



**Hertsmere**

**Housing and Economic Land Availability Assessment**

**Update 2015**

## TABLE OF CONTENTS

<b>1.0 Executive Summary</b> .....	<b>4</b>
<b>2.0 Development Context</b> .....	<b>5</b>
<b>3.0 Policy Context</b> .....	<b>6</b>
<b>4.0 Methodology</b> .....	<b>7</b>
<b>5.0 Assessment of Supply - Housing</b> .....	<b>11</b>
<b>6.0 Economic Land</b> .....	<b>16</b>

## APPENDICES

<b>Appendix 1 New Assessment Sheet Pro Forma</b> .....	<b>20</b>
<b>Appendix 2 Site Tables</b> .....	<b>22</b>
<b>Appendix 3 Site Assessment Sheets</b> .....	<b>52</b>

## **IMPORTANT INFORMATION – PLEASE READ**

**The Housing and Economic Land Availability Assessment (HELAA) is a technical study prepared to inform the Council’s local planning framework. The assessment and identification of sites has no status in formally allocating land for future development and will not be treated as a material consideration in any future decision that the Council makes on individual planning applications.**

The purpose of the HELAA is to quantify the future supply of housing and employment land. It does this through assessing sites with future development potential. It is not a statement of policy and does not allocate sites to be developed. This is the role of the Site Allocations and Development Management Plan (SADM).

The identification of potential development sites within the HELAA as deliverable does not oblige or mean that the Council will grant planning permission for development. All planning applications will continue to be considered against the appropriate policies in Hertsmere’s local planning framework and any other material considerations. The inclusion of potential housing sites within the study does not preclude them from being developed for other purposes.

### **Phasing**

The phasing of sites is based on the Council’s views at the time of the study. Circumstances or assumptions may change. This may mean that sites come forward sooner or later than originally envisaged. The HELAA does not prevent planning applications being submitted on any sites identified or excluded within it at any time.

The information published as part of the HELAA is based on information available at the time of the study, some of which is supplied by landowners or their representatives. As such, there may be some omissions and/or factual inaccuracies, for which the Council does not take liability. Therefore, users of the study’s findings will need to appreciate that there may be additional constraints on some sites that were not identified at the time of the survey and that planning applications will continue to be treated on their merits at the time of the planning application, rather than on the information contained within the HELAA. Likewise, some of the identified constraints may have changed since the information was compiled. Issues may arise during the course of a detailed planning application that could not be or were not foreseen at the time of the assessment.

Generally, the housing capacity of a site in the study either relates to the number of dwellings granted in an unimplemented planning permission (where applicable) or is an estimate based on the methodology contained within the HELAA. However, the site capacities in the study do not preclude densities being increased or decreased on sites, nor does it mean that the densities envisaged within the assessment would necessarily be appropriate. Appropriate densities would need to be assessed through the planning processes when a planning application is submitted.

## 1.0 Executive Summary

- 1.1 This Housing and Economic Land Availability Assessment (HELAA) is a technical study that provides an overview of Hertsmere's housing and economic land supply to meet the borough's future development needs. It was previously referred to as the Strategic Housing Land Availability Assessment (SHLAA), which the Council last updated in 2011.
- 1.2 The methodology for the housing-related elements of this update remains consistent with that of previous years and should be read alongside the [original report](#) (September 2010) and the [2010/11 update](#) (November 2011).
- 1.3 Although the methodology and core principles of the study have not changed substantively, there have been significant changes to the policy context within which it is prepared. The National Planning Policy Framework (NPPF) replaced all previous national planning policy in 2012. New national guidance has been introduced in the form of the Government's [Housing and Economic Land Availability Assessment Guidance](#) (the PPG), which was originally released in 2014. One of the key changes is that the study now includes an assessment of economic land.
- 1.4 This update confirms that the Council continues to have an up-to-date supply of deliverable housing sites for the next five years and beyond. In the existing policy context, potential residential yield for the five year period beginning 1 April 2015 is estimated to be 980 units. The total housing commitment (planning permissions, prior approvals, identified sites and windfall) for the 15 year period beginning 1 April 2015 is estimated to be 4,247 units.
- 1.5 By settlement, Borehamwood continues to have the largest development capacity, followed by Bushey and Potters Bar. Sources of supply are summarised in Table 1 below. It is important to note that this table accounts for supply for the 15 year period from 2015/16 to 2029/30 (inclusive). This is different from Table 1 of the SADM, which accounts for the 15 year plan period from 2012/13 to 2026/27 (inclusive).

Planning Permissions	Schemes not yet commenced	<b>789</b> (844 - 6.5% Lapse Rate)
	Schemes under construction	<b>361</b>
Prior Approvals	Schemes not yet commenced	<b>218</b> (233 - 6.5% Lapse Rate)
	Schemes under construction	<b>18</b>
Identified Sites	Allocations SADM	<b>712</b> (761 - 6.5% Lapse Rate)
	Elstree Way Corridor	<b>760</b> (813 - 6.5% Lapse Rate)
	Other HELAA Sites <sup>1</sup>	<b>369</b> (395 - 6.5% Lapse Rate)
Windfall		<b>1,020</b>
<b>Total Yield (Net) (15 Years)</b>		<b>4,247 Units</b>

- 1.6 Over the 15 year plan period to 2026/27, the majority of Hertsmere's new class B floorspace<sup>2</sup> will be provided within the employment areas/sites identified below.
- Centennial Park, Elstree (See [Map E](#), SADM)
  - Cranborne Road Employment Area, Potters Bar (See [Map C](#), SADM)
  - Elstree Way Employment Area, Borehamwood (See [Map A](#), SADM)
  - Otterspool Way Employment Area, Bushey (See [Map B](#), SADM)

<sup>1</sup> This figure only includes development that could be undertaken within the existing policy context

<sup>2</sup> The schedule of use classes is available [here](#).

- Station Close Employment Area, Potters Bar (See [Map C](#), SADM)
- Stirling Way Employment Area, Borehamwood (See [Map A](#), SADM)
- Various Locally Significant Employment Sites as identified in Policy CS9 of the Core Strategy and on the SADM Policies Maps

1.7 Over the 15 year plan period to 2026/27, the majority of Hertsmere's class A floorspace<sup>1</sup> will be provided within the Borough's six designated town/district centres:

- Borehamwood Town Centre (See [Map A](#), SADM)
- Potters Bar Darkes Lane Local Town Centre (See [Map C](#), SADM)
- Potters Bar High Street District Centre (See [Map C](#), SADM)
- Radlett Watling Street District Centre (See [Map D](#), SADM)
- Bushey High Street District Centre (See [Map B](#), SADM)
- Bushey Heath High Road District Centre (See [Map B](#), SADM)

## 2.0 Development Context

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2.1 80% of Hertsmere is designated as Green Belt land, with the built-up areas of Borehamwood, Bushey, Radlett, Potters Bar and part of Elstree comprising the remaining 20%. Although located within the Green Belt, the villages of Shenley, Aldenham, Letchmore Heath, Patchetts Green, Ridge, South Mimms and part of Elstree also contain modest areas of previously developed land that contribute to the housing stock of Hertsmere.

2.2 During the year 2014/15, a net total of 180 new dwellings were added to the existing housing stock<sup>3</sup>. As at 1 April 2015, construction of 379 dwellings had commenced, with planning permission and prior approval issued for a further 1,077. Previously developed land remains the borough's main source of sites for new housing, with the vast majority of new homes being delivered on this type of site in 2014/15.

2.3 In terms of significant sites that are likely to be delivered in the short-term, a number of large housing-led developments are in the pipeline. In the Elstree Way Corridor (Borehamwood), permission has been granted for development at Isopad House and 12 Elstree Way (former Affinity Sutton office), both previously developed sites near the town centre. Development has commenced at Gemini House and is nearing completion. In Bushey, Rossway Drive (a previously developed site in the Green Belt) and Elton House (a former office block) have both been granted planning permission and are expected to yield a significant number of new homes over the next five years. A resolution has been made by the Council's planning committee to grant planning permission (subject to a s106 agreement) for over 300 homes at the Hertswood Upper School in Borehamwood.

2.4 In the medium-term, it is expected that a significant level of housing will be delivered in Borehamwood through redevelopment in Elstree Way in accordance with the Elstree Way Corridor Area Action Plan, adopted by the Council in July 2015. It is also likely that more flats will continue to come forward in former offices under the permitted development prior approval system, through which offices can be converted to residential use without the need for full planning permission. This has occurred in several locations throughout the borough, although in most cases a full planning permission has also been sought for slightly different schemes.

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<sup>3</sup> The gross number of new dwellings constructed in 2014/15 was 225. This does not take into account demolitions and conversions.

### **3.0 Policy Context**

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- 3.1 Since publication of the previous SHLAA update in 2011 there have been significant changes to both national and local policy.

#### National Planning Policy Framework

- 3.2 The National Planning Policy Framework (NPPF) replaced all previous national planning policy documents in 2012. Paragraph 47 of the NPPF requires that in order to boost significantly the supply of housing, Local Planning Authorities (LPAs) should:
- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;
  - identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land; and
  - identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.

#### Core Strategy

- 3.3 The Hertsmere Core Strategy was adopted by the Council in 2013. Policy CS1 (The Supply of New Homes) specifies that the Council will make provision for at least 3,900 additional dwellings within the District between 2012 and 2027, a development rate of a minimum of 266 dwellings per year.

#### Site Allocations and Development Management Policies Plan

- 3.4 The findings of this study form the evidence base for Hertsmere's proposed SADM. A consultation draft of the SADM was published in March 2014 and comments were received from the public over a period of six weeks. The updated document was published on 31 July 2015 for further representations prior to submission for public examination.

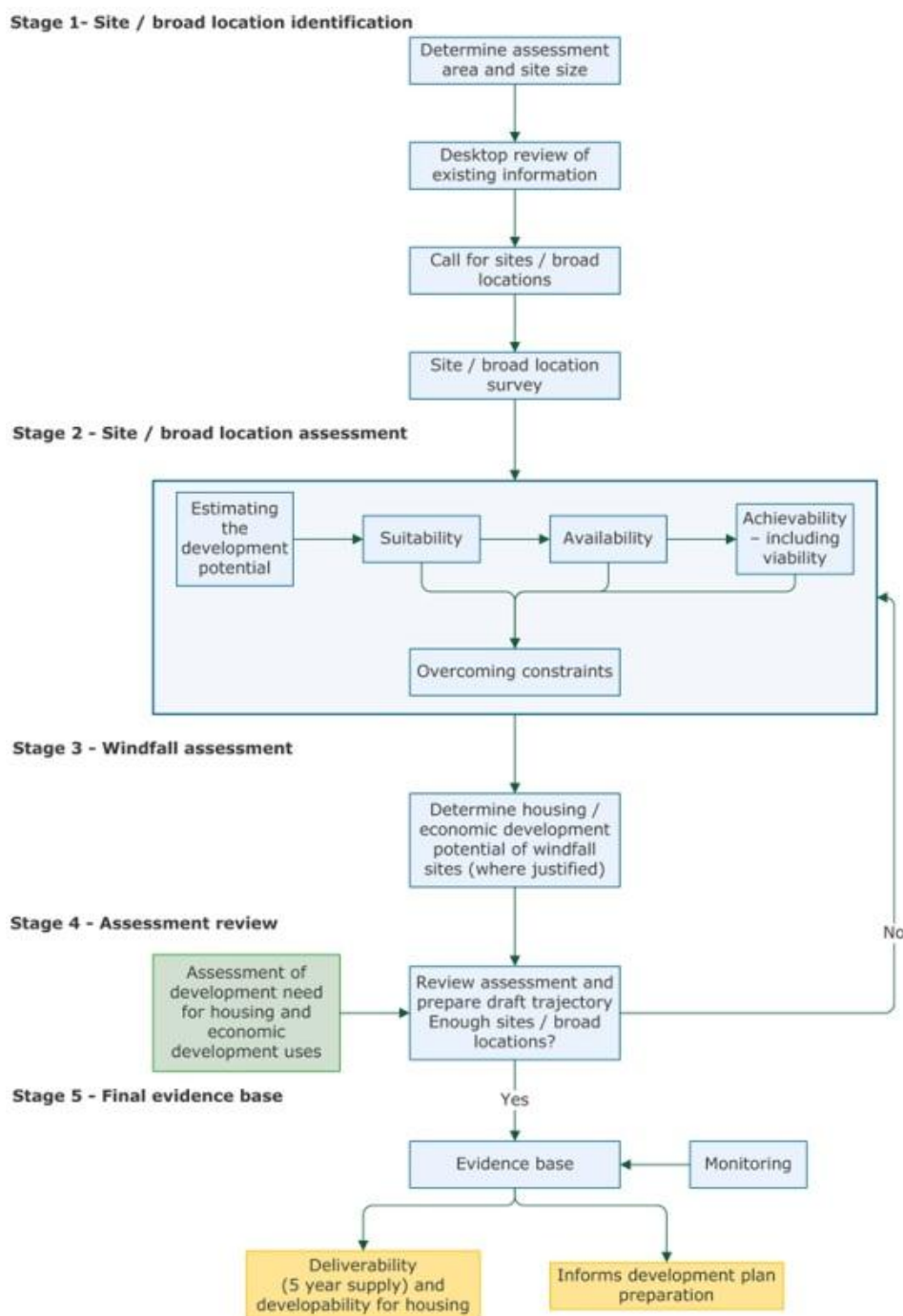
#### Hertsmere Local Plan 2003

- 3.5 Since the previous SHLAA update in 2011, the provisions of the Hertsmere Local Plan 2003 have been all but superseded by the Core Strategy and draft SADM.

## 4.0 Methodology

- 4.1 The process followed for this update closely aligns with the methodology set out in the PPG. This methodology is not substantively different from that followed in previous years<sup>4</sup>.
- 4.2 The PPG sets out five main stages to preparing a HELAA, illustrated in Figure 1 below.

**Figure 1: HELAA Methodology, Strategic Housing Land Availability Assessment Practice Guidance**



<sup>4</sup> The original SHLAA and the 2011 update were undertaken in accordance with the Strategic Housing Land Availability Assessment Practice Guidance (2007)

### Call for Sites

- 4.3 Stakeholder input plays a key role in the delivery of a robust HELAA evidence base. As part of this update, letters seeking input were sent to all major landowners and their agents. The update was publicised on the Council's website, and members of the public were able to provide information on sites. The Council also contacted parish councils, businesses and relevant local interest groups.

### Windfall and 'Broad Locations'

- 4.4 The national guidance that set the methodology of the original SHLAA and 2011 SHLAA update (Planning Policy Statement 3: Housing) specified that windfalls should not be included in the first 10 years of land supply, unless LPA's could provide robust evidence of genuine local circumstances that prevent specific sites being identified. Now however, the NPPF (paragraph 48) enables LPAs to make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Windfall sites have been a significant source of housing supply over many years, as evident in the monitoring data published in previous years by the Council.
- 4.5 Paragraph 24 of the PPG specifies that LPAs have the ability to identify broad locations in years 6-15, which could include a windfall allowance based on a geographical area (using the same criteria as set out in paragraph 48 of the NPPF).
- 4.6 In accordance with the PPG, residential gardens have been excluded from windfall yield. More details on how windfall yield has been taken into account can be found in Section 5 (Assessment of Supply) of this report.

### Sources of Sites and Information

- 4.7 The Council's review included, but was not limited to, the following types of sites and sources of data:
- Sites identified through SADM representations
  - Existing housing development allocations and site development briefs not yet with planning permission
  - Planning permissions for housing development that are unimplemented or under construction
  - Planning applications that have been refused or withdrawn
  - Land in the local authority's ownership
  - Surplus and likely to become surplus public sector land
  - Vacant and derelict land and buildings (including redundant and disused agricultural buildings, potential permitted development changes e.g. offices to residential).
  - Additional opportunities in established uses (e.g. making productive use of under-utilised facilities such as garage blocks)
  - Sites in rural locations
  - Large scale redevelopment and redesign of existing residential or economic areas
  - Sites in and adjoining villages or rural settlements and rural exception sites
  - Potential urban extensions and new free standing settlements



- 4.8 As was the case for the 2011 SHLAA update, self-contained units of C2 extra care housing were taken as a source of potential housing supply.
- 4.9 Housing sites from the previous SHLAA update have not been included in this assessment if there has been no further indication that the site will be developed. Sites from the previous SHLAA have only been retained if:
- the land has been recently promoted for residential development in some way (e.g. put forward through the latest call for sites or SADM submissions); or
  - pre-application advice has been sought regarding residential development of the land; or
  - planning permission for residential development has been applied for, but not yet granted.
- 4.10 Where planning permissions have lapsed since the 2011 SHLAA update, the sites in question have not been included in this assessment unless there is information indicating that development is likely to be pursued in the future.
- 4.11 A new, simplified pro-forma was developed to assess residential yield (Appendix 1). Sites have been assessed against the same criteria of suitability, availability, achievability and overall deliverability/developability. The base density multiplier remains 30dph, which is adjusted according to area type, prevailing density, accessibility and likely housing type.
- 4.12 Sites capable of delivering less than five units have been excluded from the identified site yield. Future yield from these sites has been accounted for through the windfall allowance.
- 4.13 This study includes some yield based on developments that have been refused planning permission. This has been done only if the development was supported in principle and it is considered likely that an amended version of the proposal will be pursued and subsequently obtain planning permission.

#### Lapse Rate

- 4.14 Most planning permissions are implemented, but some lapse. To account for this, the housing yield has discounted using a 'lapse rate'.
- 4.15 A similar methodology to that in the original SHLAA and the 2011 update has been used to calculate a lapse rate for yield from approved developments that have not yet commenced and yield from identified sites.
- 4.16 For the original SHLAA, the discount rate was based on analysis of planning permissions that had lapsed over the period starting 1 April 2001 and ending 31 March 2006. For the 2011 SHLAA update, the period analysed was lengthened from five years to seven, to take into account data up until 31 March 2008. For this update, the period analysed has been lengthened from seven years to ten, to take into account data up until 1 April 2012 (i.e. applications whose permissions would ordinarily lapse by 1 April 2015). This resulted in a lapse rate of 6.5%. See Table 2 below.

<b>Year</b>	<b>Number of units granted</b>	<b>Number of units lapsed</b>	<b>Percentage lapsed</b>
2001/02	400	2	0.5%
2002/03	450	0	0%
2003/04	140	4	2.8%
2004/05	374	30	8.0%
2005/06	263	6	2.3%
2006/07	426	47	11.0%
2007/08	512	67	13.0%
2008/09	376	85	22.6%
2009/10	311	11	2.9%
2010/11	305	17	5.6%
2011/12	326	10	3.1%
	<b>Average</b>		<b>6.5%</b>

### Phasing

- 4.17 The estimate-led approach to projecting when new homes are likely to be completed used in the original SHLAA and 2011 update has been retained. Homes currently under construction have been phased to take into account the individual development circumstances.

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<sup>5</sup> Planning permissions that went on to be superseded by a new permission for non-residential development were removed from the data set.

## 5.0 Assessment of Supply - Housing

### Overview

- 5.1 For the purposes of this study, housing supply has been separated into the following categories:

<b>Developments with planning permission or prior approval under permitted development rights</b>	This category includes schemes that have commenced (but have not yet been completed) as well as those that have not yet commenced.
<b>Identified sites</b>	This category includes sites allocated in SADM, sites within the Elstree Way Corridor and all other sites identified in the HELAA.
<b>Windfall yield</b>	The NPPF classifies windfall as “Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.”

- 5.2 The findings of the SHLAA update are summarised in the Table 2 below. It is important to note that this table accounts for supply for a 15 year period from 2015/16 to 2029/30 (inclusive). This is different from Table 1 of the SADM, which accounts for the 15 year plan period from 2012/13 to 2026/27 (inclusive).

<b>TABLE 3: Commitments to 2029/30 (15 Years)</b>		
Planning Permissions	Schemes not yet commenced	<b>789</b> (844 - 6.5% Lapse Rate)
	Schemes under construction	<b>361</b>
Prior Approvals	Schemes not yet commenced	<b>218</b> (233 - 6.5% Lapse Rate)
	Schemes under construction	<b>18</b>
Identified Sites	Allocations SADM	<b>712</b> (761 - 6.5% Lapse Rate)
	Elstree Way Corridor	<b>760</b> (813 - 6.5% Lapse Rate)
	Other HELAA Sites	<b>369</b> (395 - 6.5% Lapse Rate)
Windfall		<b>1,020</b>
	<b>Total Yield (Net) (15 Years)</b>	<b>4,247 Units</b>

### Developments with Planning Permission

- 5.3 As at 1 April 2015, planning permission or prior approval had been issued for 1,433 units<sup>6</sup>. Of these, 379 units were part of schemes that had commenced. 1,077 were part of schemes that had not yet commenced. The 6.5% lapse rate has been applied to the schemes that have not yet commenced, leaving a net total of 1,386 units. These are considered to be deliverable within five years.

### Identified Sites

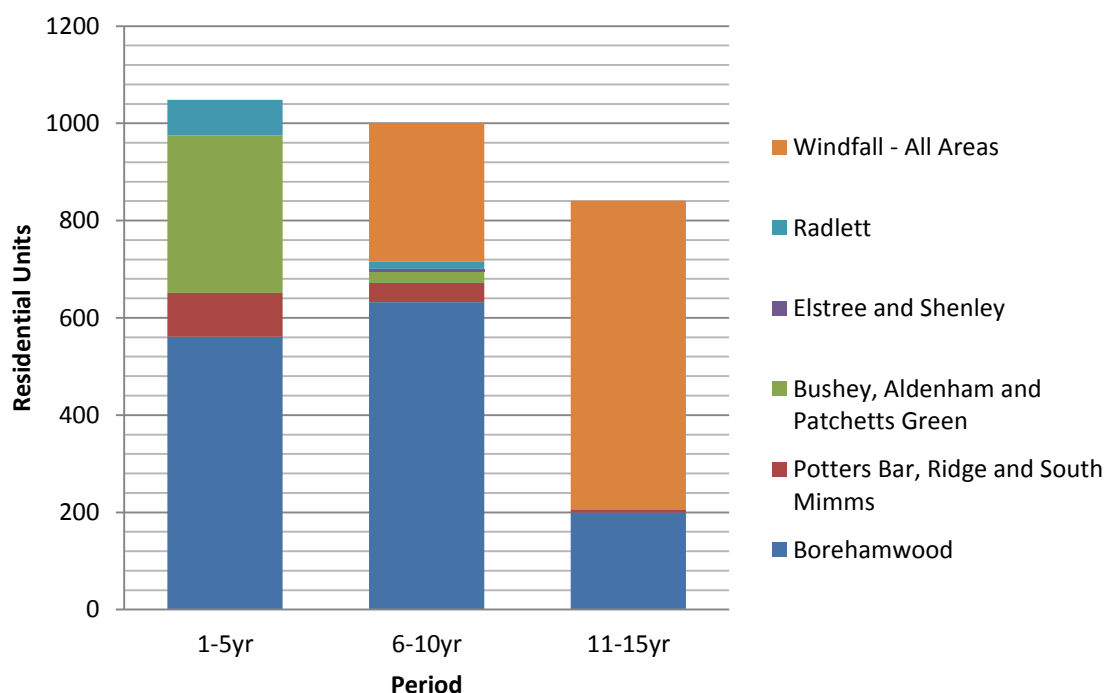
- 5.4 An overview of the HELAA sites can be found in Appendix 2 (Site Tables). An assessment sheet for each identified site can be found in Appendix 3 (Site Assessment Sheets). Table 3

<sup>6</sup> This figure excludes units with planning permission on sites allocated in the SADM. Units that have planning permission and are on SADM sites are accounted for in Tables 6-9 (Sites allocated in SADM).

and Graph 1 provide a summary of potential yield from identified sites by area. This excludes planning permissions and prior approvals.

<b>TABLE 4: HELAA sites existing policy context – Potential housing supply by location (including SADM sites and Elstree Way)</b>				
<b>LOCATION</b>	<b>TIMEFRAME (Years from this assessment)</b>			<b>TOTAL (within 15 years)</b>
	<b>1-5yr</b>	<b>6-10yr</b>	<b>11-15yr</b>	
Borehamwood	561	632	200	1,393
Potters Bar, Ridge and South Mimms	90	40	6	136
Bushey, Aldenham and Patchetts Green	324	23	0	347
Elstree and Shenley	0	6	0	6
Radlett	73	14	0	87
<b>Gross total</b>	<b>1,048</b>	<b>715</b>	<b>206</b>	<b>1,969</b>
<b>Net total (6.5% Lapse Rate)</b>	<b>980</b>	<b>669</b>	<b>193</b>	<b>1,841</b>

**Graph 1: HELAA Sites, Existing Policy Context, Potential Housing Supply by Area & Time Period (Including SADM Sites, Elstree Way Corridor & Windfall)<sup>7</sup>**



<sup>7</sup> This graph does not take into account the discount rate of 6.5%

- 5.5 A significant proportion of the borough's housing supply will be delivered in Borehamwood through redevelopment of the Elstree Way Corridor (EWC) in accordance with the [Elstree Way Corridor Area Action Plan](#). This 15 year statutory plan was adopted by the Council in July 2015. It is intended to form the basis of a housing-led regeneration of the corridor. Table 5 provides an overview of estimated housing yield from the EWC.

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	No	15				15
	Natwest	Yes	50				50
Opportunity Site 12	Manor Way	Yes			150		150
Opportunity Site 4	Elstree Way North	Yes	150				150
Opportunity Site 5 (part)	Elstree Way South	Yes		260			260
Opportunity Site 6	Civic Car park	Yes			50		50
Opportunity Site 9	Garage (Kwik Fit / Shell)	Yes		50			50
Opportunity Site 5 (part)	Land at former Affinity Sutton Site	Yes	88				88
<b>Total</b>			<b>303</b>	<b>310</b>	<b>200</b>		<b>813</b>

- 5.6 Tables 6-9 below provide an overview of identified sites that have been allocated in SADM.

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	26				26
H2/S129	Gas Holders site, Station Road	Yes	45				45
H3/S59	Land to the south of Elstree and Borehamwood Station <sup>9</sup>	No	43				43
H6/C8	Hertswood Upper School, Thrift Farm Lane	Yes		248			248
<b>Total</b>			<b>114</b>	<b>248</b>			<b>362</b>

<sup>8</sup> For some sites, the yield specified in HELAA and SADM differ slightly. The reason for these differences can be found on the assessment sheet for each respective site.

<sup>9</sup> Planning permission has been granted for development on this site. SADM allocated sites with planning permission are excluded from the 'Planning Permissions' category to avoid double counting. Given that the planning permissions provide a high degree of certainty in terms of yield, site assessment sheets are not considered necessary.

TABLE 7: Sites in Bushey allocated in Policy SADM1							
SADM ref/ HELAA 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	13				13
H5/S72	Land at Rosway Drive, Bushey <sup>8</sup>	Yes	82				82
H7	Land at Lincolnsfield, Bushey	No	23				23
H8/C40	Europcar House, Aldenham Road, Bushey	Yes	26				26
H10/S9	Birchville Court and adjoining haulage yard, Heathbourne Road, Bushey Heath	Yes	17				17
H11/C41	Elton House, Elton Way, Bushey	Yes	102				102
H12/S3	First Place Nurseries, Falconer Road	Yes	13				13
<b>Total</b>			<b>276</b>				<b>276</b>

TABLE 8: 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	31				31
<b>Total</b>			<b>31</b>				<b>31</b>

TABLE 9: 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/C9	29-59 and 61-71 Shenley Rd, Borehamwood <sup>8</sup>	Yes	18 <sup>10</sup>	27 <sup>11</sup>			45
TC2/C60	Service Stn/Regency House/Burrell & Co, Radlett <sup>8</sup>	Yes	33 <sup>9</sup>	14 <sup>10</sup>			47
<b>Total</b>							<b>92</b>

### Windfall

- 5.7 Table 10 outlines a long term average windfall rate of 174 dwellings per year (147 dwellings with garden land excluded).

TABLE 10: Windfall and Garden Discount by Type				
	Number of Windfall Dwelling Units Completed			
	Rural	Small Urban	Large Urban	Total
<b>All Windfall</b>				
Ten year average (2005/06 to 2014/15)	20	52	102	174
<b>Windfall on Garden Land</b>				
Long term average	2	13	12	27
Proportion of all windfall	10%	25%	12%	16%
<b>Windfall (excluding Garden Land)</b>	<b>18</b>	<b>39</b>	<b>90</b>	<b>147</b>

- 5.8 Paragraph 47 of the NPPF states that broad locations for growth can be identified in years 6-10 and years 11-15 of the plan period. The urban and rural areas that deliver windfall are classified as broad locations. This is confirmed in the Planning Practice Guidance (Paragraph:

<sup>10</sup> Yield for the part of the site with planning permission.

<sup>11</sup> Yield for the part of the site without planning permission.

24 Reference ID: 3-24-20140306). On this basis, annual windfall has been provided for on a yearly basis as shown in Table 11 below.

<b>TABLE 11: Net Windfall by Type and Year</b>						
<b>Type</b>	<b>Observed rate per year</b>	<b>Garden discount</b>	<b>Rate per year</b>	<b>Period over which windfall is assumed</b>	<b>No. of Years</b>	<b>Total No. of units</b>
<b>Small Urban sites</b>	52	25%	39	Years 6 – 15	10	<b>390</b>
<b>Large Urban sites</b>	102	12%	90	Years 11 – 15	5	<b>450</b>
<b>Rural</b>	20	10%	18	Years 6 – 15	10	<b>180</b>
						<b>1,020</b>

5.9 The figures in Tables 9 and 10 above vary from Table 1 of the SADM in two respects. Firstly, the tables above account for windfall for a 15 year period from 2015/16 to 2029/30 (inclusive). This is different from Table 1 of the SADM, which accounts for windfall over the 15 year plan period from 2012/13 to 2026/27 (inclusive). Secondly, the garden site discount rates used in SADM Table 1 have been increased slightly to provide a margin of error. This is not considered necessary for the purposes of the HELAA and has not been done in Tables 10 and 11 above.

## 6.0 Economic Land

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- 6.1 Hertsmere Council, along with the neighbouring boroughs of Decorum, Three Rivers and Watford, have commissioned work to identify (a) the extent and characteristics of employment growth that our collective jurisdictions will undergo in the coming years, and (b) the resulting requirements for employment land. Findings will be used to inform long-term land use planning.
- 6.2 The results of the aforementioned study will provide an important benchmark for future HELAA updates as they will enable the Council to gauge whether the objectively assessed employment land requirement is on track to be met. With this in mind, future HELAA updates will provide a more detailed analysis of anticipated employment land and floorspace yield. In the interim, an overview of the borough's employment land context is provided below.

### Economic Land: Class B Uses<sup>12</sup>

- 6.3 Over the 15 year plan period to 2026/27, the vast majority of Hertsmere's new or improved class B floorspace will be provided within the employment areas/sites identified below.

#### **Centennial Park, Elstree (See [Map E](#), SADM)**

A large and modern industrial park owned by SEGRO just south of Elstree and located in/washed over by Green Belt. The site is in close proximity to the A41/M1 corridor and with the A1 and M25 within easy reach. The site has grown to include over 75,000 sq m of mixed use space including a significant amount of Grade A office space.

The site is vehicle dominated with extensive parking within the marked car park areas and also on Centennial Way. Occupancy rates have generally remained high due to the quality of the accommodation but a limited number of non-B class uses have been permitted in recent years including a large hotel and a pharmacy.

#### **Cranborne Road Employment Area, Potters Bar (See [Map C](#), SADM)**

Medium-sized industrial estate located on the northern periphery of Potters Bar. The predominant use is B1, B2 and B8 in units of varying size. Recent investment in the area includes new office/warehouse space at Harvest House, small/medium sized industrial units at the Devonshire Centre, and larger warehouse units at the Expert Logistics site.

Access to the wider strategic road network is not ideal, with access to the M25 and A1(M) via the B road network either through Potters Bar town or via South Mimms. The area is well-connected by local bus routes and a train service to London.

Occupancy rates are relatively high. However, there is vacant space among the older stock, with Cranbourne House recently advertising 20,000ft<sup>2</sup> of warehouse/office space. There are particularly high

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<sup>12</sup> The schedule of use classes is available [here](#).



levels of vacancy at the Summit Centre at the end of Summit Road.

There is scope for some redevelopment and intensification within the area.

**Elstree Way  
Employment Area,  
Borehamwood (See  
[Map A](#), SADM)**

This is a large, intensively developed employment area to the east of Borehamwood town centre. It spans either side of Elstree Way and supports a mix of employment uses, including B1, B2 and B8. There are several large scale distribution warehouses in the area, including a Sainsbury's distribution centre. Occupancy rates are relatively high although permitted development rights to enable offices to be converted into residential have resulted in a scheme coming forward for Elstree House.

The location is accessible. Some of it is within walking distance of Borehamwood town centre and is well-serviced by public transport, including the Themslink train service to London. Access to the strategic transport network is good, with the A1 Barnet By-Pass nearby.

There is scope for some redevelopment and intensification within the area.

**Otterspool Way  
Employment Area,  
Bushey (See [Map B](#),  
SADM)**

Medium sized employment area located just off the A41, close to the junction with the M1 (J5). The area currently comprises a limited number of class B sites, with more under sui generis use. Existing uses include a large Porcelanosa showroom, several car showrooms, and builders merchants.

Occupancy rates are high, particularly for the larger units. A number of the smaller units to the south are currently vacant.

There is scope for some redevelopment and intensification within the area. In particular, the vacant units mentioned above are generally of older stock and could represent a redevelopment opportunity.

**Station Close  
Employment Area,  
Potters Bar (See  
[Map C](#), SADM)**

Small industrial area located to the north of Potters Bar railway station. Darkes Lane (the town's main shopping area) and the train station are within walking distance. Station Close is a cul-de-sac and vehicular access is via Darkes Lane only.

The area is intensively developed and comprises office and light industrial tenancies in one and two storey buildings. Occupancy rates are high.

There is little scope for expansion or redevelopment.

**Stirling Way  
Employment Area,  
Borehamwood (See  
[Map A](#), SADM)**

Small industrial area on the south eastern periphery of Borehamwood. A row of industrial units provide mix of small scale office and workshop space along Stirling Way, which runs alongside the A1 Barnet by-pass. Vehicular access is good, with a road linkage

directly onto the A1.

There is little scope for expansion or redevelopment within the area.

#### Other

The sites listed below make a significant contribution to the Borough's current supply of employment land and are identified as Locally Significant Employment sites by the Council. However, the potential for these sites to accommodate additional floorspace is limited.

- Wrotham Business Park
- Borehamwood Enterprise Centre and adjoining sites;
- Theobald Court and adjoining site, Borehamwood;
- Lismirrane Industrial Park, Elstree;
- Hollies Way Business Park, Potters Bar;
- Beaumont Gate, Radlett; and
- Farm Close sites, Shenley.

Outside of the designated areas above, there are a number of other sites which employ significant numbers of people in B class activities including:

- The Waterfront, Elstree
- Imperial place, Borehamwood
- Canada Life, Potters Bar
- Cancer Research UK, South Mimms
- NIBSC, South Mimms
- Bio Products, Elstree
- BBC Elstree, Borehamwood
- Elstree Film Studios, Borehamwood

- 6.4 As at February 2015, available industrial floor space in Hertsmere is estimated to be 25,000m<sup>2</sup>, which is approximately 1.4 years supply. Over the past decade, Hertsmere's annual take-up of industrial floorspace has averaged 18,000m<sup>2</sup> (2006 – 2015)<sup>13</sup>.
- 6.5 As at April 2015, available office floor space in Hertsmere is estimated to be 33,000m<sup>2</sup>, which is approximately three years supply. Over the past decade, Hertsmere's annual take-up of office floorspace has averaged 10,900m<sup>2</sup> (2006 – 2015)<sup>12</sup>.
- 6.6 The Hertsmere Core Strategy 2013 and proposed SADM seek to encourage economic development and promote a competitive local economy within the Borough. To this end, provision will be made for the supply of at least 110ha of designated employment land for B-class development up to 2027.

#### Economic Land: Class A Uses<sup>14</sup>

- 6.7 Over the 15 year plan period to 2026/27, the majority of Hertsmere's class A floorspace will be provided within the Borough's six designated town/district centres:
- Borehamwood Town Centre (See [Map A](#), SADM)
  - Potters Bar Darkes Lane Local Town Centre (See [Map C](#), SADM)

<sup>13</sup> Data Sources: Costar Focus / GL Hearn

<sup>14</sup> The schedule of use classes is available [here](#).

- Potters Bar High Street District Centre (See [Map C](#), SADM)
- Radlett Watling Street District Centre (See [Map D](#), SADM)
- Bushey High Street District Centre (See [Map B](#), SADM)
- Bushey Heath High Road District Centre (See [Map B](#), SADM)

# APPENDIX 1: NEW ASSESSMENT SHEET PRO FORMA

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**Site Reference:**

**Site Location / Address:**

**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

**Redevelopment type:**

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

**Existing use:**

**Relevant planning history:**

**Constraints / Required actions:**

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint

**Suitability:**

Is the site accessible when assessed against the SHLAA methodology?	
Any other comments:	
Is the site suitable?	

**Availability:**

Has the owner indicated that the site is available?	
Are there any other known ownership constraints?	
Any other comments:	
Is the site available?	

**Density multiplier (baseline 30dph):**

Area type	Prevailing density	Accessibility	Likely type

**Site Area:**

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

**Achievability:**

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

**Deliverability / Developability:**

Is the site deliverable / developable?	
Any other comments:	

	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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## APPENDIX 2: SITE TABLES

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## BOREHAMWOOD

Ref	Site address	Site Area (ha)	PDL	Existing policy context				Other Green Belt sites				Total	Comments	Reason included in HELAA
				1-5 yr	6-10 yr	11-15 yr	16+ or unknown	0-5 yr	6-10 yr	11-15 yr	16+ or unknown			
S27	Elstree Distribution Centre	2.3	Yes									0	Employment site in an industrial area. There has been active interest to undertake activities on adjacent sites that could conflict with residential uses.	Submitted for SADM
S37	Old Haberdashers Association, Sports Grounds, Croxdale Road	4.1	No									0	Policy conflict - The site is designated as open space. Site has been promoted for housing throughout the local plan process.	2014/15 call for sites. Representations on local plan process.
S61	57-59 Oakwood Avenue	0.3	Yes		11							11	It is likely that the site is not deliverable in the short term, but there is potential for future development. Planning permission TP/06/0326 was refused and a subsequent appeal dismissed in 2006 for eight units. However, the principle of residential	2014/15 call for sites

<sup>15</sup> This table includes newly identified sites as well as a number of sites that were part of the previous SHLAA. Sites from the previous SHLAA have only been retained if:

- a. the land has been recently promoted for residential development in some way (e.g. put forward through the latest call for sites or SADM submissions); or
- b. pre-application advice has been sought regarding residential development of the land; or
- c. planning permission for residential development has been applied for, but not yet granted.

<sup>16</sup> This table excludes land allocated in SADM and land within the Elstree Way Area Action Plan. Yield from these sites is accounted for separately in Tables 1B and 1C of this Appendix.

<sup>17</sup> This table excludes sites that have been granted planning permission for residential development. This is to avoid double-counting. Yield from all planning permissions is accounted for separately in Table 1 of the update report.

<sup>18</sup> A new site assessment sheet has been prepared for the sites identified in this table. These can be found in Appendix 3.

Table 1A: HELAA sites in Borehamwood <sup>15,16,17,18</sup>														
Ref	Site address	Site Area (ha)	PDL	Existing policy context				Other Green Belt sites				Total	Comments	Reason included in HELAA
				1-5 yr	6-10 yr	11-15 yr	16+ or unknown	0-5 yr	6-10 yr	11-15 yr	16+ or unknown			
													redevelopment was not opposed.	
S137	Land rear of Crown Road	0.3	No									0	Council-owned site, vacant land, no specific use. No current plans to re-develop.	2014/15 call for sites
S142	Garages off Grove Road	0.1	Yes	5								5	The Council's Asset Management department have indicated that they wish to dispose of this and several other garage sites within the borough. Five units based on HELAA assessment methodology.	2014/15 call for sites
S143	Land rear of 16-28 Masefield Avenue, adjoining 13-43 Milton Avenue	0.1	Yes	4								4	The Council's Asset Management department have indicated that they wish to dispose of this and several other garage sites within the borough. Four units based on HELAA assessment methodology.	2014/15 call for sites
s144	Land rear of 13-21 Hartford Road, 16-18 Sring Close and 3-7 Winstre Road	0.2	Yes	6								6	HELAA methodology suggests yield of six units. Previously allocated capacity of four units. This change is due to improved accessibility.	2014/15 call for sites
SU7	St. Andrews United Reformed Church, Aycliffe Road	0.2	Yes	9								9	Put forward for the 2011 SHLAA and has subsequently entered pre-application discussion for a mixed scheme, including retention of use of site for a church.	Pre-application advice sought
C1	Units 1, 2 and 3, Manor Way	0.9	Yes									0	Not currently suitable as the site is located within an employment area. There were submissions for SADM/HELAA/EWCAAP.	Submitted for SADM/HELAA/EWCAAP



Ref	Site address	Site Area (ha)	PDL	Existing policy context				Other Green Belt sites				Total	Comments	Reason included in HELAA
				1-5 yr	6-10 yr	11-15 yr	16+ or unknown	0-5 yr	6-10 yr	11-15 yr	16+ or unknown			
C2	Watchtower, Elstree Way	0.7	Yes									0	Not currently suitable as the site is located within an employment area. There were submissions for SADM/HELAA/EWCAAP.	Submissions for SADM/HELAA/EWCAAP
C3	Land to the rear of 28 - 42 Alexandra Road, Well End	0.24	Yes									0	There is a multitude of landowners and no evidence of their willingness to dispose of their land. It is considered highly unlikely that the site is deliverable.	2014/15 call for sites
C4	Evelyn House 3 Elstree Way	0.7	Yes									0	While the western part of the Elstree Way Employment Area has been allocated for residential development this site falls within the retained employment boundary.	2014/15 call for sites
C5	Grosvenor Road day centre and public toilets	0.19	Yes	12								12	The site measures approximately 0.38ha, half of which is within a flood zone. This part of the site is intended to be retained for open space, leaving 0.19ha for redevelopment. 12 units based on HELAA methodology.	2014/15 call for sites
C6	Paramount House, 17-21 Shenley Road	<0.1	Yes	5								5	Loss of retail in town centre would not be supported. However, permitted development rights would allow some residential conversion to take place. Five units based on potential demonstrated in withdrawn	2014/15 call for sites. Planning application submitted and withdrawn.

Ref	Site address	Site Area (ha)	PDL	Existing policy context				Other Green Belt sites				Total	Comments	Reason included in HELAA
				1-5 yr	6-10 yr	11-15 yr	16+ or unknown	0-5 yr	6-10 yr	11-15 yr	16+ or unknown			
													application for redevelopment of upper floors.	
C7	Elstree House, Elstree Way	0.63	Yes	80								80	Two prior notification submissions have been made by the landowner to convert the office into residential flats under the General Permitted Development Order – 69 and then 80 units. Both proposals have found to meet the permitted development criteria.	2014/15 call for sites. Prior notifications submitted.
C61	Land south of Elstree and Borehamwood Station	0.2	No	9								9	Nine units based on redevelopment consultation by National Rail	
C62	Land rear of Paxton Court	0.12	No		16							16		
C63	Council-owned garage sites: Stratfield Road, Torworth Road and Eldon Avenue	-	Yes		20							20		
<b>Total<sup>19</sup></b>				<b>126</b>	<b>47</b>							<b>173</b>		

<sup>19</sup> This total excludes sites with a yield of less than five units.

Table 1B: SADM Allocated Sites – Borehamwood														
Ref	Site address	Site Area (ha)	PDL	Existing policy context			Other Green Belt sites				Total	Comments	Reason included in HELAA	
				1-5 yr	6-10 yr	11-15 yr	16+ or unknown	0-5 yr	6-10 yr	11-15 yr				16+ or unknown
SU6 SADM Site H1	The Directors Arms PH, Ripon Way, and garage sites to the rear	0.6	Yes	26								26	26 units based on HELAA methodology. The site is in joint ownership with the council. Pre-application discussions have been undertaken regarding residential re-development.	2014/15 call for sites
S129 SADM Site H2	Gas Holders, Station Road	0.5	Yes	45								45	45 Units based on HELAA methodology. The 2009 SHLAA stakeholders group anticipated that the site would become available in the 11-15 year period, as such the site is now considered deliverable within the next 5 years.	2014/15 call for sites

Table 1B: SADM Allocated Sites – Borehamwood														
Ref	Site address	Site Area (ha)	PDL	Existing policy context				Other Green Belt sites				Total	Comments	Reason included in HELAA
				1-5 yr	6-10 yr	11-15 yr	16+ or unknown	0-5 yr	6-10 yr	11-15 yr	16+ or unknown			
S59 SADM Site H3	Land to the south of Elstree and Borehamwood Station	-	No	43								43	Planning permission granted. SADM allocated sites with planning permission are excluded from the 'Planning Permissions' categories to avoid double counting. No assessment sheet required.	
C8 SADM Site H6	Hertswood Upper School, Thrift Farm Lane	5.7	Yes		248							248	248 units Based on HELAA methodology. Planning Application (14/1767/FUL) for 306 units pending consideration.	2014/15 call for sites. Planning application submitted.
C9 SADM 43 TC1	29-59 Shenley Road and 61-71 Shenley Rd, Borehamwood	-	Yes	18	27							45	18 units granted planning permission. 27 units based on HELAA methodology.	Planning permission
<b>Total</b>				<b>132</b>	<b>275</b>							<b>407</b>		

**Table 1C: Identified Sits within the Elstree Way Corridor<sup>20</sup>**

Ref	Site address	Site Area (ha)	PDL	Existing policy context				Other Green Belt sites				Total	Comments
				1-5 yr	6-10 yr	11-15 yr	16+ or unknown	0-5 yr	6-10 yr	11-15 yr	16+ or unknown		
Opportunity Site 10	Front part of Oakland's College	-	No	15								15	
	Natwest	-	Yes	50								50	
Opportunity Site 12	Manor Way	-	Yes			150						150	
Opportunity Site 4	Elstree Way North	-	Yes	150								150	
Opportunity Site 5 (part)	Elstree Way South	-	Yes		260							260	
Opportunity Site 6	Civic Car park	-	Yes			50						50	
Opportunity Site 9	Garage (Kwik Fit / Shell)	-	Yes		50							50	
Opportunity Site 5 (part)	Land at former Affinity Sutton Site	-	Yes	88								88	
	<b>Total</b>			<b>303</b>	<b>310</b>	<b>200</b>						<b>813</b>	

<sup>20</sup> This table includes the following specific HELAA sites: Instalcom, Police/Fire Station, Library, Avenir, Civic Car Park, Job Centre, Front of Oaklands, Affinity Sutton.

**Table 1D: Identified sites in Borehamwood that have been excluded because planning permission has been granted or granted subject to s106**

Ref	Site Address
S28	Former Sports Ground, Rowley Lane
S64	Oakleigh and Arden, Mildred Avenue
S132	East side of Glenhaven Avenue
SU1	New Horizons, Studio Way
C10	Belford Road Garages
C11	191-195 Shenley Road

**Table 1E: Identified sites in Borehamwood that have been excluded because an approved development has been implemented/built**

Ref	Site Address
S16	Oaklands
S76	Suffolk Punch, Howard Drive
S199	Allum Lane (next to Borehamwood Station)
SU5	98-112 Shenley Road
SU9	15 Dacre Gardens

**Table 1F: Identified sites in Borehamwood that have been excluded because there has been no further promotion of the site for residential development or indication that residential development will be undertaken in the foreseeable future**

Ref	Site Address	Comments
S39	BBC Elstree, Clarendon Road	BBC not vacating site. Previously allocated yield of 308 units.
S139	Land off Maxwell Road	Part of studio site now cleared. Used for studio.
S133	43-47 Theobald Street	Borehamwood Enterprise Centre
C12	The Crown	Appears that permitted development scheme is being pursued.
S163	Land south of Borehamwood rail tunnel	Previously discounted due to Green Belt designation. No response to call for sites, no pre-application discussions etc.

<b>Table 1G: Identified sites in Borehamwood that have been excluded because future development, if any, will be accounted for in the windfall allowance</b>		
<b>Ref</b>	<b>Site Address</b>	<b>Comments</b>
S149	Estate, Stratfield Road	Previously allocated a yield of 17 units. Additional yield high enough to be included in the HELAA now considered unlikely. Any future development would be accounted for by windfall allowance.
SU2	Land adjacent to 55 Siskin Close	Application for a single house refused.
SU3	264 Shenley Road	Originally allocated yield of one unit based on refused planning application. Approval for extension has since been granted (TP/11/0722). Therefore, site no longer considered available for residential redevelopment.
SU4	4A & 6A Shenley Road	Planning permission granted for four units, now expired.
SU5	32 Oddesey Road	Previously allocated yield of one unit. However, application 14/1703/FUL for one unit has been refused in principle.
C13	85-89 Shenley Road	Pre-application received for six units. However, not supported due to height. It is considered that up to four units could be accommodated.

## POTTERS BAR, RIDGE & SOUTH MIMMS

Ref	Site address	Site Area (ha)	PDL	Existing policy context				Other Green Belt sites				Total	Comments	Reason included in HELAA
				1-5 yr	6-10 yr	11-15 yr	16+ or unknown	0-5 yr	6-10 yr	11-15 yr	16+ or unknown			
S45	Oakmere Library, High Street	0.18	Yes	8								8	Previously part of a wider site with Elms Health Clinic, which has since been redeveloped as a new surgery. Only 0.18ha is considered deliverable.	2014/15 call for sites
S55	Potters Bar Garden Centre (formally identified as 'land at Bentley Heath)	1.0	No									0	Not considered suitable due to Green Belt designation.	2014/15 call for sites
C14	The Green Man, 238 High Street	0.2	Yes		11							11	The site is deliverable but will depend on the ability to accommodate the listed building in any proposal.	2014/15 call for sites
S160	Former Cranbourne Library and Clinic, Mutton Lane	0.1	Yes			6						6	Yield reduced from 7 units to 6 units. Delivery timeframe increased from 0-5 years to 11-15 years.	2014/15 call for sites
C15	Metropolitan House,	0.6	Yes	51								51	Pre-application discussions have	Site recently

<sup>21</sup> This table includes newly identified sites as well as a number of sites that were part of the previous SHLAA. Sites from the previous SHLAA have only been retained if:

- a. the land has been recently promoted for residential development in some way (e.g. put forward through the latest call for sites or SADM submissions); or
- b. pre-application advice has been sought regarding residential development of the land; or
- c. planning permission for residential development has been applied for, but not yet granted.

<sup>22</sup> This table excludes land allocated in SADM. Yield from these sites is accounted for separately in Tables 2B of this Appendix.

<sup>23</sup> This table excludes sites that have been granted planning permission for residential development. This is to avoid double-counting. Yield from all planning permissions is accounted for separately in Table 1 of the update report.

<sup>24</sup> A new site assessment sheet has been prepared for the sites identified in this table. These can be found in Appendix 3.



Ref	Site address	Site Area (ha)	PDL	Existing policy context				Other Green Belt sites				Total	Comments	Reason included in HELAA
				1-5 yr	6-10 yr	11-15 yr	16+ or unknown	0-5 yr	6-10 yr	11-15 yr	16+ or unknown			
	Darkes Lane												highlighted that there may be the possibility to build additional levels above the three storey retail block.	advertised for sale and various pre-application discussions have taken place.
C16	233-235 Darkes Lane	0.2	Yes		9							9	Planning permission refused for 13 flats. However, a lower amount is considered feasible.	Planning permission sought
S29	Land at 49-55 Blanche Lane	0.32	No									0	Various planning applications have either been withdrawn or refused. Given the outcome of these applications, it is considered that the site is not suitable for residential development and would constitute inappropriate development in the Green Belt.	Planning permission sought
C17	01215/1 and 01215/3 South Mimms Plot A	0.9	No									0	Not considered suitable due to Green Belt designation. A water course runs through the site, but there appears to be sufficient land to allow a buffer.	2014/15 call for sites
C18	01215/2 and 01215/4 South Mimms Plot B	4.0	No									0	Not considered suitable due to Green Belt designation. A water course runs through the site, but there appears to be sufficient land to allow a buffer.	Submitted as representation to draft SADM
C19	Land Behind Staggs Ridge Flats	-	No									0	Not considered suitable due to Green Belt designation.	Various pre-applications to diversify the use from

**Table 2A: HELAA sites in Potters Bar, Ridge and South Mimms<sup>21,22,23,24</sup>**

Ref	Site address	Site Area (ha)	PDL	Existing policy context				Other Green Belt sites				Total	Comments	Reason included in HELAA		
				1-5 yr	6-10 yr	11-15 yr	16+ or unknown	0-5 yr	6-10 yr	11-15 yr	16+ or unknown					
																agricultural. Site put forward in SADM for mixed residential and employment use.
C20	Hollies House, 230 High street	-	Yes									0				Planning application. 2014/15 call for sites
C63	Council-owned garage sites: Kimptons Close and Oakmere Avenue	-	Yes		20							20				
<b>Total<sup>25</sup></b>				<b>59</b>	<b>40</b>	<b>6</b>						<b>105</b>				

<sup>25</sup> This total excludes sites with a yield of less than five units.

Table 2B: SADM Allocated Sites – Potters Bar, Ridge and South Mimms													
Ref	Site address	Site Area (ha)	PDL	Existing policy context				Other Green Belt sites				Total	Comments
				1-5 yr	6-10 yr	11-15 yr	16+ or unknown	0-5 yr	6-10 yr	11-15 yr	16+ or unknown		
S47 SADM Site H9	Former Sunnybank School Site	1.4	Yes	31								31	Yield reduced from 69 to 31. Classified as 'existing policy context' as is allocated in SADM and is only partially within the Green Belt.
<b>Total</b>				<b>31</b>								<b>31</b>	

Table 2C: Identified sites in Potters Bar, Ridge and South Mimms that have been excluded because planning permission has been granted	
Ref	Site Address
S88	195 Darkes Lane
SU10	Potters Bar Police Station
SU12	32 Oakmere Lane
SU15	216 Darkes Lane, Former Honeywood House
SU17	75 The Causeway

Table 2D: Identified sites in Potters Bar, Ridge and South Mimms that have been excluded because an approved development has been implemented/built	
Ref	Site Address
SU16	168 Mutton Lane, The Bridge PH
C21	54-56 Mount Grace Road

**Table 2E: Identified sites in Potters Bar, Ridge and South Mimms that have been excluded because there has been no further promotion of the site for residential development or indication that residential development will be undertaken in the foreseeable future**

Ref	Site Address	Comments
S50	Land to rear of 28-30 Manor Road	
S44	Potters Bar Golf Course	
S40	Land behind 27-31 Heath Road, Potters Bar	
S54	Land to the South of Potters Bar (Site C)	
S56	Land to the South of Potters Bar (Site E)	
S66	45-55 Southgate Road	
S67	434-436 Mutton Lane	
S146	NIBSC Site North, Blanche Lane	
S151	Potters Bar Carpark	
S159	Elm Court, 363 Mutton Lane	
S161	Bridgefoot farm, Bridgefoot	
S162	Land to the south east of potters Bar and north of M25	
S18	Station Road	
S4	Potters bar bus garage	
S138	Land at Aberdale Gardens	
S146	NIBSC Site North, Blanche Lane, South Mimms	
C22	66 - 74 Ladbrooke Drive – Garden land	
C23	Land Adjacent To TSG House (Formerly Lambda House), Cranborne Industrial Estate, Cranborne Road	

<b>Table 2F: Identified sites in Potters Bar, Ridge and South Mimms that have been excluded because future development, if any, will be accounted for in the windfall allowance</b>		
<b>Ref</b>	<b>Site Address</b>	<b>Comments</b>
S65	1-3 Osborne Road	
S68	Barnet Court, Hill Crest	
S71	171 Mutton Lane	
S130	23 Heath Drive	
SU11	41 Darkes Lane	
SU13	10 Hatherleigh Gardens	
SU14	1 St. Michaels Way	
SU15	Land rear of 85 Cranborne Road	
C24	6 Hatfield Road	
C25	186-192 Darkes Lane	
C26	54-56 Hatfield Road	
C27	Mandevyll, The Ridgeway	
C28	Rear Of 163-167 High Street	

## BUSHEY, ALDENHAM & PATCHETTS GREEN

Ref	Site address	Site Area (ha)	PDL	Existing policy context				Other Green Belt site				Total	Comments
				1-5 yr	6-10 yr	11-15 yr	16+ or unknown	0-5 yr	6-10 yr	11-15 yr	16+ or unknown		
S74	121-123 Aldenham Road	0.2	No				6					6	Delivery timeframe increased from 0-5 years to 16+ years. One of the existing homes has pursued a residential extension, so the site can no longer be considered available in the short term.
SU21	Bushey Police Station, 43 Sparrows Herne	<0.1	Yes	5								5	Yield increased from 4 units to 5 units. 5 unit application recommended for refusal due to affordable housing. However, support for 5 units in principle.

<sup>26</sup> This table includes newly identified sites as well as a number of sites that were part of the previous SHLAA. Sites from the previous SHLAA have only been retained if:

- a. the land has been recently promoted for residential development in some way (e.g. put forward through the latest call for sites or SADM submissions); or
- b. pre-application advice has been sought regarding residential development of the land; or
- c. planning permission for residential development has been applied for, but not yet granted.

<sup>27</sup> This table excludes land allocated in SADM. Yield from these sites is accounted for separately in Table 3B of this Appendix.

<sup>28</sup> This table excludes sites that have been granted planning permission for residential development. This is to avoid double-counting. Yield from all planning permissions is accounted for separately in Table 1 of the update report.

<sup>29</sup> A new site assessment sheet has been prepared for the sites identified in this table. These can be found in Appendix 3.

Table 3A: HELAA sites in Bushey, Aldenham and Patchetts Green <sup>26,27,28,29</sup>													
Ref	Site address	Site Area (ha)	PDL	Existing policy context				Other Green Belt site				Total	Comments
				1-5 yr	6-10 yr	11-15 yr	16+ or unknown	0-5 yr	6-10 yr	11-15 yr	16+ or unknown		
C29	129 - 135 High Road	0.13	Yes	12								12	Planning Application for 12 Flats (Appeal in progress over non-determination by the council)
C30	The Paddock Elstree Road Bushey	0.5	No									0	Screening opinion sought (14/1445/E11). Policy conflict as published SADM designates the site as local green space.
C31	Hartsbourne Country Club	-	No									0	Not suitable due to Green Belt designation
C32	2 & 4 Steeplands, 1 & 3 Claybury Hertfordshire	0.17	Yes	8								8	
C33	Walnut Green Garages and Land at the rear of 301,303, 313 Park Avenue	0.15	Yes		5							5	
C34	Land At Caldecote Farm Livery, Caldecote Lane	0.8	No				20					20	This site is within the green belt. However, has been included in "existing policy context" as residential development is possible within PDL parts of the site.
C35	Land To the rear Of Grove House, High Street	<0.1	Yes	4								4	

Table 3A: HELAA sites in Bushey, Aldenham and Patchetts Green <sup>26,27,28,29</sup>													
Ref	Site address	Site Area (ha)	PDL	Existing policy context				Other Green Belt site				Total	Comments
				1-5 yr	6-10 yr	11-15 yr	16+ or unknown	0-5 yr	6-10 yr	11-15 yr	16+ or unknown		
C36	St Margarets School Merry Hill Road	-	Yes									0	Pre-application discussion regarding the possibility of a part of the site to be developed for residential to allow upgrade of school in future.
C37	61-63 Bushey Hall Road and Abbeyfield Society Walker Lodge, Ashlyn Close	0.25	Yes	12								12	
C38	6 - 14 High Road, Bushey Heath	0.22	Yes	11								11	
C63	Council-owned garage sites: Milbrook Road and Meadow Road	-	No		18							18	
<b>Total<sup>30</sup></b>				<b>48</b>	<b>23</b>		<b>26</b>					<b>97</b>	

<sup>30</sup> This total excludes sites with a yield of less than five units.



Table 3B: SADM Allocated Sites – Bushey, Aldenham and Patchetts Green													
Ref	Site address	Site Area (ha)	PDL	Existing policy context			Other Green Belt sites				Total	Comments	
				1-5 yr	6-10 yr	11-15 yr	16+ or unknown	0-5 yr	6-10 yr	11-15 yr			16+ or unknown
S33 SADM Site H4	Bushey Hall Golf Club	41.4	No	13								13	Yield increased from 0 to 13. Site size reduced to cover only the golf club, not the course. Although in the Green Belt, classified as 'existing policy context' as the site is allocated in SADM.
S72 SADM Site H5	Rossway Industrial Estate, Rossway Drive	-	-	82								82	Planning permission granted. SADM allocated sites with planning permission are excluded from the 'Planning Permissions' categories to avoid double counting. No assessment sheet required.
C39 SADM Site H7	Land at Lincolnsfield off Bushey Hall Drive, Bushey	-	No	23								23	This site is in the green belt, but has been categorised as "existing policy context" because planning consent has been granted. SADM allocated sites with planning permission are excluded from the 'Planning Permissions' categories to avoid double counting. No assessment sheet required.

Table 3B: SADM Allocated Sites – Bushey, Aldenham and Patchetts Green													
Ref	Site address	Site Area (ha)	PDL	Existing policy context				Other Green Belt sites				Total	Comments
				1-5 yr	6-10 yr	11-15 yr	16+ or unknown	0-5 yr	6-10 yr	11-15 yr	16+ or unknown		
C40 SADM Site H8	Europcar House, Aldenham Road	0.4	Yes	26								26	Planning permission granted. 19 units (assessed as 19, though prior approval is higher). SADM allocated sites with planning permission are excluded from the 'Planning Permissions' categories to avoid double counting. No assessment sheet required.
S9 SADM Site H10	Land adjacent to Birchville Court, Heathbourne Road	0.9	Yes	17								17	Yield decreased from 25 to 17. Planning application submitted for redevelopment of 17 detached units.
C41 SADM Site H11	Tridac Dental Equipment Ltd, Elton House	-	-	102								102	Planning permission granted. SADM allocated sites with planning permission are excluded from the 'Planning Permissions' categories to avoid double counting. No assessment sheet required.
S3 SADM Site H12	Closed swimming pool and grounds, Falconer Road	0.4	Yes	13								13	Yield increased from 12 to 13 units. Moved to 'existing policy context'. Density multiplier decreased from 33dph to 30dph.
<b>Total</b>				<b>276</b>								<b>276</b>	

<b>Table 3C: Identified sites in Bushey, Aldenham and Patchetts Green that have been excluded because planning permission has been granted</b>	
<b>Ref</b>	<b>Site Address</b>
S31	Former West Herts College
S77	4 Clarence Close
S87	2-8 Hartsbourne Road
SU27	26 Park Road, Bushey

<b>Table 3D: Identified sites in Bushey, Aldenham and Patchetts Green that have been excluded because there has been no further promotion of the site for residential development or indication that residential development will be undertaken in the foreseeable future</b>		
<b>Ref</b>	<b>Site Address</b>	<b>Comments</b>
S21	Metropolitan Police Sports Club, Aldenham Road	
S24	Land Adjacent to Ramada	
S38	White cottage and roundcroft kennels	
S41	Attenboroughs Fields (Land at Merry Hill Road)	
S43	10 acre site Hartspring Lane (Winfield Yard)	
S58	Land off Bushey Hall Road to east of rail line	
S34	Land of Hartspring Lane	
SU30	Land between 127 and 131 Merry Hill Road	
S10	Bushey Hall Farm Site, Bushey Mill Lane	
S33	Bushey hall golf course	
S36	Land east of Farm Way	
S42	Land East of Little Bushey Lane	
S48	Patchetts Green Equestrian Centre	

<b>Table 3E: Identified sites in Bushey, Aldenham and Patchetts Green that have been excluded because future development, if any, will be accounted for in the windfall allowance</b>		
<b>Ref</b>	<b>Site Address</b>	<b>Comments</b>
S78	Land Rear of 24 Melbourne Road	
S300	Plots 1 and 2 Pegmire Lane	
SU23	41-43 Highfield Road, Bushey	
SU25	Land adjoining 16 Edridge Close	
C42	46 Vale Road	
C43	Ivy house	
C44	Land Rear of 1-9 Somers Way, 3 & 5 Somers Way	
C45	32 - 38 Vale Road Bushey, Vale House	
C46	Unit 4 Hampton Mews Sparrows Herne, Chandler House	

## ELSTREE & SHENLEY

Ref	Site address	Site Area (ha)	PDL	Existing policy context				Other Green Belt sites				Comments	
				1-5 yr	6-10 yr	11-15 yr	16+ or unknown	0-5 yr	6-10 yr	11-15 yr	16+ or unknown		
C47	Land to the south of Watford Road (A411) and Aldenham Reservoir	5.3	No									0	As the site is within the Green Belt, it is not considered suitable for development. SADM Representation.
C48	36-44 Lodge Avenue, Elstree	0.35	Yes									0	At present it is thought that only a limited amount of land is available, which if developed would result in a yield less the HELAA 5 unit threshold.
C49	Land adjoining Wilton End Cottage, Shenley	1.2	No									0	As the site is within the Greenbelt, it is not considered suitable for development.
C63	Council-owned garage site: Birchwood	-	No		6							6	
<b>Total<sup>34</sup></b>					<b>6</b>							<b>6</b>	

<sup>31</sup> This table includes newly identified sites as well as a number of sites that were part of the previous SHLAA. Sites from the previous SHLAA have only been retained if:

- a. the land has been recently promoted for residential development in some way (e.g. put forward through the latest call for sites or SADM submissions); or
- b. pre-application advice has been sought regarding residential development of the land; or
- c. planning permission for residential development has been applied for, but not yet granted.

<sup>32</sup> This table excludes sites that have been granted planning permission for residential development. This is to avoid double-counting. Yield from all planning permissions is accounted for separately in Table 1 of the update report.

<sup>33</sup> A new site assessment sheet has been prepared for the sites identified in this table. These can be found in Appendix 3.

<sup>34</sup> This total excludes sites with a yield of less than five units.

<b>Table 4B: Identified sites in Elstree and Shenley that have been excluded because an approved development has been implemented/built</b>	
<b>Ref</b>	<b>Site Address</b>
S83	Elstree Free Church, High Street

<b>Table 4C: Identified sites in Elstree and Shenley that have been excluded because there has been no further promotion of the site for residential development or indication that residential development will be undertaken in the foreseeable future</b>		
<b>Ref</b>	<b>Site Address</b>	<b>Comments</b>
S20	land to West of Shenley Hospital and North of Cricket Ground	
S25	43 London Road	
S30	The Rise and r/o Clare Close	
S51	Land at Fortune Oaks, Fortune Lane	
S75	Stoneycroft & The Bungalow, Fortune Lane	
S85	South Medburn Farm, Watling Street	
C50	Land to the south of Watford Road (A411) and Aldenham Reservoir	
C51	Land adjoining Wilton End Cottage	

<b>Table 4D: Identified sites in Elstree and Shenley that have been excluded because future development, if any, will be accounted for in the windfall allowance</b>		
<b>Ref</b>	<b>Site Address</b>	<b>Comments</b>
C52	The Black Lion, London Road	

## RADLETT

Ref	Site address	Site Area (ha)	PDL	Existing policy context				Other Green Belt sites				Comments	
				1-5 yr	6-10 yr	11-15 yr	16+ or unknown	0-5 yr	6-10 yr	11-15 yr	16+ or unknown		
S6	Starveacres, 16 Watford Road	2.8	No							55		55	Form submitted for both HELAA call for sites and SADM.
S7	Kemprow Farm, Cemex Land	44.3	No									0	Call for sites questionnaire submitted. However, no change to yield or delivery timeframe.
S60	Land rear of The Warren (Site B)	1.8	No									0	SADM submission received. No change to yield.
SU39	Radlett Youth Centre, 2 Loom Lane	0.2	Yes									0	Previous applications refused. Residential re-development of the site at a density that qualifies for inclusion in the HELAA is unlikely to be

<sup>35</sup> This table includes newly identified sites as well as a number of sites that were part of the previous SHLAA. Sites from the previous SHLAA have only been retained if:

- a. the land has been recently promoted for residential development in some way (e.g. put forward through the latest call for sites or SADM submissions); or
- b. pre-application advice has been sought regarding residential development of the land; or
- c. planning permission for residential development has been applied for, but not yet granted.

<sup>36</sup> This table excludes land allocated in SADM. Yield from these sites is accounted for separately in Table 5B of this Appendix.

<sup>37</sup> This table excludes sites that have been granted planning permission for residential development. This is to avoid double-counting. Yield from all planning permissions is accounted for separately in Table 1 of the update report.

<sup>38</sup> A new site assessment sheet has been prepared for the sites identified in this table. These can be found in Appendix 3.

Table 5A: HELAA sites in Radlett <sup>35,36,37,38</sup>												
Ref	Site address	Site Area (ha)	PDL	Existing policy context				Other Green Belt sites				Comments
				1-5 yr	6-10 yr	11-15 yr	16+ or unknown	0-5 yr	6-10 yr	11-15 yr	16+ or unknown	
												supported.
C53	2 Newlands Avenue	0.2	Yes	6								6 Pre-application meeting for the demolition of existing 4 bedroom, two storey dwelling and construction of 6 x 2 bed apartments. Radlett North conservation Area.
C54	8 Watford Road	0.27	Yes	8								8 Planning permission for 8 units refused on design grounds. However, there is support in principle for residential development of the site at this density.
C55	18 Watford Road	0.3	Yes	7								7 Planning permission pending for 7 units grounds. There is support in principle for residential development of the site at this density level.
C56	203-205 Watling Street	-	Yes	5								5 Recent pre-application meeting for the construction of an additional 5 units within the site. There was support in principle development at this



Table 5A: HELAA sites in Radlett <sup>35,36,37,38</sup>												
Ref	Site address	Site Area (ha)	PDL	Existing policy context				Other Green Belt sites				Comments
				1-5 yr	6-10 yr	11-15 yr	16+ or unknown	0-5 yr	6-10 yr	11-15 yr	16+ or unknown	
												density.
C57	47-49 Homefield Road, Radlett	0.3	Yes									0 Application for a five unit development was opposed in principle. Fundamental objections could not be overcome. This suggests that residential re-development of the sites at a density high enough to be included in the HELAA may not be feasible. Moreover, permission has since been granted for extensions to one of the dwellings.
C58	58-66 Newberries Avenue, Radlett	0.4	Yes	6								6 Pre-application meeting for construction of 6 units. Supported in principle.
C59	Scrubbitts Wood, Radlett	0.16	No	8								8 Public open space. Pre-application advice has been sought for the construction of eight affordable units on a small part of the site. There may potentially be justification to accept a

Table 5A: HELAA sites in Radlett <sup>35,36,37,38</sup>													
Ref	Site address	Site Area (ha)	PDL	Existing policy context				Other Green Belt sites				Total	Comments
				1-5 yr	6-10 yr	11-15 yr	16+ or unknown	0-5 yr	6-10 yr	11-15 yr	16+ or unknown		
													limited amount of development fronting Gills Hill subject to all of the homes being delivered as Affordable Housing.
<b>Total<sup>39</sup></b>				<b>40</b>						<b>55</b>		<b>95</b>	

Table 5B: SADM Allocated Sites – Radlett														
Ref	Site address	Site Area (ha)	PDL	Existing policy context				Other Green Belt sites				Total	Comments	
				1-5 yr	6-10 yr	11-15 yr	16+ or unknown	0-5 yr	6-10 yr	11-15 yr	16+ or unknown			
C60 SADM 43 TC2	Radlett Service Station 205A Watling Street and Regency House, Watling Street	-	Yes	33	14								47	14 units based on HELAA methodology. Planning consent for 33 units. Adjoining sites have planning permission for high density developments (225dph at Fire Station and 250dph at Burrell & Co). The sites are all included within the Radlett District Centre Key Locations Planning Brief adopted as supplementary planning document in 2011.

<sup>39</sup> This total excludes sites with a yield of less than five units.

<b>Table 5B: SADM Allocated Sites – Radlett</b>													
Ref	Site address	Site Area (ha)	PDL	Existing policy context				Other Green Belt sites				Total	Comments
				1-5 yr	6-10 yr	11-15 yr	16+ or unknown	0-5 yr	6-10 yr	11-15 yr	16+ or unknown		
<b>Total</b>				<b>33</b>	<b>14</b>							<b>47</b>	

<b>Table 5C: Identified sites in Radlett that have been excluded because planning permission has been granted</b>	
Ref	Site Address
S46	Former Fire Station

<b>Table 5D: Identified sites in Radlett that have been excluded because there has been no further promotion of the site for residential development or indication that residential development will be undertaken in the foreseeable future</b>		
Ref	Site Address	Comments
S17	Scrubland off Loom Lane	
S19	Land rear of The Warren (Site A)	
S22	Land owned by Wood Hall Securities	
S26	Rear of 18 Cobden Hill	
S63	2-3 Theobald Street	
S69	65-67 Goodyers Avenue	
S145	Moses Dell, Watling Street	
S147	The Fruit Farm, Common Lane	
SU41	126 Watling Street	
SU42	Land adjacent 6 Beech Avenue	
SU43	Home Farm, Common Lane	

## APPENDIX 3: SITE ASSESSMENT SHEETS

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## Site Reference: C1

**Site Location / Address:** Units 1, 2 and 3, Manor Way

**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
	x				

**Existing use:** Industrial / warehouse

**Relevant planning history:**

None. Owner submitted representations to the Elstree Way Corridor Area Action Plan seeking for the site to be included for residential redevelopment, but this was not taken forward.

**Constraints / Required actions:**

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	Flat	No
Employment Area					

**Suitability:**

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	While the western part of the Elstree Way Employment Area has been allocated for residential development this site falls within the retained employment boundary. However given the proximity to the town centre, should a future review of employment land seek to change the nature of the area the site may become suitable for residential development as part of a mixed scheme
Is the site suitable?	No (at present)

**Availability:**

Has the owner indicated that the site is available?	Yes
Are there any other known ownership constraints?	Units 1 and 2 are owner-occupied, however the availability of unit 3 is not known.
Any other comments:	The owner of units 1 and 2 are actively seeking to relocate to new purpose built premises outside the borough

Is the site available?	No – but this is likely to change should the owners relocation plans go ahead
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**Density multiplier (baseline 30dph):**

Area type	Prevailing density	Accessibility	Likely type
Transitional	Medium	High	Mixed

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
57 dph	0.87	0.74	85%	42

**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?	No
Any other comments:	No

	Deliverable <b>1-5 years</b>	N/A	Developable <b>6-10 years</b>		Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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## Site Reference: C2

**Site Location / Address:** Watchtower, Elstree Way

**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
	x				

**Existing use:** Industrial / warehouse

**Relevant planning history:** None

Owner submitted representations to the Elstree Way Corridor Area Action Plan seeking for the site to be included for residential redevelopment, but this was not taken forward.

**Constraints / Required actions:**

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	Flat	No
Employment Area					

**Suitability:**

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	While the western part of the Elstree Way Employment Area has been allocated for residential development this site falls within the retained employment boundary. However given the proximity to the town centre, should a future review of employment land seek to change the nature of the area the site may become suitable for residential development as part of a mixed scheme
Is the site suitable?	No (at present)

**Availability:**

Has the owner indicated that the site is available?	Yes
Are there any other known ownership constraints?	No
Any other comments:	The owner is actively seeking to relocate to new purpose built premises outside the borough

Is the site available?	No – but this is likely to change should the owners relocation plans go ahead
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**Density multiplier (baseline 30dph):**

Area type	Prevailing density	Accessibility	Likely type
Transitional	Medium	High	Flats

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
57 dph	0.65	0.55	85%	39

**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?	No
Any other comments:	No

	Deliverable <b>1-5 years</b>	N/A	Developable <b>6-10 years</b>		Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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## Site Reference: C3

**Site Location / Address:** Land to the rear of 28 - 42 Alexandra Road (off Kent Close), Well End

### 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
x					

**Existing use:** Residential gardens

### Relevant planning history:

The site has been subject of a pre-application

### Constraints / Required actions:

Existing policy conflict	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:	Whilst development would reduce garden space on existing properties, it would leave an appropriate level of private amenity
Is the site suitable?	Yes

### Availability:

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

### Density multiplier (baseline 30dph):

Area type	Prevailing density	Accessibility	Likely type
Suburban	Medium	Low	Detached

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
36 dph	0.24	0.24	100%	9

**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 – however from pre-app discussions the amount of units would appear to suggest 5 unit maximum

**Deliverability / Developability:**

Is the site deliverable / developable?	No – given the multitude of landowners, and no evidence of their willingness to dispose of their land, it is considered highly unlikely that the site is deliverable
Any other comments:	

	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>	N/A	Developable <b>16 years + or unknown</b>
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## Site Reference: C4

**Site Location / Address:** Evelyn House 3 Elstree Way

### 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
	x				

**Existing use:** Employment Use B2/B8

### Relevant planning history:

None, however recent pre application proposals for mixed use development (including some residential) have been submitted.

### Constraints / Required actions:

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	Flat	No
Employment Site					

### Suitability:

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	While the western part of the Elstree Way Employment Area has been allocated for residential development this site falls within the retained employment boundary. However given the proximity to the town centre, should a future review of employment land seek to change the nature of the area the site may become suitable for residential development as part of a mixed scheme
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:	No
Is the site available?	Yes

**Density multiplier (baseline 30dph):**

Area type	Prevailing density	Accessibility	Likely type
Transitional	Medium	High	Flats

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
64 dph	0.73	0.62	85%	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:**

Is the site deliverable / developable?	Yes
Any other comments:	Yes

	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>	N/A	Developable <b>16 years + or unknown</b>
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## Site Reference: C5

**Site Location / Address:** Grosvenor Road day centre and public toilets

**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
	x				

**Existing use:** Former day centre - Vacant building

**Relevant planning history:**

Outline planning permission (TP/07/1310) granted in 2007 for demolition of former day centre and construction of 11 flats (expired)

**Constraints / Required actions:**

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	Yes	No	No	Flat	No
Community Facility	To north of site proposed to be kept as open space				

**Suitability:**

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	The community facility has not been in use for some time, and therefore can be disposed of without the need to re-provide
Is the site suitable?	Yes

**Availability:**

Has the owner indicated that the site is available?	Yes – council owned site sought for disposal
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
Transitional	Higher	Very high	Semi detached

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
64 dph	0.19	0.19	100%	12

**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:	The site measures approximately 0.38ha, of which half is within a flood zone. This part of the site is intended to be retained for open space, leaving 0.19ha for redevelopment.

12	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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## Site Reference: C6

**Site Location / Address:** Paramount House, 17-21 Shenley 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
	x				

**Existing use:** Mixed retail (A1 / A3) and office (B1)

### Relevant planning history:

Withdrawn planning application (TP/11/0992) in 2011 for Change of use of first / second floor offices to 12 no flats comprising 1 x two bedroom flat, 6 x one bedroom flats and 5 x studio flats.

### Constraints / Required actions:

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	Flat	No
Town Centre Retail					

### Suitability:

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	While potential loss of retail in town centre would not be supported, given that permitted development rights would allow some residential conversion to take place the site is therefore potentially suitable, particularly if the ground floor retail was retained.
Is the site suitable?	Yes

### Availability:

Has the owner indicated that the site is available?	Yes
Are there any other known ownership constraints?	Unknown
Any other comments:	No
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)
100dph	0.033	0.033	100%	5 (based on potential demonstrated in withdrawn application for redevelopment of upper floors)

**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?	No

**Deliverability / Developability:**

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

5	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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## Site Reference: C7

**Site Location / Address:** Elstree House, Elstree Way

**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
	x				

**Existing use:** Office

**Relevant planning history:**

Two prior notification submissions have been made by the landowner to convert the office into residential flats under the General Permitted Development Order – 69 and then 80 units. Both proposals have found to meet the permitted development criteria.

**Constraints / Required actions:**

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	Flat	No
Employment Area					

**Suitability:**

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	The current building was until recently considered to be a viable office development with a designated employment area – ordinarily the conversion to residential would not be supported. However the owner has submitted a prior notification for the conversion to Flats under the General Permitted Development order
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
Transitional	High	Medium	Flats

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
64 dph	0.63	0.54	85%	80 (based on PD scheme)

**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

<b>80</b>	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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## Site Reference: C8 (SADM SITE H6)

**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
	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	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
Transitional	Higher	High	Mixed

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
62 dph	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:**

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

	Deliverable <b>1-5 years</b>	248	Developable <b>6-10 years</b>		Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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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: C9 (SADM SITE 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
				x	

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

### Relevant planning history:

18 units granted planning permission.

### Constraints / Required actions:

Existing policy conflict	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:**

Is the site deliverable / developable?	Yes
Any other comments:	<p>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.</p> <p>18 units granted planning (deliverable years 1-5). A further 27 units in years 6-10 based on SHLAA methodology.</p>

18	Deliverable <b>1-5 years</b>	27	Developable <b>6-10 years</b>		Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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Net Dwellings Capacity used in SADM	45
Reason for Any Difference	-

## Site Reference: C14

**Site Location / Address:** The Green Man, 238 High Street

### 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
	x				x

**Existing use:** Public House

### Relevant planning history:

The site has recently become vacant and pre-application discussions have taken place on an alternative use.

### Constraints / Required actions:

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	Yes	No	Flat	No
Community facility		Listed Building			

### Suitability:

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	The existing listed building is also considered a community facility under policy CS19. It is understood that the building has been marketed as a public house but that no interest has been expressed
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	Medium	Mixed

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
48 dph	0.24	0.24	100%	11

**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:	It is understood that there has been interest to develop the site as supported accommodation units. Should this be the case, a higher density could be achieved; double the amount in the assessment above should be possible
Is the site achievable?	Yes

**Deliverability / Developability:**

Is the site deliverable / developable?	Yes
Any other comments:	The site is deliverable but will depend on the ability to accommodate the listed building in any proposal

	Deliverable <b>1-5 years</b>	<b>11</b>	Developable <b>6-10 years</b>		Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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## Site Reference: C15

**Site Location / Address:** Metropolitan House, Darkes 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
	x			x	

**Existing use:** Mixed office and retail block

**Relevant planning history:**

Various minor improvements to existing business premises. Site recently advertised for sale and various pre-application discussions have taken place.

**Constraints / Required actions:**

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	Flat	No
Town Centre					

**Suitability:**

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	Given the sites prominence in a local centre, it is considered that any development proposal will need to retain a similar amount of commercial uses. Pre-application discussions have highlighted that there may be the possibility to build additional levels above the three storey retail block up towards the eight storey office block
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
Central	Urban	Very High	Flats

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
100 dph	0.6	0.51	85%	51

**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:	Given the height of the existing office block, there should be potential to retain the amount of existing commercial floor space as part of any mixed use development
Is the site achievable?	Yes

**Deliverability / Developability:**

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

Deliverable 1-5 years	51	Developable 6-10 years		Developable 11-15 years		Developable 16 years + or unknown
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## Site Reference: C16

**Site Location / Address:** 233-235 Darkes 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
x					

**Existing use:** residential

**Relevant planning history:**

Planning permission refused for demolition of existing dwellings and construction of 13 flats (TP/13/1537)

**Constraints / Required actions:**

Existing policy conflict	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:	No
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	0.2	0.2	100%	9

**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 an application for 13 units was refused, a lower amount should be possible
Is the site achievable?	Yes

**Deliverability / Developability:**

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

	Deliverable <b>1-5 years</b>	<b>9</b>	Developable <b>6-10 years</b>		Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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## Site Reference: C17

**Site Location / Address:** 01215/1 and 01215/3 South Mimms Plot A

**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
	x				

**Existing use:** Open land / agricultural

**Relevant planning history:**

None

**Constraints / Required actions:**

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	Yes	No	No	Flat	No
Greenbelt	Flood Zone 2/3				

**Suitability:**

Is the site accessible when assessed against the SHLAA methodology?	No
Any other comments:	At present the local plan is not seeking the development of greenbelt sites. Given the Watercourse a sequential test would be required
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:	No
Is the site available?	Yes

**Density multiplier (baseline 30dph):**

Area type	Prevailing density	Accessibility	Likely type
Rural	Low	Low	Detached

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
30 dph	0.9	0.78	85%	23

**Achievability:**

Is there a high demand for housing in the area?	Yes
Is the site in close proximity to existing development and infrastructure?	No
Any other comments:	Yes, a water course runs through the site; however there appears to be sufficient land to allow a buffer. A new access off the B566 would be required, county highways would have to confirm suitability
Is the site achievable?	Unknown

**Deliverability / Developability:**

Is the site deliverable / developable?	Unknown
Any other comments:	1, 2 ha site, but given the flood zone which covers approximately 0.5ha (Flood zone 2 and 3), although it is considered that the function flood plain would only be 02 ha.

	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>	N/A	Developable <b>16 years + or unknown</b>
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## Site Reference: C18

**Site Location / Address:** 01215/2 and 01215/4 South Mimms Plot B

**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
	x				

**Existing use:** Open land / agricultural

**Relevant planning history:**

Submitted as representation to Draft Site Allocations and Development Management policies DPD

**Constraints / Required actions:**

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	Yes	No	No	Flat	No
Greenbelt	Flood Zone 2/3				

**Suitability:**

Is the site accessible when assessed against the SHLAA methodology?	No
Any other comments:	At present the local plan is not seeking the development of greenbelt sites. Given the Watercourse a sequential test would be required
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:	No
Is the site available?	Yes

**Density multiplier (baseline 30dph):**

Area type	Prevailing density	Accessibility	Likely type
Rural	Low	Low	Detached

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
30 dph	4	2.8	70%	84

**Achievability:**

Is there a high demand for housing in the area?	Yes
Is the site in close proximity to existing development and infrastructure?	No
Any other comments:	Yes, a water course runs through the site; however there appears to be sufficient land to allow a buffer. Access is proposed by a link bridge from Site SU79
Is the site achievable?	No

**Deliverability / Developability:**

Is the site deliverable / developable?	Unknown
Any other comments:	Approx. 4.2 ha site, but given the flood zone which covers approximately 0.6ha (Flood zone 2 and 3), although it is considered that the function flood plain would only be 0.2ha.

	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>	N/A	Developable <b>16 years + or unknown</b>
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## Site Reference: C19

**Site Location / Address:** Land Behind Stagg Ridge Flats

**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
	x			x	

**Existing use:** Open land / agricultural

**Relevant planning history:**

Prior notification submitted for further construction of agricultural buildings. Various pre-applications to diversify the use from agricultural. Planning application submitted to turn some of the land into B2/B8 use (TP13/0087) refused as no special circumstances demonstrated. Site put forward in SADM for mixed residential and employment use.

**Constraints / Required actions:**

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	Flat	No
Green Belt					

**Suitability:**

Is the site accessible when assessed against the SHLAA methodology?	No
Any other comments:	The site is within the Green Belt and not supported for redevelopment.
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:	Current owner used to lease surrounding land which is no longer available, and considers that the site in isolation is not viable for agricultural
Is the site available?	Yes

**Density multiplier (baseline 30dph):**

Area type	Prevailing density	Accessibility	Likely type
Rural	Low	Low	Detached

**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?	No
Any other comments:	Given the range of uses that have been proposed, it not possible to determine the achievability
Is the site achievable?	N/A

**Deliverability / Developability:**

Is the site deliverable / developable?	N/A
Any other comments:	Further discussion required.

	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>	N/A	Developable <b>16 years + or unknown</b>
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## Site Reference: C22 (SADM SITE H4)

**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
	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	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:**

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

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

## Site Reference: C29

**Site Location / Address:** 129 - 135 High 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
	x				

**Existing use:** Restaurant and residential

**Relevant planning history:**

Planning Application for 12 Flats (Appeal in progress over non-determination by the council)

**Constraints / Required actions:**

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	No	No	Flat	Yes
					TPO

**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

**Density multiplier (baseline 30dph):**

Area type	Prevailing density	Accessibility	Likely type
Suburban	Medium	High	Flats

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
59 dph	0.13	0.13	100%	12 (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:	Non-determination is due to affordable housing requirement.

<b>12</b>	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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## Site Reference: C30

**Site Location / Address:** The Paddock Elstree 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
	x				

**Existing use:** Open Space

**Relevant planning history:**

The site has been used for open space but is not officially designated as such in the current adopted local plan. An application for a 75 bed care home (TP/11/2159) on the site has previously been refused. An application for redevelopment of 40 residential units (14/1331/FUL) is currently under consideration.

**Constraints / Required actions:**

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	Flat	Yes
Local Green Space in SADM					TPO

**Suitability:**

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	The emerging Site Allocations and Development Management Policies DPD (Consultation Draft) proposes to designate the site as local green space on the basis of the current use of site by the local community.
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:	The owners of the site propose to use the funds to support the future improvements to the adjacent listed building and grounds (Reverley Lodge).
Is the site available?	Yes

**Density multiplier (baseline 30dph):**

Area type	Prevailing density	Accessibility	Likely type
Suburban	Medium	Low	Detached

**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:**

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

	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>	N/A	Developable <b>16 years + or unknown</b>
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## Site Reference: C31

**Site Location / Address:** Hartsbourne Country 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
	x				

**Existing use:** Golf course

**Relevant planning history:**

Pre-application for possible partial redevelopment of a small part of the golf course to relocate existing club facilities with the possibility of some residential development

**Constraints / Required actions:**

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	Flat	Yes
Greenbelt Local listed buildings Community Facility					TPOs

**Suitability:**

Is the site accessible when assessed against the SHLAA methodology?	No
Any other comments:	The site is not currently considered suitable for housing due to its location in the greenbelt.
Is the site suitable?	No

**Availability:**

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

**Density multiplier (baseline 30dph):**

Area type	Prevailing density	Accessibility	Likely type
Rural	Low	Low	Detached

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
30dph	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?	No – although some of the course is close to the edge of Bushey Heath
Any other comments:	No
Is the site achievable?	Yes

**Deliverability / Developability:**

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

	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>	N/A	Developable <b>16 years + or unknown</b>
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## Site Reference: C32

**Site Location / Address:** 2 and 4 Steeplands, 1 and 3 Claybury, 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
	x				

**Existing use:** Residential

**Relevant planning history:**

Pre-application advice sort for residential redevelopment

**Constraints / Required actions:**

Existing policy conflict	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?	Unknown
Any other comments:	No
Is the site available?	Yes

**Density multiplier (baseline 30dph):**

Area type	Prevailing density	Accessibility	Likely type
Suburban	Medium	Medium	Mixed

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
58dph	0.17	0.17	100%	8

**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

<b>8</b>	<b>Deliverable 1-5 years</b>		<b>Developable 6-10 years</b>		<b>Developable 11-15 years</b>		<b>Developable 16 years + or unknown</b>
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## Site Reference: C33

**Site Location / Address:** Walnut Green Garages and Land at the rear of 301,303, 313 Park Avenue

**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
x					

**Existing use:** Garages and residential gardens

**Relevant planning history:**

Pre-application discussion for residential development

**Constraints / Required actions:**

Existing policy conflict	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?	Unknown – however requires some land in existing residential gardens that may be a constraint
Any other comments:	No
Is the site available?	Unknown

**Density multiplier (baseline 30dph):**

Area type	Prevailing density	Accessibility	Likely type
Suburban	Low	Low	Semi detached

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
36 dph	0.15	0.15	100%	5

**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:	The quantum of development possible will depend on the ability to secure land from existing residential gardens.

	Deliverable <b>1-5 years</b>	<b>5</b>	Developable <b>6-10 years</b>		Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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## Site Reference: C34

**Site Location / Address:** Land at Caldecote Farm Livery, Caldecote 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
	x				

**Existing use:** Equestrian Centre

### Relevant planning history:

Use of the site as an equestrian centre (TP/13/0083) and ancillary use of buildings for a Bistro / Café A3 (TP/12/1176). Recent pre-application on possible use for residential

### Constraints / Required actions:

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	Flat	No
Green Belt, Community facility					

### Suitability:

Is the site accessible when assessed against the SHLAA methodology?	No
Any other comments:	Any redevelopment would have to demonstrate alternative provision of the equestrian centre is available or that it is no longer viable
Is the site suitable?	Yes – subject to the above provision

### Availability:

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

**Density multiplier (baseline 30dph):**

Area type	Prevailing density	Accessibility	Likely type
Rural	Low	Low	Detached

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
30 dph	0.8	0.68	85%	20

**Achievability:**

Is there a high demand for housing in the area?	Yes
Is the site in close proximity to existing development and infrastructure?	No
Any other comments:	No
Is the site achievable?	Not at present

**Deliverability / Developability:**

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

Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>	<b>20</b>	Developable <b>16 years + or unknown</b>
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## Site Reference: C35

**Site Location / Address:** Land To the rear Of Grove House, High Street

**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
	x				

**Existing use:** Open Space / Garages

**Relevant planning history:** None, although there has been some pre-application discussion on potential residential development.

**Constraints / Required actions:**

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	Yes	No	Flat	No
		Conservation Area, Setting of Listed Building, nearby Archaeological site			

**Suitability:**

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	While there are heritage designations nearby, the proposed site is behind a row of buildings and would be screened from the public highway
Is the site suitable?	Yes

**Availability:**

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

**Density multiplier (baseline 30dph):**

Area type	Prevailing density	Accessibility	Likely type
Suburban	Medium	High	Flats

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
59 dph	0.075	0.075	100%	4

**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

<b>4</b>	<b>Deliverable 1-5 years</b>		<b>Developable 6-10 years</b>		<b>Developable 11-15 years</b>		<b>Developable 16 years + or unknown</b>
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## Site Reference: C36

**Site Location / Address:** St Margarets School Merry Hill 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
	x				

**Existing use:** School

### Relevant planning history:

Various works to the fabric of the building. 14/0041/FUL - Extension to the school. Pre-application discussion regarding the possibility of a part of the site to be developed for residential to allow upgrade of school in future

### Constraints / Required actions:

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	Flat	No
Open Space, Green Belt		(but school building is listed)			

### Suitability:

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	Site would not be supported as it is within the green belt. No firm proposals have been made to date for redevelopment
Is the site suitable?	No

### Availability:

Has the owner indicated that the site is available?	N/A
Are there any other known ownership constraints?	N/A
Any other comments:	No firm proposals have been made to date for redevelopment.
Is the site available?	N/A

**Density multiplier (baseline 30dph):**

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

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
30 dph	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 firm proposals have been made to date for redevelopment
Is the site achievable?	N/A

**Deliverability / Developability:**

Is the site deliverable / developable?	No
Any other comments:	No firm proposals have been made to date for redevelopment

	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>	N/A	Developable <b>16 years + or unknown</b>
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## Site Reference: C37

**Site Location / Address:** 61-63 Bushey Hall Road and Abbeyfield Society Walker Lodge, Ashlyn Close

### 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
	x				

**Existing use:** Residential / Care facility (C2)

### Relevant planning history:

14/0449/FUL & TP/121495 – Redevelopment of site for 22 extra care units, both refused. Change of use of Walker Lodge from care accommodation (C2) to house of multiple occupancy (C4).

### Constraints / Required actions:

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	Yes	No	Flat	No
Community Facility		Locally listed building			

### Suitability:

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	Any potential loss of the site as care facility would need to demonstrate alternative provision / lack of viability. Extension of use as care facility would be suitable
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	Medium	Mixed

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
54 dph	0.25	0.25	100%	12

**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:	A higher amount of units could be achieved if the site were to continue for use as a care facility, possibly in the range of 15 – 18 (gross)

<b>12</b>	<b>Deliverable 1-5 years</b>		<b>Developable 6-10 years</b>		<b>Developable 11-15 years</b>		<b>Developable 16 years + or unknown</b>
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## Site Reference: C38

**Site Location / Address:** 6 - 14 High 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
	x				

**Existing use:** Car Showroom

**Relevant planning history:**

Withdrawn application for redevelopment of site for 15 flats and retail floor space (14/0994/FUL)

**Constraints / Required actions:**

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	Yes	No	Flat	No
		Conservation Area			

**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?	Unknown
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	0.22	0.22	100%	11

**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

<b>11</b>	<b>Deliverable 1-5 years</b>		<b>Developable 6-10 years</b>		<b>Developable 11-15 years</b>		<b>Developable 16 years + or unknown</b>
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## Site Reference: C39 (SADM SITE 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
	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	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

**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:**

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.

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

## Site Reference: C40 (SADM SITE H8)

**Site Location / Address:** Europcar House, 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
	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	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
1.1 Transitional	Higher	Medium	Flats

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
1.2 64dph	1.3 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:**

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

<b>26</b>	<b>Deliverable 1-5 years</b>		<b>Developable 6-10 years</b>		<b>Developable 11-15 years</b>		<b>Developable 16 years + or unknown</b>
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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, particularly as a PD56 application was received for a 40 unit conversion (for which prior approval was subsequently not required).

## Site Reference: C41

**Site Location / Address:** Tridac Dental Equipment Ltd, Elton House

**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
	x				

**Existing use:** Office / storage and distribution

**Relevant planning history:**

Planning permission for 102 units granted.

**Constraints / Required actions:**

Existing policy conflict	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:	No
Is the site available?	Yes

**Density multiplier (baseline 30dph):**

Area type	Prevailing density	Accessibility	Likely type
Transitional	Medium	High	Flats

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
64 dph	0.2	0.2	100%	26 (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?	Planning
Any other comments:	No

<b>102</b>	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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## Site Reference: C42

**Site Location / Address:** 46 Vale 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
	x				

**Existing use:** light industrial

**Relevant planning history:**

Planning application received for 3 terraced units (not determined)

**Constraints / Required actions:**

Existing policy conflict	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 proposal would reduce the availability of lower grade business / industrial premises. However the site is not within a designated employment area.
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
Transitional	Medium	High	Mixed

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
57 dph	0.04	0.04	100%	2

**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

<b>2</b>	<b>Deliverable 1-5 years</b>		<b>Developable 6-10 years</b>		<b>Developable 11-15 years</b>		<b>Developable 16 years + or unknown</b>
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## Site Reference: C43

**Site Location / Address:** Ivy House 35 High Street 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
	x				

**Existing use:** Retail

**Relevant planning history:**

Pre-application discussions on possible redevelopment / conversion to residential

**Constraints / Required actions:**

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	Yes	No	Flat	No
Town Centre		Listed Building, Conservation Area, Archaeological interest			

**Suitability:**

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	There is the possibility to undertake a change of use without affecting the external building fabric of the listed building, and the possibility for redevelopment to the rear on the non-listed part of the building. While the loss of retail would be resisted in a town centre, some conversion may be able to take place through permitted 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
Suburban	Medium	High	Mixed

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
52 dph	0.09	0.09	100%	5

**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

<b>5</b>	<b>Deliverable 1-5 years</b>		<b>Developable 6-10 years</b>		<b>Developable 11-15 years</b>		<b>Developable 16 years + or unknown</b>
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## Site Reference: C44

**Site Location / Address:** Land to the Rear of 1-9 Somers Way, 3 And 5 Somers Way, 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
	x				

**Existing use:** Residential

### Relevant planning history:

Proposals for residential development across two variations of existing sites to the rear of 1-9 Somers Way . Permission refused for 6 units TP/12/2643, with appeal dismissed) and permission refused for 4 units (13/2094/FUL)

### Constraints / Required actions:

Existing policy conflict	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:	Proposed site layouts to date would suggest that achieving 5 units would not be possible as it would require a 'tandem layout' which would not be suitable
Is the site suitable?	Yes – but only for less than 5 units

### Availability:

Has the owner indicated that the site is available?	Yes
Are there any other known ownership constraints?	Unknown – redevelopment could require land from existing residential properties
Any other comments:	No
Is the site available?	Unknown

### 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	Up to 0.25ha	0.25	100%	4 units

**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:	However previous layouts did raise issues with highway access

	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>	<b>4</b>	Developable <b>16 years + or unknown</b>
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## Site Reference: C47

**Site Location / Address:** Land to the south of Watford Road (A411) and Aldenham Reservoir

### 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
	x				

**Existing use:** Open land / agricultural

### Relevant planning history:

Site put forward as representation on draft Site Allocations and Development management policies DPD, subsequent pre-application discussions and Environmental scoping opinions have been undertaken. The proposal would involve opening up the reservoir as a community facility

### Constraints / Required actions:

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	Flat	Yes
Green Belt					Local Wildlife site

### Suitability:

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	As the site is within the Greenbelt, it is not considered suitable for development until a review of the local plan
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:	No
Is the site available?	Yes

### Density multiplier (baseline 30dph):

Area type	Prevailing density	Accessibility	Likely type
Rural	Low	Low	Detached

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
30 dph	5.3	3.71	70%	111

**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:	Any development would need to demonstrate exceptional circumstances for development in the Green Belt. It is understood that at present this would be based on making the reservoir a 'community facility'. The ability to achieve this will be linked to any development proposal
Is the site achievable?	Unknown

**Deliverability / Developability:**

Is the site deliverable / developable?	Unknown
Any other comments:	Unknown

	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>	N/A	Developable <b>16 years + or unknown</b>
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## Site Reference: C48

**Site Location / Address:** 36-44 Lodge Avenue, Elstree

**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
x	x				

**Existing use:** Residential

**Relevant planning history:**

Planning application for 5 detached units to the rear of 36-44 Lodge Avenue with access from the demolition of number 42 refused permission with subsequent appeal dismissed TP/12/2644

**Constraints / Required actions:**

Existing policy conflict	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?	Yes – would require land involving (or complete acquisition in entirety) of 5 properties
Any other comments:	Previous application
Is the site available?	No – At present it is thought that only a limited amount of land is available, which if developed would result in a yield less the SHLAA 5 unit threshold.

**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)
36 dph	0.35	0.35	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:	The previous application sought to demolish number 42 and then access the rear of no. 36,38, 40 and 44. This type of back land / tandem layout was found to be unsuitable by the planning Inspector due to parking and amenity impacts, and is therefore unlikely to be achievable. A full redevelopment of the site would likely be a more achievable option, however this would require the acquisition of five existing properties
Is the site achievable?	No

**Deliverability / Developability:**

Is the site deliverable / developable?	No
Any other comments:	Unless the site was to be redeveloped in full, it is only likely that a small amount of development could take place, which would fall below the SHLAA 5 unit threshold.

	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>	N/A	Developable <b>16 years + or unknown</b>
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## Site Reference: C49

**Site Location / Address:** Land adjoining Wilton End Cottage, Shenley

**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
	x				

**Existing use:** Open land / agricultural

**Relevant planning history:**

None

**Constraints / Required actions:**

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	Yes	No	Flat	No
Greenbelt		Conservation Area			

**Suitability:**

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	As the site is within the Greenbelt, it is not considered suitable for development until a review of the local plan
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:	No
Is the site available?	Yes

**Density multiplier (baseline 30dph):**

Area type	Prevailing density	Accessibility	Likely type
rural	Low	Low	Detached

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
30 dph	1.2	1	85%	30

**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 <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>	N/A	Developable <b>16 years + or unknown</b>
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## Site Reference: C53

**Site Location / Address:** 2 Newlands Avenue, Radlett

### 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
	x				

**Existing use:** Residential. Site is occupied by a four bedroom, two storey dwelling.

### Relevant planning history:

Pre-application meeting sought in March 2014 (14/0045/PA). Demolition of the existing dwelling and construction of six, two-bedroom apartments.

### Constraints / Required actions:

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	No	No	No	No
		North Radlett Conservation Area			

### Suitability:

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	This site is located within a 10 minute walking distance of Radlett Town centre, and local amenities. There are also bus services within five minutes walking distance. Radlett Train Station within ten minutes walking distance. Although the site is located within a conservation area, the existing dwelling is modern and not of heritage value. Overall, this site is considered suitable.
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:	Pre-application meeting sought in March 2014 for demolition of the existing dwelling and construction of six, two-bedroom apartments.
Is the site available?	Yes

**Density multiplier (baseline 30dph):**

Area type	Prevailing density	Accessibility	Likely type
Suburban (+10%)	Very Low (+0%)	Medium (+10%)	Detached (+0%)

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
36dph	0.2	0.2	100%	7

**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:	Based on the pre-application proposal, the estimated yield for this site is 6 units. This is in-line with the density multiplier capacity of 7 units.

<b>6</b>	<b>Deliverable 1-5 years</b>		<b>Developable 6-10 years</b>		<b>Developable 11-15 years</b>		<b>Developable 16 years + or unknown</b>
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## Site Reference: C54

**Site Location / Address:** 8 Watford Road, Radlett

**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
	x				

**Existing use:** Residential. Single detached dwelling.

**Relevant planning history:**

Application 14/0976/FUL, refused. Demolition of existing dwelling and erection of a two storey building with habitable loft accommodation and basement level comprising eight, two-bedroom apartments with underground car parking and bin stores. Refused on design grounds, but there is support in principle for residential development of the site.

Application 14/0130/FUL, withdrawn. Demolition of existing dwelling and erection of 2 storey building with habitable loft accommodation and basement level comprising 8 x 2 bed apartments with underground car parking and bin stores.

**Constraints / Required actions:**

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	No	No	No	Yes
					Tree Protection Order, TPO-279-1994

**Suitability:**

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	There is a single TPO on the site, relating to a mature oak located toward the eastern boundary and adjacent to the existing hard standing. The tree has been inspected by the Council's Arboriculturalist who has no objections to its removal.
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:	Planning permission recently sought for residential redevelopment of the site.
Is the site available?	Yes

**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:**

Is the site deliverable / developable?	Yes
Any other comments:	Planning permission for the construction of eight units was refused on design grounds. However, there is support in principle for residential development of the site at this density level. On this basis, residential yield of eight units is considered to be deliverable within the next 5 years.

<b>8</b>	<b>Deliverable 1-5 years</b>		<b>Developable 6-10 years</b>		<b>Developable 11-15 years</b>		<b>Developable 16 years + or unknown</b>
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## Site Reference: C55

**Site Location / Address:** 18 Watford Road, Radlett

**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
	x				

**Existing use:** Residential. Single detached dwelling.

**Relevant planning history:**

Planning application 14/0486/FUL, decision pending. Demolition of existing dwelling and erection of three storey block comprising seven, two-bedroom apartments with underground car parking and refuse store.

The above application is the most recent, but the site's planning history is extensive.

**Constraints / Required actions:**

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
					Yes
					Tree Preservation Order, TPO-14-2008

**Suitability:**

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	The tree preservation order relates to a Black Mulberry growing on the mutual boundary with no. 20. This does not substantively reduce the development capacity of the site.
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
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:**

Is the site deliverable / developable?	Yes
Any other comments:	Planning application 14/0486/FUL, decision pending. Seven Units proposed. Planning officer has confirmed that residential redevelopment at the density proposed is supported in principle. On this bases, yield of seven residential units is considered deliverable within the next 5 years.

<b>7</b>	<b>Deliverable 1-5 years</b>		<b>Developable 6-10 years</b>		<b>Developable 11-15 years</b>		<b>Developable 16 years + or unknown</b>
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## Site Reference: C56

**Site Location / Address:** 203 - 205 Watling Street, Radlett

### 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
	x				

**Existing use:** Mix of commercial uses at ground floor and residential use on the first floor.

### Relevant planning history:

Pre-application for roof extensions to provide five flats over two floors (15/0018/PA). Some concerns were raised by the planning officer, but the development was deemed acceptable in principle. Planning history is extensive.

### Constraints / Required actions:

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint

### Suitability:

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	The site is centrally located in the town centre, in close proximity to local amenity and public transport.
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 site is considered to be available based on a recent pre-application for residential development.
Is the site available?	Yes

### 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:**

Is the site deliverable / developable?	Yes
Any other comments:	There has been a recent pre-application meeting for the construction of an additional 5 units within the site. There was support in principle development at this density.

<b>5</b>	<b>Deliverable 1-5 years</b>		<b>Developable 6-10 years</b>		<b>Developable 11-15 years</b>		<b>Developable 16 years + or unknown</b>
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## Site Reference: C57

**Site Location / Address:** 47-49 Homefield Road, Radlett

### 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
	X				

**Existing use:** Residential. Two detached dwellings on two separate but adjoining sites.

### Relevant planning history:

Application 13/1909/FUL. Demolition of dwellings at 47 and 49 Homefield Road and the construction of five detached dwellings with associated access, car parking, garages and landscaping. Application refused and appealed. Appeal dismissed.

15/0231/HSE. Two storey rear extension and alterations to front elevation to include double storey front bays. Application refused.

15/0630/HSE. Two storey rear extension and alterations to front elevation to include double storey front bays. Application granted.

### Constraints / Required actions:

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	No	No	No	No

### Suitability:

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	The proposed five-unit development was opposed due to fundamental issues relating to scale, bulk and height. It was the Council's view that the proposal was unacceptable in principle and that the fundamental objections could not be overcome. This suggests that the site may not be suitable for residential re-development at a density high enough to be included in the SHLAA.
Is the site suitable?	No

**Availability:**

Has the owner indicated that the site is available?	No
Are there any other known ownership constraints?	No
Any other comments:	Permission granted for extensions to one of the dwellings. This suggests that re-development of the sites is unlikely to be pursued further and that the sites are no longer available in this regard.
Is the site available?	No

**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:**

Is the site deliverable / developable?	No
Any other comments:	The proposed five-unit development was opposed in principle and it was the Council's view that fundamental objections could not be overcome. This suggests that residential re-development of the sites at a density high enough to be included in the SHLAA may not be feasible. Moreover, permission has since been granted for extensions to one of the dwellings. This suggests that re-development of the sites is unlikely to be pursued further. On this basis, the estimated future yield is 0.

	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>	N/A	Developable <b>16 years + or unknown</b>
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## Site Reference: C58

**Site Location / Address:** Land Rear of 58-66 Newberries Avenue, Radlett

**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
	x				

**Existing use:** Residential. Five detached dwellings on six adjoining sites. The site to the rear of 58 Newberries Avenue is vacant.

**Relevant planning history:**

Pre-application meeting for the construction of six residential dwellings on the land to the rear of the existing dwellings. New access arrangement proposed. 15/0059/PA, 05.05.2015. Some matters to be overcome, but the planning officer is supportive of the development in principle.

**Constraints / Required actions:**

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	No	No	No	Yes
					Tree preservation order TPO-10-2006

**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 fact that a pre-application request was recently submitted is considered to be an indication that the sites are available.
Is the site available?	Yes

**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:**

Is the site deliverable / developable?	Yes
Any other comments:	There has been a recent pre-application meeting for the construction of an additional 6 units. There was support in principle development at this density. On this basis, residential yield of 6 units is considered to be deliverable within the next 5 years.

<b>6</b>	<b>Deliverable 1-5 years</b>		<b>Developable 6-10 years</b>		<b>Developable 11-15 years</b>		<b>Developable 16 years + or unknown</b>
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## Site Reference: C59

**Site Location / Address:** Scrubbitts Wood, Radlett

**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
	X				

**Existing use:** The site is an open area surrounded by trees, with a footpath connecting Scrubbitts Wood to Gills Hill. It is a well-frequented public space. The site also has an existing part-buried Anderson shelter.

**Relevant planning history:**

Pre-application advice sought, 15/0033/PA, 27.03.2015. Construction of a two storey building comprising eight apartments with basement level parking, improved access and landscaping. There are a number of site constraints and potentially significant issues have been identified.

**Constraints / Required actions:**

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	Yes	No	No	Yes
Key Community Facility, Designated Local Green Space		Radlett North Conservation Area			Scrubbitts Wood Local Wildlife Site, TPO-30-2010

**Suitability:**

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	The site is subject to a number of planning constraints (Key Community Facility, Designated Local Green Space, Scrubbitts Wood Local Wildlife Site, Tree Protection Order).
Is the site suitable?	Potentially

**Availability:**

Has the owner indicated that the site is available?	Yes
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Are there any other known ownership constraints?	No
Any other comments:	The fact that a pre-application advice was recently submitted is considered to be an indication that the site is available.
Is the site available?	Yes

**Density multiplier (baseline 30dph):**

Area type	Prevailing density	Accessibility	Likely type
Suburban (+10%)	Very Low (+0%)	Medium (+10%)	Detached (+0%)

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
36dph	0.15	0.15	100%	5

**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?	Potentially deliverable
Any other comments:	There has been a pre-application meeting for the construction of eight residential units

<b>8</b>	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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## Site Reference: C60 (SADM SITE 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
				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	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:**

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).

<b>33</b>	<b>Deliverable 1-5 years</b>	<b>14</b>	<b>Developable 6-10 years</b>		<b>Developable 11-15 years</b>		<b>Developable 16 years + or unknown</b>
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Net Dwellings Capacity used in SADM	47
Reason for Any Difference	-

## Site Reference: C61

**Site Location / Address:** The site is located circa 50m south of Elstree and Borehamwood station and adjacent to a large residential development located in Coleridge Way. The rectangular shaped site is approximately 65m in length and a maximum of 30m in width.

### 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
	x				

**Existing use:** Vacant

### Relevant planning history:

None

### Constraints / Required actions:

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	No	No	Yes	Yes
				Parts of the site are steeply sloping	TPO/23/2010

### Suitability:

Is the site accessible when assessed against the SHLAA methodology?	Yes – Highly accessible. Close proximity to both train and bus services. Good connectivity to the wider road network.
Any other comments:	No
Is the site suitable?	Yes

### Availability:

Has the owner indicated that the site is available?	Yes - Network Rail has consulted with Hertsmere Borough Council on disposal of this site and residential redevelopment (nine units).
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
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:**

Is the site deliverable / developable?	Yes – Nine units based on redevelopment consultation by National Rail
Any other comments:	No

<b>9</b>	<b>Deliverable 1-5 years</b>		<b>Developable 6-10 years</b>		<b>Developable 11-15 years</b>		<b>Developable 16 years + or unknown</b>
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## Site Reference: C62

**Site Location / Address:** Land rear of Paxton Court, 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
	x				

**Existing use:** Vacant land owned by Hertsmere Borough Council

**Relevant planning history:** TP/00/0627, TP/99/0757

**Constraints / Required actions:**

Existing policy conflict	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:	No
Is the site available?	Yes

**Density multiplier (baseline 30dph):**

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

Potential yield has been estimated at 16 units taking into account site constraints and surrounding development pattern.

**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:**

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

	Deliverable <b>1-5 years</b>	16	Developable <b>6-10 years</b>		Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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## Site Reference: C63

**Site Location / Address:** Various council-owned garage sites<sup>40</sup>

- Stratfield Road, Borehamwood (8 garages)
- Torworth Road, Borehamwood (38 garages)
- Birchwood, Shenley (34 garages)
- Eldon Avenue, Borehamwood (24 garages)
- Milbrook Road, Bushey (44 garages)
- Kimptons Close, Potters Bar (6 garages)
- Meadow Road, Bushey (33 garages)
- Oakmere Avenue, Potters Bar (15 garages)

**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:** Garages

**Suitability:**

Are the sites accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	No
Are the sites suitable?	Yes

**Availability:**

Has the owner indicated that the site is available?	Yes. The Council's position is that these sites available for residential redevelopment, subject to future investigation confirming that the land is being under-utilised.
Are there any other known ownership constraints?	No
Any other comments:	No
Is the site available?	Yes

<sup>40</sup> Only garage sites with the potential for five units or more have been included.

**Density multiplier (baseline 30dph):**

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

Potential yield for each site has been estimated on a case by case basis, taking into account individual site constraints and surrounding development patterns.

- Stratfield Road, Borehamwood - 6 units
- Torworth Road, Borehamwood - 9 units
- Birchwood, Shenley - 6 units
- Eldon Avenue, Borehamwood - 5 units
- Milbrook Road, Bushey - 12 units
- Kimptons Close, Potters Bar - 8 units
- Meadow Road, Bushey - 6 units
- Oakmere avenue, Potters Bar - 12 units

**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 areas?	Yes
Are the sites in close proximity to existing development and infrastructure?	Yes
Any other comments:	No
Is the site achievable?	Yes

**Deliverability / Developability:**

Are the sites deliverable / developable?	Yes
Any other comments:	No

	Deliverable <b>1-5 years</b>	64	Developable <b>6-10 years</b>		Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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## Site Reference: S7

**Site Location / Address:** Kemprow Farm, Cemex Land

### 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 (partial)	x (partial)

### Redevelopment type:

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other
	x				

**Existing use:** The majority of the site that has been put forward is greenfield / agricultural. There are buildings throughout the whole site including a Listed Building with associated curtilage barns that also have Listed Building status.

### Relevant planning history:

No relevant planning permissions. 13/1953/FUL for construction of a farm building.

### Constraints / Required actions:

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	Yes	No	Yes	Yes
Green Belt		Listed Buildings: Kemprow Farm House and barns about 30m to SE		Undulating topography	Landfill buffer zone, TPOs (TPO-209-1989), Local Wildlife Site (Dellfield Wood)

### Suitability:

Is the site accessible when assessed against the SHLAA methodology?	No
Any other comments:	The site owner's agent has indicated that development of a 10 hectare area in the south east corner of the site is being sought. This part of the site does not contain any listed buildings, TPO trees or is affected by landfill buffer area. This part of the site is within ten minute walking distance of a food store and primary school but no other services and amenities. Although within five minutes walking distance of two bus services (i.e. the 602 and 632), these are relatively infrequent. Accordingly, the location of the site is not considered sustainable and therefore suitable.
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:	No
Is the site available?	Yes

**Density multiplier (baseline 30dph):**

Area type	Prevailing density	Accessibility	Likely type

**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:**

Is the site deliverable / developable?	No
Any other comments:	Although available and achievable, this site is not considered suitable for housing development. As such, it is neither deliverable nor developable.

	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>	N/A	Developable <b>16 years + or unknown</b>
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## Site Reference: S60

**Site Location / Address:** Land rear of The Warren (Site B)

**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
x	x				

**Existing use:** This is mainly a large Greenfield piece of land which has trees along the boundary with the properties along the rear of The Warren

**Relevant planning history:**

No relevant planning permission history.

**Constraints / Required actions:**

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	Yes	No	No	No	No
Green Belt	Approximately half this site (i.e. 0.9 ha) is within Flood Zone 3				

**Suitability:**

Is the site accessible when assessed against the SHLAA methodology?	No
Any other comments:	As noted above, approximately half this site is within Flood Zone 3. This therefore precludes development of this land for housing.  This site is not within ten minutes walking distance of any services or amenities or public transport links. As such, the location of this site is not considered sustainable and therefore suitable.
Is the site suitable?	No

**Availability:**

Has the owner indicated that the site is available?	Yes. SADM submission received.
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
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:**

Is the site deliverable / developable?	No
Any other comments:	Although the land is available, this site is not considered a suitable for housing development.

	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>	N/A	Developable <b>16 years + or unknown</b>
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## Site Reference: S3 (SADM SITE H12)

**Site Location / Address:** Closed swimming pool and grounds / Nursery, 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
	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	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

**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

Net Dwellings Capacity used in SADM	10
Reason for Any Difference	This is a round figure. In the light of past refusals and in light of indicative schemes provided by past applicants, it is important to secure a high quality scheme suited to the location in the Green Belt.

## Site Reference: S6

**Site Location / Address:** 16 Watford Road, Radlett (Starvacres)

**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
	x				

**Existing use:** A single dwelling with a very large curtilage.

**Relevant planning history:**

Submitted through SADM and call for sites.

**Constraints / Required actions:**

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	No	Yes
Green Belt, safeguarded.					TPO (28-2010) at front of site (access-way)

**Suitability:**

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	<p>This site is designated as Green Belt safeguarded land for housing in the Local Plan. This means it remains subject to Green Belt policy unless a review of the plan indicates it is needed. All safeguarded sites have been assessed against the same sustainability criteria as other Green Belt sites.</p> <p>TPO trees are located within the site access to Watford Road. Given the width of this access relative to the location of these trees and the existing use of this area for access, the trees do not preclude increased frequency of use. However, no housing development could take place in this area given the TPO designation and the narrowness of this part of the site. This leaves a potentially developable area of 2.4 hectares.</p>

	This site is located within a 10 minute walking distance of Radlett Town centre, a food store, primary school and GP Surgery. There are also bus services within five minutes walking distance of the site (i.e. the 632 and 602 bus services) and Radlett Train Station within ten minutes walking distance. These provide convenient access to other services and amenities in Radlett and further afield. Accordingly, the location of this site is sustainable. Given this and the absence of other site constraints and this site is considered suitable.
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
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:**

Is the site deliverable / developable?	Yes
Any other comments:	Development of this site for housing is considered suitable, available and achievable. However, the date of availability cannot be determined. As such, this site is considered developable.

	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>	<b>55</b>	Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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## Site Reference: S9 (SADM SITE H10)

**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
	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	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
Rural	Low	Medium	Detached

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
33 dph	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

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

## Site Reference: S27

**Site Location / Address:** Elstree Distribution Centre, Elstree 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
	x				

**Existing use:** B8/B2

### Relevant planning history:

No relevant planning permissions other than pre-application on adjacent site to the north (known as Borehamwood industrial estate) for conversion to large waste deport.

Site was submitted for the 2010 SHLAA, and further representation made on the Draft Site Allocations and Development Management Policies SPD.

### Constraints / Required actions:

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	No	No
Employment Site				Flat	

### Suitability:

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	Site is within an active industrial area where there have been active interest to undertake activities on adjacent sites that could conflict with residential uses (i.e. waste operations). While the western part of the Elstree Way Employment Area has been allocated for residential development this particular site is to the far eastern edge and surrounded by active employment uses.
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:	No
Is the site available?	Yes

**Density multiplier (baseline 30dph):**

Area type	Prevailing density	Accessibility	Likely type
Transitional	Medium	medium	flats

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
53 dph	2.34	1.6	70%	N/A - Unsuitable

**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 <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>	N/A	Developable <b>16 years + or unknown</b>
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## Site Reference: S29

**Site Location / Address:** Land at 49-55 Blanche 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
	x				

**Existing use:** Residential

**Relevant planning history:**

This site combines the previous SHLAA sites of S29/SU19/SU20. Various planning applications have been proposed on parts of the site for residential development 13/2338/OUT (2 units), TP/13/1229 (1 unit), TP/13/0221 (4 units) and TP/13/1310 (2 units); all of which have either been withdrawn or refused.

**Constraints / Required actions:**

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	Yes	No	Flat	No
Greenbelt		Conservation Area			

**Suitability:**

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	Given the outcome of various planning applications, it is considered that the site is not suitable for residential development and would constitute inappropriate development in the greenbelt
Is the site suitable?	No

**Availability:**

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

**Density multiplier (baseline 30dph):**

Area type	Prevailing density	Accessibility	Likely type
Rural	Low	Low	Detached

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
30 dph	0.32	0.32	100%	10

**Achievability:**

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

**Deliverability / Developability:**

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

	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>	N/A	Developable <b>16 years + or unknown</b>
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## Site Reference: S37

**Site Location / Address:** Old Haberdashers Association Sports Ground, Croxdale 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
	x				

**Existing use:** Sports Ground and training facility

### Relevant planning history:

Site has been promoted for housing throughout the local plan process, and has been subject of a pre-application discussion.

### Constraints / Required actions:

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	Flat	No
Open Space designation					TPO

### Suitability:

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	The site is designated as open space in both the Local Plan (2003) and the published SADM (2015)
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:	Owners have expressed they have found alternative accommodation for sports facilities
Is the site available?	Although the leaseholder is able to relocate, Hertsmere Borough Council owns the freehold and at the time of writing, has not agreed to the sale of any of the site.

**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	2.05	1.4	70%	75

**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?	No

**Deliverability / Developability:**

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

N/A	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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## Site Reference: S45

**Site Location / Address:** Oakmere Library

**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
	x				

**Existing use:** Library

**Relevant planning history:**

Previously the site was in the SHLAA as part of a wider site with Elms Health Clinic, which has since been redeveloped as a new surgery.

**Constraints / Required actions:**

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	Flat	Yes
Community facility					TPO

**Suitability:**

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	Any loss of the Library would need to ensure alternative provision is made available
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	Medium	Semi-detached

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
44	0.18	0.18	100%	8

**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:	The site is 0.3ha, however taking account of the TPOs on to the East of the site, only 0.18ha is considered deliverable

<b>8</b>	<b>Deliverable 1-5 years</b>		<b>Developable 6-10 years</b>		<b>Developable 11-15 years</b>		<b>Developable 16 years + or unknown</b>
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## Site Reference: S47 (SADM SITE H9)

**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
	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	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.

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

## Site Reference: S55

**Site Location / Address:** Potters Bar Garden Centre (formerly identified as 'land at Bentley 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	x	

### Redevelopment type:

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other
	x				

**Existing use:** Garden Centre

### Relevant planning history:

Site originally submitted as a larger green belt release proposal in original SHLAA. The original SHLAA took the view that only a small component was acceptable, on the Whitehouse Commercial estate – this has since received approval for 9 units. The occupier of the Garden Centre has put forward a further expression of interest to redevelop for residential in the 2015 SHLAA update.

### Constraints / Required actions:

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	Flat	Yes
Greenbelt					TPO

### Suitability:

Is the site accessible when assessed against the SHLAA methodology?	No
Any other comments:	The site is not considered to be suitable as it is in the greenbelt. The consent granted for the nearby greenbelt site at the Whitehouse Commercial Centre offered a visual improvement by removing an unattractive industrial building. The Garden Centre is well screened and considered to be a compatible use for the greenbelt.
Is the site suitable?	No

### Availability:

Has the owner indicated that the site is available?	Yes
Are there any other known ownership constraints?	It is understood that the Garden Centre occupiers have a lease until 2045, and it is not clear how this effects the availability of the site
Any other comments:	No

Is the site available?	Unknown – but unlikely in the short term.
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**Density multiplier (baseline 30dph):**

Area type	Prevailing density	Accessibility	Likely type
Rural	Low	Low	Detached

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
30 dph	1	0.85	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?	No
Any other comments:	No
Is the site achievable?	No

**Deliverability / Developability:**

Is the site deliverable / developable?	Yes
Any other comments:	Notwithstanding that the development would not be supported currently as it is a greenbelt site, of the 2.79ha site proposed, it would only be likely that the site of the existing garden centre buildings would be suitable for development – which means only 1 ha would be available

	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>	N/A	Developable <b>16 years + or unknown</b>
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## Site Reference: S61

**Site Location / Address:** 57 – 59 Oakwood Avenue

**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
	x				

**Existing use:** Residential

**Relevant planning history:** Planning permission TP/06/0326 was refused and a subsequent appeal dismissed in 2006 for 8 units, however the principle of residential redevelopment was not opposed. An application to for a residential extension to one of the properties was then approved, but it is unclear whether this is to be implemented.

**Constraints / Required actions:**

Existing policy conflict	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 – but given date of previous application this may have changed
Are there any other known ownership constraints?	No
Any other comments:	No
Is the site available?	Unknown – one of the properties since applied for a residential extension, it is not known whether this will be implemented

**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	0.24	0.24	100%	11

**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?	It is likely that the site is not deliverable in the short term, but there may be potential in future
Any other comments:	

	Deliverable <b>1-5 years</b>	<b>11</b>	Developable <b>6-10 years</b>		Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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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
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). However an application for a side extension (TP/10/0023) was subsequently approved for No 121 Aldenham Road

**Constraints / Required actions:**

Existing policy conflict	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 can no longer 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)
36dph	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:	No
Is the site achievable?	Yes

**Deliverability / Developability:**

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

	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>	<b>6</b>	Developable <b>16 years + or unknown</b>
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## Site Reference: S129 (SADM SITE H2)

**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
	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:

Pre-application submitted and an application in for demolition.

### Constraints / Required actions:

Existing policy conflict	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:**

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

Net Dwellings Capacity used in SADM	43
Reason for Any Difference	Original assessment, used for Consultation Draft, was 43 based on planning application which was subsequently permitted for 43 units.

## Site Reference: S137

Site Location / Address: Land rear of Crown 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
	x				

Existing use: Open land to rear of residential properties

Relevant planning history:

None. Council owned site, no specific use, vacant land

Constraints / Required actions:

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	No	No	Flat	Yes
					Overhead Power lines

Suitability:

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	While the site is an irregular shape, some development would be possible. Power lines on the site reduce the potential to redevelop
Is the site suitable?	No (but longer term possibility if power lines were removed)

Availability:

Has the owner indicated that the site is available?	Yes – but no current plans to redevelop
Are there any other known ownership constraints?	No
Any other comments:	No
Is the site available?	No (but longer term possibility)

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	0.38	0.38	100%	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?	No

**Deliverability / Developability:**

Is the site deliverable / developable?	No (not at present)
Any other comments:	No

	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>	N/A	Developable <b>16 years + or unknown</b>
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## Site Reference: S142

**Site Location / Address:** Garages to the rear of Gateshead 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
	x				

**Existing use:** Council owned garages

**Relevant planning history:**

None. However, the site has been proposed since the 2009 SHLAA

**Constraints / Required actions:**

Existing policy conflict	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	Low	Semi-detached

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
40 dph	0.13	0.13	100%	5

**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

<b>5</b>	<b>Deliverable 1-5 years</b>		<b>Developable 6-10 years</b>		<b>Developable 11-15 years</b>		<b>Developable 16 years + or unknown</b>
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## Site Reference: S143

**Site Location / Address:** Garages to the rear of Masefield Avenue

**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
	x				

**Existing use:** Council owned garages

**Relevant planning history:**

None. However, the site has been proposed since the 2009 SHLAA.

**Constraints / Required actions:**

Existing policy conflict	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	Low	Semi-detached

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
40 dph	0.1	0.1	100%	4

**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

<b>4</b>	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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## Site Reference: S144

**Site Location / Address:** Garages off Hartforde 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
	x				

**Existing use:** Council-owned garages

**Relevant planning history:**

None. However, the site has been proposed since the 2009 SHLAA

**Constraints / Required actions:**

Existing policy conflict	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:**

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

<b>6</b>	<b>Deliverable 1-5 years</b>		<b>Developable 6-10 years</b>		<b>Developable 11-15 years</b>		<b>Developable 16 years + or unknown</b>
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## Site Reference: S159

**Site Location / Address:** Elm Court, 363 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
	x				

**Existing use:** Community Centre

**Relevant planning history:**

None, some minor improvements to building for continued use as the community centre

**Constraints / Required actions:**

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	Flat	No
Community facility Open Space					

**Suitability:**

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	The site was included in the previous SHLAA as a long term potential site for development. However the facility continues to be a well-used local facility, and any removal would need be assessed against policy CS19 – and disposal only allowed if the site is no longer needed for a community use
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:	There have been no further expressions of interest to redevelop the site. It continues to be a well-used facility, and therefore the site cannot be consider available at this moment
Is the site available?	No

**Density multiplier (baseline 30dph):**

Area type	Prevailing density	Accessibility	Likely type
Suburban	Low	High	Semi-detached

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
44	0.5	0.42	85%	19

**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:	The site is 2.19ha in total, however 1.7ha is open space. Notwithstanding the future need for a community facility, the developable area achieved would be limited to 0.5ha

	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>	N/A	Developable <b>16 years + or unknown</b>
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## Site Reference: S160

**Site Location / Address:** Former Cranbourne 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
	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	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 <b>1-5 years</b>		Developable <b>6-10 years</b>	<b>6</b>	Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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## Site Reference: SU6 (SADM SITE H1)

**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
	x				

**Existing use:** Public House

**Relevant planning history:**

None

**Constraints / Required actions:**

Existing policy conflict	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

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

## Site Reference: SU7

**Site Location / Address:** St Andrews UR Church, Aycliffe 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
	x				

**Existing use:** Church

### Relevant planning history:

None. However, put forward for the 2011 SHLAA, and has subsequently entered pre-application discussion for a mixed scheme, including retention of use of site for a church

### Constraints / Required actions:

Existing policy conflict	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:	While the site contains a key community facility, there would be scope to retain use as a key facility
Is the site suitable?	Yes

### Availability:

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

### Density multiplier (baseline 30dph):

Area type	Prevailing density	Accessibility	Likely type
Suburban	Medium	Medium	Mixed

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
48	0.19	0.19	100%	9

**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

<b>9</b>	<b>Deliverable 1-5 years</b>		<b>Developable 6-10 years</b>		<b>Developable 11-15 years</b>		<b>Developable 16 years + or unknown</b>
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## Site Reference: SU21

**Site Location / Address:** Bushey Police Station

**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
			x		

**Existing use:** Former Police station

**Relevant planning history:**

Application 14/2115 for 5 units recommended for refusal

**Constraints / Required actions:**

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	Yes	No	Flat	No
		Listed building			

**Suitability:**

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	The building has not been operated as a police station for many years, and therefore is no longer considered to be a community facility.  Since the building is listed, redevelopment is highly unlikely; however residential conversion should be possible.
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	Higher	Medium	Flats

**Site Area:**

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
59dph	0.09	0.09	100%	5

**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?	No

**Deliverability / Developability:**

Is the site deliverable / developable?	Yes
Any other comments:	Recommended refusal on the basis of affordable housing provision not the principle of development

<b>5</b>	<b>Deliverable 1-5 years</b>		<b>Developable 6-10 years</b>		<b>Developable 11-15 years</b>		<b>Developable 16 years + or unknown</b>
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## Site Reference: SU36

**Site Location / Address:** Radlett Youth Centre, 2 Loom 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
	x				

**Existing use:** The site has most recently been used as a youth and community centre. However, this use ceased in 2011 and the Site has since been redundant.

### Relevant planning history:

15/0127/FUL. Application withdrawn. Conversion of former school building to residential dwelling (1 x 3 bed); renovation and extension of existing cottage following demolition of modern additions & outbuildings (1 x3 Bed) and erection of two detached dwellings (2 x 3 bed), along with associated access, car parking and landscaping.

14/1544/FUL (Revised Application). Refused. Conversion of former school building to residential dwelling (1 x 3 bed); renovation and extension of existing cottage following demolition of modern additions & outbuildings (1x3 Bed) and erection of two detached dwellings (2x4 bed), along with associated access, car parking and landscaping. Refused.

14/0910/FUL. Application refused. Conversion of former school building to residential dwelling (1 x 3 bed); renovation and extension of existing cottage following demolition of modern additions & outbuildings (1x3 bed) and erection of pair of semi-detached dwellings (2x4 bed), along with associated access, car parking and landscaping.

### Constraints / Required actions:

Existing policy conflict	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	Yes	No	No	Yes
		Radlett South Conservation Area  Locally listed building (Ref:123)			TPO-375-1997

**Suitability:**

Is the site accessible when assessed against the SHLAA methodology?	Yes
Any other comments:	Although accessible, there are significant site constraints, particularly in terms of heritage conservation.
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:	No
Is the site available?	Yes

**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:**

Is the site deliverable / developable?	No
Any other comments:	Taking into account the previously refused applications and site constraints (namely conservation), residential re-development of the site at a density that qualifies for inclusion in the SHLAA is unlikely to be supported.

	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>	N/A	Developable <b>16 years + or unknown</b>
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