

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

Part Two - Section 3

**BUSHEY, ALDENHAM
AND PATCHETS GREEN**

SHLAA Sites in Bushey, Aldenham & Patchetts Green	
S3	Closed swimming pool and grounds, Falconer Road
S9	Birchville Court, Heathbourne Road
S10	Bushey Hall Farm
S21	Metropolitan Police Sports Club, Aldenham Road
S23	23 Glencoe Road, Bushey (an unused ice cream depot)
S24	Land adjacent to the Ramada Hotel, A41 Watford Bypass
S31	Former West Herts College Annexe, William Street
S33	Bushey Hall Golf Course
S34	Land off Hartspring Lane
S36	Land east of Farm Way
S38	White Cottage and Roundcroft Kennels, Sandy Lane, Bushey
S41	Attenboroughs Fields (Land at Merry Hill Road)
S42	Land at Little Bushey Lane
S43	10 acre site Hartspring Lane (Winfield Yard)
S48	Patchetts Green Equestrian Centre
S49	Land to the rear of Richfield Road and Clarks Mead
S57	Haydon Dell Industrial Estate
S58	Land off Bushey Hall Road to east of rail line
S72	Rossway Industrial Estate, Rossway Drive,
S74	121 - 123 Aldenham Road,
S77	4 Clarence Close,
S78	Land Rear of 24 Melbourne Road
S80	Roundbush Garage, Round Bush Lane
S81	125-127 High Road
S84	2a Windmill Lane and 164-168 High Road
S87	2-8 Hartsbourne Road
S134	The Otter Public House, 506 Bushey Mill Lane
S135	Herne House, 3 Little Bushey Lane
S136	Land at Caldecote Gardens
S152	5 Grange Road
S300	Pegmire Lane, Patchetts Green

IMPORTANT INFORMATION – PLEASE READ

Development Status

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

Sites on Green Belt Land

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

Consultation on sites

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

Limitations of site and Assessment Information

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

Sites not included in the study

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

Ownership

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

Site Location / Address:

Closed swimming pool and grounds, Falconer Road, Bushey

Location type:

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

Redevelopment type:

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

Existing Use:

Children's nursery and part residential.

Relevant Planning History:

Planning permission (TP/07/0083) was granted in 2007 to change the use of the existing Children's Nursery on-site to form three self contained residential flats.

This site has also 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	No	No	No	No	No
Green belt				Flat site	

Site Suitability:

This site is located within a 10 minute walking distance of Bushey Town centre, a primary school, a secondary school and food store. There are also frequent bus services within five minutes walking distance of the site (i.e. the BBI, 258, 142, W9 and W7 bus services) providing convenient access to other services and amenities in Bushey and points further a field. Accordingly, the location of this site is highly sustainable. Given this, the absence of other site constraints and the previously developed land on-site and this site is considered suitable for housing.

Site Availability:

The site has been put forward by the landowner who has indicated that the site could be made available for development within 5 years. The Council is also not aware of any ransom strips or other ownership constraints that could affect the availability of the site. As such, the site is considered available.

Density multiplier (baseline 30dph)

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

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

33 dph	12 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 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 Reference

S09

Site Location / Address:

Land adjacent to Birchville Court, Heathbourne Road

Location type:

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

Yard for haulage company

Relevant Planning History:

No relevant planning history

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	No	No
Safeguarded Land for housing (currently treated as Green Belt)				Flat site	

Site Suitability:

This site forms part of a designated safeguarded land for housing in the Hertsmere Local Plan. Until any decision to release it for housing is made however, it is to be treated as Green Belt land.

This site is located within a 10 minute walking distance of Bushey Heath Town centre, a food store, primary school and GP Surgery. There are also frequent bus services within five minutes walking distance of the site (i.e. the 258 and 142 bus services) providing convenient access to other services and amenities in Bushey Heath and further a field. Accordingly, the location of this site is sustainable. Given this, the high levels of previously developed land on-site and the potential replacement of a use with low amenity value (i.e. haulage yard) with one with a high amenity value and this site is considered suitable for housing development.

Site Availability:

The site has been put forward by the landowner who has indicated that the site could be made available for development within 5 years. There are also no known ransom strips or other ownership constraints that may affect availability.

Development of the site for housing would require its removal from the Green Belt. Although it is safeguarded land for housing, it is not due to be released unless there is insufficient land within the urban areas to meet post 2011 housing needs (policy H4 of the Local Plan). Could this be demonstrated however, then this site could be released for development within five years.

Overall, the site is considered available within five years.

Density multiplier (baseline 30dph)

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

Site Area (Ha)

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
33 dph	0.9	0.7 Ha	85%	25 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 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:

Bushey Hall Farm, Bushey

Location type:

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
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 land used for grazing of animals.

Relevant Planning History:

No relevant planning history

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	Yes	No	No	No	No
Green belt	Type 3 flood risk area covers approx. 0.2 ha.				

Site Suitability:

Although within ten minutes walking distance of a primary school and food shop, this site is not within the pedestrian catchments of any Town Centres, GP Surgeries or secondary schools. Furthermore, the bus services (i.e. BB1 and W19 services) in this locality are relatively infrequent, making access to other services and amenities difficult. As such, the location of this site is not considered sustainable and therefore the site not suitable.

Site Availability:

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

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
NA	NA	NA	NA

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

NA	NA
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Site Achievability:

NA

Deliverability / Developability:

Although available, 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:

Metropolitan Police Sports Club, Aldenham Road, Bushey

Location type:

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

Sports club

Relevant Planning History:

None.

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	No	None
Green Belt					

Site Suitability:

The site is located within ten minutes walking distance of a secondary school, but not within the pedestrian catchments of any Town Centres, GP Surgeries or primary schools. Furthermore, public transport access is limited, with only two bus services available during peak hours within walking distance. Given this and its physically remote location away from the developed area of Bushey, the site is considered unsuitable for residential development.

Site Availability:

The site was put forward by the landowner early in the LDF process in 2006. Since this time, the Council has not heard from the landowner to confirm that the site is still available.

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
NA	NA	NA	NA

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

NA	NA
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Site Achievability:

NA

Deliverability / Developability:

This site is neither suitable or available for housing development. 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:
23 Glencoe Road, Bushey

Location type:

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
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 ice cream depot.

Relevant Planning History:

Since 2006, several applications have been made to develop this site into housing. The most recent, TP/06/1494, is currently being considered. This scheme in this application proposes two three bedroom cottages and a two storey building containing five flats.

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
	No	Yes	No	Flat	No
		Bushey Conservation Area. Site of archaeological interest.			

Site Suitability:

The site is located within a conservation area and is a site of archaeological interest. This does not affect the principle of housing development on the site however.

This site is located within a 10 minute walking distance of Bushey Town centre, a primary school, secondary school and food store. There are also frequent bus services within five minutes walking distance of the site (i.e. the BB1, 258, 142 and W7 bus services) providing convenient access to other services and amenities in Potters Bar. Accordingly, the location of this site is highly sustainable. Given this, the re-use of a disused site and the absence of other site specific constraints and this site is considered suitable for housing.

Site Availability:

The site has been put forward by the landowner, indicating availability within 5 years. The fact that there have been many planning applications lodged in the past with a planning application currently being considered by Hertsmere Borough Council (TP/09/1492) emphasises the sites availability.

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
Transitional (+20%)	Medium (+20%)	High (+20%)	Terraced/ Town Houses/ Mixed (+20%)

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

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

This site is being promoted by the landowners and is located in an area where there is high demand for housing. The land is in close proximity to existing development where costs associated with providing infrastructure would likely be lowest. Therefore, the costs of developing the site relative to the potential profit to be made from its development would be modest. It is also worth noting that the number of units identified above is consistent with what has been previously applied for in past planning permissions. Accordingly, development of the site is considered achievable.

Deliverability / Developability:

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

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

Land adjacent to the Ramada Hotel, A41 Watford Bypass

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:

Vacant green field site.

Relevant Planning History:

No relevant planning history

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	Yes	No	No	No	No
Green Belt	Approx. 0.23 ha. of this site is covered in Type 3 Flood Risk Area				

Site Suitability:

This site is not within ten minutes walking distance of a town centre, food store, GP surgery, a secondary school or primary school. Furthermore, there is no public transport within a five minute walk of this site. The sites location between the A41 and M1 would also result in high levels of noise and generally poor on-site amenity for residents. As such, this site is considered unsuitable housing development.

Site Availability:

This site has been promoted by the landowner for housing development as part of the LDF and SHLAA. 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 the site is available , it is not considered suitable or sustainable location for housing development.

	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 West Herts College Annexe, William Street

Location type:

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
No	No	No	No	Yes (southern part of the site, approximately 1 ha).	Yes

Redevelopment type:

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

Existing Use:

Former school and sports field. One building used as a creche

Relevant Planning History:

Planning permission (TP/00/1293) was sought for residential development of the site in 2000. No decision was made and appeal for non-determination was dismissed.

This site has been promoted for housing development throughout the LDF process, including the SHLAA.

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	Yes	No	No	No	No
Green Belt (northern part of site) Safeguarded land for housing (southern part).	Approximately 0.2 ha along the west of the site is in Type 3 Flood Risk Area.			Flat site	

Site Suitability:

This site has been designated as Green Belt safeguarded land for housing in the Local Plan. This does not mean that it has been released from the Green Belt but that consideration would be given to releasing it from the Green Belt, post-2011, should it be needed for housing. For the purposes of the SHLAA, this does not mean that it is considered suitable, given the emphasis on locational criteria when considering site suitability. Approximately 0.2 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.

Housing development on the southern part of the site is within ten minutes walking distance of a food store and primary school although only one bus service (i.e. the BB1) is available within five minutes walking distance. This service only runs during peak times, providing one service per hour. On the basis of the accessibility criteria used in the SHLAA, this location is not considered sufficiently accessible to be suitable for housing development. However it is noted that the site is within 20-25 minutes walk of Watford High Street Station and there would be scope to consider this location for development if public transport links were improved.

Site Availability:

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

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
NA	NA	NA	NA

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

NA	NA
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Site Achievability:

NA

Deliverability / Developability:

Although available, this site is not considered suitable for housing development on the basis of its accessibility. However it is close to the Borough boundary with Watford and could be suitable for inclusion if public transport links were improved.

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

Bushey Hall Golf Course, Bushey

Location type:

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

Redevelopment type:

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

Existing Use:

Golf Course

Relevant Planning History:

No relevant planning permission applications have been received.

The Council have received representations promoting the site for housing as part of 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	Yes	No	No	No	Yes
Green Belt	Type 3 flood risk area (covers 1.6 ha.)			Site has rolling topography, but no prohibitively steep slopes	Although not protected by TPO's, this site contains areas with extensive woodland

Site Suitability:

Approximately 1.6 hectares of this site is designated Type 3 flood risk area. This covers the northern boundary of the site and part of the southern corner. These areas are not suitable for housing in terms of PPS25. Notwithstanding this, access to the remainder of the site should still be possible in times of flood.

There are also extensive areas of woodland on-site. Given the visual prominence of these trees, the Council would want to see these retained in any development. Accordingly, areas covered by these trees are not considered suitable for housing.

This part of Bushey has a low accessibility ranking according to the HCC indicators. Development across the whole site would be remote from local services and facilities. The north eastern corner of the site is within ten minutes walking distance of a food store, primary and secondary school but has poor public transport links (one bus per hour). The southern part of the site (near Bushey Hall Road) has a similar limited service.

This site forms the bulk of the gap between Bushey, Bushey North and Watford. Development of this site would therefore close this gap, resulting in potential coalescence of these areas. This is not encouraged by PPG2.

Taken overall, this site is not considered to offer a sustainable location for housing development and therefore not suitable for housing.

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Site Availability:

A questionnaire has been submitted by the owner of this site, indicating that it is available for development within five years of this assessment. Further information has been submitted to confirm this is a proprietary golf club and its availability for development is not dependent on consensus from existing membership. It is therefore considered to be available for 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:

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

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

Land off Hartspring Lane, Bushey

Location type:

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

Vacant greenfield land

Relevant Planning History:

No relevant planning permissions.

This site has been promoted for housing development throughout the LDF process, including the recent 'call for sites' exercise.

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	Yes	No	No
Green Belt			Landfill in rear south quarter of site		

Site Suitability:

There are two bus services within five minutes walking distance of the site (i.e. the 632 and 602). At peak time there is one 602 an hour and two 632. However, there are no other services and amenities within ten minutes walking distance of the site. Furthermore, the site's location adjacent to the M1 would not provide a high level of amenity to future residents. On balance, this site is therefore considered unsuitable.

Site Availability:

The site owner submitted a representation during the recent 'call for sites' exercise, indicating that this site is available for development within five years of this assessment. The site is also owned by one party and is not subject to ransom strips or other known 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 East of Farm Way, Bushey

Location type:

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

Existing open field/ former tennis court

Relevant Planning History:

No relevant planning history

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No.	No.	No.	No	No
Safeguarded land for housing in Green Belt					

Site Suitability:

This site has been designated as Green Belt safeguarded land for housing in the Local Plan. This does not mean that it has been released from the Green Belt but that consideration would be given to releasing it from the Green Belt, post-2011, should it be needed for housing. For the purposes of the SHLAA, this does not mean that it is considered suitable, given the emphasis on locational criteria when considering site suitability.

This site is located within 10 minute walking distance of a food store and secondary school, but no other services and amenities. There are however three bus services (the W9 and BB1) per hour providing convenient access to other services and amenities in Bushey. Accordingly, the location of this site is sustainable.

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

Site Availability:

The agent of the land owner has indicated that the site is vacant and available now. The agents has submitted details indicating a means of access in control of the applicant via Sutcliffe Way.

Density multiplier (baseline 30dph)

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

Site Area (Ha)

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
36 dph	1.2	1.02	85%	36 units

Site Achievability:

The scheme is considered to be viable taking into account the demand for housing in the District and that no site specific infrastructure or unusual development costs have been identified.

Deliverability / Developability:

A housing development on this site is considered to be deliverable and developable

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

S38

Site Location / Address:

White Cottage and Roundcroft Kennels, Sandy Lane, Bushey

Location type:

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

Redevelopment type:

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

Existing Use:

Farm buildings and kennels

Relevant Planning History:

No relevant planning history

Constraints / Required actions:

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

Site Suitability:

This site is not within ten minutes walking distance of any services or amenities, nor is it within five minutes walking distance of any public transport services. As such, the site is not considered sustainable and therefore not suitable for housing development

Site Availability:

Neither the land owners or the agents have indicated whether the site would be made available.

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
NA	NA	NA	NA

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

NA	NA
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Site Achievability:

NA

Deliverability / Developability:

This site is neither available or suitable for housing development. As such, it is not deliverable or suitable.

	Deliverable 1-5 years		Developable 6-10 years		Developable 11-15 years		Developable 16 years + or unknown
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Site Location / Address:
Attenborough Fields (Land at Merry Hill Road)

Location type:

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

Relevant Planning History:
No relevant planning history

Constraints / Required actions:

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

Site Suitability:
The site is within 800 metres of a primary school whilst the northern part of the site is within 10 minutes of a retail centre (Bushey High Street). However, the site is not within ten minute walking distance of any other services or amenities or within five minutes walking distance of any public transport. As such, the location of this site is not considered suitable for housing development.

Site Availability:
The agent, acting on behalf of the landowner has indicated that the site could be made available within 5 years.

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 Little Bushey Lane, Bushey

Location type:

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

Agricultural grazing land

Relevant Planning History:

No relevant planning history

Constraints / Required actions:

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

Site Suitability:

This site is located within 10 minute walking distance of a food store and secondary school, but no other services and amenities. There are however three bus services (the W9 and BB1) per hour providing convenient access to other services and amenities in Bushey. Accordingly, the location of this site is sustainable. Given this, and the absence of other site specific constraints and this site is considered suitable for housing development.

Site Availability:

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

Density multiplier (baseline 30dph)

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

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

30 dph	162 homes (using gross-to-net ratio of 70%)
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Site Achievability:

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

Deliverability / Developability:

Given the above, development of this site for housing is considered suitable, available and achievable 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 Reference

S43

Site Location / Address:

Winfield Yard, Bushey

Location type:

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

Redevelopment type:

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

Existing Use:

Builders yard

Relevant Planning History:

No relevant planning history

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	No	Yes
Green Belt					TPO Site (24/2005). Affects approx. 0.67 ha. of site.

Site Suitability:

Although there are three bus services within five minute walking distance of this site, there are no services or amenities within ten minutes walking distance. As such, the location of this site is not considered sustainable. Furthermore, this site is located adjacent to the M1 where any housing would likely be affected by high levels of road noise. Accordingly, this site is not considered suitable for housing.

Site Availability:

This site has been promoted by the landowner for housing development as part of the LDF process in 2006 and during the recent call for sites exercise. Furthermore, this site is not subject to ransom strips, multiple ownership or other ownership issues that may affect its availability. Accordingly, this site is 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 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:
Patchetts Green Equestrian Centre, Patchetts Green

Location type:

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

Redevelopment type:

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

Existing Use:

Equestrian centre. Includes internal dressage circles.

Relevant Planning History:

No relevant planning history

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	No	Yes	No	No	No
Green Belt		Conservation Area and Listed Buildings			

Site Suitability:

The site is not within five minutes walking distance of any public transport services or within ten minutes walking distance of services and amenities. Furthermore, the present use of the site as an equestrian centre is consistent with Green Belt policy, thereby militating against its removal from the site in lieu of housing. The sites location against the M1 motorway further indicates that this site is not suitable. Overall, this site is not considered suitable for housing development

Site Availability:

Throughout the LDF process, the owners agent has been promoting this site for housing. 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 to the rear of Richfield Road and Clarks Mead, Bushey

Location type:

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

Vacant field

Relevant Planning History:

Planning permission (TP/06/0737) was sought in 2006 to erect three chalet bungalows on-site. Permission was refused and a subsequent appeal dismissed.

This site has been promoted by the landowners agent for housing development via the SHLAA, including in the Council's recent call for sites exercise.

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	No	No
Urban open land in the Local Plan					

Site Suitability:

This site is located within a 10 minute walking distance of Bushey Town centre, a primary school, food store and GP Surgery. There are also frequent bus services within five minutes walking distance of the site (i.e. the 258, 142, W9 and W7 bus services) providing convenient access to other services and amenities in Bushey. Accordingly, the location of this site is highly sustainable.

Because of the Urban Open Land designation in the Local Plan housing development would generally not be considered appropriate on this site. However, public access to this site is restricted, thereby limiting its use by persons living in this locale. As such, some housing development would be considered appropriate, provided on-site open space is retained. On this basis, approximately half the site area (0.57 ha) is considered appropriate for housing with the remainder retained as open space.

Although largely surrounded by housing, access to this site can still be provided via two frontages onto Richfield Road.

Overall, this site is considered suitable for housing.

Site Availability:

This site was recently confirmed as available through a representation submitted during the Council's recent 'Call for Sites' exercise. This site is also not subject to ransom strips or other ownership issues that may affect availability. As such, this site is considered available.

Density multiplier (baseline 30dph)

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

Site Area (Ha)

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
33 dph	0.57*	0.48	85%	16 units

* Area considered an acceptable basis on which to retain open land designation on overall site

Site Achievability:

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

Deliverability / Developability:

Given the above, development of this site for housing is considered suitable, available and achievable within five years of 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:

Haydon Dell Farm, Bushey

Location type:

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

Redevelopment type:

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

Existing Use:

Former farm buildings with recent light industrial use

Relevant Planning History:

This site has been promoted throughout the LDF process, including the recent call for sites exercise Withdrawn planning application for 13 dwellings (TP/08/1351).

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	Yes	No	No
Green Belt, safeguarded land for housing			Asbestos in buildings and potential contamination		Potential impact on setting of listed building

Site Suitability:

This site has been designated as Green Belt safeguarded land for housing in the Local Plan. This does not mean that it has been released from the Green Belt but that consideration would be given to releasing it from the Green Belt, post-2011, should it be needed for housing. For the purposes of the SHLAA, this does not mean that it is considered suitable, given the emphasis on locational criteria when considering site suitability.

This site is located within a 10 minute walking distance of Bushey Town centre, a secondary school and food store. There are also frequent bus services within five minutes walking distance of the site (i.e. the BB1, 142 and W7 bus services) providing access to other services and amenities in Bushey. Accordingly, while the site is on the edge of Bushey, it is considered sustainable in SHLAA terms.

Site Availability:

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

Density multiplier (baseline 30dph)

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

Site Area (Ha)

Density	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
33 dph	0.99	0.87	85%	27 units

Site Achievability:

This site is being actively 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. 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 off Bushey Hall Road to east of rail line

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:

Green field with trees. Power pylons also traverse site.

Relevant Planning History:

No relevant planning history

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	Yes	No	No	Yes	Yes
	The entire site is covered by Type 3 Flood Risk Area			Site slopes steeply	Power pylons traverse site.

Site Suitability:

The site is located entirely within a Type 3 Flood Risk Area. As such, and in the absence of a specific housing scheme being proposed, this site is unsuitable for housing, pursuant to PPS25.

Site Availability:

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

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
NA	NA	NA	NA

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

NA	NA
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Site Achievability:

NA

Deliverability / Developability:

Although available, 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:

Rossway Industrial Estate, Bushey

Location type:

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

Redevelopment type:

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

Existing Use:

Vehicle wreckers

Relevant Planning History:

Planning permission (TP/08/0111) was sought for the erection of 21 residential units on-site and the existing wreckers moving from the site. Permission was refused on design and amenity grounds. However, the principle of using this site for residential was considered acceptable and the site owners agent has been working with the Council to prepare a design brief.

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	No	Possibly	Flat	No
			The sites current use as a vehicle wreckers means there is a high likelihood that it is contaminated.		

Site Suitability:

This is located within ten minutes walking distance of a secondary school, but no other services or amenities. Furthermore, there are no public transport services within a five minute walk of this site.

However, the current wreckers yard is considered highly inappropriate in the Green Belt. Although also not appropriate in the Green Belt, the harm from housing relative to this existing use would be reduced. In the Council's view, this thereby justifies development of this site for housing although at a low density in recognition of the absence of services, amenities and public transport in this locale.

Site Availability:

The site owners agent continues to work with the Council to prepare a design brief for residential development on-site. Furthermore, this site is not subject to ransom strips, multiple ownership or other issues that may affect site availability.

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

Density multiplier (baseline 30dph)

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

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

30 dph	46 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 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 six and ten years of this assessment. It is therefore considered developable.

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

121 - 123 Aldenham Road, Bushey

Location type:

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

Redevelopment type:

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

Existing Use:

Two large detached residential dwellings

Relevant Planning History:

Planning permission (TP/07/0680) sought in 2007 for the erection of a two storey building containing 11 flats. Permission was refused and a subsequent appeal dismissed. A similar scheme for nine flats was also refused in 2008.

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. Although not within ten minutes walking distance of other services and amenities, this site is within five minutes walking distance of frequent bus services (i.e. the BB1, 632, 602 and W9 bus services) providing convenient access to other services and amenities in Bushey. Accordingly, the location of this site is considered sustainable. Given this, the previously developed nature of the site and the absence of other site specific constraints and this site is considered suitable for housing.

Density multiplier (baseline 30dph)

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

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

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

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

4 Clarence Close, Bushey

Location type:

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

Redevelopment type:

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

Existing Use:

Back garden of a detached dwellinghouse

Relevant Planning History:

Four planning permission applications (TP/07/1886, TP/07/2277, TP/08/0361 and TP/08/1237) have been received during 2007 and 2008 for the erection of a detached dwelling at the rear of the property. One has been withdrawn and three have been refused. In all instances, the new house was considered unacceptable in principle due to the resulting living conditions for occupiers and neighbours.

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:

The site is in a suburban area dominated by detached dwellings. There are two local bus services within 300m from the site however neither of these services are particularly frequent even at peak times. There is a GP in the vicinity but no food store and schools are also a good distance away. As also noted in the planning permissions previously considered, development of housing in this location will have a detrimental effect on the living conditions of future occupiers and neighbours. As such, this site is not considered suitable for housing development.

Site Availability:

The site has recently had planning permission refused on the site. This indicates that the site is available for development within the 0-5 year time frame. 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.

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 Rear of 24 Melbourne Road, Bushey

Location type:

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

Redevelopment type:

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

Existing Use:

Greenfield

Relevant Planning History:

This site has been the subject of six planning permission applications (TP/07/0758, TP/07/0450, TP/07/2275, TP/08/1184, TP/08/1186 and TP/08/1677) between 2007 and 2008 to erect housing on-site. Five have been refused permission and subsequent appeals dismissed. A sixth has been withdrawn. In all instances however, housing was considered acceptable in principle.

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	Yes	No	No	Yes
		Bushey St James Conservation Area			TPO Site (13/2008)

Site Suitability:

This site is located within a 10 minute walking distance of Bushey Town centre, a GP and food store. There are also frequent bus services within five minutes walking distance of the site (i.e. the BB1, W7, 258 and 142 bus services) providing convenient access to other services and amenities in Bushey. Accordingly, the location of this site is highly sustainable.

As noted above, this is a TPO site, with trees covering or overhanging much of the site. Three of the above appeals were also recently dismissed on the grounds, inter alia, that one house would be constructed within the root protection zone of a protected tree. Taking into account the root and shade exclusion zones noted by the site owners arborist, this leaves approximately 0.05 hectares available for housing development.

Site Availability:

The site has recently had planning permission refused on the site. This indicates that the site is available for development within the 0-5 year time frame. 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.

Density multiplier (baseline 30dph)

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

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

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40 dph	2 homes (using gross-to-net ratio of 100%)
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Site Achievability:

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

Deliverability / Developability:

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

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

Roundbush Garage, Roundbush Lane, Aldenham

Location type:

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

Redevelopment type:

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

Existing Use:

Was a Garage/mechanics, now vacant land.

Relevant Planning History:

Planning permission (TP/04/1163) was granted in 2004 for demolition of the existing buildings and the erection of 5 dwellings which was never implemented. However, an application (TP/09/1439) for the renewal of the permission was received in August 2009 and agreed in May 2010.

Constraints / Required actions:

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

Site Suitability:

The site is approximately 2000m² of previously developed land within the Green Belt and in Conservation Area. The site is on bus routes 632 and 602, but bus frequencies are relatively low. Furthermore, this site has few services and amenities within ten minutes walking distance.

The site is, however, at the edge of a small established settlement and represents a PDL infill opportunity. Replacement of the existing mechanics workshop with housing, would also have less harm on the appearance and amenities of the Green Belt. Building on the site is unlikely to unduly harm the openness of the Green Belt or the setting of the Conservation Area if the designs of the new dwellings are sympathetic to those existing. On balance, this site is therefore considered suitable for housing.

Site Availability:

The site owners recent application indicates that this site is available for development within five years of this assessment. The site is also owned by one party and is not subject to ransom strips or other known 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
Rural (+0%)	Low (+0%)	Low (+0%)	Detached (+0%)

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

30 dph	5 homes (based on renewed consent)
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Site Achievability:

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

Deliverability / Developability:

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

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

S81

Site Location / Address:

125-127 High Road, Bushey

Location type:

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

Disused mechanics workshop and wine wholesaler

Relevant Planning History:

Three planning permission applications (TP/07/0777, TP/07/1737 and TP/08/0875) have been sought in 2007 and 2008 to demolish the existing buildings on-site and replace them with flats. All were refused, with the latest one appealed and dismissed. All were refused on design and amenity grounds, with the principle of residential development considered acceptable.

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	No	Potentially	No	No
			Existing workshop may make site or parts thereof contaminated	Flat site.	

Site Suitability:

This site is located within a 10 minute walking distance of Bushey Town centre, primary school, food store and GP Surgery. There are also frequent bus services within five minutes walking distance of the site (i.e. the 258 and 142 bus services) providing convenient access to other services and amenities in Bushey. Accordingly, the location of this site is highly sustainable.

Site Availability:

The site has recently had planning permission refused on the site and although potentially contaminated, the site is not likely to require extensive remediation given the small area occupied by the mechanics workshop. This indicates that the site is available for development within the 0-5 year time frame. 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.

Density multiplier (baseline 30dph)

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

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

54 dph	8 homes (using gross-to-net ratio of 100%)
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Site Achievability:

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

Deliverability / Developability:

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

✓	Deliverable 1-5 years	Developable 6-10 years	Developable 11-15 years	Developable 16 years + or unknown
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Site Location / Address:
2a Windmill Lane and 164-168 High Road, Bushey

Location type:

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

Redevelopment type:

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

Existing Use:
Residential homes and gardens

Relevant Planning History:
Three planning permission applications (TP/07/2183, TP/09/0454 and TP/09/1343) have been made between 2007 and 2009 to demolish these dwellings and replace them with flats. All have been refused and one appeal dismissed.

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	Yes	No	Flat	No
		Bushey Heath Conservation Area			

Site Suitability:
This site is located within a 10 minute walking distance of Bushey Town centre, a primary school, food store and GP Surgery. There are also frequent bus services within five minutes walking distance of the site (i.e. the 258 and 142 bus services) providing convenient access to other services and amenities in Bushey. Accordingly, the location of this site is highly sustainable. Given this and the absence of other site specific constraints and this site is considered suitable for housing.

Site Availability:

The site has recently had planning permission refused on the site. This indicates that the site is available for development within the 0-5 year time frame. Furthermore, the site is owned by one party and is not subject to ransom strips or other known ownership issues that would affect its availability. As such, this site is considered available.

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
Suburban (+10%)	Low (+0%)	Medium (+10%)	Flats (+35%)

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

50 dph	20 homes (using gross-to-net ratio of 100%)
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Site Achievability:

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

Deliverability / Developability:

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

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

2-8 Hartsbourne Road, Bushey

Location type:

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

Redevelopment type:

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

Existing Use:

Detached Residential Dwellings and associated gardens (

Relevant Planning History:

Two planning permission applications (TP/08/1834 and TP/09/0800) have been made to erect flats on this site. Both were refused, although the principle of housing development was considered acceptable.

Constraints / Required actions:

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

Site Suitability:

This site is located within a 10 minute walking distance of Bushey Town centre, a primary school, food store and GP Surgery. There are also frequent bus services within five minutes walking distance of the site (i.e. the 258 and 142 bus services) providing convenient access to other services and amenities in Potters Bar. Accordingly, the location of this site is highly sustainable. Under revised PPS3, this proposal would now be considered as a Greenfield development.

Site Availability:

The application site comprises four residential properties in separate ownerships. It is therefore considered unlikely to be available for development.

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
Suburban (+10%)	Low (+0%)	Medium (+10%)	Flats (+35%)

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

NA	NA
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Site Achievability:

A residential development is considered to be viable in this location

Deliverability / Developability:

Development of this site for housing is considered suitable and achievable but it is not in one ownership and therefore not available

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

The Otter Public House, 506 Bushey Mill Lane, Bushey North

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:

Public House and associated parking area

Relevant Planning History:

No planning permission applications have been made, although the site owner has been in contact with the Council's Development Control team over potential housing redevelopment of the site.

Constraints / Required actions:

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

Site Suitability:

This site is located within a 10 minute walking distance of a primary school and food store but no other services and amenities. Two bus services (i.e. the BB1 and W19) are also within five minutes walking distance of the site, although have a relatively low frequency. However, housing is considered more consistent with the amenity of the surrounding area than the existing pub. On balance, this site is therefore considered suitable for housing.

Density multiplier (baseline 30dph)

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

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

40 dph	8 homes (using gross-to-net ratio of 100%)
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Site Achievability:

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

Deliverability / Developability:

Given the above, development of this site for housing is considered suitable, available and achievable within five years of 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:

Herne House, 3 Little Bushey Lane, Bushey

Location type:

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

Assisted residential facility for persons with learning difficulties and associated grounds

Relevant Planning History:

Three planning permission applications (TP/07/0581, TP/08/1310 and TP/09/1550) have been made between 2007 and 2009, to redevelop the site. Although largely an assisted housing scheme, these proposals have included an element of market housing to fund the redevelopment on an 0.2 hectare portion of the site. These applications have been refused or withdrawn, although residential development has been considered acceptable in principle in all instances

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 BusheyTown centre, a food store and GP Surgery. There are also frequent bus services within five minutes walking distance of the site (i.e. the W7 and W9 bus services) providing convenient access to other services and amenities in Potters Bar. Accordingly, the location of this site is sustainable. Given this and the absence of any other site specific constraints and this site is considered suitable for housing.

Site Availability:

The site owner remains in pre-application discussions with the Council to develop this site. The site is also owned by one party and is not subject to ransom strips or other known ownership issues that would affect its availability. Accordingly, this site is considered available within five years of this assessment.

Density multiplier (baseline 30dph)

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

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

40 dph	8 homes (using gross-to-net ratio of 100%)
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Site Achievability:

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

Deliverability / Developability:

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

✓	Deliverable 1-5 years		Developable 6-10 years		Developable 11-15 years		Developable 16 years + or unknown
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Site Location / Address:
Land at Caldecote Gardens, Bushey

Location type:

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

Redevelopment type:

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

Existing Use:
Open space with a residential area (not designated as such).

Relevant Planning History:
There has been a recent pre application advice request on this land regarding the development of an elderly care home that includes self contained units.

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	No	No	No	Yes
				Uneven/ undulating but no step slopes	TPO site (34/2004)

Site Suitability:
Due to the number and extent of TPOs on the site only just over a third of the site can be used, when tree exclusion and shading zones are taken into account.

This site is located within a 10 minute walking distance of Bushey Town centre, a primary school and GP Surgery. There are also bus services within five minutes walking distance of the site (i.e. the W7 and W9 bus services) providing convenient access to other services and amenities in Bushey. Although not frequent, it is the officers view that the sites close proximity to Bushey Town Centre means that frequent bus services are not necessary to provide access to services and amenities. Accordingly, the location of this site is considered sustainable.

Overall, this site is considered suitable for housing development.

Site Availability:
The site is owned by one party and is not subject to ransom strips or other known ownership issues that would affect its availability. Aside from the TPO's on the site there are also no constraints on-site. Given this and the recent pre-application discussions with the site owner, this site could be available within five years of this assessment.

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
Suburban (+10%)	Low (+0%)	Low (+0%)	Flats (+35%)

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

45 dph	23 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. This site is also vacant. Therefore, the costs of developing the site relative to the potential profit to be made from its development would be relatively modest. Accordingly, development of the site is considered achievable

Deliverability / Developability:

Given the above, development of this site for housing is considered suitable, available and achievable within five years of 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:

5 Grange Road, Bushey

Location type:

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

Redevelopment type:

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

Existing Use:

Rear garden area with frontage onto Grange Road

Relevant Planning History:

Planning permission (TP/06/0251) was refused in 2006 for an additional dwelling on-site. However, the principle of development was deemed acceptable.

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	No	No	No	Yes
					TPO site (1/2007)

Site Suitability:

As noted, this site is a TPO site. Factoring in potential exclusion zones for these trees, a developable area of approximately 0.02 ha. is possible.

This site is located within a 10 minute walking distance of Bushey Town centre, a primary school, secondary school and food store. There are also frequent bus services within five minutes walking distance of the site (i.e. the 258, BB1, 142 and W7 bus services) providing convenient access to other services and amenities in Bushey and further a field. Accordingly, the location of this site is considered sustainable.

Overall, this site is considered suitable for housing development.

Site Availability:

Planning permission was sought for one additional dwelling in 2006 but was refused. Since this time the site has not changed ownership indicating that the site is still available for development. This site is also not subject to multiple ownership, ransom strips or other constraints that may affect availability. As such, this site could be available for development within five years of this assessment.

Density multiplier (baseline 30dph)

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

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

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

This site is located in an area where there is high demand for housing. The site is also 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:

Plots 1 and 2 Pegmire 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
Yes	No	Yes	No	No	No

Redevelopment type:

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

Existing Use:

Agricultural Land

Relevant Planning History:

None

Constraints / Required actions:

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

Site Suitability:

This site is on the edge of Pegmire Village. It does not meet any of the accessibility criteria in the SHLAA.. The nearest bus-stop is 250m away but not served by a high frequency route. Given the above, this site is not considered suitable location for housing development based in the criteria in the SHLAA.

Site Availability:

The site land is owned by the Parish Council and has been highlighted to the Council as a possible site for rural affordable housing. The owner indicates it could be made available in 6-10 Years

There are no overriding constraints - the land is therefore considered to be available

Density multiplier (baseline 30dph)

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

Site Area

Density Ha	Gross Ha	Net Ha	Gross to net ratio	Net capacity: (no. units)
	0.14			

Site Achievability:

N/A

Deliverability / Developability:

Although available, the site is not considered suitable for housing development . However it may be suitable as a rural exception site . In this case it would be considered as 'windfall' rather than identified housing supply

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