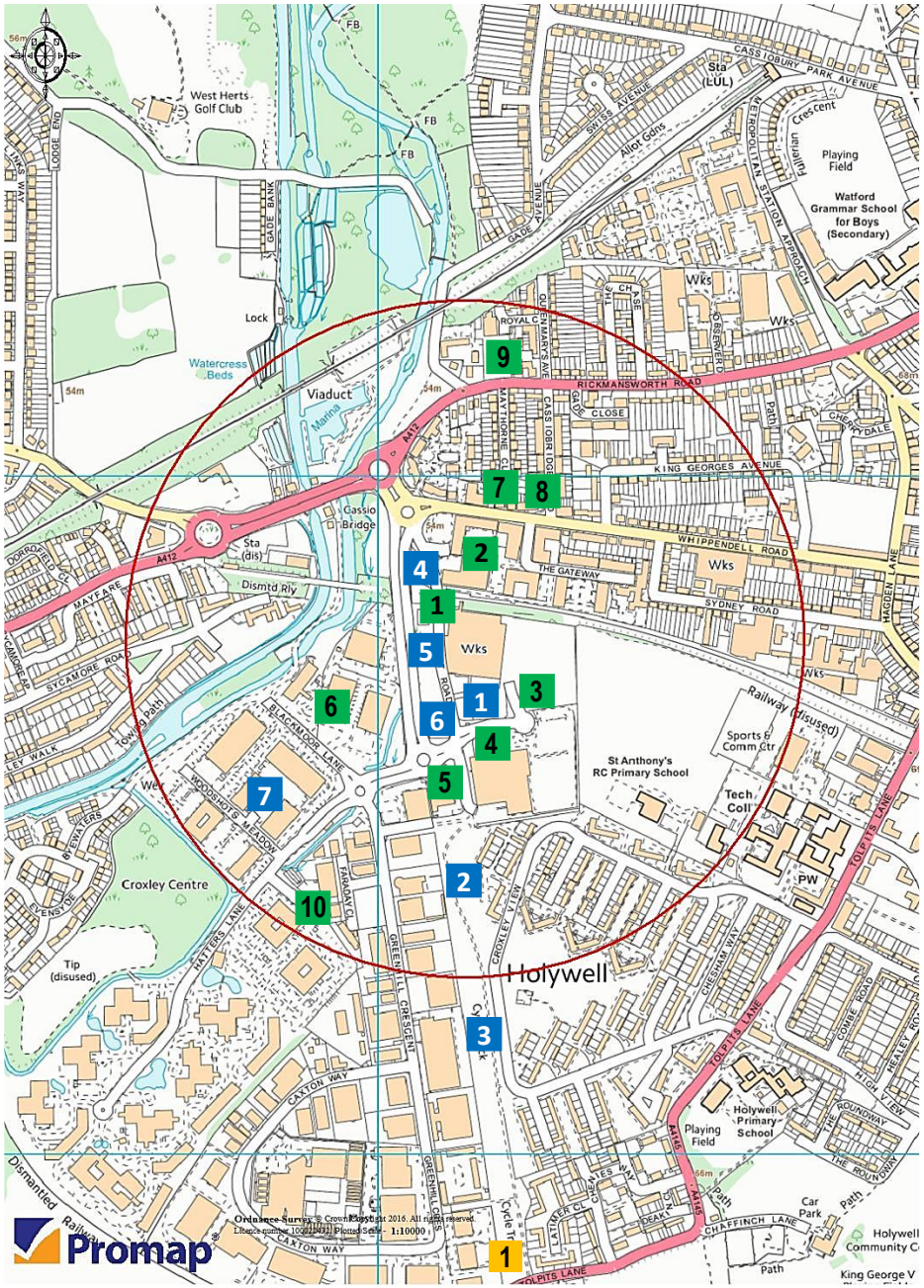
Map of Cumulative Development Sites within 500m from the Site



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Key

Major developments with planning permission

1. Croxley Rail Link - Cassiobridge Station, Land And Embankment In Proximity Of Ascot Road, Watford
2. Former Sun Printer Site, Whippendell Road, Watford
3. Former Royal Mail Depot Ascot Road, Watford, WD18 8AA
4. Former Royal Mail Depot Ascot Road, Watford, WD18 8AA
5. 9 Ascot Road, Watford, WD18 8AD
6. 2 The Boulevard Blackmoor Lane, Watford, WD18 8YW
7. 530-532 Whippendell Road, Watford, WD18 7QN
8. 478-480 Whippendell Road, Watford, WD18 7PT
9. 200 And 204 Rickmansworth Road, Watford, WD18 7GH
10. Building 1 and Building 2 Marlins Meadow, Watford

Proposed Major Developments Subject to Planning Permission

1. Land Off Tolpits Lane, Watford

Pre-Planning Application Proposals

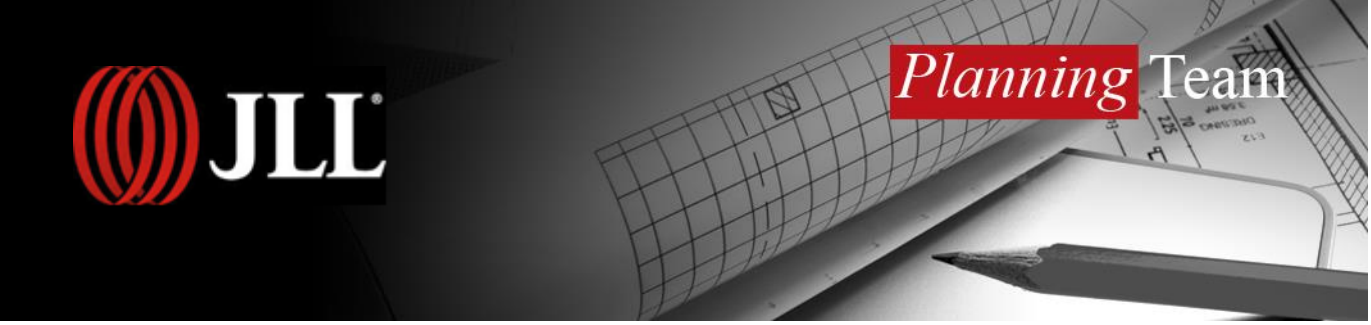
1. S2 Croxley View/ Ascot Road, Watford Masterplanning Study 2016
2. S3a Croxley View/ Ascot Road, Watford Masterplanning Study 2016
3. S3b Croxley View/ Ascot Road, Watford Masterplanning Study 2016
4. PS5 Croxley View/ Ascot Road, Watford Masterplanning Study 2016
5. PS6 Croxley View/ Ascot Road, Watford Masterplanning Study 2016
6. PS7 Croxley View/ Ascot Road, Watford Masterplanning Study 2016
7. Tech Site, Woodshots Meadow

Approved developments

Subject to planning

Pre-Planning Application

24th November 2016



Ascot Road – Cumulative Developments

Proposed Developments with Approval

Map Ref	Reference	Location	Description of development
1	14/00097/DISCON	Croxley Rail Link - Cassiobridge Station, Land And Embankment In Proximity Of Ascot Road, Watford	Croxley Rail Link - Details submitted for Condition 12 (Detailed design approval for Cassiobridge Station) pursuant to deemed planning permission for the development provided for in the Croxley Rail Link Order 2013.
2	02/00714/FUL	Former Sun Printer Site Whippendell Road, Watford	Redevelopment scheme comprising warehouse unit, health club, hotel, restaurant/bar, office/showroom, nursing home, day nursery, health centre, retail units, residential, public open space and associated car parking.
3	14/00035/REM	Former Royal Mail Depot Ascot Road Watford WD18 8AA	Demolition of existing buildings and structures and construction of a primary school, formation of new access, associated play space, staff/visitor car parking, landscaping and other ancillary features.
4	12/00793/FULM	Former Royal Mail Depot Ascot Road Watford WD18 8AA	Demolition of existing building and structures and construction of foodstore of up to 6,911 sq m gross (use Class A1), including cafe, formation of new access arrangements, car parking, landscaping, and other ancillary facilities.
5	16/00376/FUL	9 Ascot Road Watford WD18 8AD	15 additional car display spaces with tarmac surfacing to be positioned alongside the current tarmac surfaced car display.
6	15/01062/FUL	2 The Boulevard Blackmoor Lane Watford WD18 8YW	Change of use of green area at the front in order to create additional car parking spaces.
7	12/00481/FUL	530-532 Whippendell Road	Demolition of 2 no. houses and the reconstruction of 8 no. flats.

		Watford WD18 7QN	
8	14/01821/FUL	478-480 Whippendell Road Watford Hertfordshire WD18 7PT	Demolition of existing properties and erection of a 3 storey building for 9 self-contained flats.
9	15/1427/FUL	Building 1 and Building 2 Marlins Meadow Watford Hertfordshire	Demolition of two existing two storey Use Class B1 office buildings and erection of two Use Class B1 (Office) buildings of three and four storeys, decked car park, surface level parking and associated works.
10	15/01203/FULM	200 And 204 Rickmansworth Road Watford Hertfordshire WD18 7GH	Existing office building and workshops at no. 200 Rickmansworth Road and existing Ford dealership at no. 204 Rickmansworth Road to be demolished and replaced with new motor vehicle dealership with showroom, workshop and forecourt for display of vehicles. Change of use from Business Offices (B1) to Motor Dealership (Sui Generis).

Proposed Development Subject to Planning Application(s)

Map Ref	Reference	Location	Description of development
1	16/01310/FULM	Land Off Tolpits Lane Tolpits Lane Watford	Residential development comprising 36no. 1 and 2 bed homes and 40 short term accommodation units, with associated landscape, parking and public realm improvements, incorporating a new highway junction on to Tolpits Lane and amendments to the existing cycle way.

Pre-Planning Application Proposals

Map Ref	Reference	Location	Description of development
1		S2 - Ascot Road (Croxley View/ Ascot Road, Watford Masterplanning Study May 2016)	Residential development (4,000m^2) Phase 4 100 units

2		S3a - Croxley View (Croxley View/ Ascot Road, Watford Masterplanning Study May 2016)	Residential development (11,400 m^2) Phase 3 125 units
3		S3b - Croxley View (Croxley View/ Ascot Road, Watford Masterplanning Study May 2016)	Residential development (18,300 m^2) Phase 2 175 units
5		PS5 - Ascot Road (Croxley View/ Ascot Road, Watford Masterplanning Study May 2016)	Mixed Use (3,000 m^2) Phase 4 88 units
6		PS6 - Ascot Road (Croxley View/ Ascot Road, Watford Masterplanning Study May 2016)	Mixed Use (6,200 m^2) Phase 2 78 units
7		PS7 - Ascot Road (Croxley View/ Ascot Road, Watford Masterplanning Study May 2016)	Mixed Use (3,400 m^2) Phase 4 43 units
8		Tech Site, Woodshots Meadow	(36,000m^2) 1000 parking spaces

24 November 2016