicati on Type	Current Status		
9002509	25 Chalk Hill, Watford	Cou of ground floor to flat	Unknown	Y	0.018	07/07/2009	07/07/2012	31/03/2010	31/03/2011	1	0	0	0	1	0	1	0	1	0	1	0	0	0	0	0	0	0	Full	COMPLET ED
9005907	Contract House, 19a Watford Heath, Watford	Demolition of builders yard & erection of 3 dwellings	Unknown	Y	0.134	31/01/2008	31/01/2011	31/03/2011		3	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3	0	Full	STARTED	
9011109	5 Field Road, Watford	Replacement dwelling	Unknown	Y	0.020	08/04/2009	08/04/2012	31/03/2011	31/03/2011	1	0	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	Full	COMPLET ED	
9014009	24 Green Lane, Watford	Demolition of dwelling and erection of 3 dwellings	Unknown	Y	0.241	14/05/2009	14/05/2012			3	0	1	0	0	0	0	0	0	0	0	0	0	3	0	2	0	Outline	GRANTED	
9033509	13 & 15 Green Lane, Watford	Demolition of 1 dwelling & erection 6 dwellings	Unknown	Y	0.493	02/07/2009	02/07/2012			6	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	SUPERSE DED	
9044509	Former J R Tagger, Pinner Road/Aldenharn Road, Watford	Redevelopment for 71 flats, shops & B1 use	Unknown	Y	0.402	07/09/2009	07/09/2014	31/03/2011		71	24	4	0	0	0	-2	0	0	0	0	0	0	71	24	69	24	Full	STARTED	
9052609	73 Chalk Hill, Watford	Cou of ground floor from shop to flat	Unknown	Y	0.020	08/09/2009	08/09/2012			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	SUPERSE DED	
9056508	2 Green Lane, Watford	Erection of replacement dwelling	New residential building	Y	0.104	05/06/2008	05/06/2011	31/03/2011		1	0	1	0	0	0	-1	0	0	0	0	0	0	1	0	1	0	Full	STARTED	
9090509	Blackwell House, Watford	Erection of 50 flats	Unknown	Y	0.789	01/03/2010	01/03/2013			50	15	0	0	0	0	0	0	0	0	0	0	0	50	15	50	15	Outline	GRANTED	
9141008	Between 38-40 Upper Paddock Road, Watford	Demolition of disused workshop & erection of dwelling	Unknown	Y	0.018	16/12/2008	16/12/2011	31/03/2010	31/03/2011	1	0	0	0	0	1	0	1	0	1	0	1	0	0	0	0	0	Full	COMPLET ED	
9143808	R/O 57-59 Upper Paddock Road, Watford	Demolition of garages & erection of dwelling	Unknown	Y	0.067	29/01/2009	29/01/2011			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	GRANTED	
Oxhey Ward Totals:					2.583					153	39	12	0	4	0	-2	0	4	0	1	0	141	39	136	39				
--- Ward Name																													
Park Ward																													
1000301/FUL	Adj 212, Harwoods Road, Watford, WD18 7RX	Erection of 4 flats	New residential building	Y	0.000	24/05/2010	24/05/2013			4	0	0	0	0	0	0	0	0	0	0	0	4	0	4	0	Full	GRANTED		
1000417/FUL	The Small House, & R/O Capel House, Plot A, Temple Close, Watford, WD17 3DR	Erection of dwelling	New residential building	Y	0.000	16/07/2010	16/07/2013			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	SUPERSE DED	
1000630/FUL	92, Gade Avenue, Watford, WD18 7LJ	Demolition of bungalow & erection of 3 bungalows	New residential building	Y	0.000	12/08/2010	12/08/2013			3	0	1	0	0	0	0	0	0	0	0	0	0	3	0	2	0	Full	GRANTED	
1000855/FUL	16, Roughwood Close, Watford, WD17 3HN	Demolition of dwelling & erection of 4 dwellings	New residential building	Y	0.406	07/12/2010	07/12/2013			4	0	1	0	0	0	0	0	0	0	0	0	0	4	0	3	0	Full	GRANTED	
1000885/FUL	The Small House, Temple Close, Watford, WD17 3DR	Erection of dwelling	New residential building	Y	0.000	28/10/2010	28/10/2010	31/03/2011		1	0	1	0	0	0	-1	0	0	0	0	-1	0	1	0	1	0	Full	STARTED	
9003910	R/O 123 Cassiobury Drive, Access Cottage Close, Watford	erection of 2 dwellings	Unknown	Y	0.144	11/03/2010	11/03/2013			2	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Full	GRANTED		
9029209	92 Gade Avenue, Watford	Replacement dwelling	Unknown	Y	0.188	11/06/2009	11/06/2012			1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	SUPERSE DED	
9040609	4 Cassiobury Drive, Watford	Conversion of dwelling into 2 dwellings	Unknown	Y	0.033	21/07/2009	21/07/2012			2	0	1	0	0	0	0	0	0	0	0	0	2	0	1	0	Full	GRANTED		
9043009	R/O 40 The Gardens, Watford	Erection of dwelling	Unknown	Y	0.040	02/10/2009	02/10/2012			1	0	1	0	0	0	-1	0	0	0	0	0	0	1	0	1	0	Full	GRANTED	
9052608	173 Hempstead Road, Watford	Demolition of offices & erection of dwelling	Unknown	Y	0.068	30/05/2008	30/05/2011			1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Full	GRANTED	
9056304	61 The Avenue, Watford	Erection of replacement dwelling	Unknown	Y	0.092	24/08/2004	24/08/2009	31/03/2010		1	0	1	0	0	0	-1	0	0	0	0	0	0	1	0	1	0	Full	STARTED	
9069407	R/O 44-46 Rickmansworth Road, Watford	Erection of dwelling (completed in error 2007)	Unknown	Y	0.105	09/08/2007	09/07/2010			1	0	1	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	Full	LAPSED	
9083408	53 Cassiobridge Road, Watford	Conversion of 1 dwelling into 2 dwellings	Unknown	Y	0.018	27/08/2008	27/08/2011			2	0	1	0	0	0	0	0	0	0	0	0	2	0	1	0	Full	GRANTED		
9091709	79 Hempstead Road, Watford	demolition of dwelling & erection of 2 dwellings	Unknown	Y	0.089	05/01/2010	05/01/2013	31/03/2010	31/03/2011	2	0	1	0	2	0	1	0	2	0	2	0	2	0	0	0	0	Full	COMPLET ED	
9095609	Adj 212 Harwoods Road, Watford	Erection of 4 flats	Unknown	Y	0.049	02/02/2010	02/02/2013			4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	SUPERSE DED	

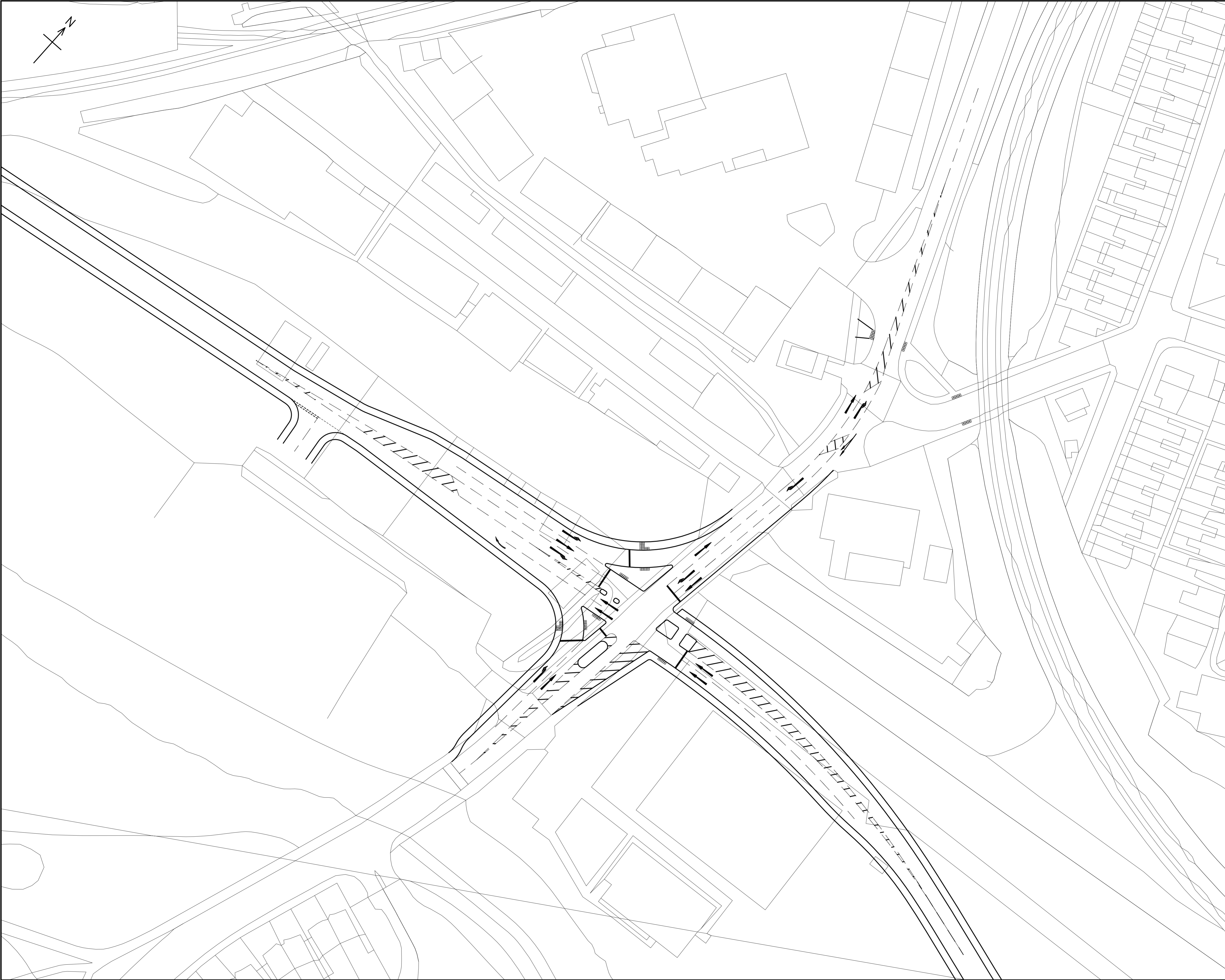
PP Ref	Address	Description	Dev Types	PDL	Gross Area	Granted	Lapses	Started	Completed	Prop Units	Prop Aff Units	Lost	Lost Aff	Gross Comps	Gross Comps Aff	Net Comps	Net Comps Aff	Gross Comps FY	Gross Comps Aff FY	Net Comps FY	Net Comps Aff in FY	Gross Comm	Gross Comm Aff	Net Comm	Net Comm Aff	Applicati on Type	Current Status				
09/00946/FUL	2a, Whippendell Road, Watford, WD18 7LU	Conversion of upper floors into 3 flats	Conversion of existing dwelling(s)	Y	0.000	29/04/2010	29/04/2013	31/03/2011	31/03/2011	3	0	1	0	3	0	2	0	3	0	2	0	0	0	0	0	0	Full	COMPLET ED			
10/00165/FUL	199, Vicarage Road, Watford, WD18 0HA	Conversion of HMO into 2 flats	Conversion of existing dwelling(s)	Y	0.000	14/06/2010	14/06/2013			2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Full	GRANTED	
10/00185/FUL	2, Whippendell Road, Watford, WD18 7LU	Extension & conversion of ground floor from dental surgery to 4 flats	Change of use of non-res building to dwelling(s)	Y	0.022	04/05/2010	04/05/2013	31/03/2011		4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	4	0	Full	STARTED	
10/00212/FUL	57, Holywell Road, Watford, WD18 0HT	Conversion of dwelling into 2 flats	Conversion of existing dwelling(s)	Y	0.000	20/05/2010	20/05/2013			2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	1	0	Full	GRANTED
10/00467/EXT	14, Kensington Avenue, Watford, WD18 7RY	Renewal of planning permission 05/00278/FUL for the conversion of dwelling into 2 flats	Conversion of existing dwelling(s)	Y	0.013	25/06/2010	25/06/2013			2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	1	0	Full	GRANTED
10/00509/LDC	133, Vicarage Road, Watford, WD18 0HA	Certificate of lawfulness for use of building as 2 flats	Conversion of existing dwelling(s)	Y	0.017	29/09/2010	29/09/2010	31/03/2011	31/03/2011	2	0	1	0	0	2	0	1	0	2	0	1	0	0	0	0	0	0	0	0	Certificate of Lawful Use	COMPLET ED
10/00804/FUL	24, Vicarage Road, Watford, WD18 0ED	Cou of 1st floor from flat to HMO. Erection of flat	New residential building	Y	0.011	01/11/2010	01/11/2013			1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	Full	GRANTED
10/01238/FUL	201, Whippendell Road, Watford, WD18 7NN	Conversion of dwelling into 2 flats	Conversion of existing dwelling(s)	Y	0.015	10/02/2011	10/02/2014			2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	1	0	Full	GRANTED
9/002207	Watford Football Club, Vicarage Road, Watford	Erection of 164 flats	Unknown	Y	0.425	03/04/2007	03/04/2010	31/03/2008	31/03/2011	164	164	0	0	164	164	164	164	164	164	164	164	164	164	164	164	0	0	0	0	Full	COMPLET ED
9/005809	240 Whippendell Road, Watford	Conversion of 1 dwelling into 2 flats	Unknown	Y	0.014	20/04/2009	20/04/2012			2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	1	0	Full	GRANTED
9/006310	18 Wiggerhall Road, Watford	conversion of 1 dwelling into 2 flats	Unknown	Y	0.019	24/03/2010	24/03/2013			2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	1	0	Full	GRANTED
9/020409	42 Holywell Road, Watford	Conversion of 1 dwelling into 2 dwellings	Unknown	Y	0.013	20/05/2009	02/05/2012			2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	1	0	Full	GRANTED
9/027805	14 Kensington Avenue, Watford	Conversion of 1 dwelling into 2 flats	Conversion of existing dwelling(s)	Y	0.013	03/06/2005	03/06/2010	31/03/2006	31/03/2011	3	0	3	0	3	0	0	0	1	0	-1	0	0	0	0	0	0	0	0	0	Full	COMPLET ED
9/031508	1a & 1b Brightwell Road, Watford	Conversion of 1 dwelling into 4 flats	Unknown	Y	0.016	21/10/2008	21/10/2011			4	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	3	0	Full	GRANTED
9/033909	24 Princes Street, Watford	Conversion of HMO to 2 flats	Unknown	Y	0.014	01/07/2009	01/07/2012			2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	1	0	Full	GRANTED
9/035905	2 Cardiff Road, Watford	Conversion of 1 dwelling into 2 flats	Unknown	Y	0.016	13/06/2005	13/06/2010	31/03/2011	31/03/2011	2	0	1	0	0	2	0	1	0	2	0	1	0	0	0	0	0	0	0	0	Full	COMPLET ED
9/046408	3 Willow Lane, Watford	Conversion of 1 dwelling into 2 dwellings	Unknown	Y	0.025	23/05/2008	23/05/2011	31/03/2009		2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	1	0	Full	STARTED
9/051709	32 Pretoria Road, Watford	Conversion of 1 dwelling into 2 dwellings	Unknown	Y	0.011	12/08/2009	12/08/2012			2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	1	0	Full	GRANTED
9/065007	33 Cardiff Road, Watford	Cou of ground floor from shop to flat (completed in error 2007)	Unknown	Y	0.008	26/07/2007	26/07/2010	31/03/2007		2	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Full	STARTED
9/066509	62b Harwoods Road, Watford	Cou from light industrial to 2 dwellings	Unknown	Y	0.014	02/11/2009	02/11/2012			2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	Full	GRANTED
9/075209	49 Liverpool Road, Watford	Conversion of 1 dwelling into 2 dwellings	Unknown	Y	0.015	24/11/2009	24/11/2012	31/03/2010		2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	1	0	Full	STARTED
9/086108	36 Harwoods Road, Watford	Conversion of 1 dwelling into 2 dwellings	Unknown	Y	0.012	04/09/2008	04/09/2011			2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	1	0	Full	GRANTED
9/094109	72 Vicarage Road, Watford	Conversion of 1 dwelling into 2 dwellings	Unknown	Y	0.016	10/02/2010	10/02/2013	31/03/2011		2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	1	0	Full	STARTED
9/110408	16 Chester Road, Watford	Conversion of 1 dwelling into 2 dwellings	Unknown	Y	0.015	10/10/2008	10/10/2011	31/03/2011	31/03/2011	2	0	1	0	0	2	0	1	0	2	0	1	0	0	0	0	0	0	0	0	Full	COMPLET ED
9/111307	49 Kensington Avenue, Watford	conversion of 1 dwelling into 2 flats	Unknown	Y	0.014	11/10/2007	11/10/2010			2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	LAPSED
9/121008	140 Harwoods Road, Watford	conversion of 1 flat into 2 flats	Unknown	Y	0.006	13/11/2008	13/11/2011	31/03/2010		2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	1	0	Full	STARTED

PP Ref	Address	Description	Dev Types	PDL	Gross Area	Granted	Lapses	Started	Completed	Prop Units	Prop Aff Units	Lost	Lost Aff	Gross Comps	Gross Comps Aff	Net Comps	Net Comps Aff	Gross Comps FY	Gross Comps Aff FY	Net Comps FY	Net Comps Aff in FY	Gross Comm	Gross Comm Aff	Net Comm	Net Comm Aff	Applicati on Type	Current Status	
9122708	6-10 Whippendell Road, Watford	Demolition of 3 dwellings & erection of 4 houses & 9 flats	Unknown	Y	0.116	10/12/2008	10/12/2011			13	0	3	0	0	0	-3	0	0	0	-3	0	13	0	13	0	Full	GRANTED	
9124908	R/O 13 Harwoods Road, Watford	Demolition of outbuildings & erection of dwelling	Unknown	Y	0.008	09/12/2008	09/12/2011			1	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	Full	GRANTED	
9129508	30 Holywell Road, Watford	Conversion of 1 dwelling into 2 dwellings	Unknown	Y	0.014	12/12/2008	12/12/2011			2	0	1	0	0	0	0	0	0	0	0	0	2	0	1	0	Full	GRANTED	
9130308	257 Whippendell Road, Watford	Conversion of HMO into 2 flats	Unknown	Y	0.014	03/12/2008	03/12/2011			2	0	1	0	0	0	0	0	0	0	0	0	2	0	1	0	Full	GRANTED	
9130808	36 Chester Road, Watford	Conversion of 1 dwelling into 2 dwellings	Unknown	Y	0.015	18/12/2008	18/12/2011			2	0	1	0	0	0	0	0	0	0	0	0	2	0	1	0	Full	GRANTED	
9134208	2 Whippendell Road, Watford	Conversion of upper floors from 1 flat into 2 flats	Unknown	Y	0.023	14/01/2009	14/01/2012			2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	SUPERSEDED	
9137208	167 Chester Road, Watford	Conversion of 1 dwelling into 2 dwellings	Unknown	Y	0.012	16/01/2009	16/01/2012	31/03/2011	31/03/2011	2	0	1	0	2	0	1	0	2	0	1	0	0	0	0	0	Full	COMPLETED	
9138508	47/49 Durban Road East, Watford	Conversion of 2 houses into 4 flats	Unknown	Y	0.025	18/12/2008	18/12/2011			4	0	2	0	0	0	0	0	0	0	0	0	4	0	2	0	Full	GRANTED	
9139708	182 Whippendell Road, Watford	Extension & conversion of dwelling into 5 flats	Unknown	Y	0.036	19/12/2008	19/12/2011			5	0	1	0	0	0	0	0	0	0	0	0	5	0	4	0	Full	GRANTED	
Vicarage Ward Totals:					1.007					252	164	35	0	179	164	167	164	176	164	166	164	69	0	48	0			
--- Ward Name																												
Woodside Ward																												
1000061EXT	Adj, 57, Louvian Way, Watford, WD25 7EP	Renewal of 06/01271/FUL for erection of dwelling	New residential building	N	0.000	12/04/2010	12/04/2013	31/03/2011	31/03/2011	1	0	0	0	1	0	1	0	1	0	1	0	0	0	0	0	Full	COMPLETED	
10000563FUL	69-71, High Road, Watford, WD25 7AL	Demolition of 2 bungalows & erection of 8 dwellings	New residential building	Y	0.182	01/09/2010	01/09/2013	31/03/2011		8	0	2	0	0	0	-2	0	0	0	-2	0	8	0	8	0	Full	STARTED	
9024707	73 High Road, Watford	demolition of 1 dwellings & erection of 2 dwellings	Unknown	Y	0.157	19/07/2007	19/07/2010			9	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	LAPSED	
9053608	69-71 High Road, Leavesden, Watford	demolition of 2 dwellings & erection of 7 dwellings	Unknown	Y	0.178	26/06/2008	26/06/2011			7	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	SUPERSEDED	
9068709	Land Adj Woodside Leisure Park, Watford	erection of 15 flats	Unknown	N	0.264	05/11/2009	05/11/2012			15	0	0	0	0	0	0	0	0	0	0	0	15	0	15	0	Full	GRANTED	
9103008	141 Horseshoe Lane, Watford	Conversion to HMO	Unknown	Y	0.062	22/09/2008	22/09/2011			1	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	Full	GRANTED	
9127106	Adj 57 Louvian Way, Watford	Erection of dwelling	Unknown	Y	0.022	25/04/2007	25/04/2010			1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Full	SUPERSEDED	
9127308	Alban Wood Junior School, Newhouse Crescent, Watford	Demolition of school buildings & erection of 29 dwellings	New residential building	Y	0.589	20/11/2008	20/11/2010	31/03/2009	31/03/2011	29	9	0	0	29	9	29	9	22	9	22	9	0	0	0	0	Full	COMPLETED	
9132108	R/O 201 Horseshoe Lane, Watford	Erection of dwelling	Unknown	Y	0.054	18/12/2008	18/12/2011	31/03/2009	31/03/2011	1	0	0	0	1	0	1	0	1	0	1	0	0	0	0	0	Full	COMPLETED	
Woodside Ward Totals:					1.508					72	9	6	0	31	9	29	9	24	9	22	9	24	0	23	0			
Not on a Site Totals:					28.306					2542	695	213	40	790	378	744	378	665	306	635	306	1526	300	1386	260			
Watford Totals:					55.413					3291	937	216	40	790	378	742	378	665	306	633	306	2275	542	2134	502			
Report Total:					55.413					3291	937	216	40	790	378	742	378	665	306	633	306	2275	542	2134	502			

APPENDIX

B

HEALTH CAMPUS / WIGGENHALL ROAD JUNCTION LAYOUT



- NOTES**
1. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, ENGINEER'S AND SPECIALIST DRAWINGS AND SPECIFICATIONS.
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DRAFT

Rev.	Drawn	Chkd	Appr'd	Date	Description
P2					PRELIMINARY LAYOUT
P1					PRELIMINARY LAYOUT

Client
WEST HERTFORDSHIRE HEALTH TRUST

Project
WATFORD HEALTH CAMPUS

Drawing Title
**WIGENHALL ROAD/
 LINK ROAD/
 LAMMAS ROAD**

Gifford 

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REVIEW

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