

**Hertsmere Borough Council  
Strategic Housing Land Availability Assessment**

**Part Two - Section 2**

**POTTERS BAR, RIDGE  
AND SOUTH MIMMS**

SHLAA sites in Potters Bar, Ridge and South Mimms	
Ref	
S4	Potters Bar Bus Garage
S13	Wash Lane, Bignells Corner
S18	Station Close, Darkes Lane
S29	Land for redevelopment in Blanche Lane
S35	Land to north of M25 and south of Barnet Road
S40	27-31 Heath Road
S44	Potters Bar Golf Course
S45	Oakmere Library
S47	Former Sunnybank School Site (2.8 Ha proposed for development)
S50	Land to rear of 28-30 Manor Road
S54	Land to the South of Potters Bar (Site C)
S55	Land at Bentley Heath (Site D)
S56	Land to the South of Potters Bar (Site E)
S65	1-3 Osborne Road
S66	45-55 Southgate Road,
S67	434-436 Mutton Lane,
S68	Barnet Court, Hill Crest,
S71	171 Mutton Lane
S79	Garages at Coningsby Drive.
S82	195 Darkes Lane,
S130	23 Heath Drive
S138	Land at Aberdale Gardens
S151	Potters Bar Carpark
S146	NIBSC Site North, Blanche Lane
S159	Elm Court, 363 Mutton Lane
S160	Former Cranbourne Library and Clinic, Mutton Lane
S161	Bridgefoot farm
S162	Land to the south east of Potters Bar and north of M25

## **IMPORTANT INFORMATION – PLEASE READ**

### **Development Status**

This document contains details of land and sites identified to the Council as available for development. It is part of a technical study to assess future housing land supply. The Council is not at this stage proposing these sites as development land. Inclusion in the study does not oblige or imply that the Council will grant planning permission for residential development. Any planning application that comes forward will continue to be considered against current policies in national guidance, the Hertsmere Local Plan (Adopted 2003) and emerging Core Strategy.

### **Sites on Green Belt Land**

The SHLAA study considers urban sites as well as greenfield and Green Belt land. This does not mean the Council have accepted the principle of the release any land from the Green Belt. The assessment made in the study that a site has potential does not amount to 'special circumstances' for development or alter its Green Belt status. The Council will continue to resist speculative applications for housing development on Green Belt land until changes are agreed in an adopted development plan. The Council's future approach to the Green Belt will be set out in its Core Strategy document which will be subject to full public consultation.

### **Consultation on sites**

The SHLAA is a necessary technical exercise produced in consultation with local development stakeholders. The purpose of the study is to assess the amount of land with **potential** for housing and not to test whether each individual site is acceptable. Sites identified have not been subject to neighbour or wider public consultation as there is no certainty they will be allocated for development. If a planning application is received, then local consultation will take place in accordance with planning regulations. Following the adoption of a Core Strategy, the Council will publish preferred options for specific development sites which will be subject to extensive public consultation.

### **Limitations of site and Assessment Information**

Details of site constraints and boundaries are based on the information provided from agents and landowners. The SHLAA does not limit an extension or contraction of these boundaries for the purpose of a planning application. Other constraints may exist which have not been identified. The timeperiod for development of sites are based on the Council's views at the time of the study in consultation with the SHLAA Stakeholder Group. Circumstances or assumptions may change which may mean that sites could come forward sooner or later than originally envisaged. The housing capacity of a site in the study either relates to the number of dwellings granted in an unimplemented planning permission (where applicable) or is an estimate based on the methodology contained within the SHLAA.

### **Sites not included in the study**

The exclusion of sites from the study (i.e. because they were not identified) does not preclude the possibility of planning permission for residential development being granted on them. It is acknowledged that sites will continue to come forward (particularly small sites) that will be suitable for residential development that have not been identified in the SHLAA.

### **Ownership**

The majority of sites assessed are in private ownership. The inclusion of a site owned by the Council or County Council does not mean a formal decision has been made to sell, develop or dispose of it.

**Site Location / Address:**

Potters Bar Bus Garage

**Location type:**

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
Yes	No	No	No	No	No

**Redevelopment type:**

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
No	Yes	No	No	No	No

**Existing Use:**

Bus garage

**Relevant Planning History:**

No relevant planning permissions

**Constraints / Required actions:**

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

**Site Suitability:**

This site is located within a 10 minute walking distance of Potters Bar (High Street) Town centre, a primary school, GP surgery and food store. There are also frequent bus services within five minutes walking distance of the site (i.e. the 84, 242, 302, 312, 398, 610 and PB1 bus services) providing access to other services and amenities within Potters Bar. Given this and the absence of other site specific constraints and this site is considered suitable.

**Site Availability:**

The owner of the site has indicated a desire to relocate. This is dependent on a suitable site for re-housing the existing bus garage coming forward. At present, it is not apparent when this will occur. Accordingly, it is unknown when this site would be available.

**Density multiplier (baseline 30dph)**

Area type	Prevailing density	Accessibility	Likely type
Transitional (+20%)	Medium-High (+20%)	Very High (+35%)	Mixed (+20%)

**Estimated density:** (dwellings per hectare) **Net capacity:** (no. units)

70 dph	<b>70 homes</b> (using gross-to-net ratio of 85%)
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**Site Achievability:**

This site is located in an area where there is high demand for housing and in close proximity to existing development where costs associated with providing infrastructure would likely be lowest. Therefore, the costs of developing the site relative to the potential profit to be made from its development would be small. Accordingly, development of the site is considered achievable

**Deliverability / Developability:**

Given the above, development of this site for housing is considered suitable and achievable. Whilst the site owner has indicated a desire to move from the site, this depends on when a suitable replacement site comes forward for the bus garage. At this stage, this is not known. Accordingly, it is unclear when this site will come forward for development but it is otherwise developable.

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

**S13****Site Location / Address:**

Wash Lane, Bignells Corner, South Mimms

**Location type:**

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
No	No	Yes	Yes	No	No

**Redevelopment type:**

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
No	Yes	No	No	No	No

**Existing Use:**

Housing and surrounding gardens/grounds

**Relevant Planning History:**

No relevant planning history

**Constraints / Required actions:**

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

**Site Suitability:**

This site is not within ten minutes walking distance of services and amenities and is within five minutes walk of one relatively infrequent bus service. As such, the location of this site is not considered sustainable and therefore not suitable.

**Site Availability:**

A representation was received in 2006, promoting this site for housing through the LDF process. Since this time, no further representations have been received, including in response to the SHLAA process. Accordingly, this site is not considered available for housing development.

**Density multiplier (baseline 30dph)**

Area type	Prevailing density	Accessibility	Likely type
NA	NA	NA	NA

**Estimated density:** (dwellings per hectare) **Net capacity:** (no. units)

NA	NA
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**Site Achievability:**

NA

**Deliverability / Developability:**

Given the above, development of this site for housing is considered not suitable. The availability of the site cannot also be determined. As such, this site is not considered deliverable or developable.

	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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**Site Location / Address:**

Station Close, Darkes Lane, Potters Bar

**Location type:**

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
Yes	No	No	No	No	No

**Redevelopment type:**

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
No	Yes	No	No	No	No

**Existing Use:**

Employment area with car parking on the site.

**Relevant Planning History:**

None relevant to housing development

**Constraints / Required actions:**

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	No	No
Site is designated an Employment area and Town and District Centre in the Local Plan					

**Site Suitability:**

Under the extant Local Plan, residential development is encouraged in Town and District Centres, provided that retail or other uses important to the vitality and viability of the centre are not removed. In this instance, the site contains light industrial land uses. These are not important to the Potters Bar (Darkes Lane) centre given its role as a provider of services and amenities to the local community. However, these uses are important given the sites present designation as an Employment Area and they should be retained in some form or another. As such, development of this site for housing could occur provided it was part of a mixed-use scheme or the existing uses were displaced to an extension of the existing Cranbourne Road employment area.

Notwithstanding the above, development of the car park area to the rear could still occur. At present it is vacant almost year round, whilst the site is in close proximity to high levels of public transport links, therefore indicating that this parking area is not needed. Although adjoining Potters Bar Rail Station, the Council's experience with similar sites adjacent to Borehamwood Rail Station indicates that this should not preclude development provided adequate noise attenuation is provided, in accordance with PPG24.

This site is located within a 10 minute walking distance of Potters Bar (Darkes Lane) Town centre, Potters Bar Train Station, a GP Surgery and food store. There are also frequent bus services within five minutes walking distance of the site (i.e. the 84, 398, 298, 242, 313, 610, and PB1 bus services) providing convenient access to other services and amenities. Accordingly, this site is considered sustainably located.



Overall, this site is considered suitable for housing development.

**Site Availability:**

The site owners agent has indicated that this site is available for development within five years of this assessment. The site is also owned by one party and is not subject to ransom strips. Accordingly, this site is considered available

**Density multiplier (baseline 30dph)**

Area type	Prevailing density	Accessibility	Likely type
Transitional (20%)	Medium (10%)	Very High (+35%)	Flats (35%)

**Estimated density:** (dwellings per hectare)

**Net capacity:** (no. units)

72 dph	<b>57 units</b> (using a 70% gross to net ratio. This lower gross to net ratio has been used as some of the site may need to be retained in employment use)
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**Site Achievability:**

This site is being promoted by the landowners and is located in an area where there is high demand for housing. The land is in close proximity to existing development where costs associated with providing infrastructure would likely be lowest. Therefore, the costs of developing the site relative to the potential profit to be made from its development maybe relatively modest, notwithstanding the need to design out/attenuate noise and vibration issues associated with the railway lines. Accordingly, development of the site is considered achievable.

**Deliverability / Developability:**

Given the above, development of this site for housing is considered suitable, available and achievable within five years of this assessment. It is therefore considered deliverable.

✓	Deliverable 1-5 years		Developable 6-10 years		Developable 11-15 years		Developable 16 years + or unknown
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**Site Location / Address:**

Land for redevelopment in Blanche Lane, South Mimms

**Location type:**

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
No	No	No	Yes	No	No

**Redevelopment type:**

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
No	Yes	No	No	No	No

**Existing Use:**

Green field site.

**Relevant Planning History:**

No planning applications have been submitted on this site.

**Constraints / Required actions:**

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

**Site Suitability:**

This site is not within ten minutes walking distance of services and amenities and is within five minutes walk of one relatively infrequent bus service. As such, the location of this site is not considered sustainable and therefore not suitable.

**Site Availability:**

A questionnaire has been submitted by the owner of this site, indicating that it is available for development within five years of this assessment. The site is also owned by one party and is not subject to ransom strips or other known ownership issues that would affect its availability. Accordingly, this site is considered available within five years of this assessment. .

**Density multiplier (baseline 30dph)**

Area type	Prevailing density	Accessibility	Likely type
NA	NA	NA	NA

**Estimated density:** (dwellings per hectare) **Net capacity:** (no. units)

NA	NA
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**Site Achievability:**

NA

**Deliverability / Developability:**

Although available for development, this site is not considered suitable. Accordingly, it is neither deliverable or developable.

	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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**Site Location / Address:**

Land to North of M25 and South of Barnet Road

**Location type:**

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
No	No	Yes	No	Yes	No

**Redevelopment type:**

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
No	Yes	No	No	No	No

**Existing Use:**

The representative of the site has stated that there are short term tenants using the site currently for agricultural purposes.

**Relevant Planning History:**

There are no known planning applications submitted for this specific site.

**Constraints / Required actions:**

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	No	Yes
Green Belt					Close to an AQMA

**Site Suitability:**

This site is located within walking distance of Potters Bar (High Street) Town Centre and a relatively frequent bus service (the 84 service). However, the site is situated next to a traveller site and within close proximity of the M25. It is also close to a designated AQMA. Combined, these three factors indicate that the site would not be suitable for housing development due to the noise and pollution likely to impact the site. On balance, the potential living conditions of persons housed on this site would outweigh the benefits available to them by virtue of the sites location. As such, the site is not considered suitable for housing.

**Site Availability:**

The site owners agent has indicated that this site is available for development within five years of this assessment. The site is also owned by one party and is not subject to ransom strips or other known constraints that could affect when the site is developed. Accordingly, this site is considered available for housing development.

**Density multiplier (baseline 30dph)**

Area type	Prevailing density	Accessibility	Likely type
NA	NA	NA	NA

**Estimated density:** (dwellings per hectare)**Net capacity:** (no. units)

NA	NA
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**Site Achievability:**

NA

**Deliverability / Developability:**

Although available, this site is not considered suitable for housing development. As such it is neither deliverable or developable.

	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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**Site Location / Address:**

27-31 Heath Road, Potters Bar

**Location type:**

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
Yes	No	No	Yes	No	No

**Redevelopment type:**

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
Yes	Yes	No	No	No	No

**Existing Use:**

The part of this site fronting Heath Road contains semi-detached housing. The rear three quarters of the site comprises gardens and open land in the Green Belt.

**Relevant Planning History:**

No relevant planning permissions

**Constraints / Required actions:**

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	No	Yes
Green Belt – part of the site					TPO site at number 29 Heath Road

**Site Suitability:**

The site is relatively remote from services and amenities, being located within ten minute walking distance of a secondary school only. It is also not within five-minute walking distance of any bus routes or within ten minutes walking distance of a train station. As such, it is not considered suitable.

**Site Availability:**

A questionnaire has been submitted by the owner of this site, indicating that it is available for development within five years of this assessment. The site is also owned by one party and is not subject to ransom strips or other known ownership issues that would affect its availability. Accordingly, this site is considered available within five years of this assessment.

**Density multiplier (baseline 30dph)**

Area type	Prevailing density	Accessibility	Likely type
NA	NA	NA	NA

**Estimated density:** (dwellings per hectare) **Net capacity:** (no. units)

NA	NA
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**Site Achievability:**

NA

**Deliverability / Developability:**

Although available for development, this site is not considered suitable. Accordingly, this site is not considered deliverable or developable.

	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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**Site Location / Address:**

Potters Bar Golf Course, Potters Bar

**Location type:**

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
No	No	No	No	Partially	Predominantly

**Redevelopment type:**

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
No	Yes	No	No	No	No

**Existing Use:**

Golf Course

**Relevant Planning History:**

No relevant planning permission applications have been received.

This site was considered for release from the Green belt and allocation for housing during the Hertsmere Local Plan examination in 2000. At this time, the Inspector concluded that there was not sufficient housing need for housing land in the borough to necessitate removal of the site from the Green Belt. Furthermore, the Inspector felt that use of the site for housing would degrade an existing pleasant landscape and result in an indefensible Green Belt boundary.

The Council have received extensive representations promoting the site for housing as part of the LDF process. In support of this use, the site owner's agents have forwarded technical reports on Flood Risk, Ecology, Transport and Landscape Impact, as well as several master plans.

**Constraints / Required actions:**

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	Yes	Yes	No	No	No
Green Belt	Type 3a and 3b flood risk area (covers 6.5 ha.	Locally listed structures (WW2 anti-tank defences)		Site has rolling topography, but no prohibitively steep slopes	

**Site Suitability:**

Approximately 6.5 hectares of this site is designated Type 3a or 3b flood risk area. This part of the site is therefore not suitable for housing in terms of PPS25. Notwithstanding this, access to the remainder of the site should still be possible in times of flood. The rail line running along the western edge of the site, will also likely require a buffer area for noise mitigation, should the site be developed for housing, although this will not preclude large parts of the site from development.

This site is also located within walking distance of the Darkes Lane retail centre as well as primary and secondary schools. Public transport access levels are also high, with Potters Bar Rail Station and three bus routes (i.e. 84, 398 and 610 – total of four peak time bus services) all located within walking distance.

Given the above, this site is considered suitable.



**Site Availability:**

The applicant has indicated that vacant possession of the site would be possible in August 2013. Furthermore, the site is not in multiple ownership nor is it subject to ransom strips to the best of the Council's knowledge. No comments to the contrary were noted during the Core-Stakeholder Workshop. Accordingly, the site could potentially be available within the first five years of the plan period.

**Density multiplier (baseline 30dph)**

Area type	Prevailing density	Accessibility	Likely type
Transitional (+10%)	Low (+0%)	High (+20%)	Medium (+10%)

**Estimated density:** (dwellings per hectare) **Net capacity:** (no. units)

44 dph	<b>508 dwellings</b> (using gross-to-net ratio of 70%)
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**Site Achievability:**

This site is relatively large and, despite the constraints noted, would still leave approximately 16.5 hectares of land available for housing development<sup>1</sup>. This land is also largely undeveloped and is located within close proximity of existing infrastructure in surrounding built up areas. The borough is an area of generally high housing demand and accordingly, there is a large area of land available for development with relatively few existing constraints and associated cost implications. Therefore, the costs of developing the site relative to the potential profit to be made from its development would be relatively modest.

Development of the site for housing would require its release from the Green Belt, given the inappropriate nature of housing in the Green Belt, as per PPG2. This could potentially be achieved within five years of the Core Strategy being adopted, however, through the Site Allocations DPD.

Overall, development of the site could be potentially achievable within five years of the Core Strategy being adopted.

**Deliverability / Developability:**

The site is considered deliverable as it is suitable, available and achievable for housing. Development could commence on-site within five years although this would be subject to the site being released from the Green Belt

✓	Deliverable 1-5 years		Developable 6-10 years		Developable 11-15 years		Developable 16 years + or unknown
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<sup>1</sup> The sites gross area is 40 hectares. However, 6.5 hectares of this is occupied by Type 3a or 3b flood risk areas whilst the site owner also proposes using 17 hectares of land for a Country Park as a means of creating a defensible Green Belt boundary. This leaves 16.5 hectares.

**Site Location / Address:**

Oakmere Library, High Street, Potters Bar

**Location type:**

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
Yes	No	No	No	No	No

**Redevelopment type:**

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
Yes	Yes	No	No	No	No

**Existing Use:**

Public library which is currently in use.

**Relevant Planning History:**

No relevant planning permissions.

**Constraints / Required actions:**

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	No	Yes
Town and District Centre in Local Plan					TPO site (1091/2003)

**Site Suitability:**

Under the extant Local Plan, residential development is encouraged in Town and District Centres, provided that retail or other uses important to the vitality and viability of the centre are not removed. In this instance, the existing library is considered important to the vitality and viability of the centre. The importance of the library is also reinforced by Policy S8 of the extant Local Plan, which seeks to resist the loss of libraries unless it can be demonstrated that demand for the facility is low or that it will be provided elsewhere within the locale. However, the owner of the site has indicated that they are in the process of finding a new site for the library. This is discussed further below. Subject to the library being provided elsewhere in Potters Bar, its loss is considered appropriate

As noted above, this site is subject to a TPO. The bulk of trees on-site are located around the periphery of the site with four specimens located away from the site boundaries. These TPO's do not preclude development of the site, but will impact the developable area of the site. In the officer's view, this will likely make approximately 0.12 hectares of the sites area undevelopable

This site is located within a 10 minute walking distance of Potters Bar (High Street) Town centre, a primary school, food store and GP Surgery. There are also frequent bus services within five minutes walking distance of the site (i.e. the 84, 398, PB1 and 242 bus services) providing convenient access to other services and amenities in Potters Bar. Accordingly, the location of this site is highly sustainable.

Overall, this site is considered suitable for housing development.

**Site Availability:**

A site questionnaire has been returned by the owner of this site, indicating that it is available for development within five years of this assessment. This is subject to the library being relocated within Potters Bar, although the site owner is in relatively advanced discussions with the Council over relocation of the library to a redeveloped Wyllots Centre. The site is also owned by one party and is not subject to ransom strips or other known ownership issues that would affect its availability. Accordingly, this site is considered available within five years of this assessment.

**Density multiplier (baseline 30dph)**

Area type	Prevailing density	Accessibility	Likely type
Suburban (+10%)	Medium (+10%)	High (+20%)	Semi-detached (+10%)

**Estimated density:** (dwellings per hectare) **Net capacity:** (no. units)

48 dph	<b>11 homes</b> (using gross-to-net ratio of 100%. Excludes undevelopable land area of 0.12 ha.)
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**Site Achievability:**

This site is being promoted by the landowner and is located in an area where there is high demand for housing. The land is in close proximity to existing development where costs associated with providing infrastructure would likely be lowest. Therefore, the costs of developing the site relative to the potential profit to be made from its development should be relatively modest. Accordingly, development of the site is considered achievable

**Deliverability / Developability:**

Given the above, development of this site for housing is considered suitable, available and achievable within five years of this assessment. It is therefore considered deliverable.

✓	Deliverable 1-5 years		Developable 6-10 years		Developable 11-15 years		Developable 16 years + or unknown
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**Site Location / Address:**

Sunnybank School, Field View Road, Potters Bar

**Location type:**

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
No	Yes	Yes	No	No	No

**Redevelopment type:**

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
No	Yes	No	No	No	No

**Existing Use:**

Vacant primary school

**Relevant Planning History:**

No relevant planning permissions

**Constraints / Required actions:**

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

**Site Suitability:**

This site is within walking distance of a primary school, a GP, retail centre and a food store. Furthermore, it is within five minutes walking distance of the 84 bus route which enables users to gain access to services and amenities within Potters Bar. Given this and the absence of other site specific constraints and this site is considered suitable for housing development.

**Site Availability:**

A questionnaire has been submitted by the owner of this site, indicating that it is available for development within five years of this assessment. The site is also owned by one party and is not subject to ransom strips or other known ownership issues that would affect its availability. Accordingly, this site is considered available within five years of this assessment.

**Density multiplier (baseline 30dph)**

Area type	Prevailing density	Accessibility	Likely type
Suburban (+10%)	Medium (+10%)	Medium (+10%)	Semi detached (10%)

**Estimated density:** (dwellings per hectare) **Net capacity:** (no. units)

44 dph	<b>69</b> homes (using gross-to-net ratio of 85%. Only 1.84 ha. proposed for development by site owner)
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**Site Achievability:**

This site is being promoted by the landowner and is located in an area where there is high demand for housing. The land is in close proximity to existing development where costs associated with providing infrastructure would likely be lowest. Therefore, the costs of developing the site relative to the potential profit to be made from its development would be relatively modest. Accordingly, development of the site is considered achievable

**Deliverability / Developability:**

Given the above, development of this site for housing is considered suitable, available and achievable within five years of this assessment. It is therefore considered deliverable.

✓	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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**Site Location / Address:**

Land to rear of 28-30 Manor Road, Potters Bar

**Location type:**

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
No	No	No	No	Yes	No

**Redevelopment type:**

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
No	Yes	No	No	No	No

**Existing Use:**

Rear gardens and fields.

**Relevant Planning History:**

There have been no relevant planning applications made on the site.

**Constraints / Required actions:**

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	No	Yes
Green belt					Part of site subject to TPO (323/1995).

**Site Suitability:**

This site is located within a 10 minute walking distance of Potters Bar (High Street) Town centre, a primary school, food store and GP Surgery. It is also within a ten minute walk of Potters Bar train Station, which provides access to services and amenities elsewhere. Accordingly, the location of this site is highly sustainable. Given this and the absence of other site specific constraints, this site is considered suitable for housing development.

**Site Availability:**

A questionnaire has been submitted by the owner of this site, indicating that it is available for development within five years of this assessment. The site is also owned by one party and is not subject to ransom strips or other known ownership issues that would affect its availability. Accordingly, this site is considered available within five years of this assessment.

**Density multiplier (baseline 30dph)**

Area type	Prevailing density	Accessibility	Likely type
Suburban (+10%)	Low (+0%)	Very High (+35%)	Semi-detached (+10%)

**Estimated density:** (dwellings per hectare) **Net capacity:** (no. units)

49 dph	41 homes (using gross-to-net ratio of 85%)
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**Site Achievability:**

This site is being promoted by the landowners and is located in an area where there is high demand for housing. The land is in close proximity to existing development where costs associated with

#### Hertsmere Strategic Housing Land Availability Assessment - Potters Bar

providing infrastructure would likely be lowest. As a greenfield site, costs associated with site preparation will also be low. Therefore, the costs of developing the site relative to the potential profit to be made from its development should be relatively modest. Accordingly, development of the site is considered achievable

#### **Deliverability / Developability:**

Given the above, development of this site for housing is considered suitable, available and achievable within five years of the Core Strategy being adopted. It is therefore considered deliverable.

✓	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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**Site Location / Address:**

Land to the South of Potters Bar (Site C), Potters Bar

**Location type:**

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
No	No	No	No	No	Yes

**Redevelopment type:**

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
No	Yes	No	No	No	No

**Existing Use:**

Fields used for grazing or agriculture

**Relevant Planning History:**

No relevant planning permissions

This site has been promoted by the site owner throughout the LDF process

**Constraints / Required actions:**

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	Yes	No	No	No	Yes
Green Belt	Approx. 1.9 hectares of this site is Type 3 Flood Risk area			Site rolling but no steep slopes	TPO 13/1981 – affects approximately 0.65 hectares of the site

**Site Suitability:**

The site owners agent has indicated that development of up to 6 hectares of this site would be sought, with the balance given over to landscaping and open space. This area could contain the Type 3 Flood Risk Areas and TPO trees noted above.

This site is within a 10 minute walking distance of a Potters Bar (High Street) Retail centre, a GP Surgery and food store. It is also within five minutes walking distance of a relatively frequent bus (i.e. the 84 route) which provides convenient links to other services and amenities in Potters Bar as well as Potters Bar Train Station.

Given the above, this site is considered suitable for housing development for the purposes of the SHLAA.

**Site Availability:**

The owner's agent has indicated that this site is owned by one party, who lease the land on an annual basis for grazing. On this basis, the site owners agent indicates that the site is available within five years of this assessment. This site is also owned by one party and there are no constraints apparent to the Council that would bring this claim into question. Accordingly, this site is available for housing development with five years of this assessment.



**Density multiplier (baseline 30dph)**

Area type	Prevailing density	Accessibility	Likely type
Rural (+0%)	Low (+0%)	Medium (+10%)	Semi-detached (+10%)

**Estimated density:** (dwellings per hectare) **Net capacity:** (no. units)

36 dph	<b>151</b> units (using a gross-to-net ratio of 70%)
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**Site Achievability:**

This site is relatively large and located within an area where there is high demand for housing and in close proximity to existing development where costs associated with providing infrastructure would likely be lowest. Therefore, the costs of developing the site relative to the potential profit to be made from its development would be relatively modest.

Development of the site for housing would require its release from the Green Belt, given the inappropriate nature of housing in the Green Belt, as per PPG2. Should this land prove necessary for housing development, its release from the Green Belt could potentially be achieved within five years of the Core Strategy being adopted.

Accordingly, development of the site is considered achievable.

**Deliverability / Developability:**

Given the above, development of this site for housing is considered suitable, available and achievable with five years of this assessment. It is therefore considered potentially deliverable. This would be subject to the site being removed from the Green Belt.

✓	Deliverable 1-5 years		Developable 6-10 years		Developable 11-15 years		Developable 16 years or unknown
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**Site Location / Address:**

Land at Bentley Heath (Site D), Potters Bar

**Location type:**

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
No	No	No	No	Yes	Yes

**Redevelopment type:**

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
No	Yes	No	No	No	No

**Existing Use:**

Existing scrap yard, garden centre and other light industrial uses

**Relevant Planning History:**

No relevant planning permissions

This site has been promoted by the site owner throughout the LDF process, including the SHLAA.

**Constraints / Required actions:**

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	No	Yes
Green Belt				Site flat	TPO's 91/1985 and 18/2009 – affects approximately 0.62 hectares of site.

**Site Suitability:**

The site owners agent has indicated that development of up to 3 hectares of this site would be sought, with the balance given over to landscaping and open space. This area could contain the TPO trees noted above without affecting the housing yield of the site.

This site is not within ten minute walking distance of any services or amenities within Potters Bar although it is within five minutes walking distance of the 84 bus route). This route provides a maximum of three services an hour Monday to Saturday with no services on Sunday. Accordingly, it cannot be considered a significant public transport link. Given this and the absence of services and amenities noted, this site is not considered sustainable.

However the current wreckers yard on-site is considered to be an inappropriate use in the Green Belt by virtue of its low visual amenity. Although also not appropriate in the Green Belt, the harm from housing relative to this existing use would be reduced. There is potential on this part of the site (i.e. 0.63 ha.) for housing although at a low density in recognition of the absence of services, amenities and public transport.

On balance, this site is considered suitable for housing development for the purposes of the SHLAA.

**Site Availability:**

The owner's agent has indicated that this site is owned by one party, who lease the land for the uses on-site. The owner's agent has also indicated that vacant possession of the site could be obtained within five years. On this basis, the owners agent indicates that the site could be available within five years of this assessment.

However, this site will likely require remediation due to its existing use as a car-wreckers. On this basis, the site will likely be more realistically available 6-10 years from the date of this assessment.

#### Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
Rural (+0%)	Low (+0%)	Low (+0%)	Detached (+0%)

**Estimated density:** (dwellings per hectare) **Net capacity:** (no. units)

30 dph	16 homes (using gross-to-net ratio of 85%)
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#### Site Achievability:

This site is being promoted by the landowner and is located in an area where there is high demand for housing. Although remediation of the site will add to the cost of this sites development, this is not anticipated to be so onerous as to make the development unviable, given the relatively high housing yield noted. Accordingly, development of the site is considered achievable

#### Deliverability / Developability:

Given the above, development of this site for housing is considered suitable, available and achievable between six and ten years of this assessment. It is therefore considered developable.

	Deliverable 1-5 years	✓	Developable 6-10 years		Developable 11-15 years		Developable 16 years + or unknown
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**Site Location / Address:**

Land to the South of Potters Bar (Site E)

**Location type:**

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
No	No	No	No	No	Yes

**Redevelopment type:**

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
No	No	No	No	No	Yes Greenfield development

**Existing Use:**

Greenfield –agricultural – arable farmland

**Relevant Planning History:**

No planning permissions recorded for this site.

This site has been promoted by the site owner throughout the LDF process

**Constraints / Required actions:**

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	No	Yes
Green Belt					TPO site (13/1991)

**Site Suitability:**

As noted above, the site contains TPO trees. These are largely located around the periphery of the site. Factoring in anticipated exclusion zones for these trees, approximately 0.5 hectares of the site would not be suited to housing development.

This site is located within ten minutes walking distance of Potters Bar Town Centre, and primary and secondary schools. However, it is only partially within walking distance of one bus route. This bus route (the PB1) is also infrequent, only stopping within five minute walking distance of the site twice daily to service the adjacent Dame Alice Owen School. Given this low level of accessibility and the absence of other services and amenities within walking distance, this site is not considered suitable for housing development.

**Site Availability:**

The owner's agent has indicated that this site is owned by one party, who lease the land on an annual basis for grazing livestock. The Council is also not aware of any other ownership constraints that would preclude availability of this site. On this basis, the site could be available within five years of this assessment.

**Density multiplier (baseline 30dph)**

Area type	Prevailing density	Accessibility	Likely type
NA	NA	NA	NA

**Estimated density:** (dwellings per hectare) **Net capacity:** (no. units)

NA	NA
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**Site Achievability:**

N/A

**Deliverability / Developability:**

Development of this site is not considered suitable at the present time due to the paucity of accessibility to the range of essential services for this site. If in time the more services become available to a greater proportion of the pedestrian catchment of this site, this could be overcome. For the purposes of the SHLAA however, this site is not considered deliverable or developable at the present time.

	Deliverable 1-5 years		Developable 6-10 years		Developable 11-15 years		Developable 16 years or unknown
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**Site Location / Address:**

1-3 Osborne Road, Potters Bar

**Location type:**

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
Yes	No	No	No	No	No

**Redevelopment type:**

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
Yes	No	No	No	No	No

**Existing Use:**

Two detached residential dwellings and associated gardens.

**Relevant Planning History:**

An application (TP/06/1037) was submitted in 2006 to erect flats on the above site. This was refused due to lack of car parking and poor design, although the principle of developing the site for housing was considered acceptable.

**Constraints / Required actions:**

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	No	No	No	Yes
					TPO (16/2006) on 1 Osborne Road

**Site Suitability:**

As noted above, the site contains TPO trees. These are located within the southern corner of the site. This affects only a small corner of the site and could be included within required amenity spaces, without affecting the overall housing yield.

This site is located within ten minutes walking distance of Potters Bar Town Centre, and primary and secondary schools. However, it is only partially within walking distance of one bus route. There are also frequent bus services within five minutes walking distance of the site (i.e. the 84, 398 and 610 bus services) providing convenient access to other services and amenities in Potters Bar. Accordingly, the location of this site is highly sustainable.

**Site Availability:**

As noted above, the owner of these sites sought planning permission for housing development in 2006. This was refused. Since this time, both 1 and 3 Osborne Road have been sold in 2009 and 2007, respectively. The new owners have not contacted the Council indicating that they wish to develop the site. As such, this site is not considered available.

**Density multiplier (baseline 30dph)**

Area type	Prevailing density	Accessibility	Likely type
NA	NA	NA	NA

**Estimated density:** (dwellings per hectare) **Net capacity:** (no. units)

NA	NA
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**Site Achievability:**

NA

**Deliverability / Developability:**

Although suitable for housing development, this site is not available. As such, this site is neither deliverable or developable.

	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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**Site Location / Address:**

45-55 Southgate Road, Potters Bar

**Location type:**

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
No	Yes	No	No	No	No

**Redevelopment type:**

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
Yes	No	No	No	No	No

**Existing Use:**

Two pairs of semi detached dwellings, three detached dwellings and associated garden space.

**Relevant Planning History:**

In 2006 an application (TP/06/0094) for the redevelopment of the site to replace six houses with 16 two bedroom flats and 8 two bedroom houses was submitted. This application was refused on a number of reasons ranging from the proposal not being sustainable and the access to the development not being wide enough. It should be noted however, that the principle of housing development was considered acceptable.

**Constraints / Required actions:**

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	No	No	No	Yes
					TPO (32/2004) at 55 Southgate Road

**Site Suitability:**

As noted above, 55 Southgate Road is a TPO site. As trees cover much of this site, it is therefore precluded from development. The remainder of the site (approx. 0.29 ha) should still be developable.

This site is located within a 10 minute walking distance of Potters Bar (High Street) Town centre, food store and GP Surgery. There are also frequent bus services within five minutes walking distance of the site (i.e. the 84, 298, 313, 610 and PB1 bus services) providing convenient access to other services and amenities in Potters Bar. Accordingly, the location of this site is highly sustainable.

Given this and the absence of other constraints, this site is considered suitable for housing development.



**Site Availability:**

Planning permission was sought to redevelop the site in 2006 but was refused. A subsequent appeal was also dismissed. The land is not in the single ownership of a developer and this appears to have been a speculative application. This 'site' cannot therefore be considered as available.

**Density multiplier (baseline 30dph)**

Area type	Prevailing density	Accessibility	Likely type
Suburban (10%)	Low (+0%)	High (+20%)	Semi-detached (+10%)

**Estimated density:** (dwellings per hectare)

**Net capacity:** (no. units)

N/a	
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**Site Achievability:**

While a residential development is likely to be viable in this location, the 'site' requires the acquisition of six residential properties and is unlikely to be deliverable in the current market.

**Deliverability / Developability:**

This site cannot be considered as available

	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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**Site Location / Address:**

434-436 Mutton Lane, Potters Bar

**Location type:**

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
Yes	No	No	No	No	No

**Redevelopment type:**

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
No	Yes	No	No	No	No

**Existing Use:**

Single storey warehouse building previously used as warehouse and trade showroom.

**Relevant Planning History:**

In 2007 an application (TP/06/1332) for the erection of part two storey part three storey building containing 14 flats. This application was withdrawn. Since this time, a further application (TP/09/0156) was approved to install a substantial mezzanine floor within the existing warehouse on-site.

**Constraints / Required actions:**

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

**Site Suitability:**

This site is located within a 10 minute walking distance of a primary school and food store. There are also frequent bus services within five minutes walking distance of the site (i.e. the 84, 398 and 298 bus services) providing convenient access to other services and amenities in Potters Bar. Given this and the absence of other site specific constraints, the site is considered suitable for housing development.

**Site Availability:**

It would appear that this site is not available because in 2009 planning permission was granted to insert a mezzanine floor into the commercial building. This indicates that the existing use will remain on-site in the foreseeable future. Accordingly, this site is not considered available.

**Density multiplier (baseline 30dph)**

Area type	Prevailing density	Accessibility	Likely type
NA	NA	NA	NA

**Estimated density:** (dwellings per hectare) **Net capacity:** (no. units)

NA	NA
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**Site Achievability:**

NA

**Deliverability / Developability:**

Although suitable for housing development, this site is not considered available. Accordingly, it is neither deliverable or developable.

	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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**Site Location / Address:**

Barnet Court, Hill Crest, Potters Bar

**Location type:**

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
No	Yes	No	No	No	No

**Redevelopment type:**

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
Yes	No	No	No	No	No

**Existing Use:**

The application site is located on the south-west corner of Hill Rise and Hill Crest and contains a block of four flats.

**Relevant Planning History:**

Planning permission (TP/07/0504) was sought in 2007 for the erection of a new dwelling on a vacant part of the site. This application was refused due to lack of amenity space and highway access although the principle was considered acceptable.

**Constraints / Required actions:**

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

**Site Suitability:**

This site is located within a 10 minute walking distance of Potters Bar (High Street) Town centre and a GP Surgery. There are also frequent bus services within five minutes walking distance of the site (i.e. the 84, 610, 298, 313 and PB1 bus services) providing convenient access to other services and amenities in Potters Bar. Accordingly, the location of this site is highly sustainable. Given this and the absence of other site specific constraints and this site is considered suitable for housing development.

**Site Availability:**

Planning permission was sought for one additional dwelling in 2007 but was refused. Since this time the site has not changed ownership indicating that the site is still available for development.

**Density multiplier (baseline 30dph)**

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

**Estimated density:** (dwellings per hectare)**Net capacity:** (no. units)

33 dph	1 home (using gross-to-net ratio of 100%)
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**Site Achievability:**

This site is located in an area where there is high demand for housing. The land is in close proximity to existing development where costs associated with providing infrastructure would likely be lowest. Therefore, the costs of developing the site relative to the potential profit to be made from its development would be relatively modest. Accordingly, development of the site is considered achievable

**Deliverability / Developability:**

Given the above, development of this site for housing is considered suitable, available and achievable within five years of the Core Strategy being adopted. It is therefore considered deliverable.

✓	Deliverable 1-5 years		Developable 6-10 years		Developable 11-15 years		Developable 16 years + or unknown
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**Site Location / Address:**

171 Mutton Lane, Potters Bar

**Location type:**

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
No	Yes	No	No	No	No

**Redevelopment type:**

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
Yes	No	No	No	No	No

**Existing Use:**

Existing semi-detached dwelling and vacant side garden area

**Relevant Planning History:**

Between 2003 and 2007 a number of applications were made to erect a pair of semi-detached dwellings. These have all been refused on the basis of highway issues and design issues. There is no objection to the principle of development on the site.

**Constraints / Required actions:**

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

**Site Suitability:**

This site is located within a 10 minute walking distance of Potters Bar (Darkes Lane) Town centre, a primary school, food store and GP Surgery. There are also frequent bus services within five minutes walking distance of the site (i.e. the 84, 398, 610, 298, 313, PB1 and 242 bus services) and Potters Bar Train Station within ten minutes walking distance. These transport links provide convenient access to other services and amenities in Potters Bar. Accordingly, the location of this site is highly sustainable. Given this and the absence of other site specific constraints and this site is considered suitable for housing development

**Site Availability:**

Planning permission was sought for one additional dwelling in 2007 but was refused. Since this time the site has not changed ownership indicating that the site is still available for development.

**Density multiplier (baseline 30dph)**

Area type	Prevailing density	Accessibility	Likely type
Suburban (+10%)	Low (+0%)	Very High (+35%)	Detached (+0%)

**Estimated density:** (dwellings per hectare) **Net capacity:** (no. units)

45 dph	1 home (using gross-to-net ratio of 100%)
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**Site Achievability:**

This site is located in an area where there is high demand for housing. The land is in close proximity to existing development where costs associated with providing infrastructure would likely be lowest. Therefore, the costs of developing the site relative to the potential profit to be made from its development would be relatively modest. Accordingly, development of the site is considered achievable

**Deliverability / Developability:**

Given the above, development of this site for housing is considered suitable, available and achievable within five years of the Core Strategy being adopted. It is therefore considered deliverable.

✓	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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**Site Location / Address:**

Garages at Coningsby Drive

**Location type:**

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
Yes	No	No	No	No	No

**Redevelopment type:**

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
No	Yes	No	No	No	No

**Existing Use:**

Garages court containing 22 garages. At present, the garages are disused and are fenced off from the road.

**Relevant Planning History:**

Between 2007 and 2008 four applications (TP/07/2024, TP/08/0142, TP/08/1244 and TP/08/2040) have been made to erect four houses on-site. Three of these have been withdrawn by the applicant, whilst one was refused (i.e. TP/07/2024). This application was refused on the basis of inadequate car parking and access, adverse impacts on trees, inadequate garden areas, loss of privacy and over-dominant appearance. The principle of development for housing was however considered acceptable.

**Constraints / Required actions:**

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	No	Potentially	No	No
			On the previous applications a contaminated land planning condition has been added.		

**Site Suitability:**

This site is located within a 10 minute walking distance of a primary school and food store. There is also a frequent bus service within five minutes walking distance of the site (i.e. the PB1 bus service) providing convenient access to other services and amenities in Potters Bar. This site is also disused and located within an existing urban settlement and surrounded by existing housing. As such, its re-use for housing would be appropriate in these circumstances. Given this and the absence of other site specific constraints and this site is considered suitable for housing development.



**Site Availability:**

As noted above, planning permission has been sought for development of this site a number of times in 2007 and 2008. Since this time the site has not changed ownership indicating that the site is still available for development. The site owner has also indicated that, due to the current recession, they are not pursuing development of this and a number of other sites in the short term. Due to this, development of this site will not likely occur until 6-10 years from this assessment.

**Density multiplier (baseline 30dph)**

Area type	Prevailing density	Accessibility	Likely type
Suburban (+10%)	Medium (+10%)	Low (+0%)	Semi-detached (+10%)

**Estimated density:** (dwellings per hectare) **Net capacity:** (no. units)

40 dph	6 homes (using gross-to-net ratio of 100%)
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**Site Achievability:**

This site is being promoted by the landowners and is located in an area where there is high demand for housing. Furthermore, the land is in close proximity to existing development where costs associated with providing infrastructure would likely be lowest. Therefore, the costs of developing the site relative to the potential profit to be made from its development would be relatively modest. The capacity calculation above also correlates with what the site owner has previously proposed on-site, indicating that this level of development is viable. Accordingly, development of the site is considered achievable

**Deliverability / Developability:**

Given the above, development of this site for housing is considered suitable, available and achievable between 6 and 10 years of this assessment. It is therefore considered developable.

	Deliverable 1-5 years	✓	Developable 6-10 years		Developable 11-15 years		Developable 16 years + or unknown
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**Site Location / Address:**

195 Darkes Lane, Potters Bar

**Location type:**

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
Yes	No	No	No	No	No

**Redevelopment type:**

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
No	Yes	No	No	Yes	No

**Existing Use:**

The ground floor of the building is occupied by Dreams Bed Superstore. Parkwood Health and Fitness is on some of the ground floor and all of the first and second floors.

**Relevant Planning History:**

Planning permission has recently been sought (TP/08/1468 and TP/09/0910) for the erection of third and fourth storey's to provide 23 self contained flats. Although considered acceptable in principle, both applications were refused due to lack of car parking, amenity and waste provision. The scheme was approved on appeal.

**Constraints / Required actions:**

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	No	No
Town and District Centre					

**Site Suitability:**

Under the extant Local Plan, residential development is encouraged in Town and District Centres, provided that retail or other uses important to the vitality and viability of the centre are not removed. In this instance, the retails and gym facilities will be retained, thereby not resulting in the loss of any existing land use.

This site is located within Potters Bar (Darkes Lane) Town centre as well as within a ten minute walking distance of a primary school, secondary school, food store and GP Surgery. There are also frequent bus services within five minutes walking distance of the site (i.e. the 84, 398, PB1, 610, 298, 313 and 242 bus services) providing convenient access to other services and amenities in Potters Bar. Potters Bar Train Station is also located within ten minutes walking distance of this site. Accordingly, the location of this site is highly sustainable. Given this and the absence of other site specific constraints, this site is considered suitable for housing development.

**Site Availability:**

Planning permission has very recently been sought for development of this site by the landowner. Although refused, it is the Council's understanding that the site owner will be applying for further planning permission shortly. As such, this site is considered available for development within five years of this assessment.

**Density multiplier (baseline 30dph)**

Area type	Prevailing density	Accessibility	Likely type
Medium High (20%)	Medium High (20%)	Very High (+35%)	Flat (35%)

**Estimated density:** (dwellings per hectare) **Net capacity:** (no. units)

79 dph	21 homes (using gross-to-net ratio of 100%)
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**Site Achievability:**

This site is being promoted by the landowners and is located in an area where there is high demand for housing. The land is in close proximity to existing development where costs associated with providing infrastructure would likely be lowest. Therefore, the costs of developing the site relative to the potential profit to be made from its development would be relatively modest. Accordingly, development of the site is considered achievable

**Deliverability / Developability:**

Given the above, development of this site for housing is considered suitable, available and achievable within five years of the Core Strategy being adopted. It is therefore considered deliverable.

✓	Deliverable 1-5 years		Developable 6-10 years		Developable 11-15 years		Developable 16 years + or unknown
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**Change in Status since 1<sup>st</sup> April 2009**

This site was granted permission on appeal and is now included as part of the commitments in the SHLAA report.

**Site Location / Address:**

23 Heath Drive, Potters Bar

**Location type:**

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
Yes	No	No	No	No	No

**Redevelopment type:**

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
Yes	No	No	No	No	No

**Existing Use:**

Single dwelling house and grounds

**Relevant Planning History:**

Planning permission (TP/09/1031) was recently sought for the erection of a detached dwelling on site. This application was refused on design and appearance grounds. However, the principle of development was considered acceptable.

**Constraints / Required actions:**

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

**Site Suitability:**

This site is located within a 10 minute walking distance of Potters Bar (Darkes Lane) Town centre, a retail centre and secondary school. There are also frequent bus services within five minutes walking distance of the site (i.e. the 84, 610 and 398 bus services) providing convenient access to other services and amenities in Potters Bar. Accordingly, the location of this site is highly sustainable. Given this and the absence of other site specific constraints and this site is considered suitable for housing development.

**Site Availability:**

Planning permission was recently sought for one additional dwelling. It is the Council's understanding that further planning permission will be sought by the site owner in the near future. As such, this site is considered available for development within five years of this assessment

**Density multiplier (baseline 30dph)**

Area type	Prevailing density	Accessibility	Likely type
Suburban (+10%)	Low (+0%)	High (+20%)	Detached (+0%)

**Estimated density:** (dwellings per hectare)**Net capacity:** (no. units)

40 dph	4 homes (using gross-to-net ratio of 100%. However, only <b>one</b> additional dwelling would likely be acceptable on this site given the design and appearance issues noted in the recent planning permission refusal)
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**Site Achievability:**

This site is located in an area where there is high demand for housing. The land is in close proximity to existing development where costs associated with providing infrastructure would likely be lowest. Therefore, the costs of developing the site relative to the potential profit to be made from its development would be relatively modest. Accordingly, development of the site is considered achievable

**Deliverability / Developability:**

Given the above, development of this site for housing is considered suitable, available and achievable within five years of this assessment. It is therefore considered deliverable.

✓	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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**Site Location / Address:**

Land at Aberdale Gardens, Potters Bar

**Location type:**

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
No	Yes	No	No	No	No

**Redevelopment type:**

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
Yes	Yes	No	No	No	No

**Existing Use:**

Vacant land with trees on the site.

**Relevant Planning History:**

No applications have been made.

**Constraints / Required actions:**

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	No	No	No	Partly yes
					There are trees on the site – issues with landscaping could occur.

**Site Suitability:**

This site is located within a 10 minute walking distance of Potters Bar (High Street) Town centre, a primary school, secondary school, food store and GP Surgery. There are also frequent bus services within five minutes walking distance of the site (i.e. the PB1 bus service) provides convenient access to other services and amenities in Potters Bar. This site is also located within an existing urban settlement. Accordingly, the location of this site is highly sustainable.

However, vehicle access to this site is not readily available. It is surrounded on three sides by existing housing, and a narrow public right of way and allotments on the fourth. Given this, it is not considered suitable for development

**Site Availability:**

It is unclear whether the site is available as the owner of the site has made no formal representation to the Council.

**Density multiplier (baseline 30dph)**

Area type	Prevailing density	Accessibility	Likely type
NA	NA	NA	NA

**Estimated density:** (dwellings per hectare) **Net capacity:** (no. units)

NA	NA
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**Site Achievability:**

NA

**Deliverability / Developability:**

Given the above, development of this site for housing is not considered suitable and its availability is unclear. Accordingly, it is neither deliverable or developable.

	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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**Site Location / Address:**

Potters Bar Car Park, Potters Bar

**Location type:**

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
Yes	No	No	No	No	No

**Redevelopment type:**

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
No	Yes	No	No	Yes	No

**Existing Use:**

Shopper carpark servicing adjacent Darkes Lane retail centre.

**Relevant Planning History:**

No relevant planning history.

**Constraints / Required actions:**

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	No	No
Town and District centre					

**Site Suitability:**

Under the extant Local Plan, residential development is encouraged in Town and District Centres, provided that retail or other uses important to the vitality and viability of the centre are not removed. In this instance, the existing carpark is well used and its loss would likely affect the vitality and viability of the town centre by removing parking opportunities for shoppers. Any scheme would have to incorporate this parking but this would likely add to the development cost of the site.

This site is located within Potters Bar (Darkes Lane) Town centre and ten minutes walking distance of a primary school and food store. It is also located within ten minutes walking distance of Potters Bar Train Station and within five minutes walking distance of frequent bus services within five (i.e. the 84, 398, 616, 298, 313, PB1 and 242 bus services) providing convenient access to services and amenities in Potters Bar and further afield. Accordingly, the location of this site is highly sustainable. Given this, the absence of other site specific constraints and provided existing parking can be provided on-site as part of a development scheme, this site is considered suitable for housing development



**Site Availability:**

The site is not available as the Council (as land owner) has yet to decide whether it will be disposed of or not.

**Density multiplier (baseline 30dph)**

Area type	Prevailing density	Accessibility	Likely type
NA	NA	NA	NA

**Estimated density:** (dwellings per hectare) **Net capacity:** (no. units)

NA	NA
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**Site Achievability:**

NA

**Deliverability / Developability:**

Although potentially suited to housing development, this site is not available. Accordingly, it is neither deliverable or developable

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

**S146****Site Location / Address:**

NIBSC Site North, Blanche Lane, South Mimms

**Location type:**

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
No	No	Yes	No	No	No

**Redevelopment type:**

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
No	Yes	No	No	No	No

**Existing Use:**

Existing research facility and associated warehousing

**Relevant Planning History:**

No relevant planning permissions

**Constraints / Required actions:**

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

**Site Suitability:**

The site is not in close proximity to schools, GPs, food stores or the centre, notwithstanding the limited range of services available further away in South Mimms village. Furthermore, transport links to the site are infrequent and the site is considered to be in an unsustainable/inaccessible location for additional housing.

**Site Availability:**

The site owner has not indicated that this site is available for housing development. Accordingly, it is not considered available.

**Density multiplier (baseline 30dph)**

Area type	Prevailing density	Accessibility	Likely type
NA	NA	NA	NA

**Estimated density:** (dwellings per hectare) **Net capacity:** (no. units)

NA	NA
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**Site Achievability:**

NA

**Deliverability / Developability:**

This site is not considered suitable or available for housing development. Accordingly, it is neither deliverable or developable.

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

**S159****Site Location / Address:**

Elm Court, 363 Mutton Lane, Potters Bar

**Location type:**

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
Yes	No	No	No	No	No

**Redevelopment type:**

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
No	Yes	No	No	No	No

**Existing Use:**

Community Centre. The rear three quarters of this site contain playing field whilst the front quarter contains buildings and a large parking area.

**Relevant Planning History:**

No relevant planning permissions

**Constraints / Required actions:**

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	No	No
The playing field is designated Urban Open Land in the Local Plan					

**Site Suitability:**

The rear part of the site (approx. 1.6 ha.) is designated Urban Open Land. Development of this land for housing would not be considered suitable given the absence of playing fields available to persons living in Potters Bar, as expressed in Policy L3 of the Local Plan.

With regards to the remainder of the site (approx. 0.61 ha.), it is located within a 10 minute walking distance of Potters Bar (Darkes Lane) Town centre, a primary school, food store and GP Surgery. There are also frequent bus services within five minutes walking distance of the site (i.e. the 84, 398, and 298 bus services) providing convenient access to other services and amenities in Potters Bar. Accordingly, the location of this site is highly sustainable.

Given the above, and the absence of other site specific constraints, this site is considered suitable for housing development provided it is limited to the area not designated Urban Open land.

**Site Availability:**

A questionnaire has been submitted by the owner of this site, indicating that it is available for development, although no timeframe has been specified. The site is also owned by one party and is not subject to ransom strips or other known ownership issues that would affect its availability. Accordingly, this site is considered available for development

**Density multiplier (baseline 30dph)**

Area type	Prevailing density	Accessibility	Likely type
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# Hertsmere Strategic Housing Land Availability Assessment - Potters Bar

Suburban (+10%)	Low (+0%)	Very High (+35%)	Mixed (+20%)
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**Estimated density:** (dwellings per hectare) **Net capacity:** (no. units)

53 dph	22 homes (using gross-to-net ratio of 70%)
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## Site Achievability:

This site is being promoted by the landowners and is located in an area where there is high demand for housing. The land is in close proximity to existing development where costs associated with providing infrastructure would likely be lowest. Therefore, the costs of developing the site relative to the potential profit to be made from its development would be relatively modest. Accordingly, development of the site is considered achievable

## Deliverability / Developability:

Given the above, development of this site for housing is considered suitable, available and achievable. However, the landowner is unclear when development will take place. Accordingly, this site is developable but when is unknown

	Deliverable 1-5 years		Developable 6-10 years		Developable 11-15 years	✓	Developable 16 years + or unknown
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**Site Location / Address:**

Former Cranbourne Library and Clinic, Mutton Lane, Potters Bar

**Location type:**

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
Yes	No	No	No	No	No

**Redevelopment type:**

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
No	Yes	No	No	Yes	No

**Existing Use:**

Vacant buildings and associated parking area. Formerly housed library and clinic

**Relevant Planning History:**

No relevant planning history

**Constraints / Required actions:**

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

**Site Suitability:**

This site is located within a 10 minute walking distance of a primary school, food store and GP Surgery. There are also frequent bus services within five minutes walking distance of the site (i.e. the 84, 398 and 298 bus services) providing convenient access to other services and amenities in Potters Bar. Accordingly, the location of this site is highly sustainable. Furthermore, this site is previously developed, disused and surrounded by existing housing development. Given this and the absence of other site specific constraints, this site is considered suitable for housing.

**Site Availability:**

A questionnaire has been submitted by the owner of this site, indicating that it is available for development within five years of this assessment. The site is also owned by one party and is not subject to ransom strips or other known ownership issues that would affect its availability. Accordingly, this site is considered available within five years of this assessment.

**Density multiplier (baseline 30dph)**

Area type	Prevailing density	Accessibility	Likely type
Suburban (+10%)	Low (+10%)	Very High (+35%)	Mixed (+20%)

**Estimated density:** (dwellings per hectare) **Net capacity:** (no. units)

59 dph	7 homes (using gross-to-net ratio of 100%)
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**Site Achievability:**

This site is being promoted by the landowners and is located in an area where there is high demand for housing. The land is in close proximity to existing development where costs associated with providing infrastructure would likely be lowest. Therefore, the costs of developing the site relative to the potential profit to be made from its development maybe relatively modest, notwithstanding the need to design out/attenuate noise and vibration issues associated with the railway lines. Accordingly, development of the site is considered achievable

**Deliverability / Developability:**

Given the above, development of this site for housing is considered suitable, available and achievable within five years of this assessment. It is therefore considered deliverable.

✓	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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**Site Location / Address:**

Bridgefoot Farm, Potters Bar

**Location type:**

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
No	No	No	No	No	Yes

**Redevelopment type:**

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
No	Yes	No	No	No	No

**Existing Use:**

Greenfield – agricultural use

**Relevant Planning History:**

No relevant planning history

**Constraints / Required actions:**

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

**Site Suitability:**

The site owners agent has indicated that development of 4.9 hectares of this working farm site would be sought, where the farm land is adjacent to the western edge of Potters Bar. The site is also within 300 metres of a bus service (PB1 – is regular but only services Potters Bar), and within walking distance of primary, secondary schools and a food store. Given this and the absence of other site specific constraints this site is considered suitable for housing.

**Density multiplier (baseline 30dph)**

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

**Estimated density:** (dwellings per hectare) **Net capacity:** (no. units)

36 dph	123 homes (using gross-to-net ratio of 70%)
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**Site Achievability:**

This site is being promoted by the landowners and is located in an area where there is high demand for housing. The land is in close proximity to existing development where costs associated with providing infrastructure would likely be lowest. This site is also vacant. Therefore, the costs of developing the site relative to the potential profit to be made from its development would be relatively modest. Accordingly, development of the site is considered achievable

**Deliverability / Developability:**

Given the above, development of this site for housing is considered suitable, available and achievable within five years of this assessment. It is therefore considered deliverable.

✓	Deliverable <b>1-5 years</b>		Developable <b>6-10 years</b>		Developable <b>11-15 years</b>		Developable <b>16 years + or unknown</b>
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**Site Location / Address:**

Land to the south east of Potters Bar and north of M25, Potters Bar

**Location type:**

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
No	No	No	No	No	Yes

**Redevelopment type:**

Residential Intensification	Residential Redevelopment	Other redevelopment	Conversion	Mixed use development	Other (specify below)
No	Yes	No	No	No	No

**Existing Use:**

The site is currently greenfield. The representative of the site has stated it is used for agricultural purposes.

**Relevant Planning History:**

No relevant planning history

**Constraints / Required actions:**

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	Partly yes	No	No	No	Yes
Green Belt	Flood zone 3 on a small part of the site				Noise and air quality issues associated with relative proximity of M25

**Site Suitability:**

This site is located within a 10 minute walking distance of Potters Bar (High Street) Town centre, a food store and GP Surgery. There are also frequent bus services within five minutes walking distance of the site (i.e. the 610, 298, 313 and PB1 bus services) providing convenient access to other services and amenities in Potters Bar. Accordingly, the location of this site is highly sustainable.

During the stakeholder workshop the site owners representative stated that development would be centred around a new street that would run parallel to the existing Park Avenue. It would be accessed near the north west corner through a vacant site between the subject site and Park Avenue. This would connect to Southgate Road or back to Park Avenue through a second, yet to be acquired, site. The remainder of the site would go undeveloped to provide a buffer between the M25 and development. This should ensure compliance with PPG24 noise limitations.

Based on this description, approximately 7.2 hectares of land would be used for housing. It is noted that this land excludes the flooding area identified above.

Given the above, development of the 7.2 hectare area for housing is considered suitable.

**Site Availability:**

A site questionnaire has been returned by the site owners agent, indicating that it is available within five years. However, this agent specified that the existing tenants lease will run until approximately 10 years from this assessment. Furthermore, the County Council's traffic engineer has noted that ingress and egress to Southgate Road would not be supported due to existing queuing issues related to the nearby junction to the M25. This would therefore mean that access would have to be provided through a yet to be acquired site on Park Avenue. Accordingly, this site is considered available, but not until 10-15 years from the date of this assessment.

**Density multiplier (baseline 30dph)**

Area type	Prevailing density	Accessibility	Likely type
Rural (+0%)	Low (+0%)	Low (+0%)	Detached (+0%)

**Estimated density:** (dwellings per hectare) **Net capacity:** (no. units)

30 dph	<b>151 homes</b> (using gross-to-net ratio of 70%)
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**Site Achievability:**

This site is being promoted by the landowner and is located in an area where there is high demand for housing. The land is in close proximity to existing development where costs associated with providing infrastructure would likely be lowest. It is also vacant. Therefore, the costs of developing the site relative to the potential profit to be made from its development would be relatively modest. Accordingly, development of the site is considered achievable

**Deliverability / Developability:**

Given the above, development of this site for housing is considered suitable, available and achievable. Given the existing tenancy agreement on-site and the need to provide access via a yet to be acquired site on Park Avenue, this site is not likely to be available until 10-15 years from this assessment. It is therefore considered developable.

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