

Hertsmere Local Plan

Development Plan Document

Site Allocations and Development Management Policies Plan

Background Paper to Table 1: Site Allocations in relation
to the Housing Supply 2012 - 2027

July 2015



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Section 1: Introduction

- 1.1 The Core Strategy sets a housing target of 266 net additional homes per year. Over 15 years from 2013/14 to 2026/27 this target equates to 3,990 net additional homes. The Council is aiming to meet the target and insofar as appropriate exceed it. The Site Allocations and Development Management Policies Plan (SADM) explains how this target will be delivered. The elements of the housing supply are set out in Table 1 in SADM as follows:

	Source of Supply	No. of Units (Net)
	Completions 2012/13 to 2014/15 (3 Years)	912
	Commitments to 2026/27 (12 Years)	
	Planning Permissions - schemes under construction	379
*	Planning Permissions - schemes not yet started	1,077
*	Sites under consideration ¹	41
	<i>Identified Sites</i>	
*	Allocations in Policy SADM ^{1,2,3}	685
*	Elstree Way Corridor ⁴	813
*	Town Centre Sites (under Policy SADM43) ⁵	92
*	Other	89
*	<i>Discount</i> ⁶	-168
	<i>Windfall</i>	
	Small Scale Urban Windfall ⁷	252
	Rural Windfall ⁷	119
	Large Scale Urban Windfall ⁸	174
	Total Completions and Commitments	4,465

Notes: The information represents the position at 1 April 2015

- 1 The category covers sites where planning permission is being sought and the principle of residential use is acceptable under the Council's planning policies: it may include schemes approved by the Council but awaiting a legal agreement.
- 2 All sites will contain 10 or more dwellings.
- 3 Any sites with permission are excluded from the 'Planning Permissions' categories to avoid double counting.
- 4 i.e. proposals in the Area Action Plan. The sites with planning permission are included in the Planning Permissions categories – i.e. Isopad House (150 units) and Gemini House (172 units), while Avenir House (39 units) is included as a 'Site under consideration'.
- 5 The sites in this category both contain smaller areas which have planning permission for residential development. TC1 – total units 45 (*including* 18 permitted at 61-73 Shenley Road); and TC2 – total units 47 (*including* permissions, 15 at 199 Watling Street and 18 on the former Fire Station). The sites with permission are excluded from the 'Planning Permissions' categories to avoid double counting.
- 6 A discount of 6% has been applied to all the asterisked categories to account for any non-implementation.
- 7 i.e. for 7 years: the windfall rates are based on observation of windfall completions since 2008 and exclude the use of garden land. The rates are 36 p.a., including a 30% discount for garden land (small scale urban windfall) and 17 p.a., including a 15% discount for garden land (rural windfall).

8 i.e. for 2 years: the windfall rate is based on completions since 2008 and excludes the use of garden land. It is 87 p.a., including a 15% discount for garden land.

1.2 This suggests the housing target may be exceeded by 475.

1.3 There are three basic components of supply in Table 1:

1. what has been completed already in the plan period; and
2. sites to be completed in future in the plan period – i.e. future commitments consisting of:
 - a. identified sites, and
 - b. unidentified sites, also known as windfall.

These are explained more fully in the Sections following.

1.4 The purpose of this Background Paper is to provide further evidence to explain SADM Table 1. It is not a review of the housing target. However, the extent to which the predicted supply is successfully met will be the measure of how far the target is exceeded. The information in SADM Table 1 is based at 1 April 2015.

1.5 The Government provides advice on what should be included in the proposed housing supply and how it is calculated. This advice is contained in the National Planning Policy Framework and Planning Practice Guidance. The Council has taken the relevant advice into account in preparing the figures.

1.6 In the course of checking the material for this publication an error was picked up in the statistics behind SADM Table 1. A site at 26 Park Road, Bushey in the ‘Other Identified Sites’ category (for 6 dwellings) is a variation of and duplicates an entry under ‘Planning Permissions – not yet started’. It should be excluded and SADM Table 1 corrected as below. The Background Paper uses the corrected figures throughout.

	Source of Supply	No. of Units (Net)	
		Original	Corrected
	Completions 2012/13 to 2014/15 (3 Years)	912	912
	Commitments to 2026/27 (12 Years)		
	Planning Permissions - schemes under construction	379	379
*	Planning Permissions - schemes not yet started	1,077	1,077
*	Sites under consideration ¹	41	41
	<i>Identified Sites</i>		
*	Allocations in Policy SADM1 ^{2,3}	685	685
*	Elstree Way Corridor ⁴	813	813
*	Town Centre Sites (under Policy SADM43) ⁵	92	92
*	Other	89	83
*	Discount⁶	-168	-167
	<i>Windfall</i>		
	Small Scale Urban Windfall ⁷	252	252
	Rural Windfall ⁷	119	119
	Large Scale Urban Windfall ⁸	174	174
	Total Completions and Commitments	4,465	4,460

Section 2: Completions

- 2.1 Completions in the first three years have averaged 304 dwellings p.a. (net). While this is above the annual target of 266 dwellings each year, delivery has varied (see Table 2.1). Equally, it is expected to vary in the future depending of a range of factors, some relating to general economic conditions and others to specific site circumstances.

Table 2.1: Housing Completions (Net) 2012/13 – 2014/15

Year	2012/13	2013/14	2014/15
Net Completions	292	440	180
Cumulative	292	732	912
Average per year	292	366	304

- 2.2 Annex A contains a list of completions for these three years – See Tables A1 to A3.

Section 3: Identified Sites

3.1 Identified sites provide the major share of commitments for future housing.

3.2 These commitments are part of a development pipeline, a pipeline which becomes more certain as a site is allocated (and/or is consistent with through planning policy), gains planning permission and is started on site. For this reason the supply of identified sites is subdivided into:

- a) schemes under construction (with planning permission)
- b) sites not under construction:
 - i. and with planning permission;
 - ii. and under consideration in the planning application system and compliant with planning policy;
 - iii. and subject to an allocation in a local plan – i.e. SADM and Elstree Way Corridor Area Action Plan;
 - iv. and potentially compliant with local planning policy.

a) *Schemes under Construction*

3.3 A number of schemes will be underway at any one time. At 1 April 2015, 50 schemes were underway, with 379 dwellings left to complete (ref Table B1 in Annex B). All schemes are expected to be completed. There is no evidence to the contrary.

3.4 However on some sites, which have not yet been started, planning permissions do lapse – see subsection following.

b) *Sites not under Construction*

- *Sites with Planning Permission*

3.5 In addition at 1 April 2015, planning permissions were yet to begin implementation on a further 152 sites: these will accommodate 1,077 additional dwellings (net) (see Table B.2 in Annex B). To avoid double counting, this number excludes planning permissions and prior approvals which exist on allocated sites in SADM.

3.6 Permission for 297 dwellings exists on all or part of a number of allocated sites (see list in Table 3.1). This represents 38% of the total allocations and shows how in an area of high demand schemes are working through the planning system.

Table 3.1: Planning Permissions on Allocated Sites

SADM Ref	Address	Units (Net)	Notes
H3	Land to the south of Borehamwood Station	43	
H5	Land at Rossway Drive, Bushey	82	
H8	Europcar, Aldenham Road, Bushey	19	Assessed as 19, though prior approval is higher
H11	Elton House, Elton Way, Bushey	102	
TC1	29-71 Shenley Rd, Borehamwood	18	Permission on part of the site (i.e. nos. 61-71)
TC2	Service station/Regency House, ex fire	33	Permissions on part of site (i.e. 18 units at ex

	station and Burrell & Co, Radlett		fire station and 15 units at Burrell & Co)
Total		297	

3.7 The amount of outstanding permissions (including prior approvals) has steadily grown over the years, but with a very substantial jump in 2014/15. This now includes 251 dwellings covered by prior approvals for change of use from office to residential. Total units permitted currently stands at 1,753 dwellings (see Table 3.2): i.e. 379 units under construction, 1,077 on unallocated sites not yet started and 297 on allocated sites not yet started.

Table 3.2: Planning Permissions

Number of Approved Dwellings at 31 March (Net) ¹											
2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
770	871	780	944	673	915	928	1,187	1,103	1,149	1,143	1,753

Source: Authority Monitoring Report 2013/14 Technical Appendix Table 3.12 and Borough Council records

Note: The table comprises both schemes under construction and sites not yet started

- *Lapse Rate*

3.8 Most planning permissions are implemented (albeit there may be revised schemes). However a few are not. The Strategic Housing Land Availability Assessment (September 2010) and its Update (November 2011) took into account the rate of implementation, making allowance for schemes that lapsed. A lapse rate of 6% was observed in the SHLAA Update - see Table 3.3.

Table 3.3: Lapse Rate

Year	Number of units granted	Number of units lapsed	Percentage lapsed
2001/02	400	2	1%
2002/03	450	0	0%
2003/04	140	4	3%
2004/05	374	30	8%
2005/06	263	6	2%
2006/07	426	47	11%
2007/08	512	67	13%
Total / Average	2,565	156	6%

Source: Table 1 - SHLAA Update (November 2011)

3.9 This lapse rate was used to adjust assumptions about the delivery of identified housing in the Core Strategy (which was accepted at Examination). The same rate has been applied to **all** categories of site 'not under construction' in SADM Table 1: these are the asterisked categories in SADM Table 1, amounting to 2,791 units. A 6% discount equates to 167.

- *Sites under Consideration*

3.10 At any one time a small number of sites is close to being granted planning permission. The principle of residential development is acceptable. For example, approval may have been given by the Council's Planning Committee subject to completion of a legal agreement: e.g. approval has been given. At 1 April 2015 two sites amounting to 41 dwellings (net) fell into this category (see Table B.3 in Annex B).

- *Sites allocated in a Local Plan - SADM*

- 3.11 Sites which are subject to an allocation in the local plan are divided into those allocated through the Site Allocations and Development Management (SADM) Policies Plan and those allocated through the Elstree Way Corridor Area Action Plan.
- 3.12 Sites identified through Policies SADM1 and SADM43 are listed in Tables 3.4 to 3.7, which include the estimated time of delivery. 433 of these 777 units, over 55%, are proposed at Borehamwood. Some had planning permission at 1 April 2015 (ref Table 3.1).
- 3.13 Of the allocated sites which did not have planning permission, three sites were under consideration at 1 April 2015 and two now have planning permission (see Table 3.3).

Table 3.3: Planning Applications under Consideration on Allocated Sites

SADM Ref	Address	Notes
H6	Hertswood Upper School, Thrift Farm Lane, Borehamwood	Outstanding application being processed at 01/04/2015
H7	Land at Lincolnsfield, Bushey	Outstanding application being processed at 01/04/2015 (permission later granted)
H10	Birchville Court and adjoining haulage yard, Heathbourne Road, Bushey Heath	Outstanding application being processed at 01/04/2015 (permission later granted)

- 3.14 All the sites allocated in SADM have been reassessed as part of updating the Council's Strategic Housing Land Availability Assessment (SHLAA). The full SHLAA Update 2015 is to be published later in summer 2015.
- 3.15 The estimates of dwellings numbers have taken into account:
- information contained within the SHLAA;
 - identified development constraints; and
 - indicative schemes put forward by agents or site owners though the call for sites and which have been discussed with officers informally or through a formal pre-application meeting.
- 3.16 Table B4 in Annex B contains assessment sheets for each allocated site, except those with planning permission at 1 April 2015. The number of units on permitted sites has been found to be acceptable through the planning application process. The assessment covers those parts of Town Centre Sites TC1 and TC2 in Policy SADM43 which did not have planning permission at 1 April 2015.
- 3.17 When estimating the number of units likely to come forward on a given site, submitted planning applications have sometimes been taken as the basis for the number of units which may be acceptable on a site where officers consider that the number of units proposed was likely to be found acceptable in relation to the Council's planning policies and other material considerations.

Table 3.4: Sites in Borehamwood allocated in Policy SADM1

SADM ref/ SHLAA ref	Site address	PDL	Timing (Years)				Units (Net)
			1-5	6-10	11-15	16+ or unknown	
H1/SU6	Directors Arms Public House, Ripon Way	Yes	X				26
H2/S129	Gas Holders site, Station Road	Yes	X				43
H3/S59	Land to the south of Elstree and Borehamwood Station	No	X				43
H6/SU57	Hertswood Upper School, Thrift Farm Lane	Yes		X			276
Total							388

Table 3.5: Sites in Bushey allocated in Policy SADM1

SADM ref/ SHLAA ref	Site address	PDL	Timing (Years)				Units (Net)
			1-5	6-10	11-15	16+ or unknown	
H4/S33	Land at Bushey Hall Golf Club, Bushey	Yes		X			13
H5/S72	Land at Rossway Drive, Bushey	Yes	X				82
H7	Land at Lincolnsfield, Bushey	No	X				23
H8/SU65	Europcar House, Aldenham Road, Bushey	Yes	X				19
H10/S9	Birchville Court and adjoining haulage yard, Heathbourne Road, Bushey Heath	Yes	X				17
H11/SU63	Elton House, Elton Way, Bushey	Yes	X				102
H12	First Place Nurseries, Falconer Road	Yes	X				10
Total							266

Table 3.6: Sites Allocated in Potters Bar in Policy SADM1

SADM ref/ SHLAA ref	Site address	PDL	Timing (Years)				Units (Net)
			1-5	6-10	11-15	16+ or unknown	
H9/S47	Former Sunny Bank School, Potters Bar	Yes	X				31
Total							31

Table 3.7: Town Centre Sites allocated in SADM Policy SADM43

SADM ref/ SHLAA ref	Site address	PDL	Timing (Years)				Units (Net)
			1-5	6-10	11-15	16+ or unknown	
TC1	29-59 and 61-71 Shenley Rd, Borehamwood	Yes	X ¹	X ²			45
TC2/SU40	Service Stn/Regency House/Burrell & Co, Radlett	Yes	X ¹	X ²			47
Total							92

Notes: 1 i.e. part of the site with planning permission
2 i.e. part of the site without planning permission at 1 April 2015

3.18 Compared with the Consultation Draft list of housing site allocation, SADM has two new allocations, which are promoted by the owners - H11 Elton House, Elton Way and H12 First Place Nurseries, Falconer Road, Bushey. The allocation for Potters Bar Bus Garage (in the Consultation Draft) has been removed: the site is no longer likely to become available for

housing within the plan period and planning permission has been granted for alterations to accommodate additional bus parking and associated works (Ref. 14/2097/FUL).

- *Sites allocated in a Local Plan - Elstree Way Corridor Area Action Plan*

3.19 The Elstree Way Corridor Area Action Plan (EWCAAP) allocates opportunity sites for housing development. The allocation of sites within the EWCAAP is strategic rather than specific. However, the number of dwellings likely to be acceptable on each site was assessed and agreed through the EWCAAP Examination process in October 2014 (see Table 3.7): this took account of any relevant planning applications.

Table 3.7: Identified Sites in the Elstree Way Corridor

EWC AAP Ref	Site Location	PDL	Timing (Years)				Units (Net)
			1-5	6-10	11-15	16+ or unknown	
Opportunity Site 10	Front part of Oakland's College		X				15
	Natwest	X					50
Opportunity Site 12	Manor Way	X			X		150
Opportunity Site 4	Elstree Way North	X	X				150
Opportunity Site 5 (part)	Elstree Way South	X		X			260
Opportunity Site 6	Civic Car park	X			X		50
Opportunity Site 9	Garage (Kwik Fit / Shell)	X		X			50
Opportunity Site 5 (part)	Land at former Affinity Sutton Site	X	X				88
Total							813

- *Other Identified Sites*

3.20 These sites are potentially compliant with local planning policy. Sites in this category may be the subject of pre-application discussions, previously refused or withdrawn planning applications, and/or have been promoted through the SHLAA (or SHLAA updates), and are believed to be deliverable at the point of publication of SADM. A total net capacity of 83 units has been identified (see Table 3.8). Assessment sheets for the sites which could provide 5 units and over are contained in Table B5 in Annex B.

Table 3.8: Other Identified Sites

Site address	Units (Net)	Notes
Land at 1-15 Windsor Close, 80-104 Gateshead Road and 1-15 Stannington Path, Borehamwood	5	Pre-application
Land rear of 16-28 Masefield Ave, Borehamwood	4	Owned by HBC and previously promoted through SHLAA
Land rear of 13-21 Hartford Road, Borehamwood	6	Promoted in previous SHLAA
Former Cranborne Library and Clinic, Potters Bar	6	Promoted in previous SHLAA
54 Sullivan Way, Elstree	1	Previously refused application
121-123 Aldenham Road, Bushey	6	Previously refused application
Land rear of 24 Melbourne Road, Bushey	2	Previously withdrawn application
264 Shenley Road, Borehamwood	1	Previously refused application

1 St Michaels Way, Potters Bar	1	Previously refused application
Land adjoining 16 Edridge Close, Bushey	1	Pre-application & previously refused application
26 Park Road, Bushey	-	Duplicate removed
International University (eastern sector), Bushey	50	Potential capacity exists for these units as part of comprehensive redevelopment of the site
Total	83	

3.21 In carrying out checks on the sites making up the supply in SADM Table 1 one duplicate was discovered. The site, 26 Park Road Bushey, is included in the list of sites which have planning permission and have not yet started. Planning permission has been granted for 7 units (13/2597/FUL), and there is in addition prior approval for conversion of 26B Park Road into 1 dwelling (14/0828/PD56). The combined site is also included within the list of Other Identified Sites in Table 3.8 – a variant for 6 units. This duplication has been removed from the list of Other Identified Sites and the total, and 6 units removed from the supply.

Section 4: Windfall

- 4.1 Windfall (comprising previously unidentified sites) is a continuing addition to supply. Windfall normally consists of small sites and conversions in the urban area and rural area (i.e. <10 dwellings gross per site), but there are also some larger sites as well.
- 4.2 Table 4.1 points to a long term average delivery of windfall of 174 dwellings per year, 149 dwellings if garden land is excluded. A fuller account is provided in Annex C (i.e. Table C1, which is also due to be published in the Authority Monitoring Report for 2014/15).

Table 4.1: Windfall Delivery in Hertsmere

	Number of Windfall Dwelling Units Completed ^{1,2}					
	Total	Rural	Urban	Small Urban ³	Large Urban	Schemes with 1-9 Units ³
All Windfall						
Ten Year Average (to 2014/15)⁴	174	20	154	52	102	62
Windfall on Garden Land						
Long term Average (to 2014/15)	27	2	23	13	12	15
Proportion of All Windfall	16%	10%	15%	25%	12%	24%
No. of Years the Figures are based on	7	4	4	4	7	7
Windfall (excluding Garden Land)						
Average to 31.3.2015	149	18	131	39	90	47

- Notes: 1 Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites which unexpectedly become available.
 2 i.e. net completions
 3 Each site accommodates between 1 and 9 units (gross).
 4 Data for schemes with 1-9 units is available for 7 years.
 All figures are rounded.

- 4.3 From 2002 to 2011 average windfall delivery rates (including garden land) were as follows:

- overall – 162 p.a.
- small urban sites – 42 p.a.
- large urban sites – 102 p.a.
- rural sites – 18 p.a.

The Core Strategy Examination Document: Housing Supply Update, August 2012 provided evidence for the period up to 2011.

- 4.4 From 2012 to 2015 the average windfall delivery rates (including garden land) were as follows:

- overall –166 p.a.
- small urban sites – 60 p.a.
- large urban sites – 93 p.a.
- rural sites – 13 p.a.

Detailed information for these four years is contained in Tables C2 – C6 in Annex C.

4.5 The Government has required windfall on garden land (or relating thereto) to be excluded from any calculation from 2010. This change in policy, aimed at restricting the (re)development of gardens, resulted from changes in the definition of previously developed land and greenfield land: gardens are now classed as greenfield. 16% of total windfall was on garden land in the seven years calculated from 2008/9.

4.6 Around 60% of all housing (net) comprised windfall in the last 10 years (see Table 4.2).

Table 4.2: Windfall in relation to Total Housing Delivery

Year	All Windfall	All Housing (Net)	% of All Housing
2005/06	254	377	67%
2006/07	82	274	30%
2007/08	270	355	76%
2008/09	108	233	46%
2009/10	213	273	78%
2010/11	150	156	96%
2011/12	144	215	67%
2012/13	117	292	40%
2013/14	261	440	59%
2014/15	141	180	78%
Total	1,740	2,795	62%

4.7 Paragraph 48 in the National Planning Policy Framework says that local planning authorities may make an allowance for windfall in their five-year land supply. And logically this extends longer in the planning period. Paragraph 47 says broad locations for growth can be identified in years 6-10 and years 11-15 of the plan period. Urban areas and the rural area which take windfall are broad locations. This is confirmed in the Planning Practice Guidance (Paragraph: 24 Reference ID: 3-24-20140306).

4.8 The Council has clear evidence of a continuing supply of windfall sites, which is quite normal in an area of high demand and high residential land values, and fully expects a strong continuing supply of windfall in the future.

4.9 The rates of windfall assumed by the Council relate to the balance of the Core Strategy plan period – i.e. the remaining 12 years from 1 April 2015 (2012/13-2026/27). The windfall assumed amounts to about 15% of the outstanding ‘commitments’ in Table 1 in the SADM and is considered appropriate. The rates take full allowance of garden land with a modest margin for error – see Table 4.3.

Table 4.3: Future Windfall assumed

Type	Observed Rate per year	Garden discount assumed	Proposed Rate per year	Period of Plan the Windfall is assumed for	No. of Years	Total Amount
Small Urban sites	52	30%	36	2020/21 - 2026/27	7	252
Large Urban sites	102	15%	87	2025/26 - 2026/27	2	174
Rural	20	15%	17	2020/21 - 2026/27	7	119

ANNEX A: COMPLETION STATISTICS

Table A1: List of Completions - 2012 – 2013

Completions 2012/13 Address	Ref No.	Private								Affordable								Total Completions (NET)
		Houses				Flats				Houses				Flats				
		1	2	3	4+	1	2	3	4+	1	2	3	4+	1	2	3	4+	
Land r/o Bure House, Skybreak, Cushey and Hawthorns, The Warren, Radlett	TP/07/2300	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2
10-16 Arundel Drive, BOREHAMWOOD	TP/07/2234	0	0	0	0	10	4	8	0	0	0	0	0	0	0	0	0	22
Land between 1 and 3, Turner Road, Bushey	TP/11/0258	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
28 Elm Walk, Radlett, WD7 8DP	TP/10/2346	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Cushy, The Warren, Radlett, WD7 7DU	TP/10/1761	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
High Gable, The Pathway, Radlett, WD7 8JB	TP/11/1398	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Land rear of, 84-100 High Road, BUSHEY HEATH, WD23 1GE	TP/10/0702	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	3
35 Loom Lane, Radlett, WD7 8AB	TP/10/1491	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
22 King George Avenue, Bushey, WD23 4NT	TP/11/0679	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Former Oaklands College, Elstree Way, Borehamwood, WD6 1JZ	TP/09/0596	0	4	6	0	0	2	7	0	0	0	0	0	0	0	0	0	19
191 - 195 Sparrows Herne	TP/08/1900	0	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	5
Former Oaklands College, Elstree Way, Borehamwood, WD6 1JZ	TP/09/0596	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Former Oaklands College, Elstree Way, Borehamwood, WD6 1JZ	TP/09/0596	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Land between and rear of 56 and 58 (now known as 56a & 56b), Harcourt Road, Bushey	TP/10/2485	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2
2 Homefield Road, Radlett, WD7 8PY	TP/11/1011	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Former Oaklands College, Elstree Way, Borehamwood, WD6 1JZ	TP/09/0596	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	4
Land between 53 and 55 (now known as 53 & 53a), Harcourt Road, Bushey	TP/10/0986	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
334 Park Avenue, Bushey, WD23 2BJ	TP/10/2005	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
Haydon Dell Farm, Merry Hill Road, Bushey, WD23 1SW	TP/11/0148	0	0	30	0	4	0	0	0	0	0	0	0	0	0	0	0	34
Land between 57 and 59 (Now Known As 57a), Harcourt Road, Bushey	TP/11/1954	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
1A The Avenue, Radlett, WD7 7DG	TP/11/1785	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Haydon Dell Farm, Merry Hill Road, Bushey, WD23 1SW	TP/11/0148	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	3
Former Oaklands College, Elstree Way, Borehamwood, WD6 1JZ	TP/09/0596	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	14
Nursery And Yard, 14 London Road, Shenley, Radlett, WD7 9EN	TP/10/2363	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
Haydon Dell Farm, Merry Hill Road, Bushey, WD23 1SW	TP/11/0148	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1

55 Oakridge Avenue, Radlett, WD7 8EZ	TP/10/1778	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Haydon Dell Farm, Merry Hill Road, Bushey, WD23 1SW	TP/11/0148	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
Land at 147 Herkomer Road, Bushey Herts WD23 3LH	TP/11/2367	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Former Oaklands College, Elstree Way, Borehamwood, WD6 1JZ	TP/09/0596	0	0	0	0	0	0	0	0	0	0	2	1	0	0	0	0	0	3
47, Barham Avenue, Elstree, WD6 3PW	TP/10/2240	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
1&2 Rydal Mount Cottages, Baker Street, Potters Bar	TP/08/0085	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
23 Oakridge Avenue, Radlett	TP/08/1554	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Adj 12 Edulf Road, Borehamwood	TP/08/1662	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
117a Southgate Road, Potters Bar	TP/09/1277	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Garage plot adjacent to, 24 The Highlands, Potters Bar, EN6 1HU	TP/10/0351	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Elstree Free Church, High Street, Elstree, WD6 3EP	TP/10/0479	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
Studio Plaza, Elstree Way, Borehamwood, WD6 1JN	TP/10/0138	0	0	0	0	0	0	0	0	17	47	17	4						85
47 High Street, , Bushey, WD23 1BD	TP/10/0760	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
11 Sparrows Herne, Bushey, WD23 1AD	TP/10/2138	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
The Otter Public House, 506 Bushey Mill Lane, Bushey, WD23 2AS	TP/10/0413	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
Land R/O (Lime Tree Close), 50 & 52, Chiltern Avenue, Bushey, WD23 4RG	TP/10/2420	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2
One Acre, Hilfield Lane, Aldenham, WD25 8AJ	TP/09/2116	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land Adjacent to The Red House, 74-76 High Street, Bushey, WD23 3HE	TP/10/2211	5	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
41 Loom Lane, Radlett, WD7 8NX	TP/11/0351	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
125 & 131 Sparrows Herne, Bushey, WD23 1AQ	TP/11/0530	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
81 Loom Lane, Radlett, WD7 8NY	TP/11/1247	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
50 Barnet Road, Potters Bar, EN6 2RB	TP/11/1545	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
38 Goodyers Avenue, Radlett, WD7 8BA	TP/11/2131	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
25 Prowse Avenue, Bushey Heath, WD23 1JS	TP/11/2150	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
4A Beech Avenue, Radlett, WD7 7DE	TP/11/2261	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
121 & 123 Sparrows Herne, Bushey, WD23 1AQ	TP/11/2317	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
158 High Road, Bushey Heath, WD23 1NP	TP/12/0233	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
32 High Street, Bushey, WD23 3HL	TP/12/0297	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Brookes Place, Barnet Road, Potters Bar, EN6 2SJ	TP/12/0786	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
49 The Ridgeway, Radlett, WD7 8PT	TP/12/1085	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Waterside Cottage, Brook Drive, Radlett, WD7 8ET	TP/12/1089	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Plot 1, 35 Loom Lane, Radlett, WD7 8AB	TP/12/1523	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1

21 Prowse Avenue, Bushey Heath, WD23 1JS	Bushey	13/1999/FUL	✓	0	-1
9 The Finches, Finch Lane, Bushey, WD23 3DF	Bushey	TP/10/2489	✓	11	11
29 The Avenue, Radlett, WD7 7DQ	Radlett	TP/11/0183	✓	1	1
1A The Avenue, Radlett, WD7 7DG	Radlett	TP/11/1785	✓	1	1
Land between 83-85 Windmill Lane, Bushey Heath	Bushey	TP/11/1798		1	1
211A Darkes Lane, Potters Bar, EN6 1BX	Potters Bar	TP/11/1893	✓	1	-1
74 Shenley Hill, Radlett, WD7 7BD	Radlett	TP/11/2002	✓	1	1
Hazetta House, Hartspring Lane, Watford, WD25 8AD	Bushey	TP/12/0208	✓	2	1
183 Herkomer Road, Bushey, WD23 3LH	Bushey	TP/12/0288	✓	2	2
1 Cranes Way, Borehamwood	Borehamwood	TP/12/0601	✓	2	2
15 Park Avenue, Potters Bar, EN6 5EN	Potters Bar	TP/12/0684	✓	2	1
75-79 Loom Lane, Radlett, WD7 8NY	Radlett	TP/12/0750	✓	0	-3
22 Blanche Lane, South Mimms, EN6 3PA	Potters Bar	TP/12/0862	✓	1	1
2 Homefield Road, Radlett, WD7 8PY	Radlett	TP/12/0960	✓	1	1
41-47 Elstree Road, Bushey Heath	Bushey	TP/12/0970	✓	3	3
49 High Street, Bushey, WD23 1BD	Bushey	TP/12/1116	✓	3	3
Land adjoining, 1 The Rose Walk, Radlett	Radlett	TP/12/1248		1	1
Land and outbuilding to the rear of 1 to 2 Watling House	Elstree	TP/12/1431	✓	2	2
1A Deepdene, Potters Bar, EN6 3DF	Potters Bar	TP/12/1511	✓	1	1
99-101 Gills Hill Lane, Radlett	Radlett	TP/12/1602	✓	2	2
26 Barham Avenue (now known as 26 & 26a Barham Avenue)	Elstree	TP/12/1663	✓	2	2
18-22 Watling Street, Radlett	Radlett	TP/12/1680	✓	0	-2
Annexe at 1 Wilton Farm Cottages, Radlett Lane, Shenley, WD7 9AJ	Radlett	TP/12/1689	✓	1	1
Heath End, Common Road, Stanmore, HA7 3HX	Other	TP/12/1724	✓	2	2
R/o 334 Park Avenue, Bushey, WD23 2BJ	Bushey	TP/12/1725		2	2
16 Barham Avenue, Elstree, WD6 3PN	Elstree	TP/12/1870	✓	1	1
7 Barham Avenue, Elstree, WD6 3PW	Elstree	TP/12/1884	✓	0	-1
Land to the rear of 55-67 and 61 Oundle Avenue, Bushey	Bushey	TP/12/1905	✓	4	3
9 Loom Lane, Radlett, WD7 8AA	Radlett	TP/12/1935	✓	0	-1
Uplands, The Warren, Radlett, WD7 7DU	Radlett	TP/12/2082	✓	1	1
Land adjoining 44 Clay Lane, Bushey Heath, WD23 1NW	Bushey	TP/12/2150		1	1
2 Upper Station Road, Radlett, WD7 8BX	Radlett	TP/12/2161	✓	2	2
Land to the rear of 13-47, Wayside, Potters Bar, EN6 5NE	Potters Bar	TP/12/2518	✓	4	4
41-51 Oundle Avenue, Bushey	Bushey	TP/13/0072	✓	3	3
Haydon Ridge, Merry Hill Road, Bushey, WD23 1DP	Bushey	TP/13/0120	✓	0	-1

Land adjoining, 1 Napier Drive, Bushey, WD23 2JH	Bushey	TP/13/0144		1	1
Hillside, Loom Lane, Radlett, WD7 8BP	Radlett	TP/13/0261	✓	1	1
55 Coldharbour Lane, Bushey, WD23 4NU	Bushey	TP/13/0681	✓	0	-1
21 Williams Way, Radlett, WD7 7HA	Radlett	TP/13/0795	✓	0	-1
35 Loom Lane, Radlett, WD7 8AB	Radlett	TP/13/0867	✓	0	-1
39 Loom Lane, Radlett, WD7 8NX	Radlett	TP/13/1181	✓	0	-1
8 Newlands Avenue, Radlett, WD7 8EL	Radlett	TP/13/1183	✓	0	-1
22 Furzehill Road, Borehamwood, WD6 2DF	Borehamwood	TP/13/1211	✓	0	-1
31 Hillside Avenue, Borehamwood, WD6 1HQ	Borehamwood	TP/13/1218	✓	1	0
8 The Warren, Radlett, WD7 7DX	Radlett	TP/13/1321	✓	0	-1
159-161 Sparrows Herne, Bushey	Bushey	TP/13/1373	✓	0	-2
Old Barn House, St Marys Terrace, High Street, Elstree, WD6 3HA	Elstree	TP/13/1392	✓	0	-1
34 Stretton Way, Borehamwood, WD6 4AW	Borehamwood	TP/13/1459	✓	0	-1
Brookes Place, Barnet Road, Potters Bar	Potters Bar	TP/13/1583	✓	8	8
Kendals Cottage, Loom Lane, Radlett, WD7 8BP	Radlett	TP/13/1652	✓	1	1
58 Lodge Avenue, Elstree, WD6 3ND	Elstree	TP/13/1711	✓	0	-1
50 Deacons Hill Road, Elstree, WD6 3LH	Elstree	TP/13/1720	✓	0	-1
Nursery and yard, 14 London Road, Shenley, WD7 9EN	Shenley	TP/10/2363		7	7
Land at Allum Lane, Elstree, WD6 3LS	Elstree	TP/10/2095	✓	74	74
32 Oakmere Lane, Potters Bar, EN6 5LT	Potters Bar	TP/13/0988	✓	0	-1
Land adjoining 10 Hatherleigh Gardens, Potters Bar, EN6 5HZ	Potters Bar	TP/11/1698		1	1
Former Honeywood House Site 261 Darkes Lane, Potters Bar	Potters Bar	TP/12/0706	✓	53	53
Westwood School, 6 Hartsbourne Road, Bushey Heath, WD23 1JH	Bushey	TP/12/0529	✓	1	1
Sandy Lane Travellers Site, Sandy Lane, Bushey, WD2 8HF	Bushey	TP/11/1777		3	3
39 London Road, Shenley, WD7 9ER	Shenley	TP/12/1171	✓	11	11
North Lodge, Black Lion Hill, Shenley, WD7 9DE	Shenley	TP/11/1489	✓	5	5
6 Beech Avenue, Radlett, WD7 7DE	Radlett	TP/12/1389	✓	0	-1
108-112 Shenley Road, Borehamwood, WD6 1EB	Borehamwood	TP/11/0383	✓	6	6
Total				472	440

Source: Authority's Monitoring Report 2013-14 Technical Appendix Table 3.1

Table A3: List of Completions - 2014 – 2015

Ref	Date Started	Address	Date Completed	Gross	Net
TP/10/0817	27/03/2014	94 Croxdale Road, Borehamwood	25/03/2015	4	3
TP/10/0036	31/03/2011	Highfield House, Genesis House and Willowfield, Highfield Road and 32-38 Vale Road, Bushey	13/03/2015	4	4
TP/11/0158	23/03/2012	22 Bushey Hall Road, Bushey, WD23 2ED	23/03/2015	2	1
TP/98/0620	31/03/2009	International University, The Avenue, Bushey (whole site)		1	1
TP/13/0899	31/03/2015	International University Site, The Avenue, Bushey (variation to TP/98/0620)	31/03/2015	38	38
13/1873/FUL	27/03/2014	International University Site, The Avenue, Bushey, WD23 2LW (Block E2)	23/03/2015	1	1
13/1930/FUL	27/02/2015	Arahee Lodge, The Warren, Radlett, WD7 7DU	27/02/2015	1	1
13/1931/FUL	13/03/2015	Elder Court, Magpie Hall Road, Bushey Heath, WD23 1NU		0	-8
13/1966/FUL	27/02/2015	Common Lane Farm , Common Lane, Radlett, Hertfordshire, WD7 8PJ	27/02/2015	1	1
13/2102/FUL	26/03/2015	20A - 24A, Shenley Road, Borehamwood	26/03/2015	0	-1
13/2187/FUL	13/03/2015	3, London Road And, 56-64, Vale Road, Bushey		0	-6
13/2271/FUL	27/02/2015	35, Loom Lane, Radlett, WD7 8AB	27/02/2015	1	1
13/2299/FUL	05/08/2014	59, Newberries Avenue, Radlett, WD7 7EL		0	-1
13/2497/FUL	27/02/2015	36, Goodyers Avenue, Radlett, WD7 8BA		0	-1
13/2571/FUL		Wood Edge, The Warren, Radlett, WD7 7DS		0	-1
14/0099/FUL	23/03/2015	13, Links Drive, Elstree, WD6 3PP		0	-1
14/0320/FUL	27/02/2015	33, Christchurch Crescent, Radlett, WD7 8AQ	27/02/2015	1	0
14/0322/FUL	26/06/2014	6-16, Southgate Road, Potters Bar, EN6 5DS	10/03/2015	16	16
14/0427/FUL	27/02/2015	34, Goodyers Avenue, Radlett, WD7 8BA		0	-1
14/0451/FUL		153 - 157 Sparrows Herne, Bushey		0	-3
14/0602/FUL	25/03/2015	22 Lodge Avenue, Elstree, WD6 3ND		0	-1
14/0623/FUL	01/07/2014	372A Mutton Lane, Potters Bar, EN6 3AT		0	-1
14/0857/FUL	27/02/2015	26 Newlands Avenue, Radlett, WD7 8EL		0	-1
14/1005/FUL	13/03/2015	15 Grange Road, Bushey, WD23 2LF		0	-1
14/1358/FUL	27/02/2015	10 Craigweil Avenue, Radlett, WD7 7EU		0	-1

14/1927/FUL	23/02/2015	Earls Farm, Earls Lane, South Mimms, EN6 3LT	23/02/2015	2	2
TP/11/0765	15/03/2013	Tadellos,, California Lane, Bushey Heath, WD23 1EP	20/08/2014	1	1
TP/11/1155	26/03/2015	South Medburn Farm, Watling Street, Elstree, WD6 3AA	26/03/2015	1	1
TP/11/1710	27/02/2015	46A Watling Street, Radlett, WD7 7NN	27/02/2015	0	-1
TP/11/2277	26/03/2015	Kendal Hall Farm, Watling Street, Radlett, WD7 7LH		0	-4
TP/12/0207	26/03/2015	25 Grove Road, Borehamwood, WD6 5DX	26/03/2015	4	4
TP/12/0440	23/03/2015	24-24A Bushey Hall Road, Bushey, WD23 2ED	23/03/2015	3	2
TP/12/0671		32 Barham Avenue, Elstree, WD6 3PN		0	-1
TP/12/0750	12/07/2013	75-79 Loom Lane, Radlett, WD7 8NY	27/02/2015	4	4
TP/12/0778	15/03/2013	Heath End, Common Road, Stanmore, HA7 3HX	23/05/2014	1	1
TP/12/0856	02/04/2014	Hadleigh House, 96 High Street, Bushey, WD23 3HB	02/04/2014	4	4
TP/12/0990	03/03/2014	16 Williams Way, Radlett, WD7 7EZ	17/09/2014	1	1
TP/12/1432	27/03/2014	Green Dragon Public House, Leeming Road, Borehamwood, WD6 4EB	26/03/2015	6	6
TP/12/1602	03/03/2014	99-101 Gills Hill Lane, Radlett	27/02/2015	2	1
TP/12/1690	28/03/2014	Land To The Rear Of, 120 Dugdale Hill Lane, Potters Bar, EN6 2DJ	10/03/2015	2	2
TP/12/1880	31/03/2013	The Dutch Barn,, Netherwylde Farm, Watling Street, Radlett, WD7 7HS	27/02/2015	1	1
TP/12/1884	27/03/2014	7 Barham Avenue, Elstree, WD6 3PW	25/03/2015	1	1
TP/12/1905	24/05/2013	Land to the rear of, 55-67 and 61, Oundle Avenue, Bushey	23/03/2015	4	4
TP/12/1935	03/03/2014	9 Loom Lane, Radlett, WD7 8AA	03/05/2014	1	1
TP/12/2013	03/03/2014	Brickfields, Watling Street, Radlett, WD7 8BS	27/02/2015	1	1
TP/12/2051	03/03/2014	Former Builders Yard and, 22, Station Road, Radlett	27/02/2015	5	5
TP/12/2082	15/03/2013	Uplands,, The Warren, Radlett, WD7 7DU	27/02/2015	1	1
TP/12/2627	02/04/2014	34 Cross Road, and 37 Haydon Road, Watford	02/04/2014	1	-1
TP/12/2645	27/03/2014	Land to the rear of, 4, Park Close, Bushey	23/03/2015	1	1
TP/13/0072	22/07/2013	41-51 Oundle Avenue, Bushey	23/03/2015	3	3
TP/13/0182	27/02/2015	27 Canons Close, Radlett, WD7 7ER		0	-1
TP/13/0681	27/03/2014	55 Coldharbour Lane, Bushey, WD23 4NU	23/03/2015	1	1
TP/13/0905	13/03/2015	11 Grange Road, Bushey, WD23 2LF		0	-1
TP/13/1084	27/03/2014	Adj, 94 Balmoral Drive, Borehamwood, WD6 2RB	25/03/2015	1	1

TP/13/1181	03/03/2014	39 Loom Lane, Radlett, WD7 8NX	27/02/2015	1	1
TP/13/1304	27/03/2014	75 Theobald Street, Borehamwood, WD6 4SL	25/03/2015	4	4
TP/13/1436	12/11/2013	Garage Site Between, 17-19, Battlers Green Drive, Radlett, WD7 8NE	27/02/2015	4	4
TP/13/1479	10/03/2015	140A Darkes Lane, Potters Bar, EN6 1AF	10/03/2015	1	1
TP/13/1546	20/10/2014	41 Linton Avenue, Borehamwood, WD6 4RB	20/10/2014	2	1
TP/13/1648	27/02/2015	3 The Grove, Radlett, WD7 7NF		0	-1
TP/13/1711	27/03/2014	58 Lodge Avenue, Elstree, WD6 3ND	23/03/2015	1	1
TP/13/1720	27/03/2014	50 Deacons Hill Road, Elstree, WD6 3LH	25/03/2015	1	1
TP/12/2620	19/09/2013	Land to the rear of, 14, London Road, Shenley, WD7 9EN	26/03/2015	2	2
TP/13/0988	28/03/2014	32 Oakmere Lane, Potters Bar, EN6 5LT	10/10/2014	3	3
TP/13/1708	27/03/2014	128 Aldenham Road, Bushey, WD23 2ET	23/03/2015	9	9
TP/12/2267	15/10/2013	The Royal British Legion, 43 Melbourne Road, Bushey, WD23 3LL	13/03/2015	8	8
TP/12/2543	17/10/2013	Queen Adelaide, London Road, Shenley	25/03/2015	3	3
TP/12/1389	02/10/2013	6 Beech Avenue, Radlett, WD7 7DE	29/10/2014	2	2
TP/11/1349	22/02/2013	Franshams, Hartsbourne Road, Bushey Heath, WD23 1JF	13/05/2014	12	12
14/0172/PD56	10/03/2015	1st Floor, Chasegate House 13-17, Southgate Road, Potters Bar, EN6 5DR	10/03/2015	6	6
14/0387/PD56	24/10/2014	1st & 2nd Floor, 14, Theobald Street, Borehamwood, WD6 4SE	24/10/2014	2	2
14/1801/PD56	10/03/2015	155 High Street, Potters Bar, EN6 5BB	10/03/2015	2	2
PD56/13/1509	31/03/2014	Vale House, 32-38 Vale Road, Bushey, WD23 2HE	31/05/2014	5	5
TP/11/1333	16/08/2012	Blackwell House, Aldenham Road, Bushey, WD23 2LX	13/03/2015	10	10
13/1837/REM	08/05/2014	Land adj Southwark House &, Worcester House, Aberford Road, Borehamwood	25/03/2015	3	3
13/1838/REM	19/05/2014	Land adj Lichfield House &, Norwich House, Barton Way, Borehamwood	25/03/2015	4	4
14/0698/VOC	08/11/2013	H N H Timber, Station Road, Borehamwood, WD6 1DF	25/03/2015	14	14
14/1592/VOC	10/03/2015	Garages At, Coningsby Drive, Potters Bar	10/03/2015	4	4
Total				225	180

Source: Authority's Monitoring Report 2013-14 Technical Appendix Table 3.1

Notes: Net: the net column includes losses on sites. Losses are counted at the beginning.

ANNEX B: IDENTIFIED SITES STATISTICS

Table B1: List of Schemes with Planning Permission that are under Construction (at 1 April 2015)

Ref	Site name/address	Units under construction
TP/12/1456	Gemini House, Manor Way, Borehamwood, WD6 1QQ	169
13/2187/FUL	3, London Road And, 56-64, Vale Road, Bushey	41
TP/08/1468	195 Darkes Lane, Potters Bar	23
TP/12/1749	Former West Herts College, William Street, Bushey, WD23 2HU	22
14/0530/PD56	186-192, Darkes Lane, Potters Bar, EN6 1AF	17
TP/13/1373	159-161 Sparrows Herne, Bushey	16
13/1931/FUL	Elder Court, Magpie Hall Road, Bushey Heath, WD23 1NU	12
TP/12/1192	125-127 High Road, Bushey Heath	9
13/2386/FUL	Bridge Court, Mutton Lane, Potters Bar, EN6 2AW	8
TP/13/0021	Nicoll Farm Stables, Allum Lane, Elstree, WD6 3NP	5
13/2600/FUL	Cooperscroft Care Home, Cooperscroft , Coopers Lane Road,, Potters Bar, EN6 4AE	4
TP/12/0470	Stirling House, Manor Way, Borehamwood	3
TP/13/0752	Potters Bar Police Station, The Causeway, Potters Bar, EN6 5HB	3
TP/09/2048	Caradene, Gills Hill Lane, Radlett	2
TP/08/1611	Land At Corner Of Fetherstone Cl & Chace Ave, Potters Bar	2
TP/04/0510	Garden Cottage Farmyard, Dancers Hill Road, Potters Bar	2
13/2395/FUL	The Old Dairy, Shenley Park, Radlett Lane, Shenley, WD7 9DW	2
13/2409/FUL	Land Adjacent To 56, Carrington Avenue, Borehamwood, WD6 2HA	2
TP/10/2303	24 Fair Close, Bushey, WD23 1FR	2
TP/12/1680	18-22 Watling Street, Radlett	2
TP/13/0468	22 Gills Hill, Radlett, WD7 8BZ	2
TP/13/0905	11 Grange Road, Bushey, WD23 2LF	2
TP/13/0987	The Gateways, Radlett Lane, Shenley	2
TP/08/1671	Adj Homeleigh, Mildred Avenue, Borehamwood	1
TP/08/0153	Salperton, Merry Hill Road, Bushey	1

TP/09/0460	Adj 15 Mostyn Road, Bushey	1
TP/08/1245	Land At Boreham Holt, Elstree	1
TP/10/1484	Adj, 3 Cragg Avenue, Radlett, WD7 8DW	1
13/1731/FUL	5 Hawtrees, Radlett, WD7 8LP	1
13/1999/FUL	21 Prowse Avenue, Bushey Heath, WD23 1JS	1
13/2299/FUL	59, Newberries Avenue, Radlett, WD7 7EL	1
13/2457/FUL	Land Adjacent To 25, London Road, Shenley, WD7 9EP	1
13/2497/FUL	36, Goodyers Avenue, Radlett, WD7 8BA	1
14/0099/FUL	13, Links Drive, Elstree, WD6 3PP	1
14/0427/FUL	34, Goodyers Avenue, Radlett, WD7 8BA	1
14/0602/FUL	22 Lodge Avenue, Elstree, WD6 3ND	1
14/0623/FUL	372A Mutton Lane, Potters Bar, EN6 3AT	1
14/0857/FUL	26 Newlands Avenue, Radlett, WD7 8EL	1
14/1005/FUL	15 Grange Road, Bushey, WD23 2LF	1
14/1358/FUL	10 Craigweil Avenue, Radlett, WD7 7EU	1
14/1506/FUL	Adj, 5 Mortimer Close, Bushey, WD23 4UH	1
TP/11/2277	Kendal Hall Farm, Watling Street, Radlett, WD7 7LH	1
TP/12/2525	Land to the rear of, 11-15, Grange Road, Bushey, WD23 2LF	1
TP/13/0120	Haydon Ridge, Merry Hill Road, Bushey, WD23 1DP	1
TP/13/0182	27 Canons Close, Radlett, WD7 7ER	1
TP/13/1183	8 Newlands Avenue, Radlett, WD7 8EL	1
TP/13/1321	8 The Warren, Radlett, WD7 7DX	1
TP/13/1648	3 The Grove, Radlett, WD7 7NF	1
14/1372/FUL	Land Adjacent To, 5, Grange Road, Bushey	1
14/0536/PD56	32, Blanche Lane, South Mimms, EN6 3PA	1
Total		379

Source: Hertsmere Borough Council records

Table B2: List of Sites with Valid Unimplemented Planning Permission (at 1 April 2015)

Ref	Address	Units not started on the Site (Net)
TP/13/1307	Isopad House, Shenley Road, Borehamwood, WD6 1TE	150
TP/98/0620	International University, The Avenue, Bushey	138
TP/11/1332	Horizon One, Studio Way, Borehamwood, WD6 5WH	130
15/0168/PD56	Elstree House, Elstree Way, Borehamwood, WD6 1SD	80
14/1741/PD56	12 Elstree Way, Borehamwood, WD6 1JE	63
14/0574/VOC	Windmill Nursing Home, Everett Close, Bushey Heath, WD23 1RN	51
14/0838/PD56	Albany Gate, Darkes Lane, Potters Bar, EN6 1AG	34
14/0430/FUL	Land South Of Merry Hill Road And, St Margarets School, Merry Hill Road, Bushey	26
13/2594/PD56	Bournehall House, Bournehall Road, Bushey, WD23 3YG	19
14/1846/FUL	Cecil Rosen Court And Land To The Rear Of, 170-172, High Road, Bushey Heath, WD23 1GB	19
13/2169/FUL	Herne House, 3 Little Bushey Lane, Bushey, WD23 4JP	18
TP/10/0758	Land adj Haven Court,, Glenhaven Avenue, Borehamwood, WD6 1BB	17
TP/12/2310	191-195 Shenley Road, Borehamwood, WD6 1AW	12
14/0451/FUL	153 - 157 Sparrows Herne, Bushey	12
TP/08/1611	Land At Corner Of Fetherstone Cl & Chace Ave, Potters Bar	10
13/2351/FUL	Land To The Rear Of, Richfield Road, Bushey	10
TP/12/2671	111 High Road, Bushey Heath, WD23 1JA	9
14/1245/REM	The White House Commerical Centre, Dancers Hill Road, Bentley Heath, EN5 4RY	9
TP/08/0700	8-12 Theobald Street & 19 Glenhaven Avenue, Borehamwood	8
12/0070/JR	18 Watford Road, Radlett, WD7 8LE	7
13/2597/FUL	Land to Rear of 26, Park Road, Bushey, WD23 3EQ	7
14/0123/PD56	Leighton House, 33-37 Darkes Lane, Potters Bar, EN6 1BB	7
TP/11/1169	Gaisgill, Barnet Lane, Elstree, WD6 3QZ	6
TP/11/1259	Opus Court, 91-97 Shenley Road, Borehamwood, WD6 1AG	5
TP/12/2436	7 Newlands Avenue, Radlett, WD7 8EH	5
TP/13/1336	The Harlequins, Sandy Lane, Bushey, WD23 3TN	5

14/0087/FUL	29A-31, High Street, Potters Bar	5
13/2109/COU	193A-197A High Street, Potters Bar, EN6 5DA	4
TP/12/1966	Garage Site Between and R/O, 76-86 Balmoral Drive, and 69-75, Buckingham Road , Borehamwood	4
TP/12/2441	Land at 3-11, Willow Way, Radlett, WD7 8DU	4
TP/13/0722	Mercury House, 42 Vale Road, Bushey, WD23 2PA	4
13/1907/FUL	Bushey Police Station, 43 Sparrows Herne, Bushey, WD23 1AF	4
13/1835/OUT	Grasmere Lodge Dugdale Hill Lane Potters bar	4
13/1840/PD56	Ground & 1st Floor, The Red House, 72A-72B High Street, Bushey	4
14/0114/FUL	62, Milton Drive, Borehamwood, WD6 2BB	4
14/0312/FUL	69-71 High Street, Potters Bar, EN6 5AS	4
14/1004/FUL	239 Mutton Lane, Potters Bar, EN6 2AS	4
14/1149/FUL	1 - 21 High Firs, Gills Hill, Radlett	4
14/1940/FUL	The Coach House, 1B Furzehill Road, Borehamwood, WD6 2DG	4
14/1982/FUL	132 High Street, Bushey, WD23 3DJ	4
15/0113/FUL	Land North Of And Adjacent To, Brook Court, Watling Street, Radlett	4
14/1775/PD56	5 Theobald Court, Theobald Street, Borehamwood, WD6 4RN	4
13/1857/FUL	Kendal Hall Farm, Watling Street, Radlett, WD7 7LH	3
14/0108/FUL	Rear, 24, The Broadway, Darkes Lane, Potters Bar, EN6 2HW	3
TP/11/2237	44 Highfield Road, Bushey, WD23 2HD	3
TP/12/2651	Kendal Hall Farm, Watling Street, Radlett, WD7 7LH	3
TP/12/1456	Gemini House, Manor Way, Borehamwood, WD6 1QQ	3
14/0826/FUL	The Old Post Office, 43 High Street, Bushey, WD23 1BD	3
14/1375/FUL	Leighton House, 33 - 37 Darkes Lane, Potters Bar, EN6 1BB	3
14/1567/FUL	Wood Edge, The Warren, Radlett, WD7 7DS	3
14/1754/FUL	Green Dragon, Leeming Road, Borehamwood, WD6 4EB	3
14/1784/FUL	Land adj, 2 Barnet Road, Potters Bar, EN6 2QS	3
14/1253/PD56	Latimer House, 189 High Street, Potters Bar, EN6 5DA	3
15/0109/PD56	1st & 2nd Floor, 62 High Street, Potters Bar, EN6 5AB	3
13/2161/FUL	31-33 High Street, Bushey, WD23 1BD	2
TP/12/0671	32 Barham Avenue, Elstree, WD6 3PN	2

TP/13/0894	R/o Shenleybury Villas, Shenleybury, Shenley	2
TP/13/1143	The Marians, Barnet Lane, Elstree, WD6 3RD	2
TP/13/0357	22 Falconer Road, Bushey, WD23 3AD	2
14/0129/PD56	8A, Shenley Road, Borehamwood, WD6 1DL	2
13/2065/FUL	2A Furzehill Parade, Shenley Road, Borehamwood, WD6 1DX	2
13/2523/FUL	Former Playground, Hackney Close, Borehamwood	2
13/2614/COU	7-8 Furzehill Parade, Shenley Road, Borehamwood, WD6 1DX	2
14/1427/FUL	203 - 205 , Watling Street, Radlett, WD7 7AQ	2
14/1550/FUL	Nicoll Farm Stables, Allum Lane, Elstree, WD6 3NP	2
14/1575/FUL	49 Aldenham Avenue, Radlett, WD7 8JA	2
14/1622/FUL	Land adj, 4 The Avenue, Radlett, WD7 7DJ	2
14/1630/FUL	1- 3 Newlands Avenue, Radlett, WD7 8EH	2
14/1757/FUL	371 Watling Street, Radlett, WD7 7LD	2
14/1957/FUL	167 Balmoral Drive, Borehamwood, WD6 2QP	2
14/0279/PD56	Suite E, Hollies House 230, High Street, Potters Bar, EN6 5BL	2
14/0656/PD56	15 Sparrows Herne, Bushey, WD23 1UA	2
14/1668/PD56	Prestige House, Station Road, Borehamwood, WD6 1DF	2
14/1984/PD56	11 Beaumont Gate, Radlett, WD7 7AR	2
14/2101/PD56	2nd Floor, The Red House, 74-76 High Street, Bushey, WD23 3HE	2
TP/10/1758	29 Aldenham Avenue, Radlett, WD7 8HZ	1
13/1760/FUL	Land adj, 94 Stratfield Road, Borehamwood, WD6 1UR	1
13/1799/FUL	Beech Tree House, The Pathway, Radlett, WD7 8JB	1
13/1826/FUL	Little Hedge Rows, Roundbush Lane, Aldenham, WD25 8BQ	1
13/1855/FUL	USA Top Nails, 14 Shenley Road, Borehamwood, WD6 1DL	1
13/1856/FUL	2 Gills Hill Lane, Radlett, WD7 8DD	1
13/1862/FUL	Kendal Hall Farm, Watling Street, Radlett, WD7 7LH	1
13/2017/FUL	37 Newlands Avenue, Radlett, WD7 8EJ	1
13/2029/FUL	Elstree Inn 148-150, Shenley Road, And Annexe To Elstree Inn, 1 Whitehouse Avenue, Borehamwood	1
13/2148/FUL	13 Gills Hill Lane, Radlett, WD7 8DE	1
13/2608/FUL	Hillside, Heathbourne Road, Bushey Heath, WD23 1PD	1

TP/11/1249	Land adj, 13 Sutcliffe Close, Bushey, WD23 3PL	1
TP/11/1466	15 Coopers Lane, Potters Bar, EN6 4AG	1
TP/11/1716	Mandevyll, The Ridgeway, Potters Bar, EN6 5QS	1
TP/12/0235	84 Watling Street, Radlett, WD7 7AB	1
TP/12/0482	44 Loom Lane, Radlett, WD7 8NZ	1
TP/12/1017	Adj, 70 Masefield Avenue, Borehamwood, WD6 2HQ	1
TP/12/1949	1A Newberries Avenue, Radlett, WD7 7EJ	1
TP/12/2084	18 Newlands Avenue, Radlett, WD7 8EL	1
TP/12/2244	4 Clarence Close, Bushey, WD23 1PW	1
TP/12/2421	Woodhall Gate Lodge, Radlett Lane, Shenley, WD7 9AG	1
TP/13/0044	Land to the rear of, 29 Oakroyd Avenue, Potters Bar, EN6 2EL	1
TP/13/0069	33 Loom Lane, Radlett, WD7 8AB	1
TP/13/0137	8 Orchard Close, Elstree, WD6 3PR	1
TP/13/0795	21 Williams Way, Radlett, WD7 7HA	1
TP/13/1237	R/O, 15 Oakroyd Avenue, Potters Bar, EN6 2EH	1
TP/13/1473	Bungalow Rear Of,, 106 Galley Lane, Barnet,, EN5 4AL	1
TP/13/1607	Land Adjacent 2-4, Coldharbour Lane, Bushey	1
TP/13/1657	Bushey Hall Farm, Bushey Mill Lane, Bushey, WD23 2AB	1
PD56/13/1501	Unit 4 Chandler House, Hampton Mews, Sparrows Herne, Bushey, WD23 1FL	1
TP/12/1975	Land between, 82 and 84, Stanborough Avenue, Borehamwood	1
13/2296/FUL	22, Mostyn Road, Bushey, WD23 3PN	1
13/2320/FUL	Malabo Lodge, Barnet Lane, Elstree, WD6 3QZ	1
13/2356/FUL	Land Rear Of, 52, Little Bushey Lane, Bushey, WD23 4JX	1
13/2547/FUL	22, Ashlyn Close, Bushey, WD23 2EJ	1
13/2605/FUL	60 Watford Road, Radlett, WD7 8LR	1
14/0169/FUL	Land adj, 70 Highview Gardens, Potters Bar, EN6 5PJ	1
14/0173/FUL	3 The Stabling, Barnet Lane, Elstree	1
14/0396/FUL	Elangeni, Loom Lane, Radlett, WD7 8AB	1
14/0398/FUL	8, Kenilworth Close, Borehamwood, WD6 1QF	1
14/0444/FUL	13A Sparrows Herne, Bushey, WD23 1AD	1

14/0579/FUL	99 High Road, Bushey Heath, WD23 1EL	1
14/0651/FUL	2 Goodyers Avenue, Radlett, WD7 8BA	1
14/0671/FUL	22 The Rise, Elstree, WD6 3JU	1
14/0699/FUL	Adj, 3 Garratts Road, Bushey, WD23 4LA	1
14/0702/FUL	Apple Hatch, The Warren, Radlett, WD7 7DU	1
14/0721/FUL	Bayshill Cottage, Barnet Lane, Elstree, WD6 3QU	1
14/0823/FUL	Land Rear Of, 64-68, The Drive, Potters Bar	1
14/0964/FUL	Adj, 2 Turner Road, Bushey, WD23 3PJ	1
14/1021/FUL	Land Rear Of Redwood Lodge And The Barn, Grange Lane, Letchmore Heath, WD25 8GD	1
14/1192/FUL	32 Goodyers Avenue, Radlett, WD7 8BA	1
14/1193/FUL	Adj, 6 Loom Lane, Radlett, WD7 8AD	1
14/1325/FUL	47 Allum Lane, Elstree, WD6 3NE	1
14/1399/FUL	63 Cobden Hill, Radlett, WD7 7JN	1
14/1426/FUL	A J Dental Care, 29 Southgate Road, Potters Bar, EN6 5EA	1
14/1458/FUL	11 Harris Lane, Shenley, WD7 9ED	1
14/1459/FUL	17 Newlands Avenue, Radlett, WD7 8EH	1
14/1485/FUL	Land adj, 447 Bushey Mill Lane, Bushey, WD23 2AT	1
14/1492/FUL	Adj, 29 Bournehall Road, Bushey, WD23 3EH	1
14/1572/FUL	Manor Lodge, 3 High Street, Bushey, WD23 1QD	1
14/1602/FUL	Mymms Hall, Warrengate Lane, South Mimms, EN6 3NL	1
14/1661/FUL	Little Orchard, Barnet Lane, Elstree, WD6 3QX	1
14/1823/FUL	23 Prowse Avenue, Bushey Heath, WD23 1JS	1
14/1837/FUL	Land Rear Of, 12-14, Oundle Avenue, Bushey	1
14/1877/FUL	23A Grange Road, Bushey, WD23 2LQ	1
14/1889/FUL	Cedar Chalet, Kendal Hall Farm, Watling Street, Radlett, WD7 7LH	1
14/1953/FUL	21 Newberries Avenue, Radlett, WD7 7EJ	1
14/2107/FUL	25 Links Drive, Elstree, WD6 3PP	1
14/2111/FUL	Common Lane Farm, Common Lane, Radlett, WD7 8PJ	1
15/0032/FUL	91 Church Road, Potters Bar, EN6 1EY	1
15/0132/FUL	9 Station Road, Radlett, WD7 8JY	1

14/0547/FUL	Land Rear Of, 85, Cranborne Road, Potters Bar	1
14/0417/OUT	R/O, 93 Southgate Road, Potters Bar, EN6 5EB	1
14/2035/OUT	Keepers Lodge, Rectory Lane, Shenley, WD7 9BE	1
14/0683/PD56	153 - 155 High Street, Potters Bar, EN6 5BB	1
14/0828/PD56	26B Park Road, Bushey, WD23 3EG	1
15/0110/PD56	Ground floor, 62 High Street, Potters Bar, EN6 5AB	1
Total		1077

Source: Hertsmere Borough Council records

Table B3: List of Sites being considered for Planning Permission (at 1 April 2015)

Ref	Address	Units (Net)	Progress
14/0894	Avenir House, Studio Way, Borehamwood	39	Planning application submitted 12/6/14: site in Elstree Way Corridor Action Plan area. Plans amended in 2015.
15/0199	75 The Causeway, Potters Bar	2	Planning application submitted 9/2/15 (permission now granted)
Total		41	

Source: Hertsmere Borough Council records

Table B4: Site Assessment Sheets for SADM sites

Summary

Site ref in SADM	Site ref in SHLAA*	Address	Notes
H1	SU6	Directors Arms Public House, Ripon Way, Borehamwood	See assessment sheet below
H2	S129	Gas Holders site, Station Road, Borehamwood	See assessment sheet below
H3	S59	Land to the south of Elstree and Borehamwood Station	Site has planning permission
H4	S33	Land at Bushey Hall Golf Club, Bushey	See assessment sheet below
H5	S72	Land at Rossway Drive, Bushey	Site has planning permission
H6	SU57	Hertswood Upper School, Thrift Farm Lane, Borehamwood	See assessment sheet below
H7	n/a	Land at Lincolnsfield, Bushey	See assessment sheet below
H8	SU65	Europcar House, Aldenham Road, Bushey	See assessment sheet below
H9	S47	Former Sunny Bank School, Potters Bar	See assessment sheet below
H10	S9	Birchville Court and adjoining haulage yard, Heathbourne Road, Bushey Heath	See assessment sheet below
H11	SU63	Elton House, Elton Way, Bushey	Site has planning permission
H12	n/a	First Place Nurseries, Falconer Road, Bushey	See assessment sheet below
TC1	n/a	29-59 Shenley Road, Borehamwood	See assessment sheet below
TC2	n/a	Radlett Service Station 205A Watling Street and Regency House, Watling Street, Radlett	See assessment sheet below

Notes: individual assessments are not included for sites which had planning permission at 1 April 2015.

* i.e. the original SHLAA or its first update (2011)

Site Reference: H1 (SU6)

Site Location / Address: Directors Arms Public House, Ripon Way, Borehamwood

Location type:

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
X					

Redevelopment type:

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
	X				

Existing use: Public House

Relevant planning history:

None

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	Flat	No
Key community facility					

Suitability:

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	Any proposal would be required to demonstrate with evidence that the use as a public house is no longer viable or practical (CS18 of the Core strategy – key community facilities). It was also considered that 36 units was over-development
Is the site suitable?	Yes – subject to above.

Availability:

Has the owner indicated that the site is available?	Yes
Are there any other known ownership constraints?	No – the site is in joint ownership with the council, and pre-application discussions have been undertaken
Any other comments:	No
Is the site available?	Yes

Density multiplier (baseline 30dph):

Area type	Prevailing density	Accessibility	Likely type
Suburban	Medium	High	Mixed

Site Area:

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
52 DpH	0.58	0.49	85%	26

Achievability:

Is there a high demand for housing in the area?	Yes
Is the site in close proximity to existing development and infrastructure?	Yes
Any other comments:	No
Is the site achievable?	Yes

Deliverability / Developability:

Availability:

Is the site deliverable / developable?	Yes
Any other comments:	No

26	Deliverable 1-5 years		Developable 6-10 years		Developable 11-15 years		Developable 16 years + or unknown
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Net Dwellings Capacity used in SADM	26
Reason for Any Difference	-

Site Reference: H2 (S129)

Site Location / Address: Gas Holders site, Station Road, Borehamwood

Location type:

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
X					

Redevelopment type:

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
	X				

Existing use: Existing gasholders, associated infrastructure. Site also includes car repair yard and cottage to south of gasholders which are in the ownership of National Grid.

Relevant planning history: None

Pre-application submitted and an application in for demolition

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	Yes	Yes	Yes	Flat	No
	Flood Zone 2/3 to north of site	Local listed building on site	Associated with gas works		

Suitability:

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	Taking account of the flood risk area to the north, approximately 0.53ha would be suitable for housing
Is the site suitable?	Yes

Availability:

Has the owner indicated that the site is available?	Yes
Are there any other known ownership constraints?	no
Any other comments:	Notice for demolition served
Is the site available?	yes

Density multiplier (baseline 30dph):

Area type	Prevailing density	Accessibility	Likely type
Central	Urban	Very High	Flats

Site Area:

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
100 DpH	0.53	0.45	85%	45

Achievability:

Is there a high demand for housing in the area?	Yes
Is the site in close proximity to existing development and infrastructure?	Yes
Any other comments:	No
Is the site achievable?	Yes

Deliverability / Developability:

Availability:

Is the site deliverable / developable?	Yes
Any other comments:	The 2009 SHLAA stakeholders group anticipated that the site would become available in 11-15 year period, as such the site is now considered deliverable within the next 5 years

45	Deliverable 1-5 years		Developable 6-10 years		Developable 11-15 years		Developable 16 years + or unknown
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Net Dwellings Capacity used in SADM	43
Reason for Any Difference	Original assessment, used for Consultation Draft, was 43 – considered reasonable to continue in absence of detailed discussions with landowner

Site Reference: H4 (S33)

Site Location / Address: Land at Bushey Hall Golf Club

Location type:

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
		x			

Redevelopment type:

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
	x				

Existing use: Part single- part 2-storey Golf club Clubhouse, car park and single-storey vacant industrial/office building

Relevant planning history:

None. Pre-application discussions have been held concerning a larger residential redevelopment of the Golf Course which included this site.

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	Flat	No
Greenbelt, Community Facility					

Suitability:

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	The site is designated as Green Belt, but currently consists entirely of buildings and hardstanding with some trees in the south-east corner. The Club House could be considered to be a Community Facility so should be replaced.
Is the site suitable?	Yes

Availability:

Has the owner indicated that the site is available?	Yes
Are there any other known ownership constraints?	No
Any other comments:	No
Is the site available?	Yes

Density multiplier (baseline 30dph):

Area type	Prevailing density	Accessibility	Likely type
Suburban	Medium	Low	Mixed

Site Area:

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
44dph	0.3	0.3	100%	13

Achievability:

Is there a high demand for housing in the area?	Yes
Is the site in close proximity to existing development and infrastructure?	Yes
Any other comments:	No
Is the site achievable?	Yes

Deliverability / Developability:

Availability:

Is the site deliverable / developable?	Yes
Any other comments:	No

13	Deliverable 1-5 years		Developable 6-10 years		Developable 11-15 years		Developable 16 years + or unknown
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Net Dwellings Capacity used in SADM	13
Reason for Any Difference	-

Site Reference: H6 (SU57)

Site Location / Address: Hertswood Upper School, Thrift Farm Lane, Borehamwood

Location type:

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
X					

Redevelopment type:

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
	X				

Existing use: School and school playing fields, community theatre

Relevant planning history:

Planning Application (14/1767/FUL) for 306 units (under consideration at time of SHLAA)

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	Yes	Yes
Community Facility and Open Space				Slope to south and west	TPO

Suitability:

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	The school is proposing to consolidate the Upper School with the Hertswood Academy on Cowley Hill therefore not resulting in a loss of school places. The existing community theatre on the site is proposed for relocation on the site as part of the development
Is the site suitable?	Yes

Availability:

Has the owner indicated that the site is available?	Yes
Are there any other known ownership constraints?	No
Any other comments:	No
Is the site available?	Yes

Density multiplier (baseline 30dph):

Area type	Prevailing density	Accessibility	Likely type
1.1 Transitional	Higher	High	Mixed

Site Area:

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)	
1.2 dph	62	1.3 5.7	4	70%	248

Achievability:

Is there a high demand for housing in the area?	Yes
Is the site in close proximity to existing development and infrastructure?	Yes
Any other comments:	The loss of the Community theatre is proposed to be mitigated by re-providing it on-site as part of any development proposal
Is the site achievable?	Yes

Deliverability / Developability:

Availability:

Is the site deliverable / developable?	Yes
Any other comments:	No

Deliverable 1-5 years	248	Developable 6-10 years	Developable 11-15 years	Developable 16 years + or unknown
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Net Dwellings Capacity used in SADM	276
Reason for Any Difference	Officers concluded that a more realistic estimate of site capacity based on pre-application discussions for 'schemes' in excess of 300 units would be a midpoint. The figure proposed in the Consultation Draft has been taken forward.

Site Reference: H7**Site Location / Address:** Land at Lincolnsfield off Bushey Hall Drive, Bushey**Location type:**

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
				X	

Redevelopment type:

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
	X				

Existing use: The site is occupied by a number of buildings, most of which are single-storey, in varying uses which are largely redundant and in a poor state of repair

Relevant planning history:

14/2078/FUL – Permission granted for “demolition of buildings to south of Lincolnsfield Centre and redevelopment for 23 residential dwellings including improvements to the existing internal roads, associated vehicular parking and landscaped area.

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	Yes	No	No	Flat	No
Greenbelt	National Flood Zone 2/3 Hertsmere Flood Zone 3b and Main River (Hertsmere SFRA 2008)				

Suitability:

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	No
Is the site suitable?	Yes

Availability:

Has the owner indicated that the site is available?	Yes
Are there any other known ownership constraints?	No
Any other comments:	No

Is the site available?	Yes
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Density multiplier (baseline 30dph):

Area type	Prevailing density	Accessibility	Likely type
N/A	N/A	N/A	N/A

Site Area:

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
N/A	N/A	N/A	N/A	N/A

Achievability:

Is there a high demand for housing in the area?	Yes
Is the site in close proximity to existing development and infrastructure?	Yes
Any other comments:	No
Is the site achievable?	Yes

Deliverability / Developability:

Availability:

Is the site deliverable / developable?	Yes
Any other comments:	Given that planning permission has been granted for the construction of 23 residential units, this site is considered to be both deliverable and developable.

23	Deliverable 1-5 years		Developable 6-10 years		Developable 11-15 years		Developable 16 years + or unknown
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Net Dwellings Capacity used in SADM	23
Reason for Any Difference	-

Site Reference: H8 (SU65)

Site Location / Address: Europcar House, Aldenham Road, Bushey

Location type:

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
X					

Redevelopment type:

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
	X		X		

Existing use: Office

Relevant planning history:

The site was put forward for residential redevelopment through the Site Allocations and Development Management Policies (SADMP) Consultation Draft in March 2014 (19 units). Prior notification for conversion of the existing building through permitted development for 40 units has since been received by the council (14/1511/PD56). Further pre-application advice has been sought on possible intensification of residential development.

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	No	No	Flat	No

Suitability:

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	The allocation in SADMP proposed the redevelopment of the site, with the current office building being replaced by residential units of a similar size to the surrounding detached / semidetached properties. However given the existing potential for a higher density through permitted development the SHLAA yield assessment has been revised.
Is the site suitable?	Yes

Availability:

Has the owner indicated that the site is available?	Yes
Are there any other known ownership constraints?	No
Any other comments:	No
Is the site available?	Yes

Density multiplier (baseline 30dph):

Area type	Prevailing density	Accessibility	Likely type
1.4 Transitional	Higher	Medium	Flats

Site Area:

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
1.5 64dph	1.6 0.4	0.4	100%	26

Achievability:

Is there a high demand for housing in the area?	Yes
Is the site in close proximity to existing development and infrastructure?	Yes
Any other comments:	While the site has prior approval for 40 units, the council has not considered this proposal as a formal planning application. The revised SHLAA estimate used here assumes more flats (and therefore a higher density) compared to the original estimate of 19.
Is the site achievable?	Yes

Deliverability / Developability:

Availability:

Is the site deliverable / developable?	Yes
Any other comments:	No

26	Deliverable 1-5 years		Developable 6-10 years		Developable 11-15 years		Developable 16 years + or unknown
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Net Dwellings Capacity used in SADM	19
Reason for Any Difference	The estimate will vary according to the amount of flats. It is considered reasonable to retain the dwellings estimate used in the Consultation Draft for the time being, though it is expected this can be exceeded.

Site Reference: H9 (S47)

Site Location / Address: Former Sunny Bank School, Potters Bar

Location type:

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
	X	X			

Redevelopment type:

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
	X				

Existing use: Education (no longer active)

Relevant planning history:

Proposed allocation in Site Allocations and Development Management Policies DPD (Consultation Draft) for residential redevelopment and open space. Pre-application discussions on future use of site.

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	Flat	No
Greenbelt Community facility					

Suitability:

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	The full extent of the site is no longer required as a school; however the Council would like the school playing field to remain as public open space.
Is the site suitable?	Yes

Availability:

Has the owner indicated that the site is available?	Yes
Are there any other known ownership constraints?	No
Any other comments:	The County council now seeks to retain the existing southern building for education purposes
Is the site available?	Yes

Density multiplier (baseline 30dph):

Area type	Prevailing density	Accessibility	Likely type
Suburban	Medium	low	Semi-detached

Site Area:

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
30-40dph	1	0.85	85%	31

Achievability:

Is there a high demand for housing in the area?	Yes
Is the site in close proximity to existing development and infrastructure?	Yes
Any other comments:	No
Is the site achievable?	Yes

Deliverability / Developability:

Is the site deliverable / developable?	
Any other comments:	HCC originally promoted the development of this school site in the Green Belt suggesting a developable area of 1.84ha. The Consultation Draft Site Allocations and Development Management Policies DPD has since sought 50% of the site to remain as open space, recognising the site's position on the edge of the Green Belt and the need for open space. The developable area was reduced to 1.4ha. It is now thought that the building to the south will be retained, which will further reduce the developable area to around 1ha.

31	Deliverable 1-5 years		Developable 6-10 years		Developable 11-15 years		Developable 16 years + or unknown
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Net Dwellings Capacity used in SADM	31
Reason for Any Difference	-

Site Reference: H10 (S9)

Site Location / Address: Birchville Court and adjoining haulage yard, Heathbourne Road, Bushey Heath

Location type:

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
X					

Redevelopment type:

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
	X				

Existing use: Nursing home and haulage depot

Relevant planning history:

Planning application submitted for redevelopment of 17 detached units (as yet not determined).

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	Flat	No
Community Facility					

Suitability:

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	Suitability of disposing of care home will be determined as part of current application
Is the site suitable?	Yes

Availability:

Has the owner indicated that the site is available?	Yes
Are there any other known ownership constraints?	No
Any other comments:	No
Is the site available?	Yes

Density multiplier (baseline 30dph):

Area type	Prevailing density	Accessibility	Likely type
1.7 Rural	Low	Medium	Detached

Site Area:

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
1.8 33 dph	1.9 1.4	1.19	85%	17 (based on current application)

Achievability:

Is there a high demand for housing in the area?	Yes
Is the site in close proximity to existing development and infrastructure?	Yes
Any other comments:	No
Is the site achievable?	Yes

Deliverability / Developability:

Is the site deliverable / developable?	Yes
Any other comments:	No

17	Deliverable 1-5 years		Developable 6-10 years		Developable 11-15 years		Developable 16 years + or unknown
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Net Dwellings Capacity used in SADM	17
Reason for Any Difference	-

Site Reference: H12 (S3)

Site Location / Address: First Place Nurseries, Falconer Road, Bushey

Location type:

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
		x			

Redevelopment type:

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
	x				

Existing use: Nursery and Hard standing

Relevant planning history:

Various planning applications submitted for residential development. Three units approved by way of change of use of existing nursery (TP/07/0083 via appeal). Proposed redevelopment of the site for nine units refused (TP/11/0589) and one additional unit refused (TP/13/0691)

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	Flat	No
Greenbelt, Community Facility					

Suitability:

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	The site is in a sensitive location within the Green Belt. There is a significant amount of hard standing which perhaps could be improved through a redevelopment scheme. An appeal decision has approved the conversion of the nursery to residential.
Is the site suitable?	Yes

Availability:

Has the owner indicated that the site is available?	Yes
Are there any other known ownership constraints?	No
Any other comments:	No

Is the site available?	Yes
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Density multiplier (baseline 30dph):

Area type	Prevailing density	Accessibility	Likely type
Suburban	Low	Medium	Detached

Site Area:

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
30dph	0.51	0.43	85%	13

Achievability:

Is there a high demand for housing in the area?	Yes
Is the site in close proximity to existing development and infrastructure?	Yes
Any other comments:	No
Is the site achievable?	Yes

Deliverability / Developability:

Availability:

Is the site deliverable / developable?	Yes
Any other comments:	No

13	Deliverable 1-5 years		Developable 6-10 years		Developable 11-15 years		Developable 16 years + or unknown
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Net Dwellings Capacity used in SADM	10
Reason for Any Difference	This is a round figure. In the light of past refusals, it is important to secure a high quality scheme suited to the location in the Green Belt.

Site Reference: TC1

Site Location / Address: 29-59 Shenley Road, Borehamwood (Part of SADM43 site TC1)

Location type:

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
x					

Redevelopment type:

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
				x	

Existing use: Retail at ground floor (including post office) with residential and office accommodation above

Relevant planning history:

None

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	Yes	No	No	Sloping	Yes
	Flood Zone 3 affects the whole site except part of nos. 59 & 55 (water- course in culvert)			Slopes down towards railway line	Presence of railway line to rear

Suitability:

Is the site accessible when assessed against the SHLAA methodology?	Yes (less than 400m to station)
Any other comments:	No
Is the site suitable?	Yes

Availability:

Has the owner indicated that the site is available?	No
Are there any other known ownership constraints?	No
Any other comments:	No
Is the site available?	No (but some retail units are vacant)

Density multiplier (baseline 30dph):

Area type	Prevailing density	Accessibility	Likely type
Central	High	Very high	Flats

Site Area:

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
110-120dph	0.23	0.23	100%	27

Achievability:

Is there a high demand for housing in the area?	Yes
Is the site in close proximity to existing development and infrastructure?	Yes
Any other comments:	No
Is the site achievable?	Yes

Deliverability / Developability:

Availability:

Is the site deliverable / developable?	Yes
Any other comments:	The site is allocated in SADM for mixed use development. It is considered the location could support a higher density if it were residential only based on planning permission granted on the adjoining 0.15ha site at 61-73 Shenley Road (also part of site TC1) for 19 residential units which would equate to a density of 126dph. Therefore a density of 110-120dph residential density on this site is considered to be reasonable.

Deliverable 1-5 years	27	Developable 6-10 years	Developable 11-15 years	Developable 16 years + or unknown
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Net Dwellings Capacity used in SADM	27
Reason for Any Difference	-

Site Reference: TC2

Site Location / Address: Radlett Service Station 205A Watling Street and Regency House, Watling Street, Radlett (Part of SADM43 site TC2)

Location type:

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
x					

Redevelopment type:

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
				x	

Existing use: Existing petrol station with accompanying shop and vacant building formerly a gym.

Relevant planning history:

None

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	No	No	Sloping	Yes
				Slopes down towards railway line	Presence of railway line to rear

Suitability:

Is the site accessible when assessed against the SHLAA methodology?	Yes (less than 200m to station)
Any other comments:	No
Is the site suitable?	Yes

Availability:

Has the owner indicated that the site is available?	No
Are there any other known ownership constraints?	No
Any other comments:	No
Is the site available?	No (but part is vacant)

Density multiplier (baseline 30dph):

Area type	Prevailing density	Accessibility	Likely type
Transitional	Higher or Medium High	Medium	Flats

Site Area:

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
64dph	0.22	0.22	100%	14

Achievability:

Is there a high demand for housing in the area?	Yes
Is the site in close proximity to existing development and infrastructure?	Yes
Any other comments:	The site was included within the Radlett District Centre Key Locations Planning Brief adopted as supplementary planning document in 2011.
Is the site achievable?	Yes

Deliverability / Developability:**Availability:**

Is the site deliverable / developable?	Yes
Any other comments:	The site is partially vacant with the filling station still operational. Adjoining sites have planning permission for high density developments (225dph at Fire Station and 250dph at Burrell & Co).

Deliverable 1-5 years	14	Developable 6-10 years		Developable 11-15 years		Developable 16 years + or unknown
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Net Dwellings Capacity used in SADM	14
Reason for Any Difference	-

Table B5: Site Assessment Sheets for Other Identified Sites

Summary

Site address	Net Units	Notes
Land at 1-15 Windsor Close, 80-104 Gateshead Road and 1-15 Stannington Path, Borehamwood	5	Pre-application – no assessment sheet. This is potentially a significant scheme, but with a small change in dwelling numbers (i.e. 5 more).
Land rear of 16-28 Masefield Ave, Borehamwood	4	Too small to be covered in SHLAA (below 5 units)
Land rear of 13-21 Hartford Road, Borehamwood	6	See assessment sheet below
Former Cranborne Library and Clinic, Potters Bar	6	See assessment sheet below
54 Sullivan Way, Elstree	1	Too small to be covered in SHLAA (below 5 units)
121-123 Aldenham Road, Bushey	6	See assessment sheet below
Land rear of 24 Melbourne Road, Bushey	2	Too small to be covered in SHLAA (below 5 units)
264 Shenley Road, Borehamwood	1	Too small to be covered in SHLAA (below 5 units)
1 St Michaels Way, Potters Bar	1	Too small to be covered in SHLAA (below 5 units)
Land adjoining 16 Edridge Close, Bushey	1	Too small to be covered in SHLAA (below 5 units)
International University (eastern sector), Bushey	50	Capacity exists as part of the comprehensive redevelopment of the site. Specific phase likely to be modified. No assessment sheet.

Notes: individual assessments are not included for sites which had planning permission at 1 April 2015 or are smaller than 5 units.

Site Reference: S144

Site Location / Address: Garages off Hartford Road

Location type:

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
x					

Redevelopment type:

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
	x				

Existing use: Council owned garages

Relevant planning history: None

Site has been proposed since the 2009 SHLAA

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	No	No	Flat	No

Suitability:

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	No
Is the site suitable?	Yes

Availability:

Has the owner indicated that the site is available?	Yes
Are there any other known ownership constraints?	No
Any other comments:	The Council's Asset Management department have indicated that they wish to dispose of this and several other garage sites within the Borough
Is the site available?	Yes

Density multiplier (baseline 30dph):

Area type	Prevailing density	Accessibility	Likely type
Suburban	Medium	Medium	Semi-detached

Site Area:

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
44 dph	0.13	0.13	100%	6

Achievability:

Is there a high demand for housing in the area?	Yes
Is the site in close proximity to existing development and infrastructure?	Yes
Any other comments:	No
Is the site achievable?	Yes

Deliverability / Developability:

Availability:

Is the site deliverable / developable?	Yes
Any other comments:	No

6	Deliverable 1-5 years		Developable 6-10 years		Developable 11-15 years		Developable 16 years + or unknown
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Site Reference: S160

Site Location / Address: Former Cranborne Library and Clinic, Mutton Lane

Location type:

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
x					

Redevelopment type:

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
	x				

Existing use: Community Centre

Relevant planning history:

When originally proposed in the SHLAA the library and clinic had relocated and the site was actively being promoted for development. In the intervening period the site had been used as day centre for the learning disabled, although it is not clear whether this is intended to be a permanent use.. There have been some recent works to continue the use of site as a day centre.

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	Flat	No
Community Facility					

Suitability:

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	Given that the site is now used as a day centre, it is to be regarded as a community facility and therefore subject to CS19. The site will therefore have to demonstrate that it is no longer required for community use before redevelopment would be supported.
Is the site suitable?	No

Availability:

Has the owner indicated that the site is available?	Yes
Are there any other known ownership constraints?	No
Any other comments:	Site not resubmitted since original SHLAA
Is the site available?	No

Density multiplier (baseline 30dph):

Area type	Prevailing density	Accessibility	Likely type
Suburban	Medium	High	Mixed

Site Area:

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
52	0.12	0.12	100%	6

Achievability:

Is there a high demand for housing in the area?	Yes
Is the site in close proximity to existing development and infrastructure?	Yes
Any other comments:	No
Is the site achievable?	Yes

Deliverability / Developability:

Is the site deliverable / developable?	Yes
Any other comments:	No

	Deliverable 1-5 years		Developable 6-10 years	6	Developable 11-15 years		Developable 16 years + or unknown
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Site Reference: S74

Site Location / Address: 121 - 123 Aldenham Road

Location type:

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
x					

Redevelopment type:

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
x					

Existing use: Residential

Relevant planning history:

Previously in the SHLAA with a yield of 6 units. An application for nine units was refused prior to this (TP/08/0446). An application for a side extension (TP/10/0023) was subsequently approved for 121 Aldenham Road

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	No	No	Flat	No

Suitability:

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	No
Is the site suitable?	Yes

Availability:

Has the owner indicated that the site is available?	Unknown – application for residential development was over 5 years go
Are there any other known ownership constraints?	unknown
Any other comments:	Given that one of the existing homes has pursued a residential extension, it should not be considered available in the short term
Is the site available?	No

Density multiplier (baseline 30dph):

Area type	Prevailing density	Accessibility	Likely type
Suburban	Low	Low	Flats

Site Area:

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
40dph	0.15	0.15	100%	6

Achievability:

Is there a high demand for housing in the area?	Yes
Is the site in close proximity to existing development and infrastructure?	Yes
Any other comments:	
Is the site achievable?	Yes

Deliverability / Developability:

Is the site deliverable / developable?	Yes
Any other comments:	No

	Deliverable 1-5 years		Developable 6-10 years	6	Developable 11-15 years		Developable 16 years + or unknown
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ANNEX C: WINDFALL STATISTICS

Table C1: Windfall Delivery¹ – Summary Statistics 2002/3 to 2014/2015

	Number of Windfall Dwelling Units Completed ²					
	Total	Rural	Urban	Small Urban ³	Large Urban	Schemes with 1-9 Units ³
All Windfall						
2002/03	77	7	70	52	18	-
2003/04	126	1	125	17	108	-
2004/05	174	4	170	29	141	-
2005/06	254	64	190	47	143	-
2006/07	82	4	78	21	57	-
2007/08	270	19	251	59	192	-
2008/09	108	33	75	63	12	65
2009/10	213	28	185	37	148	43
2010/11	150	3	147	49	98	52
2011/12	144	10	134	37	97	47
2012/13	117	10	107	55	52	65
2013/14	261	24	237	51	186	59
2014/15	141	8	133	96	37	104
Annual Average 2002/11⁵	162	18⁵	143	42⁵	102⁵	53
Annual Average 2011/14	174	15	159	48	112	57
Long term Average (to 2013/14)⁶	177	20	157	45	113	55
Long term Average (to 2014/15)⁶	174	20	154	52	102	62
Windfall on Garden Land						
2008/09	74	-	-	-	49	25 ⁴
2009/10	8	-	-	-	0	8 ⁴
2010/11	14	-	-	-	0	14 ⁴
2011/12	17	1	16	8	8	9

2012/13	18	0	18	7	11	7
2013/14	41	5	36	17	19	22
2014/15	20	0	20	20	0	20
Annual Average 2002/11⁵	32	-	-	-	16	16
Annual Average 2011/14	25	2	23	11	13	13
Long term Average (to 2013/14)⁶	29	2	23	11	15	14
Proportion of All Windfall⁷	16%	10%	15%	24%	13%	25%
Long term Average (to 2014/15)⁶	27	2	23	13	12	15
Proportion of All Windfall⁷	16%	10%	15%	25%	12%	24%
Rate of Windfall Delivery						
All - Long term Average (to 2013/14)⁶	177	20	157	45	113	55
Discount	16%	10%	15%	24%	13%	25%
No. of Years the Discount is based on	6	3	3	3	6	6
All - Long term Average (to 2014/15)⁶	174	20	154	52	102	62
Discount	16%	10%	15%	25%	12%	24%
No. of Years the Discount is based on	7	4	4	4	7	7
Average Annual Windfall (exc. Gardens)						
At 1.4.2014	147	17	133	35	96	41
At 1.4.2015	149	18	131	39	90	47

Source: Hertsmere Borough Council records, including Core Strategy Examination Document: Housing Supply Update, August 2012. Windfall for the period 2011-14 was calculated together for inclusion in the AMR 2014/15.

- Notes:
- 1 Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites which unexpectedly become available.
 - 2 i.e. net completions
 - 3 Each site accommodates between 1 and 9 units (gross).
 - 4 The proportion of small scale windfalls using garden land for 2008/09 to 2010/11 was 29%. The proportion of total windfall using garden land for 2008/09 to 2010/11 was 20%.
 - 5 These averages were reduced by 29% (from Note 4) and used by the Council as the assumptions for future windfall in the Core Strategy (2013). The Core Strategy assumptions were as follows: rural windfall sites – 13 units p.a.; small urban windfall sites – 30 units p.a.; and large urban windfall sites – 72 units p.a.

6 This is 10 years, unless data is only available for a shorter period.

7 i.e. the long term average

All figures are rounded.

- not calculated/not available

Table C2: Summary of Windfall Delivery 2011/12 to 2014/2015

		Total net increase on site in year	Number on garden land	% on garden land	Number on non-garden land	% on non-garden land
2011/12	Total	144	17	12%	127	88%
	Urban total	134	16	12%	118	88%
	Urban small	37	8	22%	29	78%
	Urban large	97	8	8%	89	92%
	Rural total	10	1	10%	9	90%
	Rural small	10	1	10%	9	90%
	Rural large	0	0	0%	0	
2012/13	Total	117	18	15%	99	85%
	Urban total	107	18	17%	89	83%
	Urban small	55	7	13%	48	87%
	Urban large	52	11	21%	41	79%
	Rural total	10	0	0%	10	100%
	Rural small	7	0	0%	7	100%
	Rural large	3	0	0%	3	100%
2013/14	Total	261	41	16%	220	84%
	Urban total	237	36	15%	201	85%
	Urban small	51	17	33%	34	67%

	Urban large	186	19	10%	167	90%
	Rural total	24	5	21%	19	79%
	Rural small	8	5	63%	3	38%
	Rural large	16	0	0%	16	100%
2014/15	Total	141	20	14%	121	86%
	Urban total	133	20	15%	113	85%
	Urban small	96	20	21%	76	79%
	Urban large	37	0	0%	37	100%
	Rural total	8	0	0%	8	100%
	Rural small	8	0	0%	8	100%
	Rural large	0	0	0%	0	100%

Notes:

Replacement dwellings not in calculations

(Replacement dwelling always treated as non-garden although the rest of a site may be garden land)

Where (some of the) new development in excess of the replacement dwelling(s) is on the site of demolished dwellings this element of the completions is treated as non-garden

Where demolition occurred in previous year (or has not been identified in the data) it has been taken off the net increase/windfall in the first year in which completions were recorded

The only sites included with negative figures for the year are those with actual (permanent) reductions e.g. conversion of flats to single house.

Sites where there have been demolitions but no completions have not been included as demolitions in advance of construction will be taken into account in figures for first year of completion.

Table C3: Record of Windfall Delivery – 2011/12

Ref No	Gross Units	Size	Address	Description	Urban/ Rural	Garden (✓)	Net Windfall in Year		
							Total	Garden	Non-Garden
TP/05/1497	10	L	68/68a Barnet Road, Adj 48+33 St Vincents Way, Potters Bar	Demolition of 2 dwellings & erection of 10 dwellings	U	✓	8	8	0
TP/07/0757	190	L	Girtin Road & Munro Road & Gulland	Demolition of 94 flats & erection of 190	U		63	0	63

			Close, Bushey	dwellings					
TP/07/1812	14	L	The Lazy Fox Public House, 72 Sparrows Herne, Bushey	Demolition of public house with flat & erection of 14 flats	U		13	0	13
TP/08/0425	1	S	Adj 2 Newcombe Road, R/O 26-28 Harris Lane, Shenley	Erection of dwelling	R	✓	1	1	0
TP/08/0515	1	S	57 High Road, Bushey Heath	Cou of 1st floor from A2 class to 1 flat	U		1	0	1
TP/08/0537	1	S	27 Manor Way, Borehamwood	Cou of ground floor from doctors to flat	U		1	0	1
TP/08/0802	1	S	Adj 11 Micklefield Way, Borehamwood	Erection of dwelling	U	✓	1	1	0
TP/08/0898	4	S	Adj, 65 Berwick Road, Borehamwood,	Demolish community building & erect 4 flats	U		4	0	4
TP/08/0907	7	S	Corner of Castleford Close &, Allerton Road, Borehamwood	Erection of 7 flats	U		7	0	7
TP/08/0929	1	S	Adj 12 Hatherleigh Gardens, Potters Bar	Erection of dwelling	U		1	0	1
TP/08/1101	2	S	53 Bairstow Close, Borehamwood	Conversion of 1 dwelling into 2 dwellings	U		1	0	1
TP/08/1197	76	L	Walton Road Industrial Estate, Bushey	Demolish industrial & erect 76 dwellings	U		12	0	12
TP/08/1825	4	S	24a The Broadway, Darkes Lane, P Bar	Cou of 1st & 2nd floors from offices to 4 flats	U		4	0	4
TP/09/0666	1	S	25 Aldenham Road, Radlett	conversion of 2 flats into 1 dwelling	U		-1	0	-1
TP/09/1131	1	S	Adj 207 Park Avenue, Bushey	Erection of dwelling	U	✓	1	1	0
TP/09/1439	5	S	Roundbush Garage, Round Bush Lane, Aldenham	Erection of 5 new 2 storey houses	R		5	0	5
TP/09/1608	1	S	Adj, 13 Gate Close, Borehamwood	Erection of dwelling	U	✓	1	1	0
TP/09/1787	4	S	Purcell School, Aldenham Road, Bushey	Redevelopment of Purcell School Phase 2 - 80 bedrooms block & 4 job related flats	R		4	0	4
TP/10/0217	1	S	The Vale, School Lane, Bushey	Erect 2 storey, detached, 3 bedroom dwelling	U	✓	1	1	0
TP/10/0413	14	L	The Otter Public House, 506 Bushey Mill Lane, Bushey	Demolish PH & staff flat & erect of 4 x 3 bedroom houses and 10 x 2 bedroom flats	U		1	0	1
TP/10/0426	1	S	Wansford & Priestland, Aldenham Road, Letchmore Heath	Conversion of two separate dwelling houses into a single dwelling	R		-1	0	-1
TP/10/0580	1	S	Land adjoining, 1, 3 & 5 Shenleybury Cottages, Shenleybury, Shenley	Retrospective change of use to a Gypsy Site, to include siting of one static caravan et al	R		1	0	1
TP/10/0923	1	S	24 The Crosspath, Radlett	Convert the ground floor meeting room into a self-contained 2 bedroom flat	U		1	0	1
TP/10/1996	1	S	Land Adjacent, 52, Sullivan Way, Elstree	Erect new 3 bedroom end of terraced dwelling	U	✓	1	1	0

TP/10/2075	4	S	54-62, Chiltern Avenue, Bushey	Demolish no. 58 Chiltern Avenue and erect 4 detached dwellings to the rear of 54-62	U	✓	3	3	0
TP/11/0186	2	S	30 Falconer Road, Bushey	Demolish bungalow, and erect 2 semis	U		1	0	1
TP/11/0336	2	S	138A Shenley Road, Borehamwood	Conversion of maisonette into 2 flats	U		1	0	1
TP/11/0497	2	S	Flat 1, 39 High Street, Bushey	Conversion of flat into 2 flats (retrospective)	U		1	0	1
TP/11/0530	2	S	125 & 131 Sparrows Herne, Bushey,	Convert hairdressing salon into 2 flats.	U		1	0	1
TP/11/0604	2	S	506 Bushey Mill Lane, Bushey	Erect a pair of semi-detached houses.	U		2	0	2
TP/11/0761	1	S	15 Dacre Gardens, Borehamwood	Erect end of terrace 2 bedroom dwelling	U		1	0	1
TP/11/1166	1	S	9 Gills Hill, Radlett	Detached 5 bedroom dwelling (revised)	U		1	0	1
TP/11/1172	2	S	56 Wansford Park, Borehamwood	Convert dwelling into two one bedroomed flats	U		1	0	1
TP/11/2111	1	S	24A Bushey Hall Road, Bushey	Residential use of property	U		1	0	1
							144	17	127

Notes for Tables C3 to C6: L – large (10 or more units gross); S – small (9 or less units gross)
 Descriptions are simplified
 U – urban; R – rural
 Gross units – the total provided on the site; Net – i.e. gross minus losses
 Garden – means (greenfield) garden land was used
 All the notes to Table C2 apply to these tables as well

Table C4: Record of Windfall Delivery – 2012/13

Ref No	Gross Units	Size	Address	Description	Urban/ Rural	Garden (✓)	Net Windfall in Year		
							Total	Garden	Non-Garden
TP/07/2234	22	L	10-16 Arundel Drive, Borehamwood	Demolish 4 existing dwellings and erect 10 four bed town houses and 12 flats	U	✓	18	6	12
TP/07/2300	2	S	R/o Bure House, Skybreak & Hawthorns, The Warren, Radlett	Erection of 2 dwellings	U	✓	2	2	0
TP/08/1662	1	S	Adj 12 Edulf Road, Borehamwood	Erection of dwelling	U		1	0	1
TP/08/1900	5	S	191-195 Sparrows Herne, Bushey	Cou from offices to 5 flats & erection of offices	U		5	0	5
TP/09/1277	1	S	117a Southgate Road, Potters Bar	Cou of ground floor from A2 to 1 flat	U		1	0	1

TP/10/0351	1	S	Garage plot adjacent to, 24 The Highlands, Potters Bar	Demolish garage and erect detached 3 bedroom dwelling.	U		1	0	1
TP/10/0413	14	L	The Otter Public House, 506 Bushey Mill Lane, Bushey	Demolition of PH & staff flat & erection of 4 x 3 bedroom houses and 10 x 2 bedroom flats	U		10	0	10
TP/10/0479	5	S	Elstree Free Church, High Street, Elstree,	Partial demolition, extension and conversion of existing church to create 5 x 2 bedroom town houses (Revised Application).	R		5	0	5
TP/10/0702	3	S	Land rear of, 84-100, High Road (Tamworth Court), Bushey Heath	Erect three self-contained flats with access via Belle Vue Lane	U		3	0	3
TP/10/0760	2	S	47 High Street, Bushey	Cou of first and second floors from B1(a)/A2 (Office) to C3 (Residential), to form 2 flats	U		2	0	2
TP/10/0986	1	S	Land between, 53 and 55 Harcourt Road, Bushey	Erection of detached 3 bedroom house with accommodation within the roof space.	U		1	0	1
TP/10/1559	12	L	2 Shenley Hill, Radlett	Replace existing house with 12 no. 2 and 3 bedroom flats (Amended scheme TP/09/1367).	U	✓	11	5	6
TP/10/2138	1	S	11 Sparrows Herne, Bushey	Change of use from A2 to C3 (dwelling houses).	U		1	0	1
TP/10/2211	8	S	Land Adjacent to The Red House, 74-76 High Street, Bushey	Demolish garages and buildings; erect 3 x 1 bed flats and 3 x 3 bed and 2 x 1 bed houses	U		8	0	8
TP/10/2240	2	S	47, Barham Avenue, Elstree	Demolish existing; erect 2 detached houses	U	✓	1	1	0
TP/10/2363	10	L	Nursery and Yard, 14 London Road, Shenley	Erection of 10 cottage-style houses with car parking.	R		3	0	3
TP/10/2420	2	S	Land r/o (Lime Tree Close), 50 & 52, Chiltern Avenue, Bushey	Erection of a pair of semi-detached houses	U	✓	2	2	0
TP/10/2484	13	L	Site of former Suffolk Punch PH, Balmoral Drive, Borehamwood	Erection of 13 flats and associated car parking car parking and landscape.	U		13	0	13
TP/10/2485	2	S	Land between and rear of, 56 and 58 Harcourt Road, Bushey	Erection of two detached 3 bedroom dwellings	U		2	0	2
TP/11/0258	1	S	Land between, 1 & 3 Turner Road, Bushey	Erection of dwelling	U		1	0	1
TP/11/0530	2	S	125 & 131 Sparrows Herne, Bushey,	Convert hairdressing salon into 2 x 1 bedroom self-contained flats.	U		1	0	1
TP/11/1277	4	S	4, 4A & 6A, Shenley Road, Borehamwood	Change of use from office space to four flats	U		4	0	4
TP/11/1294	8	S	First Place Nurseries, Cobden Hill, Radlett	Demolish existing building and erect 6 semi-detached and 2 detached houses	U		8	0	8
TP/11/1545	2	S	50 Barnet Road, Potters Bar	Cou of ground floor from A1 to 2 flats	U		2	0	2

TP/11/1954	1	S	Land between 57 & 59 Harcourt Road, Bushey	Erection of dwelling	U		1	0	1
TP/11/2317	3	S	121 & 123 Sparrows Herne, Bushey,	Cou of photographic studio (121) to a dwelling & cou of tailors shop (123) into 2 flats	U		1	0	1
TP/11/2367	1	S	Land adj, 147 Herkomer Road, Bushey,	Erection of dwelling	U	✓	1	1	0
TP/12/0233	3	S	158 High Road, Bushey Heath	Demolish existing and erect 3 detached units	U		2	0	2
TP/12/0297	2	S	32 High Street, Bushey	Part change of use from A1 to residential to form ground floor shop to front and 2 flats	U		1	0	1
TP/12/1089	1	S	Waterside Cottage, Brook Drive, Radlett	Retrospective application for replacement bungalow	U		1	0	1
TP/12/1523	1	S	Plot 1, 35 Loom Lane, Radlett	Retrospective works to approved scheme TP/11/1421 (plot 1 only)	U	✓	1	1	0
TP/12/1526	1	S	The Artichoke Public House, 21 Elstree Hill North, Elstree	Removal of condition 9 and variation of condition 10 attached to planning permission reference TP/11/1253	R		1	0	1
TP/12/1969	1	S	106 High Road, Bushey Heath	Change of use from dental surgery (D1) to a 3 bed maisonette (C3) (Revised Application).	U		1	0	1
TP/12/2072	1	S	Nicoll Farm Stables, Allum Lane, Elstree	Use of property as a single dwelling house (C3) (Certificate of Lawful Development - Existing).	R		1	0	1
							117	18	99

Table C5: Record of Windfall Delivery – 2013/14

Ref No	Gross Units	Size	Address	Description	Urban/Rural	Garden (✓)	Net Windfall in Year		
							Total	Garden	Non-Garden
TP/03/0535	1	S	Former Norwegian Barn, Edgwarebury Lane, Elstree	Erection of dwelling	R		1	0	1
TP/06/0968	4	S	Adj 30 New Road, Radlett	Erection of 4 flats	U	✓	4	4	0
TP/08/0083	1	S	Girl Guide Hut, The Rutts, Bushey Heath	Demolition of guide hut & erection of 1 house	U		1	0	1
TP/09/1430	1	S	Barn At 1a Oak Cottages, Oak House, Wagon Road, Barnet	demolition of barn & erection of dwelling	R	✓	1	1	0
TP/09/1492	7	S	Ice Cream Depot, 23 Glencoe Road,	Demolish depot and erect 2 cottages and a	U		7	0	7

			Bushey	block of flats (comprising five two bed units)					
TP/10/0036	15	L	Highfield House, Genesis House and Willowfield, Highfield Road and 32-38 Vale Road, Bushey	Demolish Willowfield and Genesis House, and replace with two buildings containing 9 flats. Convert Highfield House into 4 flats and 32 Vale Road into 2 flats.	U		10	0	10
TP/10/0996	42	L	2a Windmill Lane and, 164-168, High Road, Bushey Heath	Replace 164 High Road. Demolish 166 High Road and 2A & 2B Windmill Lane: erect single block comprising 39 one bedroom warden assisted flats, 2 warden flats and warden office.	U	✓	38	19	19
TP/10/2095	74	L	Land at Allum Lane, Elstree	74 dwellings comprising 71 flats and 3 houses	U		74	0	74
TP/10/2354	1	S	19, Woodlands Close, Borehamwood	Erection of detached 3 bedroom dwelling	U	✓	1	1	0
TP/10/2363	10	L	Nursery And Yard, 14 London Road, Shenley	Erection of 10 cottage-style houses with car parking.	R		7	0	7
TP/10/2489	11	L	9 The Finches, Finch Lane, Bushey	Erect 11 flats with basement parking	U		11	0	11
TP/11/0383	6	S	108-112 Shenley Road, Borehamwood	Cou of upper floors to 4x 2 bed and 2 x 1 bed flats; cou of stairwell between 110 & 112 to A1	U		6	0	6
TP/11/1489	5	S	North Lodge, Black Lion Hill, Shenley	Replace existing with 5 houses	R	✓	4	4	0
TP/11/1698	1	S	Land adj, 10 Hatherleigh Gardens, Potters Bar	Erection of detached, two storey, 3 bedroom dwelling	U		1	0	1
TP/11/1798	1	S	Land between 83-85 Windmill lane, Bushey Heath	Erection of dwelling	U	✓	1	1	0
TP/11/1893	1	S	211 A Darkes Lane, Potters Bar	Conversion of 2 flats into dwelling house	U		-1	0	-1
TP/12/0208	2	S	Hazetta House, Hartspring Lane, Watford	Convert existing bungalow into two	R		1	0	1
TP/12/0288	2	S	183 Herkomer Road, Bushey	Demolish existing & erect 2 semis	U		1	0	1
TP/12/0601	2	S	1 Cranes Way, Borehamwood	Erection of 2 detached 4 bedroom dwellings	U		1	0	1
TP/12/0684	2	S	15 Park Avenue, Potters Bar	Extension to create 2 semi-detached units	U		1	0	1
TP/12/0706	53	L	Former Honeywood House Site, 261 Darkes Lane, Potters Bar	Erect building for Assisted Living Extra Care units and communal facilities for the elderly	U		53	0	53
TP/12/0970	3	S	41-47 Elstree Road, Bushey Heath	Side extension & loft conversion to create three flats	U		3	0	3
TP/12/1116	3	S	49 High Street, Bushey	Cou of part ground floor and complete first and second floors to 3 x 2 bed self-contained flats	U		3	0	3
TP/12/1171	11	L	39 London Road, Shenley	Variation of scheme (ref TP/11/1484) plot 11.	R		9	0	9

TP/12/1248	1	S	Land adjoining, 1 The Rose Walk, Radlett	Erection of detached dwelling	U	✓	1	1	0
TP/12/1431	2	S	Land and outbuilding to the rear of 1 to 2, Watling House, High Street, Elstree	Cou from B8 (Storage/Distribution) Conversion of outbuilding to 2 x 1 bed apartments	U		2	0	2
TP/12/1602	4	S	99-101 Gills Hill Lane, Radlett	Demolish dwelling & erect 4 dwellings.	U	✓	1	0	1
TP/12/1663	2	S	26 Barham Avenue (now known as 26 & 26a Barham Avenue), Elstree	Demolition of existing dwelling and erection of 2 new dwellings (1 x 4 bed and 1 x 5 bed)	U	✓	1	1	0
TP/12/1689	1	S	Annexe at, 1 Wilton Farm Cottages, Radlett Lane, Shenley	Cou from residential annexe to self-contained single family dwelling.	R		1	0	1
TP/12/1724	2	S	Heath End, Common Road, Stanmore	Replace existing dwelling with 1 flat and 1 maisonette	U		1	0	1
TP/12/1725	2	S	R/O, 334 Park Avenue, Bushey	2 x detached 'chalet style' bungalows.	U	✓	2	2	0
TP/12/1905	8	S	Land to the rear of 55-67 and 61 Oundle Avenue, Bushey	Replacement bungalow together with access to 7 new houses	U	✓	3	3	0
TP/12/2150	1	S	Land adj, 44 Clay Lane, Bushey Heath,	Erect two bedroom end of terrace dwelling	U	✓	1	1	0
TP/12/2161	2	S	2 Upper Station Road, Radlett	Cou from B1 (Offices) to C3 (Residential)	U		2	0	2
TP/12/2518	4	S	Land to the rear of 13-47, Wayside, Potters Bar	Redevelop disused garage site to provide a two 4 x 1 bed flats	U		4	0	4
TP/13/0072	6	S	41-51 Oundle Avenue, Bushey	Demolish no.47. Erect bungalow and 5 houses.	U	✓	2	2	0
TP/13/0144	1	S	Land adjoining 1 Napier Drive, Bushey	Erection of detached 3 bedroom dwelling	U	✓	1	1	0
TP/12/0529	1	S	Westwood School, 6 Hartsbourne Road, Bushey Heath	Demolition of existing building & erection of detached 4 bedroom house	U		1	0	1
							261	41	220

Table C6: Record of Windfall Delivery – 2014/15

Ref No	Gross Units	Size	Address	Description	Urban/Rural	Garden (✓)	Net Windfall in Year		
							Total	Garden	Non-Garden
TP/10/0817	4	S	94 Croxdale Road, Borehamwood	Convert house to 2 flats and erect attached building comprising 2 flats.	U	✓	3	2	1
TP/10/0036	15	L	Highfield House, Genesis House and Willowfield, Highfield Road and 32-38	Demolish Willowfield and Genesis House, and replace with two buildings containing 9 flats.	U		4	0	4

			Vale Road, Bushey	Convert Highfield House into 4 flats and 32 Vale Road into 2 flats.					
TP/11/0158	2	S	22 Bushey Hall Road, Bushey	Conversion of dwelling in to 2 flats	U		1	0	1
13/1966/FUL	1	S	Common Lane Farm , Common Lane, Radlett, Hertfordshire	Conversion of garage and workshop into a 3 bedroom dwelling	R		1	0	1
13/2102/FUL	0	S	20A - 24A, Shenley Road, Borehamwood	Convert maisonette to a house of multiple occupation (Class C4) (HMO).	U		-1	0	-1
14/0172/PD56	6	S	1st Floor, Chasegate House 13-17, Southgate Road, Potters Bar	Change of use from office (Class B1a) to 6 residential flats (Class C3).	U		6	0	6
14/0322/FUL	16	L	6-16, Southgate Road, Potters Bar	Amendment to planning permission reference TP/10/2412 to include 2 no. additional 2 bed residential units at second floor level.	U		16	0	16
14/0387/PD56	2	S	1st & 2nd Floor, 14, Theobald Street, Borehamwood	Change of use of B1(a) offices to C3 residential to provide 2 x 2 bed self-contained flats	U		2	0	2
14/1801/PD56	2	S	155 High Street, Potters Bar	Cou from office to 2 flats	U		2	0	2
14/1927/FUL	2	S	Earls Farm, Earls Lane, South Mimms	2 self-contained residential units within an existing outbuilding (retrospective application)	R		2	0	2
PD56/13/1509	5	S	Vale House, 32-38 Vale Road, Bushey	Prior approval: cou from offices to residential	U		5	0	5
TP/11/1155	1	S	South Medburn Farm, Watling Street, Elstree	Convert 2 Listed barns into dwelling house. Convert adjacent barn to swimming pool.	R		1	0	1
TP/11/1710	0	S	46A Watling Street, Radlett	Change of use from C3 residential to B1 office	U		-1	0	-1
TP/12/0207	4	S	25 Grove Road, Borehamwood	Erection of 4 terraced houses.	U		4	0	4
TP/12/0440	3	S	24-24A Bushey Hall Road, Bushey	Single storey rear extension, conversion of existing 4 bedroom first floor flat into 2X1 bed flats together with loft conversion to create studio flat	U		2	0	2
TP/12/0750	4	S	75-79 Loom Lane, Radlett	Replace existing with 4 detached dwellings,	U	✓	1	1	0
TP/12/0778	3	S	Heath End, Common Road, Stanmore	Conversion and erection of 1 x 4 bedroom bungalow on land to rear of Heath End.	U	✓	1	1	0
TP/12/0856	4	S	Hadleigh House, 96 High Street, Bushey	Convert first floor office into 4 fats	U		4	0	4
TP/12/1432	6	S	Green Dragon Public House, Leeming Road, Borehamwood	Demolish Function Hall. Construction of 3 houses and 3 flats,	U		6	0	6
TP/12/1602	4	S	99-101 Gills Hill Lane, Radlett	Demolish dwellings & erect 4 new dwellings.	U	✓	2	2	0
TP/12/1690	2	S	R/o 120 Dugdale Hill Lane, Potters Bar	Erect 2 detached dwellings (Revised)	U	✓	2	2	0

TP/12/1880	1	S	The Dutch Barn, Netherwyld Farm, Watling Street, Radlett	Change of use of Dutch Barn from office (B1) to a 2 bedroom residential dwelling (C3).	R		1	0	1
TP/12/1905	8	S	Land to the rear of, 55-67 and 61, Oundle Avenue, Bushey	Replacement bungalow together with access to 7 new houses	U	✓	4	4	0
TP/12/2013	1	S	Brickfields, Watling Street,	Cou from B8 (storage & distribution) to house.	R		1	0	1
TP/12/2051	5	S	Ex Builders Yard/22 Station Rd, Radlett	Redevelopment to provide 5 x 4 bed houses	U		4	0	4
TP/12/2082	2	S	Uplands, The Warren, Radlett	Demolition of existing bungalow and erection of 2 dwellings	U		1	0	1
TP/12/2627	1	S	34 Cross Road, and 37 Haydon Road, Watford	Conversion of 2 maisonettes into a single house	U		-1	0	-1
TP/12/2645	1	S	Land to the rear of 4, Park Close, Bushey	Erection of detached, 2 bedroom bungalow	U	✓	1	1	0
TP/13/0072	6	S	41-51 Oundle Avenue, Bushey	Demolish no.47. Erect bungalow and 5 houses.	U	✓	3	3	0
TP/13/1084	1	S	Adj, 94 Balmoral Drive, Borehamwood,	Erection of end of terrace, 2 bedroom dwelling	U	✓	1	1	0
TP/13/1304	4	S	75 Theobald Street, Borehamwood,	Demolish existing and erect 4 detached units	U	✓	4	2	2
TP/13/1436	4	S	Garage Site between 17-19, Battlers Green Drive, Radlett	Erection of 4 dwellings	U		4	0	4
TP/13/1479	1	S	140A Darkes Lane, Potters Bar	Convert roof void into self-contained flat	U		1	0	1
TP/13/1546	2	S	41 Linton Avenue, Borehamwood	Convert existing dwelling into 2 flats.	U		1	0	1
TP/12/2620	2	S	Land to the rear of 14, London Road, Shenley	Demolition of existing offices and erection of 2 x 5 bed detached dwellings	R		2	0	2
13/1837/REM	3	S	Land adj Southwark House &, Worcester House, Aberford Road, Borehamwood,	Reserved matters following approval of TP/11/0122 for 3 x 2 bed houses	U		3	0	3
13/1838/REM	4	S	Land adj Lichfield House & Norwich House, Barton Way, Borehamwood	Reserved matters following approval of TP/11/0124 for 4 x 2 bed houses	U		4	0	4
14/0698/VOC	14	L	H N H Timber, Station Road, Borehamwood	Variation of condition 18 attached to planning permission reference TP/11/2320	U		14	0	14
14/1592/VOC	4	S	Garages at Coningsby Drive, Potters Bar	Demolish garages and construct 4 dwellings	U		4	0	4
TP/13/0988	3	S	32 Oakmere Lane, Potters Bar	Demolish existing and erect 3 dwellings	U	✓	2	1	1
TP/13/1708	9	S	128 Aldenham Road, Bushey	Variation of condition 12 attached to planning permission reference TP/12/1079	U		9	0	9
TP/12/2267	8	S	The Royal British Legion, 43 Melbourne Road, Bushey	Demolish existing clubhouse & erect two storey block comprising 8 x 2 bedroom flats	U		8	0	8
TP/12/2543	3	S	Queen Adelaide, London Road, Shenley	Demolition of existing & erection of 1 detached	U		3	0	3

				dwelling & 2 x semi-detached dwellings					
TP/12/1389	2	S	6 Beech Avenue, Radlett	Demolish existing & erect 2 detached houses	U		1	0	1
TP/11/1349	12	L	Franshams, Hartsbourne Road, Bushey Heath	Demolition of 9 flats & erection of 12 flats	U		3	0	3
							141	20	121