

Appendix 2: SHLAA Site updates

Appendix 2a: SHLAA Site updates for Borehamwood

Site Reference: S28

Site Location / Address: Former Sports Ground, Rowley Lane

Update:

The site owner's agent has provided updated representations to the SHLAA process. These do not provide new information that requires the existing SHLAA assessment to be revised. The original core-stakeholder group considered this site to be more suitable for commercial use, given the Employment Area opposite and the sites isolation from existing housing.

Recommendation:

The site should not be included in the land supply.

Site Reference: S59

Site Location / Address: Land to the south of Elstree and Borehamwood Station

Update:

A Tree Preservation Order (TPO reference number 23/2010) was served across an area of land adjoining to Borehamwood and Elstree Station, including site reference S59. Notwithstanding this, the Council's Tree Officer recently reappraised this area and it has been recommended that, although there are some trees which should be retained if development takes place, the TPO cannot be justified in arboricultural terms. As such, the TPO should not preclude development taking place on site.

Recommendation:

The site should be included for 60 units (net) in the first five years of the land supply.

Site Reference: S76

Site Location / Address: Suffolk Punch, Howard Drive

Update:

Planning permission reference number TP/11/1304 for 9 two-bedroom flats was granted subject to the completion of a Section 106 agreement. This determination was made at the September 2011 Planning Committee.

Recommendation:

The site should be included for 9 units (net) in the first five years of the land supply.

Site Reference: S133

Site Location / Address: 43-47 Theobald Street

Update:

Planning application reference numbers TP/09/2084 and TP/10/1157, both for residential development, were withdrawn by the applicant. These were withdrawn for issues unconnected with the principle of residential development.

The location of the site has also been identified within the Revised Core Strategy (December 2010) Consultation Draft as a Local Significant Employment Site (LSES).

The Council has made a commitment to clarify LSES boundaries in its forthcoming Site Allocations DPD and will review the proposed boundaries of these areas as part of this process. However the site is on the edge of the identified location, bounding Theobald Street, and its development would isolate B-class uses to the rear of the site.

Recommendation:

The site should not be included in the land supply.

Site Reference: S148

Site Location / Address: Junction of Elstree Way, Manor Way and Bullhead Road

Update:

The Council is currently in pre-application discussions with the various parties interested in developing the site and is aware that the current owner is looking to dispose of it. Marketing material states that it is for sale as a single freehold property site; therefore there are no known ownership constraints that would impact on when this site could become available for development.

It is noted that the site is located within the Elstree Way Employment Area. However, the site it is located on the edge of this, immediately bordering neighbouring residential properties. As such, the site may be suitable for residential redevelopment, subject to the provisions of Revised Core Strategy (December 2010) Consultation Draft CS8.

The site is considered achievable. It is relatively large, within an area of high demand for housing and located close to existing development, where the costs associated with providing infrastructure would be relatively modest.

Recommendation:

The site should be included in the land supply. The site is within very close proximity of the Oaklands College site, which has recently been granted planning permission for residential redevelopment at a density of 83dph. It is considered likely that the subject site could be developed at the same density. The site is 1.0 hectares in size and the 83 homes (net) that would be delivered (using a gross-to-net ratio of 100%) should be included within the first 5 years.

Site Reference: S149

Site Location / Address: Housing Estate, Stratfield Road

Update:

A number of planning applications (reference numbers TP/10/2526, TP/11/0122, TP/11/0123 and TP/11/0124), all for residential development, were withdrawn by the applicant. It is noted that there were some issues raised by officers in connection with areas of public amenity space being developed for housing, however it is considered that some of the site is still suitable for new residential development.

Recommendation:

The site should be included for 17 units (net) in the second five years of the land supply.

Site Reference: S199

Site Location / Address: Allum Lane (next to Borehamwood Station)

Update:

Planning application reference number TP/10/2095 was refused. It is noted, however, that this was in relation to issues not connected with the principle of residential development, and was principally concerned with issues around the scale and design of the proposal.

Recommendation:

The site should be included for 73 units (net) in the first five years of the land supply.

Site Reference: S199

Site Location / Address: Allum Lane (next to Borehamwood Station)

Update:

Planning application reference number TP/10/2095 was refused. It is noted, however, that this was in relation to issues not connected with the principle of residential development, and was principally concerned with issues around the scale and design of the proposal.

Recommendation:

The site should be included for 73 units (net) in the first five years of the land supply.

Appendix 2b: SHLAA Site updates for Potters Bar, Ridge and South Mimms

Site Reference: S45

Site Location / Address: Oakmere Library and The Elms Health Clinic, High Street

Update:

This site only previously included Oakmere Library. However, planning permission reference number TP/07/0845 has expired for the development of 7 residential units at the adjoining The Elms Health Clinic site. It is considered that this should now be included as part of the Oakmere Library site.

Although planning permission has expired for residential development on The Elms Health Clinic part of the site, it is noted that the site is listed on the Register of Surplus Public Sector Land as a redundant health clinic. As such, it is considered that it remains available for development.

The previous assessment of the site in terms of suitability, availability and deliverability / developability is applicable to The Elms Health Clinic part of the site. The previous density multiplier and gross-to-net ratio should also be applied.

Recommendation:

The site should be included for 24 units (net) in the first five years of the land supply.

Site Reference: S67

Site Location / Address: 434-436 Mutton Lane

Update:

A planning application (reference number TP/11/1240) for a change of use for this site, from B8 to D1, was submitted and later withdrawn by the applicant. It is considered that this indicates that the site is now available for alternative development, including residential, as the owner has sought to alter its existing use.

The site is considered achievable. It is large enough to be developed for several units, within an area of high demand for housing and located close to existing development, where the costs associated with providing infrastructure would be relatively modest.

Recommendation:

The site should be included in the land supply. The density multiplier (over the baseline of 30dph) should take into account that the site is in a suburban area, with a medium prevailing density and a high level of accessibility, and that the likely type of development would be mixed. This would give a likely suitable density of 52dph. The site is 0.2 hectares in size and the 10 homes (net) that would be delivered (using a gross-to-net ratio of 100%) should be included within the first 5 years.

Site Reference: S71

Site Location / Address: 171 Mutton Lane

Update:

A planning application (reference number TP/11/0853) for 2 new residential units was submitted and later withdrawn by the applicant. It is noted that this was withdrawn for issues not connected with the principle of residential development.

Recommendation:

The site should be included for 1 unit (net) in the first five years of the land supply.

Appendix 2c: SHLAA Site updates for Bushey, Aldenham and Patchetts Green

Site Reference: S09

Site Location / Address: Land adjacent to Birchville Court, Heathbourne Road

Update:

The site owner's agent has sent an updated SHLAA questionnaire. This does not provide any new information that requires the existing SHLAA assessment to be revised.

Recommendation:

The site should be included for 25 units (net) in the first five years of the land supply for other Green Belt sites.

Site Reference: S10

Site Location / Address: Bushey Hall Farm

Update:

Planning application reference number TP/11/0907 for the replacement of existing farm buildings was refused. This indicates that the existing use will remain on-site for the foreseeable future and, accordingly, the site is not considered to be available.

Recommendation:

The site should not be included in the land supply.

Site Reference: S31

Site Location / Address: Former West Herts College Annex, William Street

Update:

A planning application (reference number TP/11/0050) for redevelopment including 23 new residential units was submitted and later withdrawn by the applicant. The concerns raised by officers included the in-principle issue of new housing development in the Green Belt.

A fresh planning application (reference number TP/11/1660) for redevelopment including 22 new residential units has been submitted, but is yet to be determined.

Additionally the site owner's agent has sent an updated SHLAA questionnaire. This does not provide any new information that requires the existing SHLAA assessment to be revised.

Recommendation:

The site should not be included in the land supply.

Site Reference: S33

Site Location / Address: Bushey Hall Golf Course

Update:

The site owner's agent has sent an updated SHLAA questionnaire. This does not provide any new information that requires the existing SHLAA assessment to be revised.

Recommendation:

The site should not be included in the land supply.

Site Reference: S72

Site Location / Address: Rossway Industrial Estate, Rossway Drive

Update:

The site owner's agent has sent an updated SHLAA questionnaire. This does not provide any new information that requires the existing SHLAA assessment to be revised.

Recommendation:

The site should be included for 46 units (net) in the second five years of the land supply.

Site Reference: S77

Site Location / Address: 4 Clarence Close

Update:

The Council is has been in pre-application discussions with the owner of the site in relation to its redevelopment.

Recommendation:

The site should not be included in the land supply.

Site Reference: S136

Site Location / Address: Land at Caldecote Gardens

Update:

A planning application (reference number TP/11/0781) for development including a number of C2/C3 extra care units was submitted and later withdrawn by the applicant. It is noted that this was withdrawn for issues not connected with the overall principle of the proposed development. Despite being greenfield the site is not designated as urban open space in the Development Plan.

Although the development would include traditional C2 residential care bedspaces and ancillary accommodation and facilities, as well as extra care units, it is considered reasonable to estimate the residential capacity of site using the same density multipliers previously used. This is as the type of mixed use proposed is likely to constitute a more intense use of the site than a development that is C3 only.

Recommendation:

The site should be included for 23 units (net) in the first five years of the land supply.

Appendix 2d: SHLAA Site updates for Elstree and Shenley

Site Reference: S51

Site Location / Address: Land at Fortune Oaks, Fortune Lane

Update:

Planning application reference number TP/10/2060 for 5 new residential units was refused. It is noted that the reasons for refusal included the in-principle issue of new housing development in the Green Belt.

Recommendation:

The site should be included for 28 units (net) in the first five years of the land supply for Green Belt sites.

Site Reference: S58

Site Location / Address: South Medburn Farm, Watling Street

Update:

A planning application (reference number TP/11/1155) for the redevelopment of existing barns to create one residential unit has been submitted, but is yet to be determined.

Recommendation:

The site should not be included in the land supply.

Appendix 2e: SHLAA Site updates for Radlett

Site Reference: S46

Site Location / Address: Former Fire Station

Update:

The Radlett District Centre Key Locations Planning Brief SPD was approved in March 2011, and included the Former Fire Station site as part of Location A. This document clarifies the Council's policies in relation to the locations discussed and makes clear that residential development would be acceptable on the Former Fire Station site, provided that a significant part of the site would be retained as a social or community facility. The SPD suggests that it may be possible for a social or community facility to be developed on the ground-floor of any development, whilst flats could be built on one or two floors above.

It also notes that a very small section of the rear of the site is within Flood Zone 3b. Although, subject to a Flood Risk Assessment, it is not thought that this would prevent the redevelopment of a significant part of the site, it is considered that the area of the site that could be developed would be smaller.

The Council has been in pre-application discussions with several potential developers, whilst it is also noted that the current owner is still seeking to dispose of the site.

Recommendation:

The site is considered deliverable and it is not considered that the estimated density of 73dph should be reviewed, however the gross to net ratio should be reduced from 100% to 90%. With this revision, 5 homes (net) would be delivered.

Site Reference: S145

Site Location / Address: Moses Dell, Watling Street

Update:

A planning application (reference number TP/11/1678) for a single house has been submitted, but is yet to be determined.

Recommendation:

The site should not be included in the land supply.