

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

Part Two - Section 1

BOREHAMWOOD

Assessment of sites in Borehamwood

S2	Land north of Barnet Lane and on south side of Furzehill Road and Carrington Avenue
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S148	Junction Elstree Way, Manor Way and Bullhead Road
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S150	Borehamwood Civic Carpark
S155	JobCentre Plus, Elstree Way
S163	Land to south of Borehamwood, above Elstree rail tunnels and north of Barnet Lane

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 Reference

S2

Site Location / Address:

Land north of Barnet Lane and on south side of Furzehill Road and Carrington Avenue, Borehamwood

Location type:

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

Green field with hedging. Currently used for grazing livestock.

Relevant Planning History:

No relevant planning permissions

The eastern part of the site (0.6 ha) was registered as Common Land in 2008. Accordingly, this part of the site cannot be used for housing.

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 slopes from north to south but is not steep enough to preclude development	TPO 387/97 – includes 17 individual trees and six groups of trees/wooded areas

Site Suitability:

TPO trees cover large parts of the site including wooded area located near the highest point of the site and visually prominent. Loss of these trees would have a noticeable adverse affect on the visual amenity of this locality and would need to be retained as part of any development. Combined with the Common Land designation, this precludes approximately 5.79 hectares of the site from consideration. Access to the remainder of the site can be provided off Barnet Lane, Furzehill Road and Carrington Avenue however, without disturbance of the TPO trees.

This site is located within walking distance of a primary school, food store and GP Surgery as well as being adjoined by frequent bus services along Furzehill Road and Barnet Lane (i.e. 655, 656, 602, 292, B1, B2 107, 292 services. Collectively, these provide more than four services per hour at peak times), providing connections to Borehamwood Town centre. Given the above, this site is considered potentially suitable for housing development, provided it is limited to those areas not occupied by TPO trees and their immediate surrounds.

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 owner's agent indicates that the site could be available within a 12 month period or after grant of planning permission, whichever is sooner. No contrary claims were raised at the Core-stakeholder workshop. Accordingly, this site could be potentially developed within the first five years of the plan period.

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	151 homes (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 7.21 hectares of land available for housing development¹. This land is also largely undeveloped and is located within close proximity of existing infrastructure in surrounding built up areas. 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. 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.

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

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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¹ The site gross area is 13 hectares. Subtraction of the areas occupied by Common Land and TPO trees and their immediate surrounds results in a net site area of 7.21 hectares.

Site Location / Address:

Instalcom Site, Manor Way, Borehamwood

Location type:

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

Existing depot for a civil engineering company.

Relevant Planning History:

No relevant planning permissions

Representations were received from the owner's agent in 2006, in response to the issues and options stage of the LDF, promoting the site for housing development. Consequently, this site was included in the Council's 2006 Urban Capacity Study where it was concluded that it would yield 19 homes.

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 within a designated Employment Area in the extant Local Plan				Site is flat	

Site Suitability:

This site is presently part of a designated Employment Area in the extant Local Plan. The Employment Area designation promotes the use of land for B Use Classes. Accordingly, the loss of the existing depot could result in the loss of land needed for B Use Classes in the Borough. However, the Central Hertfordshire Employment Land Review (CHELR) has indicated that overall supply and demand for B1-B8 accommodation in Hertsmere is broadly in balance. It was also noted that some of the required accommodation is likely to be sought in St Albans or North London.

This site is also located on the interface between residential and employment land use. It would therefore not fragment the Employment Area and could provide an opportunity to soften its edge. Given the above and the commitment of the Council to designate Locally Significant Employment Sites elsewhere (for which a study has been undertaken), the Employment Area designation should not in itself preclude development of the site for housing.

This site is located within the pedestrian catchment of Borehamwood Town centre, a primary school, GP Surgery and food store. Furthermore, it has relatively high levels of public transport access (i.e. the 292 and B2 bus services, providing five services an hour during peak times and two services and hour off-peak) within walking distance.

Overall, this site is considered suitable for housing development.

Site Availability:

The owner's agent promoted this site for housing development in response to the Council's consultation on issues and options for the LDF. Accordingly, this site is considered available for housing development within the first five years of the plan period.

Site Achievability:

Development of the site should be achievable within five years of the Core Strategy being adopted given the representations previously made on the site and the fact that Borehamwood, as with the Borough more widely, is an area of generally high housing demand.

- Deliverable 1-5 years
 Developable 6 – 10 years
 Developable 11 – 15 years
 Developable 16 years+

Density multiplier (baseline 30dph)

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

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

52 dph	17 dwellings (using gross-to-net ratio of 100%)
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Site Location / Address:

Land to the east of Theobald Street, Borehamwood

Location type:

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

Relevant Planning History:

No relevant planning permission applications have been received.

This site has been promoted for housing 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	Type 3 flood risk area covers approx 2.2 ha.			Site has rolling topography, but no steep slopes. Power Lines	Local wildlife site

Site Suitability:

The total area of land being promoted is some 40 Ha. Approximately 2.2 hectares of this site is designated Type 3 flood risk area. This part of the site is therefore not suitable for housing in terms of PPS25. This does not however impair access to the remainder of the site. Power pylons also traverse the site, thereby making development of the land immediately below not suitable (approx. 0.1 hectare).

Whilst this site is designated a Wildlife Site in the Local Plan, this does not preclude development of the site but will likely further reduce the area of the site capable of being developed. In this instance, the Council's records and information submitted by the owner's agent indicate that the vulnerable habitat is located in the northern side of the site.

The submission Core Strategy (December 2008) indicates that housing development in this location is generally not considered suitable as it would encroach on the distinct gap between Borehamwood and Radlett. As a result, and taken with the Wildlife Site designation, the owner's agent has proposed the SHLAA assessment is based on an 11 hectare area in the south east of the site. This is intended to keep the gap as wide as possible, whilst also affording protection for wildlife habitat. It is also noted that this 11 hectare area is not subject to flooding or the power pylons. This part of the site is located within walking distance of a primary school and food store, although not within walking distance of a secondary school, GP surgery, Borehamwood Train Station or Borehamwood Town Centre. However, there are bus services with walking distance providing regular links to these other services and amenities in Borehamwood.

The site agent has indicated that a development would require a primary road access directly from Theobald Street and would also seek ancillary development and infrastructure on this road frontage. The acceptability of this would have to be assessed against the Council's Green belt objectives. However, on balance it is considered there is sufficient potential for this site to be retained in the SHLAA as a long term opportunity based on the 11 hectare area in the south east of the site.

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Site Availability:

The site owners agent had indicated that the site could be available for development within five years. During the core-stakeholder workshop however, the sites agent indicated that there are approximately 100 owners of separate parts of the site, as it was previously marketed to a large number of potential investors as speculative plots in the Green Belt. The other members of the core-stakeholder panel noted that this may mean the site might never developed due to the competing interests of separate owners. Accordingly, the site is not considered available at present and it is difficult to indicate when it may be available.

Density multiplier (baseline 30dph)

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

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

33 dph	254 dwellings (using gross-to-net ratio of 70%)
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Site Achievability:

The 11 hectare portion of the site being promoted for development is relatively large, 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 relatively modest.

Deliverability / Developability:

A development focused on the southern and eastern portion of the site is considered is to meet SHLAA criteria as being achievable and suitable for housing. However it is unclear when or if this site will be available for development. As such, it is considered potentially 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:

Fire and Ambulance station, Elstree Way

Location type:

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

Fire and Ambulance station

Relevant Planning History:

None. A study on regeneration and development opportunities along Elstree Way is in progress which may lead to an updated development brief in due course.

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 in Local Plan				Site is flat	

Site Suitability:

This site is within walking distance of the services and amenities in Borehamwood Town Centre as well as within walking distance of frequent bus services. If these facilities can be relocated, the site would be a sustainable location for housing development.

Site Availability:

This site is the base for two important community facilities which serve the District. Hertfordshire County Council (HCC) in its capacity as landowner and service provider is seeking to re-provide these services in Elstree Way alongside residential development. Studies are in progress with the involvement of HCC and the Council to examine regeneration and development options along Elstree Way which include this location. Both emergency service facilities are in use and clearly not available at the present time. HCC suggest that this site should be considered as a long-term option (11-15 yrs) or 16+ yrs unknown category.

The site has potential for redevelopment subject to the satisfactory relocation of the fire and ambulance facilities and it is considered to be a long-term developable site.

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
NA	NA	NA	NA

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

At this stage it is difficult to assess the level of potential housing as existing facilities need to be incorporated into site specific or wider proposals.

Site Achievability:

A scheme on this site would be considered to be achievable

Deliverability / Developability:

This site is suitable for housing development and potentially available in the long term.

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

Borehamwood Library and adjoining clinic , Elstree Way

Location type:

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

Nursery , library and clinic

Relevant Planning History:

None. However, planning permission for a replacement library has been granted

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 in Local Plan				Site is flat	

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. Herts CC proposes relocating the library to the new village hall development on Shenley Road. If this takes place, there should not be a loss of uses important to the vitality and viability of the centre. The remaining buildings on site are in use as a health clinic and nursery and would need to be accommodated on site or in the vicinity.

This site is walking distance of the services and amenities in Borehamwood Town Centre as well as within walking distance of frequent bus services. Overall, this site is therefore considered suitable for housing development, possibly as part of a mixed-use scheme, to meet with the objectives of the Elstree Way Planning Brief SPG.

Site Availability:

Studies are in progress with the involvement of HCC and the Council to examine regeneration and development options along Elstree Way which include this location. HCC suggest that this location should be considered as a long-term option (11-15 yrs) or 16+yrs unknown category.

The site has potential for redevelopment subject to the satisfactory relocation of existing facilities, it is considered to be a long-term developable site.

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
NA	NA	NA	NA

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

At this stage it is difficult to assess the level of potential housing as existing facilities need to be incorporated into site specific or wider proposals.

Site Achievability:

A scheme on this site would be considered to be achievable

Deliverability / Developability:

This site is suitable for housing development and potentially available in the long term.

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

Oaklands College, Elstree Way

Location type:

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

Existing tertiary education campus

Relevant Planning History:

Planning permission (TP/09/0596) to provide a new college building and 125 units on the rest of the site was refused in July 2009. This development was allowed on appeal in February 2010.

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 in Local Plan				Site slopes gently from rear to front	

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 family education facility is not considered important to the vitality and viability of the centre. Furthermore, this site is within walking distance of services and amenities in Borehamwood Town Centre as well as within walking distance of frequent bus services. Overall, this site is therefore considered suitable for housing development.

Site Availability:

The site has been vacated and clearance works are expected to commence shortly. Housing on the site is expected to come forward in the next five years.

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
Transitional (+20%)	High (+20%)	High (+20%)	Mixed (+20%)

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

83 dph	125 homes (based on appeal decision)
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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:

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:

Elstree Distribution Centre, Elstree Way, Borehamwood

Location type:

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

Distribution centre for DHL. Includes large warehouse and vehicle parking/manoeuvring area.

Relevant Planning History:

No relevant planning permission history.

This site was promoted for housing through the LDF process in 2006. Since this time, no further correspondence has been received from the landowner, including any response to the SHLAA.

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	No	No
Employment Area in Local Plan				Flat site	

Site Suitability:

This location could be considered as sustainable given its accessibility to Borehamwood Town Centre and the public transport links along Elstree Way.

This site is part of the designated Employment Area in the adopted Local Plan which promotes the use of land for B Use Classes. Accordingly, the loss of the existing distribution centre could result in the loss of land needed for B Use Classes in the Borough. In this instance, the existing distribution centre forms a large part of the B8 component of the employment area. Replacement of the B8 use with housing would significantly reduce B8 land use in Borehamwood. Furthermore, this site has employment use on two sides and its replacement with housing would isolate the eastern part of the employment area from the remainder of the employment area.

Overall, this site is not considered suitable for housing

Site Availability:

This site was promoted by the landowner for housing development as part of the LDF process in 2006. Since this time, no further representations have been made, including on the SHLAA. As such, the availability of this site cannot be determined.

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 neither available or suitable for housing development. As such, it is not 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 Location / Address:

Former Sports Ground, Rowley Lane, Borehamwood

Location type:

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

Closed sports ground, associated fields and parking for employment area on opposite side of Rowley Lane.

Relevant Planning History:

There are no relevant planning permission applications for this site.

This site was promoted for commercial use in 2006 in response to consultation at the issues and options stage of LDF

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	Yes	No	No	No	No
Green Belt	Approximately one hectare of the site is located within Type 3 flood risk area			Site generally flat	

Site Suitability:

Approximately one hectare of this site is designated Type 3 flood risk area. This part of the site is therefore not suitable for housing in terms of PPS25. The core-stakeholder group also considered this site more suitable for commercial use, given the Employment Area opposite and the sites isolation from existing housing. The adjacent A1 would also necessitate a noise buffer to meet guidance in PPG24, although this would not preclude the entire site from development.

This site is also not within walking distance of services and amenities in Borehamwood Town Centre, nor is it within walking distance of primary and secondary schools. Whilst this is in some way compensated for by relatively frequent bus services within walking distance, this does not, in the officers view, overcome the amenity issues noted above and this site is therefore not considered suitable.

Site Availability:

This site was brought to the Council's attention in 2006 in response to the issues and options consultation on the LDF. At the time the sites owner was promoting this site for commercial use and not for housing. Nevertheless, the site is likely to be available for development, whether it be residential or commercial 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:

This site is not considered to be suitable for housing development. Accordingly, it is not considered 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 Location / Address:

Land rear of Hartfield Avenue, Borehamwood

Location type:

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
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 with hedging. Currently used for grazing livestock.

Relevant Planning History:

No relevant planning permissions.

The area was not considered appropriate for housing in the Inspector's report following the Local Plan Inquiry into the 2003 Local Plan

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 slopes from north to south but is not steep enough to preclude development	

Site Suitability:

This site is not located within walking distance of Borehamwood Town centre or Elstree Village, nor is it within walking distance of a primary or secondary school. Furthermore, it is not within walking distance of a GP Surgery, food store or public transport stops. Accordingly, this site is not considered suitable for housing development.

Site Availability:

Site has been promoted through last local plan process, site consultations in 2007 and in responses to the SHLAA in 2009. It is therefore considered to be 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:

While available, the site is not considered a sustainable location for housing development. Accordingly, it is not considered 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 Location / Address:

Old Haberdashers Association Sports Grounds, Croxdale Road, Borehamwood

Location type:

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

Existing sports ground and changing facilities

Relevant Planning History:

No relevant planning permissions

This site has been promoted for housing development 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
Urban Open Land designation in the Local Plan				Flat site	TPO 7/2005 – relates to trees around periphery of site

Site Suitability:

Under the extant Local Plan, this site is designated Urban Open Land. Under normal circumstances this would generally preclude this site from housing development. However, there is presently no public access to the site, thereby impairing its use by the community. Should the site be developed for housing, the site owner has indicated that approximately half the site would remain as open space and be open to the community. In these circumstances, development of the site for housing may be acceptable subject to the further matters below and the need to relocate the sports facilities elsewhere.

This site is within 10 minutes walking distance of a primary school, GP surgery and food store and within five minutes walking distance of frequent bus services to Borehamwood Town Centre and Train Station.

Given the above, this site is considered suitable for housing development

Site Availability:

An agent acting on behalf of the landowner has promoted this site throughout the LDF process and is also discussing alternative locations for a sports club with the Council. Further information was submitted in Feb 2010 indicating a planning application for alternative facilities would be submitted in 2010 and available for use by 2011. On this basis, it is considered that the site will be available within 5 years.

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
Suburban (+10%)	Medium (+10%)	High (+20%)	Mixed (+20%)

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

52 dph	107 homes (using gross-to-net ratio of 70% and subtracting 2.05 hectares of site area for public open space)
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Site Achievability:

This site is being promoted by the current occupiers of the site / leaseholder and is located in an area where there is high demand for housing. The site is in close proximity to existing development where costs associated with providing infrastructure would likely be lowest. The site is currently a green field location and 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:

Development of this site for housing is considered suitable, available and achievable between 0-5 years of the Core Strategy being adopted. 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:

BBC Elstree, Clarendon Road, Borehamwood

Location type:

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

TV Studios and associated facilities

Relevant Planning History:

No relevant planning permissions.

This site has been promoted for housing development throughout the LDF process, including recently through the return of a SHLAA Site Questionnaire.

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	Yes	Yes	No	No	No
Town and District Centre in Local Plan	Part of site (approximately 0.66 hectare) is within Type 3 flood risk area	Studio D and the Fairbanks building are on the Council's List of Locally Important Buildings.		Site slopes gently from rear to front	

Site Suitability:

Approximately 0.66 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. This does not affect access to the site however. The retention of the locally listed buildings on the site would be sought by the Council where practicable although there would certainly be some scope for retaining the Fairbanks building as part of any redevelopment.

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. The studio site is not designated or restricted to use for film and television production under with the current or proposed policy framework. . Furthermore, this site is within walking distance of services and amenities in Borehamwood Town Centre as well as within walking distance of frequent bus services and Borehamwood Train Station.

The core-stakeholder group had some queries over access to the site. At present, there is one open access to the site via Clarendon Road. There is also a closed access to the site off Eldon Avenue which could be reopened, should this site be developed. In addition, the site owner is in talks with the Council over using an adjacent site to gain access to Stratfield Road. As such, adequate access to the site could be provided, should it be developed for housing.

Overall, this site is therefore considered potentially suitable for housing as part of a mixed-used redevelopment.

Site Availability:

The site owner's agent has indicated that this site is available for development after 2016. This site is also currently in one ownership and the site occupier is also the landowner. No comments to the contrary were received during the core-stakeholder workshop. As such, this site is considered available, between 6 and 10 from this assessment.

Density multiplier (baseline 30dph)

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

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

78 dph	307 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. It 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:

Land adjacent to north east of Borehamwood (Site A), Borehamwood

Location type:

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
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 of livestock and 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	No	No	No	No	No
Green Belt				Site rolling but no steep slopes	

Site Suitability:

The site owners agent has indicated that development of 20 hectares of this site would be sought, in the southern half of the site. This part of the site is located within walking distance of a primary school, secondary school and a food store. Furthermore, it is within five minutes walking distance of relatively frequent bus services providing access to Borehamwood Town Centre (i.e. 655, 398, B1, B2, B3 and W9).

Power pylons and a public Right of Way also cross the site. It is possible that these can be incorporated into development of the site without affecting the gross-to-net development ratio.

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 owners agent indicates that the site could be available within five years of this assessment. However, the core-stakeholder group noted that upgrading of roads in this area to handle the level of development proposed would likely mean that this site would not be available until between 6 and 10 years of this assessment. Accordingly, this site is considered potentially available for housing development between 6 and 10 years of this assessment.

Density multiplier (baseline 30dph)

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

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

30 dph	315 homes (using 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 between 6 and 10 years of the Core Strategy being adopted. It is therefore considered potentially 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 adjacent to north east of Borehamwood (Site B), Borehamwood

Location type:

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
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 of livestock and 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	No
Green Belt	Approx. 1.2 hectares of this site is Type 3 Flood Risk area			Site rolling but no steep slopes	

Site Suitability:

The site owners agent has indicated that development of 15 hectares of this site would be sought, in the south western quadrant of the site. This part of the site is within a 10 minute walking distance of a food store, but not within a 10 minute walking distance of Borehamwood Town Centre, a primary school or secondary school. Although within five minutes walking distance of one bus route (the B3 service), this route only provides two services per hour during peak times. This is not considered frequent and would result in an overdependence on car use within this locality. This site has therefore been discounted as suitable in terms of individual sites in the SHLAA.

This location does fall within the Core Strategy Area of Search and therefore there is potential in this location if supported by sufficient infrastructure to make the site sustainable.

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 owners agent indicates that the site could be available within five years of this assessment. However, the core-stakeholder group noted that upgrading of roads in this area to handle the level of development proposed would likely mean that this site would not be available until between 6 and 10 years of this assessment. Accordingly, this site is available for housing development between 6 and 10 years of this assessment.

Density multiplier (baseline 30dph)

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

Site Area (Ha)

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
30 dph	15	10.5	70%	315

Site Achievability:

This site is located in an area where there is high demand for housing. The most likely factor to impact on viability would be the provision of infrastructure to support the development.

Deliverability / Developability:

Development of this site is not considered suitable at the present time due to the relative infrequency of bus services for this site. If more frequent bus services could be provided within the pedestrian catchment of this site this could be overcome.

For the purposes of the SHLAA, this site is not considered deliverable or developable at the present time. However, the estimate of housing potential has been included as part of the Green Belt broad locations

	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 Elstree and Borehamwood Station, Borehamwood

Location type:

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

Existing scrub and trees.

Relevant Planning History:

No relevant planning permissions although the Council is currently in pre-application discussions with the site owner to develop the site for housing

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	No	No	Yes	Yes
				Site slopes steeply at southern end of the site	Noise and vibration from nearby trains

Site Suitability:

This site is located adjacent to Elstree and Borehamwood and four rail lines. As such, this site may be impacted by noise levels that make it not suitable for housing. The owner of the site has however, submitted a noise and vibration assessment indicating that development of this site can be achieved provided noise mitigation is provided, in accordance with PPG24.

As noted above, this site also slopes steeply at the southern end of the site toward the rail lines. The site owner has provided an outline plan of the site, indicating that housing development can be achieved on the flat part of the site at the top of this steep slope. This part of the site has an area of approximately one hectare.

This site is located within a 10 minute walking distance of Borehamwood Town centre, Borehamwood Train Station, a primary school and food store. There are also frequent bus services within five minutes walking distance of the site (i.e. the 107, 292, 398, 615, B1, B2, B3, W7 and W9 bus services) providing access to secondary schools and a GP surgery. Accordingly, this site has high levels of access.

Given the above, 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. Furthermore, recent pre-application discussions indicate that the site owner wishes to continue with development of the site for housing. Accordingly, this site is considered available within five years of this assessment.

Density multiplier (baseline 30dph)

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

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

70 dph	60 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 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 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:

57-59 Oakwood Avenue, Borehamwood

Location type:

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

Two existing houses and curtilage

Relevant Planning History:

Planning permission TP/06/0326 was refused and a subsequent appeal withdrawn in 2006. Permission was sought for demolition of the two existing houses on-site and the erection of eight houses.

Constraints / Required actions:

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

Site Suitability:

This site is located within a ten minute walking distance of Borehamwood Town Centre, a primary school, doctors surgery and food shop. Given the closeness of the subject site to these services and amenities, as well as the absence of site constraints the location of the site is considered suitable for housing development.

In accordance with revisions to PPS3, this site would be considered as Greenfield land and development of additional housing would be a significant change to the neighbouring area.

Site Availability:

The land is not currently in the ownership of a single developer and therefore cannot be considered as available for development

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)

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Site Achievability:

The site is located in an area of generally high housing demand and on the basis that there should be no significant development costs associated with bringing forward this site, it is considered to be achievable.

Deliverability / Developability:

This site cannot be considered available and has been discounted from the housing land supply

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

Oakleigh and Arden, Mildred Avenue, Borehamwood

Location type:

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

Two existing houses and curtilage

Relevant Planning History:

Planning permission TP/06/0975 was refused and a subsequent appeal dismissed in 2006. Permission was sought for demolition of the two existing houses on-site and the erection of 16 flats.

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	Yes	No	No	Yes
		The houses are on the Council's Local List of Important Buildings		Flat site	TPO trees on roadside adjacent to sites.

Site Suitability:

As noted above, there are several TPO trees on the roadside adjacent to these sites. The houses are also included on the Council's Local List and as such, there is a presumption against their demolition and redevelopment. On this basis, notwithstanding the good accessibility of the site close to Borehamwood Town Centre, the site is not considered to be suitable for development.

Site Availability:

As noted above, the owner of these sites sought planning permission for housing development in 2006. This was refused. Since this time, the sites have been sold and the new owners have not expressed an intention to develop these sites. Accordingly, these sites are 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:
Although within a suitable location, this sites are neither available nor suitable for development. Accordingly, this site is not considered capable of delivering additional housing.

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

Suffolk Punch, Howard Drive, Borehamwood

Location type:

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

Disused Pub

Relevant Planning History:

Planning permission (TP/07/1842) was sought for demolition of the existing pub and erection of 17 flats. Permission was refused on 17 January 2008 on design and amenity grounds. The principle of developing this site for housing purposes however was considered acceptable. A subsequent appeal (APP/N1920/A/08/2070003/NWF) was dismissed.

Constraints / Required actions:

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

Site Suitability:

This site is located within a ten minute walking distance a primary school, GP and food store. Furthermore, it is located within five minute walking distance of frequent region-wide (i.e. 107 route) and local bus services (i.e. W9, B1 and B2 routes) providing access to other services and amenities in Borehamwood Town Centre and further a field. Given this and the absence of site specific constraints, this site is considered suitable for housing development.

Site Availability:

As noted above, the owner of these sites sought planning permission for housing development in 2007/08. This was refused. Since this time, the site owner has been in pre-application discussions to negotiate an acceptable scheme. Accordingly, this site is considered available for development and within five years of this assessment

Density multiplier (baseline 30dph)

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

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

59 dph	9 units (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 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:

This site is suitable, available and achievable and could be developed within five years of this assessment. As such, it is 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:

Station Road Gas Holder Site, Borehamwood

Location type:

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

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

Relevant Planning History:

No relevant planning permissions although the Council is currently in pre-application discussions with National Grid to develop the site for housing

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	Yes	Yes	No	No
		The gasholders and retort house on-site are locally listed	Use of site as gasworks gives it contaminated site designation	Site is flat	

Site Suitability:

This site is located within a 10 minute walking distance of Borehamwood Town centre, Borehamwood Train Station, a primary school and food store. There are also frequent bus services within five minutes walking distance of the site (i.e. the 107, 292, 398, 615, B1, B2, B3, W7 and W9 bus services) providing access to secondary schools and a GP surgery. The site is considered an accessible location

The existing gasholders and retort house on-site are locally listed. Unlike listed buildings however, this does not preclude their demolition and in this instance, the opportunity to provide housing in a suitable location would be likely outweigh this locally listed status.

The site is contaminated as a result of its use as a gasworks. This does not preclude its development for housing, provided it is remediated to an acceptable standard.

Given the above, this site is considered suitable location for housing development

Site Availability:

The site owners agent has indicated that the gasholders are no longer in use and in their opinion the 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. Furthermore, recent pre-application discussions indicate that the site owner wishes to continue with development of the site for housing.

Comments from the stakeholder group suggested this site should be classified as developable in the long-term (11-15 yrs). The Council agree that the site cannot be considered as immediately available for development as remediation has not yet taken place. Its view is that the site should be considered as deliverable in Yrs 6-10 as site investigations are ongoing.

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
Central (+35%)	Urban (+35%)	Very High (+35%)	Flats (+35%)

Site Area (Ha)

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
100 dph	0.53	0.45 Ha	85%	44 units (including loss of 1 existing dwelling)

Site Achievability:

This site is located in an area where there is high demand for housing. It is in close proximity to existing development where costs associated with providing infrastructure would likely be lowest. The density of the scheme would also be very high in the Hertsmere context.

There will be potentially significant remediation costs but these could be offset against the land being an existing utility company asset. Development of the site is therefore considered achievable

Deliverability / Developability:

Given the above, development of this site for housing is considered suitable, available and achievable between 6-10 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:

Studio Plaza, Studio Way, Borehamwood

Location type:

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

Disused office building

Relevant Planning History:

Following pre-applications discussions, planning application submitted 30/4/10 (TP/10/0138) for 85 units. Not yet determined

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	No	No	No	No
				Site slopes gently from rear to front	

Site Suitability:

This site is located within a 10 minute walking distance of Borehamwood 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 107, 292, 398, 615, 951 and B3 bus services) providing convenient access to other services and amenities in this locality as well as Borehamwood Train Station. Accordingly, this site has high levels of access.

Given the above, this site is considered suitable for housing development

Site Availability:

A formal planning application has been made confirming that this site is available for development and likely to be developed within five years plan adoption. The site is also owned by one party, is vacant and is not subject to other constraints that would affect when it could be available.

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
Transitional (+20%)	High (+20%)	High (+20%)	Mixed (+20%)

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

Density at level similar to housing on the Oaklands College site	85 Units – based on pre-application discussions.
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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.

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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, available and achievable within five 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:

East side of Glenhaven Avenue, Borehamwood

Location type:

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

Workshops

Relevant Planning History:

No relevant planning permissions although the Council is currently in pre-application discussions with the site owner to develop the site for housing.

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:

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 workshops are not considered important to the vitality and viability of the centre.

This site is located within a 10 minute walking distance of Borehamwood Town centre, Borehamwood Train Station, a food store and GP Surgery. There are also frequent bus services within five minutes walking distance of the site (i.e. the 107, 292, 398, 615, B1, B2, B3, W7 and W9 bus services) providing access to a primary and secondary schools. Accordingly, this site has high levels of access. Given this and the absence of site specific constraints and this site is considered suitable for housing development

Site Availability:

The site has been subject to pre-application enquiries and an application for planning permission. Accordingly the site is considered available for development within five years of this assessment. The site is also owned by one party and is not subject to other constraints that may alter when this site could be available for development.

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
Central (+35%)	Urban (+35%)	Very High (+35%)	Flats (+35%)

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

100 dph	15 homes (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 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, available and achievable within five years of the Core Strategy being adopted. It is therefore considered deliverable.

Site Location / Address:

43-47 Theobald Street, Borehamwood

Location type:

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

Commercial premises

Relevant Planning History:

No relevant planning permissions although the Council is currently in pre-application discussions with the site owner to develop the site for housing.

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:

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 business facility is not considered important to the vitality and viability of the centre.

This site is located within a 10 minute walking distance of Borehamwood Town centre, Borehamwood Train Station, a food store and GP Surgery. There are also frequent bus services within five minutes walking distance of the site (i.e. the 107, 292, 398, 615, B1, B2, B3, W7 and W9 bus services) providing access to a primary and secondary schools. Accordingly, this site has high levels of access. Given this and the absence of site specific constraints and this site is considered suitable for housing development

Site Availability:

The site owners recent pre-application enquiries indicate 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 other constraints that may alter when this site could be available for development. Accordingly, this site is considered available within five years of this assessment.

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
Central (+35%)	Urban (+35%)	Very High (+35%)	Flats (+35%)

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

100 dph	30 units (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 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, 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:

Land rear of Crown Road, Borehamwood

Location type:

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

Redevelopment type:

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

Existing Use:

Greenfield land straddled by power pylons

Relevant Planning History:

No relevant planning permissions.

This site was considered in the Council's 2006 Urban Capacity Study

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	No	No	No	Yes
					Site has power pylons overhead. A public right of way also runs through the centre of the site

Site Suitability:

This site is located within a 10 minute walking distance of a secondary school, primary school and food store. There are also frequent local bus services within five minutes walking distance of the site (i.e. the 655, B1, B2 and W9 bus services) providing access to other services and amenities in Borehamwood.

This site has high voltage power lines running almost the length of the site and less than two storeys from ground level. This would preclude development of the land immediately below these power lines. Once this land is removed this leaves only land around the periphery of the site, which given the irregular shape of the site, does not leave adequate space for housing. As such, the site is not considered suitable for housing at present, although this could change if the power lines were grounded. Based on comments in the 2006 Urban Capacity Study, this would likely take between 11-15 years to achieve.

Site Availability:

This site is presently owned by the Council. At the time of this assessment, the Council has not indicated a desire to dispose of this land in the foreseeable future.

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 for development at present or available in the foreseeable future. As such, it is not considered deliverable or developable.

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

Site Location / Address:

Maxwell Road, Borehamwood

Location type:

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

Redevelopment type:

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

Existing Use:

Greenfield land

Relevant Planning History:

No relevant planning permissions.

This site was considered in the Council's 2006 Urban Capacity Study

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	No	Yes	No	No
			Site has buried, unspecified contamination affecting the whole site		

Site Suitability:

This site is located within a 10 minute walking distance of Borehamwood Town centre, a primary school, food store and GP Surgery. There are also frequent local bus services within five minutes walking distance of the site (i.e. the 292, 655, 656, 602, 615, 107, B3, B1, B2 and 398 bus services) providing access to other services and amenities in Borehamwood as well as Borehamwood Train Station

As noted above, this site is subject to buried contamination affecting the entire site area. Council's Environmental Health Officer has indicated that it would be prohibitively expensive to decontaminate the site given the nature of the contamination. Furthermore, vehicle access to this site cannot be achieved, either through the existing studio's adjacent properties or Maxwell Park. As such, this site is not considered suitable for housing development.

Site Availability:

This site is presently owned by the Council. At the time of this assessment, the Council has not indicated a desire to dispose of this land in the foreseeable future. Accordingly, it is not 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)

Hertsmere Strategic Housing Land Availability Assessment - Borehamwood

NA	NA
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Site Achievability:
NA

Deliverability / Developability:
This site is not considered suitable for development at present or available in the foreseeable future. As such, it is not considered 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 Location / Address:

r/o 258-264 Gateshead road, 69-77 Cowley Hill, s/o Crown Road, Borehamwood

Location type:

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

Block of garages and associated parking/manoeuvring areas.

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 Suitability:

This site is located within a 10 minute walking distance of a primary school and food store. There are also frequent local bus services within five minutes walking distance of the site (i.e. the 655, B1, B2 and W9 bus services) providing convenient access to other services and amenities in Borehamwood Town Centre as well as Borehamwood Train Station. Given the above and the absence of other constraints, this site is considered suitable for housing.

Site Availability:

This site is presently owned by the Council. The Council's Asset Management department have indicated that they wish to dispose of this and several other garage sites within the Borough within the next five years. 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%)	Medium (+10%)	Semi-detached (+10%)

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

40 dph	4 units (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 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, 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:

r/o 16-28 Masefield Avenue, Adj. 13-43 Milton Avenue

Location type:

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

Block of garages and associated parking/manoeuvring areas.

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 Suitability:

This site is located within a 10 minute walking distance of a primary school, food store and GP surgery. There are also frequent local bus services within five minutes walking distance of the site (i.e. the 655, 656, 602, B1 and B2 bus services) providing convenient access to other services and amenities in Borehamwood Town Centre as well as Borehamwood Train Station. Given the above and the absence of other constraints, this site is considered suitable for housing.

Site Availability:

This site is presently owned by the Council. The Council's Asset Management department have indicated that they wish to dispose of this and several other garage sites within the Borough within the next five years. 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%)	High (+20%)	Semi-detached (+10%)

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

44 dph	4 units (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 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, 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:

r/o 13-21 Hartforde Road, s/o 16-18 Spring Close, r/o 3-7 Winstre Road, Borehamwood

Location type:

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

Block of garages and associated parking/manoeuvring areas.

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 Suitability:

This site is located within a 10 minute walking distance of a primary school, secondary school, food store and GP surgery. There are also frequent local bus services within five minutes walking distance of the site (i.e. the 655, 656, 602, B1, B2 and W9 bus services) providing convenient access to other services and amenities in Borehamwood Town Centre as well as Borehamwood Train Station. Given the above and the absence of other constraints, this site is considered suitable for housing.

Site Availability:

This site is presently owned by the Council. The Council's Asset Management department have indicated that they wish to dispose of this and several other garage sites within the Borough within the next five years. 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%)	High (+20%)	Semi-detached (+10%)

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

44 dph	4 units (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 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, 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:

Junction Elstree Way, Manor Way and Bullhead Road, Borehamwood

Location type:

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

Warehouse

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
Town and District Centre in Local Plan				Flat site	

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 family education facility is not considered important to the vitality and viability of the centre. Furthermore, this site is within walking distance of services and amenities in Borehamwood Town Centre as well as within walking distance of frequent bus services. Overall, this site is therefore considered suitable for housing development.

Site Availability:

The owners of this site have not indicated that it is available. Accordingly, this site is not 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:

Development of this site for housing is considered suitable but the owner has not indicated that the site will be available for development. As such, this site is neither deliverable or developable. 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:

Stratfield Road Estate, Borehamwood

Location type:

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

Housing estate

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 within ten minutes walking distance of a primary school retail centre, GP Surgery and food store. It is also within five minutes walking distance of frequent bus services providing links to other services and amenities in Borehamwood, as well as Borehamwood Train Station. Given this high level of connectivity as well as the absence of other site constraints and this site is considered suitable for development.

Site Availability:

This site is owned by one party who have indicated that they intend on developing several portions of the site for additional housing. These areas total 0.27 hectare. The site owner has however indicated that they are presently not undertaking any significant construction projects in the short term, due to the current economic climate. Based on what the landowner has stated, these sites will not be available until between 6 and 10 years of this assessment.

Density multiplier (baseline 30dph)

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

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

64 dph	17 homes (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 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. 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:
Civic Offices car park, Elstree Way, Borehamwood

Location type:

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

Redevelopment type:

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

Existing Use:

Public Car park

Relevant Planning History:

2006: Erection of six storey hotel on land immediately adjoining car park.

Falls within area of the Elstree Way Corridor Feasibility Study

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	No	No
Town centre and Elstree Way Corridor brief.					

Site Suitability:

The location is currently a car park which serves a number of adjoining buildings (the Venue, Civic Offices and Ibis hotel) as well as visitors to Elstree Studios, the town centre and surrounding offices.

There would be potential to replace the car park with a multi storey building which could enable land to be released for a residential scheme. This option is being explored as part of the Elstree Way Feasibility Study.

In principle, this site would offer a highly sustainable location for housing close to the town centre and public transport routes. However, it is unlikely redevelopment on this site would come forward in isolation from a larger masterplan-led development as investment would be needed to create the multi-story car park.

	Deliverable 1-5 years		Developable 6-10 years		Developable 11-15 years	✓	Developable 16 years or unknown
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Site Availability:

The site is owned by Hertsmere Borough Council . While no decision has been made to dispose or develop all or part of the car park. It could become available in the medium to long term. The main constraint would be the need to provide replacement parking on part of the site.

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
Central (+35%)	Urban (+35%)	Very High (+35%)	Flats (+35%)

Site Area (Ha)

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
100 dph	0.7	0.59 Ha	85%	59 units

Site Achievability:

Hertsmere is a borough with generally high housing demand and subject to the site becoming available, there is no reason why part of the site could not additional housing units, possibly as part of a mixed use development. There would be costs associated with retaining some parking on the site, if this was to be achieved through undercroft or multi-storey car parking; this would not necessarily prevent residential development and it is noted that the housing scheme opposite (formerly Foster House) incorporates undercroft parking.

Deliverability / Developability:

This site can be considered as developable but would be unlikely to come forward in isolation of a wider masterplan for the area. Given that that there is no certainty of when development might come forward it has not been counted towards the 15 year land supply.

Site Location / Address:

Job centre, Elstree Way, Borehamwood.

Location type:

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

Existing Job centre.

Relevant Planning History:

No relevant planning permission applications have been received.

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 in Local Plan				Site is flat	

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 job centre could be located to within Borehamwood Town Centre. As such, there should not be a loss of uses important to the vitality and viability of the centre. Furthermore, these sites are within walking distance of the services and amenities in Borehamwood Town Centre as well as within walking distance of frequent bus services. Overall, this site is therefore considered suitable for housing development, possibly as part of a mixed-use scheme, to meet with the objectives of the Elstree Way Planning Brief SPG.

Site Availability:

The site owner has not indicated when or if the site would be available for housing development. No timeframe has been given for when the site would become available. Accordingly, these sites are 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 and as such, the site can not be considered to be 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 Location / Address:

Land south of Borehamwood, above rail tunnels and north of Barnet Lane

Location type:

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

Relevant Planning History:

No relevant planning permission applications have been received.

This site has been promoted for housing throughout the LDF process, including through 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 has rolling topography, but no steep slopes	Site has wildlife designation over it.

Site Suitability:

Whilst this site is designated a Wildlife Site in the Local Plan, this does not preclude development of the site but will likely reduce the area of the site capable of being developed.

Notwithstanding, this site is not located within walking distance of Borehamwood Town centre or Elstree Village, nor is it within walking distance of a primary or secondary school. Furthermore, it is not within walking distance of a GP Surgery, food store or public transport stops. Accordingly, this site is not considered suitable for housing development.

Site Availability:

A questionnaire has been returned 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, this site is not considered suitable for housing development. As such, 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 Location / Address:

Land at Allum Lane (next to Borehamwood Station)

Location type:

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

Mechanics workshop and yard area. Scrub at rear of site

Relevant Planning History:

No relevant planning permissions although the Council is currently in pre-application discussions with the site owner to develop the site for housing

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	Possibly	No	Yes
HSE Consultation Zone from nearby gasholders			Land is currently used as automotive mechanics	Site is flat	Noise and vibration from nearby trains

Site Suitability:

This site is located within a 10 minute walking distance of Borehamwood Town centre, Borehamwood 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 107, 292, 398, 615, 656, 602, B1, B2, B3, W7 and W9 bus services) providing convenient access to other services and amenities. Accordingly, this site is considered sustainably located.

The main constraint is the impact of the railway lines and acceptable noise mitigation will need to be provided in any scheme. However the 'Gate Studios' development on the opposite side of the station indicates this can be achieved.

Given the above, 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. Furthermore, recent pre-application discussions indicate that the site owner wishes to continue with development of the site for housing.

Council's Environmental Health team have provided comment on this site. They indicate that the site may be contaminated although note that it could be remediated and therefore does not preclude development for housing. Having discussed this further with Council's Environmental Health team, they indicate that this could be achieved within five years of permission being granted. However, this may affect the viability of the site given the additional costs incurred. This will be discussed further below.

Overall, this site is considered available within five years of this assessment.

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
Central (+35%)	Urban (+35%)	Very High (+35%)	Flats (+35%)

Site Area (Ha)

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
100 dph	0.86	0.73 Ha	85%	73 units

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 and potential remediation. 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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