



# Hertsmere

## Local Plan

*Delivering a better future*

Housing and Economic Land  
Availability Assessment (HELAA)  
2025



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## 1 EXECUTIVE SUMMARY

- 1.1 Hertsmere Borough Council is preparing a new Local Plan to guide development across the borough. To inform this process, the Council has undertaken a Housing and Economic Land Availability Assessment (HELAA), supported by a Call for Sites exercise, to identify land that may be suitable, available and achievable for housing and economic development over the plan period. These exercises have informed the plan-making activities carried out under the Town & Country Planning Regulations 2012 Regulation 18 Preparation of a Local Plan. For clarity, the submission of a site to the HELAA and associated Call for Sites exercises does not automatically progress forward as a candidate or full site allocation.
- 1.2 This report builds upon the Draft HELAA published in 2024 and incorporates additional sites submitted through the most recent Call for Sites exercise, alongside updated assessments of previously identified sites. All sites have been assessed using a consistent methodology to determine their suitability, availability and achievability.
- 1.3 The assessment has been prepared in accordance with national planning policy and guidance, including the [National Planning Policy Framework \(NPPF\)](#) and [Planning Practice Guidance \(PPG\)](#) on Housing and Economic Land Availability Assessments.
- 1.4 The HELAA 2025 identifies a potential capacity of approximately 21,702 dwellings and 226.72 hectares of gross employment land across the borough. This includes both newly identified sites and those carried forward from earlier assessments. These figures represent a broad estimate of land supply and will be subject to ongoing review as the Local Plan progresses.
- 1.5 The identified capacity comprises a mix of sites considered deliverable (1–5 years), developable (6–15 years), and sites not currently considered developable. A detailed trajectory has not been undertaken at this stage.

Table 1 Key Figures

Key Figures	
Total Sites Assessed	240
Estimated housing capacity	21,702
Estimated employment floorspace	631,301 sqm
Small Sites assessed (<1ha)	74

- 1.6 The assessment highlights that development capacity is significantly constrained by the extent of the Green Belt, which covers a large proportion of the borough. As a result, the majority of capacity identified through the HELAA and Call for Sites exercises is focused within or adjacent to existing urban areas. By settlement, Borehamwood provides the greatest housing potential capacity, followed by Potters Bar.
- 1.7 The HELAA is a technical evidence base document which identifies potential development capacity based on current information. It does not allocate sites, establish housing requirements or represent a supply target. Inclusion of a site does not imply that it will be allocated or granted planning permission. The findings will be tested and refined through the Local Plan process.

1.8 Overall, the assessment demonstrates that development opportunities within the borough are limited and subject to significant constraints. Much of the identified capacity is dependent on sites requiring further detailed assessment through the Local Plan process, including consideration of Green Belt release and site-specific constraints.

## 2 INTRODUCTION

### What is HELAA and Call for Sites?

2.1 The Hertsmere Housing and Economic Land Availability Assessment (HELAA) is a technical study that identifies potential land supply for housing and economic development to support the Borough's future development needs, as informed by the Standard Method and other relevant evidence. The Hertsmere HELAA is being used as technical evidence to inform the preparation of the emerging Hertsmere Local Plan.

2.2 The HELAA considers land for a range of uses, including housing, employment and mixed-use development. It assesses sites in terms of their suitability, availability, and achievability (including viability), to understand the potential supply of land that could contribute to meeting future development needs.

2.3 As part of the HELAA process, the Council undertook a 'Call for Sites' process. This is an invitation for landowners, developers, and other stakeholders to submit sites for consideration. The most recent Call for Sites sought land for housing, employment and other forms of development and was publicly undertaken between March 2025 and April 2025.

2.4 This assessment updates the draft HELAA assessment initially prepared in 2024 and incorporates the sites submitted through the most recent Call for Sites, alongside sites previously promoted and assessed. The HELAA has been prepared from a base date of November 2025, and it includes planning permission data up to the 2025/2026 monitoring year.

2.5 The assessment takes into consideration:

- 195 submissions through the 2025 Call for Sites process;
- 179 sites previously assessed in HELAA 2024; and
- 19 sites identified through desktop assessment.

In total, 393 site submissions have been considered in the entire process. These have been cleansed and validated to take account of resubmissions and errors in data. This is explained under the Methodology.

2.6 The HELAA is an important source of evidence to support the preparation of the emerging Local Plan. However, it does not represent planning policy and does not determine whether a site should be allocated for future development. Site allocations can only be made through the Local Plan process, following appropriate consultation and assessment.

2.7 This process was previously known as the Strategic Housing Land Availability Assessment (SHLAA). It was renamed as the HELAA to reflect its broader scope in assessing land for economic development and mixed-use development, in addition to housing.

## Purpose and Need for HELAA

2.8 The HELAA forms a key part of the evidence base supporting the emerging Hertsmere Local Plan. It provides a factual and transparent assessment of potential development sites to inform decisions about future site allocations and the overall supply of land for housing and employment.

2.9 The primary role of the HELAA is to:

- Identify sites with potential for housing and employment uses;
- Assess the suitability of those sites for development;
- Identify constraints that may affect development potential and delivery; and
- Consider whether the sites are likely to be deliverable or developable within the plan period

2.10 In accordance with the national policy definitions, sites assessed in the HELAA are broadly categorised as:

- **Deliverable sites**<sup>1</sup> – Sites that are available now, offer a suitable location for development and have a realistic prospect of housing delivery within the next five years. Sites without detailed planning permission are only considered deliverable where there is clear evidence that completions will begin within five years.
- **Developable sites**<sup>2</sup> – sites that are in a suitable location and have a reasonable prospect of becoming available and being viably developed at a later stage in the plan period (6-15 years)
- **Not currently developable sites** – sites where significant constraints have been identified and where there is insufficient evidence to demonstrate that development is likely to come forward within the plan period.

## Need for the update

2.11 The report presents the findings of the Housing and Economic Land Availability Assessment 2025 (HELAA 2025). It updates the earlier draft HELAA 2024, which was published as draft evidence but not formally finalised. This update incorporates the latest sites submitted in the subsequent Call for Sites exercise undertaken in 2025.

2.12 The HELAA 2025 has been prepared to ensure that the evidence base supporting the emerging Hertsmere Local Plan remains up to date, robust and reflective of the most recent information available.

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<sup>1</sup> NPPF Glossary Page 72 - To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular: a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

<sup>2</sup> PPF Glossary Page 72 - Developable: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

2.13 An update to the previous HELAA was needed to:

- Incorporate sites submitted through the most recent Call for Sites exercise.
- Inform the Regulation 18 draft of Hertsmere's Local Plan.
- Reflect changes in site circumstances and constraints based on the most recent information available.
- Account for the change in the Borough's housing requirement

## Disclaimer

2.14 The report lists and maps sites within Hertsmere Borough that may have potential for residential and economic development. Many of the sites are submissions from landowners, developers or other interested parties through the Call for Sites process or identified through the Council's monitoring work.

2.15 The HELAA is a technical evidence document prepared to inform plan-making. It does not allocate land for development, does not form part of the development plan, and does not represent a policy decision. Decisions on which sites may be allocated will be made through the emerging Local Plan, which will be subject to public consultation and independent examination. The HELAA is not a statement of Council intention to allocate sites.

2.16 Identification of potential sites in the HELAA as being deliverable does not oblige or imply that the Council will necessarily grant planning permission for schemes proposing development. All planning applications will continue to be determined on their merits – in accordance with the national planning policy, the development plan and other relevant material considerations.

2.17 Similarly, the exclusion of a site from the HELAA does not preclude the submission or determination of a planning application, nor does it indicate that development would necessarily be unacceptable. The identification of a site for housing or economic development does not preclude it from being developed for another purpose.

2.18 The HELAA includes estimates of potential development on individual sites. These are not based on detailed design work and should not be interpreted as establishing the acceptability of development in planning application decision-making or as prejudicing any future decisions on a site.

2.19 The findings of the report are based on information available at the time of assessment, including that provided by site promoters, landowners, and other stakeholders. Circumstances or assumptions may change. Whilst reasonable steps have been taken to ensure the accuracy of the information, there may be omissions or factual inaccuracies, and the Council accepts no liability for these.

2.20 Site circumstances, planning policy, infrastructure provision, viability, and environmental constraints may change over time. As a result, sites may come forward sooner or later than anticipated, or their development potential may change. The HELAA does not prevent planning applications being submitted on any site at any time.

2.21 Site boundaries shown within the HELAA are based on the best information available at the time of preparation, including submissions from landowners and agents. The

assessment does not limit the ability to amend site boundaries as part of future planning applications or plan-making.

2.22 It should be noted that the findings of this assessment are based on currently available information and site submissions. The capacity estimates and conclusions presented are indicative and subject to change as further detailed assessment is undertaken, including consideration of site constraints, deliverability, and alignment with the emerging Local Plan strategy.

2.23 The assessment has been undertaken having regard to the latest version of the National Planning Policy Framework and associated Planning Practice Guidance and represents the Council's position at the time of publication.

## 3 POLICY CONTEXT

### National Policy

3.1 The national policy context for preparing a Housing and Economic Land Availability Assessment is set out within the [National Planning Policy Framework \(NPPF\)](#) and [Planning Practice Guidance \(PPG\)](#).

### National Planning Policy Framework

3.2 NPPF Paragraph 72 requires local planning authorities to prepare a strategic housing land availability assessment to identify a sufficient supply and mix of sites, considering their availability, suitability and likely economic viability.

3.3 National policy requires planning authorities to identify:

- Specific deliverable sites to provide five years' worth of housing supply;
- Specific developable sites or broad locations for growth for years 6–10; and
- Where possible, sites for the years 11-19 of the remaining period.

3.4 NPPF Paragraph 73 emphasises the importance of smaller and medium size sites and how the Council will need to consider them in its assessment of developable land for housing

3.5 NPPF Paragraph 73 also highlights the important contribution that small and medium-sizes sites make to housing delivery, including their role in Small and Medium Enterprise (SME) housebuilders, and increasing build-out rates. National policy encourages authorities to identify opportunities of such sites as part of their land supply evidence. Diverse sources of housing land supply can ensure that delivery rates meet national requirements<sup>3</sup>.

### Planning Practice Guidance (PPG)

3.6 [Planning Practice Guidance \(PPG\)](#) provides guidance on the preparation of Housing and Economic Land Availability Assessments and establishes the standard methodology authorities are expected to follow.

3.7 PPG states that the purpose of a HELAA is to identify a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period.

3.8 PPG<sup>4</sup> advises that assessments should:

- Identify sites and broad locations with potential for development;
- Assess their development potential; and
- Consider their suitability for development and the likelihood of development coming forward, including availability and achievability.

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<sup>3</sup> As identified through the standard method and measured by the Housing Delivery Test.

<sup>4</sup> PPG Paragraph: 006 Reference ID: 3-006-20190722 - Paragraph: 022 Reference ID: 3-022-20190722

## SW Herts JSP

3.9 The [South West Hertfordshire Joint Strategic Plan](#) was being prepared to provide a strategic planning framework for plan-making across South West Hertfordshire, including the identification of future sources of housing and employment land supply. However, the prospect of local government reorganisation has effectively placed this process in abeyance. There remains the potential for Hertfordshire County Council to take on a future strategic plan-making role, although this is not currently being pursued. Consequently, Hertsmere Borough Council continues to prepare its own Borough-wide HELAA. The Council is also positively and actively engaging with neighbouring authorities in accordance with the Duty to Co-operate.

## HELAA in Hertsmere's Local Plan

3.10 The purpose of the HELAA is to identify a future supply of land which is suitable, available and achievable for housing and economic uses over the plan period. This data informs the 5-year land supply position, and acts as a part of the wider evidence base for the emerging Hertsmere Local Plan.

## 4 METHODOLOGY

4.1 PPG<sup>5</sup> sets out a standard methodology for preparing Housing and Economic Land Availability Assessments, comprising five key stages:

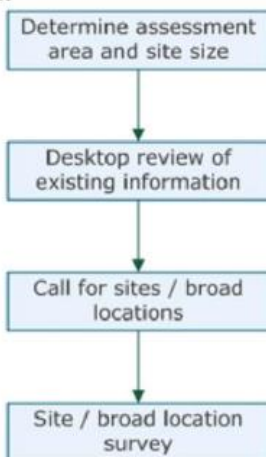
- **Stage 1** – Identification of sites and broad locations with potential for development.
- **Stage 2** – Assessing their development potential including site suitability, availability, and achievability
- **Stage 3** – Considering the potential contribution of windfall sites.
- **Stage 4** – Assessment review
- **Stage 5** – Assessing the core outputs to inform the Local Plan evidence base.

4.2 The flowchart below, reproduced from Planning Practice Guidance, illustrates the key inputs and stages involved in preparing a robust Housing and Economic Land Availability Assessment.

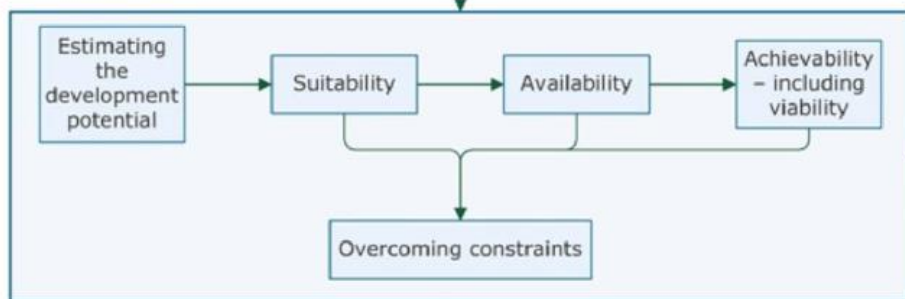
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<sup>5</sup> PPG Paragraph: 005 Reference ID: 3-005-20190722

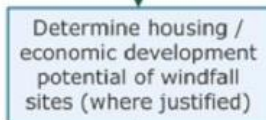
**Stage 1 - Site / broad location identification**



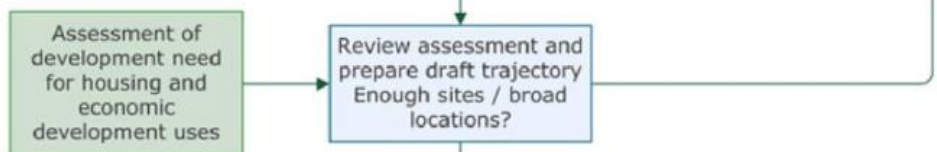
**Stage 2 - Site / broad location assessment**



**Stage 3 - Windfall assessment**



**Stage 4 - Assessment review**



**Stage 5 - Final evidence base**

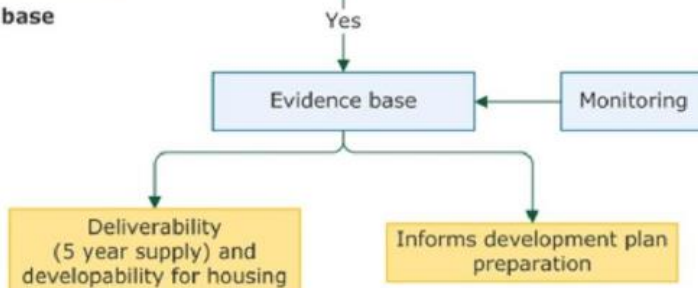


Figure 1 HELAA Methodology<sup>6</sup>

<sup>6</sup> PPG Paragraph: 005 Reference ID: 3-005-20190722

## Stage 1: Site identification

### Geographical area covered

4.3 The assessment covers the administrative area of Hertsmere Borough Council. The Borough lies within the South West Hertfordshire Housing Market Area and Functional Economic Market Area, reflecting established patterns of housing demand and economic activity.

### Site size and broad locations

4.4 PPG<sup>7</sup> advises that Housing and Economic Land Availability Assessments should consider a range of site sizes, from small-scale development opportunities to large strategic opportunities.

4.5 In line with this guidance, sites and broad locations capable of delivering five or more dwellings, or economic development on sites of 0.25 hectares (or 500 square metres of floor space) and above, have been considered for inclusion within the assessment. Sites below this threshold may also be included where there is evidence that they could deliver five or more dwellings.

### How were sites identified?

4.6 Sites assessed within the HELAA comprise sites previously identified and assessed through the earlier Draft Housing and Economic Land Availability Assessment (HELAA) 2024, sites identified through desktop review process<sup>8</sup>, and new sites submitted through the subsequent Call for Sites 2025 exercise.

4.7 The Call for Sites 2025 exercise provided an opportunity for landowners, developers, and other stakeholders to submit additional sites for consideration. These submissions represent the primary source of newly identified sites assessed within this HELAA update.

4.8 PPG<sup>9</sup> identifies a range of potential site sources that may inform land availability assessments, including promoted sites, planning records, desktop review process, local authority land holdings and other identified opportunities. These sources were considered as part of the site identification process undertaken through the earlier Draft HELAA 2024. Sites carried forward from that assessment therefore reflect a range of evidence inputs in accordance with national guidance.

### Call for Sites

4.9 A Call for Sites exercise is a process through which landowners, developers, agents, and other interested parties are invited to submit sites for consideration within the HELAA

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<sup>7</sup> PPG Paragraph: 009 Reference ID: 3-009-20190722

<sup>8</sup> PPG states the importance of plan-makers actively identifying sites through the desktop review process that may assist in meeting the development needs of an area- PPG Paragraph: 010 Reference ID: 3-010-20190722

<sup>9</sup> PPG Paragraph: 011 Reference ID: 3-011-20190722

4.10 PPG<sup>10</sup> identifies Call for Sites exercises as an important mechanism for ensuring the land availability assessment process is transparent and comprehensive.

4.11 Site promoters were asked to provide information relating to site availability, suitability and deliverability, including land ownership, development intentions, delivery timescales and viability considerations.

4.12 In accordance with PPG<sup>11</sup>, the following information was recorded at the survey stage:

- Site size, boundaries and location;
- Current land use and character;
- Surrounding land uses and context;
- Physical constraints (e.g. access, contamination, topography, flood risk, natural features);
- Potential environmental constraints;
- Suggested potential type of development (e.g. housing, employment, mixed-use development, leisure);
- Planning history

## Site Validating and Quality Assurance

4.13 The HELAA site database comprises sites previously identified and assessed through the earlier Draft HELAA 2024, alongside new submissions received through the subsequent Call for Sites 2025 exercise. A validation and quality assurance process was undertaken to ensure the integrity and accuracy of the combined dataset.

4.14 The validation exercise identified several duplicate submissions, overlapping site boundaries and alternative development proposals relating to the same land parcels. In addition, some sites were excluded where they fell below the defined site size threshold. HELAA 2024 sites were cross-checked against Call for Sites (CFS) submissions to identify duplicate, overlapping, or resubmitted sites. Where duplication was identified, a consistent reference approach was applied to avoid double counting. A full cross-reference is provided in [Appendix E](#).

4.15 A data cleansing process was undertaken to ensure that each site was represented by a single, accurate and identifiable boundary and that land was not double counted, either in whole or in part, across the land supply.

4.16 In some instances, overlapping spatial scenarios were assessed at broad locations identified for potential growth. However, for the purposes of calculating overall land supply, these scenarios were treated as alternative options and were discounted to avoid double counting.

4.17 A small number of site submissions did not provide sufficient information to enable assessment against the HELAA methodology and were therefore excluded from detailed appraisal. Where necessary, officers engaged with site promoters, landowners and

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<sup>10</sup> PPG Paragraph: 012 Reference ID: 3-012-20190722

<sup>11</sup> PPG Paragraph: 015 Reference ID: 3-015-20190722

relevant stakeholders to clarify submission details, verify site boundaries, and obtain additional information required to support assessment.

4.18 Previously assessed sites from the earlier Draft HELAA 2024 were also reviewed as part of this validation process to ensure that site boundaries and constraints remained up to date relative to the HELAA base date.

### Initial sifting of sites and broad locations

4.19 Following site identification and validation, an initial sifting exercise was undertaken to exclude sites and broad locations considered unlikely to have reasonable development potential, having regard to national policy and local designations.

4.20 A process was followed so that any Sites lying wholly, or predominantly, within the constraints identified in Table 2 were checked and excluded at this stage.

Table 2 Initial Sifting Constraints and Explanation

Constraints/Criteria	Explanation
<p>Sites and broad locations that cannot accommodate 5 or more dwellings</p> <p>Sites that have a developable area of less than 0.25 ha (or 500 square meters of floor space) for economic development</p>	<p>Sites that did not meet the minimum capacity thresholds were to be excluded from the HELAA site assessment. Such sites may contribute to housing supply through windfall delivery, which will be considered separately as part of the Council's housing supply evidence.</p>
<p>SSSI, Local Wildlife Sites and Local Nature Reserves and Regionally Important Geological Sites</p>	<p>Sites wholly or mostly (&gt;50%) containing these constraints to be excluded. Locating housing or employment development on these sites could result in the loss of significant protected species, habitat, visual amenity and/or areas of general scientific interest.</p>
<p>Historic Parks and Gardens, Scheduled Ancient Monuments, Historic Battlefields and Sites of Archaeological Interest</p>	<p>Sites wholly or mostly (&gt;50%) containing these constraints to be excluded. Housing or economic development on these types of sites would compromise the amenity value and/or historic value of such sites.</p>
<p>Ancient Woodlands</p>	<p>Sites wholly covered by Ancient Woodland to be excluded from further assessment.</p>
<p>Flood Risk</p>	<p>Sites wholly or predominantly located within Flood Zone 3 were generally excluded where there was no reasonable prospect of development. However, sites partially located within Flood Zone 3 were not automatically excluded, recognising that developable areas may remain subject to site-specific assessment and mitigation.</p>

4.21 The Green Belt has not been treated as an absolute constraint within the HELAA. This approach is broadly in accordance with national planning policy. Sites located within the Green Belt were not excluded at the initial sifting stage, recognising that the HELAA is a technical assessment of land availability rather than a policy-making exercise. Any future allocation of Green Belt land would be subject to the requirements of national policy, including the demonstration of exceptional circumstances, through the Local Plan process<sup>12</sup>.

4.22 In accordance with national policy, a range of flood risk sources have been considered, including fluvial, surface water and reservoir flooding. A separate Strategic Flood Risk Assessment (SFRA) is prepared. Following the approach taken in the Draft HELAA 2024, the HELAA has grouped sites into four levels of flood risk covering fluvial, surface water and reservoir flood risk. Table 3, below, provides an overview of the approach taken in respect of sites with an identified flood risk.

Table 3 Consideration of Flood Risk

Flood risk site coverage (other than FZ1)	Overall approach
0%	Site has no flood risk and so this is not a constraint to development.
0.01% to 5%	Site has negligible flood risk and is not expected to be a constraint to development. Sites with a low level of flood risk will be subject to the Sequential Test, but are highly likely to pass at this level of risk.
6-40 %	Site has a measurable level of flood risk and will be subject to the Sequential and possibly the Exception Test. If passed, sites at the higher end of the range may require any layouts to be amended and the site capacity reduced to avoid areas of flood risk.
41 - 100%	Site has a significant level of flood risk and is unlikely to pass the Sequential and Exception Tests without mitigating circumstances in their favour. Sites at the upper end of the range are unlikely to be suitable for development.

4.23 Sites not excluded through the initial sifting exercise were taken forward for detailed assessment under Stage 2 of the HELAA methodology.

## Stage 2: Site Assessment

4.24 Site assessment was informed by a combination of automated constraint mapping, desk-based planning review and information submitted through the Call for Sites process. These sources enabled the Council to assess site suitability, availability, achievability and development potential in accordance with Planning Practice Guidance.

<sup>12</sup> The Council will be undertaking a Green Belt Assessment as part of the plan-making process. This will form part of the technical evidence base that will inform the emerging Local Plan.

4.25 The assessment followed a stepped methodology to ensure that all sites were subject to a consistent and proportionate appraisal prior to final classification. All identified sites were subject to a consistent assessment process.

4.26 This approach is consistent with PPG<sup>13</sup>, which requires sites to be assessed against their suitability, availability and achievability to determine whether they are deliverable or developable.

Table 4 Site Assessment Steps

<p><b>1: Desk-based Site Surveys</b> Collate baseline site data from submissions, GIS and planning records.</p>
<p><b>2: Suitability Assessment</b> Consider environmental, policy and physical constraints.</p>
<p><b>3: Availability Assessment</b> Review ownership, legal and promoter information.</p>
<p><b>4: Achievability Assessment</b> Consider viability, infrastructure and delivery factors.</p>
<p><b>5: Estimating Development Potential</b> Apply density assumptions and net developable area.</p>
<p><b>6: Finalising Assessment Outcomes</b> Classify sites as deliverable, developable or not developable.</p>

## Desk-based Site Surveys

4.27 The site survey is a desk-based assessment using information submitted, GIS mapping information, planning application records, and other relevant information. This drew upon:

- Call for Sites submissions
- GIS spatial datasets
- Planning application records
- Monitoring data
- Aerial photography
- Ordnance Survey mapping

4.28 The purpose of the site survey stage was to collate consistent baseline information to inform subsequent suitability, availability and achievability assessment.

4.29 For each site, the following characteristics were recorded:

- Site size, boundaries and location
- Current land use and proposed use
- Surrounding land uses and context
- Physical constraints (including access, contamination, topography and flood risk)
- Environmental and heritage constraints
- Planning policy conflicts (including Green Belt)
- Relevant planning history

<sup>13</sup> PPG: Paragraph: 017 Reference ID: 3-017-20190722

4.30 A standardised site pro-forma was used to record and assess site information in a consistent manner. This is provided at [Appendix A](#). This baseline dataset formed the foundation for detailed site assessment.

## Suitability Assessment

4.31 A site or broad location can be considered suitable if it would provide an appropriate location for development, having regard to relevant policy and physical constraints and their potential to be mitigated. Assessment was informed by automated GIS constraint analysis and desk-based planning review.

### *GIS Automated Constraints Analysis*

4.32 A GIS-based automated constraint analysis was undertaken to identify the presence and extent of constraints affecting each site. The Council applied an automated analysis approach to ensure that a consistent and thorough assessment was applied in a timely manner.

4.33 Step 2 assessed sites affected by relevant constraints that may influence capacity or require mitigation. This includes consideration of policy constraints, physical and environmental limitations, and the potential for mitigation:

- Listed Buildings and Locally Listed Buildings;
- Conservation Areas and scheduled monuments;
- Archaeological Sites;
- Registered Parks and Gardens;
- Green Belt;
- Tree Preservation Orders;
- Local Wildlife Sites;
- LNRS<sup>14</sup> (ACIB<sup>15</sup> and APIB<sup>16</sup>);
- Flood Zones 2 and 3;
- Surface Water Flooding Risk and Reservoir flooding;
- Physical limitations or problems such as access, ground conditions, hazardous risks, or contamination.

4.34 The analysis recorded spatial coverage and percentage constraint overlap, which informed suitability judgement. The automated process was subject to Officer Validation to ensure the accuracy of the outputs.

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<sup>14</sup> [Local Nature Recovery Strategies \(LNRS\)](#) are a legal requirement under the Environment Act 2021. The Act requires Responsible Authorities to identify priorities and map proposals for creating, improving, and connecting natural habitats to benefit biodiversity and the wider environment. The PPG confirms that, for planning decisions, the strategy may be a 'material consideration'. Whilst the LNRS is unlikely to prevent development in principle, it might mean that further mitigation measures are required for sites identified in the LNRS.

<sup>15</sup> Areas that Could become of Particular Importance for Biodiversity (ACIB). The mapped areas for nature recovery do not prevent any development (or other activity) from taking place.

<sup>16</sup> Areas of Particular Importance for Biodiversity (APIB) are areas / sites of high nature value that have some level of protection. This includes

### Desk-Based Planning Assessment

4.35 A desk-based review considered site context, access arrangements, relationship to surrounding uses and relevant planning history.

4.36 The suitability of a site was guided by:

- Existing and emerging local plan policy and national policy;
- Market and industry requirements;
- Physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- Potential impacts including the effect on landscapes including landscape features, nature and heritage conservation;
- Appropriateness and likely market attractiveness for the type of development proposed.

4.37 Where constraints were identified, consideration was given to whether they could reasonably be mitigated or whether they would affect development potential. Sites were then progressed to availability assessment. This is summarised under Table 5.

Table 5 Site Suitability Considerations

Classification	Criteria and Assumptions
Suitable	No significant constraints, or constraints can be mitigated;  Sites with planning permission are assumed to be suitable unless there is clear evidence to the contrary.  Sites without planning permission are considered suitable where they are in an appropriate location for development and are not subject to significant constraints, or where constraints can be mitigated.
Potentially Suitable	Constraints identified but may be overcome  Sites where constraints have been identified (e.g. access, contamination, neighbouring uses or policy constraints), but where there is a reasonable prospect that these could be overcome through mitigation, further assessment or changes in policy.
Not suitable	The site does not offer a suitable location for being developed for the defined use or there are known constraints which significantly inhibit development. The site is unlikely to be found suitable.

### Availability Assessment

4.38 The Assessment considers sites as being available where, based on the best available information, there is reasonable prospect that no legal or ownership impediments would prevent development from coming forward. The Council reasonably assumes that such issues are to be raised by the site promoter through their submission to the Call for Sites process.

4.39 This approach aligns with PPG<sup>17</sup>, which indicates that land may be considered available where it is controlled by a developer or landowner who has expressed an intention to develop and where no unresolved legal or ownership barriers exist.

4.40 The availability of submitted sites was informed by:

- Ownership information submitted through the Call for Sites process;
- Promoter intentions and delivery timeframes;
- Known legal constraints;
- Planning history; and
- The existence of planning permission.

4.41 Planning permission was considered a strong indicator of availability, particularly where development was expected to commence within the consented timeframe.

## **Achievability Assessment**

4.42 An achievable site is one where there is a reasonable prospect that the type of development proposed will be developed at a particular point in time. This is essentially a judgement about the economic viability of a site and the capacity of the developer to complete and let or sell the development over a certain period.

4.43 The viability of a site will depend on a range of factors including the quantum of development which can be accommodated and the cumulative development costs (including any planning obligations/developer contributions) while ensuring an appropriate site value for the landowner and an appropriate return for the developer.

4.44 In assessing achievability, consideration has been given to site-specific factors including abnormal costs (e.g. demolition), infrastructure requirements, market attractiveness, and the scale and complexity of development. Larger and more complex sites are assumed to have longer lead-in times reflecting land assembly, infrastructure provision and delivery constraints. Where viability constraints are uncertain, a cautious approach has been taken in assuming longer delivery timescales or reduced capacity.

4.45 Demand for housing in Hertsmere remains very high, with a buoyant housing market reflected in median property prices increasing over recent years, indicating strong market demand. Therefore, for the purposes of the HELAA, where land has been actively promoted for development or it has planning permission, there is an overall assumption that a site is capable of being viable. Detailed viability testing will be carried out in due course, where required, for the type of site typologies that would be considered for allocation in the plan.

## **Estimating residential development potential**

4.46 For those sites considered to be suitable, available, and achievable during the Plan period, an estimate of the site's capacity /development potential is made.

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<sup>17</sup> PPG: Paragraph: 019 Reference ID: 3-019-20190722

4.47 When estimating the residential capacity, a number of different scenarios have been tested. The sites submitted for subsequent Call for sites 2025 and sites carried forward from Draft HELAA 2024 have been tested with methods consistent with the council's latest density calculations. This approach is also align with the spatial strategy of the council. The approach followed has been explained in detail in [Appendix F](#).

### *Spatial Strategy*

4.48 The Spatial Strategy considers the Borough's settlement hierarchy, the capacity (within settlements) to accommodate growth and existing infrastructure networks. The Strategy distributes growth in accordance with the settlement hierarchy and is also informed by an understanding of relevant constraints and land use designations. The spatial strategy envisages that most growth will be distributed to Borehamwood and Potters Bar followed by Radlett and Bushey, with a focus upon intensification through urban regeneration mainly in and around town centres.

4.49 In addition to urban areas, the Strategy will bolster supply and delivery from new Strategic Urban Extensions, and smaller-scale urban extensions that surround and immediately adjoin Borehamwood and Potters Bar. These involve physical extensions, the largest of which will be comprised of a mix of residential, main town centre, employment, open space, green infrastructure and travel networks.

4.50 The Strategy considers that the Borough's remaining two settlements, Radlett and Bushey would take a lesser level of growth – in the form of smaller scale urban extensions and intensification through windfall and infill development. This would reflect the typologies found within those settlements

### *Density*

#### **Urban Settlements**

4.51 In-line with the Spatial Strategy, densities have been arranged to reflect envisaged distribution of growth taking into account any limitations.

4.52 Urban sites have been assessed against four main density bands:

- Low, 30-50 dwellings/ ha
- Medium, 50-100 dwellings/ ha
- High, 100-200 dwellings/ ha
- Very High 200-250 dwellings/ ha

4.53 The HELAA considers that low density sites are primarily located within quieter neighbourhoods with detached and semi-detached houses and bungalows reflecting the character of the area. These sites are typically small in area delivering few homes.

4.54 Medium density sites reflect the character of their surroundings and are generally found in settlements outside of main transport links and town centres but where flats and terraced houses could deliver an uplift in the area. They also include sites that may introduce mix of uses as part of a redevelopment which would restrict the housing offer

on the site. In conclusion it is stated that sites with the potential to achieve these densities are located in all four main settlements.

4.55 It is considered that sites with the potential to achieve high density developments can generally be found in highly accessible locations. In the Hertsmere, these are located along major transport routes and within central locations. In Hertsmere higher density development can be characterised as being comprised of flatted developments that include a mix of other compatible uses, which may be located at ground and lower floors. These densities are generally applicable in the main settlements of the Borough however they may be limited, in their extent, by proximity to neighbouring uses. The HELAA concludes that in Hertsmere these potential opportunities are located in Borehamwood and Potters Bar.

4.56 The HELAA concludes that the opportunities, in Hertsmere, for very high-density developments will be limited to sites that are not only located on major transport routes but also have considerable land to utilise. This allows for very high density schemes to be effectively master-planned into the wider surrounding townscape – taking full account of the places capacity to accommodate development at such high intensities. These sites are located in Borehamwood and Potters Bar, which are places that have capacity to accommodate new development at very high intensities.

### **Urban Extensions**

4.57 The HELAA considered the opportunities for urban extensions to Hertsmere's four main settlements, on greenfield sites, subject to other constraints, to achieve a gross density of at least 23 dwellings/ ha. This approach was taken following scenario testing and density analysis of examples of urban extensions; the latter taking into account previous permissions plus any uplift. It is highlighted that this approach is in accordance and alignment with other new settlements and urban extensions that have been consented or in the process of being delivered in neighbouring authorities such as Welwyn Hatfield Borough Council<sup>18</sup> and London Borough of Enfield. Further density adjustments have been applied to opportunities where other constraints are present; for example, on sites adjoining M25, Flood Zones and Local Wildlife designations.

4.58 It is highlighted that submitted sites might not be wholly developable. Each has constraints and requirements for infrastructure which need to be accommodated when estimating the site's capacity. The site densities being used for assessing each site are adjusted to accommodate such changes.

4.59 Where there are additional site-specific characteristics that may affect the net developable area such as flood zones, tree preservation orders etc. these will be considered alongside the above assumptions. This may therefore result in a deviation from the standard densities set out above.

### *Timescales of development*

4.60 In accordance with national policy, sites were assessed to determine whether they are likely to be deliverable within five years or developable later in the plan period.

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<sup>18</sup> The emerging Welwyn Hatfield Local Plan considers a gross density of 25 dwellings/ ha net developable area for its proposed urban extensions.

4.61 To inform this judgement, sites were grouped into broad typologies reflecting their size, location, ownership and complexity. These typologies were used to apply consistent assumptions on lead-in times and delivery timescales. The delivery assumptions are set out under Table 6.

*Table 6 Site typologies and timescale assumptions*

<b>Site typology</b>	<b>Typical characteristics</b>	<b>Timescale assumption</b>
Small urban sites	Small sites within urban area, typically in single ownership, limited constraints and policy compliant	1-5 years
Complex urban sites	Multiple ownerships, existing uses, potential demolition/relocation, or larger urban sites in single ownership	6-15 years
Small-medium sized greenfield sites (up to 300 homes)	Typically promoted by a single developer, moderate infrastructure requirements	3-8 years
Strategic urban extensions	Large-scale sites mix of complementary uses, often with multiple landowners/promoters, requiring significant infrastructure provision	6-15 years (and beyond for certain sites)
New settlement	Strategic-scale development requiring major infrastructure provision and policy intervention	11 - 15 years and continuing beyond into the next plan-period.

4.62 The above typology-based assumptions were applied across all submitted sites to inform their classification and delivery timing within the assessment. The application of these assumptions informed the classification of sites as deliverable, developable, or not developable within the plan period, in accordance with national policy.

4.63 Sites identified as deliverable are those considered available now, suitable, and achievable with a realistic prospect of delivery within five years. For sites identified as deliverable, this includes evidence such as planning permission, developer interest, or clear absence of significant constraints. Sites identified as developable are those considered suitable but expected to come forward later in the plan period.

## Estimating Economic Land Potential

4.64 The HELAA identifies sites with potential for employment and commercial uses based on site submissions, planning history and initial assessment of site characteristics.

4.65 When estimating economic development potential, sites have been categorised by the general type of development proposed. These categories reflect typical employment land typologies within the borough and are consistent with those applied in the previous Draft HELAA (2024).

4.66 The following broad categories have been used, consistent with the previous Draft HELAA 2024:

- **Office** – Solely office related development (100% for office and R&D)
- **Commercial and Industrial** – A mixed use business park (20% office and R&D, 40% industrial and 40% storage and distribution). Site may include flexible workspace and smaller industrial units.
- **Warehousing and distribution** – A large scale distribution facility (10% office and/or R&D, 10% industrial and 80% storage and distribution).
- **Specialist** – Given the bespoke nature of the employment offer, which may include Sui Generis rather than Class B or Class E development, these figures may not be included within the overall general employment supply

4.67 To estimate floorspace, a set of high-level plot ratios has been applied to the developable site area calculated as shown in Table 7. These assumptions are consistent with those used in the previous Draft HELAA (2024) and are broadly aligned with evidence from the South West Hertfordshire Economic Study:

- Office and R&D: 0.4
- Industrial: 0.8
- Storage and distribution: 0.8

Table 7 Net developable area ratios

Site Size (hectares)	Gross to net ratio
Up to 0.5	1
0.5 – 2.0	0.9
2.0 – 10.0	0.85
10.0 – 20.0	0.85
20.0 – 30.0	0.75
30 and above	0.7

4.68 It is recognised that actual employment uses and floorspace delivery will vary depending on site-specific characteristics, market demand and end users. The figures presented should therefore be treated as a high-level indication of potential employment capacity and will be refined through subsequent stages of plan-making.

### Stage 3: Windfall assessment

4.69 It is anticipated that the data from this study will inform the windfall assessment - which will be assessed at later plan stages. This would particularly consider the smaller site opportunities, specifically within the urban areas, which may meaningfully contribute towards future supply and delivery. This assessment will be undertaken at a later stage of plan preparation, drawing on monitoring data and past delivery trends.

### Stage 4: Assessment Review

4.70 The assessment brings together evidence on site capacity, availability, suitability, achievability, and delivery timescales (1–5, 6–10 and 11–15 years). This will inform the preparation of an indicative housing trajectory at a later stage.

## Housing Target for Hertsmere

- 4.71 The current adopted Hertsmere Local Plan sets out the requirement for housing provision for the Borough between 2012 and 2027. It identifies a Borough-wide housing target that equates to 266 homes per annum. However, as the adopted plan is now more than five years old, the housing requirement used for this calculation is the latest standard method set out in the national planning guidance. Using the standard method leads to a housing requirement of 1,010 additional homes per annum without any buffer applied.
- 4.72 The Housing Delivery Test measurement has shown that the development industry has performed poorly in building-out their consents in the anticipated timely manner – falling below 85% delivery over the three-year reporting period. Consequently, the Borough is subject to the application of the 20% buffer on the five-year housing supply. Annualised this equates to 1,212 additional homes per annum, which will apply for as long as delivery performance remains below 85% over a three-year period. Once delivery exceeds 85% the buffer will fall away and Hertsmere’s housing target will return to 1,010 additional homes per annum.
- 4.73 To be found sound at examination, the emerging Local Plan will need to have a housing target that meets the Borough’s needs in full. Based on experiences from elsewhere it is highly unlikely that future local plans with unmet need that are submitted for examination will be found sound.
- 4.74 To conclude, the emerging Local Plan will need to set a housing target that considers both the housing requirement as set by the standard method and the 20% buffer imposed through the measurement of the Housing Delivery Test. It is reasonable to assume that the 20% buffer will apply for at least the first five years of the plan period. On that basis the emerging Local Plan will need to plan-for at least 16,160 new homes over the plan period. This will be the Borough’s housing target.
- 4.75 The HELAA does not set the housing requirement but provides an assessment of potential sources of land supply to inform plan-making. The relationship between identified capacity and the housing requirement will be tested through the Local Plan process. For clarity, the submission of a site to the HELAA process does not automatically mean it is an appropriate or suitable source of supply.

## Stage 5 – Final Evidence Base

- 4.76 The outputs from the HELAA include:
- A comprehensive list of sites identified and mapped;
  - An assessment of each site or location in terms of its suitability, availability and achievability;
  - The potential type and quantity of development that could be delivered on each site/location, including a reasonable development timescale estimate;
  - A clear record of excluded sites, with reasons for exclusion.
- 4.77 The assessment looks to indicate the broad capacity for housing and economic uses across all potential sites and does not allocate sites for different forms of development that meet need.

4.78 Detailed site assessment proformas for all assessed sites, organised by settlement, are provided in Appendices H–P.

4.79 The Council presents the identification of a five-year housing land supply separately and not through the HELAA itself.

## 5 OUTPUT/STUDY FINDINGS

### Assessment Data Overview

- 5.1 A total of 240 sites have been assessed in accordance with the HELAA methodology, building on the previous HELAA 2024 Draft.
- 5.2 Sites were identified through a combination of new submissions received through the Call for Sites exercise, desktop review, and sites previously assessed as part of the HELAA 2024 Draft. Some sites were submitted by multiple parties or promoted for different land uses (e.g. residential, employment, or mixed-use), and were therefore assessed separately where appropriate.
- 5.3 A number of sites identified were promoted for alternative or non-development uses and have not been taken forward within the scope of this assessment. As such, these sites are not included within the overall site totals presented in this report. For completeness and transparency, the list of these sites has been reproduced in [Appendix C](#) and [Appendix D](#).
- 5.4 In addition, a number of sites were resubmitted through the Call for Sites process. These categories were not mutually exclusive, as some sites were previously assessed and subsequently resubmitted. Following an initial sift to remove duplicate submissions, overlapping sites, and sites promoted for alternative or non-development uses, a total of 240 sites were taken forward for assessment. The overall breakdown of site sources is set out in Table 8 below.

Table 8 Breakdown of HELAA and Call for Sites Submissions

Category	Number of Sites
Total Call For Sites submissions	195
Total previously assessed HELAA sites (Draft HELAA 2024)	179
Sites identified through desktop review	19
HELAA sites resubmitted through Call for Sites	100
<b>Total sites considered (Pre-sift)</b>	<b>293</b>
Duplicate sites/filtered sites in Call for Sites	45
Sites promoted for alternative uses	8
<b>Net sites Assessed</b>	<b>240</b>

5.5 The spatial distribution of all sites assessed through the HELAA is shown in Figure 2. Full site-specific assessments are set out in the appendices.

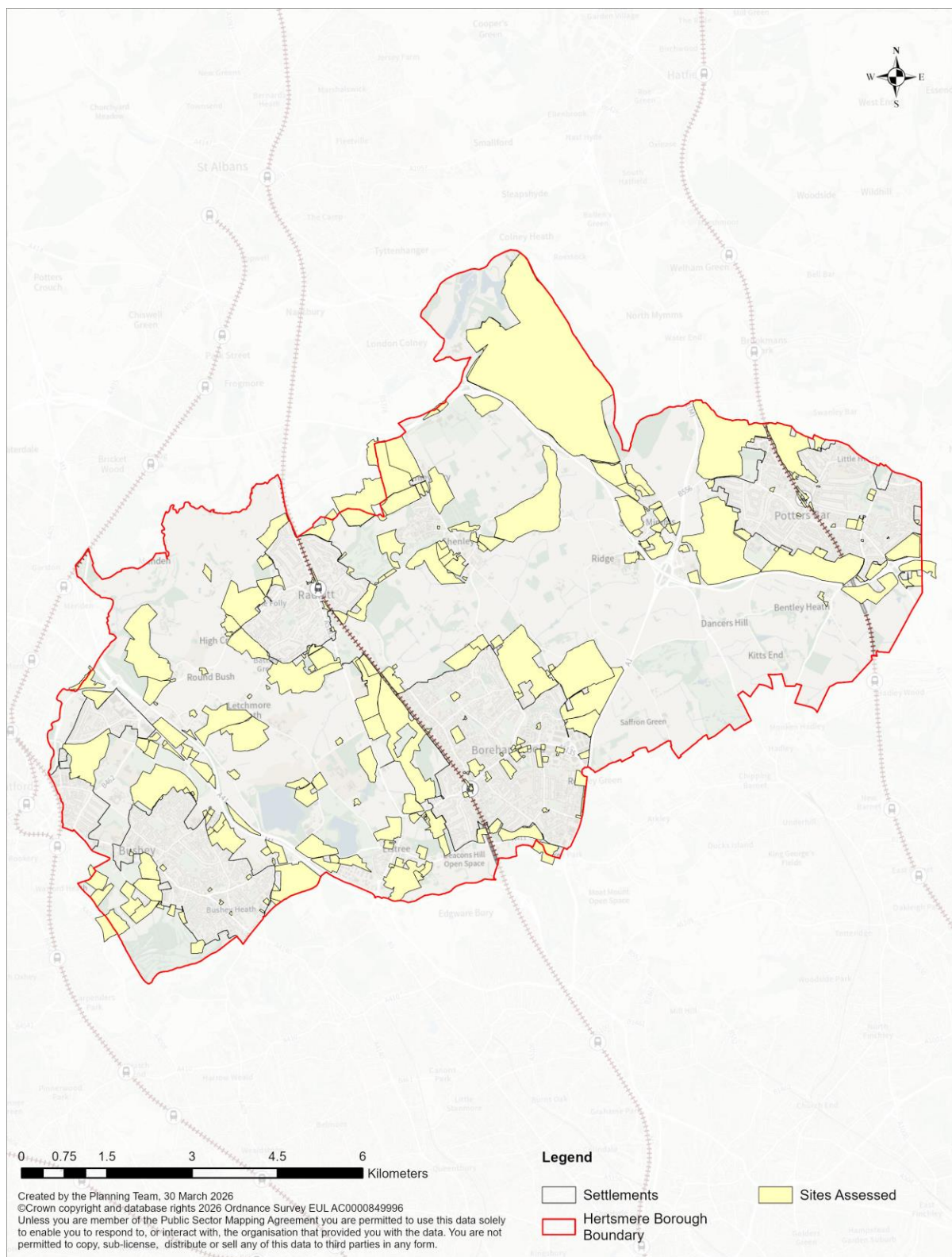


Figure 2 Sites Assessed in HELAA 2025

## Site Distribution

### Site Distribution by Settlement

5.6 The distribution of sites, as presented in Table 9 shows a clear concentration within and adjacent to the Borough's main urban areas, particularly Borehamwood, which accounts for the highest number of sites. This reflects both the availability of previously developed land and the role of these settlements within the spatial strategy. A notable proportion of sites are also located within other settlements and rural areas, indicating a more dispersed pattern of land promotion. This dispersed pattern may present challenges in aligning site selection with the spatial strategy and existing infrastructure capacity.

Table 9 Breakdown of Submitted Sites by Settlement/ Area

Settlement	Number of sites
Borehamwood Area	56
Potters Bar Area	38
Bushey Area	36
Radlett Area	26
Other Villages and rural areas	84
<b>Total</b>	<b>240</b>

### Site Distribution by Typology

5.7 As shown in Table 10, 39% of the sites assessed were found to be located adjacent to settlements or urban extensions. This predominance of sites adjacent to existing settlements highlights the potential role of urban extensions in meeting future development needs. Approximately 25% of the sites assessed lie within urban areas of the main settlement. This distribution broadly aligns with the spatial strategy, which prioritises development within and adjacent to existing settlements. However, the presence of a notable number of sites within the countryside highlights potential tensions with Green Belt policy and the need for careful consideration through the Local Plan process.

Table 10 Breakdown of Submitted Sites by Typology

Sites Typology	Number of Sites
Sites within main settlements	61
Sites adjacent to settlements/ Urban Extension Sites	94
Sites within other villages	37
New settlements	1
Sites in the countryside on the edge of smaller settlements	47
<b>Total</b>	<b>240</b>

## Site Distribution by Proposed Use

5.8 The distribution of proposed uses indicates a strong emphasis on residential development, either as standalone schemes or as part of mixed-use proposals. This reflects the primary role of the HELAA in identifying potential housing land supply.

5.9 Mixed-use sites that include a residential component have been grouped with housing sites, as they contribute towards housing delivery. While some of these sites may also provide employment floorspace, they have not been included within employment totals in order to avoid double counting. A smaller proportion of sites are promoted solely for employment uses, indicating a more limited pipeline of sites for economic development.

Table 11 Breakdown of Submitted Sites by Proposed Use

Proposed Use	Number of Sites
Housing	159
Housing/Mixed-Use	45
Employment	33
Not specified	3
<b>Total</b>	<b>240</b>

## Sites in Green Belt

5.10 Approximately 72% of sites assessed are located wholly within the Green Belt, with a small proportion partially within it. The high proportion of sites located within the Green Belt demonstrates the extent to which development opportunities are constrained by policy designations across the borough. This will be a key consideration in assessing the suitability and potential release of sites through the Local Plan process.

Table 12 Breakdown of Submitted Sites by Green Belt Status

Sites	Total
Within Green Belt	174
Outside Green Belt	61
Partially in Green Belt	5
<b>Total</b>	<b>240</b>

## Site Size Distribution

5.11 The site size distribution shows a relatively even spread across small, medium and larger sites. The presence of a significant number of sites over 5 hectares indicates the potential for strategic-scale development, including urban extensions, while smaller sites are likely to contribute to delivery in the short term.

Table 13 Submitted Sites by Area

Area of sites	Total
Under 1 hectare	74
Between 1-5 hectares	88
Over 5 hectares	78
<b>Total</b>	<b>240</b>

5.12 Overall, the findings demonstrate a broad portfolio of sites across the borough, with a strong emphasis on residential development and a significant proportion of sites located within or adjacent to existing settlements. However, the high proportion of sites within the Green Belt and the dispersed nature of some site submissions highlight the key role of policy constraints and spatial strategy in determining which sites are ultimately suitable and developable through the Local Plan process.

## Excluded sites

5.13 The HELAA has sought to identify a wide range of sites and broad locations for consideration, including those subject to policy constraints, in order to test the appropriateness of existing designations.

5.14 As part of the site identification process, an initial data review and sift was undertaken to ensure that only appropriate sites were taken forward for assessment. This process involved the removal of duplicate submissions, overlapping sites, and sites which did not meet the minimum site size threshold or where insufficient information was provided to enable a robust assessment. Sites promoted for alternative or non-development uses through the Call for Sites process were also excluded. These sites have not been included within the total of 240 sites assessed.

5.15 In addition, a number of sites identified were promoted for alternative or non-development uses. These sites fall outside the scope of the HELAA, which focuses on identifying land suitable for housing and economic development, and have therefore not been taken forward for further assessment. A list of these sites have been reproduced from the Draft HELAA 2024 in [Appendix D](#) and [Appendix C](#).

5.16 Where sites were identified as wholly overlapping with another promoted site, they were sifted out to avoid duplication. In such cases, the overlapping land has been assessed under the relevant principal site.

5.17 For completeness and transparency, all excluded sites from Call for Sites 2025 are listed in [Appendix B](#).

5.18 It should be noted that exclusion at this stage does not preclude future consideration should circumstances change or further information become available.

## Housing Land Supply

5.19 A total of 123 sites have been identified as suitable, available and achievable for housing or housing-led mixed-use development and are therefore included within the housing land supply. These comprise sites assessed as either deliverable (0–5 years) or developable (6–15 years) in accordance with the HELAA methodology.

5.20 The HELAA has identified indicative housing capacities using a density-led approach, applying the site-specific assumptions and density ranges set out in the methodology chapter. These assumptions take into account the spatial strategy, settlement hierarchy, site characteristics and relevant constraints in deriving an appropriate capacity for each site.

5.21 Mixed-use sites have been included within the housing land supply where a residential component is proposed. While some of these sites may also provide employment floorspace, they have not been included within the employment land totals in order to avoid double counting.

5.22 Not all sites assessed through the HELAA are considered suitable for housing development. The housing land supply therefore represents a subset of the total sites assessed, limited to those considered realistically capable of delivering housing within the plan period.

*Table 14 Potential Housing Supply from Assessed Sites (Settlements)*

Settlement	Dwellings
Borehamwood Area	8072
Potters Bar Area	5306
Bushey Area	3824
Radlett Area	3617
Other Villages and rural areas	883
<b>Total</b>	<b>21,702</b>

5.23 The distribution of potential housing capacity reflects the concentration of sites within and adjacent to the borough's main settlements, where opportunities for development are more likely to align with existing infrastructure and services. However, a significant proportion of sites are located within the Green Belt, which places substantial constraints on the ability of these sites to come forward for development.

5.24 As a result, while capacity is identified across a range of locations, the extent to which this can be realised will depend on future policy decisions through the Local Plan,

including the consideration of Green Belt release and the overall spatial approach to growth.

## Employment Land Supply

- 5.25 PPG requires that assessments should consider potential sites for economic development on sites of 0.25 hectares (or 500 square metres of floor space) and above. Sites which have been promoted for economic development purposes and which exceed this threshold have been assessed in the HELAA.
- 5.26 A total of 33 sites have been identified through the HELAA as having potential for employment or commercial development. These sites have been assessed in accordance with the HELAA methodology and represent those considered potentially suitable, available and achievable for economic uses at a high level. These sites have been derived from both Call for Sites submissions and previously assessed HELAA sites, and are distributed across the borough.
- 5.27 The spatial distribution of employment sites indicates that a significant proportion are located within 'Other' settlements and rural areas, with a more limited number of sites situated within the main urban areas, including Borehamwood, Potters Bar and Bushey. This pattern may which may not fully align with the borough's spatial strategy that seeks to direct growth towards the most accessible and sustainable locations.
- 5.28 At this stage, indicative employment floorspace capacity has been estimated using high-level assumptions consistent with the previous Draft HELAA 2024. These are intended to provide a broad indication of potential capacity only and do not reflect detailed site-specific design or viability considerations. These assumptions are based on typical plot ratios for employment uses and provide a proportionate, high-level estimate of potential capacity.
- 5.29 It should be noted that the HELAA does not assess the need for employment land, but instead identifies sites with potential to contribute towards future supply. The relationship between identified supply and employment need will be tested through the wider evidence base.
- 5.30 Some mixed-use sites may also include an employment component; however, where a residential element is proposed, these sites have been accounted for within the housing land supply to avoid double counting.

Table 15 Indicative Employment Floorspace Supply from Assessed Sites

<b>Category</b>	<b>Indicative Employment floorspace</b>
Employment floor space proposed for sites with planning permission	300,345 Sqm
Other sites (Call for Sites and previous HELAA, without or awaiting planning permission)	330,956 Sqm
<b>Total Indicative Development Capacity (Employment Floor space in sqm)</b>	<b>631,301 Sq.m</b>
<b>Gross Employment Site Area in Hectares</b>	<b>226.72 ha</b>

## 6 CONCLUSION AND RECOMMENDATIONS

6.1 The HELAA provides a comprehensive and proportionate assessment of land availability across the Borough to inform the preparation of the emerging Local Plan. A total of 240 sites have been assessed through a consistent methodology, considering their suitability, availability, achievability and development potential.

6.2 The assessment identifies a broad portfolio of sites across the Borough, with a strong emphasis on residential development. The spatial distribution of sites demonstrates a clear concentration within and adjacent to the main urban areas, particularly Borehamwood, Potters Bar, Bushey, and Radlett, alongside a notable number of sites in rural areas and smaller settlements.

6.3 A significant proportion of identified sites are located within the Green Belt, highlighting the extent to which land availability is constrained by existing policy designations. This will be a key consideration for the Local Plan, particularly in relation to the identification of suitable sites and the potential need to consider Green Belt release, subject to national policy requirements.

6.4 The HELAA indicates that there is a supply of land with potential to contribute towards meeting the Borough's future housing and economic development needs. However, not all of the submitted sites are suitable for allocation, and further assessment through the Local Plan process will be required to determine which sites should be taken forward.

6.5 In particular:

- The suitability of sites will need to be tested against the spatial strategy, infrastructure capacity and environmental constraints;
- The deliverability of sites will be refined through further evidence, including viability, infrastructure planning and site-specific considerations;
- The role of smaller sites and windfall development will be assessed separately through monitoring and past delivery trends; and
- The economic potential of sites will be considered in detail with evidence base.

6.6 The HELAA does not in itself determine planning policy or allocate sites for development. Instead, it forms part of the evidence base to support plan-making. The relationship between identified land supply and the Borough's housing and employment needs will be tested through the Local Plan to ensure that the plan is positively prepared, justified and effective.

6.7 Overall, the HELAA demonstrates that there is a range of potential development opportunities across the Borough. The extent to which these opportunities can be realised will depend on policy decisions, infrastructure provision, and market delivery over the plan period.

## 7 APPENDICES

### APPENDIX A: Assessment Sheet Pro Forma

<b>HELAA 2025 SITE ASSESSMENT FORM</b>	<b>Site reference</b>	
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#### Site Address Details

<b>Site Reference</b>	
<b>Site Address</b>	
<b>Post Code</b>	
<b>Ward</b>	
<b>Parish</b>	

#### Site Details

<b>Site Area (ha) gross</b>	
<b>Current Site Use</b>	
<b>Planning Status</b>	
<b>Proposed uses (residential/ employment)</b>	
<b>Green Belt</b>	
<b>Previously Developed Land</b>	
<b>Agricultural Land Classification</b>	

#### Surrounding Area

<b>Neighbouring land uses</b>	
<b>Character of surrounding area – landscape, townscape</b>	
<b>Could this site be joined to another to form a larger site?</b>	
<b>If yes, give details of adjoining site including site reference if applicable</b>	

#### Constraints Check List

<b>AQMA</b>	
<b>Ancient Woodland</b>	
<b>SSSI</b>	
<b>Local Nature Reserve</b>	
<b>LNRS (APIB/ACIB)</b>	
<b>Archaeological Sites</b>	
<b>Heathrow Airport Safeguarding Area</b>	
<b>HSE Consultation Zone</b>	
<b>Local Geological Site</b>	
<b>Trees/ TPO</b>	
<b>Sand &amp; Gravel Safeguard Area</b>	

<b>Drinking Water Safeguard Area</b>	
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Designated & Undesignated Heritage Assets

<b>Listed Building within Site</b>	
<b>Listed Building within 750m of Site</b>	
<b>Conservation Area</b>	
<b>Conservation Area within 750m of Site</b>	
<b>Scheduled Monuments</b>	
<b>Scheduled Monuments within 750m of Site</b>	
<b>Registered Battlefield</b>	
<b>Registered Battlefield within 750m of Site</b>	
<b>Locally Listed Building</b>	
<b>Registered Parks and Gardens</b>	
<b>Registered Parks and Gardens within 750m of Site</b>	

Flooding Risk (Surface & Ground Water)

<b>Floodzone 2</b>	
<b>Floodzone 3</b>	
<b>Surface Water Flooding Low Risk</b>	
<b>Surface Water Flooding Medium Risk</b>	
<b>Surface Water Flooding High Risk</b>	
<b>Reservoir Flooding Dry Day</b>	
<b>Reservoir Flooding Wet Day</b>	

Green Belt purposes

Stage 1

<b>Parcel number</b>	<b>1 Prevent sprawl (Pass / Fail)</b>	<b>1 Prevent sprawl score</b>	<b>2 Prevent coalescence score</b>	<b>3 Protect countryside score</b>	<b>4 Historic towns score</b>	<b>Overall Performance</b>
<b>Stage 1 Comment</b>						

Stage 2

<b>Parcel number</b>	<b>1 Prevent sprawl (Pass / Fail)</b>	<b>1 Prevent sprawl score</b>	<b>2 Prevent coalescence score</b>	<b>3 Protect countryside score</b>	<b>4 Historic towns score</b>	<b>Overall Performance</b>
<b>Stage 2 Comment</b>						

Landscape Sensitivity Assessment

Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial		Landscape Sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new	
'Low-density', two/two and a half-storey houses	Medium density' mixed residential	Medium density flats	High density flats	Smaller-scale commercial / industrial use and employment	Large-scale commercial and office blocks	Large-scale warehouse distribution facilities	Settlement

Officer Assessment

<b>Is there a conflict with existing policy?</b>	
<b>Is there evidence of land contamination?</b>	
<b>Are there any access difficulties?</b>	
<b>Is topography a constraint?</b>	
<b>Are there any existing 'bad neighbours'?</b>	
<b>Are there any other environmental constraints?</b>	
<b>Is the Site suitable for the proposed use?</b>	

Deliverability and developability:

<b>Has the owner said the site is available?</b>	
<b>Is the Site available?</b>	
<b>Is there developer interest?</b>	
<b>Ownership constraints?</b>	
<b>Is the delivery of the site achievable?</b>	
<b>What would be needed to overcome constraints?</b>	
<b>If the site was considered suitable for development, what is the likely timescale within which the site is capable of being delivered?</b>	

Possible Capacity and Yield

Density Category	Assigned density	Possible Capacity

<b>Conclusion: Is the site suitable, achievable and available?</b>

**APPENDIX B: List of excluded sites/submissions in the initial sift**

Site Reference	Site Name	Reason for excluding
CFS-2025-001	Fields, Theobald street, Radlett, Herts WD7 7 LS, UK	Duplicate submission
CFS-2025-003	Along Barnet Lane	Not a proposal for development
CFS-2025-005	Plot BWF17, Theobald Street, Borehamwood, Hertfordshire	Below HELAA threshold (<5 dwellings)
CFS-2025-006	Watford Road, Elstree, at rear of former Fisheries pub	Not submitted by owners, not suitable for proposed use
CFS-2025-007	The Avenue Bushey	Duplicate submission
CFS-2025-008	Any of the sites	No adequate information, no specific site polygon provided
CFS-2025-012	Opposite Dame Alice Owen/s School Sawyers Lane, Potters Bar	Not a proposal for development; not submitted by owner
CFS-2025-013	Potters Bar	No adequate information; submission not by owner
CFS-2025-019	Adjacent to Pasture View, a14 0FR	Polygon submitted outside Hertsmere's boundary
CFS-2025-021	Land Opposite Harvest House, Cranborne Road Industrial Estate, Potters Bar	Site area below 0.25 ha
CFS-2025-022	Fields, Theobald street, Radlett, Herts WD7 7 LS, UK	Duplicate submission
CFS-2025-034	Potters Bar Fire Station, Mutton Lane	Duplicate submission
CFS-2025-044	Land south of Harper Lane Industrial Estate	Duplicate submission/Complete overlap
CFS-2025-053	The Point, Borehamwood, Shenley Road	Duplicate submission
CFS-2025-073	Fieldgrove Farm, Elstree Hill, Borehamwood, Hertsmere	Duplicate submission
CFS-2025-084		No adequate data
CFS-2025-085	10 - 43 Birchwood, Newcome Road, Shenley	Below HELAA threshold (5 dwellings)
CFS-2025-089	Land r/o Altus, 4 Blanche Lane, South Mimms	Duplicate submission
CFS-2025-090	The Mercure Hotel And Land To South East, Tylers Way, Watford, Hertfordshire	Duplicate submission
CFS-2025-092	Claire Hall Laboratories, Blanche Lane, South Mimms	No adequate data and polygon
CFS-2025-093	1 – 33 Bournehall Avenue, Bushey	Duplicate submission
CFS-2025-094	1 – 9 Broughinge Road, Borehamwood	Below HELAA threshold (5 dwellings)
CFS-2025-095	201 – 213 Carlton Close, Borehamwood	Below HELAA threshold (5 dwellings)
CFS-2025-096	Land adjacent to Caldecote Farm Caldecote Lane Bushey Heath Herts	Below HELAA threshold (5 dwellings)
CFS-2025-098	Land south of Allum Lane, to the west of Borehamwood.	Duplicate submission/Complete overlap

CFS-2025-108	1 – 11 Cotswold Avenue, Bushey	Below HELAA threshold (5 dwellings)
CFS-2025-109	12 – 38 Cotswold Avenue, Bushey	Below HELAA threshold (5 dwellings)
CFS-2025-117	1 – 8 Canterbury House, Stratfield Road, Borehamwood	Below HELAA threshold (5 dwellings)
CFS-2025-119	Torworth Road (3 sites adjoining) - Alongside Flats 186 - 196 Aycliffe Road	Duplicate submission/Complete overlap with other site
CFS-2025-123	Old Haberdashers Sports Ground	Duplicate submission
CFS-2025-131	380 – 393 Stapleton Road, Borehamwood	Below HELAA threshold (5 dwellings)
CFS-2025-134	1 -15 Bendysh Road, Bushey	Below HELAA threshold (5 dwellings)
CFS-2025-139	69 Goodyers Avenue, Radlett, Hertfordshire	Below HELAA threshold (5 dwellings)
CFS-2025-140	Land at Palomino Place, The Ridings, Patchetts Green, Aldenham, Hertfordshire	Below HELAA threshold (5 dwellings)
CFS-2025-144	1 – 15 Fairfield Close, Radlett	Below HELAA threshold (5 dwellings)
CFS-2025-145	1 – 47 Millbrook Road, Bushey	Below HELAA threshold (5 dwellings)
CFS-2025-150	Land adjacent to Watersplash Mews, Theobold Street, Borehamwood, Hertsmere, Hertfordshire	Below HELAA threshold (5 dwellings)
CFS-2025-151	De Havilland Aircraft Museum	Not a proposal for development
CFS-2025-160	Aldenham Golf Club	Duplicate submission/ Complete overlap
CFS-2025-166	Land to the East of South Mimms Service Station	Duplicate submission/ Complete overlap
CFS-2025-171	Oxhey Lane	Duplicate submission
CFS-2025-178	Hillfield Park Reservoir	More than 90% LNR
CFS-2025-179	Land On The West Side Of Watling Street, Radlett	Duplicate submission/complete overlap with other site
CFS-2025-191	Tempsford green, Easton gardens Borehamwood	Duplicate submission
CFS-2025-193	UCL Clare Hall, Blanche Lane, Potters Bar	Duplicate submission

**APPENDIX C: Sites Promoted for Other Uses in Call for Sites 2025**

<b>Site Reference</b>	<b>Site Name</b>	<b>Other Use</b>
CFS-2025-041	Land Off Barnet Lane, Borehamwood	Secondary School
CFS-2025-043	Land at Carpenders Park, Oxhey Lane	Secondary School
CFS-2025-088	St Margaret's School Sports Centre site, Merry Hill Road, Bushey	Sports Facilities
CFS-2025-110	Aldenham Golf Course, Church Lane, Aldenham	BNG
CFS-2025-124	Land to West of Watling Street	Leisure Use
CFS-2025-130	Tempsford Green, Tempsford Avenue, Borehamwood	Sports and Leisure Facilities
CFS-2025-174	Land at Andrew Close, Shenley, Radlett, WD7 9LN	Community Hub
CFS-2025-185	Land at Little Bushey Lane	Cemetery

## APPENDIX D: Sites Promoted For Alternative Uses in Draft Helaa 2024

HELAA Ref	Site Name	Other Use
HEL-0912-22	Land West of Watling Street	Leisure Facilities
HEL-1013-22	Land east of Kailas (formerly the Marians), Barnet Lane, Elstree	BNG (Should HEL-1014-22 come forward)
HEL-1016-22	Land north of Butterfly Lane, Land surrounding Hilfield Farm and land west of Hilfield Lane	Solar Farm / BNG
HEL-1036a-22	Land at Stephenson Way, Bushey	Solar Farm and Allotments
HEL-1036c-22	Land at Stephenson Way, Bushey	BNG and Nature Reserve
HEL-1042a-22	Land at Willow Farm	Leisure Use
HEL-1042c-22	Land at Willow Farm	Leisure Use and mainly outside HBC boundary
HEL-1042d-22	Land at Willow Farm	Leisure Use and Mainly outside HBC boundary
HEL-1042e-22	Land at Willow Farm	Leisure Use
HEL-1043-22	Hilfield Park Reservoir	Leisure Activities, BNG
HEL-1045-22	Aldenham Golf and Country Club	Stroke Clinic
HEL-1046-22	Watford Football Club	Training Facilities
HEL-1048-22	Home Farm (Registered Park and Garden)	BNG
HEL-1049-22	Land West of Hilfield Lane	Renewables
HEL-1060-22	Arsenal Training Ground, Bell Lane	Training Facilities
HEL-1064-22	Land to North and East of Kendall Hall Farm	Wider BNG as part of HEL-1063-22

**APPENDIX E: Cross-Reference of HELAA Resubmissions and CFS**

<b>HELAA Reference</b>	<b>CFS Reference</b>	<b>Site Address</b>	<b>Notes</b>
HEL-0033-22	CFS-2025-075	Rear of 18 Cobden Hill	Identified as previous HELAA resubmission
HEL-0162-22	CFS-2025-026	Land South of Barent Road, Potters Bar	Resubmitted without any significant changes
HEL-0173-22	CFS-2025-097	Land at Greyhound Lane, South Mimms	Resubmitted without any significant changes
HEL-0180-22	CFS-2025-056	Kemprow, Radlett Road, Aldenham	Resubmitted without any significant changes
HEL-0208-22	CFS-2025-161	Elton Way	Resubmission with some changes
HEL-0218-22	CFS-2025-138	Land at Organ Hall Farm, Borehamwood	Resubmission with some changes
HEL-0222-22	CFS-2025-024	Land Rear of 5-23 Cobden Hill, Radlett	Resubmitted without any significant changes
HEL-0318-22	CFS-2025-033	Former Sunnybank School, Potters Bar	Resubmitted without any significant changes
HEL-0348-22	CFS-2025-099	Land at London Road, Shenley (North of Shenley Grange)	Resubmission with some changes
HEL-0349-22	CFS-2025-170	Shenley Grange, Shenley	Resubmission with some changes
HEL-0355-22	CFS-2025-017	Heathbourne Green, Bushey	Resubmission with some changes
HEL-0360-22	CFS-2025-121	Land South of Radlett Lane, Shenley	Resubmitted without any significant changes
HEL-0369-22	CFS-2025-057	Well End Lodge, Well End Road	Resubmitted without any significant changes
HEL-0393-22	CFS-2025-065	Land South of Allum Lane, Elstree	Resubmission with some changes
HEL-0510-22	CFS-2025-058	Melbury Stables, Hilfield Lane South	Resubmitted without any significant changes
HEL-0511-22	CFS-2025-080	Land West of Vale Avenue, Borehamwood	Resubmitted without any significant changes
HEL-0600-22	CFS-2025-020	Charleston paddocks	Resubmission with some changes
HEL-0905-22	CFS-2025-143	Bushey Hall Golf Club, Bushey Hall Drive	Resubmitted without any significant changes
HEL-1001-22	CFS-2025-112	Land to South East of Merry Hill Road	Identified as previous HELAA resubmission
HEL-1006-22	CFS-2025-148	26-30 Theobald Street Borehamwood WD6 4SE	Resubmission with some changes
HEL-1007-22	CFS-2025-159	Land east of Green Street	Resubmission with some changes
HEL-1008-22	CFS-2025-162	Land at Holly Cottage, Well End Road	Resubmitted without any significant changes

HEL-1011-22	CFS-2025-054	Edgwarebury House Farm Elstree Hill South	Resubmission with some changes
HEL-1020-22	CFS-2025-009	The Fields, Theobald St	Identified as previous HELAA resubmission
HEL-1025-22	CFS-2025-029	Rydal Mount Lodge	Resubmission with some changes
HEL-1026-22	CFS-2025-079	Land west of Watling Street	Identified as previous HELAA resubmission
HEL-1028-22	CFS-2025-122	Porters Park Golf Club, Site 1	Resubmitted without any significant changes
HEL-1032-22	CFS-2025-040	Land at Battlers Green Farm	Resubmitted without any significant changes
HEL-1033-22	CFS-2025-039	Land at Wild Farm, Shenley	Resubmitted without any significant changes
HEL-1035-22	CFS-2025-147	The White Hart, St Albans Road	Resubmission with some changes
HEL-1036b-22	CFS-2025-177	Land at Stephenson Way, Bushey	Resubmission with significant changes
HEL-1039-22	CFS-2025-018	203-205 Watling	Resubmission with some changes
HEL-1050-22	CFS-2025-152	Land South of Merry Hill Road, Bushey	Identified as previous HELAA resubmission
HEL-1051-22	CFS-2025-126	Land North of Barnet Lane, Elstree, Borehamwood, Herts, WD6 3RH	Identified as previous HELAA resubmission
HEL-1053-22	CFS-2025-100	Land South of Mimms Lane, Shenley	Resubmission with some changes
HEL-1055-22	CFS-2025-128	Home Farm, Radlett	Resubmitted without any significant changes
HEL-1063-22	CFS-2025-042	Cedar Chalet, Kendall Hall Farm, Radlett	Resubmission with some changes
HEL-1100-22	CFS-2025-045	EWC Elstree Way North	Resubmitted without any significant changes
HEL-1101-22	CFS-2025-046	EWC Elstree Way South	Resubmitted without any significant changes
HEL-1106-22	CFS-2025-063	Canada Life	Resubmitted without any significant changes
HEL152	CFS-2025-129	Lyndhurst Farm	Resubmission with some changes
HEL161	CFS-2025-023	Land east of Southgate Road	Resubmitted without any significant changes
HEL176	CFS-2025-149	Bushey Golf and Country Club	Resubmission with some changes
HEL177	CFS-2025-132	Dove Lane	Resubmission with some changes
HEL179	CFS-2025-137	Hilfield Lane	Resubmitted without any significant changes
HEL181	CFS-2025-025	Land adj Little Bushey Lane & Bournehall Ave (Compass Park)	Resubmitted without any significant changes

HEL196	CFS-2025-107	Land adj Wilton End cottage	Identified as previous HELAA resubmission
HEL198	CFS-2025-083	Land at Brickfields (adj Moses Dell)	Resubmitted without any significant changes
HEL199	CFS-2025-074	land at Church Lane	Resubmitted without any significant changes
HEL201	CFS-2025-070	land at Little Bushey Lane	Resubmission with some changes
HEL204	CFS-2025-076	Land at Stangate Crescent/ Barnet by-pass	Resubmission with some changes
HEL205	CFS-2025-037	Land at Town Farm	Resubmitted without any significant changes
HEL211	CFS-2025-158	Land on the north side of Little Bushey Lane	Resubmitted without any significant changes
HEL214	CFS-2025-064	Land South of Theobold Street,	Resubmitted without any significant changes
HEL219/252	CFS-2025-182	Pegmire Lane	Resubmitted without any significant changes
HEL225	CFS-2025-082a	SE of track between Loom Lane and Brickfields	Resubmitted without any significant changes
HEL226	CFS-2025-082b	NW of track between Loom Lane and Brickfields	Resubmitted without any significant changes
HEL228a	CFS-2025-078	St Albans Road, South Mimms	Resubmitted without any significant changes
HEL228b	CFS-2025-078	St Albans Road, South Mimms	Resubmitted without any significant changes
HEL234a	CFS-2025-060	Well Cottage, Bentley Heath (Wagon Road)	Resubmission with some changes
HEL236	CFS-2025-048	Rectory Farm	Resubmitted without any significant changes
HEL238	CFS-2025-169	Dagger Lane A41	Resubmitted without any significant changes
HEL239	CFS-2025-061	Elstree Road (The Paddock)	Identified as previous HELAA resubmission
HEL251	CFS-2025-052	Potters Bar Golf Club	Resubmitted without any significant changes
HEL254/255	CFS-2025-004	Blanche Lane, South Mimms	Resubmitted without any significant changes
HEL274	CFS-2025-031	Edgewarebury farm	Resubmitted without any significant changes
HEL320	CFS-2025-118	Land Formerly Part of Earl and Cross Keys Farm, (north site)	Resubmitted without any significant changes
HEL321	CFS-2025-120	Land Formerly Part of Earl and Cross Keys Farm, (south site)	Resubmitted without any significant changes
HEL337b	CFS-2025-116	Land east of Farm Way (site 2)	Resubmitted without any significant changes
HEL345	CFS-2025-091	Aldenham Glebe	Resubmission with some changes
HEL347	CFS-2025-141	Wrotham Park Land off Cowley Hill	Resubmission with some changes

HEL357	CFS-2025-165	Oxhey Lane	Resubmitted without any significant changes
HEL358	CFS-2025-113	Land south of Shenley road	Resubmitted without any significant changes
HEL359	CFS-2025-115	Land north of Stapleton Road	Resubmitted without any significant changes
HEL361	CFS-2025-153	Wrotham Park Land West of Baker Steet I&O	Resubmission with some changes
HEL362	CFS-2025-163	Wrotham Park West Barnet Road East Baker Street I&O	Resubmission with some changes
HEL370	CFS-2025-157	Land West of Shenley	Resubmission with some changes
HEL371	CFS-2025-068	Old Haberdashers Sports Ground	Identified as previous HELAA resubmission
HEL375	CFS-2025-081	Manor Road	Resubmitted without any significant changes
HEL379	CFS-2025-133	Kemprow Farm	Resubmitted without any significant changes
HEL382a/c	CFS-2025-172	Tythenhanger Estate	Resubmission with some changes
HEL-385c-22	CFS-2025-032	Popes Farm	Resubmission with some changes
HEL386	CFS-2025-183	Gravel allotments, Heathbourne Road	Resubmitted without any significant changes
HEL388	CFS-2025-189	The Point Borehamwood	Resubmission with some changes
HEL390	CFS-2025-164	land adj 52 Harris Lane	Resubmission with some changes
HEL503	CFS-2025-079	Land adjacent to Lismirrane Industrial Estate,	Resubmission with some changes
HEL507	CFS-2025-067	Land at Kendall Hall Farm, Radlett	Resubmitted without any significant changes
HEL508	CFS-2025-069	Land at 26 Woodhall Lane	Resubmission with some changes
HEL509	CFS-2025-055	Little Simpsons, Letchmore	Resubmitted without any significant changes
HEL515	CFS-2025-049	South of Rectory Farm	Resubmission with some changes
HEL806	CFS-2025-021	Land East of Furzefield Wood	Identified as previous HELAA resubmission
HEL809	CFS-2025-125	Land East of Rowley Lane	Resubmission with some changes
HEL814	CFS-2025-027	Land South East of Junction 24 (M25)	Resubmitted without any significant changes
HEL815	CFS-2025-158	Land on the north side of Little Bushey Lane	Identified as previous HELAA resubmission
HEL816	CFS-2025-087	Mercure Hotel and adjacent land	Resubmission with some changes
HEL820	CFS-2025-168	Land north of Salisbury Hall	Resubmitted without any significant changes

HEL907	CFS-2025-036	Maxwell Park Youth and Community Centre	Resubmitted without any significant changes
HEL908	CFS-2025-038	Oakmere Community Centre	Resubmitted without any significant changes
HEL909	CFS-2025-030	Potters Bar Fire Station, Mutton Lane	Resubmitted without any significant changes
HEL911	CFS-2025-035	Elm Court Community Centre, Mutton Lane	Resubmitted without any significant changes

## **APPENDIX F: Housing Density Methodology**

Methodology followed for housing density calculation in HELAA 2025 (Separate PDF)

## **APPENDIX G: Site Pro Forma Index**

Sites Pro Forma Index (Separate PDF)

## **APPENDIX H: Site Pro Forma- Borehamwood**

Sites Pro Forma Document (Separate PDF)

## **APPENDIX I: Site Pro Forma- Bushey**

Sites Pro Forma Document (Separate PDF)

## **APPENDIX J: Site Pro Forma- Potters Bar**

Sites Pro Forma Document (Separate PDF)

## **APPENDIX K: Site Pro Forma- Radlett**

Sites Pro Forma Document (Separate PDF)

## **APPENDIX L: Site Pro Forma- Elstree**

Sites Pro Forma Document (Separate PDF)

## **APPENDIX M: Site Pro Forma- Shenley**

Sites Pro Forma Document (Separate PDF)

## **APPENDIX N: Site Pro Forma- South Mimms**

Sites Pro Forma Document (Separate PDF)

## **APPENDIX O: Site Pro Forma- Other Sites**

Sites Pro Forma Document (Separate PDF)

## **APPENDIX P: Site Pro Forma- Employment**

Sites Pro Forma Document (Separate PDF)