

Technical Appendix

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Chapters 1-4 and 9 issued: 3 June 2016

[There are some data gaps affecting Tables 3.26, 3.27 and 4.1 7- 4.20: these will be filled as soon as possible.]

1. Monitoring Indicators

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

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

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

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

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

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

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

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

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

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

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

2. Population

Table 2.1: Population Characteristics (Hertsmere 2001 and 2011)

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

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

Source: OPCS/ONS National Population Censuses 2001 and 2011

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

Table 2.2: Household Characteristics (Hertsmere 2001 and 2011)

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

Source: OPCS/ONS National Population Censuses 2001 and 2011

Notes: n.a. not available

Table 2.3: Social Characteristics – Index of Multiple Deprivation^{1,2}

	2004		2007		2010		2015 ³			
	Rank	Score	Rank	Score	Rank	Score	Rank	Score		
(1) District⁴										
Hertsmere	260	12.01	250	12.86	221	13.62	243	12.91		
Upper Quartile	89	24.62	89	24.51	82	24.96	82	25.24		
Median	177	17.03	177	17.34	163	17.33	163	18.09		
Lower Quartile	265	11.65	266	11.78	244	12.32	244	12.88		
Total districts	354		354		326		326			
(2) Neighbourhoods⁵										
Upper Quartile	8,121	30.02	-	-	8,121	30.18	8,211	30.07		
Median	16,241	17.02	-	-	16,241	17.25	16,422	17.40		
Lower Quartile	24,361	9.62	-	-	24,361	9.75	24,633	9.65		
Total neighbourhoods	32,482		32,482		32,482		32,844			
In Hertsmere										
Upper Q: Cowley Hill (1)	6,443	34.39	4,306	41.38	5,092	38.29	3,049	45.62		
Cowley Hill (2)					7,820	30.87				
(3) Neighbourhoods in Hertsmere⁵		Number		Number		Number		Number		
Total		62		62		62		62		
In Upper Quartile		1		1		2		1		
Above Median		13		17		20		18		
In Lower Quartile		26		25		24		24		

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

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

2 A number of different indicators, which are grouped into several domains each of which reflects a different aspect of deprivation, are used to produce an overall Index of Multiple Deprivation score for each small area in England. The domains used in the Index of Multiple Deprivation 2015 are as follows: income deprivation; employment deprivation; health deprivation and disability; education, skills and training deprivation; crime; barriers to housing and services; and living environment deprivation.

3 The indices for 2015 are largely based on information from 2012/13.

4 Local authorities in England

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

Score is the sum of the indices

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

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

Table 2.4: Mid-year Population Estimates

	2006 ¹	2007 ¹	2008 ¹	2009 ¹	2010 ¹	2011	2012	2013	2014	2015					
Total	96,000	97,000	98,700	98,900	99,900	100,031	100,700	101,271	102,427						
<i>Annual change</i>	-	1,000	1,700	200	1,000	131	669	571	1,156						
Female		50,100	50,800	50,800	51,200	51,741	52,115	52,549	53,067						
Male		46,800	47,800	48,100	48,700	48,290	48,595	48,812	49,360						
0-4		6,300	6,500	6,600	6,700	6,707	7,000	6,831	6,917						
5-9		5,800	5,800	5,900	6,100	5,969	6,200	6,511	6,714						
10-14		6,300	6,200	6,200	6,100	6,212	6,100	6,047	6,115						
15-19		6,300	6,300	6,100	6,000	6,117	6,200	6,044	6,066						
20-24		5,300	5,700	5,400	5,500	5,869	5,800	5,553	5,442						
25-29		6,200	6,400	6,200	6,200	6,099	6,100	6,249	6,354						
30-34		6,300	6,500	6,400	6,700	6,309	6,300	6,414	6,552						
35-39		7,000	6,900	7,000	7,000	6,908	6,600	6,674	6,700						
40-44		7,900	7,800	7,600	7,400	7,466	7,400	7,233	7,151						
45-49		7,100	7,500	7,600	7,800	7,899	7,800	7,845	7,721						
50-54		6,100	6,200	6,400	6,500	6,690	6,900	7,182	7,314						
55-59		5,900	5,900	5,800	5,900	5,680	5,800	5,862	6,103						
60-64		5,300	5,500	5,700	5,800	5,778	5,400	5,285	5,205						
65-69		3,600	3,700	4,000	4,200	4,475	5,100	5,275	5,295						
70-74		3,400	3,600	3,600	3,600	3,523	3,500	3,647	3,927						
75-79		3,100	3,000	3,000	3,000	3,096	3,100	3,253	3,271						
80-84		2,700	2,700	2,600	2,600	2,578	2,600	2,567	2,607						
85+		2,400	2,600	2,800	2,800	2,656	2,700	2,799	2,973						
0-14		18,400	18,500	18,700	18,900	18,888	19,300	19,389	19,746						
15-29		17,800	18,400	17,700	17,700	18,085	18,100	17,846	17,862						
30-44		21,200	21,200	21,000	21,100	20,683	20,300	20,321	20,403						
45-59		19,100	19,600	19,800	20,200	20,269	20,500	20,889	21,138						
60-74		12,300	12,800	13,300	13,600	13,776	14,000	14,207	14,427						
75+		8,300	8,300	8,400	8,400	8,330	8,400	8,619	8,851						

Source: Office for National Statistics

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

Table 2.5: Population Forecast^{1, 2, 3}

	2012	2013	2014	2015	2016		2021		2026		2031		2036
Total	101,000	102,000	103,000	104,000	105,000		110,000		116,000		121,000		126,000
Female	52,000	53,000	53,000	54,000	54,000		57,000		59,000		62,000		64,000
Male	49,000	49,000	50,000	50,000	51,000		54,000		57,000		59,000		62,000
Age ⁴													
0-4	7	7	7	7	7		7		7		7		7
5-9	6	7	7	7	7		8		8		8		8
10-14	6	6	6	6	6		7		8		8		8
15-19	6	6	6	6	6		6		7		7		7
20-24	6	6	6	6	5		5		5		6		6
25-29	6	6	6	7	7		7		6		6		7
30-34	6	7	7	7	7		7		7		7		7
35-39	7	7	7	7	7		8		8		8		8
40-44	7	7	7	7	7		7		8		8		8
45-49	8	8	8	8	7		7		7		8		8
50-54	7	7	7	8	8		7		7		8		8
55-59	6	6	6	6	7		7		7		7		7
60-64	5	5	5	5	5		6		7		7		7
65-69	5	5	5	5	5		5		6		7		7
70-74	4	4	4	4	4		5		5		6		7
75-79	3	3	3	3	3		4		5		5		5
80-84	3	3	3	3	3		3		4		4		4
85+	3	3	3	3	3		4		4		6		7
0-14	19	20	20	20	20		22		23		23		23
15-29	18	18	18	19	18		18		18		19		20

30-44		20	20	21	21	21		22		23		23		23	
45-59		21	21	21	22	22		21		21		23		23	
60-74		14	14	14	14	14		16		18		20		21	
75+		9	9	9	9	9		11		13		15		16	

Source: Office for National Statistics

- Notes:
- 1 2012-based sub-national population projections
 - 2 Projections are trend-based
 - 3 Figures rounded to nearest thousand: totals may not add up due to rounding
 - 4 Number of people in thousands

Table 2.6: Household Forecasts

	2011	2012		2016	2017		2021	2022		2026	2027		2031	2032		2036	2037
Total	40	40		42	43		45	46		48	48		51	51		54	54
Type																	
1 person	-	11		-	-		-	-		-	-		-	-		-	17
Couple	-	9		-	-		-	-		-	-		-	-		-	12
Couple + ³	-	4		-	-		-	-		-	-		-	-		-	5
With children ⁴	-	13		-	-		-	-		-	-		-	-		-	16
Other	-	3		-	-		-	-		-	-		-	-		-	4
With children ⁴																	
0	-	27		-	-		-	-		-	-		-	-		-	38
1	-	6		-	-		-	-		-	-		-	-		-	7
2	-	6		-	-		-	-		-	-		-	-		-	7
3 or more	-	2		-	-		-	-		-	-		-	-		-	2
Average size	-	2.48		-	2.44		-	2.41		-	2.37		-	2.33		-	2.29

Source: 2012-based household projections, published 27 February 2015 (DCLG)

- Notes: 1 Projections are trend-based
 2 Figures are rounded to nearest thousand: totals may not add up due to rounding
 3 Couple with 1 or more other adult
 4 i.e. dependent children (aged 0-15 or full time student aged 16-18 with parents)

Table 2.7: Change in Age Structure of Population Forecast (2012 – 2036)

Age	2012	2036
0-4	6,900	7,200
5-9	6,200	7,600
10-14	6,100	7,900
15-19	6,200	7,300
20-24	5,800	6,100
25-29	6,100	7,000
30-34	6,300	6,800
35-39	6,600	7,500
40-44	7,400	8,100
45-49	7,800	8,400
50-54	6,900	8,000
55-59	5,800	7,400
60-64	5,400	6,800
65-69	5,100	6,700
70-74	3,500	6,600
75-79	3,100	5,400
80-84	2,600	4,200
85-89	1,700	3,600
90+	1,000	3,200
Total	100,500	125,800

Source: 2012-based household projections, published 27 February 2015 (DCLG)

3. Homes

Table 3.1: List of Dwelling Completions (2014/15)

Site Name/Address	Place	Reference	PDL ¹ ✓	No. of Units		Windfall ²					
				Gross	Net ³	Type ⁴		Number		Note	
						L/S	U/R	Total (net)	Using gardens ⁵ Yes No		
International University, The Avenue	Bushey	TP/98/0620	✓	1	1						
94 Croxdale Road	Borehamwood	TP/10/0817	✓	4	3	S	U	3	2	1	
Highfield House and other land, Highfield Road ¹⁰	Bushey	TP/10/0036	✓	4	4	L	U	4	0	4	
22 Bushey Hall Road	Bushey	TP/11/0158	✓	2	1	S	U	1	0	1	
Tadellos, California Lane,	Bushey	TP/11/0765	✓	1	1						7
Blackwell House, Aldenham Road	Bushey	TP/11/1333	✓	10	10						6
Franshams, Hartsbourne Road	Bushey	TP/11/1349	✓	12	12	L	U	3	0	3	
Kendal Hall Farm, Watling Street	Radlett	TP/11/2277	✓	0	-4						8
24-24A Bushey Hall Road	Bushey	TP/12/0440	✓	3	2	S	U	2	0	2	
South Medburn Farm, Watling Street	Elstree	TP/11/1155		1	1	S	R	1	0	1	
16 Williams Way	Radlett	TP/12/0990	✓	1	1						7
75-79 Loom Lane	Radlett	TP/12/0750	✓	4	4	S	U	1	1	0	
46A Watling Street	Radlett	TP/11/1710	✓	0	-1	S	U	-1	0	-1	
Hadleigh House, 96 High Street	Bushey	TP/12/0856	✓	4	4	S	U	4	0	4	
Heath End, Common Road, Stanmore	Elsewhere	TP/12/0778	✓	1	1	S	U	1	1	0	
32 Barham Avenue, Elstree, WD6 3PN	Borehamwood	TP/12/0671	✓	0	-1						8
7 Barham Avenue, Elstree, WD6 3PW	Borehamwood	TP/12/1884	✓	1	1						7
99-101 Gills Hill Lane	Radlett	TP/12/1602	✓	2	1	S	U	2	2	0	
Former Builders Yard and 22, Station Road	Radlett	TP/12/2051	✓	5	5	S	U	4	0	4	
Uplands, The Warren	Radlett	TP/12/2082	✓	1	1	S	U	1	0	1	
25 Grove Road	Borehamwood	TP/12/0207	✓	4	4	S	U	4	0	4	
Land to the rear of 120 Dugdale Hill Lane,	Potters Bar	TP/12/1690		2	2	S	U	2	2	0	
Land ear of 55-67 and 61 Oundle Avenue	Bushey	TP/12/1905	✓	4	4	S	U	4	4	0	

The Royal British Legion, 43 Melbourne Rd	Bushey	TP/12/2267	✓	8	8	S	U	8	0	8	
Brickfields, Watling Street	Radlett	TP/12/2013	✓	1	1	S	R	1	0	1	
9 Loom Lane	Radlett	TP/12/1935	✓	1	1						7
Queen Adelaide, London Road	Shenley	TP/12/2543	✓	3	3	S	U	3	0	3	
34 Cross Road, and 37 Haydon Road	Bushey	TP/12/2627	✓	1	-1	S	U	-1	0	-1	
Land to the rear of 4 Park Close	Bushey	TP/12/2645		1	1	S	U	1	1	0	
27 Canons Close	Radlett	TP/13/0182		0	-1						8
Land to the rear of 14, London Road	Shenley	TP/12/2620	✓	2	2	S	R	2	0	2	
6 Beech Avenue	Radlett	TP/12/1389	✓	2	2	S	U	1	0	1	
Dutch Barn, Netherwylde Farm, Watling St	Radlett	TP/12/1880	✓	1	1	S	R	1	0	1	
Green Dragon Public House, Leeming Road,	Borehamwood	TP/12/1432	✓	6	6	S	U	6	0	6	
1st Floor, Chasegate House, Southgate Road	Potters Bar	14/0172/PD56	✓	6	6	S	U	6	0	6	
1st & 2nd Floor, 14, Theobald Street	Borehamwood	14/0387/PD56	✓	2	2	S	U	2	0	2	
155 High Street	Potters Bar	14/1801/PD56	✓	2	2	S	U	2	0	2	
Vale House, 32-38 Vale Road	Bushey	PD56/13/1509	✓	5	5	S	U	5	0	5	
32 Oakmere Lane	Potters Bar	TP/13/0988	✓	3	3	S	U	2	1	1	
41-51 Oundle Avenue	Bushey	TP/13/0072	✓	3	3	S	U	3	3	0	
55 Coldharbour Lane	Bushey	TP/13/0681	✓	1	1						7
39 Loom Lane	Radlett	TP/13/1181	✓	1	1						7
75 Theobald Street	Borehamwood	TP/13/1304	✓	4	4	S	U	4	2	2	
Garage Site between 17-19 Battlers Green Drive	Radlett	TP/13/1436	✓	4	4	S	U	4	0	4	
140A Darkes Lane	Potters Bar	TP/13/1479	✓	1	1	S	U	1	0	1	
Adj, 94 Balmoral Drive	Borehamwood	TP/13/1084		1	1	S	U	1	1	0	
41 Linton Avenue	Borehamwood	TP/13/1546	✓	2	1	S	U	1	0	1	
58 Lodge Avenue, Elstree	Borehamwood	TP/13/1711	✓	1	1						7
3 The Grove	Radlett	TP/13/1648	✓	0	-1						8
128 Aldenham Road	Bushey	TP/13/1708	✓	9	9	S	U	9	0	9	
50 Deacons Hill Road, Elstree	Borehamwood	TP/13/1720	✓	1	1						7
Adj Southwark House/Worcester House, Aberford Rd	Borehamwood	13/1837/REM	✓	3	3	S	U	3	0	3	
Adj Lichfield House/Norwich House, Barton Way	Borehamwood	13/1838/REM	✓	4	4	S	U	4	0	4	
Aranee Lodge, The Warren, Radlett, WD7 7DU	Radlett	13/1930/FUL	✓	1	1						7
International University Site, The Avenue,	Bushey	13/1873/FUL	✓	1	1						6
11 Grange Road	Bushey	TP/13/0905	✓	0	-1						8

35, Loom Lane	Radlett	13/2271/FUL	✓	1	1						7
20A - 24A, Shenley Road	Borehamwood	13/2102/FUL	✓	0	-1	S	U	-1	0	-1	
36, Goodyers Avenue	Radlett	13/2497/FUL	✓	0	-1						8
59, Newberries Avenue	Radlett	13/2299/FUL	✓	0	-1						8
International University Site, The Avenue,	Bushey	TP/13/0899	✓	38	38						6
Elder Court, Magpie Hall Road	Bushey	13/1931/FUL	✓	0	-8						8
33, Christchurch Crescent	Radlett	14/0320/FUL	✓	1	0						7
13, Links Drive, Elstree	Borehamwood	14/0099/FUL	✓	0	-1						8
34, Goodyers Avenue	Radlett	14/0427/FUL	✓	0	-1						8
3, London Road and, 56-64, Vale Road	Bushey	13/2187/FUL	✓	0	-6						8
Common Lane Farm , Common Lane	Radlett	13/1966/FUL		1	1	S	R	1	0	1	
6-16, Southgate Road	Potters Bar	14/0322/FUL	✓	16	16	L	U	16	0	16	
372A Mutton Lane	Potters Bar	14/0623/FUL	✓	0	-1						8
22 Lodge Avenue, Elstree	Borehamwood	14/0602/FUL	✓	0	-1						8
Wood Edge, The Warren	Radlett	13/2571/FUL	✓	0	-1						8
26 Newlands Avenue	Radlett	14/0857/FUL	✓	0	-1						8
15 Grange Road	Bushey	14/1005/FUL	✓	0	-1						8
H N H Timber, Station Road	Borehamwood	14/0698/VOC	✓	14	14	L	U	14	0	14	
10 Craigweil Avenue	Radlett	14/1358/FUL	✓	0	-1						8
153 - 157 Sparrows Herne	Bushey	14/0451/FUL	✓	0	-3						8
Garages at Coningsby Drive	Potters Bar	14/1592/VOC	✓	4	4	S	U	4	0	4	
Earls Farm, Earls Lane, South Mimms	Potters Bar	14/1927/FUL	✓	2	2	S	R	2	0	2	
Total				225	180			141	20	121	

Source: Hertsmere Borough Council records

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

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

The definition comes from the National Planning Policy Framework. All figures are net.

3 Net means net of any existing units on site

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

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

6 No windfall figure. These sites are not windfall

7 No windfall figure. Replacement dwelling - no net increase in number of dwellings on site

8 No windfall figure for 2014/5. Demolition only - to be accounted for with (first years') completions

9 Permanent net loss of dwelling unit(s)

10 Site includes genesis House and Willowfield, Highfield Road and 32-38 Vale Road, Bushey.

Table 3.2: Dwelling Completions (Gross)

Year	Gross	Year	Gross	Year	Gross
2001_02	327	2012/13	329		
2002_03	111	2013/14	472		
2003_04	215	2014/15	225		
2004_05	251				
2005_06	341				
2006_07	285				
2007_08	409				
2008_09	328				
2009_10	331				
2010_11	225				
2011_12	217				
<i>Average</i>	276				

Source: Hertsmere Borough Council records

Table 3.3: Distribution of Dwelling Completions (Gross)

Place		2001/2012 Average	2012/13	2013/14	2014/15								
Annual													
Borehamwood	No.	117	204	90 ¹	47								
	%	42%	62%	19%	21%								
Bushey	No.	97	64	261	108								
	%	35%	19%	55%	48%								
Potters Bar	No.	32	15	71	36								
	%	12%	5%	15%	16%								

Radlett	No.	19	35	20	27								
	%	7%	11%	4%	12%								
Elstree	No.	5	8	4	1								
	%	2%	2%	1%	0%								
Shenley	No.	5	3	24	5								
	%	2%	1%	5%	2%								
Elsewhere	No.	0	0	2	1								
	%	0	-	1%	0%								
Total	No.	276	329	472	225								
<i>Cumulative from 2012/13 to</i>													
Borehamwood	No.	-	204	294 ¹	341								
	%	-	62%	37%	33%								
Bushey	No.	-	64	325	433								
	%	-	19%	41%	42%								
Potters Bar	No.	-	15	86	122								
	%	-	5%	11%	12%								
Radlett	No.	-	35	55	82								
	%	-	11%	7%	8%								
Elstree	No.	-	8	14	13								
	%	-	2%	2%	1%								
Shenley	No.	-	3	27	32								
	%	-	1%	3%	3%								
Elsewhere	No.	-	-	2	3								
	%	-	-	0%	0%								
Total	No.	-	329	801	1,026								

Source: Hertsmere Borough Council records

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

Table 3.4: Dwelling Completions by Type (Gross)

	2012/13	2013/14	2014/15	2015/16									
Flat/Maisonette	198	306	133										
House	117	154	88										

Other	14	12	4									
Greenfield ¹	12	20	6									
PDL	317	452	219									
Total	329	472	225									

Source: Hertsmere Borough Council records

Notes: Flat includes apartment and studio

House includes bungalow

Other – temporary or mobile dwelling

1 Excluding gardens

Table 3.5: Dwelling Completions by Size (Gross)

No. of Bedrooms	2001/2012 Annual Average	2012/13	2013/14	2014/15	Cumulative								
<i>Borough</i>													
1	58	66	124	20	210								
2	120	154	205	96	455								
3	59	52	69	53	174								
4 and over	38	57	74	56	187								
<i>Borehamwood</i>													
1	-	36	10	2	48								
2	-	123	68	29	220								
3	-	25	6	9	40								
4 and over	-	21	9	7	37								
<i>Bushey</i>													
1	-	18	63	10	91								
2	-	15	111	46	172								
3	-	16	45	32	93								

4 and over	-	15	39	20	74								
Potters Bar													
1	-	12	47	8	67								
2	-	0	19	20	39								
3	-	3	2	6	11								
4 and over	-	0	3	2	5								
Radlett													
1	-	0	3	0	3								
2	-	9	4	1	14								
3	-	5	1	3	9								
4 and over	-	21	13	23	57								
Other													
1	-	0	2	0	2								
2	-	7	3	0	10								
3	-	3	15	3	21								
4 and over	-	0	9	4	13								

Source: Hertsmere Borough Council records

Table 3.6: Dwelling Completions by Tenure (Gross)

	Number of Units										
	2012/13	2013/14	2014/15	Cumulative							
Market Housing	231	360	225	816							
1 bedroom	30	106	20	166							
2 bedroom	111	130	96	337							
3 bedroom	28	59	53	140							
4+ bedroom	62	65	56	173							
Affordable Housing	98	112	0	210							
- Rented	98	73	0	171							

- Intermediate	0	39	0	39						
1 bedroom	26	18	0	44						
2 bedroom	43	75	0	118						
3 bedroom	24	10	0	34						
4+ bedroom	5	9	0	14						

Source: Hertsmere Borough Council records

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

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

No. of Bedrooms	Current Year (2014/15)				Three Years to 2014/15					
	Market Units		Affordable Units		Market Units			Affordable Units		
	Number	% ¹	Number	% ¹	3 Year Total	Average	% ¹	3 Year Total	Average	% ¹
1	20	9%	0	-	166	55	20%	44	15	21%
2	96	43%	0	-	337	112	41%	118	39	56%
3	53	24%	0	-	140	47	17%	34	11	16%
4+	56	25%	0	-	173	58	21%	14	5	7%
	225	100%			816	272	99%	210	70	100%

Source: Hertsmere Borough Council records

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

Table 3.8: Affordable Housing on Rural Exceptions Sites¹

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

Source: Hertsmere Borough Council records

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

Table 3.9: Density of Housing Completed

	Number of Dwellings per Hectare											
	2012/13	2013/14	2014/15	2015/16								
Borehamwood (whole town)	63.44	65.71	67.20									
EWC AAP	72.71	-	-									
Town excluding AAP	50.42	65.71	67.20									
Bushey	21.62	48.72	22.56									
Potters Bar	8.45	28.85	33.97									
Radlett	11.83	7.79	10.71									
Elstree	30.97	1.55	6.19									
Shenley	-	14.34	-									
Other	-	15.96	-									
Hertsmere	25.29	26.99	19.47									

Source: Hertsmere Borough Council records

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

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

	Annual Average											
	2001/12											
Number	234		292	440	180							
3 Year Total ¹			634	918	912							
3 Year Average ¹			211	306	304							

13/03/2015	TP/13/0120	Haydon Ridge, Merry Hill Road, Bushey, WD23 1DP	1
13/03/2015	TP/13/0905	11 Grange Road, Bushey, WD23 2LF	2
13/03/2015	TP/13/1373	159-161 Sparrows Herne, Bushey	16
13/03/2015	14/1372/FUL	Land adjacent to 5, Grange Road, Bushey	1
23/03/2015	14/0099/FUL	13, Links Drive, Elstree, WD6 3PP	1
23/03/2015	TP/12/1749	Former West Herts College, William Street, Bushey, WD23 2HU	22
25/03/2015	13/2409/FUL	Land adjacent to 56, Carrington Avenue, Borehamwood, WD6 2HA	2
25/03/2015	14/0602/FUL	22 Lodge Avenue, Elstree, WD6 3ND	1
25/03/2015	TP/12/0470	Stirling House, Manor Way, Borehamwood	3
25/03/2015	14/0727/FUL	Land at Rossway Industrial Estate, Rossway Drive, Bushey	4
26/03/2015	13/2395/FUL	The Old Dairy, Shenley Park, Radlett Lane, Shenley, WD7 9DW	2
26/03/2015	13/2457/FUL	Land adjacent to 25, London Road, Shenley, WD7 9EP	1
26/03/2015	TP/11/2277	Kendal Hall Farm, Watling Street, Radlett, WD7 7LH	1
26/03/2015	TP/13/0987	The Gateways, Radlett Lane, Shenley	2

Table 3.12: Dwelling Commitments

	Number of Approved Dwellings at 31 March ^{1, 2}														
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Gross	796	917	817	1,013	756	1,044	1,024	1,260	1,170	1,215	1,269	1,774			
Net	770	871	780	944	673	915	928	1,187	1,103	1,149	1,143	1,586			

Source: Hertsmere Borough Council records

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

2 See Table 3.21 for a list of current dwelling commitments

Table 3.13: Distribution of Dwelling Commitments

Place	Gross Commitments (at 31 March) ¹											
	2013			2014			2015			2016		
	U/C	N/S	Total	U/C	N/S	Total	U/C	N/S	Total	U/C	N/S	Total
Borehamwood	68	209	358	199	375	574	177	568	745			
Bushey	56	505	561	55	401	456	116	585	701			
Potters Bar	8	154	162	17	82	99	61	111	172			
Radlett	13	70	83	27	79	106	21	104	125			
Elstree	13	6	19	9	14	23	5	20	25			
Shenley	9	19	28	5	3	8	1	4	5			
Other	4	0	4	1	2	3	0	1	1			
Total	172	1,043	1,215	313	956	1,269	381	1,393	1,774			

Source: Hertsmere Borough Council records

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

U/C - Under Construction

N/S - Not Started

Table 3.14: Dwelling Commitments by Character (Gross)

	Number of Dwellings committed at 31 March ¹										
	2013	2014	2015	2016							
Flat/Maisonette	925	971	1,300								
House	287	298	389								
Other	3	-	85								
Greenfield	58	43	126								
PDL	1,157	1,226	1,648								
Total	1,215	1,269	1,774								

Source: Hertsmere Borough Council records

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

Flat includes apartment and studio

House includes bungalow

Other – temporary or mobile dwelling

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

No. of Bedrooms	Number of Approved Dwellings at 31 March ¹												
	2013	2014	2015										
Borough	1,215	1,269	1,774										
1	266	284	500										
2	598	627	774										
3	191	200	280										
4 and over	160	158	220										
Borehamwood	358	574	770										
1	94	192	285										
2	218	301	378										
3	31	59	55										
4 and over	15	22	52										
Bushey	561	456	701										
1	99	44	134										
2	275	242	276										
3	122	115	189										
4 and over	65	55	102										
Potters Bar	162	99	172										
1	65	34	72										
2	78	39	72										
3	14	14	17										
4 and over	5	12	11										

Radlett	83	106	125											
1	6	2	8											
2	18	29	45											
3	6	11	19											
4 and over	53	64	53											
Other	51	34	6											
1	2	1	1											
2	9	9	3											
3	18	13	0											
4 and over	22	11	2											

Source: Hertsmere Borough Council records

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

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

	Approved Dwellings at 31 March ¹										
	2013		2014		2015						
	No.	%	No.	%	No.	%					
Tenure											
Market Housing	1,019	84%	1,099	87%	1,556	88%					
Affordable Housing	196	16%	170	13%	218	12%					
Provider											
Housing Association	153	13%	157	12%	214	12%					
Local Authority	4	0%	12	1%	4	0%					
Private	1,058	87%	1,100	87%	1,556	88%					

Source: Hertsmere Borough Council records

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

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

	Approved Dwellings at 31 March ¹										
	2013		2014		2015						
	No.	%	No.	%	No.	%					
Market Housing											
1 bedroom	184	18%	217	20%	368	24%					
2 bedroom	526	52%	542	49%	720	46%					
3 bedroom	164	16%	184	17%	251	16%					
4+ bedroom	145	14%	156	14%	217	14%					
		100%		100%		100%					
Affordable Housing											
1 bedroom	82	42%	56	33%	132	60%					
2 bedroom	72	37%	78	46%	54	25%					
3 bedroom	27	14%	28	16%	29	13%					
4+ bedroom	15	8%	8	5%	3	1%					
		100%		100%		100%					

Source: Hertsmere Borough Council records

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

Figures may not total 100% due to rounding

Table 3.18: Dwelling Commitments on Large Sites¹ by Mix of Housing (Gross)

	Approved Dwellings at 31 March ²										
	2013		2014		2015						
	No.	%	No.	%	No.	%					
Market Housing											
1 bedroom	73	29%	128	26%	283	28%					
2 bedroom	158	64%	280	57%	475	47%					

3 bedroom	12	5%	59	12%	154	15%					
4+ bedroom	5	2%	24	5%	90	9%					
	248	100%	491	100%	1,002	100%					
Affordable Housing											
1 bedroom	33	35%	54	38%	51	34%					
2 bedroom	41	44%	64	44%	69	46%					
3 bedroom	10	11%	18	13%	24	16%					
4+ bedroom	9	10%	8	6%	6	4%					
	93	100%	144	100%	150	100%					
Total											
1 bedroom	106	31%	182	29%	334	29%					
2 bedroom	199	58%	344	54%	544	47%					
3 bedroom	22	6%	77	12%	178	15%					
4+ bedroom	14	4%	32	5%	96	8%					
	341	100%	635	100%	1,152	100%					
No. of Large Sites	6		12		14						
% of Affordable Housing	27%		23%		13%						

Source: Hertsmere Borough Council records

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

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

Table 3.19: Density¹ of Housing committed

	Number of Dwellings per Hectare at March 31											
	2013	2014	2015	2016								

Borehamwood (whole town)	65.67	107.63	101.96									
EWC AAP	122.52	170.30	170.30									
Town excluding AAP	28.70	93.08	91.00									
Bushey	18.38	16.75	22.53									
Potters Bar	63.43	33.34	32.90									
Radlett	14.77	16.18	8.14									
Elstree	17.56	6.47	5.17									
Shenley	17.18	7.77	10.44									
Other	18.81	2.99	38.46									
Hertsmere	25.46	25.23	35.30									

Source: Hertsmere Borough Council records

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

Table 3.20: New Commitments¹

	Number at March 31											
	2013	2014	2015									
Sites ²	61	70	99									
Dwellings (net)	383	601	990									

Source: Hertsmere Borough Council records

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

2 New commitments for the most recent year are listed below.

Granted	Reference	Address	Net Units
01/04/2014	13/2523/FUL	Former Playground, Hackney Close, Borehamwood	2
04/04/2014	13/2356/FUL	Land rear of 52, Little Bushey Lane, Bushey, WD23 4JX	1
07/04/2014	14/0172/PD56	1st Floor, Chasegate House 13-17, Southgate Road, Potters Bar, EN6 5DR	6
09/04/2014	14/0387/PD56	1st & 2nd Floor, 14, Theobald Street, Borehamwood, WD6 4SE	2
22/04/2014	13/2547/FUL	22, Ashlyn Close, Bushey, WD23 2EJ	1

23/04/2014	14/0274/PD56	Isopad House and Hertsmere House, Shenley Road, Borehamwood	40
25/04/2014	14/0279/PD56	Suite E, Hollies House 230, High Street, Potters Bar, EN6 5BL	2
02/05/2014	14/0114/FUL	62, Milton Drive, Borehamwood, WD6 2BB	4
02/05/2014	14/0320/FUL	33, Christchurch Crescent, Radlett, WD7 8AQ	1
06/05/2014	14/0421/PD56	Elton House, Elton Way, Watford, WD25 8HA	44
12/05/2014	14/0099/FUL	13, Links Drive, Elstree, WD6 3PP	1
12/05/2014	13/2351/FUL	Land to the rear of Richfield Road, Bushey	10
15/05/2014	14/0396/FUL	Elangeni, Loom Lane, Radlett, WD7 8AB	1
20/05/2014	13/2597/FUL	Land to Rear of 26, Park Road, Bushey, WD23 3EQ	7
23/05/2014	14/0398/FUL	8, Kenilworth Close, Borehamwood, WD6 1QF	1
28/05/2014	13/2296/FUL	22, Mostyn Road, Bushey, WD23 3PN	1
28/05/2014	14/0427/FUL	34, Goodyers Avenue, Radlett, WD7 8BA	1
03/06/2014	14/0530/PD56	186-192, Darkes Lane, Potters Bar, EN6 1AF	17
03/06/2014	14/0536/PD56	32, Blanche Lane, South Mimms, EN6 3PA	1
06/06/2014	13/2187/FUL	3, London Road And, 56-64, Vale Road, Bushey	41
10/06/2014	14/0087/FUL	29A-31, High Street, Potters Bar	5
13/06/2014	13/1966/FUL	Common Lane Farm, Common Lane, Radlett, WD7 8PJ	1
23/06/2014	14/0642/PD56	5 Theobald Court, Theobald Street, Borehamwood, WD6 4RN	3
26/06/2014	13/2065/FUL	2A Furzehill Parade, Shenley Road, Borehamwood, WD6 1DX	2
26/06/2014	14/0322/FUL	6-16, Southgate Road, Potters Bar, EN6 5DS	16
01/07/2014	14/0623/FUL	372A Mutton Lane, Potters Bar, EN6 3AT	1
02/07/2014	14/0656/PD56	15 Sparrows Herne, Bushey, WD23 1UA	2
04/07/2014	14/0683/PD56	153 - 155 High Street, Potters Bar, EN6 5BB	2
07/07/2014	14/0671/FUL	22 The Rise, Elstree, WD6 3JU	1
08/07/2014	13/2614/COU	7-8 Furzehill Parade, Shenley Road, Borehamwood, WD6 1DX	2
08/07/2014	14/0721/FUL	Bayshill Cottage, Barnet Lane, Elstree, WD6 3QU	1
09/07/2014	14/0702/FUL	Apple Hatch, The Warren, Radlett, WD7 7DU	1
09/07/2014	13/2169/FUL	Herne House, 3 Little Bushey Lane, Bushey, WD23 4JP	18
11/07/2014	14/0651/FUL	2 Goodyers Avenue, Radlett, WD7 8BA	1
14/07/2014	14/0169/FUL	Land adj, 70 Highview Gardens, Potters Bar, EN6 5PJ	1

18/07/2014	14/0828/PD56	26B Park Road, Bushey, WD23 3EG	1
24/07/2014	14/0602/FUL	22 Lodge Avenue, Elstree, WD6 3ND	1
29/07/2014	14/0838/PD56	Albany Gate, Darkes Lane, Potters Bar, EN6 1AG	34
01/08/2014	13/2571/FUL	Wood Edge, The Warren, Radlett, WD7 7DS	3
01/08/2014	14/0857/FUL	26 Newlands Avenue, Radlett, WD7 8EL	1
15/08/2014	14/0574/VOC	Windmill Nursing Home, Everett Close, Bushey Heath, WD23 1RN	51
21/08/2014	14/0173/FUL	3 The Stabling, Barnet Lane, Elstree	1
22/08/2014	14/0417/OUT	R/o 93 Southgate Road, Potters Bar, EN6 5EB	1
28/08/2014	14/0547/FUL	Land rear of 85, Cranborne Road, Potters Bar	1
01/09/2014	14/0699/FUL	Adj, 3 Garratts Road, Bushey, WD23 4LA	1
04/09/2014	14/0826/FUL	The Old Post Office, 43 High Street, Bushey, WD23 1BD	3
10/09/2014	14/0444/FUL	13A Sparrows Herne, Bushey, WD23 1AD	1
25/09/2014	13/2320/FUL	Malabo Lodge, Barnet Lane, Elstree, WD6 3QZ	1
26/09/2014	14/0312/FUL	69-71 High Street, Potters Bar, EN6 5AS	4
29/09/2014	14/1192/FUL	32 Goodyers Avenue, Radlett, WD7 8BA	1
01/10/2014	14/1193/FUL	Adj, 6 Loom Lane, Radlett, WD7 8AD	1
09/10/2014	14/1253/PD56	Latimer House, 189 High Street, Potters Bar, EN6 5DA	3
22/10/2014	14/0912/FUL	23 Prowse Avenue, Bushey Heath, WD23 1JS	1
22/10/2014	14/1005/FUL	15 Grange Road, Bushey, WD23 2LF	1
24/10/2014	14/1325/FUL	47 Allum Lane, Elstree, WD6 3NE	1
29/10/2014	14/1004/FUL	239 Mutton Lane, Potters Bar, EN6 2AS	4
29/10/2014	14/1021/FUL	Land rear of Redwood Lodge and The Barn, Grange Lane, Letchmore Heath	1
03/11/2014	14/1399/FUL	63 Cobden Hill, Radlett, WD7 7JN	1
06/11/2014	14/1550/FUL	Nicoll Farm Stables, Allum Lane, Elstree, WD6 3NP	2
11/11/2014	13/2605/FUL	60 Watford Road, Radlett, WD7 8LR	1
13/11/2014	14/1459/FUL	17 Newlands Avenue, Radlett, WD7 8EH	1
19/11/2014	14/1511/PD56	Europcar House, Aldenham Road, Bushey, WD23 2QQ	40
19/11/2014	14/0698/VOC	H N H Timber, Station Road, Borehamwood, WD6 1DF	14
20/11/2014	14/1506/FUL	Adj, 5 Mortimer Close, Bushey, WD23 4UH	1
21/11/2014	14/1358/FUL	10 Craigweil Avenue, Radlett, WD7 7EU	1

27/11/2014	14/0430/FUL	Land south of Merry Hill Road and St Margaret's School, Merry Hill Road, Bushey	26
27/11/2014	14/0911/FUL	Elton House, Elton Way, Watford, WD25 8HA	102
28/11/2014	14/0451/FUL	153 - 157 Sparrows Herne, Bushey	12
28/11/2014	14/0964/FUL	Adj, 2 Turner Road, Bushey, WD23 3PJ	1
28/11/2014	14/1149/FUL	1 - 21 High Firs, Gills Hill, Radlett	4
28/11/2014	14/1375/FUL	Leighton House, 33 - 37 Darkes Lane, Potters Bar, EN6 1BB	3
28/11/2014	14/1427/FUL	203 - 205 , Watling Street, Radlett, WD7 7AQ	2
28/11/2014	14/1372/FUL	Land adjacent to 5, Grange Road, Bushey	1
28/11/2014	14/1111/FUL	Land south of Station and adjoining Coleridge Way and Byron Ave, Borehamwood	43
28/11/2014	14/0727/FUL	Land at Rossway Industrial Estate, Rossway Drive, Bushey	82
28/11/2014	13/2386/FUL	Bridge Court, Mutton Lane, Potters Bar, EN6 2AW	8
28/11/2014	14/0584/FUL	199 Watling Street, Radlett, WD7 7NQ	15
02/12/2014	14/1426/FUL	A J Dental Care, 29 Southgate Road, Potters Bar, EN6 5EA	1
10/12/2014	14/1492/FUL	Adj, 29 Bournehall Road, Bushey, WD23 3EH	1
11/12/2014	14/1245/REM	The White House Commercial Centre, Dancers Hill Road, Bentley Heath, EN5 4RY	9
17/12/2014	14/1572/FUL	Manor Lodge, 3 High Street, Bushey, WD23 1QD	1
18/12/2014	14/1668/PD56	Prestige House, Station Road, Borehamwood, WD6 1DF	2
22/12/2014	14/1458/FUL	11 Harris Lane, Shenley, WD7 9ED	1
22/12/2014	14/1712/PD56	Elstree House, Elstree Way, Borehamwood, WD6 1SD	69
22/12/2014	14/1592/VOC	Garages at Coningsby Drive, Potters Bar	4
23/12/2014	14/1741/PD56	12 Elstree Way, Borehamwood, WD6 1JE	63
29/12/2014	14/1630/FUL	1- 3 Newlands Avenue, Radlett, WD7 8EH	2
29/12/2014	14/1775/PD56	5 Theobald Court, Theobald Street, Borehamwood, WD6 4RN	4
30/12/2014	14/1754/FUL	Green Dragon, Leeming Road, Borehamwood, WD6 4EB	3
11/03/2015	14/2111/FUL	Common Lane Farm, Common Lane, Radlett, WD7 8PJ	1
16/03/2015	14/0823/FUL	Land r/of 64-68 The Drive, Potters Bar	1
19/03/2015	14/2035/OUT	Keepers Lodge, Rectory Lane, Shenley, WD7 9BE	1
19/03/2015	15/0109/PD56	1st & 2nd Floor, 62 High Street, Potters Bar, EN6 5AB	3
19/03/2015	15/0110/PD56	Ground floor, 62 High Street, Potters Bar, EN6 5AB	1
23/03/2015	14/1846/FUL	Cecil Rosen Court and land to the rear of 170-172, High Road, Bushey Heath	19

23/03/2015	15/0032/FUL	91 Church Road, Potters Bar, EN6 1EY	1
24/03/2015	15/0132/FUL	9 Station Road, Radlett, WD7 8JY	1
26/03/2015	15/0113/FUL	Land north of and adjacent to Brook Court, Watling Street, Radlett	4
31/03/2015	15/0168/PD56	Elstree House, Elstree Way, Borehamwood, WD6 1SD	80
01/04/2014	13/2523/FUL	Former Playground, Hackney Close, Borehamwood	2
04/04/2014	13/2356/FUL	Land rear of 52, Little Bushey Lane, Bushey, WD23 4JX	1
07/04/2014	14/0172/PD56	1st Floor, Chasegate House 13-17, Southgate Road, Potters Bar, EN6 5DR	6
09/04/2014	14/0387/PD56	1st & 2nd Floor, 14, Theobald Street, Borehamwood, WD6 4SE	2
22/04/2014	13/2547/FUL	22, Ashlyn Close, Bushey, WD23 2EJ	1
23/04/2014	14/0274/PD56	Isopad House and Hertsmere House, Shenley Road, Borehamwood	40
25/04/2014	14/0279/PD56	Suite E, Hollies House 230, High Street, Potters Bar, EN6 5BL	2
02/05/2014	14/0114/FUL	62, Milton Drive, Borehamwood, WD6 2BB	4
02/05/2014	14/0320/FUL	33, Christchurch Crescent, Radlett, WD7 8AQ	1
06/05/2014	14/0421/PD56	Elton House, Elton Way, Watford, WD25 8HA	44
12/05/2014	14/0099/FUL	13, Links Drive, Elstree, WD6 3PP	1
12/05/2014	13/2351/FUL	Land to the rear of Richfield Road, Bushey	10
15/05/2014	14/0396/FUL	Elangeni, Loom Lane, Radlett, WD7 8AB	1
20/05/2014	13/2597/FUL	Land to the rear of 26, Park Road, Bushey, WD23 3EQ	7
23/05/2014	14/0398/FUL	8, Kenilworth Close, Borehamwood, WD6 1QF	1
28/05/2014	13/2296/FUL	22, Mostyn Road, Bushey, WD23 3PN	1
28/05/2014	14/0427/FUL	34, Goodyers Avenue, Radlett, WD7 8BA	1
03/06/2014	14/0530/PD56	186-192, Darkes Lane, Potters Bar, EN6 1AF	17
03/06/2014	14/0536/PD56	32, Blanche Lane, South Mimms, EN6 3PA	1
06/06/2014	13/2187/FUL	3, London Road And, 56-64, Vale Road, Bushey	41
10/06/2014	14/0087/FUL	29A-31, High Street, Potters Bar	5
13/06/2014	13/1966/FUL	Common Lane Farm, Common Lane, Radlett, WD7 8PJ	1
23/06/2014	14/0642/PD56	5 Theobald Court, Theobald Street, Borehamwood, WD6 4RN	3
26/06/2014	13/2065/FUL	2A Furzehill Parade, Shenley Road, Borehamwood, WD6 1DX	2
26/06/2014	14/0322/FUL	6-16, Southgate Road, Potters Bar, EN6 5DS	16
01/07/2014	14/0623/FUL	372A Mutton Lane, Potters Bar, EN6 3AT	1

02/07/2014	14/0656/PD56	15 Sparrows Herne, Bushey, WD23 1UA	2
04/07/2014	14/0683/PD56	153 - 155 High Street, Potters Bar, EN6 5BB	2
07/07/2014	14/0671/FUL	22 The Rise, Elstree, WD6 3JU	1
08/07/2014	13/2614/COU	7-8 Furzehill Parade, Shenley Road, Borehamwood, WD6 1DX	2
08/07/2014	14/0721/FUL	Bayshill Cottage, Barnet Lane, Elstree, WD6 3QU	1

Table 3.21: Long-term Housing Land Supply

Note: this table is in six parts.

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

Site name/address ^{1, 11}	Total No of Units		Expected Delivery of Units (Net) over 15 years 1.4.2015 to 31.3.30															Not Phased ²
	Net*	D**	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Under Construction	341	-	153	85	51	51	0											
Caradene, Gills Hill Lane, Radlett	2	-	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adj Homeleigh, Mildred Avenue, Bd	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Salperon, Merry Hill Road, Bushey	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land at Fetherstone Cl & Chace Ave, P Bar	2	-	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adj 15 Mostyn Road, Bushey	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
195 Darkes Lane, Potters Bar	21	-	10	6	3	3	0	0	0	0	0	0	0	0	0	0	0	0
Garden Cottage F'yard, Dancers Hill Rd, PB	2	-	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5 Hawtrees, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elder Court, Magpie Hall Road, Bushey Hth	11	-	5	3	2	2	0	0	0	0	0	0	0	0	0	0	0	0
21 Prowse Avenue, Bushey Heath	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3, London Road And, 56-64, Vale Road, By	37	-	18	10	6	6	0	0	0	0	0	0	0	0	0	0	0	0
59, Newberries Avenue, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
The Old Dairy, Shenley Park, Radlett Lane	2	-	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land adj 56, Carrington Avenue, Bd	2	-	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Land adj 25, London Road, Shenley	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
36, Goodyers Avenue, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cooperscroft Care Home, Potters Bar	4	-	2	1	1	1	0	0	0	0	0	0	0	0	0	0	0
13, Links Drive, Elstree,	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
34, Goodyers Avenue, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
186-192, Darkes Lane, Potters Bar	15	-	8	4	3	3	0	0	0	0	0	0	0	0	0	0	0
32, Blanche Lane, South Mimms	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22 Lodge Avenue, Elstree	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
372A Mutton Lane, Potters Bar	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
26 Newlands Avenue, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15 Grange Road, Bushey	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10 Craigweil Avenue, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adj, 5 Mortimer Close, Bushey	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
24 Fair Close, Bushey	2	-	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Kendal Hall Farm, Watling Street, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stirling House, Manor Way, B'wood	3	-	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
18-22 Watling Street, Radlett	2	-	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Land rear of, 11-15, Grange Road, Bushey	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nicoll Farm Stables, Allum Lane, Elstree	4	-	2	1	1	1	0	0	0	0	0	0	0	0	0	0	0
Haydon Ridge, Merry Hill Road, Bushey	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
27 Canons Close, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22 Gills Hill, Radlett	2	-	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Potters Bar Police Station, The Causeway	3	-	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
11 Grange Road, Bushey	2	-	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
The Gateways, Radlett Lane, Shenley	2	-	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
8 Newlands Avenue, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8 The Warren, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
159-161 Sparrows Herne, Bushey	14	-	7	4	2	2	0	0	0	0	0	0	0	0	0	0	0
3 The Grove, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gemini House, Manor Way, B'wood	151	-	76	42	25	25	0	0	0	0	0	0	0	0	0	0	0
Land adj 5, Grange Road, Bushey	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ex West Herts College, William St, Bushey	20	-	10	6	3	3	0	0	0	0	0	0	0	0	0	0	0
Land At Rossway Industrial Estate, Bushey	4	-	2	1	1	1	0	0	0	0	0	0	0	0	0	0	0
125-127 High Road, Bushey Heath	8	-	4	2	1	1	0	0	0	0	0	0	0	0	0	0	0
Bridge Court, Mutton Lane, Potters Bar	7	-	4	2	1	1	0	0	0	0	0	0	0	0	0	0	0

Ready (with permission)³	1,245		125	436	311	187	187	0									
		1,170	117	410	293	176	176	0	0	0	0	0	0	0	0	0	0
61-73 Shenley Road, Borehamwood	17	-	2	6	4	2	2	0	0	0	0	0	0	0	0	0	0
8-12 Theobald St & 19 Glenhaven Ave, Bd	7	-	1	2	2	1	1	0	0	0	0	0	0	0	0	0	0
Land atFetherstone Cl & Chace Ave, P Bar	9	-	1	3	2	1	1	0	0	0	0	0	0	0	0	0	0
The Fortune, Fortune Lane, Elstree	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
29 Aldenham Avenue, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
International University, The Avenue, By	124	-	12	41	29	17	17	0	0	0	0	0	0	0	0	0	0
18 Watford Road, Radlett	6	-	1	2	1	1	1	0	0	0	0	0	0	0	0	0	0
Land adj, 94 Stratfield Road, B'wood	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Beech Tree House, The Pathway, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Little Hedge Rows, Roundbush Lane, Ald.	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grasmere Lodge, Dugdale Hill Lane, P Bar	4	-	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0
Ground & 1st Floor, 72A-72B High St, By	4	-	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0
USA Top Nails, 14 Shenley Road, B'wood	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2 Gills Hill Lane, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kendal Hall Farm, Watling Street, Radlett	3	-	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Kendal Hall Farm, Watling Street, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
37 Newlands Avenue, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elstree Inn and Annexe, Borehamwood	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2A Furzehill Parade, Shenley Rd, B'wood	2	-	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
193A-197A High Street, Potters Bar	4	-	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0
13 Gills Hill Lane, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-33 High Street, Bushey	2	-	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
22, Mostyn Road, Bushey	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Malabo Lodge, Barnet Lane, Elstree	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land r/o 52, Little Bushey Lane, Bushey	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ex Playground, Hackney Close, B'wood	2	-	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
22, Ashlyn Close, Bushey	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bournehall House, Bournehall Road, By	17	-	2	6	4	2	2	0	0	0	0	0	0	0	0	0	0
60 Watford Road, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hillside, Heathbourne Road, Bushey Heath	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7-8 Furzehill Parade, Shenley Rd, B'wood	2	-	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
29A-31, High Street, Potters Bar	4	-	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0

R/o, 24, The Broadway, Darkes Lane, P Bar	3	-	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0
62, Milton Drive, Borehamwood,	4	-	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0
Leighton House, 33-37 Darkes Lane, P Bar	6	-	1	2	1	1	1	0	0	0	0	0	0	0	0	0	0
8A, Shenley Road, Borehamwood	2	-	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Land adj, 70 Highview Gardens, P Bar	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3 The Stabling, Barnet Lane, Elstree	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Suite E, Hollies House 230, High St, P Bar	2	-	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
69-71 High Street, Potters Bar	4	-	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0
Elangeni, Loom Lane, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8, Kenilworth Close, Borehamwood	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
R/O, 93 Southgate Road, Potters Bar	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
St Margarets School, Merry Hill Road, By	23	-	2	8	5	3	3	0	0	0	0	0	0	0	0	0	0
13A Sparrows Herne, Bushey,	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
153 - 157 Sparrows Herne, Bushey	11	-	1	4	3	2	2	0	0	0	0	0	0	0	0	0	0
Windmill Nursing Home, Everett Clo, By H	45	-	4	15	11	6	6	0	0	0	0	0	0	0	0	0	0
99 High Road, Bushey Heath	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2 Goodyers Avenue, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15 Sparrows Herne, Bushey	2	-	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
22 The Rise, Elstree	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
153 - 155 High Street, Potters Bar	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adj, 3 Garratts Road, Bushey	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apple Hatch, The Warren, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bayshill Cottage, Barnet Lane, Elstree	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land r/o 64-68, The Drive, Potters Bar	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
The Old Post Office, 43 High Street, By	3	-	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0
26B Park Road, Bushey	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Albany Gate, Darkes Lane, Potters Bar	30	-	3	10	7	4	4	0	0	0	0	0	0	0	0	0	0
Elton House, Elton Way, Watford	92	-	9	30	22	13	13	0	0	0	0	0	0	0	0	0	0
Adj, 2 Turner Road, Bushey	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
239 Mutton Lane, Potters Bar	4	-	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0
R/o The Barn, Grange Lane, Letchmore H	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1 - 21 High Firs, Gills Hill, Radlett	4	-	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0
32 Goodyers Avenue, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adj, 6 Loom Lane, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Latimer House, 189 High Street, P Bar	3	-	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0

47 Allum Lane, Elstree	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leighton House, 33 - 37 Darkes Lane, P Bar	3	-	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0
63 Cobden Hill, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A J Dental Care, 29 Southgate Road, P Bar	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
203 - 205 , Watling Street, Radlett	2	-	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
11 Harris Lane, Shenley	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17 Newlands Avenue, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land adj, 447 Bushey Mill Lane, Bushey	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adj, 29 Bournehall Road, Bushey	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Europcar House, Aldenham Road, Bushey	36	-	3	12	8	5	5	0	0	0	0	0	0	0	0	0	0
Nicoll Farm Stables, Allum Lane, Elstree	2	-	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Wood Edge, The Warren, Radlett	3	-	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Manor Lodge, 3 High Street, Bushey	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
49 Aldenham Avenue, Radlett	2	-	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Mymms Hall, Warrengate Lane, S Mimms	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land adj, 4 The Avenue, Radlett	2	-	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
1- 3 Newlands Avenue, Radlett	2	-	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Little Orchard, Barnet Lane, Elstree	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Prestige House, Station Road, B'wood	2	-	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
12 Elstree Way, Borehamwood	56	-	5	18	13	8	8	0	0	0	0	0	0	0	0	0	0
Green Dragon, Leeming Road, B'wood	3	-	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0
371 Watling Street, Radlett	2	-	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
5 Theobald Court, Theobald St, B'wood	4	-	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0
Land adj, 2 Barnet Road, Potters Bar	3	-	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0
23 Prowse Avenue, Bushey Heath	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land r/o 12-14, Oundle Avenue, Bushey	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cecil Rosen Court and adj, High Rd, By H	17	-	2	6	4	2	2	0	0	0	0	0	0	0	0	0	0
23A Grange Road, Bushey	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cedar Chalet, Kendal Hall Farm, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
The Coach House, 1B Furzehill Rd, B'wood	4	-	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0
21 Newberries Avenue, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
167 Balmoral Drive, Borehamwood	2	-	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
132 High Street, Bushey	4	-	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0
11 Beaumont Gate, Radlett	2	-	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Keepers Lodge, Rectory Lane, Shenley	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

2nd Floor, 74-76 High Street, Bushey	2	-	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
25 Links Drive, Elstree	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Common Lane Farm, Common Lane, R	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
91 Church Road, Potters Bar	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1st & 2nd Floor, 62 High Street, P Bar	3	-	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Ground floor, 62 High Street, Potters Bar	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land adj Brook Court, Watling St, Radlett	4	-	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0
9 Station Road, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elstree House, Elstree Way, B'wood	71	-	7	23	17	10	10	0	0	0	0	0	0	0	0	0	0
Unit 4 Chandler Ho, Sparrows Herne, By	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land adj, 13 Sutcliffe Close, Bushey	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Opus Court, 91-97 Shenley Road, B'wood	4	-	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0
15 Coopers Lane, Potters Bar	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mandevyll, The Ridgeway, Potters Bar	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
44 Highfield Road, Bushey	3	-	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0
84 Watling Street, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
44 Loom Lane, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
32 Barham Avenue, Elstree	2	-	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Adj, 70 Masefield Avenue, Borehamwood	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1A Newberries Avenue, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Garages Balmoral Drive and adj, B'wood	4	-	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0
Adj 82 and 84, Stanborough Ave, B'wood	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18 Newlands Avenue, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4 Clarence Close, Bushey	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
191-195 Shenley Road, Borehamwood	11	-	1	4	3	2	2	0	0	0	0	0	0	0	0	0	0
Woodhall Gate Lodge, Radlett Lane, Sy	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7 Newlands Avenue, Radlett	4	-	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0
Land at 3-11, Willow Way, Radlett	4	-	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0
Kendal Hall Farm, Watling Street, Radlett	3	-	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0
111 High Road, Bushey Heath	8	-	1	3	2	1	1	0	0	0	0	0	0	0	0	0	0
R/o 29 Oakroyd Avenue, Potters Bar	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33 Loom Lane, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8 Orchard Close, Elstree	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mercury House, 42 Vale Road, Bushey	4	-	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0
21 Williams Way, Radlett	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

R/O Shenleybury Villas, Shenleybury, Sy	2	-	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
The Marians, Barnet Lane, Elstree	2	-	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
R/O, 15 Oakroyd Avenue, Potters Bar	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Isopad House, Shenley Road, B'wood	134	-	13	44	31	19	19	0	0	0	0	0	0	0	0	0	0	0
The Harlequins, Sandy Lane, Bushey	4	-	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
Bungalow r/o 106 Galley Lane, Barnet	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adj 2-4, Coldharbour Lane, Bushey	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bushey Hall Farm, Bushey Mill Lane, By	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adj Haven Court,, Glenhaven Ave, B'wood	15	-	1	5	4	2	2	0	0	0	0	0	0	0	0	0	0	0
Herne House, 3 Little Bushey Lane, Bushey	16	-	2	5	4	2	2	0	0	0	0	0	0	0	0	0	0	0
Gemini House, Manor Way, B'wood	3	-	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Radlett Fire Station, 201 Watling Street	16	-	2	5	4	2	2	0	0	0	0	0	0	0	0	0	0	0
R/o Richfield Road, Bushey	9	-	1	3	2	1	1	0	0	0	0	0	0	0	0	0	0	0
The White House Commercial Centre,	8	-	1	3	2	1	1	0	0	0	0	0	0	0	0	0	0	0
Land south of Elstree/Borehamwood Stn	38	-	4	13	9	5	5	0	0	0	0	0	0	0	0	0	0	0
Land at Rossway Industrial Estate, Bushey	70	-	7	23	16	10	10	0	0	0	0	0	0	0	0	0	0	0
Horizon One, Studio Way, Borehamwood	117	-	11	38	27	16	16	0	0	0	0	0	0	0	0	0	0	0
R/o 85, Cranborne Road, Potters Bar	1	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bushey Police Station, 43 Sparrows Herne	4	-	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0
Land r/o 26, Park Road, Bushey	6	-	1	2	1	1	1	0	0	0	0	0	0	0	0	0	0	0
22 Falconer Road, Bushey	2	-	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gaisgill, Barnet Lane, Elstree	5	-	1	2	1	1	1	0	0	0	0	0	0	0	0	0	0	0
199 Watling Street, Radlett	13	-	1	4	3	2	2	0	0	0	0	0	0	0	0	0	0	0
Year			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	

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

(2) Sites in the Planning Application System

Site name/address ^{1,11}	Total No of Units		Expected Delivery of Units (Net) over 15 years 1.4.2015 to 31.3.30															Not Phased ²	
	Net*	D**	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		

Sites awaiting Legal Agreement	17	16	0	2	6	4	2	2	0									
Birchville Court etc, Bushey Heath	17	16	0	2	6	4	2	2	0	0	0	0	0	0	0	0	0	0
Sites under consideration⁴	41	39	0	6	14	10	5	4	0									
75 The Causeway, Potters Bar	2	2	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Avenir House, Studio Way, Borehamwood	39	37	0	6	13	9	5	4	0	0	0	0	0	0	0	0	0	0
Year			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	

(3) Identified Sites

Site name/address ^{1,11}	Total No of Units		Expected Delivery of Units (Net) over 15 years 1.4.2015 to 31.3.30															Not Phased ²
	Net*	D**	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Identified Sites	1360	1278	0	144	169	167	110	251	98	45	69	0	13	75	50	88	0	
<i>Elstree Way Corridor⁵</i>	813	764	0	44	53	40	90	189	86	45	29	0	0	50	50	88	0	
Front part of Oakland's College	15	14	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	
Natwest	50	47	0	0	0	0	0	47	0	0	0	0	0	0	0	0	0	
Manor Way	150	141	0	0	0	0	0	0	0	0	0	0	0	50	50	41	0	
EWC North	150	141	0	0	0	0	50	50	41	0	0	0	0	0	0	0	0	
EWC South (part)	260	244	0	0	0	40	40	45	45	45	29	0	0	0	0	0	0	
Civic Car park	50	47	0	0	0	0	0	0	0	0	0	0	0	0	0	47	0	
Garage (kwik fit / Shell)	50	47	0	0	0	0	0	47	0	0	0	0	0	0	0	0	0	
Land at former Affinity Sutton Site	88	83	0	44	39	0	0	0	0	0	0	0	0	0	0	0	0	
<i>Site Allocations⁶</i>	463	435	0	100	108	99	0	50	0	0	40	0	13	25	0	0	0	
The Directors Arms PH, Bd	26	25	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	
Hertswood (Upper) School, Bd	276	260	0	90	96	74	0	0	0	0	0	0	0	0	0	0	0	
Land at Lincolnsfield, Bushey	23	22	0	10	12	0	0	0	0	0	0	0	0	0	0	0	0	
Gasholder site, Station Road, Bd	43	40	0	0	0	0	0	0	0	0	40	0	0	0	0	0	0	
Bushey Hall Golf Club, Bushey	13	12	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	
Former Sunny Bank School, P Bar	31	29	0	0	0	0	0	29	0	0	0	0	0	0	0	0	0	

First Place Nurseries, Falconer Road, By	10	9	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0
29-59 Shenley Rd, Borehamwood	27	25	0	0	0	0	0	0	0	0	0	0	13	12	0	0	0	0
Service Stn/Regency House/Burrell & Co R	14	13	0	0	0	0	0	0	0	0	0	0	0	13	0	0	0	0
<i>Other</i>	84	79	0	0	8	28	20	12	12	0	0	0	0	0	0	0	0	0
Land at Caldecote Gardens, Bushey	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land rear of 16-28 Masefield Ave	4	4	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0
Land rear of 13-21 Hartford Road	6	6	0	0	1	2	1	1	1	0	0	0	0	0	0	0	0	0
5 Grange Road, Bushey	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Former Cranbourne Library and Clinic, P B	6	6	0	0	1	2	1	1	1	0	0	0	0	0	0	0	0	0
54 Sullivan Way	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
121-123 Aldenham Road	6	6	0	0	1	2	1	1	1	0	0	0	0	0	0	0	0	0
Land rear of 24 Melbourne Road	2	2	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
264 Shenley Road	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1 St Michaels Way	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land adjoining 16 Edridge Close, Bushey	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
International University (eastern sector)	50	47	0	0	5	16	12	7	7	0	0	0	0	0	0	0	0	0
1-15 Windsor Close, 80-104 Gateshead Rd and 1-15 Stannington Path, Borehamwood	5	5	0	0	0	2	1	1	1	0	0	0	0	0	0	0	0	0
Year			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	

(4) Safeguarded Sites

Site name/address ^{1, 11}	Total No of Units		Expected Delivery of Units (Net) over 15 years 1.4.2015 to 31.3.30															Not Phased ²
	Net*	D**	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Safeguarded Sites⁸	173	173	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	173
Land East of Farm Way	36	36																36
Heathbourne Road/Windmill Lane area	82	82																82
Starveacres, 16 Watford Road	55	55																55

(5) Unidentified Sites

Site name/address ^{1,11}	Total No of Units		Expected Delivery of Units (Net) over 15 years 1.4.2015 to 31.3.30															Not Phased ²
	Net*	D**	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Windfall ^{9,10}	965	965	0	0	0	0	0	53	53	53	53	53	140	140	140	140	140	
Small urban	360	360	-	-	-	-	-	36	36	36	36	36	36	36	36	36	36	
Large urban	435	435	-	-	-	-	-	0	0	0	0	0	87	87	87	87	87	
Rural	170	170	-	-	-	-	-	17	17	17	17	17	17	17	17	17	17	

(6) Total Housing Supply

	Site name/address ^{1,11}	Total Units (Net D**)	Expected Delivery of Units (Net) over 15 years 1.4.2015 to 31.3.30															Not Phased ²
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
(1)	Sites with Planning Permission																	
	Under Construction	341	154	85	51	51	0	0	0	0	0	0	0	0	0	0	0	
	Ready (with permission) ³	1,170	117	410	293	175	175	0	0	0	0	0	0	0	0	0	0	
(2)	Sites in the Planning Application System																	
	Sites awaiting Legal Agreement	16	0	2	6	4	2	2	0	0	0	0	0	0	0	0	0	
	Sites under consideration ⁴	39	0	6	14	10	5	4	0	0	0	0	0	0	0	0	0	
(3)	Identified Sites	1,278	0	144	169	167	110	251	98	45	69	0	13	75	50	88	0	
(4)	Safeguarded Sites⁸		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	173
(5)	Windfall ^{9,10}	965	0	0	0	0	0	53	53	53	53	53	140	140	140	140	140	
	Total Phased	3,809	271	647	533	407	292	310	151	98	122	53	153	215	190	228	140	
	Grand Total	3,982	271	647	533	407	292	310	151	98	122	53	153	215	190	228	140	173

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

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

* i.e. net of losses

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

1 Note that in some cases the address has been abbreviated

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

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

4 Sites under consideration are the subject of planning applications or pre-application advice

5 Assumed to be delivered through the Area Action Plan.

6 Sites within the Site Allocations Consultation Draft document

7 Other identified sites which are expected to come forward.

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

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

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

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

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

Table 3.22: Permitted Housing Land Supply

	Plan Period 2012-2027	Number of Dwellings														
		12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
1	Plan Target – for the year ¹	266	266	266	266	266	266	266	266	266	266	266	266	266	266	266
2	Plan Target – for 5 years ¹	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330

3	Completions (net) in the year ²	292	440	180												
4	Remaining Target – Total at 1 April ³	3,990	3,698	3,258	3,078											
5	Remaining Target – Annual at 1 April ⁴	266	264	251	257											
6	Remaining Target – for 5 Years at 1 April	1,330	1,321	1,253	1,283											
7	Short-term Deliverable Supply at 1 April ⁵	1,917	1,948	1,792	2,150											
8	Supply against Plan Target ⁶ – No. of Years	7.21	7.32	6.74	8.08											
9	Supply against Remaining Target ⁷ – No. of Years	7.21	7.38	7.14	8.37											
10	Years of Plan remaining	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1

Source: Hertsmere Borough Council records

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

1 Core Strategy (2013) Target

2 Completions – from Table 3.10

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

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

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

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

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

Table 3.23: Windfall Delivery¹

	Number of Windfall Dwelling Units Completed ²					
	Total	Rural	Urban	Small Urban ³	Large Urban	Schemes with 1-9 Units ³
All Windfall						
2002/03	77	7	70	52	18	-
2003/04	126	1	125	17	108	-
2004/05	174	4	170	29	141	-
2005/06	254	64	190	47	143	-
2006/07	82	4	78	21	57	-
2007/08	270	19	251	59	192	-
2008/09	108	33	75	63	12	65
2009/10	213	28	185	37	148	43

2010/11	150	3	147	49	98	52
2011/12	144	10	134	37	97	47
2012/13	117	10	107	55	52	65
2013/14	261	24	237	51	186	59
2014/15	141	8	133	96	37	104
Annual Average 2002/11⁵	162	18 ⁵	143	42 ⁵	102 ⁵	-
Long term Average (to 2012/13)⁶	164	18	146	41	105	54
Long term Average (to 2013/14)⁶	177	20	157	45	113	55
Long term Average (to 2014/15)⁶	174	20	154	52	102	62
Windfall on Garden Land						
2008/09	74	-	-	-	49	25 ⁴
2009/10	8	-	-	-	0	8 ⁴
2010/11	14	-	-	-	0	14 ⁴
2011/12	17	1	16	8	8	9
2012/13	18	0	18	7	11	7
2013/14	41	5	36	17	19	22
2014/15	20	0	20	20	0	20
Annual Average 2002/11	32	-	-	-	16	16
Long term Average (to 2012/13)⁶	26	1	17	8	10	14
Long term Average (to 2013/14)⁶	29	2	23	11	15	14
Long term Average (to 2014/15)⁶	27	2	23	13	12	15
% of Total Windfall (to 2012/13)^{6,7}	16%	6%	12%	20%	10%	26%
% of Total Windfall (to 2013/14)^{6,7}	16%	10%	15%	24%	13%	25%
% of Total Windfall (to 2014/15)^{6,7}	16%	10%	15%	25%	12%	24%
Rate of Windfall Delivery (exc gardens)						
Long term Average (to 2012/13)⁶	138	17	129	33	95	40

Long term Average (to 2013/14)⁶	147	17	133	35	96	41
Long term Average (to 2014/15)⁶	149	18	131	39	90	47

Source: Hertsmere Borough Council records, including Core Strategy Examination Document: Housing Supply Update, August 2012. Windfall for the period 2011-14 was calculated together for inclusion in the AMR 2014/15.

- Notes:
- 1 Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites which unexpectedly become available. The definition comes from the National Planning Policy Framework.
 - 2 i.e. net completions
 - 3 Each site accommodates between 1 and 9 units (gross).
 - 4 The proportion of all windfalls using garden land for 2008/09 to 2010/11 was 29%.
 - 5 These averages were reduced by 29% (from Note 4) and used by the Council as the assumptions for future windfall in the Core Strategy (2013). The Core Strategy assumptions were as follows: rural windfall sites – 13 units p.a.; small urban windfall sites – 30 units p.a.; and large urban windfall sites – 72 units p.a.
 - 6 This is 10 years, unless data is only available for a shorter period.
 - 7 i.e. the long term average
- All figures are rounded.
- not calculated/not available

Table 3.24: Development in the Elstree Way Corridor

Dwelling Units (Gross)	Year ending 31 March													
	2013	2014	2015											
Completions														
<i>In the year</i>														
Affordable Units	85	15	0											
Market Units	0	110	0											
Total Units	85	125	0											
Units by height of building														
2 or less storeys														
3-4 storeys	85	125												
5-6 storeys														
7-8 storeys														
8+ storeys														
Density (units per hectare)¹	72.7	-	-											

(b) Cumulative															
Affordable Units	85	100	100												
Market Units	0	110	110												
Total Units	85	210	210												
Units by height of building³															
2 or less storeys	-	-	-												
3-4 storeys	85	210	210												
5-6 storeys	-	-	-												
7-8 storeys	-	-	-												
8+ storeys	-	-	-												
Density (units per hectare)¹	72.7	72.7	72.7												
Commitments															
Affordable Units	15	59	95												
Market units	110	263	227												
Total Units	125	322	322												
Units by height of building³															
2 or less storeys	13	3	3												
3-4 storeys	112	-	-												
5-6 storeys	-	205	205												
7-8 storeys	-	12	12												
8+ storeys	-	102	102												
Density (units per hectare)²	122.5	170.3	170.3												

Source: Hertsmere Borough Council records

Note: 1 Completions density is gross units divided by total site area for all schemes completed in the year(s).

2 Commitments density is gross units divided by total site area for all schemes with planning permission which were not completed in the year.

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

Table 3.25: Accommodation for Gypsies and Travellers¹

	Number of Pitches at 1 April														
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Existing Pitches¹²															
Authorised	40	41	54	58	58										
Temporary	2 ⁶	2 ⁶	1 ⁷	1 ⁷	1 ⁷										
<i>Sub-total</i>	42	43	55	59	59										
Unauthorised ²	1 ⁸	6 ⁹	6 ⁹	6 ⁹	6 ⁹										
Total	43	49	61	65	65										
Policy Requirement³	53	55	57	59	61	63	65	67							
Potential Future Supply															
with planning permission		3													
sites in SADM ⁴			9 ¹⁰	9 ¹⁰	9 ¹⁰										
intensification of existing sites				1 ¹¹	1 ¹¹										
<i>Total</i>		3	9	10	10										
Notional 5 year need^{3,5}				10	10										

Source: Hertsmere Borough Council records

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

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

Table 3.26: Homeless Persons and Households Accommodated

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

Source: Hertsmere Borough Council housing records

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

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

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

Source: Hertsmere Borough Council housing records

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

Table 3.28: Average Property Prices in Hertsmere

	Average Sale Price (£)												
	2011/12 ¹	2012/13 ¹	2013/14 ²	2014/15 ³	2015/16								
Detached	625,352	772,926	772,609	924,680									
Semi-Detached	351,150	347,683	368,444	442,736									
Terraced	283,355	301,946	307,022	361,583									
Flat/Maisonette	254,077	257,039	257,313	305,957									

Source: Land Registry Data

Notes: 1 Based on sales in the last quarter

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

3 Based on all sales from April 2014 to March 2015 inclusive

Table 3.29: Index of Property Price Changes in Hertfordshire¹

Property Type	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
	£	£	£	£	£	£	£	£	£	£	£	£	£
Detached	294,950	345,588	398,968	430,705	435,195	455,270	498,232	495,320	440,000	483,602	484,598	490,101	501,145
Semi-Detached	167,559	196,326	226,650	244,680	247,231	258,635	283,041	281,387	249,960	274,730	275,296	278,423	284,697
Terraced	126,131	147,785	170,612	184,184	186,104	194,689	213,060	211,815	188,158	206,804	207,230	209,584	214,306
Flat/Maisonette	91,787	107,545	124,156	134,032	135,430	141,677	155,046	154,140	136,925	150,494	150,804	152,516	155,953
All Property	145,447	170,418	196,741	212,391	214,606	224,505	245,691	244,255	216,975	238,476	238,968	241,681	247,127
Price Index ²	184.5	216.2	249.6	269.4	272.2	284.8	311.6	309.8	275.2	302.5	303.1	306.6	313.5
All Sales in the Month	2,920	2,630	2,220	2,458	2,060	2,605	2,625	960	1,396	1,495	1,560	1,554	1,845
	2014/15	2015/16											
	£	£											
Detached	559,808	624,019											
Semi-Detached	318,023	354,500											
Terraced	239,393	266,851											
Flat/Maisonette	174,209	194,191											
All Property	275,622	307,237											
Price Index ²	350.5	390.7											
All Sales in the Month	1,998	1,850											

Source: Land Registry Data

Notes: 1 Based on all sales in August – e.g. for 2014/15, the information is given at August 2014

2 January 1995 = 100

Table 3.30: Property Prices in Hertsmere by Location and Type of Property (2014/15)

Place	Post Code	Average Sale Price ¹ (£)			
		Detached	Semi	Terrace	Flat
Borehamwood	WD6 1/2/4/5	595,218	414,845	319,644	220,581
Elstree	WD6 3	1,250,063	460,099	380,218	256,375
Bushey	WD23 2/3/4	691,454	452,048	415,915	344,791
Bushey Heath	WD23 1	914,830	503,909	368,253	517,435
Potters Bar	EN6 1/2/3	647,422	422,307	325,418	266,717
Radlett	WD7 7/8	1,475,583	582,976	497,300	320,120
Shenley	WD7 9	790,019	484,986	480,934	208,390
Average - Hertsmere		924,680	442,736	361,583	305,957
Average – Hertfordshire (August 2014)		559,808	318,023	239,393	174,209

Source: Land Registry Data

Notes: 1 Based on all sales from April 2014 to March 2015 inclusive (except for Hertfordshire)

Table 3.31: Stock of Dwellings and Vacancies in Hertsmere

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Hertsmere										
Total Stock	39,250	39,430	39,740	40,000	40,350	40,570	40,850	40,990	41,180	41,470
Vacant Dwellings	1,006	1,054	1,008	1,012	921	934	835	836	915	906
% of Total Stock	2.56%	2.67%	2.54%	2.53%	2.28%	2.30%	2.04%	2.04%	2.22%	2.18%
England										
Total Stock	21,684,000	21,870,000	22,073,000	22,288,000	22,511,000	22,694,000	22,839,000	22,976,000	23,111,000	23,236,000

Vacant Dwellings	710,935	723,509	744,931	763,319	783,119	770,496	737,147	719,352	704,357	635,127
% of Total Stock	3.28%	3.31%	3.37%	3.42%	3.48%	3.40%	3.23%	3.13%	3.05%	2.73%
	2014	2015	2016							
Hertsmere										
Total Stock	41,920	42,310								
Vacant Dwellings	851									
% of Total Stock	2.03%									
England										
Total Stock	23,372,000	23,543,000								
Vacant Dwellings	610,123									
% of Total Stock	2.61%									

Source: Government statistics

Notes: Vacancies are calculated in October; total stock figures are dated at 31 March.1

4. Economy

Table 4.1: Labour supply in Hertsmere

Number ¹	Year ending March									
	2008	2009	2010	2011	2012	2013	2014	2015		
Economically Active	50,400	51,100	49,200	54,200	52,200	55,400	51,800	49,600		
In Employment	47,400	47,400	46,700	52,100	50,500	51,500	50,100	46,600		
Employees	35,400	34,500	33,500	36,800	41,400	41,700	42,600	40,900		
Self-employed	10,800	12,400	12,800	14,900	8,700	9,800	7,500	5,700		
Unemployed	2,000	2,500	3,100	3,000	3,100	3,000	2,600	2,500		

Source: ONS annual population survey

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

Table 4.2: Rate of Unemployment¹

Date	Hertsmere		St Albans	Watford	Welwyn	Herts	East	O/London	GB
	No.	%	%	%	%	%	%	%	%
Apr 08-Mar 09	2,500	5.0	3.5	5.0	4.3	4.4	5.3	6.7	6.2
Apr 09-Mar 10	3,100	6.3	4.5	5.8	6.0	6.3	6.6	8.2	7.9
Apr 10-Mar 11	3,000	5.4	4.8	7.3	7.0	5.9	6.6	8.1	7.6
Apr 11-Mar 12	3,100	5.8	4.5	6.8	6.9	6.5	6.7	9.1	8.1
Apr 12-Mar 13	3,000	5.5	5.2	4.9	5.3	6.0	6.6	8.7	7.8
Apr 13-Mar 14	2,700	4.9	3.7	5.3	5.8	4.5	5.8	7.9	7.2
Apr 14-Mar 15	2,500	5.2	3.4	5.2	5.9	3.3	4.9	6.2	6.0

Source: ONS annual population survey

Notes: 1. Numbers are for those aged 16 and over, %s are for those aged 16-64
 2. % is a proportion of economically active

Table 4.3: Claimants for Job Seekers Allowance in Hertsmere²

Unemployed		March													
		2008	2009	2010	2011	2012	2013	2014	2015	2016					
All People	Number	745	1,629	1,859	1,658	1,543	1,585	1,146	805						
	%	1.2	2.6	2.9	2.6	2.4	2.5	1.8	1.3						
Male	Number	538	1,151	1,269	1,024	1,004	990	682	475						
	%	1.8	3.8	4.1	3.3	3.3	3.2	2.2	1.6						
Female	Number	207	478	590	634	539	595	464	330						
	%	0.6	1.5	1.8	1.9	1.7	1.8	1.4	1.0						
Long-term¹	Number	65	75	205	240	290	350	270	n.a.						
	%	0.1	0.1	0.3	0.4	0.5	0.6	0.4	-						

Source: ONS claimant count - age duration with proportions

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

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

Table 4.4: Job Seekers (March 2015)

Place	Number	Proportion %
Hertsmere	805	1.3
St Albans	740	0.8
Watford	915	1.5
Welwyn-Hatfield	1,015	1.3
Hertfordshire	8,960	1.2
East of England	48,931	1.6

Outer London	62,795	1.9
Great Britain	758,332	2.3

Source: ONS claimant count

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

Table 4.5: Employment by Occupation in Hertsmere

	Occupation Group	Year ending March									
		2008	2009	2010	2011	2012	2013	2014	2015		
1	Managers, directors and senior officials	6,400	5,400	5,500	6,500	7,500	7,300	9,800	5,800		
2	Professional occupations	8,800	8,100	9,500	13,500	12,100	11,400	6,800	10,200		
3	Associate professional & technical	8,700	10,000	8,700	5,500	6,700	11,300	6,300	10,000		
	<i>Groups 1-3</i>	<i>23,900</i>	<i>23,500</i>	<i>23,600</i>	<i>25,500</i>	<i>26,300</i>	<i>30,000</i>	<i>23,000</i>	<i>26,000</i>		
4	Administrative & secretarial	7,900	8,100	8,500	10,000	5,000	4,800	8,000	7,200		
5	Skilled trades' occupations	3,200	3,900	5,600	6,000	6,200	4,800	5,100	3,000		
	<i>Groups 4 & 5</i>	<i>11,100</i>	<i>11,900</i>	<i>14,100</i>	<i>16,000</i>	<i>11,200</i>	<i>9,600</i>	<i>13,200</i>	<i>10,200</i>		
6	Caring, leisure & other service occs	3,800	#	#	4,800	5,200	4,700	4,200	#		
7	Sales and customer service occupations	3,600	#	#	#	#	#	5,700	#		
	<i>Groups 6 & 7</i>	<i>7,400</i>	<i>4,900</i>	<i>4,600</i>	<i>6,800</i>	<i>9,500</i>	<i>8,700</i>	<i>9,800</i>	<i>#</i>		
8	Process plant and machine operatives	#	3,100	#	#	#	#	#	1,600		
9	Elementary occupations	#	3,500	#	#	#	#	#	5,100		
	<i>Groups 8 & 9</i>	<i>4,300</i>	<i>6,600</i>	<i>4,000</i>	<i>#</i>	<i>#</i>	<i>#</i>	<i>4,200</i>	<i>6,700</i>		

Source: ONS annual population survey -Time Series

Notes: # Sample size too small for reliable estimate

Table 4.6: Employment by Occupation (Year ending March 2015)^{1, 2}

Occupation Group	Hertsmere		Watford	Herts	East England	O/London	GB
	No.	%	%	%	%	%	%
Managers, directors and senior officials	5,800	12.4	9.7	12.1	10.6	11.1	10.3
Professional occupations	10,200	22.0	21.0	24.5	19.6	21.6	19.7
Associate professional & technical	10,000	21.4	15.9	16.1	14.4	15.2	14.1
<i>Groups 1-3</i>	26,000	55.7	46.5	52.8	44.7	48.2	44.3
Administrative & secretarial	7,200	15.5	15.3	11.1	11.1	11.5	10.6
Skilled trades' occupations	3,000	6.4	8.7	8.9	10.9	9.2	10.7
<i>Groups 4 & 5</i>	10,200	21.9	24.0	20.1	22.0	20.8	21.4
Caring, leisure & other service occupations	#	#	8.9	7.8	9.1	8.2	9.2
Sales and customer service occupations	#	#	7.7	6.1	7.0	7.3	7.8
<i>Groups 6 & 7</i>	#	8.0	16.6	14.0	16.2	15.6	17.1
Process plant and machine operatives	1,600	3.4	#	4.1	6.5	5.4	6.3
Elementary occupations	5,100	11.0	#	8.9	10.6	9.9	10.9
<i>Groups 8 & 9</i>	6,700	14.4	12.9	13.1	17.1	15.4	17.2

Source: ONS annual population survey – Time Series

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

2. % is a proportion of all persons in employment

Sample size too small for reliable estimate

Table 4.7: Workforce Skills³

Skills		2008	2009	2010	2011	2012	2013	2014 ⁴	2015 ⁴				
<i>Those with NVQ4 and above¹</i>													
Hertsmere	No.	16,900	18,900	20,600	26,900	27,900	23,800	23,300	21,000				
	%	28.0	30.9	33.1	41.8	42.9	37.0	37.9	33.4				
Watford	%	25.9	29.8	31.7	36	43.7	48.5	42.2	43.4				

Herts	%	31.9	34.4	36.2	38.5	40.4	41.7	43.5	42.3				
East of England	%	25.7	27.3	28.5	29.2	32.9	33.2	33.1	36.0				
Outer London	%	33.5	34.4	36.4	40	41.8	44	44.2	44.7				
GB	%	28.6	29.9	31.3	32.9	34.4	35.2	33.6	37.1				
Those with no qualification²													
Hertsmere	No.	3,600	4,800	6,300	5,600	#	5,700	3,600*	5,100				
	%	6	7.8	10.2	8.7	#	8.8	6.0*	8.1				
Watford	%	11.9	6.8	7.9	8.3	#	#	#	#				
Herts	%	9.5	7.7	7.3	7.5	6.3	7.0	5.7	6.0				
East of England	%	13.1	11.3	10.4	9.6	8.5	8.4	8.1	8.0				
Outer London	%	12.4	12.1	10	8.9	8.1	7.1	7.6	7.3				
GB	%	13.5	12.3	11.3	10.6	9.7	9.3	8.8	8.6				

Source: ONS annual population survey

- Notes:
1. NVQ4 equivalent and above: e.g. HND, Degree and Higher Degree level qualifications or equivalent
 2. No qualifications: No formal qualifications held
 3. % is a proportion of resident population of area aged 16-64
 4. Measured from January to December (except those asterisked – April-March)
- # Sample size too small for a reliable estimate

Table 4.8: Earnings by Residence¹

Area	2008	2009	2010	2011	2012	2013	2014	2015					
	£	£	£	£	£	£	£						
Hertsmere	548.6	542.6	573.4	560.5	531.8	559.6	516.6	551.6					
St Albans	646.5	680.2	711.6	699.9	674.7	733.8	734.0	700.6					
Watford	583.9	571.4	587.8	607.0	639.3	646.3	594.5	610.5					
Welwyn	553.4	576.4	568.2	560.4	558.2	589.2	591.2	577.2					
Herts	569.4	577.5	596.0	592.2	598.4	610.3	601.3	614.1					

East of England	499.0	509.5	523.3	525.0	531.4	543.5	539.1	551.0					
Outer London	571.9	578.1	589.2	586.9	594.1	594.1	597.2	605.8					
GB	480.0	490.5	501.7	500.2	508.3	517.9	521.1	529.6					

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

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

Table 4.9: Total Jobs and Jobs Density

Area		2008	2009	2010	2011	2012	2013	2014					
Hertsmere	<i>Total Jobs</i>	54,000	57,000	53,000	51,000	54,000	53,000	54,000					
	Ratio	0.88	0.91	0.83	0.81	0.86	0.84	0.86					
St Albans	Ratio	0.93	0.87	0.83	0.87	0.89	0.90	0.93					
Watford	Ratio	1.02	1.23	1.22	1.23	1.25	1.32	1.39					
Welwyn	Ratio	1.09	1.09	1.01	1.02	1.07	1.11	1.11					
Herts	Ratio	0.85	0.84	0.81	0.82	0.84	0.86	0.90					
East of England	Ratio	0.77	0.76	0.75	0.76	0.77	0.78	0.80					
Outer London	Ratio	0.63	0.59	0.59	0.60	0.62	0.63	0.65					
GB	Ratio	0.79	0.77	0.77	0.78	0.78	0.79	0.82					

Source: ONS jobs density

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

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

Table 4.10: Total Employee Jobs by Industry in Hertsmere^{1,2}

Industry	Number												
	2012	2013	2014										
Agriculture and mining (A-B)	-	-	100										
Energy and water (D-E)	-	-	400										
Manufacturing (C)	2,300	2,200	2,200										
Construction (F)	4,500	4,400	4,800										
Wholesale/retail (inc motor trades)(G)	9,200	8,900	9,700										
Transport storage(H)	1,800	1,700	1,600										
Accommodation and food services (I)	3,400	3,300	3,600										
Information and communication (J)	2,800	2,400	3,600										
Financial and other business services (K-N)	11,400	12,300	11,400										
Public admin, education and health (O-Q)	8,300	8,800	8,900										
Other services (R-S)	2,100	2,200	2,500										
Sub-total: Services (G-S)	39,100	39,600	41,200										
Total Employee Jobs	46,600	46,700	48,700										
Full time - number	32,400	33,200	34,700										
Part time - number	14,200	13,500	13,900										

Source: ONS business register and employment survey

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

2 Data excludes farm-based agriculture

- Data unavailable

Table 4.11: Employee Jobs by Industry (2014)

Industry	Hertsmere		Watford	Herts	East of England	Outer London	GB
	No.	%	%	%	%	%	%
Agriculture and mining (A-B)	100	0.3	-	0.1	0.3	0.1	0.4
Energy and water (D-E)	400	0.8	-	0.7	0.9	0.7	1.1
Manufacturing (C)	2,200	4.5	2.7	6.3	8.5	4.3	8.5
Construction (F)	4,800	9.8	2.4	6.2	5.4	4.5	4.5
Wholesale/retail (inc motor trades)(G)	9,700	19.8	16.5	18.8	17.7	16.7	15.9
Transport storage(H)	1,600	3.2	2.1	3.0	4.4	8	4.5
Accommodation and food services (I)	3,600	7.4	4.3	6.0	6.9	6.3	7.1
Information and communication (J)	3,600	7.4	4.6	5.8	4.1	5.4	4.1
Financial and other business services (K-N)	11,400	23.4	50.4	29.3	22.8	22.2	22.2
Public admin, education and health (O-Q)	8,900	18.4	13.5	19.7	24.8	27.3	27.4
Other services (R-S)	2,500	5.1	3.2	4.2	4.1	4.6	4.4
Sub-total: Services (G-S)	41,200	84.6	94.5	86.7	84.8	90.4	85.6
Total Employee Jobs	48,700						
Full time - number	34,700	71.3	50.2	65.4	66.1	68.6	68.3
Part time - number	13,900	28.7	49.8	34.6	33.9	31.4	31.7

Source: ONS business register and employment survey

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

2 Data excludes farm-based agriculture

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

- Data unavailable

Table 4.12: Earnings by Workplace ¹

Area	2008	2009	2010	2011	2012	2013	2014	2015					
	£	£	£	£	£	£	£	£					
Hertsmere	484.5	523.4	599.6	506.6	575.3	536.2	542.2	574.9					
St Albans	501.1	490.4	524.7	501.1	509.2	498.3	516.0	519.3					
Watford	514.6	506.2	516.8	470.8	536.2	565.3	528.2	529.0					
Welwyn	544.4	556.7	562.5	510.0	552.9	562.5	568.1	578.8					
Herts	517.5	517.5	538.2	520.9	539.2	547.1	548.9	551.8					
East of England	469.1	478.6	488.7	489.3	495.2	505.0	504.1	517.5					
Outer London	532.6	545.5	562.5	555.0	564.4	570.5	564.4	574.9					
GB	479.1	489.9	500.3	500.0	507.9	517.6	520.4	529.0					

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

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

Table 4.13: Businesses in Hertsmere¹

Businesses	Number												
	2011	2012	2013	2014	2015								
Enterprises													
Micro (0 to 9)	4,455	4,730	4,895	5,245	5,600								
Small (10 to 49)	350	395	420	455	480								
Medium (50 to 249)	80	90	100	95	100								
Large (250+)	25	20	20	25	20								
Total	4,910	5,235	5,435	5,820	6,200								
Local Units													
Micro (0 to 9)	4,700	4,980	5,180	5,535	5,910								
Small (10 to 49)	545	585	610	640	655								

Medium (50 to 249)	130	140	155	150	160								
Large (250+)	20	20	20	20	15								
Total	5,395	5,725	5,965	6,345	6,735								

Source: Inter Departmental Business Register (ONS)

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

Table 4.14: Structure of Business Enterprise (2015)¹

Businesses	Hertsmere		St Albans	Watford	Welwyn	Herts	East of England	Outer London	GB
	No.	%	%	%	%	%	%	%	%
Enterprises									
Micro (0 to 9)	5,600	90.3	91.4	88.6	89.4	90.4	89.2	92.1	88.7
Small (10 to 49)	480	7.7	7	9.1	8	7.7	8.9	6.5	9.3
Medium (50 to 249)	100	1.6	1.3	1.7	1.8	1.4	1.5	1.2	1.6
Large (250+)	20	0.3	0.4	0.7	0.9	0.4	0.4	0.3	0.4
Total	6,200	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Local Units									
Micro (0 to 9)	5,910	87.8	87.6	83.3	84.0	86.5	84.6	88.3	83.6
Small (10 to 49)	655	9.7	10.2	13.5	12.2	10.9	12.6	9.3	13.3
Medium (50 to 249)	160	2.4	1.9	2.7	2.9	2.2	2.5	2.1	2.7
Large (250+)	15	0.2	0.3	0.7	0.9	0.4	0.4	0.3	0.4
Total	6,735	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Source: Inter Departmental Business Register (ONS)

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

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

Use Class		Floorspace per sq m											Cumulative from 2012/13 to 2014/15		
		2012/2013			Most recent two years										
					2013/14			2014/15							
		Gain	Loss	Change	Gain	Loss	Change	Gain	Loss	Change	Gain	Loss			
Shops, Catering and Services															
Shops	A1	113	3,076	-2,963	3,362	125	3,237	3,042	2,026	1,016		6,517	11,744	-5,227	
Financial/professional services	A2	150	104	46	69	0	69	195	0	195		414	518	-104	
Restaurants/cafes	A3	75	92	-17	177	96	81	934	0	934		1,186	1,374	-188	
Drinking Establishments	A4	0	904	-904	0	424	-424	0	0	0		0	1,328	-1,328	
Hot food takeaways	A5	111	0	111	96	0	96	42	0	42		249	249	0	
Sub-Total (A)		449	4,176	-3,727	3,704	645	3,059	4,213	2,026	2,187		8,366	15,213	-6,847	
Business															
Business	B1	0	0	0	2,188	1,481	707	0	0	0		2,188	3,669	-1,481	
Offices	B1A	55	22,596	-22,541	690	7,305	-6,615	459	2,709	-2,250		1,204	33,814	-32,610	
Research & development	B1B	0	0	0	0	0	0	0	0	0		0	0	0	
Light industry	B1C	0	8,586	-8,586	280	9,299	-9,019	337	33	304		617	18,535	-17,918	
General industry	B2	0	629	-629	2,188	157	2,031	450	1,647	-1,197		2,638	5,071	-2,433	
Storage/distribution	B8	80	1,746	-1,666	2,411	2,778	-367	0	1,409	-1,409		2,491	8,424	-5,933	
Sub-Total (B)		135	33,557	-33,422	7,757	21,020	-13,263	1,246	5,798	-4,552		9,138	69,513	-60,375	
Hotels															
Hotels	C1	0	560	-560	0	0	0	0	0	0		0	560	-560	
Other – sui generis¹															
Other – sui generis ¹	SG	669	150	519	4,554	532	4,022	1,324	195	1,129		6,547	7,424	-877	

Source: Hertsmere Borough Council records

Notes: 1 Uses falling outside a use class

Table 4.16: Business and Commercial Floorspace committed¹ (from 2012/13)

Use Class		Floorspace per sq m								
		2012/13			2013/14			2014/15		
		Gain	Loss	Net	Gain	Loss	Net	Gain	Loss	Net
<i>Shops, Catering and Services</i>										
Shops	A1	6,065	801	5,264	4,857	1,880	2,977	3,175	2,552	623
Financial/professional services	A2	222	142	80	345	362	-17	0	215	-215
Restaurants/cafes	A3	798	185	613	635	133	502	710	175	535
Drinking Establishments	A4	38	359	-321	38	257	-219	36	214	-178
Hot food takeaways	A5	108	0	108	12	0	12	0	0	0
<i>Sub-Total (A)</i>		<i>7,231</i>	<i>1,487</i>	<i>5,744</i>	<i>5,887</i>	<i>2,632</i>	<i>3,255</i>	<i>3,921</i>	<i>3,156</i>	<i>765</i>
<i>Business</i>										
Business	B1	2,348	10,925	-8,577	160	209	-49	160	0	160
Offices	B1A	4,756	20,597	-15,841	4,001	2,732	1,269	4,062	32,018	-27,956
Research & development	B1B	13,049	0	13,049	4,754	0	4,754	4,805	1,974	2,831
Light industry	B1C	1,026	2,469	-1,443	1,083	1,231	-148	1,186	3,898	-2,712
General industry	B2	2,188	400	1,788	72	0	72	72	200	-128
Storage/distribution	B8	6,015	2,476	3,539	3,125	2,715	410	14,234	3,546	10,688
<i>Sub-Total (B)</i>		<i>29,382</i>	<i>36,867</i>	<i>-7,485</i>	<i>13,195</i>	<i>6,887</i>	<i>6,308</i>	<i>24,519</i>	<i>41,636</i>	<i>-17,117</i>
<i>Hotels</i>										
Hotels	C1	3,249	0	3,249	3,249	0	3,249	531	0	531
<i>Other – sui generis²</i>										
Other – sui generis ²	SG	9,744	0	9,744	7,204	0	7,204	5,520	0	5,520

Source: Hertsmere Borough Council records

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

2 Uses falling outside a use class

Table 4.17: Business and Commerce: Development and Potential Change - List of Key Changes¹ (to be completed)

Use	Area (sq. m)	Address	Description
Completions 2014/15			
		<i>Shops, Catering and Services</i>	
	Gain		
	Loss		
		<i>Business</i>	
	Gain		
	Loss		
		<i>Other</i>	
	Gain		
	Loss		

Commitments at 1 April 2015			
		<i>Shops, Catering and Services</i>	
	Gain		
	Loss		
		<i>Business</i>	
	Gain		
	Loss		
		<i>Other</i>	
	Gain		
	Loss		

Source: Hertsmere Borough Council records

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

Table 4.18: Changes on Designated Employment Land¹ (to be completed)
2013/14

Use Class		Floorspace per sq m								
		Completions						Commitments at 1 April 2014		
		2013/14			Cumulative from 2012/13			Gain	Loss	Change
		Gain	Loss	Change	Gain	Loss	Change	Gain	Loss	Change
<i>Shops, Catering and Services</i>										
Shops	A1	2,462	0	2,462	2,462	0	2,462	0	1,175	-1,175
Financial/professional services	A2	0	0	0	0	0	0	0	0	0
Restaurants/cafes	A3	0	0	0	0	0	0	0	0	0
Drinking Establishments	A4	0	0	0	0	0	0	0	0	0
Hot food takeaways	A5	0	0	0	0	0	0	0	0	0
<i>Business</i>										
Business	B1	2,188	1,416	772	2,188	1,416	772	0	209	-209
Offices	B1A	0	5,983	-5,983	0	27,711	-27,711	899	338	561
Research & development	B1B	0	0	0	0	0	0	0	0	0
Light industry	B1C	0	8,720	-8,720	0	16,058	-16,058	0	0	0
General industry	B2	2,188	157	2,031	2,188	786	1,402	0	0	0
Storage/distribution	B8	2,188	2,046	142	2,188	2,046	142	0	1,339	-1,339
<i>Residential</i>										
Hotels	C1	0	0	0	0	0	0	0	0	0
Residential institutions	C2	0	0	0	0	0	0	0	0	0
<i>Community Facilities</i>										
Non-residential institutions	D1	5,983	0	5,983	5,983	0	5,983	0	0	0
Assembly and leisure	D2	630	0	630	630	0	630	0	0	0

<i>Other</i>										
Other – sui generis ²	SG	3,152	0	3,152	3,326	0	3,326	0	0	0
Housing (number of units)	C3			0	0	0	0			0

2014/15

Use Class		Floorspace per sq m								
		Completions						Commitments at 1 April 2015		
		2014/15			Cumulative from 2012/13			Gain	Loss	Change
		Gain	Loss	Change	Gain	Loss	Change	Gain	Loss	Change
<i>Shops, Catering and Services</i>										
Shops	A1									
Financial/professional services	A2									
Restaurants/cafes	A3									
Drinking Establishments	A4									
Hot food takeaways	A5									
<i>Business</i>										
Business	B1									
Offices	B1A									
Research & development	B1B									
Light industry	B1C									
General industry	B2									
Storage/distribution	B8									
<i>Residential</i>										
Hotels	C1									
Residential institutions	C2									
<i>Community Facilities</i>										
Non-residential institutions	D1									

Assembly and leisure	D2									
<i>Other</i>										
Other – sui generis ²	SG									
Housing (number of units)	C3									

Source: Hertsmere Borough Council records

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

2 Uses falling outside a use class

Table 4.19: Vacant Premises in Shopping Areas (to be completed)

	2012/13	2013/14	2014/15 ³	2015/16							
Number of Units											
Borehamwood centre	198	198									
Bushey centre	50	50									
Bushey Heath centre	45	45									
Potters Bar (combined) centre	213	213									
Radlett centre	104	104									
Local centres and parades	256	256									
Other	21	21									
Total	887	887	894								
Number of Vacant Units											
Borehamwood centre	25	25									
Bushey centre	5	5									
Bushey Heath centre	1	1									
Potters Bar (combined) centre	12	12									
Radlett centre	5	5									
Local centres and parades	12	12									
Other	0	0									
Total	60	60	61								

Proportion of Units Vacant¹												
Borehamwood centre	12.6%	12.6%										
Bushey centre	10.0%	10.0%										
Bushey Heath centre	2.2%	2.2%										
Potters Bar (combined) centre	5.6%	5.6%										
Radlett centre	4.8%	4.8%										
Local centres and parades	4.7%	4.7%										
Other	-	-										
Total	6.8%	6.8%	6.8%									
Great Britain²	14.2%	14.1%	13.4%	12.9%								

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

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

2 At September in the monitoring year

3 At August 2014 for Borehamwood centre and at March 2015 for the rest of Hertsmere.

Table 4.20: Mix of Retail Uses in Centres (to be completed)

Uses¹	Number of Units²										Proportion of Units (%)³						
	A1⁴	A2	A3	A4	A5⁵	B1	D1	D2	O	Total	A1	A2	A3-A5	B	D	O	Total
2013/14																	
<i>Town Centre</i>																	
Borehamwood	103	23	15	5	11	1	4	1	10	173	60	13	18	1	3	6	100%
Bushey	25	8	7	1	2	1	1	0	0	45	56	18	22	2	2	-	100%
Bushey Heath	25	6	4	0	2	2	1	0	4	44	57	14	14	5	2	9	100%
Potters Bar (combined)	129	20	24	4	8	2	6	1	7	201	64	10	18	1	3	3	100%
Radlett	53	14	14	2	4	2	3	1	6	99	54	14	20	2	4	6	100%
Local centres and parades	144	20	24	5	17	8	8	0	16	242	60	8	19	3	3	7	100%

Other	17	2	1	0	0	1	0	0	0	21	81	10	5	5	-	-	100%
2014/15⁶																	
<i>Town Centre</i>																	
Borehamwood																	100%
Bushey																	100%
Bushey Heath																	100%
Potters Bar (combined)																	100%
Radlett																	100%
Local centres and parades																	100%
Other																	100%

Source: Hertsmere Borough Council survey

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

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

2 Excludes vacant units

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

4 Includes a small number of mixed A1 uses

5 Includes a small number of mixed A5 uses

6 At August 2014 for Borehamwood centre and at March 2015 for the rest of Hertsmere.

9. Progress on Local Planning

No tables.