

## Technical Appendix

	Page
<b>1. Monitoring Indicators</b>	<b>1</b>
<b>2. Population</b>	<b>11</b>
<b>3. Homes</b>	<b>19</b>
<b>4. Economy</b>	<b>60</b>
<b>5. Community Facilities and Leisure</b>	<b>79</b>
<b>6. Environment</b>	<b>84</b>
<b>7. Access and Movement</b>	<b>90</b>
<b>8. Effectiveness of Plan Policies</b>	<b>97</b>
<b>9. Progress on Local Planning</b>	<b>117</b>

Final: 14 August 2015

# 1. Monitoring Indicators

**Table 1.1: Plan Monitoring Indicators and their Use in the Monitoring Report**

Policy	Aspiration	Ref	Indicator	Target	Where the Monitoring Analysis is reported	Notes
<b>Core Strategy – adopted January 2013</b>						
SP1	A reduction in poverty / social exclusion	MF1	Number / % of SOAs among the 20% most deprived in England and Hertfordshire	To reduce the number / % of SOAs among the 20% most deprived in England and Hertfordshire	<b>2. Population</b>	
SP1, CS16, CS22	The protection of the Green Belt through the most efficient use of previously developed land and buildings	MF2	% of gross dwelling completions in Borehamwood, Bushey, Potters Bar and Radlett	For gross dwellings to be consistent with [the distribution indicated in] Policy CS2	<b>3. Homes and 8. Effectiveness of Plan Policies.</b> The distribution and overall delivery of homes is being monitored.	<b>Review in the light of AMR 2016/17.</b> Borehamwood should take 60% or less of new housing; Bushey 25% or less; Potters Bar 10% or more; and Radlett and elsewhere 5% or more
		MF3	% of new homes on previously developed land (PDL)	To provide 95% of new dwellings on PDL	<b>3. Homes and 8. Effectiveness of Plan Policies</b>	
		MF4	Total area of Green Belt	No net loss of Green Belt Land	<b>9. Progress on Local Planning</b>	Change in Green Belt designation will only occur through amendment of the Policies Map – i.e. through adoption of a new plan.
		MF5	Number of approvals which resulted in a material departure	No material departures approved in the Green Belt	<b>8. Effectiveness of Plan Policies</b>	
CS1, CS2, CS3	Ensuring that there is an adequate supply of developable land for new housing	MF6	To maintain a five year supply of deliverable housing sites	For net completions from 2012/13 to track the annualised dwelling requirement set in policy CS1. Number of years supply based on housing target.	<b>3. Homes and 8. Effectiveness of Plan Policies</b>	<b>Review policy if completions fall 20% below the required rate.</b> This trend must be observed over a three year period, and the five year land supply (looking forward) is insufficient to meet the new annualised housing target.

Policy	Aspiration	Ref	Indicator	Target	Where the Monitoring Analysis is reported	Notes
CS4	Providing an increased supply of Affordable Housing to meet local needs	MF7	Annual Affordable Housing Completions	To provide at least 76 affordable units per annum to meet target set in policy CS4	<b>3. Homes and 8. Effectiveness of Plan Policies</b>	<b>Review policy and measures to support the delivery of affordable housing if affordable housing completions fall 20% below the required rate.</b> This trend must be observed over a three year period, and the five year land supply (looking forward) is insufficient to meet the new annualised housing target.
		MF8	Affordable Housing Threshold	That all schemes meeting thresholds in Policy CS4 provide affordable housing or a financial contribution.	<b>8. Effectiveness of Plan Policies</b>	<b>Review Affordable Housing SPD if size of affordable housing units falls outside of a 20% (+ or -) range of equivalent proportions of market housing.</b> This trend must be observed over a three year period. If, following a review of the SPD, the problem remains for two years, the Council will review its allocated (housing) sites.
		MF9		For the % of three and four bedroom Affordable Housing units, as a proportion of all Affordable Housing provided, to be within 20% of the equivalent proportion within the market sector	<b>3. Homes</b>	Also see comment for MF8 above.
CS7	To deliver an appropriate mix and size of new dwellings in developments of more than 25 units or 1 hectare.	MF10	Tenure mix Housing completions	To achieve an increasingly appropriate mix and size of dwellings	<b>3. Homes</b>	This indicator is measured by commitments.
CS5	An increased supply of Affordable Housing in rural areas	MF11	The number of Affordable Housing units provided on rural 'exceptions' sites	To increase the number of Affordable Housing units on rural 'exceptions' sites	<b>3. Homes</b>	

Policy	Aspiration	Ref	Indicator	Target	Where the Monitoring Analysis is reported	Notes
CS6	The provision of Gypsy and Traveller pitches to meet identified local need	MF12	Number / % of gypsy and traveller pitches	To meet the requirements of Policy CS6	<b>3. Homes and 8. Effectiveness of Plan Policies</b>	The target was effectively 53 pitches (total stock needed at 1.4.2011) <i>plus</i> 2 pitches each year between 2012/2013 and 2017/18. The rate is to be reviewed as part of Gypsy/traveller need assessment work.
		MF13	Number of pitches provided on authorised sites	For 100% of gypsy and traveller pitches to be on authorised sites	<b>3. Homes</b>	
CS8, CS9 CS10 CS11	Retention of a supply of designated land for B-class and other permitted uses	MF14	Provision of employment land To retain at least 110 ha of designated employment sites (including locally significant employment sites)	No net loss of employment land, unless evidence supports otherwise	<b>4. Economy and 8. Effectiveness of Plan Policies</b>	Any substantive change to existing employment land is likely to come via a plan review or major relocation/property vacancy. Normal monitoring of MF15 should pick up any general trend. The release of land under Policy CS8 (see below) could add to the supply.
		MF14	To retain Local(ly) Significant Employment Sites	No net loss of Local Significant Employment Sites (5 ha at 7 sites)	<b>4. Economy</b>	
		MF15	Monitoring of the % of non B class uses within designated employment areas and Local(ly) Significant Employment Sites	Permission of non B uses in employment areas be limited to CS10 appropriate uses	<b>4. Economy</b>	
	The continued existence and promotion of a vibrant film and television production industry in the Borough	MF16	Monitoring of investment in premises and facilities and relocation of businesses to the area.	Protection and encouragement of film and television industry and facilities in the Borough	<b>4. Economy</b> when relevant	Support for the film and television industry will occur through support of ancillary facilities and services and the environment of the studios, as well as through the management of development on the key sites.

Policy	Aspiration	Ref	Indicator	Target	Where the Monitoring Analysis is reported	Notes
CS8	Requirement for release of Safeguarded Land	MF17	Applications in Safeguarded Land Area, in Cranborne Road Potters Bar and/or safeguarded land Rowley Lane Borehamwood	For applications in Safeguarded Land only approved for B uses, only allowed following plan review	<b>4. Economy</b> when relevant	The need to release land should only come through a change to the development plan (e.g. review of the Core Strategy).
CS12	The protection of the Borough's environmental assets	MF18	Number / area of designated environmental sites	No net loss of designated environmental sites	<b>6. Environment and 8. Effectiveness of Plan Policies</b>	
		MF19	Number of trees subject to Preservation Orders felled or damaged	No net loss of protected trees	<b>6. Environment and 8. Effectiveness of Plan Policies</b>	The target is not directly monitored. The number of TPOs is monitored, as are applications to do works to protected trees (including felling). These particular records only give an indication of how the target is being achieved.
		MF20	Number of new or resurveyed TPOs	Continued review of TPOs and trees	<b>6. Environment</b>	The number of TPOs is monitored.
		MF21	Number of and area of new Wildlife Sites under positive conservation management	No net loss of Wildlife Sites, under positive conservation management	<b>6. Environment</b> , but not monitored annually	Will be reported as information becomes available from the Herts Environmental Records Centre.
CS14	The protection of the Borough's built heritage	MF22	% of buildings identified as 'at risk'	No buildings 'at risk'	<b>6. Environment</b>	
		MF23	Supply of listed buildings	No net loss of listed buildings	<b>6. Environment and 8. Effectiveness of Plan Policies</b>	
		MF24	% of Conservation Area Consents for demolition approved with no detailed scheme for replacement	Only approve demolition where there is a detailed replacement scheme (100%)	<b>6. Environment and 8. Effectiveness of Plan Policies</b>	
		MF25	Number of Conservation Areas appraisals updated	To be reviewing at least one Conservation Area at a given time	<b>6. Environment and 9. Progress on Local Planning</b>	

Policy	Aspiration	Ref	Indicator	Target	Where the Monitoring Analysis is reported	Notes
CS16	A reduction in flood risk	MF26	% of permissions granted contrary to EA advice	No permissions to be granted contrary to Environment Agency (EA) advice	<b>6. Environment and 8. Effectiveness of Plan Policies</b>	
CS17	The incorporation of sustainable design and construction techniques to reduce carbon emissions and environmental impacts	MF27	Monitoring the compliance of residential and commercial development against targets in Policy CS17	100% of applications to meet the requirements of CS17	Not monitored. The only element that is – site waste management – is covered in <b>6. Environment.</b>	Standards for the design and construction of buildings are under review by Government. The future of standards, such as the Code for Sustainable Homes, and the role of the planning system are expected to change: the use of Building Regulations is expected to be more important. While the principles underlying Policy CS16 and therefore Policy CS17 are sound, indicator MF27 is not considered a fully effective test (hence it is not covered in 8. Effectiveness of Plan Policies).
CS19, CS21	The protection and enhancement of a range of community facilities and provision of new facilities	MF28	The number of key community facilities lost through the development process	No loss of community facilities	<b>5. Community Facilities and Leisure and 8. Effectiveness of Plan Policies</b>	
		MF29	Monies generated through s106 standard charge/s106/CIL	To continue to collect s106 monies To adopt a CIL charging Schedule by 2014	<b>8. Effectiveness of Plan Policies and 9. Progress on Local Planning</b>	CIL charging schedule was adopted in September 2014 and came into effect on 1 December 2014. Only applies to specified categories of development – primarily market housing.
		MF30	Monitoring and reporting of planning obligations agreed with new development	100% of applications to provide for the required s106 contributions or CIL charges	<b>8. Effectiveness of Plan Policies</b>	
CS23	Delivery of Elstree Way Area Action Plan	MF31	Progress of production of EWC AAP compared to the LDS	Council to meet the AAP and LDS timetables	<b>9. Progress on Local Planning</b>	To adoption

Policy	Aspiration	Ref	Indicator	Target	Where the Monitoring Analysis is reported	Notes
CS24, CS25, CS26	To promote transport choice and achieve modal shift away from private transport	MF32	Number of new or enhanced Greenway or cycle routes	To complete at least one new greenway/crossing per annum	No longer monitored	
		MF33	% of approved major commercial developments with a Travel Plan and cycling measures	100% of major planning applications to have a travel plan	<b>7. Access and Movement and 8. Effectiveness of Plan Policies</b>	
		MF34	Increasing use of cycling, walking, public transport and reduction in travel by car mode desired	% increase in cycling, walking, public transport	<b>7. Access and Movement,</b> but not necessarily monitored on an annual basis.	Will be reported as and when information becomes available from the local highway authority (HCC)
		MF35	% of completed residential development within 30mins public transport of key services	For 100% of completed residential development to be within 30 minutes public transport of key services	<b>7. Access and Movement</b>	
	Parking provision, On-going monitoring of parking standards and implementation on new developments	MF36	Average car parking provision approved on residential schemes in Town Centres, and Outside of town centres	Average car parking requirement approved through planning applications consistent with car parking standards	<b>7. Access and Movement and 8. Effectiveness of Plan Policies</b>	As a monitoring yardstick, the number of spaces (per home) in travel development areas in Borehamwood and Potters Bar should be at least 50% less than that outside.
CS27, CS28, CS29	Promoting attractive and viable town centres	MF37	Monitoring of total units and vacancy rates in main town centres	Average vacancy rate in town and district centres to be below national average	<b>4. Economy and 8. Effectiveness of Plan Policies</b> (with MF38).	
	Protecting local retail facilities	MF38	Monitoring of total units and vacancy rates in local centres and parades	Vacancy rate to be below national average	<b>4. Economy</b>	
CS30	Promotion of a balanced, safe and attractive evening economy	MF39	The ratio between A1, A3, A4 and A5 uses in each town and district centre	For at least 60% of units within town and district centres to be A1	<b>4. Economy.</b> The ratio, rather than any target, is monitored.	The proportion of retail units was 55% in 2011/12 and 2012/13.



Policy	Aspiration	Ref	Indicator	Target	Where the Monitoring Analysis is reported	Notes
		MF40	Supply of A3, A4, A5 and D2 use in each town and district centre	To maintain a healthy balance of A3, A4, A5 and D2 uses relative to the role of the town centre	<b>4. Economy.</b> While a mix of uses is generally kept under review, the critical indicator is the vacancy rate (see MF37 and MF38 above).	
Infra-structure Topic Paper	Delivery of Infrastructure to Support Growth	MF41	Provision of infrastructure in line with Infrastructure Schedule	Infrastructure to be planned and delivered in line with the Infrastructure Schedule	Not monitored yet. Procedures to be introduced, once Community Infrastructure Levy takes effect (i.e. after 1 December 2014).	
	Effectiveness of Plan Policies	MF42	Total number of Decisions	To continually monitor decisions annually	<b>8. Effectiveness of Plan Policies</b>	
		MF43	Use of plan policies in decision making	To annually monitor the use of policies in decision notices	<b>8. Effectiveness of Plan Policies</b>	
	Planning Agreements	MF44	Agreements Signed Amount Negotiated (on behalf of HBC) (on behalf of HCC) Amount Received Amount Spent	Number of signed s106 agreements	<b>8. Effectiveness of Plan Policies</b>	
	Housing Affordability	MF45	Average property sale price	To annually monitor the average house price	<b>3.Homes</b>	
		MF47	Hertsmere overall average earnings	To annually monitor average earnings	<b>4. Economy</b>	
		MF48	Hertsmere property price/income ratio	To be assessed at an appropriate level	<b>3.Homes</b>	

Policy	Aspiration	Ref	Indicator	Target	Where the Monitoring Analysis is reported	Notes
<b>Site Allocations and Development Management Policies – Consultation Draft March 2014</b>						
SADM1	To deliver the (housing) proposals	AMF 1	Development progress, noting the proportion of total dwelling capacity given planning permission and completed	To complete 100% of the total dwelling capacity by 2027	Not fully monitored yet because the schedule is still under preparation and consultation, but any progress will be generally covered in <b>3. Homes</b> . Also referred to in <b>8. Effectiveness of Plan Policies</b> .	Dwelling capacity is currently identified as 651 (in the Consultation Draft SADM).
SADM26	To maintain a list of locally important buildings that have value	AMF 2	Number of locally listed buildings	No loss of locally important buildings through the grant of planning permission	<b>7. Environment and 8. Effectiveness of Plan Policies</b>	
SADM29	To deliver the community facilities proposed	AMF 3	Development progress	Sites in full active use for key community facilities	Not fully monitored yet because the schedule is still under preparation and consultation, but any progress will be referred to in <b>8. Effectiveness of Plan Policies</b> .	
SADM30	To maintain the supply of Major Green Space	AMF 4	Hectares of Major Green Space	No net loss of Major Green Space	Not yet monitored	
SADM31	To maintain the supply of Local Green Space	AMF 5	Hectares of Local Green Space	No net loss of Local Green Space	Not yet monitored	
SADM36	To deliver the town centre proposals	AMF 6	Development progress	To complete 100% of total dwelling capacity from these sites by 2027 (see Table 1)	Not fully monitored yet because the schedule is still under preparation and consultation, but any progress will be generally covered in <b>3. Homes</b> and <b>4. Economy</b> . Also referred to in <b>8. Effectiveness of Plan Policies</b> .	Dwelling capacity is currently defined as 53 (in the Consultation Draft SADM).

Policy	Aspiration	Ref	Indicator	Target	Where the Monitoring Analysis is reported	Notes
<b>Elstree Way Corridor Area Action Plan – Pre-submission Draft February 2014</b>						
EWC1			Development of affordable housing.		Not separately monitored yet, but any progress will be generally covered in <b>3. Homes</b> .	If the provision of affordable housing as a proportion of overall housing development falls below the target advocated in the AAP (35%)
EWC2			Housing Delivery		Not monitored separately.	Council will assess whether sites are brought forward individually or comprehensively
EWC3			a. Completed housing development. b. Density of development.	Contribution to housing supply (in SADM Table 1) is delivered. Indicative densities achieved	<b>3. Homes</b>  Not separately monitored yet, but any progress will be generally covered in <b>3. Homes</b> .	Council will monitor completions and commitments to ensure that an appropriate level of dwellings is coming forward. If development consistently fails to achieve the densities envisaged per zone, review design requirements. .
EWC3			Development dwelling mix		Not separately monitored, but any progress will be generally covered in <b>3. Homes</b>	If the provision of mixture of dwelling sizes is disproportionate, in relation to Borough dwelling mix targets, the implementation of the policy should be reviewed.
EWC4			Support and provision of community facilities.	All developments make provision for or support new and improved community facilities.	Not separately monitored, but any progress will be generally covered in <b>5. Community Facilities and Leisure</b> .	
EWC5 EWC6			Implementation of connectivity improvements.	Progress with improvements	Not separately monitored yet	

Policy	Aspiration	Ref	Indicator	Target	Where the Monitoring Analysis is reported	Notes
EWC7			Conformity to ascribed building heights.	Height of buildings should generally conform with proposed building heights	Not separately monitored yet: height of residential buildings referred to in <b>3. Homes.</b>	Where developments are allowed, which exceed the target the Council will assess the impact of heights across the AAP and review design requirements.
EWC8			Parking Requirements.	Meet the standards set out in the policy.	Not separately monitored, but any figures will be generally covered in <b>7. Access and Movement</b>	
EWC9			Monitoring of specific contributions to initiatives set out in policy.	All developments provide an appropriate contribution	Not separately monitored, but any figures will be covered in <b>8. Effectiveness of Plan Policies</b>	

## 2. Population

**Table 2.1: Population Characteristics (Hertsmere 2001 and 2011)**

		<b>2001</b>	<b>2011</b>
<b>Overall</b>	<b>Total Population</b>	<b>94,450</b>	<b>100,031</b>
	Private resident population	92,423	98,478
	Population in non-private households	2,027	1,553
<b>Gender</b>	Male	45,568	48,290
	Female	48,882	51,741
<b>Age Band</b>	0-4	5,808	6,707
	5-9	6,258	5,969
	10-14	6,349	6,212
	15-19	5,432	6,117
	20-24	4,934	5,869
	25-29	5,800	6,099
	30-34	22,072	20,683
	35-39	8,012	6,908
	40-44	7,089	7,466
	45-49	6,422	7,899
	50-54	6,734	6,690
	55-49	18,256	20,269
	60-64	4,162	5,778
	65-69	3,787	4,475
	70-74	3,697	3,096
	75-79	3,438	5,674
	85+	2,037	2,656
<b>Ethnic Group</b>	White (Persons)	87,377	85,063
	White: British (Persons)	81,383	75,750

	White: Irish (Persons)	2,070	2,130
	White; Gypsy or Irish Traveller (Persons)	n.a.	154
	White: Other White (Persons)	3,924	7,029
	Mixed (Persons)	1,465	2,619
	Mixed: White and Black Caribbean (Persons)	396	678
	Mixed: White and Black African (Persons)	142	385
	Mixed: White and Asian (Persons)	513	862
	Mixed: Other Mixed (Persons)	414	694
	Asian or Asian British (Persons)	3,136	6,475
	Asian or Asian British: Indian (Persons)	2,280	3,723
	Asian or Asian British: Pakistani (Persons)	228	454
	Asian or Asian British: Bangladeshi (Persons)	117	232
	Asian or Asian British: Other Asian (Persons)	511	2,066
	Black or Black British (Persons)	1,325	3,927
	Black or Black British: Caribbean (Persons)	422	558
	Black or Black British: African (Persons)	827	2,990
	Black or Black British: Other Black (Persons)	76	379
	Chinese (Persons)	653	918
	Other Ethnic Group (Persons)	494	1,029
<b>Religion</b>	Christian	59,538	51,724
	Buddhist	303	591
	Hindu	1,893	3,172
	Jewish	10,712	14,293
	Muslim	1,276	2,402
	Sikh	146	164
	Other	494	692
	No religion	12,618	19,176
	Not stated	7,470	7,817

Source: OPCS/ONS National Population Censuses 2001 and 2011

Notes: n.a. – not available, number too small

**Table 2.2: Household Characteristics (Hertsmere 2001 and 2011)**

		<b>2001</b>	<b>2011</b>
<b>Overall</b>	<b>Total households</b>	<b>37,869</b>	<b>39,778</b>
<i>Size</i>	with 1 person	10,317	11,148
	with 2 persons	12,764	12,427
	with 3 persons	6,238	6,598
	with 4 persons	5,706	6,479
	with 5 persons	2,204	2,289
	with 6 persons	518	660
	with 7 or more persons	122	187
	<b>Average Size of Household</b>	<b>2.44</b>	<b>2.48</b>
<i>Car Ownership</i>	with 0 cars	6,669	6,769
	with 1 car	15,695	16,560
	with 2 cars	12,091	12,178
	with 3 cars	2,529	3,079
	with 4 or more cars	887	1,192
	<b>Average no. of cars per household</b>	<b>1.36</b>	<b>1.39</b>

Source: OPCS/ONS National Population Censuses 2001 and 2011

Notes: n.a. not available

Table 2.3: Social Characteristics – Index of Multiple Deprivation<sup>1,2</sup>

	2004		2007		2010		2014 <sup>3</sup>			
	Rank	Score	Rank	Score	Rank	Score	Rank	Score		
<b>(1) District<sup>4</sup></b>										
<b>Hertsmere</b>	<b>260</b>	<b>12.01</b>	<b>250</b>	<b>12.86</b>	<b>221</b>	<b>13.62</b>				
Upper Quartile	89	24.62	89	24.51	82	24.96				
Median	177	17.03	177	17.34	163	17.33				
Lower Quartile	265	11.65	266	11.78	244	12.32				
Total districts	354		354		326					
<b>(2) Neighbourhoods<sup>5</sup></b>										
Upper Quartile	8,121	30.02	-	-	8,121	30.18				
Median	16,241	17.02	-	-	16,241	17.25				
Lower Quartile	24,361	9.62	-	-	24,361	9.75				
Total neighbourhoods	32,482		32,482		32,482					
<b>In Hertsmere</b>										
Upper Q: Cowley Hill (1)	6,443	34.39	4,306	41.38	5,092	38.29				
Cowley Hill (2)					7,820	30.87				
<b>(3) Neighbourhoods in Hertsmere<sup>5</sup></b>		<b>Number</b>		<b>Number</b>		<b>Number</b>		<b>Number</b>		
<b>Total</b>		<b>62</b>		<b>62</b>		<b>62</b>				
In Upper Quartile		1		1		2				
Above Median		13		17		20				
In Lower Quartile		26		25		24				

Source: Oxford University for the Department of Communities and Local Government

Notes: 1 The purpose of the English Indices of deprivation is to identify small areas of England which are experiencing multiple aspects of deprivation.

2 A number of different indicators, which are grouped into several domains each of which reflects a different aspect of deprivation, are used to produce an overall Index of Multiple Deprivation score for each small area in England. The domains used in the Index of Multiple Deprivation 2010 are income, employment, health, education, crime, access to services and living environment.

3 The indices for 2014 are due in summer 2015.

4 Local authorities in England

5 i.e. super output areas, which are smaller than electoral wards



Score is the sum of the indices

Rank is the position of the authority or neighbourhood according to its score in a list of scores

The lowest rank and lowest score indicates least deprivation: all scores and rankings indicate *relative* deprivation in the particular year

**Table 2.4: Mid-year Population Estimates**

	2006 <sup>1</sup>	2007 <sup>1</sup>	2008 <sup>1</sup>	2009 <sup>1</sup>	2010 <sup>1</sup>	2011	2012	2013	2014						
<b>Total</b>	96,000	97,000	98,700	98,900	99,900	100,031	100,700	101,271							
<i>Annual change</i>	-	1,000	1,700	200	1,000	131	669	571							
Female		50,100	50,800	50,800	51,200	51,741	52,115	52,549							
Male		46,800	47,800	48,100	48,700	48,290	48,595	48,812							
0-4		6,300	6,500	6,600	6,700	6,707	7,000	6,831							
5-9		5,800	5,800	5,900	6,100	5,969	6,200	6,511							
10-14		6,300	6,200	6,200	6,100	6,212	6,100	6,047							
15-19		6,300	6,300	6,100	6,000	6,117	6,200	6,044							
20-24		5,300	5,700	5,400	5,500	5,869	5,800	5,553							
25-29		6,200	6,400	6,200	6,200	6,099	6,100	6,249							
30-34		6,300	6,500	6,400	6,700	6,309	6,300	6,414							
35-39		7,000	6,900	7,000	7,000	6,908	6,600	6,674							
40-44		7,900	7,800	7,600	7,400	7,466	7,400	7,233							
45-49		7,100	7,500	7,600	7,800	7,899	7,800	7,845							
50-54		6,100	6,200	6,400	6,500	6,690	6,900	7,182							
55-59		5,900	5,900	5,800	5,900	5,680	5,800	5,862							
60-64		5,300	5,500	5,700	5,800	5,778	5,400	5,285							
65-69		3,600	3,700	4,000	4,200	4,475	5,100	5,275							
70-74		3,400	3,600	3,600	3,600	3,523	3,500	3,647							
75-79		3,100	3,000	3,000	3,000	3,096	3,100	3,253							
80-84		2,700	2,700	2,600	2,600	2,578	2,600	2,567							
85+		2,400	2,600	2,800	2,800	2,656	2,700	2,799							
0-14		18,400	18,500	18,700	18,900	18,888	19,300	19,389							

15-29		17,800	18,400	17,700	17,700	18,085	18,100	17,846						
30-44		21,200	21,200	21,000	21,100	20,683	20,300	20,321						
45-59		19,100	19,600	19,800	20,200	20,269	20,500	20,889						
60-74		12,300	12,800	13,300	13,600	13,776	14,000	14,207						
75+		8,300	8,300	8,400	8,400	8,330	8,400	8,619						

Source: Office for National Statistics

Notes: 1 As originally issued, i.e. not corrected after the publication of 2011 Census

**Table 2.5: Population Forecast<sup>1, 2, 3</sup>**

		2012	2013	2014	2015	2016		2021		2026		2031		2036
<b>Total</b>		101,000	102,000	103,000	104,000	105,000		110,000		116,000		121,000		126,000
Female		52,000	53,000	53,000	54,000	54,000		57,000		59,000		62,000		64,000
Male		49,000	49,000	50,000	50,000	51,000		54,000		57,000		59,000		62,000
Age <sup>4</sup>														
0-4		7	7	7	7	7		7		7		7		7
5-9		6	7	7	7	7		8		8		8		8
10-14		6	6	6	6	6		7		8		8		8
15-19		6	6	6	6	6		6		7		7		7
20-24		6	6	6	6	5		5		5		6		6
25-29		6	6	6	7	7		7		6		6		7
30-34		6	7	7	7	7		7		7		7		7
35-39		7	7	7	7	7		8		8		8		8
40-44		7	7	7	7	7		7		8		8		8
45-49		8	8	8	8	7		7		7		8		8
50-54		7	7	7	8	8		7		7		8		8
55-59		6	6	6	6	7		7		7		7		7
60-64		5	5	5	5	5		6		7		7		7
65-69		5	5	5	5	5		5		6		7		7
70-74		4	4	4	4	4		5		5		6		7
75-79		3	3	3	3	3		4		5		5		5

80-84		3	3	3	3	3		3		4		4		4
85+		3	3	3	3	3		4		4		6		7
0-14		19	20	20	20	20		22		23		23		23
15-29		18	18	18	19	18		18		18		19		20
30-44		20	20	21	21	21		22		23		23		23
45-59		21	21	21	22	22		21		21		23		23
60-74		14	14	14	14	14		16		18		20		21
75+		9	9	9	9	9		11		13		15		16

Source: Office for National Statistics

Notes: 1 2012-based sub-national population projections

2 Projections are trend-based

3 Figures rounded to nearest thousand: totals may not add up due to rounding

4 Number of people in thousands

**Table 2.6: Household Forecasts<sup>1,2,3</sup>**

		2008 <sup>4</sup>	2011 <sup>5</sup>	2013 <sup>4</sup>		2016 <sup>5</sup>	2018 <sup>4</sup>		2021 <sup>5</sup>	2023 <sup>4</sup>		2026 <sup>4</sup>	2028 <sup>4</sup>		2033 <sup>4</sup>
<b>Total</b>		40	40	42		43	44		45	47		48	49		52
Type															
1 person		12	11	-		-	-		13	-		-	-		20
Couple		18	18	-		-	-		19	-		-	-		23
Couple +		4	5	-		-	-		6	-		-	-		3
Lone parent		3	5	-		-	-		4	-		-	-		5
Other		2	3	-		-	-		3	-		-	-		2
Dependent children															
0		27	27	-		-	-		31	-		-	-		37
1		5	5	-		-	-		6	-		-	-		7

2		5	5	-	-	-		6	-	-	-	-	5
3 or more		2	3	-	-	-		3	-	-	-	-	3
Average size		-	2.48	-		2.45	-	2.44	-		-	-	-

Sources: 2008-based household projections, published 26 November 2010 (taken from the National Archive, DCLG)  
 2011-based interim household projections – Office for National Statistics

- Notes:
- 1 2012-based, sub-national projection is due in February 2015
  - 2 Projections are trend-based
  - 3 Figures are rounded to nearest thousand: totals may not add up due to rounding
  - 4 2008-based household projections
  - 5 2011-based interim household projections

### 3. Homes

**Table 3.1: List of Dwelling Completions (2013/14)**

Site Name/Address	Place	Reference	PDL <sup>1</sup> ✓	No. of Units		Windfall <sup>2</sup>		
				Gross	Net <sup>3</sup>	Type U/R <sup>4</sup>	No. of Units	
							Total	Gardens <sup>5</sup>
19 Woodlands Close, Borehamwood, WD6 1SX	Borehamwood	TP/10/2354		1	1	n.a.		
15 Newlands Avenue, Radlett	Radlett	TP/06/0611	✓	1	1			
1 The Avenue, Radlett	Radlett	TP/09/2231	✓	1	1			
The Girl Guide Hut, The Rutts, Bushey Heath	Bushey	TP/08/0083	✓	1	1			
Barn at 1a Oak Cottages, Oak House, Wagon Road, Barnet	Other	TP/09/1430		1	1			
Oaklands College, Borehamwood Campus, Elstree Way,	EWC	TP/09/0596	✓	5	5			
2a Windmill Lane and 164-168 High Road, Bushey Heath	Bushey	TP/10/0996	✓	42	42			
Highfield House, Genesis House and Willowfield, Highfield Road <sup>6</sup>	Bushey	TP/10/0036	✓	11	11			
Ice Cream Depot, 23 Glencoe Road, Bushey, WD23 3HT	Bushey	TP/09/1492	✓	7	7			
70 Newberries Avenue, Radlett, WD7 7EP	Radlett	TP/10/1475	✓	1	1			
29 Aldenham Avenue, Radlett, WD7 8HZ	Radlett	TP/10/1758	✓	1	1			
Connaught & Windsor House, Blocks A2 + A7 International University	Bushey	TP/06/1637	✓	20	20			
Blocks A4 & A5 Wessex & Washington Houses, Royal Connaught Drive	Bushey	TP/07/0954	✓	29	29			
International University, The Avenue, Bushey	Bushey	TP/98/0620	✓	3	3			
Adjoining 30 New Road, Radlett	Radlett	TP/06/0968	✓	4	4			
Former Norwegian Barn, Edgwarebury Lane, Elstree	Elstree	TP/03/0535	✓	1	1			
Blackwell House, Aldenham Road, Bushey, WD23 2LX	Bushey	TP/11/1333	✓	105	105			
International University Site, The Avenue, Bushey, WD23 2LW	Bushey	13/1873/FUL	✓	4	4			
5 Hawtrees, Radlett, WD7 8LP	Radlett	13/1731/FUL	✓	0	-1			
Araanee Lodge, The Warren, Radlett, WD7 7DU	Radlett	13/1930/FUL	✓	0	-1			
21 Prowse Avenue, Bushey Heath, WD23 1JS	Bushey	13/1999/FUL	✓	0	-1			
9 The Finches, Finch Lane, Bushey, WD23 3DF	Bushey	TP/10/2489	✓	11	11			
29 The Avenue, Radlett, WD7 7DQ	Radlett	TP/11/0183	✓	1	1			
1A The Avenue, Radlett, WD7 7DG	Radlett	TP/11/1785	✓	1	1			

Land between 83-85 Windmill Lane, Bushey Heath	Bushey	TP/11/1798		1	1
211A Darkes Lane, Potters Bar, EN6 1BX	Potters Bar	TP/11/1893	✓	1	-1
74 Shenley Hill, Radlett, WD7 7BD	Radlett	TP/11/2002	✓	1	1
Hazetta House, Hartspring Lane, Watford, WD25 8AD	Bushey	TP/12/0208	✓	2	1
183 Herkomer Road, Bushey, WD23 3LH	Bushey	TP/12/0288	✓	2	2
1 Cranes Way, Borehamwood	Borehamwood	TP/12/0601	✓	2	2
15 Park Avenue, Potters Bar, EN6 5EN	Potters Bar	TP/12/0684	✓	2	1
75-79 Loom Lane, Radlett, WD7 8NY	Radlett	TP/12/0750	✓	0	-3
22 Blanche Lane, South Mimms, EN6 3PA	Potters Bar	TP/12/0862	✓	1	1
2 Homefield Road, Radlett, WD7 8PY	Radlett	TP/12/0960	✓	1	1
41-47 Elstree Road, Bushey Heath	Bushey	TP/12/0970	✓	3	3
49 High Street, Bushey, WD23 1BD	Bushey	TP/12/1116	✓	3	3
Land adjoining, 1 The Rose Walk, Radlett	Radlett	TP/12/1248		1	1
Land and outbuilding to the rear of 1 to 2 Watling House	Elstree	TP/12/1431	✓	2	2
1A Deepdene, Potters Bar, EN6 3DF	Potters Bar	TP/12/1511	✓	1	1
99-101 Gills Hill Lane, Radlett	Radlett	TP/12/1602	✓	2	2
26 Barham Avenue (now known as 26 & 26a Barham Avenue)	Elstree	TP/12/1663	✓	2	2
18-22 Watling Street, Radlett	Radlett	TP/12/1680	✓	0	-2
Annexe at 1 Wilton Farm Cottages, Radlett Lane, Shenley, WD7 9AJ	Radlett	TP/12/1689	✓	1	1
Heath End, Common Road, Stanmore, HA7 3HX	Other	TP/12/1724	✓	2	2
R/o 334 Park Avenue, Bushey, WD23 2BJ	Bushey	TP/12/1725		2	2
16 Barham Avenue, Elstree, WD6 3PN	Elstree	TP/12/1870	✓	1	1
7 Barham Avenue, Elstree, WD6 3PW	Elstree	TP/12/1884	✓	0	-1
Land to the rear of 55-67 and 61 Oundle Avenue, Bushey	Bushey	TP/12/1905	✓	4	3
9 Loom Lane, Radlett, WD7 8AA	Radlett	TP/12/1935	✓	0	-1
Uplands, The Warren, Radlett, WD7 7DU	Radlett	TP/12/2082	✓	1	1
Land adjoining 44 Clay Lane, Bushey Heath, WD23 1NW	Bushey	TP/12/2150		1	1
2 Upper Station Road, Radlett, WD7 8BX	Radlett	TP/12/2161	✓	2	2
Land to the rear of 13-47, Wayside, Potters Bar, EN6 5NE	Potters Bar	TP/12/2518	✓	4	4
41-51 Oundle Avenue, Bushey	Bushey	TP/13/0072	✓	3	3
Haydon Ridge, Merry Hill Road, Bushey, WD23 1DP	Bushey	TP/13/0120	✓	0	-1
Land adjoining, 1 Napier Drive, Bushey, WD23 2JH	Bushey	TP/13/0144		1	1

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

Source: Hertsmere Borough Council records

Notes: 1 PDL – previously developed land (the site is classified as PDL)

2 Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites which unexpectedly become available. The definition comes from the National Planning Policy Framework. All figures are net.

3 Net means net of any existing units on site

4 Type of Windfall: U – in urban areas (S – small, 1-9 units; L – large, 10 and more units net); R – outside urban areas and within the rural area

5 Gardens - i.e. windfall completions on residential garden land

6 Site includes 32-38 Vale Road, Bushey.

n.a. – not available: these figures will be calculated for the 2014/15 Annual Monitoring Report

**Table 3.2: Dwelling Completions (Gross)**

Year	Gross	Year	Gross	Year	Gross
2001_02	327	2012/13	329		
2002_03	111	2013/14	472		
2003_04	215				
2004_05	251				
2005_06	341				
2006_07	285				
2007_08	409				
2008_09	328				
2009_10	331				
2010_11	225				
2011_12	217				
<i>Average</i>	<i>276</i>				

Source: Hertsmere Borough Council records



**Table 3.3: Distribution of Dwelling Completions (Gross)**

Place		2001/2012 Average	2012/13	2013/14									
<b>Annual</b>													
Borehamwood	No.	117	204	90 <sup>1</sup>									
	%	42%	62%	19%									
Bushey	No.	97	64	261									
	%	35%	19%	55%									
Potters Bar	No.	32	15	71									
	%	12%	5%	15%									
Radlett	No.	19	35	20									
	%	7%	11%	4%									
Elstree	No.	5	8	4									
	%	2%	2%	1%									
Shenley	No.	5	3	24									
	%	2%	1%	5%									
Elsewhere	No.	0	0	2									
	%	0	-	1%									
Total	No.	276	329	472									
<b>Cumulative from 2012/13 to</b>													
Borehamwood	No.	-	204	294 <sup>1</sup>									
	%	-	62%	37%									
Bushey	No.	-	64	325									
	%	-	19%	41%									
Potters Bar	No.	-	15	86									
	%	-	5%	11%									
Radlett	No.	-	35	55									
	%	-	11%	7%									
Elstree	No.	-	8	14									
	%	-	2%	2%									
Shenley	No.	-	3	27									
	%	-	1%	3%									
Elsewhere	No.			2									

	%			0%									
Total	No.	-	329	801									

Source: Hertsmere Borough Council records

Notes: 1 Includes 74 units (gross/net) on one site described as land at Allum Lane, Elstree

**Table 3.4: Dwelling Completions by Type (Gross)**

	2012/13	2013/14	2014/15	2015/16									
Flat/Maisonette	198	306											
House	117	154											
Other	14	12											
Greenfield <sup>1</sup>	12	20											
PDL	317	452											
<b>Total</b>	<b>329</b>	<b>472</b>											

Source: Hertsmere Borough Council records

Notes: Flat includes apartment and studio

House includes bungalow

Other – temporary or mobile dwelling

1 Excluding gardens

**Table 3.5: Dwelling Completions by Size (Gross)**

No. of Bedrooms	2001/2012 Annual Average	2012/13	2013/14	Cumulative									
<i>Borough</i>													
1	58	66	124	190									
2	120	154	205	359									

3	59	52	69	121									
4 and over	38	57	74	131									
<b>Borehamwood</b>													
1	-	36	10	46									
2	-	123	68	191									
3	-	25	6	31									
4 and over	-	21	9	30									
<b>Bushey</b>													
1	-	18	63	81									
2	-	15	111	126									
3	-	16	45	61									
4 and over	-	15	39	54									
<b>Potters Bar</b>													
1	-	12	47	59									
2	-	0	19	19									
3	-	3	2	5									
4 and over	-	0	3	3									
<b>Radlett</b>													
1	-	0	3	3									
2	-	9	4	13									
3	-	5	1	6									
4 and over	-	21	13	34									
<b>Other</b>													
1	-	0	2	2									
2	-	7	3	10									
3	-	3	15	18									
4 and over	-	0	9	9									

Source: Hertsmere Borough Council records

**Table 3.6: Dwelling Completions by Tenure (Gross)**

	Number of Units										
	2012/13	2013/14	Cumulative								
<b>Market Housing</b>	<b>231</b>	<b>360</b>	<b>591</b>								
1 bedroom	30	106	136								
2 bedroom	111	130	241								
3 bedroom	28	59	87								
4+ bedroom	62	65	127								
<b>Affordable Housing</b>	<b>98</b>	<b>112</b>	<b>210</b>								
- Rented	98	73	171								
- Intermediate	0	39	39								
1 bedroom	26	18	44								
2 bedroom	43	75	118								
3 bedroom	24	10	34								
4+ bedroom	5	9	14								

Source: Hertsmere Borough Council records

Notes: Intermediate – all tenures excluding social rent and affordable rent

**Table 3.7: Dwelling Completions by Size and Tenure (Gross)**

No. of Bedrooms	Current Year (2013/14)				Three Years to 2013/14					
	Market Units		Affordable Units		Market Units			Affordable Units		
	Number	% <sup>1</sup>	Number	% <sup>1</sup>	3 Year Total	Average	% <sup>1</sup>	3 Year Total	Average	% <sup>1</sup>
1	98	27%	18	16%	161	54	21%	64	21	25%
2	129	36%	75	67%	326	109	42%	133	44	52%

3	58	16%	10	9%	112	37	15%	38	13	15%
4+	75	21%	9	8%	167	56	22%	17	6	7%
	360	100%	112	100%	766	255	100%	252	84	100%

Source: Hertsmere Borough Council records

Notes: 1 Figures may not total 100% due to rounding

**Table 3.8: Affordable Housing on Rural Exceptions Sites<sup>1</sup>**

	Number of Affordable Units											
	2012/13	2013/14	2014/15									
Completions	0	0										
Commitments at end of year	0	0										

Source: Hertsmere Borough Council records

Notes: 1 A site on which new market housing would not be permitted: affordable housing is permitted for the local area as an exception to the normal policy of development restraint

**Table 3.9: Density of Housing Completed**

	Number of Dwellings per Hectare											
	2012/13	2013/14	2014/15	2015/16								
Borehamwood (whole town)	63.44	65.71										
EWC AAP	72.71	-										
Town excluding AAP	50.42	65.71										
Bushey	21.62	48.72										
Potters Bar	8.45	28.85										
Radlett	11.83	7.79										
Elstree	30.97	1.55										

Shenley	-	14.34										
Other	-	15.96										
<b>Hertsmere</b>	<b>25.29</b>	<b>26.99</b>										

Source: Hertsmere Borough Council records

Notes: Density is measured by number of units (gross) on new-build sites completed in the year divided by the total of the site areas.

**Table 3.10: Dwelling Completions (Number of Net Additional Units)**

Annual Average											Total <sup>1</sup>	3 Year <sup>2</sup> Average
2001/12	2011/12	2012/13	2013/14									
234	186	292	440								732	306

Source: Hertsmere Borough Council records

Notes: 1 Cumulative from 2012/13

2 Average over the three most recent years

**Table 3.11: New Schemes started<sup>1</sup>**

	Number at March 31											
	2013	2014										
<b>Sites<sup>2</sup></b>	29	39										
<b>Dwellings (net)</b>	334	290										

Source: Hertsmere Borough Council records

Notes: 1 New schemes started in the year to March 31.

2 The most recent two years are listed below.

Start Date	Reference	Address	No.
11/07/2012	TP/08/0051	The Girl Guide Hut, The Rutts, Bushey Heath	2
30/08/2012	TP/09/0460	Adjoining 15 Mostyn Road, Bushey	2

25/03/2013	TP/09/1430	Barn at 1a Oak Cottages, Oak House, Wagon Road, Barnet	1
15/03/2013	TP/09/1492	Ice Cream Depot, 23 Glencoe Road, Bushey, WD23 3HT	7
19/01/2013	TP/09/2048	Caradene, Gills Hill Lane, Radlett	2
29/05/2012	TP/10/1758	29 Aldenham Avenue, Radlett, WD7 8HZ	1
29/06/2012	TP/10/2095	Land at Allum Lane, Elstree, WD6 3LS	74
25/03/2013	TP/11/0244	The Bridge, 168 Mutton Lane, Potters Bar, EN6 2AW	16
15/03/2013	TP/11/0765	Tadellos, California Lane, Bushey Heath, WD23 1EP	2
16/08/2012	TP/11/1333	Blackwell House, Aldenham Road, Bushey, WD23 2LX	125
15/03/2013	TP/11/1489	North Lodge, Black Lion Hill, Shenley, WD7 9DE	5
15/03/2013	TP/11/1798	Land between, 83-85 Windmill Lane, Bushey Heath	1
15/03/2013	TP/12/0208	Hazetta House, Hartspring Lane, Watford, WD25 8AD	1
15/03/2013	TP/12/0288	183 Herkomer Road, Bushey, WD23 3LH	2
25/03/2013	TP/12/0684	15 Park Avenue, Potters Bar, EN6 5EN	1
25/03/2013	TP/12/0706	Former Honeywood House Site, 261 Darkes Lane, Potters Bar	53
15/03/2013	TP/12/0862	22 Blanche Lane, South Mimms, EN6 3PA	1
12/07/2012	TP/12/0960	2 Homefield Road Radlett WD7 8PY	1
15/03/2013	TP/12/1171	39 London Road, Shenley, WD7 9ER	11
15/03/2013	TP/12/1248	Land adjoining 1 The Rose Walk, Radlett	1
15/03/2013	TP/12/1431	Land and outbuilding to the rear of 1-2 Watling House, High Street, Elstree	2
25/03/2013	TP/12/1511	1A Deepdene, Potters Bar, EN6 3DF	1
15/03/2013	TP/12/1724	Heath End, Common Road, Stanmore, HA7 3HX	2
15/03/2013	TP/12/1725	R/o 334 Park Avenue, Bushey, WD23 2BJ	2
15/03/2013	TP/12/1870	16 Barham Avenue, Elstree, WD6 3PN	1
31/03/2013	TP/12/1880	The Dutch Barn, Netherwylde Farm, Watling Street, Radlett, WD7 7HS	1
15/03/2013	TP/12/2082	Uplands, The Warren, Radlett, WD7 7DU	3
15/03/2013	TP/12/2244	Kendals Cottage, Loom Lane, Radlett, WD7 8BP	1
22/02/2013	TP/12/2385	Franshams, Hartsbourne Road, Bushey Heath	12
27/03/2014	13/1873/FUL	International University Site, The Avenue, Bushey, WD23 2LW	1

27/03/2014	13/1999/FUL	21 Prowse Avenue, Bushey Heath, WD23 1JS	1
31/03/2014	PD56/13/1509	Vale House, 32-38 Vale Road, Bushey, WD23 2HE	5
31/03/2014	TP/08/1611	Land at corner of Fetherstone Close & Chace Ave, Potters Bar	12
27/03/2014	TP/10/0817	94 Croxdale Road, Borehamwood, WD6 4QA	3
03/03/2014	TP/10/1484	Adjoining 3 Cragg Avenue, Radlett, WD7 8DW	1
27/03/2014	TP/10/2303	24 Fair Close, Bushey, WD23 1FR	1
08/11/2013	TP/11/2320	HNH Timber, Station Road, Borehamwood, WD6 1DF	14
12/07/2013	TP/12/0750	75-79 Loom Lane, Radlett, WD7 8NY	4
03/03/2014	TP/12/0990	16 Williams Way, Radlett, WD7 7EZ	1
02/10/2013	TP/12/1389	6 Beech Avenue, Radlett, WD7 7DE	2
27/03/2014	TP/12/1432	Green Dragon Public House, Leeming Road, Borehamwood, WD6 4EB	6
27/08/2013	TP/12/1456	Gemini House, Manor Way, Borehamwood, WD6 1QQ	172
03/03/2014	TP/12/1602	99-101 Gills Hill Lane, Radlett	1
03/03/2014	TP/12/1680	18-22 Watling Street, Radlett	2
28/03/2014	TP/12/1690	Land to the rear of 120 Dugdale Hill Lane, Potters Bar, EN6 2DJ	2
27/03/2014	TP/12/1884	7 Barham Avenue, Elstree, WD6 3PW	1
24/05/2013	TP/12/1905	Land to the rear of 55-67 and 61 Oundle Avenue, Bushey	4
03/03/2014	TP/12/1935	9 Loom Lane, Radlett, WD7 8AA	1
03/03/2014	TP/12/2013	Brickfields, Watling Street, Radlett, WD7 8BS	1
03/03/2014	TP/12/2051	Former Builders Yard and 22 Station Road, Radlett	5
15/10/2013	TP/12/2267	The Royal British Legion, 43 Melbourne Road, Bushey, WD23 3LL	8
17/10/2013	TP/12/2543	Queen Adelaide, London Road, Shenley	3
19/09/2013	TP/12/2620	Land to the rear of 14 London Road, Shenley, WD7 9EN	2
27/03/2014	TP/12/2645	Land to the rear of 4 Park Close, Bushey	1
27/03/2014	TP/13/0021	Nicoll Farm Stables, Allum Lane, Elstree, WD6 3NP	5
22/07/2013	TP/13/0072	41-51 Oundle Avenue, Bushey	3
03/03/2014	TP/13/0468	22 Gills Hill, Radlett, WD7 8BZ	1
27/03/2014	TP/13/0681	55 Coldharbour Lane, Bushey, WD23 4NU	1
27/03/2014	TP/13/0912	Adjoining 5 Mortimer Close, Bushey, WD23 4UH	1



28/03/2014	TP/13/0988	32 Oakmere Lane, Potters Bar, EN6 5LT	3
27/03/2014	TP/13/1084	Adjoining 94 Balmoral Drive, Borehamwood, WD6 2RB	1
03/03/2014	TP/13/1181	39 Loom Lane, Radlett, WD7 8NX	1
03/03/2014	TP/13/1183	8 Newlands Avenue, Radlett, WD7 8EL	1
27/03/2014	TP/13/1304	75 Theobald Street, Borehamwood, WD6 4SL	4
12/11/2013	TP/13/1436	Garage site between 17-19 Battlers Green Drive, Radlett, WD7 8NE	4
27/03/2014	TP/13/1708	128 Aldenham Road, Bushey, WD23 2ET	9
27/03/2014	TP/13/1711	58 Lodge Avenue, Elstree, WD6 3ND	1
27/03/2014	TP/13/1720	50 Deacons Hill Road, Elstree, WD6 3LH	1

**Table 3.12: Dwelling Commitments**

	Number of Approved Dwellings at 31 March <sup>1,2</sup>												
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014		
Gross	796	917	817	1,013	756	1,044	1,024	1,260	1,170	1,215	1,269		
Net	770	871	780	944	673	915	928	1,187	1,103	1,149	1,143		

Source: Hertsmere Borough Council records

Notes: 1 Total with planning permission or prior approval – excludes schemes awaiting completion of legal agreements

2 See Table 3.21 for a list of current dwelling commitments

**Table 3.13: Distribution of Dwelling Commitments**

Place	Gross Commitments (at 31 March) <sup>1</sup>											
	2013			2014			2015			2016		
	U/C	N/S	Total	U/C	N/S	Total	U/C	N/S	Total	U/C	N/S	Total
Borehamwood	68	209	358	199	375	574						
Bushey	56	505	561	55	401	456						
Potters Bar	8	154	162	17	82	99						

Radlett	13	70	83	27	79	106						
Elstree	13	6	19	9	14	23						
Shenley	9	19	28	5	3	8						
Other	4	0	4	1	2	3						
<b>Total</b>	<b>172</b>	<b>1,043</b>	<b>1,215</b>	<b>313</b>	<b>956</b>	<b>1,269</b>						

Source: Hertsmere Borough Council records

Notes: 1 Total with planning permission or prior approval – excludes schemes awaiting completion of legal agreements

U/C - Under Construction

N/S - Not Started

**Table 3.14: Dwelling Commitments by Character (Gross)**

	Number of Dwellings committed at 31 March <sup>1</sup>										
	2013	2014	2015	2016							
Flat/Maisonette	925	971									
House	287	298									
Other	3	-									
Greenfield	58	43									
PDL	1,157	1,226									
<b>Total</b>	<b>1,215</b>	<b>1,269</b>									

Source: Hertsmere Borough Council records

Notes: 1 Total with planning permission or prior approval – excludes schemes awaiting completion of legal agreements

Flat includes apartment and studio

House includes bungalow

Other – temporary or mobile dwelling

**Table 3.15: Dwelling Commitments by Size and Distribution (Gross)**

No. of Bedrooms	Number of Approved Dwellings at 31 March <sup>1</sup>												
	2013	2014	2015										
<b><i>Borough</i></b>	<b>1,215</b>	<b>1,269</b>											
1	266	284											
2	598	627											
3	191	200											
4 and over	160	158											
<b><i>Borehamwood</i></b>	<b>358</b>	<b>574</b>											
1	94	192											
2	218	301											
3	31	59											
4 and over	15	22											
<b><i>Bushey</i></b>	<b>561</b>	<b>456</b>											
1	99	44											
2	275	242											
3	122	115											
4 and over	65	55											
<b><i>Potters Bar</i></b>	<b>162</b>	<b>99</b>											
1	65	34											
2	78	39											
3	14	14											
4 and over	5	12											
<b><i>Radlett</i></b>	<b>83</b>	<b>106</b>											
1	6	2											
2	18	29											
3	6	11											
4 and over	53	64											
<b><i>Other</i></b>	<b>51</b>	<b>34</b>											

1	2	1												
2	9	9												
3	18	13												
4 and over	22	11												

Source: Hertsmere Borough Council records

Notes: 1 Total with planning permission or prior approval – excludes schemes awaiting completion of legal agreements

**Table 3.16: Dwelling Commitments by Tenure and Provider (Gross)**

	Approved Dwellings at 31 March <sup>1</sup>									
	2013		2014							
	No.	%	No.	%						
<b>Tenure</b>										
Market Housing	1,019	84%	1,099	87%						
Affordable Housing	196	16%	170	13%						
<b>Provider</b>										
Housing Association	153	13%	157	12%						
Local Authority	4	0%	12	1%						
Private	1,058	87%	1,100	87%						

Source: Hertsmere Borough Council records

Notes: 1 Total with planning permission or prior approval – excludes schemes awaiting completion of legal agreements

**Table 3.17: Dwelling Commitments by Size and Tenure (Gross)**

	Approved Dwellings at 31 March <sup>1</sup>									
	2013		2014							
	No.	%	No.	%						
<b>Market Housing</b>										
1 bedroom	184	18%	217	20%						
2 bedroom	526	52%	542	49%						

3 bedroom	164	16%	184	17%						
4+ bedroom	145	14%	156	14%						
		100%		100%						
<b>Affordable Housing</b>										
1 bedroom	82	42%	56	33%						
2 bedroom	72	37%	78	46%						
3 bedroom	27	14%	28	16%						
4+ bedroom	15	8%	8	5%						
		100%		100%						

Source: Hertsmere Borough Council records

Notes: 1 Total with planning permission or prior approval – excludes schemes awaiting completion of legal agreements

Figures may not total 100% due to rounding

**Table 3.18: Dwelling Commitments on Large Sites<sup>1</sup> by Mix of Housing (Gross)**

	Approved Dwellings at 31 March <sup>2</sup>									
	2013		2014							
	No.	%	No.	%						
<b>Market Housing</b>										
1 bedroom	73	29%	128	26%						
2 bedroom	158	64%	280	57%						
3 bedroom	12	5%	59	12%						
4+ bedroom	5	2%	24	5%						
	248	100%	491	100%						
<b>Affordable Housing</b>										
1 bedroom	33	35%	54	38%						
2 bedroom	41	44%	64	44%						
3 bedroom	10	11%	18	13%						

4+ bedroom	9	10%	8	6%							
	93	100%	144	100%							
<b>Total</b>											
1 bedroom	106	31%	182	29%							
2 bedroom	199	58%	344	54%							
3 bedroom	22	6%	77	12%							
4+ bedroom	14	4%	32	5%							
	341	100%	635	100%							
<b>No. of Large Sites</b>	6		12								
<b>% of Affordable Housing</b>	27%		23%								

Source: Hertsmere Borough Council records

Notes: 1 A large site is over 1 hectare in area and/or accommodates 25 dwellings or more (gross)

2 Total with planning permission or prior approval – excludes schemes awaiting completion of legal agreements

**Table 3.19: Density<sup>1</sup> of Housing committed**

	Number of Dwellings per Hectare at March 31										
	2013	2014	2015								
Borehamwood (whole town)	66.23	81.14									
Borehamwood (whole town)	65.67	107.63									
EWC AAP	122.52	170.30									
Town excluding AAP	28.70	93.08									
Bushey	18.38	16.75									
Potters Bar	63.43	33.34									
Radlett	14.77	16.18									

Elstree	17.56	6.47											
Shenley	17.18	7.77											
Other	18.81	2.99											
<b>Hertsmere</b>	<b>25.46</b>	<b>25.23</b>											

Source: Hertsmere Borough Council records

Notes: 1 Density is measured by number of units (gross) on new-build sites committed at the end of the year (i.e. all sites which are wholly or partly still committed) divided by the total of the site areas.

**Table 3.20: New Commitments<sup>1</sup>**

	Number at March 31												
	2013	2014											
<b>Sites<sup>2</sup></b>	61	70											
<b>Dwellings (net)</b>	383	601											

Source: Hertsmere Borough Council records

Notes: 1 New sites permitted in the year to March 31.

2 The most recent two years are listed below.

Granted	Reference	Address	Units
11/12/2012	TP/12/2150	Land adjoining 44 Clay Lane, Bushey Heath, WD23 1NW	1
27/04/2012	TP/12/0288	183 Herkomer Road, Bushey, WD23 3LH	1
03/04/2012	TP/12/0233	158 High Road, Bushey Heath, WD23 1NP	2
23/04/2012	TP/12/0297	32 High Street, Bushey, WD23 3HL	1
11/10/2012	TP/12/1725	R/o 334 Park Avenue, Bushey, WD23 2BJ	2
13/06/2012	TP/11/1249	Land adjoining 13 Sutcliffe Close, Bushey, WD23 3PL	1
28/03/2013	TP/12/1389	6 Beech Avenue, Radlett, WD7 7DE	1
01/08/2012	TP/12/1089	Waterside Cottage, Brook Drive, Radlett, WD7 8ET	1
13/03/2013	TP/13/0069	33 Loom Lane, Radlett, WD7 8AB	1
03/12/2012	TP/12/2082	Uplands,, The Warren, Radlett, WD7 7DU	1
03/07/2012	TP/12/0208	Hazetta House, Hartspring Lane, Watford, WD25 8AD	1
16/05/2012	TP/11/1489	North Lodge, Black Lion Hill, Shenley, WD7 9DE	4

20/07/2012	TP/12/0706	Former Honeywood House Site, 261 Darkes Lane, Potters Bar	53
28/05/2012	TP/11/1466	15 Coopers Lane, Potters Bar, EN6 4AG	1
06/07/2012	TP/12/0684	15 Park Avenue, Potters Bar, EN6 5EN	1
27/11/2012	TP/12/2051	Former Builders Yard and, 22, Station Road, Radlett	4
14/11/2012	TP/12/1975	Land between, 82 and 84, Stanborough Avenue, Borehamwood	1
22/03/2013	TP/12/1456	Gemini House, Manor Way, Borehamwood, WD6 1QQ	172
10/07/2012	TP/12/0470	Stirling House, Manor Way, Borehamwood	3
01/11/2012	TP/11/1259	Opus Court, 91-97 Shenley Road, Borehamwood, WD6 1AG	5
07/09/2012	TP/11/0124	Adjacent to Lichfield House & Norwich House, Land off Barton Way	4
07/01/2013	TP/12/0970	41-47 Elstree Road, Bushey Heath	3
23/08/2012	TP/12/1390	Land adjacent to 20 Mostyn Road, Bushey	1
03/07/2012	TP/10/0758	Land adjoining Haven Court, Glenhaven Avenue, Borehamwood, WD6 1BB	17
25/04/2012	TP/12/0440	24-24A Bushey Hall Road, Bushey, WD23 2ED	2
18/09/2012	TP/12/1248	Land adjoining 1 The Rose Walk, Radlett	1
28/02/2013	TP/12/2645	Land to the rear of 4 Park Close, Bushey	1
09/07/2012	TP/12/0750	75-79 Loom Lane, Radlett, WD7 8NY	1
20/12/2012	TP/12/1431	Land and outbuilding to the rear of 1-2 Watling House, High Street, Elstree	2
21/12/2012	TP/12/1905	Land to the rear of 55-67 and 61 Oundle Avenue, Bushey	7
08/03/2013	TP/12/2441	Land at 3-11 Willow Way, Radlett, WD7 8DU	4
20/02/2013	TP/12/2518	Land to the rear of 13-47 Wayside, Potters Bar, EN6 5NE	4
28/03/2013	TP/12/2620	Land to the rear of, 14, London Road, Shenley, WD7 9EN	2
08/08/2012	TP/11/1169	Gaisgill, Barnet Lane, Elstree, WD6 3QZ	5
05/10/2012	TP/12/1526	The Artichoke Public House, 21 Elstree Hill North, Elstree, WD6 3EL	1
02/05/2012	TP/11/1155	South Medburn Farm, Watling Street, Elstree, WD6 3AA	1
08/10/2012	TP/12/1724	Heath End, Common Road, Stanmore, HA7 3HX	1
18/06/2012	TP/12/0235	84 Watling Street, Radlett, WD7 7AB	1
07/12/2012	TP/12/2543	Queen Adelaide, London Road, Shenley	3
14/08/2012	TP/12/1171	39 London Road, Shenley, WD7 9ER	9
27/12/2012	TP/12/2013	Brickfields, Watling Street, Radlett, WD7 8BS	1
17/12/2012	TP/12/0207	25 Grove Road, Borehamwood, WD6 5DX	4



05/07/2012	TP/12/0717	Chasegate House, 13-17 Southgate Road, Potters Bar, EN6 5DR	6
06/11/2012	TP/12/1969	106 High Road, Bushey Heath, WD23 1GE	1
29/11/2012	TP/12/2040	15 Sparrows Herne, Bushey, WD23 1UA	2
18/07/2012	TP/12/1116	49 High Street, Bushey, WD23 1BD	3
18/07/2012	TP/12/0856	Hadleigh House, 96 High Street, Bushey, WD23 3HB	4
21/12/2012	TP/12/2267	The Royal British Legion, 43 Melbourne Road, Bushey, WD23 3LL	8
28/01/2013	TP/12/0529	Westwood School, 6 Hartsbourne Road, Bushey Heath, WD23 1JH	1
28/05/2012	TP/09/2116	One Acre, Hilfield Lane, Aldenham, WD25 8AJ	1
08/03/2013	TP/12/1966	Garage site between and r/o, 76-86 Balmoral Drive and 69-75 Buckingham Rd	4
14/01/2013	TP/12/2161	2 Upper Station Road, Radlett, WD7 8BX	2
07/11/2012	TP/12/1602	99-101 Gills Hill Lane, Radlett	3
30/04/2012	TP/11/1294	First Place Nurseries, Cobden Hill, Radlett, WD7 7JL	8
10/10/2012	TP/12/1663	26 Barham Avenue, (Now Known as 26 & 26a Barham Avenue, Elstree)	1
23/08/2012	TP/12/0671	32 Barham Avenue, Elstree, WD6 3PN	1
23/08/2012	TP/12/0601	1 Cranes Way, Borehamwood	1
09/07/2012	TP/12/1017	Adjoining 70 Masefield Avenue, Borehamwood, WD6 2HQ	1
04/07/2012	TP/12/0862	22 Blanche Lane, South Mimms, EN6 3PA	1
21/12/2012	TP/12/1690	Land to the rear of 120 Dugdale Hill Lane, Potters Bar, EN6 2DJ	2
07/09/2012	TP/11/1698	Land adjoining 10 Hatherleigh Gardens, Potters Bar, EN6 5HZ	1
16/09/2013	TP/13/1708	128 Aldenham Road, Bushey, WD23 2ET	9
17/09/2013	TP/13/1657	Bushey Hall Farm, Bushey Mill Lane, Bushey, WD23 2AB	1
10/12/2013	TP/13/1677	Windmill Nursing Home, Everett Close, Bushey Heath, WD23 1RN	53
10/05/2013	TP/13/0357	22 Falconer Road, Bushey, WD23 3AD	1
31/10/2013	TP/13/0905	11 Grange Road, Bushey, WD23 2LF	1
15/07/2013	TP/13/0912	Adjoining 5 Mortimer Close, Bushey, WD23 4UH	1
18/03/2014	TP/13/1336	The Harlequins, Sandy Lane, Bushey, WD23 3TN	4
29/10/2013	13/1873/FUL	International University Site, The Avenue, Bushey, WD23 2LW	5
13/02/2014	13/1797/FUL	49, Aldenham Avenue, Radlett, WD7 8JA	1
02/05/2013	TP/13/0468	22 Gills Hill, Radlett, WD7 8BZ	1

16/01/2014	13/2271/FUL	35 Loom Lane, Radlett, WD7 8AB	1
05/09/2013	TP/13/1652	Kendals Cottage, Loom Lane, Radlett, WD7 8BP	1
15/04/2013	TP/13/0261	Hillside, Loom Lane, Radlett, WD7 8BP	1
12/06/2013	TP/12/2436	7 Newlands Avenue, Radlett, WD7 8EH	4
28/01/2014	12/0070/JR	18 Watford Road, Radlett, WD7 8LE	6
14/01/2014	13/1835/OUT	Grasmere Lodge, Dugdale Hill Lane, Potters Bar, EN6 2DB	4
30/08/2013	TP/13/1237	R/o, 15 Oakroyd Avenue, Potters Bar, EN6 2EH	1
24/04/2013	TP/13/0044	Land to the rear of 29 Oakroyd Avenue, Potters Bar, EN6 2EL	1
11/03/2014	13/2600/FUL	Cooperscroft Care Home, Cooperscroft, Coopers Lane Road,, Potters Bar, EN6 4AE	4
17/02/2014	13/2594/PD56	Bournehall House, Bournehall Road, Bushey, WD23 3YG	19
07/03/2014	13/1931/FUL	Elder Court, Magpie Hall Road, Bushey Heath, WD23 1NU	4
16/09/2013	TP/13/1583	Brookes Place, Barnet Road, Potters Bar	8
15/10/2013	TP/12/1192	125-127 High Road, Bushey Heath	9
25/07/2013	TP/13/0894	R/o Shenleybury Villas, Shenleybury, Shenley	2
17/03/2014	TP/13/0987	The Gateways, Radlett Lane, Shenley	2
03/03/2014	13/2395/FUL	The Old Dairy, Shenley Park, Radlett Lane, Shenley, WD7 9DW	2
16/08/2013	PD56/13/1501	Unit 4 Chandler House, Hampton Mews, Sparrows Herne, Bushey, WD23 1FL	1
02/10/2013	13/1837/REM	Land adjoining Southwark House &, Worcester House, Aberford Road	3
22/07/2013	TP/13/0072	41-51 Oundle Avenue, Bushey	6
01/10/2013	13/1840/PD56	The Red House, 72A-72B High Street, Bushey	4
18/04/2013	TP/12/1689	Annexe at 1 Wilton Farm Cottages, Radlett Lane, Shenley, WD7 9AJ	1
02/10/2013	13/1838/REM	Land adjoining Lichfield House &, Norwich House, Barton Way, Borehamwood	4
05/04/2013	TP/12/1880	The Dutch Barn, Netherwylde Farm, Watling Street, Radlett, WD7 7HS	1
03/07/2013	TP/12/2310	191-195 Shenley Road, Borehamwood, WD6 1AW	9
17/05/2013	TP/12/2525	Land to the rear of, 11-15, Grange Road, Bushey, WD23 2LF	1
02/05/2013	TP/13/0144	Land adjoining 1 Napier Drive, Bushey, WD23 2JH	1
05/02/2014	13/2029/FUL	Elstree Inn 148-150, Shenley Road and Annexe To Elstree Inn, 1 Whitehouse Ave	1
22/11/2013	13/2109/COU	193A-197A High Street, Potters Bar, EN6 5DA	4
10/10/2013	TP/13/1373	159-161 Sparrows Herne, Bushey	14
17/01/2014	TP/13/1607	Land adjacent to 2-4 Coldharbour Lane, Bushey	1

07/03/2014	13/2409/FUL	Land adjacent to 56, Carrington Avenue, Borehamwood, WD6 2HA	2
30/01/2014	13/2457/FUL	Land adjacent to 25 London Road, Shenley, WD7 9EP	1
01/08/2013	TP/13/0021	Nicoll Farm Stables, Allum Lane, Elstree, WD6 3NP	5
20/06/2013	TP/13/0988	32 Oakmere Lane, Potters Bar, EN6 5LT	2
04/04/2013	TP/12/1194	Radlett Fire Station, 201 Watling Street, Radlett, WD7 7AW	18
20/01/2014	13/1857/FUL	Kendal Hall Farm, Watling Street, Radlett, WD7 7LH	3
20/08/2013	TP/13/1143	The Marians, Barnet Lane, Elstree, WD6 3RD	2
25/04/2013	TP/12/1432	Green Dragon Public House, Leeming Road, Borehamwood, WD6 4EB	6
05/07/2013	TP/13/1011	A1 Shooting Ground, Barnet By-Pass Road, Barnet, EN5 3GZ	1
16/10/2013	TP/13/1307	Isopad House, Shenley Road, Borehamwood, WD6 1TE	150
27/03/2014	14/0129/PD56	8A, Shenley Road, Borehamwood, WD6 1DL	2
15/11/2013	13/1855/FUL	USA Top Nails, 14 Shenley Road, Borehamwood, WD6 1DL	1
12/07/2013	TP/11/1332	Horizon One, Studio Way, Borehamwood, WD6 5WH	130
27/03/2014	14/0108/FUL	Rear of 24 The Broadway, Darkes Lane, Potters Bar, EN6 2HW	3
27/03/2014	14/0123/PD56	Leighton House, 33-37 Darkes Lane, Potters Bar, EN6 1BB	7
22/08/2013	TP/13/0315	69-71 High Street, Potters Bar, EN6 5AR	2
13/01/2014	13/1834/OUT	The White House Commercial Centre, Dancers Hill Road, Bentley Heath, EN5 4RY	9
12/06/2013	TP/13/0752	Potters Bar Police Station, The Causeway, Potters Bar, EN6 5HB	3
16/07/2013	TP/12/2671	111 High Road, Bushey Heath, WD23 1JA	9
05/12/2013	13/1907/FUL	Bushey Police Station, 43 Sparrows Herne, Bushey, WD23 1AF	4
06/03/2014	13/2161/FUL	31-33 High Street, Bushey, WD23 1BD	1
19/08/2013	PD56/13/1509	Vale House, 32-38 Vale Road, Bushey, WD23 2HE	5
10/06/2013	TP/13/0722	Mercury House, 42 Vale Road, Bushey, WD23 2PA	4
15/08/2013	TP/12/1749	Former West Herts College, William Street, Bushey, WD23 2HU	22
12/08/2013	TP/13/1436	Garage Site between 17-19 Battlers Green Drive, Radlett, WD7 8NE	4
15/08/2013	TP/13/1479	140A Darkes Lane, Potters Bar, EN6 1AF	1
23/08/2013	TP/13/1084	Adjoining 94 Balmoral Drive, Borehamwood, WD6 2RB	1
27/08/2013	TP/13/1546	41 Linton Avenue, Borehamwood, WD6 4RB	1
26/11/2013	13/1760/FUL	Land adjoining 94 Stratfield Road, Borehamwood, WD6 1UR	1
26/07/2013	TP/13/1304	75 Theobald Street, Borehamwood, WD6 4SL	4

**Table 3.21: Long-term Housing Land Supply**

Note: this table is in six parts.

**(1) Commitments (i.e. Planning Permissions)**

Site name/address <sup>1, 11</sup>	Total No of Units		Expected Delivery of Units (Net) over 15 years 1.4.2014 to 31.3.29 Year 1: 2014/15															Not Phased <sup>2</sup>
	Net*	D**	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
<b>Under Construction</b>	<b>295</b>		<b>133</b>	<b>74</b>	<b>44</b>	<b>44</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Caradene, Gills Hill Lane, Radlett	2	-	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adj Homeleigh, Mildred Avenue, Bd	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Salperton, Merry Hill Road, Bushey	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Corner of Fetherstone Cl & Chace Ave, P B	2	-	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adj 15 Mostyn Road, Bushey	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land at Boreham Holt, Elstree	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adj 3 Cragg Avenue, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
94 Croxdale Road, Borehamwood	4	-	2	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Highfield House, Genesis House, etc. By	4	-	2	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
22 Bushey Hall Road, Bushey	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Garden Cottage Farmyard, Potters Bar	2	-	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Blackwell House, Aldenham Road, Bushey	9	-	4	2	1	1	0	0	0	0	0	0	0	0	0	0	0	0
International University Site, Bushey	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21 Prowse Avenue, Bushey Heath	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vale House, 32-38 Vale Road, Bushey	5	-	2	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
24 Fair Close, Bushey	2	-	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tadellos, California Lane, Bushey Heath	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
75-79 Loom Lane, Radlett	4	-	2	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Heath End, Common Road, Stanmore	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16 Williams Way, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Green Dragon PH, Leeming Road, Bd	3	-	3	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
99-101 Gills Hill Lane, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18-22 Watling Street, Radlett	2	-	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

R/o 120 Dugdale Hill Lane, Potters Bar	2	-	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
The Dutch Barn, Netherwyld Farm, R	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7 Barham Avenue, Elstree, Bd	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land r/o 55-67 and 61, Oundle Avenue, By	4	-	2	1	1	1	0	0	0	0	0	0	0	0	0	0	0
9 Loom Lane, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Brickfields, Watling Street, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ex Builders Yard and 22 Station Road, R	2	-	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Uplands, The Warren, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land r/o 4, Park Close, Bushey	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nicoll Farm Stables, Allum Lane, Elstree	5	-	2	1	1	1	0	0	0	0	0	0	0	0	0	0	0
41-51 Oundle Avenue, Bushey	3	-	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
22 Gills Hill, Radlett	2	-	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
55 Coldharbour Lane, Bushey	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adj 5 Mortimer Close, Bushey	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adj 94 Balmoral Drive, Borehamwood	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39 Loom Lane, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8 Newlands Avenue, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
75 Theobald Street, Borehamwood	4	-	2	1	1	1	0	0	0	0	0	0	0	0	0	0	0
Garage Site, Battlers Green Drive, Radlett	4	-	2	1	1	1	0	0	0	0	0	0	0	0	0	0	0
58 Lodge Avenue, Elstree	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
50 Deacons Hill Road, Elstree	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land r/o 14, London Road, Shenley	2	-	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gemini House, Manor Way, Bd	159	-	72	40	24	24	0	0	0	0	0	0	0	0	0	0	0
HNH Timber, Station Road, Borehamwood	13	-	6	3	2	2	0	0	0	0	0	0	0	0	0	0	0
32 Oakmere Lane, Potters Bar	3	-	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
The Bridge, 168 Mutton Lane, Potters Bar	7	-	3	2	1	1	0	0	0	0	0	0	0	0	0	0	0
128 Aldenham Road, Bushey	8	-	4	2	1	1	0	0	0	0	0	0	0	0	0	0	0
Royal British Legion, Melbourne Road, By	7	-	3	2	1	1	0	0	0	0	0	0	0	0	0	0	0
Queen Adelaide, London Road, Shenley	3	-	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
6 Beech Avenue, Radlett	2	-	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Franshams, Hartsbourne Road, B H	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Ready (with permission)<sup>3</sup></b>	<b>902</b>		<b>90</b>	<b>316</b>	<b>226</b>	<b>135</b>	<b>135</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
		<b>848</b>	<b>85</b>	<b>297</b>	<b>212</b>	<b>127</b>	<b>127</b>										
61-73 Shenley Road, Borehamwood	18		2	6	4	3	3	0	0	0	0	0	0	0	0	0	0

8-12 Theobald St & 19 Glenhaven Ave, Bd	7		1	3	2	1	1	0	0	0	0	0	0	0	0	0	0
Corner Of Fetherstone Cl & Chace Ave, P B	9		1	3	2	1	1	0	0	0	0	0	0	0	0	0	0
195 Darkes Lane, Potters Bar	21		2	8	5	3	3	0	0	0	0	0	0	0	0	0	0
The Fortune, Fortune Lane, Elstree	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
29 Aldenham Avenue, Radlett	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22 Bushey Hall Road, Bushey	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
International University, The Avenue, By	182		18	64	46	27	27	0	0	0	0	0	0	0	0	0	0
18 Watford Road, Radlett	6		1	2	2	1	1	0	0	0	0	0	0	0	0	0	0
5 Hawtrees, Radlett	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land adj, 94 Stratfield Road, Bd	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
49 Aldenham Avenue, Radlett	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Beech Tree House, The Pathway, Radlett	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Little Hedge Rows, Roundbush Lane, Ald.	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
White House Commercl Centre, Bentley H	8		1	3	2	1	1	0	0	0	0	0	0	0	0	0	0
Grasmere Lodge, Dugdale Hill Lane, P B	4		0	1	1	1	1	0	0	0	0	0	0	0	0	0	0
The Red House, 72A-72B High Street, By	4		0	1	1	1	1	0	0	0	0	0	0	0	0	0	0
USA Top Nails, 14 Shenley Road, Bd	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2 Gills Hill Lane, Radlett	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kendal Hall Farm, Watling Street, Radlett,	3		0	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Kendal Hall Farm, Watling Street, Radlett	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aranee Lodge, The Warren, Radlett	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elder Court, Magpie Hall Road, Bushey H	11		1	4	3	2	2	0	0	0	0	0	0	0	0	0	0
37 Newlands Avenue, Radlett	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elstree Inn and Annexe, Borehamwood	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
193A-197A High Street, Potters Bar	4		0	1	1	1	1	0	0	0	0	0	0	0	0	0	0
13 Gills Hill Lane, Radlett	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-33 High Street, Bushey	2		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
35 Loom Lane, Radlett	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
59 Newberries Avenue, Radlett	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
The Old Dairy, Shenley Park, Radlett Lane	2		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Land adj to 56, Carrington Avenue, Bd	2		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Land adj 25, London Road, Shenley	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
36 Goodyers Avenue, Radlett	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
34 Goodyers Avenue, Radlett	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bournehall House, Bournehall Road, By	18		2	6	4	3	3	0	0	0	0	0	0	0	0	0	0

Cooperscroft Care Home, Potters Bar	4		0	1	1	1	1	0	0	0	0	0	0	0	0	0	0
Hillside, Heathbourne Road, Bushey Heath	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
R/o 24, The Broadway, Darkes Lane, P Bar	3		0	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Leighton House, 33-37 Darkes Lane, P Bar	6		1	2	2	1	1	0	0	0	0	0	0	0	0	0	0
8A, Shenley Road, Borehamwood	2		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
4 Chandler House, Hampton Mews, By	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Orchard View, Theobald Street, Radlett	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18 Goodyers Avenue, Radlett	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
South Medburn Farm, Watling St, Elstree	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land adj, 13 Sutcliffe Close, Bushey	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Opus Court, 91-97 Shenley Road, Bd	4		0	2	1	1	1	0	0	0	0	0	0	0	0	0	0
The Lodge, Edge Grove School, Aldenham	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
60 Aldenham Avenue, Radlett	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15 Coopers Lane, Potters Bar	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mandevyll, The Ridgeway, Potters Bar	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land adj, 80 Cotswold Avenue, Bushey	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
130A Darkes Lane, Potters Bar	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
44 Highfield Road, Bushey	3		0	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Kendal Hall Farm, Watling Street, Radlett	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2A Aldenham Grove, Radlett	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6 Furzehill Road, Borehamwood	2		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Wisley, Gills Hill Lane, Radlett	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
25 Grove Road, Borehamwood	4		0	1	1	1	1	0	0	0	0	0	0	0	0	0	0
84 Watling Street, Radlett	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
24-24A Bushey Hall Road, Bushey	3		0	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Stirling House, Manor Way, Bd	3		0	1	1	0	0	0	0	0	0	0	0	0	0	0	0
44 Loom Lane, Radlett	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bayshill Cottage, Barnet Lane, Elstree	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
32 Barham Avenue, Elstree, Bd	2		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Chasegate House, 13-17 Southgate Road	5		1	2	1	1	1	0	0	0	0	0	0	0	0	0	0
Hadleigh House, 96 High Street, Bushey	4		0	1	1	1	1	0	0	0	0	0	0	0	0	0	0
Adj, 70 Masefield Avenue, Borehamwood	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adjacent to 20 Mostyn Road, Bushey	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
99-101 Gills Hill Lane, Radlett	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1A Newberries Avenue, Radlett	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Garages, Balmoral Dr/ Buckingham Rd, Bd	4		0	1	1	1	1	0	0	0	0	0	0	0	0	0	0
Between 82 and 84 Stanborough Ave, Bd	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15 Sparrows Herne, Bushey	2		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Ex Builders Yard and 22, Station Road, R	3		0	1	1	0	0	0	0	0	0	0	0	0	0	0	0
18 Newlands Avenue, Radlett	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4 Clarence Close, Bushey	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
191-195 Shenley Road, Borehamwood,	11		1	4	3	2	2	0	0	0	0	0	0	0	0	0	0
Woodhall Gate Lodge, Radlett Lane, S	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7 Newlands Avenue, Radlett	5		0	2	1	1	1	0	0	0	0	0	0	0	0	0	0
Land at 3-11, Willow Way, Radlett	4		0	1	1	1	1	0	0	0	0	0	0	0	0	0	0
Rear of 11-15 Grange Road, Bushey	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
34 Cross Road and 37 Haydon Rd, Oxhey	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kendal Hall Farm, Watling Street, Radlett	3		0	1	1	0	0	0	0	0	0	0	0	0	0	0	0
111 High Road, Bushey Heath	8		1	3	2	1	1	0	0	0	0	0	0	0	0	0	0
R/o 29 Oakroyd Avenue, Potters Bar	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33 Loom Lane, Radlett	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Haydon Ridge, Merry Hill Road, Bushey	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8 Orchard Close, Elstree	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
27 Canons Close, Radlett	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
69-71 High Street, Potters Bar	2		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
372A Mutton Lane, Potters Bar	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mercury House, 42 Vale Road, Bushey	4		0	1	1	1	1	0	0	0	0	0	0	0	0	0	0
Potters Bar Police Station, The Causeway	3		0	1	1	0	0	0	0	0	0	0	0	0	0	0	0
21 Williams Way, Radlett	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
R/O Shenleybury Villas, Shenleybury, S	2		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
11 Grange Road, Bushey	2		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
63 Cobden Hill, Radlett	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
The Gateways, Radlett Lane, Shenley	2		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
A1 Shooting Ground, Barnet By-Pass Road	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
The Marians, Barnet Lane, Elstree	2		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
R/o 15 Oakroyd Avenue, Potters Bar	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Common Lane Farm, Common Lane, R	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Isopad House, Shenley Road, Bd	141		14	50	35	21	21	0	0	0	0	0	0	0	0	0	0
8 The Warren, Radlett	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
The Harlequins, Sandy Lane, Bushey	4		0	2	1	1	1	0	0	0	0	0	0	0	0	0	0



159-161 Sparrows Herne, Bushey	15		2	5	4	2	2	0	0	0	0	0	0	0	0	0	0	0
Bungalow r/o 106 Galley Lane, Barnet	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
140A Darkes Lane, Potters Bar	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
41 Linton Avenue, Borehamwood	2		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adj 2-4, Coldharbour Lane, Bushey	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3 The Grove, Radlett	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bushey Hall Farm, Bushey Mill Lane, By	1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Windmill Nursing Home, Everett Close, BH	50		5	17	12	7	7	0	0	0	0	0	0	0	0	0	0	0
Land adj Haven Court,, Glenhaven Ave, Bd	16		2	6	4	2	2	0	0	0	0	0	0	0	0	0	0	0
Gemini House, Manor Way, Bd	3		0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Adj Southwark House/Worcester Ho, Bd	3		0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Adj Lichfield House/Norwich House, Bd	4		0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
Ex West Herts College, William Street, By	21		2	7	5	3	3	0	0	0	0	0	0	0	0	0	0	0
Radlett Fire Station, 201 Watling Street	17		2	6	4	3	3	0	0	0	0	0	0	0	0	0	0	0
125-127 High Road, Bushey Heath	8		1	3	2	1	1	0	0	0	0	0	0	0	0	0	0	0
Horizon One	122		12	43	31	18	18	0	0	0	0	0	0	0	0	0	0	0
Bushey Police Station, Sparrows Herne, By	4		0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
26 Park Road, Bushey	7		1	3	2	1	1	0	0	0	0	0	0	0	0	0	0	0
22 Falconer Road, Bushey	2		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gaisgill, Barnet Lane, Elstree	5		1	2	1	1	1	0	0	0	0	0	0	0	0	0	0	0
Franshams, Hartsbourne Road, Bushey H	10		1	4	3	2	2	0	0	0	0	0	0	0	0	0	0	0
Year			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	

Note: The aggregate of individual cells, years 1 -15, will not equal totals in many cases due to rounding.

## (2) Sites in the Planning Application System

Site name/address <sup>1,11</sup>	Total No of Units		Expected Delivery of Units (Net) over 15 years 1.4.2014 to 31.3.29															Not Phased <sup>2</sup>
	Net*	D**	Year 1: 2014/15															
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
<b>Sites awaiting Legal Agreement</b>	<b>50</b>	<b>47</b>	<b>0</b>	<b>7</b>	<b>16</b>	<b>12</b>	<b>7</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

International University Site (TP/07/2075)	50	47	0	7	16	12	7	5	0	0	0	0	0	0	0	0	0
<b>Sites under consideration<sup>4</sup></b>	<b>349</b>	<b>328</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>33</b>	<b>29</b>	<b>29</b>	<b>57</b>	<b>41</b>	<b>41</b>	<b>49</b>	<b>49</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
153 - 157 Sparrows Herne, Bushey	12	11	0	0	0	1	1	1	2	1	1	2	2	0	0	0	0
199 Watling Street, Radlett	15	14	0	0	0	1	1	1	2	2	2	2	2	0	0	0	0
Land at St Margarets School (south)	26	24	0	0	0	2	2	2	4	3	3	4	4	0	0	0	0
Herne House, 3 Little Bushey Lane	18	17	0	0	0	2	1	1	3	2	2	3	3	0	0	0	0
South of Elstree & Borehamwood Stn	43	40	0	0	0	4	4	4	7	5	5	6	6	0	0	0	0
Rossway Drive, Bushey	82	77	0	0	0	8	7	7	13	10	10	12	12	0	0	0	0
Elton House, Elton Way, Watford	102	96	0	0	0	10	8	8	17	12	12	14	14	0	0	0	0
3 London Road and 56-64Vale Road, By	41	39	0	0	0	4	3	3	7	5	5	6	6	0	0	0	0
Land to the rear of Richfield Road	10	9	0	0	0	1	1	1	2	1	1	1	1	0	0	0	0
Year			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15

**(3) Identified Sites**

Site name/address <sup>1,11</sup>	Total No of Units		Expected Delivery of Units (Net) over 15 years 1.4.2014 to 31.3.29															Not Phased <sup>2</sup>
	Net*	D**	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
<b>Identified Sites</b>	<b>1,512</b>	<b>1,421</b>	<b>0</b>	<b>0</b>	<b>162</b>	<b>191</b>	<b>192</b>	<b>139</b>	<b>238</b>	<b>91</b>	<b>45</b>	<b>69</b>	<b>0</b>	<b>21</b>	<b>69</b>	<b>85</b>	<b>119</b>	
<i>Elstree Way Corridor<sup>5</sup></i>		763	0	0	44	53	40	90	189	85	45	29	0	0	50	50	88	
Front part of Oakland's College	15	14	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	
Natwest	50	47	0	0	0	0	0	0	47	0	0	0	0	0	0	0	0	
Manor Way	150	141	0	0	0	0	0	0	0	0	0	0	0	0	50	50	41	
EWC North	150	141	0	0	0	0	0	50	50	40	0	0	0	0	0	0	0	
EWC South (part)	260	244	0	0	0	0	40	40	45	45	45	29	0	0	0	0	0	
Civic Car park	50	47	0	0	0	0	0	0	0	0	0	0	0	0	0	0	47	
Garage (kwik fit / Shell)	50	47	0	0	0	0	0	0	47	0	0	0	0	0	0	0	0	
Land at former Affinity Sutton Site	88	83	0	0	44	39	0	0	0	0	0	0	0	0	0	0	0	
<i>Site Allocations<sup>6</sup></i>		530	0	0	100	96	121	31	39	0	0	40	0	21	19	35	31	

The Directors Arms PH, Bd	26	24	0	0	0	0	26	0	0	0	0	0	0	0	0	0	0
Hertswood (Upper) School, Bd	276	259	0	0	90	96	73	0	0	0	0	0	0	0	0	0	0
Land at Lincolnsfield, Bushey	11	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0
Gasholder site, Station Road, Bd	43	40	0	0	0	0	0	0	0	0	0	40	0	0	0	0	0
Bushey Hall Golf Club, Bushey	13	12	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0
Europcar, Aldenham Road, Bushey	19	18	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0
Former Sunny Bank School, P Bar	43	40	0	0	0	0	0	13	27	0	0	0	0	0	0	0	0
Birchville Court etc, Bushey Heath	17	16	0	0	0	0	17	0	0	0	0	0	0	0	0	0	0
Bus Garage, Potters Bar	70	66	0	0	0	0	0	0	0	0	0	0	0	0	0	35	31
29-59 Shenley Rd, Borehamwood	27	25	0	0	0	0	0	0	0	0	0	0	0	13	12	0	0
Service Stn/Regency House/Burrell & Co R	21	20	0	0	0	0	5	0	0	0	0	0	0	8	7	0	0
<i>Other</i>		128	0	0	19	42	29	19	11	7	0	0	0	0	0	0	0
Land at Caldecote Gardens	23	22	0	0	2	8	5	3	2	2	0	0	0	0	0	0	0
Land rear of 16-28 Masefield Ave	4	4	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0
Land rear of 13-21 Hartford Road	4	4	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0
5 Grange Road	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
Former Cranbourne Library and Clinic	7	7	0	0	1	2	2	1	1	0	0	0	0	0	0	0	0
Station Close, Darkes Lane	57	54	0	0	5	19	13	8	4	4	0	0	0	0	0	0	0
54 Sullivan Way	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
121-123 Aldenham Road	6	6	0	0	1	2	1	1	1	0	0	0	0	0	0	0	0
Land rear of 24 Melbourne Road	2	2	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0
264 Shenley Road	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
1 St Michaels Way	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
75 The Causeway	6	6	0	0	1	2	1	1	1	0	0	0	0	0	0	0	0
Land adjoining 16 Edridge Close	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
26 Park Road	6	6	0	0	1	2	1	1	1	0	0	0	0	0	0	0	0
2-8 Hartsbourne Road	13	12	0	0	1	4	3	2	1	1	0	0	0	0	0	0	0
Year			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15

**(4) Safeguarded Sites**

Site name/address <sup>1, 11</sup>	Total No of Units		Expected Delivery of Units (Net) over 15 years 1.4.2014 to 31.3.29 Year 1: 2014/15															Not Phased <sup>2</sup>
	Net*	D**	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
<b>Safeguarded Sites<sup>8</sup></b>	<b>173</b>	<b>173</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>173</b>
Land East of Farm Way	36	36																36
Heathbourne Road/Windmill Lane area	82	82																82
Starveacres, 16 Watford Road	55	55																55

**(5) Unidentified Sites**

Site name/address <sup>1, 11</sup>	Total No of Units		Expected Delivery of Units (Net) over 15 years 1.4.2014 to 31.3.29 Year 1: 2014/15															Not Phased <sup>2</sup>
	Net*	D**	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
<b>Windfall<sup>9, 10</sup></b>	<b>790</b>	<b>790</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>43</b>	<b>43</b>	<b>43</b>	<b>43</b>	<b>43</b>	<b>115</b>	<b>115</b>	<b>115</b>	<b>115</b>	<b>115</b>	
Small urban	300	300	-	-	-	-	-	30	30	30	30	30	30	30	30	30	30	
Large urban	360	360	-	-	-	-	-	0	0	0	0	0	72	72	72	72	72	
Rural	130	130	-	-	-	-	-	13	13	13	13	13	13	13	13	13	13	

**(6) Total Housing Supply**

	Site name/address <sup>1, 11</sup>	Total Units (Net D <sup>**</sup> )	Expected Delivery of Units (Net) over 15 years 1.4.2014 to 31.3.29															
			Year 1: 2014/15															
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
<b>(1)</b>	<b>Sites with Planning Permission</b>																	
	Under Construction	295	133	74	44	44	0	0	0	0	0	0	0	0	0	0	0	
	Ready (with permission) <sup>3</sup>	848	85	297	212	127	127	0	0	0	0	0	0	0	0	0	0	
<b>(2)</b>	<b>Sites in the Planning Application System</b>																	
	Sites awaiting Legal Agreement	47	0	7	16	12	7	5	0	0	0	0	0	0	0	0	0	
	Sites under consideration <sup>4</sup>	328	0	0	0	33	29	29	57	41	41	49	49	0	0	0	0	
<b>(3)</b>	<b>Identified Sites</b>	1,421	0	0	162	191	192	139	238	91	45	69	0	21	69	85	119	
<b>(4)</b>	<b>Safeguarded Sites<sup>8</sup></b>		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	173
<b>(5)</b>	<b>Windfall<sup>9, 10</sup></b>	790	0	0	0	0	0	43	43	43	43	43	115	115	115	115	115	
	<b>Total</b>	<b>3,729</b>	<b>218</b>	<b>378</b>	<b>434</b>	<b>407</b>	<b>355</b>	<b>216</b>	<b>338</b>	<b>175</b>	<b>129</b>	<b>161</b>	<b>164</b>	<b>136</b>	<b>184</b>	<b>200</b>	<b>234</b>	<b>3,902</b>

Source: Hertsmere Borough Council records, including Core Strategy Examination Document: Housing Supply Update, August 2012

Notes: Figures do not total exactly in places due to rounding – this is due to three factors - assumptions used in timing of delivery, the use of a discount and the way that information on losses is received from the County Council (i.e. it is not attributed to particular sites). The key statistics are in part (6) of the table and are accurate.

\* i.e. net of losses

\*\* D: the net housing figures (except for windfall and sites under construction) have had a discount of 6% applied to allow for a possible element of non-delivery

1 Note that in some cases the address has been abbreviated

2 Not phased: units are not currently proposed or expected within the period.

3 Sites with planning permission which have not started on site.

4 Sites under consideration are the subject of planning applications or pre-application advice (most had been approved by the Council at 30 November 2014).

5 Assumed to be delivered through the Area Action Plan.

6 Sites within the Site Allocations Consultation Draft document

7 Other identified sites which are expected to come forward.

8 Safeguarded sites – timing of delivery has not been decided, expected after the plan period

9 Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites which unexpectedly become available.

The definition comes from the National Planning Policy Framework.

10 Type of Windfall: U – in urban areas (S – small, 1-9 units; L – large, 10 and more units net); R – outside urban areas and within the rural area.

11 Assumptions underlying the delivery of sites are outlined below. Note that this means the distribution in the table is assumed for statistical purposes:

Planning Status	Proportion of development that will be completed after							Delivery Rate	Notes
	Year1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7		
Commenced (under construction)	45%	25%	15%	15%				100%	
With detailed planning permission	10%	35%	25%	15%	15%			94%	
With outline planning permission		15%	35%	25%	15%	10%		94%	Allowing time for approval of reserved matters
Awaiting legal agreement (planning obligation)		15%	35%	25%	15%	10%		94%	
Elstree Way Corridor/ Site Allocations								94%	Site specific conclusion on timing
Other Identified Sites			10%	35%	25%	15%	15%	94%	Assumes detailed permission achieved by end of +2 years; then same % as detailed pp.
Small Urban and Rural Windfall								100%	Rate assumed from year 6
Large Urban Windfall								100%	Rate assumed from year 11

**Table 3.22: Permitted Housing Land Supply**

	Plan Period 2012-2027	Number of Dwellings														
		12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
1	Plan Target – for the year <sup>1</sup>	266	266	266	266	266	266	266	266	266	266	266	266	266	266	266
2	Plan Target – for 5 years <sup>1</sup>	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	
3	Completions (net) in the year <sup>2</sup>	292	440													
4	Remaining Target – Total at 1 April <sup>3</sup>	3,990	3,698	3,258												
5	Remaining Target – Annual at 1 April <sup>4</sup>	266	264	251												
6	Remaining Target – for 5 Years at 1 April	1,330	1,321	1,253												
7	Short-term Deliverable Supply at 1 April <sup>5</sup>	1,917	1,948	1,792												
8	Supply against Plan Target <sup>6</sup> – No. of Years	7.21	7.32	6.74												
9	Supply against Remaining Target <sup>7</sup> – No. of Years	7.21	7.38	7.14												
10	Years of Plan remaining	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1

Source: Hertsmere Borough Council records

Notes: The calculations assume the plan period began at 1 April 2012.

1 Core Strategy (2013) Target

2 Completions – from Table 3.10

3 Remaining target is calculated as follows: (4) – (3); example 3,990 – 292 = 3,698

4 Target is annualised: for example, 3,698/14 = 264 (14 being the number of years left in the plan period (10))

5 Calculated in Table 3.21 for the current year: the supply consists of sites which are identified, suitable and viable, and therefore deliverable within five years.

6 Calculated as follows: (7)/(1)

7 Calculated as follows: (7)/(5)

**Table 3.23: Windfall Delivery<sup>1</sup>**

	Number of Windfall Dwelling Units Completed <sup>2</sup>					
	Total	Rural	Urban	Small Urban <sup>3</sup>	Large Urban	Schemes with 1-9 Units <sup>3</sup>
<i>All Windfall</i>						
2002/03	77	7	70	52	18	-
2003/04	126	1	125	17	108	-
2004/05	174	4	170	29	141	-
2005/06	254	64	190	47	143	-
2006/07	82	4	78	21	57	-
2007/08	270	19	251	59	192	-
2008/09	108	33	75	63	12	65
2009/10	213	28	185	37	148	43
2010/11	150	3	147	49	98	52
2011/12	170	-	-	-	-	38
<b>Annual Average<sup>5</sup></b>	<b>162</b>	<b>18</b>	<b>143</b>	<b>42</b>	<b>102</b>	<b>50</b>
<b>Average 2002/11 only<sup>5</sup></b>	<b>162</b>	<b>18<sup>5</sup></b>	<b>143</b>	<b>42<sup>5</sup></b>	<b>102<sup>5</sup></b>	<b>-</b>
<i>Using Garden Land</i>						
2008/09	74	-	-	-	49	25 <sup>4</sup>
2009/10	8	-	-	-	0	8 <sup>4</sup>
2010/11	14	-	-	-	0	14 <sup>4</sup>
2011/12	9	-	-	-	0	9
<b>Annual Average<sup>6</sup></b>	<b>26</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>12</b>	<b>14</b>
<b>Proportion of Total (Annual Average)<sup>6</sup></b>	<b>16%</b>				<b>12%</b>	<b>28%</b>

Source: Hertsmere Borough Council records, including Core Strategy Examination Document: Housing Supply Update, August 2012

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

**Table 3.24: Development in the Elstree Way Corridor**

Dwelling Units	Year ending 31 March													
	2013	2014												
<b>Completions</b>														
<i>In the year</i>														
<b>Affordable Units</b>	85	15												
<b>Market Units</b>	0	110												
<b>Total Units</b>	85	125												
<b>Units by height of building</b>														
2 or less storeys														
3-4 storeys	85	125												
5-6 storeys														
7-8 storeys														
8+ storeys														
<b>Density (units per hectare)</b>	72.71	-												
<b>(b) Cumulative</b>														
<b>Affordable Units</b>	85	100												
<b>Market Units</b>	0	110												
<b>Total Units</b>	85	210												
<b>Units by height of building</b>														
2 or less storeys	-	-												



3-4 storeys	85	210													
5-6 storeys	-	-													
7-8 storeys	-	-													
8+ storeys	-	-													
<b>Density (units per hectare)</b>	<b>72.7</b>	<b>72.7</b>													
<b>Commitments</b>															
<b>Affordable Units</b>	15	59													
<b>Market units</b>	110	263													
<b>Total Units</b>	125	322													
<b>Units by height of building</b>															
2 or less storeys	13	3													
3-4 storeys	112														
5-6 storeys		205													
7-8 storeys		12													
8+ storeys		102													
<b>Density (units per hectare)</b>	<b>122.5</b>	<b>170.3</b>													

Source: Hertsmere Borough Council records

Note: Units are normally counted in whole buildings for the purposes of calculating height, unless there are very clear distinctions. Half-storeys are counted to the storey below

**Table 3.25: Accommodation for Gypsies and Travellers<sup>1</sup>**

	Number of Pitches at 1 April														
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<b>Existing Pitches<sup>12</sup></b>															
Authorised	40	41	54	58											
Temporary	2 <sup>6</sup>	2 <sup>6</sup>	1 <sup>7</sup>	1 <sup>7</sup>											
<i>Sub-total</i>	42	43	55	59											
Unauthorised <sup>2</sup>	1 <sup>8</sup>	6 <sup>9</sup>	6 <sup>9</sup>	6 <sup>9</sup>											
<b>Total</b>	<b>43</b>	<b>49</b>	<b>61</b>	<b>65</b>											

<b>Policy Requirement<sup>3</sup></b>	<b>53</b>	<b>55</b>	<b>57</b>	<b>59</b>	<b>61</b>	<b>63</b>	<b>65</b>	<b>67</b>							
<b>Potential Future Supply</b>															
with planning permission		3													
sites in SADM <sup>4</sup>			9 <sup>10</sup>	9 <sup>10</sup>											
intensification of existing sites				1 <sup>11</sup>											
<i>Total</i>		3	9	10											
Notional 5 year need <sup>3,5</sup>				10											

Source: Hertsme Borough Council records

- Notes:
- 1 Excluding transit pitches
  - 2 Sites without planning permission and normally tolerated: this excludes roadside encampments.
  - 3 From the Core Strategy 2013 (which uses the former Regional Plan's short-term requirement).
  - 4 Site Allocations and Development Management Policies document.
  - 5 At a rate of 2 pitches per year
  - 6 At One Acre, Patchetts Green, Aldenham and at The Conifers, Bushey
  - 7 At The Conifers, Bushey
  - 8 At Woodlands Yard, Shenleybury
  - 9 Pitches are on two sites: these are included in SADM
  - 10 Includes a proposal to regularise the 6 unauthorised pitches
  - 11 At Woodlands Yard, Shenleybury – based on a withdrawn planning application for an additional pitch.

<b>12 Existing pitches – at 1 April 2014</b>			
<i>Authorised</i>		<i>Unauthorised</i>	
Sandy Lane	30	Gullimore Farm	4
South Mimms	1	Chapman's Yard	2
Brookes Place	25		
One Acre	1	<i>Temporary</i>	
Shenleybury	1	The Conifers	1

**Table 3.26: Homeless Persons and Households Accommodated**

	Year															
	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	
Households Accommodated	318	344														

Source: Hertsme Borough Council housing records

Notes: The figure for households accommodated comprises all households for whom the Council accepted the full homelessness duty and others registered on the housing register (but not homeless).

**Table 3.27: Persons on the Council's Housing Waiting List**

	Year														
	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
Number of People	2,240 <sup>1</sup>	1,036 <sup>1</sup>													

Source: Hertsmere Borough Council housing records

Notes: 1 These two years are not directly comparable because of a change in the Council's Housing Allocations Policy in 2013/14.

**Table 3.28: Average Property Prices in Hertsmere**

	Average Sale Price (£)												
	2011/12 <sup>1</sup>	2012/13 <sup>1</sup>	2013/14 <sup>2</sup>										
Detached	625,352	772,926	772,609										
Semi-Detached	351,150	347,683	368,444										
Terraced	283,355	301,946	307,022										
Flat/Maisonette	254,077	257,039	257,313										

Source: Land Registry Data

Notes: 1 Based on sales in the last quarter

2 Based on all sales in 2013 and first quarter of 2014

**Table 3.29: Index of Property Price Changes in Hertfordshire**

Property Type	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
	£	£	£	£	£	£	£	£	£	£	£	£	£
Detached	294,950	345,588	398,968	430,705	435,195	455,270	498,232	495,320	440,000	483,602	484,598	490,101	501,145
Semi-Detached	167,559	196,326	226,650	244,680	247,231	258,635	283,041	281,387	249,960	274,730	275,296	278,423	284,697
Terraced	126,131	147,785	170,612	184,184	186,104	194,689	213,060	211,815	188,158	206,804	207,230	209,584	214,306
Flat/Maisonette	91,787	107,545	124,156	134,032	135,430	141,677	155,046	154,140	136,925	150,494	150,804	152,516	155,953
<b>All Property</b>	<b>145,447</b>	<b>170,418</b>	<b>196,741</b>	<b>212,391</b>	<b>214,606</b>	<b>224,505</b>	<b>245,691</b>	<b>244,255</b>	<b>216,975</b>	<b>238,476</b>	<b>238,968</b>	<b>241,681</b>	<b>247,127</b>

Price Index	184.5	216.2	249.6	269.4	272.2	284.8	311.6	309.8	275.2	302.5	303.1	306.6	313.5
All Sales in the Month	2,920	2,630	2,220	2,458	2,060	2,605	2,625	960	1,396	1,495	1,560	1,554	1,845
	<b>2014</b>												
	£												
Detached	561,703												
Semi-Detached	319,099												
Terraced	240,203												
Flat/Maisonette	174,798												
<b>All Property</b>	<b>276,990</b>												
Price Index	351.3												
All Sales in the Month	1,970												

Source: Land Registry Data

- Notes: 1 Based on all sales in August  
2 January 1995 = 100

**Table 3.30: Property Prices in Hertsmere by Location and Type of Property (2013/14)**

Place	Post Code	Average Sale Price <sup>1</sup>			
		Detached	Semi	Terrace	Flat
Borehamwood	WD6 1/2/4/5	481,607	330,407	268,385	189,984
Elstree	WD6 3	950,607	424,336	461,805	260,843
Bushey	WD23 2/3/4	527,296	362,650	313,620	282,279
Bushey Heath	WD23 1	918,699	410,346	326,740	310,482
Potters Bar	EN6 1/2/3	579,185	363,687	292,252	209,166
Radlett	WD7 7/8	1,215,062	543,793	364,154	384,007
Shenley	WD7 9	549,885	416,820	464,460	262,273

Average - Hertsmere		772,609	368,444	307,022	257,313
Average – Hertfordshire (August 2013)		501,145	284,697	214,306	155,953

Source: Land Registry Data

Notes: 1 Based on all sales in 2013 and first quarter of 2014 (except for Hertfordshire)

## 4. Economy

Table 4.1: Labour supply in Hertsmere

Number <sup>1</sup>	Year ending March															
	2008	2009	2010	2011	2012	2013	2014									
<b>Economically Active</b>	50,400	51,100	49,200	54,200	52,200	55,400	51,800									
<b>In Employment</b>	47,400	47,400	46,700	52,100	50,500	51,500	50,100									
<b>Employees</b>	35,400	34,500	33,500	36,800	41,400	41,700	42,600									
<b>Self-employed</b>	10,800	12,400	12,800	14,900	8,700	9,800	7,500									
<b>Unemployed</b>	2,000	2,500	3,100	3,000	3,100	3,000	2,600									

Source: ONS annual population survey

Notes: 1. Numbers are for those aged 16 and over

Table 4.2: Rate of Unemployment<sup>1</sup>

Date	Hertsmere		St Albans	Watford	Welwyn	Herts	East	O/London	GB
	No.	%	%	%	%	%	%	%	%
Apr 08-Mar 09	<b>2,500</b>	<b>5.0</b>	3.5	5	4.3	4.4	5.3	6.7	6.2
Apr 09-Mar 10	<b>3,100</b>	<b>6.3</b>	4.5	5.8	6	6.3	6.6	8.2	7.9
Apr 10-Mar 11	<b>3,000</b>	<b>5.4</b>	4.8	7.3	7	5.9	6.6	8.1	7.6
Apr 11-Mar 12	<b>3,100</b>	<b>5.8</b>	4.5	6.8	6.9	6.5	6.7	9.1	8.1
Apr 12-Mar 13	<b>3,000</b>	<b>5.5</b>	5.2	4.9	5.3	6.0	6.6	8.7	7.8
Apr 13-Mar 14	<b>2,700</b>	<b>4.9</b>	3.7	5.3	5.8	4.5	5.8	7.9	7.2

Source: ONS annual population survey

Notes: 1. Numbers are for those aged 16 and over, %s are for those aged 16-64

2. % is a proportion of economically active

**Table 4.3: Claimants for Job Seekers Allowance in Hertsmere**

Unemployed		March														
		2008	2009	2010	2011	2012	2013	2014								
<b>All People</b>	<b>Number</b>	745	1,629	1,859	1,658	1,543	1,585	1,146								
	<b>%</b>	1.2	2.6	2.9	2.6	2.4	2.5	1.8								
<b>Male</b>	<b>Number</b>	538	1,151	1,269	1,024	1,004	990	682								
	<b>%</b>	1.8	3.8	4.1	3.3	3.3	3.2	2.2								
<b>Female</b>	<b>Number</b>	207	478	590	634	539	595	464								
	<b>%</b>	0.6	1.5	1.8	1.9	1.7	1.8	1.4								
<b>Long-term<sup>1</sup></b>	<b>Number</b>	65	75	205	240	290	350	270								
	<b>%</b>	0.1	0.1	0.3	0.4	0.5	0.6	0.4								

Source: ONS claimant count - age duration with proportions

Notes: 1. i.e. long term unemployed for over 12 months

2 JSA claimant count records the number of people claiming Jobseekers Allowance (JSA) and National Insurance credits at Jobcentre Plus local offices. People claiming JSA must declare that they are out of work, capable of, available for and actively seeking work during the week in which the claim is made. The percentage figures express the number of claimants resident in an area as a percentage of the population aged 16-64 resident in that area

**Table 4.4: Job Seekers (March 2014)**

Place	Number	Proportion %
<b>Hertsmere</b>	<b>1,146</b>	<b>1.8</b>
<b>St Albans</b>	1,050	1.2
<b>Watford</b>	1,375	2.2
<b>Welwyn-Hatfield</b>	1,310	1.7
<b>Hertfordshire</b>	10,065	1.8
<b>East of England</b>	83,225	2.2
<b>Outer London</b>	86,930	2.6
<b>Great Britain</b>	1,137,170	2.9

Source: ONS claimant count

Notes: 1. JSA claimant count records the number of people claiming Jobseekers Allowance (JSA) and National Insurance credits at Jobcentre Plus local offices. People claiming JSA must declare that they are out of work, capable of, available for and actively seeking work during the week in which the claim is made. The percentage figures express the number of claimants resident in an area as a percentage of the population aged 16-64 resident in that area

**Table 4.5: Employment by Occupation in Hertsmere**

Occupation Group	Year ending March											
	2008	2009	2010	2011	2012	2013	2014					
Managers, directors and senior officials	7,600	5,400	7,400	6,500	7,700	7,400	10,100					
Professional occupations	9,000	9,100	8,400	14,000	12,300	11,500	7,100					
Associate professional & technical	8,500	8,700	7,900	5,400	6,900	11,800	6,700					
Administrative & secretarial	7,600	8,200	9,600	10,100	5,000	9,800	8,300					
Skilled trades' occupations	2,900	5,200	4,800	5,900	6,400		5,400					
Caring, leisure & other service occs	5,200	5,200	6,800	9,500	8,800	9,900	4,200					
Sales and customer service occupations							5,700					
Process plant and machine operatives	5,100	5,800	3,800	#	#	#	4,300					
Elementary occupations												

Source: ONS annual population survey

Notes: # Small number, not disclosed

**Table 4.6: Employment by Occupation (March 2014)<sup>1,2</sup>**

Occupation Group	Hertsmere		Watford	Herts	East England	O/London	GB
	No.	%	%	%	%	%	%
Managers, directors and senior officials	10,100	19.5	14.7	13.5	11	11	10.2
Professional occupations	7,100	13.7	23.3	22.5	19.6	22.3	19.9
Associate professional & technical	6,700	13	15.6	16.9	14.8	15.5	14.1
Administrative & secretarial	8,300	16	11.2	11.7	11.2	11.7	10.7



Skilled trades' occupations	<b>5,400</b>	<b>10.4</b>	10.8	11.7	10.8	9.7	10.5
Caring, leisure & other service occupations	<b>4,200</b>	<b>8.1</b>	12.5	8.1	9.1	8.3	9.1
Sales and customer service occupations	<b>5,700</b>	<b>11</b>		5.7	6.9	7.1	7.9
Process plant and machine operatives	<b>4,300</b>	<b>8.3</b>	15.3	4.7	6.3	4.7	6.2
Elementary occupations				6.6	9.6	9.2	10.7

Source: ONS annual population survey

Notes: 1. Number and % are for those aged 16+

2. % is a proportion of all persons in employment

**Table 4.7: Workforce Skills<sup>3</sup>**

Skills		2008	2009	2010	2011	2012	2013	2014					
<i>Those with NVQ4 and above<sup>1</sup></i>													
<b>Hertsmere</b>	No.	<b>16,900</b>	<b>18,900</b>	<b>20,600</b>	<b>26,900</b>	<b>27,900</b>	<b>23,800</b>	<b>16,900</b>					
	%	<b>28</b>	<b>30.9</b>	<b>33.1</b>	<b>41.8</b>	<b>42.9</b>	<b>37</b>	<b>28</b>					
<b>Watford</b>	%	25.9	29.8	31.7	36	43.7	48.5	25.9					
<b>Herts</b>	%	31.9	34.4	36.2	38.5	40.4	41.7	31.9					
<b>East of England</b>	%	25.7	27.3	28.5	29.2	32.9	33.2	25.7					
<b>Outer London</b>	%	33.5	34.4	36.4	40	41.8	44	33.5					
<b>GB</b>	%	28.6	29.9	31.3	32.9	34.4	35.2	28.6					
<i>Those with no qualification<sup>2</sup></i>													
<b>Hertsmere</b>	No.	<b>3,600</b>	<b>4,800</b>	<b>6,300</b>	<b>5,600</b>	<b>#</b>	<b>5,700</b>	<b>3,600</b>					
	%	<b>6</b>	<b>7.8</b>	<b>10.2</b>	<b>8.7</b>	<b>#</b>	<b>8.8</b>	<b>6</b>					
<b>Watford</b>	%	11.9	6.8	7.9	8.3	#	#	11.9					
<b>Herts</b>	%	9.5	7.7	7.3	7.5	6.3	7	9.5					

<b>East of England</b>	%	13.1	11.3	10.4	9.6	8.5	8.4	13.1				
<b>Outer London</b>	%	12.4	12.1	10	8.9	8.1	7.1	12.4				
<b>GB</b>	%	13.5	12.3	11.3	10.6	9.7	9.3	13.5				

Source: ONS annual population survey

Notes: 1. NVQ 4 equivalent and above: e.g. HND, Degree and Higher Degree level qualifications or equivalent

2. No qualifications: No formal qualifications held

3. % is a proportion of resident population of area aged 16-64

# Small number, not disclosed

**Table 4.8: Earnings by Residence<sup>1</sup>**

<b>Area</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>					
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>					
<b>Hertsmere</b>	<b>548.6</b>	<b>542.6</b>	<b>573.4</b>	<b>560.5</b>	<b>531.8</b>	<b>559.1</b>						
<b>St Albans</b>	646.5	680.2	711.6	699.9	674.7	735.6						
<b>Watford</b>	583.9	571.4	587.8	607	639.3	642						
<b>Welwyn</b>	553.4	576.4	568.2	560.4	558.2	589.8						
<b>Herts</b>	569.4	577.5	596	592.2	598.4	610.3						
<b>East of England</b>	499	509.5	523.3	525	531.4	542.7						
<b>Outer London</b>	571.9	578.1	589.2	586.9	594.1	595.5						
<b>GB</b>	480	490.5	501.7	500.2	508.3	518.1						

Source: ONS annual survey of hours and earnings - resident analysis

Notes: 1 i.e. - median gross weekly pay in pounds (£)

**Table 4.9: Total Jobs and Jobs Density**

Area		2008	2009	2010	2011	2012	2013	2014						
<b>Hertsmere</b>	<i>Total Jobs</i>	<b>54,000</b>	<b>57,000</b>	<b>53,000</b>	<b>51,000</b>	<b>54,000</b>								
	Ratio	<b>0.88</b>	<b>0.91</b>	<b>0.83</b>	<b>0.81</b>	<b>0.86</b>								
<b>St Albans</b>	Ratio	0.93	0.87	0.83	0.87	0.89								
<b>Watford</b>	Ratio	1.02	1.23	1.22	1.23	1.25								
<b>Welwyn</b>	Ratio	1.09	1.09	1.01	1.02	1.07								
<b>Herts</b>	Ratio	0.85	0.84	0.81	0.82	0.84								
<b>East of England</b>	Ratio	0.77	0.76	0.75	0.76	0.77								
<b>Outer London</b>	Ratio	0.63	0.59	0.59	0.60	0.62								
<b>GB</b>	Ratio	0.79	0.77	0.77	0.78	0.78								

Source: ONS jobs density

Notes: 1 The density figures represent the ratio of total jobs to population aged 16-64.

2 Total jobs includes employees, self-employed, government-supported trainees and HM Forces

**Table 4.10: Total Employee Jobs by Industry in Hertsmere<sup>1,2</sup>**

Industry	Number													
	2012	2013												
<b>Agriculture and mining (A-B)</b>	-	-												
<b>Energy and water (D-E)</b>	-	-												
<b>Manufacturing (C)</b>	2,300	2,200												
<b>Construction (F)</b>	4,500	4,400												
<b>Wholesale/retail (inc motor trades)(G)</b>	9,200	8,900												
<b>Transport storage(H)</b>	1,800	1,700												
<b>Accommodation and food services (I)</b>	3,400	3,300												
<b>Information and communication (J)</b>	2,800	2,400												

<b>Financial and other business services (K-N)</b>	11,400	12,300											
<b>Public admin, education and health (O-Q)</b>	8,300	8,800											
<b>Other services (R-S)</b>	2,100	2,200											
<b>Sub-total: Services (G-S)</b>	<b>39,100</b>	<b>39,600</b>											
<b>Total Employee Jobs</b>	46,600	46,700											
Full time - number	32,400	33,200											
Part time - number	14,200	13,500											

Source: ONS business register and employment survey

Notes: 1 Employee jobs excludes self-employed, government-supported trainees and HM Forces

2 Data excludes farm-based agriculture

Data unavailable

**Table 4.11: Employee Jobs by Industry (2013)**

Industry	Hertsmere		Watford	Herts	East of England	Outer London	GB
	No.	%	%	%	%	%	%
<b>Agriculture and mining (A-B)</b>	-	-	-	0.1	1.5	0.1	0.3
<b>Energy and water (D-E)</b>	-	-	-	0.6	0.9	0.7	1.1
<b>Manufacturing (C)</b>	2,200	4.8	3.2	6.5	7.6	4.3	8.5
<b>Construction (F)</b>	4,400	9.4	2.1	5.6	7.4	4.7	4.4
<b>Wholesale/retail (inc motor trades)(G)</b>	8,900	19.0	16.1	19.4	15.9	12.7	15.9
<b>Transport storage(H)</b>	1,700	3.6	2.4	3.2	4.6	4.8	4.5
<b>Accommodation and food services (I)</b>	3,300	7.1	4.2	5.5	6.0	7.6	7.0
<b>Information and communication (J)</b>	2,400	5.2	4.1	4.9	3.6	7.6	4.0
<b>Financial and other business services (K-N)</b>	12,300	26.3	49.8	29.1	2.5	33.6	21.8
<b>Public admin, education and health (O-Q)</b>	8,800	18.8	14.6	20.9	24.5	22.6	28.0
<b>Other services (R-S)</b>	2,200	4.8	3.0	4.3	5.1	5.1	4.6

<b>Sub-total: Services (G-S)</b>	39,600	84.9	94.2	87.3	85.2	90.2	85.7
<b>Total Employee Jobs</b>	46,700						
Full time - number	33,200	71.1	51.8	65.4	65.3	68.0	67.7
Part time - number	13,500	28.9	48.2	34.6	34.7	32.0	32.3

Source: ONS business register and employment survey

Notes: 1 Employee jobs excludes self-employed, government-supported trainees and HM Forces

Data excludes farm-based agriculture

3 % is a proportion of total employee jobs (includes full time and part time)

Data unavailable

**Table 4.12: Earnings by Workplace <sup>1</sup>**

Area	2008	2009	2010	2011	2012	2013	2014						
	£	£	£	£	£	£	£						
<b>Hertsmere</b>	<b>484.5</b>	<b>523.4</b>	<b>599.6</b>	<b>506.6</b>	<b>575.3</b>	<b>536.6</b>							
<b>St Albans</b>	501.1	490.4	524.7	501.1	509.2	498.5							
<b>Watford</b>	514.6	506.2	516.8	470.8	536.2	565							
<b>Welwyn</b>	544.4	556.7	562.5	510	552.9	563.9							
<b>Herts</b>	517.5	517.5	538.2	520.9	539.2	547.3							
<b>East of England</b>	469.1	478.6	488.7	489.3	495.2	505							
<b>Outer London</b>	532.6	545.5	562.5	555	564.4	572.6							
<b>GB</b>	479.1	489.9	500.3	500	507.9	517.8							

Source: ONS annual survey of hours and earnings - workplace analysis

Notes: 1 i.e. - median gross weekly pay in pounds (£) for employees working in the area

Table 4.13: Businesses in Hertsmere<sup>1</sup>

Businesses	Number												
	2011	2012	2013	2014									
<b>Enterprises</b>													
Micro (0 to 9)	4,455	4,730	4,895	5,245									
Small (10 to 49)	350	395	420	455									
Medium (50 to 249)	80	90	100	95									
Large (250+)	25	20	20	25									
<b>Total</b>	<b>4,910</b>	<b>5,235</b>	<b>5,435</b>	<b>5,820</b>									
<b>Local Units</b>													
Micro (0 to 9)	4,700	4,980	5,180	5,535									
Small (10 to 49)	545	585	610	640									
Medium (50 to 249)	130	140	155	150									
Large (250+)	20	20	20	20									
<b>Total</b>	<b>5,395</b>	<b>5,725</b>	<b>5,965</b>	<b>6,345</b>									

Source: Inter Departmental Business Register (ONS)

Notes: 1 The table presents analysis of businesses at both Enterprise and Local Unit level. An Enterprise is the smallest combination of legal units (generally based on VAT and/or PAYE records) which has a certain degree of autonomy within an Enterprise Group. An individual site (for example a factory or shop) in an enterprise is called a local unit.

 Table 4.14: Structure of Business Enterprise (2014)<sup>1</sup>

Businesses	Hertsmere		St Albans	Watford	Welwyn	Herts	East of England	Outer London	GB
	No.	%	%	%	%	%	%	%	%
<b>Enterprises</b>	<b>5,245</b>	<b>90.1</b>	91.1	88.5	88.7	90.1	88.9	91.7	88.3
Micro (0 to 9)	<b>455</b>	<b>7.8</b>	7.2	8.9	8.6	7.9	9.2	6.8	9.6

Small (10 to 49)	95	1.6	1.4	1.9	1.9	1.5	1.6	1.3	1.7
Medium (50 to 249)	25	0.4	0.4	0.7	0.8	0.5	0.4	0.3	0.4
Large (250+)	5,820	100	100	100	100	100	100	100	100
Total	5,245	90.1	91.1	88.5	88.7	90.1	88.9	91.7	88.3
<b>Local Units</b>									
Micro (0 to 9)	5,535	87.2	87	82.7	83.2	85.9	84	87.6	82.9
Small (10 to 49)	640	10.1	10.6	13.5	12.8	11.3	13	9.9	13.8
Medium (50 to 249)	150	2.4	2.1	3.2	3.1	2.4	2.6	2.2	2.9
Large (250+)	20	0.3	0.2	0.6	0.9	0.4	0.4	0.3	0.4
Total	6,345	100	100	100	100	100	100	100	100

Source: Inter Departmental Business Register (ONS)

Notes: 1. % is as a proportion of total (enterprises or local units) for that area

**Table 4.15: Business and Commercial Floorspace provided (from 2012/13)**

Use Class		Floorspace per sq m								
		2012/13			2013/14			Cumulative from 2012/13		
		Gain	Loss	Change	Gain	Loss	Change	Gain	Loss	Change
<i>Shops, Catering and Services</i>										
Shops	A1	113	3,076	-2,963	3,362	125	3,237	3,475	3,201	274
Financial/professional services	A2	150	104	46	69	0	69	219	0	115
Restaurants/cafes	A3	75	92	-17	177	96	81	252	188	64
Drinking Establishments	A4	0	904	-904	0	424	-424	0	1,328	-1,328
Hot food takeaways	A5	111	0	111	96	0	96	207	0	207
<i>Sub-Total (A)</i>		<i>449</i>	<i>4,176</i>	<i>-3,727</i>	<i>3,704</i>	<i>645</i>	<i>3,059</i>	<i>4,153</i>	<i>4,821</i>	<i>-668</i>
<i>Business</i>										
Business	B1	0	0	0	2,188	1,481	707	2,188	1,481	707
Offices	B1A	55	22,596	-22,541	690	7,305	-6,615	745	29,901	-29,156

Research & development	B1B	0	0	0	0	0	0	0	0	0
Light industry	B1C	0	8,586	-8,586	280	9,299	-9,019	280	17,885	-17,605
General industry	B2	0	629	-629	2,188	157	2,031	2,188	786	1,402
Storage/distribution	B8	80	1,746	-1,666	2,411	2,778	-367	2,491	4,524	-2,033
<i>Sub-Total (B)</i>		<i>135</i>	<i>33,557</i>	<i>-33,422</i>	<i>7,757</i>	<i>21,020</i>	<i>-13,263</i>	<i>7,892</i>	<i>54,577</i>	<i>-46,685</i>
Hotels	C1	0	560	-560	0	0	0	0	560	-560
Other – sui generis <sup>1</sup>	SG	669	150	519	4,554	532	4,022	5,223	682	4,541

Source: Hertsmere Borough Council records

Notes: 1 Uses falling outside a use class

**Table 4.16: Business and Commercial Floorspace committed<sup>1</sup> (from 2012/13)**

Use Class		Floorspace per sq m								
		2012/13			2013/14			2014/15		
		Gain	Loss	Net	Gain	Loss	Net	Gain	Loss	Net
<i>Shops, Catering and Services</i>										
Shops	A1	6,065	801	5,264	4,857	1,880	2,977			
Financial/professional services	A2	222	142	80	345	362	-17			
Restaurants/cafes	A3	798	185	613	635	133	502			
Drinking Establishments	A4	38	359	-321	38	257	-219			
Hot food takeaways	A5	108	0	108	12	0	12			
<i>Sub-Total (A)</i>		<i>7,231</i>	<i>1,487</i>	<i>5,744</i>	<i>5,887</i>	<i>2,632</i>	<i>3,255</i>			
<i>Business</i>										
Business	B1	2,348	10,925	-8,577	160	209	-49			
Offices	B1A	4,756	20,597	-15,841	4,001	2,732	1,269			
Research & development	B1B	13,049	0	13,049	4,754	0	4,754			
Light industry	B1C	1,026	2,469	-1,443	1,083	1,231	-148			
General industry	B2	2,188	400	1,788	72	0	72			



Storage/distribution	B8	6,015	2,476	3,539	3,125	2,715	410			
<i>Sub-Total (B)</i>		<i>29,382</i>	<i>36,867</i>	<i>-7,485</i>	<i>13,195</i>	<i>6,887</i>	<i>6,308</i>			
Hotels	C1	3,249	0	3,249	3,249	0	3,249			
Other – sui generis <sup>2</sup>	SG	9,744	0	9,744	7,204	0	7,204			

Source: Hertsmere Borough Council records

Notes: 1 i.e. schemes with planning permission at the end of the year: gross floorspace is measured.

2 Uses falling outside a use class

**Table 4.17: Business and Commerce: Development and Potential Change - List of Key Changes<sup>1</sup>**

Use	Area (sq. m)	Address	Description
<b>Completions 2012/13</b>			
	<b>Gain</b>		
	-		
	<b>Loss</b>		
		<i>Shops, Catering and Services</i>	
A1	-2,357	39 London Road, Shenley, WD7 9ER	Detailed variation and amendment of planning permission reference TP/11/1484
		<i>Business</i>	
B1A	-4,302	Studio Plaza, Elstree Way, Borehamwood	Demolition of existing office building and the erection of 85 residential units
B1A	-17,252	Elstree Business Centre, Elstree Way, Borehamwood	Redevelopment to provide 9 units for flexible employment use (Class B1, B2 or B8 uses including trade counters) and unit for Class A1 retail (bulky goods) use
B1C	-1,220	Haydon Dell Farm, Merry Hill Road, Bushey	Demolition of existing buildings and erection of eight detached dwellings
B1C	-7,338	Elstree Business Centre, Elstree Way, Borehamwood	Redevelopment to provide 9 units for flexible employment use (Class B1, B2 or B8 uses including trade counters) and unit for Class A1 retail (bulky goods) use
B2	-629	Elstree Business Centre, Elstree Way, Borehamwood	Redevelopment to provide 9 units for flexible employment use (Class B1, B2 or B8 uses including trade counters) and unit for Class A1 retail (bulky goods) use
B8	-828	Haydon Dell Farm, Merry Hill Road, Bushey	Demolition of existing buildings and erection of eight detached dwellings
B8	-515	Former Builders Yard and, 22, Station Road, Radlett	Redevelopment of site to provide 5 x 4 bedroomed houses
		<i>Other</i>	
C1	-560	128 Aldenham Road, Bushey	Demolition of hotel and construction of 9 flats

<b>Completions 2013/14</b>			
		<i>Shops, Catering and Services</i>	
	<b>Gain</b>		
A1	610	Tesco Stores Ltd, Mutton Lane, Potters Bar	Mezzanine floor.
A1	2,462	Elstree Business Centre, Elstree Way, Borehamwood	Redevelopment to provide 9 units for flexible employment use (Class B1, B2 or B8 uses including trade counters) and unit for Class A1 retail (bulky goods) use
	<b>Loss</b>		
	-		
		<i>Business</i>	
	<b>Gain</b>		
B1	2,188	Elstree Business Centre, Elstree Way, Borehamwood	Redevelopment to provide 9 units for flexible employment use (Class B1, B2 or B8 uses including trade counters) and unit for Class A1 retail (bulky goods) use
B1A	525	191-195 Sparrows Herne, Bushey	Part demolition and change of use from offices to 5 flats & erection of offices
B2	2,188	Elstree Business Centre, Elstree Way	Redevelopment to provide 9 units for flexible employment use (Class B1, B2 or B8 uses including trade counters) and unit for Class A1 retail (bulky goods) use
B8	2,188	Elstree Business Centre, Elstree Way	Redevelopment to provide 9 units for flexible employment use (Class B1, B2 or B8 uses including trade counters) and unit for Class A1 retail (bulky goods) use
	<b>Loss</b>		
B1	-1,416	Former Karma Cars, Otterspool Way, Watford	Change of use from B1c, B1 & B8 to motor retail (SG)
B1A	-5,983	Adecco House and Silver Screens, Elstree Way, Borehamwood	Change of Use from B1 (Office) to D1 (Non Residential Institutions - Education)
B1C	-1,416	Former Karma Cars, Otterspool Way, Watford	Change of use from B1c, B1 & B8 to motor retail (SG)
B1C	-7,304	Gemini House, Manor Way, Borehamwood	Demolition of existing light industrial building and the erection of 172 homes
B8	-1,416	Former Karma Cars, Otterspool Way, Watford	Change of use from B1c, B1 & B8 to motor retail (SG)
B8	-630	Crown House, Otterspool Way, Watford	Change of use of ground and first floors from vacant storage space (B8) to a gym (D2).
		<i>Other</i>	
	<b>Gain</b>		
SG	2,995	Former Karma Cars, Otterspool Way, Watford	Change of use from B1c, B1 & B8 to motor retail (SG)
SG	836	The Willows Open Farm, Bowmansgreen Farm, Colney Heath	Erection of farm building.
SG	565	Hertsmere Borough Council Civic Offices, Elstree Way, Borehamwood	Change of use and extension into undercroft parking to provide a Police Station.
	<b>Loss</b>		
	-		
<b>Commitments at 1 April 2014</b>			
		<i>Shops, Catering and Services</i>	
	<b>Gain</b>		

A1	714	61-73 Shenley Road, Borehamwood	Demolition of retail & residential & erection of 19 flats & 2 retail units
A1	2,006	Former Edbro Unit and Watford Audi, Otterspool Way, Watford	Erection of 1 storage & distribution unit with showroom/trade counter & 1 retail warehouse
A1	1,835	Unit 2, Borehamwood Shopping Park, Theobald Street, Bd	Alterations to form 2 units and introduction of a mezzanine floor within Unit 2B
	<b>Loss</b>		
A1	-549	61-73 Shenley Road, Borehamwood	Demolition of retail & residential & erection of 19 flats & 2 retail units
A1	-1,175	Former Edbro Unit and Watford Audi, Otterspool Way, Watford	Erection of 1 storage & distribution unit with showroom/trade counter & 1 retail warehouse
		<i>Business</i>	
	<b>Gain</b>		
B1	2,188	Elstree Business Centre, Elstree Way, Borehamwood	Redevelopment to provide 9 units for flexible employment use (Class B1, B2 or B8 uses including trade counters) and unit for Class A1 retail (bulky goods) use
B1A	1,124	Home Farm Munden, Munden, Aldenham	Part demolition & conversion of farm buildings into offices
B1A	525	191-195 Sparrows Herne, Bushey	Part demolition and change of use from offices to 5 flats & erection of offices
B1A	889	Leighton House, 33-37 Darkes Lane, Potters Bar	Application to extend time limit of TP/08/0744 to provide further office accommodation
B1A	537	International University, The Avenue, Bushey	Redevelopment of site to provide 216 dwellings
B1B	8,295	Clare Hall Laboratories, Blanche Lane, South Mimms	Conversion of Clare Hall Manor to office, seminar rooms, library and residential accommodation, erection of additional research laboratories (revised)
B1B	4,754	N I B S C, Blanche Lane, South Mimms	Amended master plan for the development approved under outline permission TP/93/0432.
B2	2,188	Elstree Business Centre, Elstree Way, Borehamwood	Redevelopment to provide 9 units for flexible employment use (Class B1, B2 or B8 uses including trade counters) and unit for Class A1 retail (bulky goods) use
B8	941	Bonus Print, Stirling Way, Borehamwood	Erection of storage & distribution units
B8	2,188	Elstree Business Centre, Elstree Way, Borehamwood	Redevelopment to provide 9 units for flexible employment use (Class B1, B2 or B8 uses including trade counters) and unit for Class A1 retail (bulky goods) use
B8	836	Former Edbro Unit and Watford Audi, Otterspool Way, Watford	Erection of 1 storage & distribution unit with showroom/trade counter & 1 retail warehouse
B8	1,245	Bushey Hall Farm,, Bushey Mill Lane, Bushey	Replacement of existing buildings (Revised Application).
	<b>Loss</b>		
B1A	-912	6-16 Southgate Road, Potters Bar, EN6 5DS	Conversion of existing office building to form 14 residential units
B1A	-518	Redemption House, 53 Theobald Street, Borehamwood	Change of use from B1 to part B1(a)/D1 use.
B8	-1,339	Former Edbro Unit and Watford Audi, Otterspool Way, Watford	Erection of 1 storage & distribution unit with showroom/trade counter & 1 retail warehouse
B8	-1,216	Bushey Hall Farm,, Bushey Mill Lane, Bushey	Replacement of existing buildings (Revised Application).
		<i>Other</i>	
	<b>Gain</b>		
C1	3,249	Colney Fields, Barnet Road, London Colney	86 bedroom hotel with restaurant, meeting rooms and offices (amended scheme).
SG	2,584	National Animal Welfare Trust, Tylers Way, Watford	Demolition of existing animal welfare centre and construction of purpose designed animal welfare and re-homing centre, reception and headquarters building (revised)
SG	2,995	Former Karma Cars, Otterspool Way, Watford	Change of use from B1c, B1 & B8 to motor retail (SG)

SG	2,088	Land at Coursers Farm, Coursers Road, St Albans	Application for proposed construction & operation of an anaerobic digestion facility
SG	836	The Willows Open Farm, Bowmansgreen Farm, Colney Heath	Erection of farm building.
SG	565	Hertsmere Borough Council Civic Offices, Elstree Way, Borehamwood	Change of use and extension into undercroft parking to provide a Police Station.
SG	1,324	B S S, Chester Road, Borehamwood	External alterations to warehouse (Class B8) and part change of use to a builders' merchant
	<b>Loss</b>		
	-		

Source: Hertsmere Borough Council records

Notes: 1 Only changes with a minimum 500 sq.m floorspace change are listed.

**Table 4.18: Changes on Designated Employment Land<sup>1</sup>**

**2012/13**

Use Class		Floorspace per sq m								
		Completions						Commitments at 1 April 2013		
		2012/13			Cumulative from 2012/13					
		Gain	Loss	Change	Gain	Loss	Change	Gain	Loss	Change
<i>Shops, Catering and Services</i>										
Shops	A1	0	0	0	0	0	0	0	0	0
Financial/professional services	A2	0	0	0	0	0	0	0	0	0
Restaurants/cafes	A3	0	0	0	0	0	0	0	0	0
Drinking Establishments	A4	0	0	0	0	0	0	0	0	0
Hot food takeaways	A5	0	0	0	0	0	0	0	0	0
<i>Business</i>										
Business	B1	0	0	0	0	0	0	0	10,925	-10,925
Offices	B1A	0	21,728	-21,728	0	21,728	-21,728	839	18,614	-17,775
Research & development	B1B	0	0	0	0	0	0	0	0	0
Light industry	B1C	0	7,338	-7,338	0	7,338	-7,338	0	1,416	-1,416
General industry	B2	0	629	-629	0	629	-629	0	0	0
Storage/distribution	B8	0	0	0	0	0	0	0	1,456	-1,456
<i>Residential</i>										

Hotels	C1	0	0	0	0	0	0	0	0	0
Residential institutions	C2	0	0	0	0	0	0	0	0	0
Community Facilities										
Non-residential institutions	D1	0	0	0	0	0	0	0	0	0
Assembly and leisure	D2	0	0	0	0	0	0	0	0	0
<i>Other</i>										
Other – sui generis <sup>2</sup>	SG	174	0	174	174	0	174	0	0	0
Housing (number of units)	C3			0			0			0

**2013/14**

Use Class		Floorspace per sq m								
		Completions						Commitments at 1 April 2014		
		2013/14			Cumulative from 2012/13			Gain	Loss	Change
		Gain	Loss	Change	Gain	Loss	Change	Gain	Loss	Change
<i>Shops, Catering and Services</i>										
Shops	A1	2,462	0	2,462	2,462	0	2,462	0	1,175	-1,175
Financial/professional services	A2	0	0	0	0	0	0	0	0	0
Restaurants/cafes	A3	0	0	0	0	0	0	0	0	0
Drinking Establishments	A4	0	0	0	0	0	0	0	0	0
Hot food takeaways	A5	0	0	0	0	0	0	0	0	0
<i>Business</i>										
Business	B1	2,188	1,416	772	2,188	1,416	772	0	209	-209
Offices	B1A	0	5,983	-5,983	0	27,711	-27,711	899	338	561
Research & development	B1B	0	0	0	0	0	0	0	0	0
Light industry	B1C	0	8,720	-8,720	0	16,058	-16,058	0	0	0
General industry	B2	2,188	157	2,031	2,188	786	1,402	0	0	0
Storage/distribution	B8	2,188	2,046	142	2,188	2,046	142	0	1,339	-1,339
<i>Residential</i>										

Hotels	C1	0	0	0	0	0	0	0	0	0
Residential institutions	C2	0	0	0	0	0	0	0	0	0
Community Facilities										
Non-residential institutions	D1	5,983	0	5,983	5,983	0	5,983	0	0	0
Assembly and leisure	D2	630	0	630	630	0	630	0	0	0
<i>Other</i>										
Other – sui generis <sup>2</sup>	SG	3,152	0	3,152	3,326	0	3,326	0	0	0
Housing (number of units)	C3			0	0	0	0			0

Source: Hertsmere Borough Council records

Notes: 1 i.e. Employment Areas SADM 5, Key Employment Site SADM 6, Locally Significant Employment Sites SADM 7

2 Uses falling outside a use class

**Table 4.19: Vacant Premises in Shopping Areas**

	2012/13	2013/14	2014/15									
<b>Number of Units</b>												
Borehamwood centre	198	198										
Bushey centre	50	50										
Bushey Heath centre	45	45										
Potters Bar (combined) centre	213	213										
Radlett centre	104	104										
Local centres and parades	256	256										
Other	21	21										
<b>Total</b>	<b>887</b>	<b>887</b>										
<b>Number of Vacant Units</b>												
Borehamwood centre	25	25										
Bushey centre	5	5										
Bushey Heath centre	1	1										
Potters Bar (combined) centre	12	12										

Radlett centre	5	5											
Local centres and parades	12	12											
Other	0	0											
<b>Total</b>	<b>60</b>	<b>60</b>											
<b>Proportion of Units Vacant<sup>1</sup></b>													
Borehamwood centre	12.6%	12.6%											
Bushey centre	10.0%	10.0%											
Bushey Heath centre	2.2%	2.2%											
Potters Bar (combined) centre	5.6%	5.6%											
Radlett centre	4.8%	4.8%											
Local centres and parades	4.7%	4.7%											
Other	-	-											
<b>Total</b>	<b>6.8%</b>	<b>6.8%</b>											
<b>Great Britain</b>	<b>14.2%</b>	<b>14.1%</b>	<b>13.4%</b>										

Source: Hertsmere Borough Council survey; Local Data Company for Great Britain

Notes: 1. % is as a proportion of total units for that area

**Table 4.20: Mix of Retail Uses in Centres**

Uses <sup>1</sup>	Number of Units <sup>2</sup>										Proportion of Units (%) <sup>3</sup>						
	A1 <sup>4</sup>	A2	A3	A4	A5 <sup>5</sup>	B1	D1	D2	O	Total	A1	A2	A3-A5	B	D	O	Total
<b>2012/13</b>																	
<i>Town Centre</i>																	
Borehamwood	103	23	15	5	11	1	4	1	10	173	60	13	18	1	3	6	100%
Bushey	25	8	7	1	2	1	1	0	0	45	56	18	22	2	2	-	100%
Bushey Heath	25	6	4	0	2	2	1	0	4	44	57	14	14	5	2	9	100%
Potters Bar (combined)	129	20	24	4	8	2	6	1	7	201	64	10	18	1	3	3	100%
Radlett	53	14	14	2	4	2	3	1	6	99	54	14	20	2	4	6	100%

Local centres and parades	144	20	24	5	17	8	8	0	16	242	60	8	19	3	3	7	100%
Other	17	2	1	0	0	1	0	0	0	21	81	10	5	5	-	-	100%
<b>2013/14</b>																	
<i>Town Centre</i>																	
Borehamwood	103	23	15	5	11	1	4	1	10	173	60	13	18	1	3	6	100%
Bushey	25	8	7	1	2	1	1	0	0	45	56	18	22	2	2	-	100%
Bushey Heath	25	6	4	0	2	2	1	0	4	44	57	14	14	5	2	9	100%
Potters Bar (combined)	129	20	24	4	8	2	6	1	7	201	64	10	18	1	3	3	100%
Radlett	53	14	14	2	4	2	3	1	6	99	54	14	20	2	4	6	100%
Local centres and parades	144	20	24	5	17	8	8	0	16	242	60	8	19	3	3	7	100%
Other	17	2	1	0	0	1	0	0	0	21	81	10	5	5	-	-	100%

Source: Hertsmere Borough Council survey

Notes: 1 Based on the use Classes Order as follows:

<i>Shops, Catering and Services</i>			<i>Business</i>			<i>Community Facilities and Meeting Places</i>		
A	A1	Shops	B	B1	Business	D	D1	Non-residential institutions
	A2	Financial/professional services		B2	General industry		D2	Assembly and leisure
	A3	Restaurants/cafes		B8	Storage/distribution			
	A4	Drinking Establishments						<i>Other</i>
	A5	Hot food takeaways				O		Residential and uses falling outside a Use Class

2 Excludes vacant units

3 Excludes vacant units: row may not total 100% due to rounding

4 Includes a small number of mixed A1 uses

5 Includes a small number of mixed A5 uses



## 5. Community Facilities and Leisure

Table 5.1: Community Facilities: Development and Potential Change - Floorspace<sup>1</sup>

### (a) Completions

Use Class		Floorspace per sq m								
		2012/13			2013/14			Cumulative from 2012/13		
		Gain	Loss	Change	Gain	Loss	Change	Gain	Loss	Change
Residential institutions	C2	3,076	2,145	931	2,176	2,248	-72	5,252	4,393	859
Non-residential institutions	D1	14,624	14,028	596	8,552	2,943	5,609	23,176	16,971	6,205
Assembly and leisure	D2	223	950	-727	2,676	2,829	-153	2,899	3,779	-880
<i>Sub-Total (D)</i>		<i>14,847</i>	<i>14,978</i>	<i>-131</i>	<i>11,228</i>	<i>5,772</i>	<i>5,456</i>	<i>26,075</i>	<i>20,750</i>	<i>5,325</i>

### (b) Commitments<sup>2</sup>

Use Class		Floorspace per sq m								
		2012/13			2013/14					
		Gain	Loss	Change	Gain	Loss	Change			
Residential institutions	C2	2,913	0	2,913	5,372	0	5,372			
Non-residential institutions	D1	23,719	0	23,719	24,811	0	24,811			
Assembly and leisure	D2	4,339	0	4,339	4,019	0	4,019			
<i>Sub-Total (D)</i>		<i>28,058</i>		<i>28,058</i>	<i>28,830</i>	<i>0</i>	<i>28,830</i>			

Source: Hertsmere Borough Council records

Notes: 1 Gross floorspace is measured.

2 i.e. schemes with planning permission at the end of the year

**Table 5.2: Community Facilities: Development and Potential Change - List of Key Changes<sup>1</sup>**

Use	Area (sq. m)	Address	Description
<b>Completions 2012/13</b>			
	<b>Gain</b>		
C2	3,062	Cooperscroft, Coopers Lane Road, Potters Bar	Replacement of existing with 60 bed care home and 23 bedroom 'extra care home'
D1	1,049	Summerswood Primary School, Furzehill Road, Borehamwood	Proposed erection of 2 storey detached classroom block
D1	12,345	Bushey Academy, London Road, Bushey	New buildings for educational use
	<b>Loss</b>		
C2	-2,145	Cooperscroft, Coopers Lane Road, Potters Bar	Replacement of existing with 60 bed care home and 23 bedroom 'extra care home'
D1	-13,613	Bushey Academy, London Road, Bushey	Redevelopment for educational use
D2	-950	Elstree Golf Club, Watling Street, Elstree	Demolition of clubhouse
<b>Completions 2013/14</b>			
	<b>Gain</b>		
C2	1,591	Former Honeywood House Site, 261 Darkes Lane, Potters Bar	Erection of building to provide Assisted Living Extra Care accommodation
D1	2,000	Land at Dame Alice Owens School, Dugdale Hill Lane, Potters Bar	Replacement science building on school campus
D1	5,983	Adecco House and Silver Screens, Elstree Way, Borehamwood	Change of Use from B1 (Office) to D1 (Non Residential Institutions - Education)
D2	1,697	96 Shenley Road, Borehamwood	Replacement of church hall and nursery with multi-functional community building
D2	630	Crown House, Otterspool Way, Watford	Change of use of ground and first floors from vacant storage (B8) to a gym (D2).
	<b>Loss</b>		
C2	-2,081	Windmill Nursing Home, Everett Close, Bushey Heath	Demolition of existing building and erection of flats and dwelling houses
D1	-1,400	Land at Dame Alice Owens School, Dugdale Hill Lane, Potters Bar	Replacement science building on school campus
D1	-600	Immanuel College, 87-91 Elstree Road, Bushey Heath	Demolition of two laboratory buildings & erection of classroom building
D2	-1,400	195 Darkes Lane, Potters Bar	Demolition of second floor fitness centre & erection of 23 flats
D2	-954	Nicoll Farm Stables, Allum Lane, Elstree	Demolition of existing stables/buildings and erection of 5 houses (revised)
<b>Commitments at 1 April 2014</b>			
	<b>Gain</b>		
C2	4,135	Cooperscroft Care Home, Cooperscroft, Coopers Lane Road, Potters Bar	Replacement of existing with 60 bed care home and 23 bedroom 'extra care home'
C2	1,591	Former Honeywood House Site, 261 Darkes Lane, Potters Bar	Erection of building to provide Assisted Living Extra Care accommodation
C2	737	Preston Grange Home, Barnet Road, Potters Bar, EN6 2SJ	Replacement of existing dwelling with 20 bed dementia care home (Class C2).
C2	500	2 Anthony Road, Borehamwood, WD6 4NG	Replacement house to be used as care home for young adults with disabilities
D1	598	Radlett & Bushey Reform Synagogue, Watling Street, Radlett, WD7 7AA	Replacement building at rear of synagogue

D1	1,280	De Havilland Aircraft Museum, Salisbury Hall, Bell Lane, London Colney	Improvements to museum, including new hangar with mezzanine floor
D1	1,500	Oaklands College, Borehamwood Campus, Elstree Way, Borehamwood	Replacement college buildings & 125 dwellings
D1	5,016	The Purcell School, Aldenham Road, Bushey	Redevelopment of school
D1	904	Hertsmere Jewish Primary School, Watling Street, Radlett, WD7 7LQ	Sports hall and additional teaching and ancillary accommodation
D1	2,520	Yavneh College, Hillside Avenue, Borehamwood, WD6 1HL	New 2 form entry primary school
D1	2,000	Land at Dame Alice Owens School, Dugdale Hill Lane, Potters Bar	Replacement science building on school campus
D1	2,081	Immanuel College, 87-91 Elstree Road, Bushey Heath	Demolition of two laboratory buildings & erection of classroom building
D1	5,983	Adecco House and Silver Screens, Elstree Way, Borehamwood	Change of use from B1 (office) to D1 (non-residential Institutions - education)
D1	3,366	Haberdashers Askes School for Girls, Aldenham Road, Elstree, WD6 3BT	Demolition of swimming pool, kitchen and dining hall buildings. Extension to lecture theatre building for replacement kitchen/dining facilities and teaching rooms.
D1	1,001	The Elms Health Clinic, High Street, Potters Bar, EN6 5DA	Demolition of D1 clinic and erection of two storey D1 surgery with retail pharmacy
D1	733	Bushey Cemetery, Little Bushey Lane, Bushey, WD23 3TP	Provision of 2 new prayer halls and car parking.
D1	3,959	Haberdashers Askes Boys School,, Butterfly Lane, Elstree, WD6 3AF	Demolition of existing swimming pool/gymnasium and other facilities, and erection of a new building with replacement facilities
D1	1,125	Manor Lodge School, Ridge Hill, Shenley, WD7 9BG	Erection of new sports hall and teaching accommodation.
D2	618	A1 Shooting Ground, Rowley Lane, Borehamwood, EN5 3HW	Replace existing structures with pavilion to include residential accommodation.
D2	1,159	Shenley Cricket Centre, Shenley Park, Radlett Lane, Shenley, WD7 9DW	Demolition of existing clubhouse and replacement with 2 storey clubhouse
D2	1,235	Stirling Court, Stirling Way, Borehamwood, WD6 2BT	Change of use of four storey office building (B1 use) to gymnasium
D2	915	Coursers Farm, Coursers Road, Colney Heath, AL4 0PG	Construction of farm building to enclose an existing horse riding manege
	<b>Loss</b>		
	-		

Source: Hertsmere Borough Council records

Notes: 1 Only changes with a minimum 500 sq.m floorspace change are listed.

**Table 5.3: Areas of Major Green Space and Local Green Space**

	2013/14 <sup>3</sup>		2014/15		2015/16		No.	Area	No.	Area	No.	Area	No.	Area	No.	Area
	No.	Area	No.	Area	No.	Area										
Major Green Spaces <sup>1</sup>	66	134.4														
Local Green Spaces <sup>2</sup>	61	22.0														

Source: Hertsmere Borough Council records

Notes: A qualitative assessment of the use, function and benefits of all urban open land defined in the Local Plan is presented in the Council's Green Spaces and Amenity Land Report (published December 2012). The report identified Major and Local Green Spaces which should be protected through planning policies.

1 Major Green Spaces normally exceed 1 hectare in area: they also all received scores exceeding 10 in the abovementioned assessment. Major Green Spaces normally have a structural value within the town and townscape, and not simply a local community function.

2 Local Green Spaces are normally less than 1 hectare in area and have a local community function: they comprise amenity greens, playgrounds and small parks, and small areas of natural green space (including cemeteries).

Major and Local Green Spaces were first defined in the Consultation Draft Site Allocations and Development Management Policies document (March 2014) for planning policy purposes. The list below contains two corrections: Scrubbits Wood (north) being a Local (not a Major) Green Space; and Hertswood Upper School (1.1 ha) being excluded from the list of Major Green Spaces because it is covered by a housing proposal.

Major Green Space			Local Green Space		
Address	Place	Area (ha)	Address	Place	Area (ha)
Hillmead nature park	Bushey Heath	1.3	Mary Forsdyke Garden	Bushey Heath	0.7
Windmill Allotment Gardens	Bushey Heath	1.2	The Paddocks	Bushey Heath	0.6
Land at R/O 2-44 Richfield Road	Bushey Heath	1.2	Land between 22 and 24 Prowse Avenue	Bushey Heath	0.4
Playing field at Bushey Heath Primary School	Bushey Heath	0.9	Bushey Rose Garden	Bushey	0.5
Covered reservoirs	Bushey Heath	10.3	War Memorial at Sparrows Herne	Bushey	0.0
Bushey Rose Garden	Bushey	0.5	Land at Brick Kiln Close	Bushey	0.4
The Moatfield playing fields	Bushey	4.9	Land at Tomkins Close and Bairstow Close	Borehamwood	0.2
King George Recreation Ground	Bushey	8.7	Land at Tomkins Close and Bairstow Close	Borehamwood	0.1
Playing field at Bournehall Primary School	Bushey	1.5	Land at Wetherby Road	Borehamwood	0.1
Playing field at Little Reddings Primary School	Bushey	2.1	Land at Gateshead Road and Beech Drive	Borehamwood	0.1
Fields at Merry Hill Infant School and Nursery	Bushey	1.5	Land at Ayot Path and Walshford Way	Borehamwood	0.1
Land and Cemetery at St James' Church	Bushey	1.9	Land at Ayot Path and Stapylton Road	Borehamwood	0.1
Old Haberdashers Sports Ground	Borehamwood	4.1	War Memorial, Shenley Road	Borehamwood	0.4
Aberford Park Haggerston Road	Borehamwood	1.1	Land at Wordsworth Gardens	Borehamwood	0.3
Brook Meadow recreation ground	Borehamwood	2.5	Land at 24-50 Milton Drive	Borehamwood	0.1
Leeming Park	Borehamwood	1.5	Land at 29-57 Milton Drive	Borehamwood	0.1
Land at Gateshead Road and Beech Drive	Borehamwood	6.9	Land at Lemsford Court	Borehamwood	0.2
Playing fields at Woolmer Road	Borehamwood	5.5	Clarendon Park	Borehamwood	0.3
Land between Aycliffe Road and Thirsk	Borehamwood	3.0	Land at Cleveland Crescent	Borehamwood	0.2
Allotment gardens off Furzehill Road	Borehamwood	2.0	All Saints graveyard	Borehamwood	0.4
Meadow Park football grounds	Borehamwood	8.5	Land at Lakeside	Borehamwood	0.6
Land at Balcon Way	Borehamwood	0.2	Playground at Fell Path	Borehamwood	0.0
Land at corner of Shenley Road	Borehamwood	0.5	Land at Hunter Walk	Borehamwood	0.4
Potters Wood	Borehamwood	1.6	Land at Windsor Close	Borehamwood	0.1
Land at the end of Novello Way	Borehamwood	0.1	Land on corner of Byron Avenue	Borehamwood	0.2
Potters Wood off Rowley Lane	Borehamwood	1.1	Land within Studio Way estate	Borehamwood	0.7
Potters Wood off Denham Way	Borehamwood	1.0	Land off Farriers Way	Borehamwood	0.7
Tempsford Green playing fields	Borehamwood	4.0	Land at Grantham Green	Borehamwood	0.3

Maxwell Hillside Park (north)	Borehamwood	1.8		Land at War Memorial Elstree Hill North	Elstree	0.1
Maxwell Hillside Park (south)	Borehamwood	1.7		Land at Forest Walk	North Bushey	0.6
Playing field at Woodside and Cowley	Borehamwood	3.9		Land at Scottswood Close	North Bushey	0.2
Land at Shakespeare Drive	Borehamwood	1.1		Playground at Hartswood Close	North Bushey	0.0
Kenilworth Park	Borehamwood	2.7		Land at Willow Way	Potters Bar	0.4
Land off Farriers Way	Borehamwood	0.7		Land at Abingdon Place	Potters Bar	0.2
Ripon Park	Borehamwood	4.3		Land at Church Road and Osborne Road	Potters Bar	0.4
Land r/o Yavneh College and Monksmead	Borehamwood	6.8		Land at Cranborne Crescent	Potters Bar	0.3
Kenilworth playing fields	Borehamwood	1.7		Land at Berkeley Close	Potters Bar	0.2
Land r/o 100 Aycliffe Road	Borehamwood	2.3		Land at Rushfield	Potters Bar	0.4
Parkside Primary playing fields	Borehamwood	1.7		Allotment gardens at Elmroyd Avenue	Potters Bar	0.3
Summerswood Primary playing fields	Borehamwood	1.8		Land at Williams Way	Radlett	0.3
St Teresa's Primary playing fields	Borehamwood	1.1		Land at Canons Close	Radlett	0.2
Saffron Green Primary playing fields	Borehamwood	1.4		Square at Phillimore Place	Radlett	0.3
Meryfield Community Primary playing fields	Borehamwood	3.4		Scrubbitts Wood (north)	Radlett	1.0
Land at St Nicholas Primary School	Elstree	0.9		Scrubbitts Wood (south)	Radlett	0.4
Cemetery, St Nicholas Church	Elstree	0.2		Land Rear of Christ Church, Watling Street	Radlett	0.6
Playing field at Highwood Primary School	North Bushey	2.7		Cemetery, Watling Street	Radlett	0.5
Land r/o Willow Way and Mutton Lane	Potters Bar	1.4		Lauteral Green (Tykeside Gardens)	Radlett	0.4
Allotment gardens at High View	Potters Bar	3.8		Land opposite Station Road, Watling Street	Radlett	0.2
Potters Bar Cricket and Bowls Club	Potters Bar	2.2		Land at Cockle Way	Shenley	0.1
Parkfield	Potters Bar	11.8		Land at Ribston Close	Shenley	0.1
Oakmere	Potters Bar	6.9		Land at Grace Avenue	Shenley	1.5
Land at Lochinver House School	Potters Bar	0.6		Green at Mead Road	Shenley	0.3
Land at Lochinver House School	Potters Bar	0.7		Green at 1-6 Cage Pond Road	Shenley	0.0
Land at Mount Grace School	Potters Bar	7.1		Pond and War Memorial London Road	Shenley	0.1
Elm Court Community Centre	Potters Bar	1.8		Playground at Mead Road	Shenley	1.3
Cranborne Primary School	Potters Bar	2.2		Playground at Anderson Road	Shenley	0.1
Allotments at Aberdale Gardens	Potters Bar	0.6		Playground at Blanche Lane	South Mimms	1.0
Land at Fair Field Junior School	Radlett	2.2		Playground at Blanche Lane	South Mimms	0.8
Allotments Elm Walk	Radlett	2.3		War memorial at St Albans Road	South Mimms	0.0
Phillimore Recreation Ground	Radlett	1.9		Playground at Brookside	South Mimms	0.1
Phillimore Sports Grounds	Radlett	0.5		Open space off Black Horse Lane	South Mimms	1.1
Phillimore Playground	Radlett	0.7				
Wood at Fir Spring	Radlett	1.2				
Land at Andrew Close	Shenley	1.2				
Playing fields at Shenley Primary School	Shenley	0.8				
Playing fields at St Giles School	South Mimms	0.9				

## 6. Environment

**Table 6.1: Nature Conservation Sites**

	2012/13		2013/14 <sup>1</sup>		2014/15								
	No.	Area	No.	Area	No.	Area							
Sites of Special Scientific Interest	2	54.1	2	54.1									
Nature Reserves	4	91.6	4	91.6									
Local Wildlife Sites - area in Hertsmere - full extent	110	809.9 n.a.	110	809.4 866.7 <sup>1</sup>									
RIGGS	3	11.8	3	8.8 <sup>2</sup>									

Source: Herts Environmental Records Centre (HERC) for local wildlife sites and RIGGSs and otherwise Borough Council records

Notes: Area – in hectares

RIGGS - Regionally Important Geological/Geomorphological Site

n.a. not available

1 See below for list of all sites at October 2013 – areas given are for the total area of each site (some extend into adjoining districts)

2 The area of nominal point sites is excluded by HERC, which accounts for the difference from their report in 2012.

Name	Area	Name	Area
<b>Sites of Special Scientific Interest</b>		<i>Local Wildlife Sites continued</i>	
Redwell Wood	52.6	River Colne near Bingham's Pumping Station	1.42
Castle Lime Works Quarry	1.5	Paddock by Summerhouse Lane	0.61
<b>Total</b>	<b>54.1</b>	Land by Elstree Sub Station	7.60
		Meadow N.W. of Tylers Farm	3.26
<b>Nature Reserves</b>		Abbey Wood, Wall Hall Estate	5.72
Furze Field Wood & Lower Halfpenny Bottom <sup>1</sup>	7.66	Dellfield Wood	1.62
Fishers Field <sup>1</sup>	1.79	Haberdashers' Aske's School Building	0.00
Hilfield Reservoir <sup>1,2</sup>	76.34	Hilfield Park Reservoir	75.74
Rabley Pits <sup>2</sup>	5.76	Meadow at Little Kendals	6.98
<b>Total</b>	<b>91.55</b>	Little Kendals Wood	0.90
		Wood N. of Aldenham Park	18.23
<b>Local Wildlife Sites</b>		The Gorse	7.58
Tyttenhanger Gravel Pits North	61.66	Theobald Street Wood	7.32
Blackbirds Lane Wood	1.56	Wood Hall Farm Wood	2.41

Munden House Icehouse	0.00	Copse by Watford Road	0.47
Porter's Park Wood	2.35	Cobdenhill Dell	1.35
Coppice Wood	7.98	Wood Hall Wood	4.95
Nine Acres	9.19	Organ Hall Pastures	70.76
Hound's Wood	6.51	Grassland S. of Kendall Hall Farm	0.49
Combe Wood (Shenley)	30.59	Woodland strip opposite Medburn House	0.96
Rectory Lane Pasture	5.45	Meadow near Pursley Farm	2.07
Salisbury Hall Farm Copse	2.45	Birch Wood (Silver Hill)	6.71
Porters Park Golf Course	53.13	Elstree Tunnel Grasslands	3.94
Dell Grove	2.87	Pasture by Railway, Borehamwood	2.02
Cow Banks Wood	2.44	Parkfields Open Space (Borehamwood)	33.54
Shenley Park Woodland & Meadow	2.20	Dyrham Park	72.73
Woodhall Spinney, Shenley	1.45	Little Pursley Wood	4.02
The New Plantation	4.95	Buckettsland Lane	0.45
River Colne N.E. of Nature Reserve	0.76	Regents Shooting Ground, Rowley Green	13.27
River Colne by Bowmansgreen Farm	0.99	Copse S. of Crossoaks Farm	0.46
Meadow E. of The Warren	1.62	Wood next to Well End Road	1.77
Five Bells Farm Pond	0.08	Wheatsheaf Farm Meadow	3.98
Big Pursley Wood	5.73	Wash Lane Common	1.89
Cobs Ash	18.81	Packhorse Lane	1.20
Hawkshead Wood and Mymmshall Wood	50.57	Arkley Lane	2.03
Half Penny Bottom Field	1.63	Community Garden Nature Reserve	3.96
Round Wood (S. of North Mymms Park)	2.53	Saffron Green Pasture	18.48
Wash Lane	3.62	Fenny Slade Hill	3.15
Furzeffield Wood (nr Potters Bar)	5.74	Hartsbourne Road School	1.74
Meadow by St. Albans Road	1.23	Grassland W. of Liddisdale	0.85
Shenley Chalk Mine	0.00	Meadow S. of Liddisdale	1.07
Shenley Lodge Farm Wood	4.18	Meadow W. of Merry Hill Farm	0.76
Dovers Green Lane	0.97	King George Recreation Ground	2.01
Potwells	20.46	Elstree Road Pastures	4.22
Mimmshall Brook Pasture	2.41	Northern Heights North	0.98
Grassland W. of Greyhound Lane	1.62	Hillcrest (Shenley)	0.89
Pilvage Wood	1.89	Maxwell Hillside Park	3.38
Meadows by Windmore Hall	8.36	Packhorse Lane Pits	4.11
Spring Wood near Hawkshead Bridge	2.10	Woodcock Hill Fields	10.73
Dugdale Hill Meadows	3.34	Hartspring Meadow	2.56
Mill Cottage Pasture	1.47	Composers Park	4.38
Hedgerow and Scrub N. of Cranborne Road	0.02	Fields by Heathbourne Road	2.81
Mimmshall Brook by Mimms Hall	0.38	Scrubbitts Wood	1.36

Coursers Farm Area	0.00	Kendal Wood	5.36
Bridgefoot House area	0.00	Wellhouse Dell	1.91
Coursers Road Gravel Pit	0.00	Silver Hill Woodland Strip	2.70
Parkfield (Potters Bar)	5.18	Aldenham Country Park Grasslands & Reservoir Margins	20.75
St. James Churchyard, Bushey	1.78	<b>Total</b>	<b>866.73</b>
Berrygrove Wood	26.90		
Binghams Wood	2.37	<b>Regionally Important Geological/Geomorphological Sites</b>	
Haydon Hill Pastures and Pond	16.81	Radlett Field	8.70
Scotts Wood (Watford)	4.20	Radlett Plantation	0.11
River Colne, Bushey Hall Farm	4.61	Shenley Chalk Mine	0
Wall Hall Estate Grassland	0.71	<b>Total</b>	<b>8.82</b>
Rough Ground North of Bushey Jewish Cemetery East	2.27		

Notes: 1 Statutory Local Nature Reserves 2 Herts and Middlesex Wildlife Trust reserves

**Table 6.2: Heritage Assets – Conservation Areas and Listed Buildings**

Heritage Assets at March 31		2013	2014								
Conservation Areas <sup>1</sup>	No.	16	16								
	Area <sup>3</sup>	293.6	293.6								
Scheduled Ancient Monuments <sup>2</sup>	No.	4	4								
Registered Parks and Gardens <sup>2</sup>	No.	4	4								
Listed Buildings	No.	319	319								
- at risk: English Heritage Register	No.	0	0								
County (HBPT <sup>4</sup> ) register	No.	1	n.a.								
Locally Listed Buildings	No.	372	372								

Source: Hertsmere Borough Council, English Heritage and HBPT records

Notes: n.a. not available

1 See list below for conservation areas at 31 March 2014

2 See list below for SAMs and parks and gardens (at 31 March 2014)

Area – in hectares

Herts Building Preservation Trust



Conservation Area	Has				
Aldenham	13.9		The Royds, Potters Bar	17.2	Shenley 60.9
Round Bush	14.2		Bushey High Street	18.3	South Mimms 22.4
Bushey Heath High Road	2.4		Melbourne Road, Bushey	2.8	Radlett South 19.2
Ridge	19.6		Radlett North	16.7	Letchmore Heath 18.0
The Lake (Bushey Heath)	8.9		Darkes Lane West, Potters Bar	18.0	
Patchetts Green & Delrow	20.3		Elstree Conservation Area	20.8	<b>Total 293.60</b>

Scheduled Ancient Monument	Registered Park or Garden
Roman remains south of Hansteads House, Netherwyld Farm, Aldenham	Wrotham Park
Moated site at Bushey Hall Farm	Aldenham House
South Mimms motte and bailey castle	Wall Hall, Aldenham
Penne's Place moated site, Aldenham	The Rose Garden, Bushey

**Table 6.3: Protected Trees**

	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2019/20	2020/2021	2021/22	2022/23
Number of Tree Preservation Orders (TPOs) <sup>1</sup>	471	478								
- at the beginning of the Year (1 April)	468	471								
- added during the Year	3	8								
- removed during the Year	0	1								
Applications relating to TPOs	115	139								
Granted	92	118								
Amended <sup>2</sup>	-	5								
Refused	22	10								
Withdrawn	1	6								
Applications on Trees in Conservation Areas <sup>3,4</sup>	65	49								
Granted	65	48								
Amended <sup>2</sup>	0	1								
Refused	0	0								
Withdrawn	0	0								

Source: Hertsmere Borough Council records

- Notes:
- 1 A Tree Preservation Order (TPO) allows the Council to protect trees which are of amenity benefit to a local area. TPOs can be used to protect individual trees, groups of trees and woodland areas. This protection is particularly important where trees are under threat, and allows the Council to ensure that replacements are planted if preserved trees are removed. It is an offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy a tree protected by an Order without permission from the Council (except in emergency).
  - 2 Means that an application is refused as submitted, but lesser works are permitted.
  - 3 All trees in conservation areas are given a certain level of protection under Planning Regulations. In order to work on a tree in a conservation area one is required to give six weeks' written notice. The purpose of giving notice is to enable the Council to assess the tree(s) and decide whether they are worthy of being protected with a Tree Preservation Order.
  - 4 See below Table 6.2 for a list of conservation areas

**Table 6.4: Development affecting Heritage Assets**

	Year														
	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
Applications affecting Listed Buildings	25	38													
Applications permitted	25	38													
No. of buildings to be demolished <sup>1</sup>	0	0													
Applications affecting Local Buildings <sup>2</sup>	n.a.	n.a.													
Applications permitted	n.a.	n.a.													
No. of buildings to be demolished <sup>1</sup>	n.a.	n.a.													
Applications affecting Conservation Areas	n.a.	n.a.													
Applications permitted	n.a.	n.a.													
No. of buildings to be demolished <sup>1</sup>	n.a.	n.a.													

Source: Hertsmeere Borough Council records

- Notes:
- 1 i.e. main buildings, excluding extensions or minor ancillary buildings
  - 2 i.e. Locally Listed Buildings
- n.a. not available

**Table 6.5: Development affected by Flood Risk**

	Year														
	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
Permissions in Flood Zones 2 and 3 <sup>1</sup>	n.a.	6													
Those granted contrary to EA <sup>2</sup> advice															
Number	1	0													

Source: Hertsmere Borough Council records

Notes: EA – Environment Agency

1 Land in zones 2 and 3, which are designated by the EA, have a specific risk of flooding.

2 i.e. where advice was provided

**Table 6.6: Site Waste Management**

	Year														
	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
Planning Permissions – major schemes <sup>1</sup>	9	7													
Those requiring site waste management <sup>2</sup>															
Number	2	4													

Source: Hertsmere Borough Council records

Notes: 1 Major Schemes – essentially schemes providing 100 dwellings or 1,000 sq m floorspace, or more.

2 i.e. with planning conditions relating to the recycling of demolition and construction waste.

## 7. Access and Movement

Table 7.1: Commuting Patterns (Hertsmere – 2001 and 2001)

		<b>2001</b>	<b>2011</b>
<b>Coming into Hertsmere</b>	<b>Total</b>	<b>25,500</b>	<b>25,276</b>
Main origins	Barnet	3,311	3,595
	Watford	2,452	2,352
	St Albans	2,238	2,122
	Harrow	1,534	1,722
	Welwyn-Hatfield	1,902	1,682
	Enfield	1,346	1,431
	Three Rivers	1,468	1,325
	Dacorum	991	1,048
	Broxbourne	645	675
	Brent	664	674
<b>Leaving Hertsmere</b>	<b>Total</b>	<b>27,000</b>	<b>28,356</b>
Main destinations	Barnet	3,924	4,206
	Westminster/City of London	3,741	3,784
	Watford	2,941	2,466
	St Albans	1,640	1,698
	Camden	1,467	1,671
	Welwyn-Hatfield	1,184	1,636
	Harrow	1,545	1,561
	Brent	1,151	1,128
	Enfield	888	1,009
	Three Rivers	925	849
<b>Balance</b>	<b>Net Outcommuting</b>	<b>1,500</b>	<b>3,080</b>

	Westminster/City of London	3,650 <sup>1</sup>	3,692
	Camden	1,248	1,490
	Barnet	613	611
	Brent	487	454
	Watford	489	114
	Welwyn-Hatfield	-718	-46
	Harrow	11	-161
	Broxbourne	n.a.	-421
	Enfield	-458	-422
	St Albans	-598	-424
	Three Rivers	-543	-476
	Dacorum	-480	-483

Source: OPCS/ONS National Population Censuses 2001 and 2011

Notes: The table compares the usual place of residence with the place of work (in the week before the census)  
 - denotes net in-commuting

n.a. not available – 2001 information is provided from retained information held by Hertsmere Council

1 The figure is rounded: also an inflow of 90 journeys has been assumed similar to that recorded in 2011

**Table 7.2: Travel to Work by Mode of Transport (Hertsmere – 2001 and 2011)**

Method of travel to work	Hertsmere				Hertfordshire				England	
	2001		2011		2001		2011		2001	2011
	No.	%	No.	%	No.	%	No.	%	%	%
Work mainly at or from home	4,695	10.2%	6,104	12.3%	48,766	9.4%	34,767	6.2%	9.2%	10.3%
Underground, metro, light rail, tram	1,574	3.4%	2,332	4.7%	8,263	1.6%	13,325	2.4%	3.2%	4.0%
Train	4,790	10.5%	5,809	11.8%	46,108	8.9%	65,020	11.5%	4.3%	5.2%
Bus, minibus or coach	1,875	4.1%	2,248	4.5%	16,682	3.2%	18,149	3.2%	7.5%	7.3%
Taxi	358	0.8%	356	0.7%	2,643	0.5%	2,686	0.5%	0.5%	0.5%
Motorcycle, scooter or moped	552	1.2%	399	0.8%	5,535	1.1%	4,048	0.7%	1.1%	0.8%
Driving a car or van	25,804	56.3%	26,471	53.6%	307,427	59.3%	338,809	60.0%	55.2%	54.0%
Passenger in a car or van	1,987	4.3%	1,630	3.3%	26,599	5.1%	23,237	4.1%	6.1%	4.9%

Bicycle	497	1.1%	494	1.0%	9,245	1.8%	9,399	1.7%	2.8%	2.9%
On foot	3,696	8.1%	3,387	6.9%	45,744	8.8%	52,671	9.3%	10.0%	9.8%
Other method of travel to work	-	-	198	0.4%	1,759	0.3%	2,921	0.5%	-	0.5%
<b>Sub-total</b>	<b>45,828</b>	<b>100%</b>	<b>49,428</b>	<b>100%</b>	<b>518,771</b>	<b>100%</b>	<b>565,032</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
Not in employment	21,121		22,083				241,181			
<b>Total: all categories</b>	<b>66,949</b>		<b>71,511</b>				<b>806,213</b>			

Source: OPCS/ONS National Population Censuses 2001 and 2011

Notes: The table compares the usual place of residence with the place of work (in the week before the census)

**Table 7.3: Travel to Work by Mode of Transport (Hertfordshire)**

Mode	Percentage Share %						
	2002	2005	2009	2011	2012		
Work mainly at or from home	3	4	4	6	5		
Underground <sup>1</sup> , Train	14	16	19	14	21		
Bus <sup>2</sup>	6	3	3	3	6		
Motorcycle <sup>3</sup>	1	1	1	1	1		
Driving a car or van	65	64	61	60	57		
Passenger in a car or van	2	2	3	4	2		
Bicycle	2	2	3	2	2		
On foot	6	8	7	9	7		
Taxi, Other method of travel to work	1	1	0	1	1		
				100			

Source: HCC - Herts County Travel Surveys from Hertfordshire's Traffic and Transport Data Report 2014 , except 2011 (ONS Population Census)

Notes: All percentages are rounded

1 Includes metro, light rail and tram

2 Includes minibus or coach

3 Includes scooter or moped

**Table 7.4: Travel to School by Mode of Transport (Hertfordshire)**

Mode	Percentage Share %					
	1999	2002	2005	2009	2012	
Car <sup>1</sup>	40	41	33	31	33	
Car share	0	0	6	3	4	
Bus	13	14	10	11	13	
Train	1	2	1	1	2	
Walk	44	41	47	50	42	
Cycle	1	2	2	2	2	
Other	0	0	0	0	4	

Source: HCC - Herts County Travel Surveys from Hertfordshire's Traffic and Transport Data Report 2014

Notes: 1 includes taxi

**Table 7.5: Mode of Transport in Towns (Hertfordshire)**

	Percentage Share %					Average Car Occupancy
	Car	Bus	Walk	Cycle	Motor bike	
Average 2011	82	10	6	1	1	1.23
Average 2012	78	16	5	1	1	1.21
Average 2013	76	15	7	1	1	1.23
Average 2011-13	79	15	6	1	1	1.23
Borehamwood 2010	76	18	5	0	0	1.29
Borehamwood 2013	76	18	6	0	0	1.27
Potters Bar 2012	78	15	6	1	1	1.23

Source: HCC - Herts County Travel Surveys from Hertfordshire's Traffic and Transport Data Report 2014

Notes: The main towns are surveyed on a three year rolling programme. Each town was therefore surveyed once in a three year period. Each survey looks at journeys into the town during the morning peak period (7-10 am)

All percentages are rounded.

**Table 7.6: Selected Traffic Counts in Hertsmere**

Location	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14					
Elstree Hill North	13,829	14,390	14,585	14,623	14,763	14,907	13,977					
Watling Street	10,291	10,277	10,288	9,869	9,924	9,524	9,989					
Southgate Road	23,128	22,400	23,044	23,053	22,643	21,981	22,349					
London Road	17,097	16,706	16,634	16,161	16,738	16,735	16,876					
St Albans Road	12,836	12,754	12,650	12,359	12,445	12,853	12,853 <sup>1</sup>					
Theobald Street	10,492	9,789	9,669	10,021	10,359	9,825	10,151					
Total of These Locations	87,673	86,316	86,870	86,086	86,872	85,825	86,195					

Source: Hertfordshire County Council

Notes: 2-way weekly flows

1 Not counted in 2013 – traffic assumed to be the same as in 2012/13, for the aggregation in this table.

**Table 7.7: Accessibility of New Dwellings to Services by Public Transport**

Facility/Service	New Dwellings (Gross) within 30 minutes Public Transport Journey															
	2012/13		2013/14													
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Primary School	329	100%	472	100%												
Secondary school	329	100%	472	100%												
Employment Area	329	100%	472	100%												
GPs	329	100%	469	99%												
Hospital	254	77%	356	76%												
Retail Centre	329	100%	472	100%												



Gross Dwellings	329		472												
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Source: Herts County Council records

**Table 7.8: Average Parking Provision in Residential Schemes**

Location	Number of Spaces per Residential Unit <sup>1</sup> - Year														
	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
<b>Completions in the Year</b>															
<b>Borehamwood</b>	1.31 <sup>3</sup>	1.24													
Borehamwood TDA <sup>2</sup>	1.29	1.09													
Borehamwood outside the TDA	1.44 <sup>3</sup>	3.33													
<b>Potters Bar</b>	1.13	0.72													
Potters Bar TDA <sup>2</sup>	-	0.59													
Potters Bar outside the TDA	1.13	1.12													
<b>Bushey</b>	1.42	1.20 <sup>4</sup>													
<b>Radlett</b>	3.09	3.59													
Other	1.43	2.90													
<b>Borough Average</b>	<b>1.57<sup>3</sup></b>	<b>1.32<sup>4</sup></b>													
<b>Commitments at 31 March in the Year</b>															
<b>Borehamwood</b>	<b>2.09</b>	<b>1.29</b>													
Borehamwood TDA <sup>2</sup>	1.63	1.11													
Borehamwood outside the TDA	6.75	4.09													
<b>Potters Bar</b>	<b>1.08</b>	<b>1.77</b>													
Potters Bar TDA <sup>2</sup>	0.70	0.76													
Potters Bar outside the TDA	1.57	2.64													
<b>Bushey</b>	<b>1.55</b>	<b>2.38</b>													
<b>Radlett</b>	<b>2.97</b>	<b>3.13</b>													
Other	3.21	4.06													

<b>Borough Average</b>	<b>1.83</b>	<b>1.94</b>															

Source: Hertsmere Borough Council records

Notes: 1 Parking spaces divided by the gross number of residential units

2 TDA - Transport Developments Areas are the more accessible locations in the towns, where higher density development may be permitted: they are delineated in the Site Allocations and Development Management Policies document.

3 Excluding 10-16 Arundel Drive, Borehamwood

4 Excluding sites at the International University, Bushey.

**Table 7.9: Green Travel Plans**

Development Schemes and Travel Plans	Year															
	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	
Major Schemes approved (Number)	9	7														
Green Travel Plans completed	14	1														

Source: Hertsmere Borough Council records

Notes: Green Travel Plan: a plan to reduce car borne traffic by promoting sustainable transport measures (e.g. to facilitate more cycling, encourage car-sharing, etc)

Major Schemes – essentially schemes providing 100 dwellings or 1,000 sq m floorspace, or more.

“The Council will require the submission of a robust Travel Plan on all Major non-residential developments (as defined in statute – see list below) and on significant new residential developments providing 100 or more dwellings (gross) before granting planning permission or discharging the associated condition. A Travel Plan will also be sought on other schemes where the achievement of a modal shift is considered to be particularly necessary.” *Hertsmere Borough Council Parking Standards SPD (July 2014)*

Statutory Classes of Development			
Description	Notes	Description	Notes
Large Scale Dwelling	200 or more dwellings or 4 hectares or more	Small Scale Dwellings	10-199 dwellings or 0.5-4 hectares
Large Scale Offices/R&D/Light Industry	Floorspace - more than 10,000 sq metres or site area — more than 2 hectares	Small Scale Offices/R&D/Light Industry	Floorspace — between 1,000 — 9,999 sq metres or site area — between 1-2 hectares
Large Scale General Industry/storage/warehouse		Small Scale General Ind/storage/warehouse	
Large Scale Retail distribution & servicing		Small Scale Retail distribution & servicing	
Large Scale Gypsy & Travellers sites		Small Scale Gypsy & Travellers sites	
Other Large Scale Developments		Other Small Scale Developments	
Small Scale Dwellings	10-199 dwellings or 0.5-4 hectares		

## 8. Effectiveness of Plan Policies

Table 8.1: Planning Decisions (from 2012/13)

(1) Codes used

Codes

TYPE	Description
ADV	Advertisement Consent
AGR	Agricultural Prior Determination with details
CLE	Certificate Existing Lawful Use/Development
CLP	Certificate Proposed Lawful Use/ Development
CON	Conservation Area Consent
COU	Change of Use
ETL	Extend Time Limit of Permission
FUL	Full Planning Permission
HSE	Householder Application
LBC	Listed Building Consent
LDCE	Lawful Development Certificate - Existing
LDCP	Lawful Development Certificate - Proposed
OUT	Outline Application
PRAP	Prior Approval
REM	Reserved Matters Application
S106	Discharge of Section 106 Agreement
VOC	Variation of Condition

DECISION	Description
AG	Agriculture Prior Determination - refusal
ALLOW	Allowed on Appeal
GC	Grant Consent
GCPD	Grant Certificate (Proposed Development)
GLDC	Grant Certificate (existing)
GP	Grant Permission
GU	Grant Unconditionally
LE	Grant Lawful Certificate (existing)
LP	Grant Lawful Certificate (Proposed Development)
PADN	Prior Approval not required
R	Refuse Permission
RC	Refuse Consent
REF	Application Refused
RGC	Refuse to Grant Certificate
RTD	Refuse the Details
S106	Permission subject to/linked to Sec 106 obligation

**(2) 2012/13**

DECISION	TYPE OF APPLICATION													
	Codes	ADV	AGR	CON	ETL	FUL	HSE	LBC	LDCE	LDCP	OUT	REM	VOC	Total
ALLOW						4	5							9
GC	33		1	10	1			25						70
GCPD									1	80				81
GLDC									7	20				27
GP					7	132	487				1	1	21	649
GU						1								1
R					2	43	72					1	2	120
RC	1			2		1				4				8
RGC										27				27
S106					1	55	1				1		1	59
Grand Total	34		1	12	11	236	565	25	8	131	2	2	24	1051

**(3) 2013/14**

DECISION	TYPE OF APPLICATION																	
	Codes	ADV	AGR	CLE	CLP	CON	COU	ETL	FUL	HSE	LBC	LDCE	LDCP	OUT	REM	S106	VOC	Total
AG			1															1
ALLOW									3	7								10
GC		41	1			6					38		2				2	90
GCPD													35					35
GLDC												5	5					10
GP		1					1	10	166	478				1	3		18	678
GU									1	3								4

LE			7									1					8
LP			1	44				1				15					61
R						2		53	59				5			2	121
RC	2				5												7
REF								1									1
RGC			1	14							2	9					26
RTD														1			1
S106						1	2	39					1		1	1	45
<b>Grand Total</b>	<b>44</b>	<b>2</b>	<b>9</b>	<b>58</b>	<b>11</b>	<b>4</b>	<b>12</b>	<b>264</b>	<b>547</b>	<b>38</b>	<b>7</b>	<b>67</b>	<b>7</b>	<b>4</b>	<b>1</b>	<b>23</b>	<b>1098</b>

Source: Hertsmere Borough Council records

Notes: Green indicates grant/approval: red indicates refusal.

S106 – these are permissions subject to planning obligations (i.e. a legal agreement or legal undertaking)

**Table 8.2: Appeals and Called in Applications determined (from 2012/13)**

	2012/13 <sup>1</sup>	2013/14 <sup>1</sup>															
<b>Case Type</b>																	
Delegated Decision	30	36															
Committee Decision	10	6															
Enforcement	1	0															
<b>Type of Appeal</b>																	
Written Representation	40	31															
Informal Hearing	1	3															
Public Inquiry	0	0															
Householder Appeal	0	8															
Total	41	42															

<b>Appeal Decision</b>										
Allowed	16	10								
Part Allowed	0	0								
Dismissed	25	32								
Number										
%	61%	76%								

Source: Hertsmere Borough Council records

Notes: 1 There were no applications called in for the Secretary of State's determination

**Table 8.3: Planning Agreements concluded by Type (from 2012/13)**

Subject of Obligation	Number of Planning Obligation Agreements										
	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2022/23	2023/24
<b>Total</b>	<b>55</b>	<b>55</b>									
<b>(1) For infrastructure</b>	<b>54</b>	<b>55</b>									
<i>Affordable Housing</i>	0	6									
<i>Allotments</i>	6	21									
<b><i>Childcare, Youth and Nurseries</i></b>											
Childcare	13	27									
Nurseries/Nursery Education	12	19									
Youth	25	46									
<b><i>Countryside Access</i></b>											
Greenways	21	33									
Watling Chase	0	0									
<b><i>Education</i></b>											

Primary education	19	31									
Secondary Education	24	42									
<b>Environmental Health/Air Quality</b>	1	1									
<b>Libraries</b>	26	46									
<b>Museums and Cultural Facilities</b>	16	31									
<b>Parks/Open Space</b>											
Amenity Space	7	4									
Cemeteries	19	33									
Playing Fields/Pitches	19	34									
Public Open Space	19	35									
Public Leisure	19	34									
<b>Transport</b>											
Parking Control	0	2									
Sustainable Transport	29	48									
<b>Other</b>											
To HCC	2	2									
To Hertsmere	2	2									
<b>By Size of Financial Contribution</b>											
<£10,000	28	22									
£10-25,000	12	13									
£25-50,000	9	4									
£50-100,000	3	8									
£100-250,000	2	1									
>£250,000	1	7									

<b>(2) To support Monitoring</b>	<b>21</b>	<b>31</b>									
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Source: Hertsmere Borough Council records

**Table 8.4: Financial Contributions negotiated<sup>1,2</sup> (from 2012/13)**

	Amount (£)										
	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2022/23	2023/24
<b>To Hertsmere Council</b>											
Affordable Housing	0	1,426,000									
Allotments	146,533	84,694									
Countryside Access	61,534	39,554									
Environmental Health/Air Quality	69,705	72,054									
Monitoring Fee	42,166	19,507									
Museums & Cultural Facilities	10,010	101,733									
Parking Control	0	8,000									
Parks/Open Space											
Amenity Space	44,971	306,467									
Cemeteries	2,098	18,466									
Playing Fields/Pitches	33,653	240,052									
Public Open Space & Leisure Facilities	53,028	767,230									
Other											
Crime Prevention	0	13,642									
Environmental/Building Improvements	277,481	0									
<i>Sub-Total</i>	<i>741,178</i>	<i>3,097,400</i>									
<b>To Hertfordshire County Council</b>											
Childcare, Youth and Nursery Education	39,351	78,061									
Education (Primary and Secondary)	540,978	1,160,278									
Libraries	26,665	62,411									
Transport	193,177	367,143									
Other	14,595	0									
<i>Sub-Total</i>	<i>814,766</i>	<i>1,667,893</i>									



<b>Total</b>	<b>1,555,944</b>	<b>4,765,293</b>									
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Source: Hertsmere Borough Council records

Notes: 1 Pence not included in the figures

2 Negotiated - means there is a commitment to contribute the money (at the appropriate time set out in the agreement)

**Table 8.5: List of Planning Agreements signed**

Date signed	Reference	Address	HBC	HCC
<b>2012/13</b>				
02/04/2012	TP/12/0233	158 High Road, Bushey Heath, Bushey, WD23 1NP	£7,451.68	£0.00
23/04/2012	TP/12/0297	32 High Street, Bushey WD23 3HL	£5,435.23	£0.00
24/04/2012	TP/12/0440	24-24A Bushey Hall Road, Bushey	£5,745.47	£0.00
25/04/2012	TP/12/0288	183 Herkomer Road, Bushey, WD23 3LH	£2,258.51	£0.00
30/04/2012	TP/11/1155	South Medburn Farm, Watling Street, Elstree, Borehamwood, WD6 3AA	£6,305.01	£0.00
10/05/2012	TP/11/1484	39 London Road, Shenley, Radlett WD7 9ER	£37,556.78	£61,105.00
10/05/2012	TP/11/1489	North Lodge, Black Lion Hill, Shenley, WD7 9DE	£335.20	£4,988.00
15/05/2012	TP/12/0691	99-101 Gills Hills Lane, Radlett	£7,980.39	£0.00
17/05/2012	TP/12/0332	The Red House, 72A & 72B High Street, Bushey, WD23 3HE	£12,092.59	£2,810.36
23/05/2012	TP/11/1466	15 Coopers Lane, Potters Bar, EN6 4AG	£3,778.86	£0.00
29/05/2012	TP/11/1169	Gaisgill, Barnet Lane, Elstree, Borehamwood, WD6 3QZ	£4,200.00	£10,285.00
07/06/2012	TP/12/0235	84 Watling Street, Radlett, WD7 7AB	£1,979.84	£0.00
26/06/2012	TP/12/0717	Chasegate House, 13-17 Southgate Road, Potters Bar, EN6 5DR	£22,904.00	£3,012.00
29/06/2012	TP/12/0778	Heath End, Common Road, Stanmore, HA7 3HX	£17,971.90	£21,346.00
02/07/2012	TP/12/0208	Hazetta House, Hartspring Lane, Watford, WD25 8AD	£3,772.84	£0.00
02/07/2012	TP/12/0684	15 Park Avenue, Potters Bar, EN6 5EN	£1,829.03	£750.00
04/07/2012	TP/12/1017	70 Masefield Avenue, Borehamwood, WD6 2HQ	£2,812.00	£0.00
05/07/2012	TP/11/0124	Land off Barton Way, Adjacent To Lichfield House & Norwich House, Borehamwood	£7,985.64	£0.00
06/07/2012	TP/12/0470	Stirling House, Manor Way, Borehamwood	£3,645.00	£0.00

16/07/2012	TP/12/0856	Hadleigh House, 96 High Street, Bushey, WD23 3HB	£18,849.17	£2,500.00
27/07/2012	TP/12/1248	Land adjoining, 1 The Rose Walk, Radlett	£3,673.06	£3,000.00
01/08/2012	TP/12/0671	32 Barham Avenue, Elstree, Borehamwood, WD6 3PN	£5,521.00	£13,013.00
21/08/2012	TP/12/0457	Elstree Business Centre, Elstree Way, Borehamwood, WD6 1RX	£79,381.99	£0.00
22/08/2012	TP/12/1390	Land Adjacent to 20, Mostyn Road, Bushey	£2,696.26	£0.00
31/08/2012	TP/12/0070	18 Watford Road, Radlett, WD7 8LE	£65,279.27	£15,567.00
05/09/2012	TP/11/1698	10 Hatherleigh Gardens, Potters Bar, EN6 5HZ	£2,546.71	£1,125.00
05/09/2012	TP/12/1308	Land between 53 and 55 (now known as 53 & 53a), Harcourt Road, Bushey	£3,710.77	£5,416.00
13/09/2012	TP/12/0905	56A & 56B Harcourt Road, Bushey, WD23 3PE	£7,305.72	£24,936.00
02/10/2012	TP/12/1663	26 Barham Avenue, Elstree, Borehamwood, WD6 3PN	£7,406.16	£0.00
10/10/2012	TP/12/1690	Land To The Rear Of 120 Dugdale Hill Lane, Potters Bar, EN6 2DJ	£8,412.40	£10,180.00
17/10/2012	TP/12/1969	106 High Road, Bushey Heath, Bushey, WD23 1GE	£5,704.56	£0.00
24/10/2012	TP/12/1079	128 Aldenham Road, Bushey, WD23 2ET	£603.00	£33,555.00
24/10/2012	TP/12/1523	TP/12/1523 35 Loom Lane, Radlett, WD7 8AB	£7,420.77	£0.00
26/10/2012	TP/11/1259	Opus Court, 91-97 Shenley Road, Borehamwood	£20,249.93	£4,921.00
16/11/2012	TP/12/1483	TP/12/1483 Revised by TP/12/2543: Queen Adelaide, London Road, Shenley	£302.00	£9,920.00
19/11/2012	TP/12/2051	Former Builders Yard and 22, Station Road, Radlett	£28,221.87	£115,293.00
29/11/2012	TP/12/2040	15 Sparrows Herne, Bushey, WD23 1UA	£13,424.78	£0.00
04/12/2012	TP/12/0207	25 Grove Road, Borehamwood, WD6 5DX	£0.00	£0.00
13/12/2012	TP/12/1431	Land and outbuilding to the rear of 1 to 2, Watling House, High Street, Elstree	£6,140.13	£1,404.00
19/12/2012	TP/12/2267	The Royal British Legion, 43 Melbourne Road, Bushey, WD23 3LL	£16,695.34	£17,672.00
21/12/2012	TP/12/1905	Land to the rear of 55-67 and 61, Oundle Avenue, Bushey	£30,146.39	£74,226.00
04/01/2013	TP/12/0970	41-47 Elstree Road, Bushey Heath	£9,000.69	£2,631.00
08/01/2013	TP/12/2419	75-79 Loom Lane, Radlett	£402.00	£18,821.00
11/01/2013	TP/12/2161	2 Upper Station Road, Radlett, WD7 8BX	£10,276.94	£0.00
20/01/2013	TP/11/2237	44 Highfield Road, Bushey, WD23 2HD	£886.95	£0.00
28/01/2013	TP/12/1389	6 Beech Avenue, Radlett, WD7 7DE	£16,844.90	£12,224.00
30/01/2013	TP/12/2280	The Elms Health Clinic, High Street, Potters Bar, EN6 5DA	£5,000.00	£0.00
14/02/2013	TP/12/2518	Land to the rear of 13-47, Wayside, Potters Bar, EN6 5NE	£6,741.00	£668.00

14/02/2013	TP/12/2543	Queen Adelaide, London Road, Shenley	£3,902.00	£8,420.00
27/02/2013	TP/12/2645	Land to the rear of 4, Park Close, Bushey	£2,210.19	£2,815.00
05/03/2013	TP/12/1966	Garage Site at 76-86 Balmoral Drive and 69-75 Buckingham Road, Borehamwood	£0.00	£34,871.79
07/03/2013	TP/12/2441	Land at 3-11, Willow Way, Radlett, WD7 8DU	£18,253.53	£29,033.00
13/03/2013	TP/12/2244	4 Clarence Close, Bushey, WD23 1PW	£2,990.17	£6,743.00
13/03/2013	TP/12/2620	Land to the rear of 14, London Road, Shenley, WD7 9EN	£7,265.94	£15,064.00
20/03/2013	TP/12/1456	Gemini House, Manor Way, Borehamwood, WD6 1QQ	£423,551.00	£246,451.00
03/04/2013	TP/12/1880	The Dutch Barn, Netherwylde Farm, Watling Street, Radlett, WD7 7HS	£4,103.63	£2,751.00
16/04/2013	TP/12/1689	Annexe at, 1 Wilton Farm Cottages, Radlett Lane, Shenley, WD7 9AJ	£1,948.00	£2,990.00
17/04/2013	TP/12/1432	Green Dragon Public House, Leeming Road, Borehamwood, WD6 4EB	£27,608.71	£27,855.00
22/04/2013	TP/13/0044	Land to the rear of 29 Oakroyd Avenue, Potters Bar, EN6 2EL	£2,498.81	£992.00
26/04/2013	TP/13/0468	22 Gills Hill, Radlett, WD7 8BZ	£6,943.01	£6,032.00
01/05/2013	TP/13/0144	Land adjoining 1, Napier Drive, Bushey, WD23 2JH	£2,616.47	£6,541.00
08/05/2013	TP/13/0357	22 Falconer Road, Bushey, WD23 3AD	£3,645.64	£8,467.00
15/05/2013	TP/12/2525	Land to the rear of 11-15, Grange Road, Bushey, WD23 2LF	£6,986.97	£13,013.00
24/05/2013	TP/12/2150	44 Clay Lane, Bushey Heath, Bushey, WD23 1NW	£4,321.83	£2,925.00
06/06/2013	TP/13/0722	Mercury House, 42 Vale Road, Bushey, WD23 2PA	£20,337.00	£11,260.00
07/06/2013	TP/13/0752	Potters Bar Police Station, The Causeway, Potters Bar, EN6 5HB	£4,777.00	£3,172.00
11/06/2013	TP/12/2436	7 Newlands Avenue, Radlett, WD7 8EH	£539,236.05	£33,284.00
14/06/2013	TP/13/0988	32 Oakmere Lane, Potters Bar, EN6 5LT	£12,035.00	£12,191.00
20/06/2013	TP/12/2651	Kendal Hall Farm, Watling Street, Radlett, WD7 7LH	£234,700.35	£18,738.00
28/06/2013	TP/13/0912	5 Mortimer Close, Bushey, WD23 4UH	£1,346.00	£1,237.00
02/07/2013	TP/12/2310	191-195 Shenley Road, Borehamwood, WD6 1AW	£5,759.78	£4,933.00
05/07/2013	TP/12/2671	111 High Road, Bushey Heath, Bushey, WD23 1JA	£28,221.33	£33,406.00
09/07/2013	TP/11/1332	Horizon One, Studio Way, Borehamwood, WD6 5WH	£265,027.15	£371,185.85
19/07/2013	TP/13/0072	41-51 Oundle Avenue, Bushey	£18,644.04	£57,736.00
19/07/2013	TP/13/0894	Shenleybury Villas, Shenleybury, Shenley	£1,741.00	£2,198.00
23/07/2013	TP/13/1304	75 Theobald Street, Borehamwood, WD6 4SL	£19,458.89	£40,539.00
26/07/2013	TP/13/0021	Nicoll Farm Stables, Allum Lane, Elstree, Borehamwood, WD6 3NP	£22,074.43	£51,625.00

08/08/2013	TP/12/1749	Former West Herts College, William Street, Bushey, WD23 2HU	£166,215.04	£191,075.00
12/08/2013	TP/13/1436	Garage Site Between 17-19, Battlers Green Drive, Radlett, WD7 8NE	£10,633.17	£20,360.00
15/08/2013	TP/13/1479	140A Darkes Lane, Potters Bar, EN6 1AF	£3,166.59	£127.00
16/08/2013	TP/13/1143	The Marians, Barnet Lane, Elstree, Borehamwood, WD6 3RD	£16,483.00	£23,026.00
20/08/2013	TP/13/1237	15 Oakroyd Avenue, Potters Bar, EN6 2EH	£2,510.00	£965.00
21/08/2013	TP/13/0315	69-71 High Street, Potters Bar, EN6 5AR	£7,423.30	£1,463.00
23/08/2013	TP/13/1084	94 Balmoral Drive, Borehamwood, WD6 2RB	£3,492.99	£1,027.00
27/08/2013	TP/13/1546	41 Linton Avenue, Borehamwood, WD6 4RB	£1,519.00	£0.00
14/09/2013	TP/13/1657	Bushey Hall Farm, Bushey Mill Lane, Bushey, WD23 2AB	£3,067.51	£5,756.00
08/10/2013	TP/13/1307	Isopad House and Hertsmere House, Shenley Road, Borehamwood	£276,645.20	£127,470.00
09/10/2013	TP/13/1373	159-161 Sparrows Herne, Bushey	£135,302.52	£19,240.00
15/10/2013	TP/12/1192	125-127 High Road, Bushey Heath	£36,296.92	£21,785.00
30/10/2013	TP/13/0905	11 Grange Road, Bushey, WD23 2LF	£5,241.91	£10,166.00
01/11/2013	13/1760/FUL	94 Stratfield Road, Borehamwood	£6,189.65	£2,240.00
01/11/2013	13/2109/COU	193A-197A High Street, Potters Bar	£13,154.32	£1,048.00
01/12/2013	13/1907/FUL	Hertfordshire Constabulary, Bushey Police Station, 43 Sparrows Herne, Bushey	£8,401.15	£12,859.00
06/12/2013	TP/13/1677	Windmill Nursing Home, Everett Close, Bushey Heath	£93,776.63	£304,502.00
10/01/2014	13/1834/OUT	The White House Commerical Centre, Dancers Hill Road, Bentley Heath, Barnet	£27,335.00	£56,477.00
10/01/2014	13/1835/OUT	Grasmere Lodge, Dugdale Hill Lane, Potters Bar	£5,717.00	£2,750.00
10/01/2014	13/1857/FUL	Kendal Hall Farm, Watling Street, Radlett	£17,117.36	£20,643.00
10/01/2014	13/1862/FUL	Kendal Hall Farm, Watling Street, Radlett	£5,209.89	£6,881.00
13/01/2014	13/1797/FUL	49 Aldenham Avenue, Radlett	£8,546.75	£6,032.00
17/01/2014	TP/13/1607	Land Adjacent 2-4 Coldharbour Lane Bushey	£2,393.05	£2,611.00
29/01/2014	13/2457/FUL	Land Adjacent to No. 25 London Road, Shenley	£5,932.00	£10,724.00
07/02/2014	TP/13/0987	The Gateways, Radlett Lane, Shenley	£2,698.72	£5,618.00
28/02/2014	13/1931/FUL	Elder Court, Magpie Hall Road, Bushey Heath	£426,612.57	£24,712.00
28/02/2014	TP/13/1336	The Harlequins, Sandy Lane, Bushey	£15,654.65	£48,342.00
06/03/2014	13/2161/FUL	31-33 High Street, Bushey	£1,168.96	£0.00
07/03/2014	13/2409/FUL	Land adjacent to 56 Carrington Avenue, Borehamwood	£6,936.40	£9,404.00

17/03/2014	13/2547/FUL	22 Ashlyn Close, Bushey	£2,262.46	£5,416.00
21/03/2014	13/2523/FUL	Former Playground, Hackney Close, Borehamwood	£4,477.12	£4,480.00
27/03/2014	13/2395/FUL	The Old Dairy , Shenley Park, Radlett Lane, Shenley	£1,741.12	£4,002.00
28/03/2014	14/0108/FUL	Rear of 24 The Broadway, Darkes Lane, Potters Bar	£9,247.00	£3,621.00
<b>Grand Total</b>			<b>£3,838,577.71</b>	<b>£2,482,659.00</b>

**Table 8.6 Planning Agreements for Affordable Housing**

Planning Application		Affordable Housing Provision <sup>1</sup>			Notes	
Reference	Address	Units	% <sup>2</sup>	£ <sup>3</sup>	VA <sup>4</sup>	Comments
<b>2012/13</b>						
TP/11/1489	North Lodge, Black Lion Hill, Shenley	5				All units to be affordable units – scheme linked to Garden Nursery site in Shenley, for which this is off-site provision. (Separate application TP/12/2419 also relates)
TP/12/2419	75-79 Loom Lane, Radlett			£215,600		
TP/12/1456	Gemini House, Manor Way, Borehamwood	59	34%			Clawback clause: 50% of value above the baseline (of £22,788,750) up to a maximum of £679,734
<b>2013/14</b>						
TP/12/2436	7 Newlands Avenue, Radlett			£490,000		
TP/12/2651	Kendal Hall Farm, Watling Street, Radlett			£215,600	✓	
TP/12/2310	191-195 Shenley Road, Borehamwood	4	33%			
TP/11/1332	Horizon One, Studio Way, Borehamwood	21			✓	Plus a clawback clause - 50% of any increase in the GDV above the baseline
TP/13/0072	41-51 Oundle Avenue, Bushey				✓	Clawback clause - 10% of any increase in the value above the baseline (of £4,365,000) up to £255,000
TP/13/0894	Shenleybury Villas, Shenleybury, Shenley	2	100%			
TP/13/1307	Isopad House and Hertsmere House, Borehamwood	36	24%		✓	
TP/13/1373	159-161 Sparrows Herne, Bushey			£100,000	✓	Plus a clawback clause - 50% of any uplift in the value above the

						baseline up to a maximum payment of £507,200
TP/13/1677	Windmill Nursing Home, Everett Close Bushey Heath	10			✓	Plus a clawback clause - 50% of any uplift in the value above the baseline up to a maximum payment of £1,025,200
13/1835/OUT	Grasmere Lodge, Dugdale Hill Lane, Potters Bar	4	100%			
13/1931/FUL	The Harlequins, Sandy Lane, Bushey				✓	50% of any increase in the GDV above the baseline up to £430,000
13/1931/FUL	Elder Court, Magpie Hall Road, Bushey Heath			£404,800	✓	

Source: Hertsmere Borough Council records

Notes: 1 Amount negotiated

2 Proportion of housing the affordable housing units represent – no percentage is given where a financial contribution is or may be due.

3 Financial contributions in lieu of units; pence are not included in the figures

4 VA - Viability assessment: ✓ indicates a VA was provided

**Table 8.7: Financial Contributions received by the Council (from 2012/13)**

Contribution to		2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Ref <sup>1</sup>		£	£	£	£	£	£	£	£
A	Consultancy Fee	16,241	0						
B	Community Services	20,304	58,792						
C	Controlled Parking	7,302	10,212						
D	Greenways	20,405	78,685						
F	Parks/Open Space	334,758	737,641						
I	Watling Chase	8,000	0						
J	Housing	203,826	1,755,700						
K	HCC/Other	0	10,179						
L	Allotments	0	71,293						
M	Cemeteries	0	24,585						
N	Environmental Health/Air Quality	89,969	92,830						
Z	Monitoring	13,416	24,986						
	<b>Total (£)</b>	714,221	2,864,901						

Source: Hertsmere Borough Council records

Notes: 1 Pence are not included in the figures.

**Table 8.8: Financial Contributions spent by the Council (from 2012/13)**

Expenditure Type		2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Ref <sup>1</sup>		£	£	£	£	£	£	£	£
A	Consultancy Fee	-	-						
B	Community Services	30,000	62,871						
C	Controlled Parking	7,324	-						
D	Greenways	3,719	10,577						
F	Parks/Open Space	64,526	24,746						
I	Watling Chase	-	-						
J	Housing	-	-						
K	HCC/Other	-	10,179						
L	Allotments	-	12,084						
M	Cemeteries	-	-						
N	Environmental Health/Air Quality	-	81,566						
Z	Monitoring	13,416	27,345						
	<b>Total (£)</b>	<b>118,985</b>	<b>229,367</b>						

Source: Hertsmere Borough Council records

Notes: 1 Suffix to Cost Centre Codes which are used by the Council for accounting purposes.

2 Pence are not included in the figures.

**Table 8.9: Policies in the Local Plan 2003 which have been superseded**

Policy			
No.	Title	Date superseded	Notes
		<b>2007/08</b>	
D8	Telecommunications	<i>27 September 2007</i>	Policies D8 down to T2 were not saved with the rest of the Local Plan in September 2007.
E14	Listed Buildings - Changes of Use	<i>27 September 2007</i>	
E15	Listed Buildings - Repairs	<i>27 September 2007</i>	
H5	Phasing of Housing Sites	<i>27 September 2007</i>	
H7	Housing Mix	<i>27 September 2007</i>	

M4	Borehamwood Transportation Strategy	27 September 2007	
R1	Monitoring and Review	27 September 2007	
R3	Enforcement	27 September 2007	
S9	Gypsies and Travellers	27 September 2007	
T2	Town and District Centre Regeneration Proposals	27 September 2007	
		<b>2008/09</b>	
		-	
		<b>2009/10</b>	
		-	
		<b>2010/11</b>	
		-	
		<b>2012/13</b>	
B1	Employment Areas	17 January 2013	Partly superseded. The policy is only being used to the extent it defines employment areas.
B2	Employment Areas – Offices and Other Employment Generating Uses	17 January 2013	Policies B1 down to T3 were superseded following the adoption Core Strategy on the evening of 16 January 2013.
B6	Class B1 (a) Development	17 January 2013	
B7	Borehamwood Town Centre – Revitalisation	17 January 2013	
C8	Watling Chase Community Forest Gateway Sites	17 January 2013	
C9	Landscape Conservation Areas	17 January 2013	
C10	Landscape Character	17 January 2013	
H1	Housing Land – Overall Supply	17 January 2013	
H14	New Residential Development in Town and District Centre Locations	17 January 2013	
H15	Accessible Housing and the Ability to Adapt	17 January 2013	
H16	Affordable Housing Provision	17 January 2013	
H17	Affordable Housing Provision in Rural Villages and Settlements	17 January 2013	
K1	Sustainable Development	17 January 2013	
K2	Development Strategy	17 January 2013	
M13	Car Parking Standards	17 January 2013	
S1	Social and Community Facilities – Existing	17 January 2013	
S8	Libraries	17 January 2013	
T3	Town and District Centres – Retail and Commercial Developments	17 January 2013	



		<b>2013/14</b>	
		-	
		<b>2014/15</b>	

Source: Hertsmere Borough Council records

**Table 8.10: Policies used from the Local Plan (2013/14)**

Policy		No. of Applications for which the Policy was used (from 2008)											
No.	Title	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20
B3	Cranborne Road Employment Area	2	3	2	0	2	0						
B4	Stirling Way Employment Area	2	1	8	1	1	1						
B5	Centennial Park	7	6	1	4	2	1						
B8	Re-use/Redevelopment of Employment Sites Located Outside Employment Areas	8	8	6	15	18	3						
B9	Employment Development - environment & design	0	0	0	0	15	3						
B10	Small Business Units	0	0	0	0	2	1						
B11	Homeworking	0	0	0	0	0	0						
C2	Safeguarded Land - general principles	3	0	1	3	2	3						
C3	Reuse of Buildings in the Green Belt	10	11	9	18	15	4						
C4	Development Criteria in the Green Belt	141	151	153	177	189	70						
C5	House Extensions & replacement dwellings in Green Belt	94	59	78	95	82	24						
C6	Elstree & Shenley Village - Infilling	3	2	6	2	6	1						
C7	Watling Chase Community Forest	12	13	8	10	48	45						
C9	Landscape Conservation Areas	4	2	5	11	2	2						
C11	Agricultural Land - Protecting Higher Grades	2	0	1	3	1	1						
C12	Agricultural, Forestry and Equestrian Workers Dwellings	2	0	0	0	1	0						
C13	Agricultural, Forestry & Equestrian Workers	1	0	0	0	0	1						
C14	Agricultural, Forestry and Equestrian Workers ' Dwelling	0	0	0	0	0	0						
C15	Farm & Countryside Diversification	1	1	2	2	4	2						
C16	Equestrian Developments	5	1	4	2	4	4						
C17	Cemeteries & Memorial Gardens	0	1	1	1	0	1						
C18	Major Developed Sites in the Green Belt	20	14	17	8	8	4						
C19	Shenley Hospital	3	1	0	0	1	1						

C20	Harperbury Hospital	0	0	0	0	0	0						
D1	Watercourses, River Corridors, Floodplains and Water Meadows	4	1	1	11	0	9						
D2	Open Water Areas	1	0	0	0	0	0						
D3	Control of Development Drainage and Runoff Considerations	11	33	31	62	0	35						
D4	Groundwater Protection	4	2	2	8	0	7						
D5	Water Supply & Sewerage Facilities for New Development	6	5	4	8	0	2						
D6	Safe Guarding Mineral Supplies	0	0	0	0	0	0						
D7	Re-use and Recycling in Construction	3	0	1	1	0	3						
D9	Shop fronts	15	9	7	7	14	5						
D10	Advertisements	40	34	31	28	34	35						
D11	Blinds and Awnings	0	0	1	0	0	0						
D12	Street Furniture	3	0	0	0	1	1						
D13	Noise-sensitive Development	5	6	6	12	0	5						
D14	Noisy Development	21	33	31	38	0	16						
D15	Energy Efficiency - Design and Layout of Development	3	10	10	12	0	8						
D16	Renewable Energy Sources	1	1	2	21	0	14						
D17	Pollution Control	8	23	13	33	0	15						
D18	Hazardous Substances	0	0	2	1	2	1						
D19	Lighting Installations and Light Pollution	6	8	5	12	0	12						
D20	Supplementary Guidance	814	682	700	875	919	559						
D21	Design and Setting of Development	956	780	808	990	1,008	630						
D22	Amenity Greens	1	0	0	1	2	2						
D23	Access for People with Disabilities	14	16	14	24	18	13						
E1	Sites of Special Scientific Interest	0	0	0	2	0	0						
E2	Nature Conservation Sites - Protection	3	5	11	13	51	23						
E3	Species Protection	14	8	22	46	95	44						
E4	Features of Major Importance for Nature Conservation	4	1	1	3	3	3						
E5	Nature Conservation Sites - Management, Enhancement, Access	2	0	0	5	5	5						
E6	Nature Conservation Sites - Opportunities arising from Devt	0	0	0	6	5	5						
E7	Trees and Hedgerows - Protection and Retention	112	109	155	184	226	90						
E8	Trees, Hedgerows and Development	120	121	162	202	242	91						
E9	Archaeology - Assessment of Sites	6	4	13	15	12	4						
E10	Archaeology - Nationally Important Sites	1	0	0	1	0	0						
E11	Archaeology - Sites of Less than National Importance	3	3	5	4	9	3						
E12	Listed Buildings - Demolition	2	0	1	1	8	3						

E16	Listed Buildings - Development affecting setting	25	20	31	44	57	43						
E17	Listed Buildings - Submission of Drawings	6	10	10	17	46	23						
E18	Buildings of Local Interest	18	32	28	28	44	26						
E19	Conservation Areas - Demolition	19	12	23	20	0	12						
E20	Conservation Areas - Redevelopment	11	11	25	22	38	15						
E21	Conservation Areas - Retention of Character	47	24	41	49	80	45						
E22	Conservation Areas - Preservation and Enhancement	96	92	98	127	148	81						
E23	Conservation Areas - Design of Development	70	75	84	107	134	73						
E24	Conservation Areas - Cumulative Effect of Small Scale Devt	13	3	10	24	38	21						
E25	Conservation Areas - Detailing and Materials	47	57	62	89	101	52						
E26	Conservation Areas - Submission of Detailed Applications	13	19	17	34	49	12						
E27	Conservation Areas - Adjacent Development	4	4	7	7	15	5						
E28	Conservation Areas - Open Space	1	1	0	8	2	1						
E29	Conservation Areas - Streetscape	2	8	5	10	16	2						
E30	Conservation Areas – Shop fronts	0	1	0	0	0	0						
E31	Historic Parks	1	2	1	3	0	0						
E32	Battlefield	0	0	0	0	0	0						
H2	Housing Sites - estimated	1	2	2	2	1	1						
H3	Surplus School Sites in Borehamwood	0	0	0	0	0	0						
H6	Retention of Existing Residential Accommodation	12	4	4	19	16	14						
H8	Residential Development Standards	732	608	635	804	812	308						
H9	Redevelopment for Apartments in Existing Urban Areas	12	6	5	7	5	3						
H10	Back Garden Development	9	4	6	21	26	18						
H11	Residential Conversions	10	4	8	8	7	4						
H12	Sheltered Housing	1	0	2	1	2	0						
H13	Changes of Use to Residential	9	8	7	10	12	3						
L1	Leisure and Recreation Developments - General Principles	13	12	15	18	14	4						
L2	Leisure and Recreation Developments - Environmental Criteria	8	10	16	12	14	4						
L3	Urban Open Land Areas	8	2	12	8	6	3						
L4	Public Open Space: Proposed Sites	0	0	0	0	0	0						
L5	Recreational Provision for Residential Developments	5	4	5	17	48	23						
L6	Sports Facilities	2	3	4	9	6	3						
L7	Playing Fields - Retention for Community Needs	1	3	1	1	1	0						
L8	Allotments	0	0	0	0	0	0						
L9	Tourism	0	2	4	0	2	0						

M1	Movement Management	6	0	1	5	5	1						
M3	South West Hertfordshire Transportation Strategy	0	0	0	0	0	0						
M5	Pedestrian Needs	10	7	14	13	18	7						
M6	Cyclists	22	14	20	25	18	5						
M7	Equestrian Needs	0	0	0	2	2	1						
M8	Rights of Way – Existing Network	5	4	3	7	6	2						
M9	Rights of Way - New 'Off Road' Routes and Greenways	2	1	5	4	1	0						
M10	Passenger Transport Facilities	0	0	0	1	1	0						
M11	Passenger Transport Enhancement	3	1	0	1	0	0						
M12	Highway Standards	159	109	105	168	209	150						
M14	South Mimms (Bignell's Corner) Special Policy Area	1	3	4	1	0	1						
R2	Developer Requirements	14	8	12	40	98	68						
S2	Surgeries	9	2	1	6	7	1						
S3	Residential Care and Supported Accommodation	2	6	4	11	11	4						
S4	Provision of New Schools or Colleges	1	0	3	3	1	1						
S5	Extensions to Existing Schools or Colleges	10	18	17	15	16	8						
S6	Nurseries and Crèches	2	2	1	0	1	1						
S7	Community Centres and Religious Buildings	4	3	8	8	7	2						
T1	Town and District Centre Action Plans	0	1	0	0	1	0						
T4	Shop Units - Redevelopment Opportunities	2	3	1	8	0	0						
T5	Shopping Facilities - Areas of Deficiency	1	1	0	0	0	0						
T7	Non-Retail Uses - Other Criteria	29	25	28	44	48	16						
T8	Development in Shopping Centres - Environmental Consideration	35	34	34	29	31	28						
T9	Car Boot Sales and Other Forms of Temporary Sales	0	0	0	0	0	0						

Source: Hertsmere Borough Council records

**Table 8.11: Policies used from the Core Strategy and Area Action Plan (from 2012/13)**

Policy		No. of Applications using the Policy												
No.	Title	12/13	13/14	14/15	15/16	16/17	17/18							
	<b>Core Strategy</b>													
CS1	The supply of new homes	5	44											
CS2	The location of new homes	7	33											

CS3	Housing Delivery and Infrastructure	1	2										
CS4	Affordable Housing	5	21										
CS5	Affordable Housing in rural areas on "Exception" sites	0	1										
CS6	Gypsy and Traveller Sites	0	0										
CS7	Housing Mix	0	4										
CS8	Scale and distribution of employment land	2	5										
CS9	Local Significant Employment Sites	0	2										
CS10	Land use within employment areas	2	6										
CS11	Promoting film and television production in Hertsmere	2	2										
CS12	The Enhancement of the Natural Environment	0	138										
CS13	The Green Belt	25	110										
CS14	Protection and enhancement of historic assets	21	123										
CS15	Promoting recreational access to open spaces and the country	1	19										
CS16	Environmental impact of development	3	88										
CS17	Energy and CO2 Reductions	1	35										
CS18	Access to services	13	5										
CS19	Key community facilities	4	7										
CS20	Securing mixed use development	5	24										
CS21	Standard charges and other planning obligations	2	91										
CS22	Securing a high quality and accessible environment	14	592										
CS23	Elstree Way Corridor	73	5										
CS24	Development and accessibility to services and employment	5	57										
CS25	Accessibility and parking	5	340										
CS26	Promoting alternatives to the car	50	4										
CS27	Town centre strategy	5	23										
CS28	Strengthening town centres	6	14										
CS29	Retail and Commercial Development in Shenley	1	0										
CS30	Safe and attractive evening economy	0	8										
SP1	Creating sustainable development	0	44										
SP2	Presumption in favour of sustainable development	14	33										
	<b><i>Elstree Way Corridor Area Action Plan</i></b>												
EWC1	Development Strategy	-	-										
EWC2	Comprehensive Development	-	-										
EWC3	Housing Density and Distribution	-	-										

EWC4	Supporting Community Facilities	-	-										
EWC5	Transport and Accessibility	-	-										
EWC6	Public Realm and Townscape	-	-										
EWC7	General Building Heights	-	-										
EWC8	Parking Requirements	-	-										

Source: Hertsmere Borough Council records

Notes: AAP only possible from February 2014 (i.e. pre-submission)

## 9. Progress on Local Planning

No tables.