

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

Part Two - Section 5

RADLETT

SHLAA sites in Radlett

Ref	
S6	Starveacres', 16 Watford Road
S7	Kemprow Farm, Cemex Land
S17	Scrubland off Loom Lane
S19	Land r/o The Warren
S22	Land owned by Wood Hall Securities
S26	Rear of 18 Cobden Hill
S46	Former Fire Station
S60	Land rear of the Warren
S63	2-3 Theobald Street,
S69	65-67 Goodyers Avenue,
S86	High Gable, The Pathway
S145	Moses Dell, Watling Street
S147	The Fruit Farm, Common Lane

IMPORTANT INFORMATION – PLEASE READ

Development Status

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

Sites on Green Belt Land

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

Consultation on sites

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

Limitations of site and Assessment Information

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

Sites not included in the study

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

Ownership

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

Site Location / Address:

Starveacres, 16 Watford Road, Radlett

Location type:

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

Redevelopment type:

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

Existing Use:

Residential and grounds

Relevant Planning History:

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

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	No	Yes
Green Belt, safeguarded land for housing					TPO trees (20/2008) at front of site.

Site Suitability:

This site is designated as Green Belt safeguarded land for housing in the Local Plan. This means it remains subject to Green Belt policy unless a review of the plan indicates it is needed post-2011. All safeguarded sites have been assessed against the same sustainability criteria as other Green Belt sites. Following revisions to PPS3, this site would be considered as greenfield development and not previously-developed land.

TPO trees are located within the site access to Watford Road. Given the width of this access relative to the location of these trees and the existing use of this area for access, the trees do not preclude increased frequency of use. However, no housing development could take place in this area given the TPO designation and the narrowness of this part of the site. This leaves a potentially developable area of 2.4 hectares

This site is located within a 10 minute walking distance of Radlett Town centre, a food store, primary school and GP Surgery. There are also bus services within five minutes walking distance of the site (i.e. the 632 and 602 bus services) and Radlett Train Station within ten minutes walking distance. These provide convenient access to other services and amenities in Radlett and further afield. Accordingly, the location of this site is sustainable. Given this and the absence of other site constraints and this site is considered suitable.

Site Availability:

A questionnaire has been submitted by the owner of this site, indicating that it is available. However, no timeframe has been given by the owner but it is considered to be available in the long term. The site is also owned by one party and is not subject to ransom strips or other known ownership issues that would affect its availability.

Density multiplier (baseline 30dph)

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

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

33 dph	55 homes (using gross-to-net ratio of 70%)
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Site Achievability:

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

Deliverability / Developability:

Given the above, development of this site for housing is considered suitable, available and achievable. The site is considered developable in the long-term (11-15 years from plan adoption).

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

Kemprow Farm, Blackbirds Lane, Radlett

Location type:

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

Redevelopment type:

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

Existing Use:

The majority of the site that has been put forward is greenfield / agricultural. There are buildings through out the whole site including a Listed Building with associated curtilage barns that also have Listed Building status.

Relevant Planning History:

No relevant planning permissions.

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

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	Yes	No	Yes	Yes
Green belt		Listed Buildings on part of the site		The land is not flat.	Land fill buffer zone TPOs

Site Suitability:

The site owners agent has indicated that development of a 10 hectare area in the south east corner of the site is being sought. This part of the site does not contain any listed buildings, TPO trees or is affected by landfill buffer area.

This part of the site is within ten minute walking distance of a food store and primary school but no other services and amenities. Although within five minutes walking distance of two bus services (i.e. the 602 and 632), these are relatively infrequent. Accordingly, the location of the site is not considered sustainable and therefore suitable.

Site Availability:

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

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
NA	NA	NA	NA

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

NA	NA
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Site Achievability:

NA

Deliverability / Developability:

Although available, this site is not considered suitable for housing development. As such, it is neither deliverable or developable.

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

Scrubland off Loom Lane, Radlett

Location type:

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

Redevelopment type:

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

Existing Use:

This area is shrub land behind properties along Loom Lane. The majority of the site would seem to be flat but covered in a vast amount of trees and general shrubbery.

Relevant Planning History:

No relevant planning permission history.

Constraints / Required actions:

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

Site Suitability:

This site is located within a 10 minute walking distance of Radlett Town centre and a GP Surgery, but no other services and amenities. There are also no public transport services within five minutes walking distance of this site. As such, the location of this site is not considered sustainable and therefore not suitable.

Site Availability:

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

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
NA	NA	NA	NA

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

NA	NA
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Site Achievability:

NA

Deliverability / Developability:

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

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

Land rear of The Warren, Radlett

Location type:

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

Redevelopment type:

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

Existing Use:

Large greenfield site.

Relevant Planning History:

No planning applications have been made on the site.

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	Partly yes	No	No	No	Yes
Green Belt	Flood Zone 3b covers				TPO's (47/2007) along eastern boundary of site.

Site Suitability:

The area around the sites southern boundary and across its access is designated Flood Zone 3. This precludes this part of the site from development but not does not restrict access to the site.

The trees within the access strip to this site are TPO trees. Given the high density of trees in this locality, these would need to be removed to provide a viable access. Notwithstanding the TPO nature of these trees, they are also visually prominent and there removal would be resisted by the Council. Notwithstanding the above, this site is also not within ten minutes walking distance of any services and amenities or within five minutes walking distance of any public transport links.

Given the above, this site is not suitable.

Site Availability:

This site was promoted by the landowner for housing development early in the LDF process and submissions made as part of the SHLAA. The site is in a single ownership
The site is therefore considered available.

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
NA	NA	NA	NA

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

NA	NA
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Site Achievability:

NA

Deliverability / Developability:

This site is available but not considered suitable for housing development. As such, it is not deliverable or developable.

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

Land owned by Woodhall Securities, near Newberries School, Radlett.

Location type:

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

Redevelopment type:

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

Existing Use:

Mainly Greenfield land to the rear of Newberries School. There are also trees on the site although none covered by TPO.

Relevant Planning History:

No relevant planning applications have been received.

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	No	Yes
Green Belt					Site is partly covered by wildlife designation and a regionally important geological site.

Site Suitability:

A designated wildlife site runs through part of the site. Also, the entire site is designated as a Regionally Important Geological Site. Together these indicate that the site is unsuitable for housing development.

Much of the site is within ten minutes walking distance of a primary school, but no other services or amenities. Similarly, much of this site is not within five minutes walking distance of any public transport links. The south western corner of the site is within ten minutes walking distance of Radlett Town Centre and a food store. However, this part of the site is also covered by visually prominent woodland that the Council would wish to see retained, thereby precluding housing development.

Given the above, this site is not considered suitable for housing development.

Site Availability:

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

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
N/A	N/A	N/A	N/A

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

N/A	N/A
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Site Achievability:

NA

Deliverability / Developability:

Overall, this site is not considered deliverable due to the nature of the site ownership and the wildlife and geological constraints on the site.

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

Site Location / Address: Land to the rear of 18 Cobden Hill

Location type:

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
No	No	No	No	Partly yes	Partly yes

Redevelopment type:

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

Existing Use:

The majority of the site is Greenfield land although part of the site is covered by an existing car parking area.

Relevant Planning History:

There have been no applications been made on the site.

Constraints / Required actions:

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

Site Suitability:

There is a bridleway and footpath which surrounds most of the site. It is situated in the Green Belt Area. The site is within 10 minute walking distance of a GP. However, it is not in close proximity to public transport, schools or any shops and therefore the site is, on balance, considered to be in an unsustainable and inaccessible location.

Site Availability:

No indication has been made as to how available the site is. The availability of the site is unknown.

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
N/A	N/A	N/A	N/A

Estimated density: (dwellings per hectare)

Net capacity: (no. units)

N/A	N/A
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Site Achievability:

As the availability of the site is unknown the achievability of the site is unknown.

Deliverability / Developability:

Although the site is only restricted by the Green Belt designation the site is unsustainable and undevelopable due to its limited access to services. It is therefore considered unsuitable at present. Overall, this site is not considered deliverable, developable or suitable at the present time.

Not applicable

Deliverable
1-5 years

Developable
6 – 10 years

Developable
11 – 15 years

Developable
16 years + and unknown

Site Reference

S46

Site Location / Address:

Former Radlett Fire station, 201 Watling Street, Radlett

Location type:

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

Redevelopment type:

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

Existing Use:

The fire station is currently a vacant site and has been for more than 1 year. Previously the site used to be Radlett Fire Station.

Relevant Planning History:

No relevant planning permission history

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	No	No	No	No	No
Town and District Centre					

Site Suitability:

This site is located within a 10 minute walking distance of Radlett Town centre, a food store and GP Surgery. There are also frequent bus services within five minutes walking distance of the site (i.e. the 632, 602, 655 and 656 bus services) as well as Radlett Train Station. This allows convenient access to other services and amenities in Radlett and further a field. Accordingly, the location of this site is highly sustainable. Overall, this site is considered suitable for housing for the purposes of the SHLAA. However, the Council are preparing a planning brief for Radlett which will be informed by consultation with potential uses for the site.

Site Availability:

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

Density multiplier (baseline 30dph)

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

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

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

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

Deliverability / Developability:

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

✓	Deliverable 1-5 years		Developable 6-10 years		Developable 11-15 years		Developable 16 years + or unknown
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Site Location / Address:
Land rear of The Warren, Radlett

Location type:

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

Redevelopment type:

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

Existing Use:

This is mainly a large Greenfield piece of land which has trees along the boundary with the properties along the rear of The Warren.

Relevant Planning History:

No relevant planning permission history.

This site was submitted as a potential housing site early in the LDF process

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
Yes	Yes	No	No	No	No
Green Belt	Approximately half this site (i.e. 0.9 ha) is within Flood Zone 3				

Site Suitability:

As noted above, approximately half this site is within Flood Zone 3. This therefore precludes development of this land for housing, pursuant to PPS25.

This site is not within ten minutes walking distance of any services or amenities or public transport links. As such, the location of this site is not considered sustainable and therefore suitable.

Site Availability:

This site was promoted by the landowner for housing development early in the LDF process and in the SHLAA

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
NA	NA	NA	NA

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

NA	NA
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Site Achievability:
NA

Deliverability / Developability:
Although the land is available, this site is not considered a suitable for housing development. As such, it is not deliverable or suitable.

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

2 –3 Theobald Street, Radlett

Location type:

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

Redevelopment type:

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

Existing Use:

Residential dwellings and curtilage.

Relevant Planning History:

In 2006, planning permission (TP/06/0632) was sought for demolition of the existing dwellings and the erection of four homes on-site. This was refused. In 2009, planning permission (TP/09/0356) was granted to erect a single storey rear extension on 2 Theobald Street. Similarly, permission (TP/09/1566) is currently being sought for a large extension to 3 Theobald Street.

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	No	No	No	Yes
					Number 2 is a TPO Site (25/2006)

Site Suitability:

This site is located within a 10 minute walking distance of Radlett Town centre, a primary school, food store and GP Surgery. It is also within five minutes walking distance of a bus service (the 655) and is within ten minutes walking distance of Radlett Rail Station which provide convenient access to other services and amenities in Radlett and further afield. Following revisions to PPS3, this proposal would not be considered to be greenfield development.

There is a TPO on the site, however, depending on the submission of the relevant arboricultural report, the impacts of development on the TPO can be mitigated.

Overall, this site is not considered suitable for housing development.

Site Availability:

The recent planning permission applications made for both 2 and 3 Theobald Street indicate that this site is not available, despite this site having been the subject of an earlier planning permission application for housing. As such, this site is not considered available.

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
NA	NA	NA	NA

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

NA	NA
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Site Achievability:

NA

Deliverability / Developability:

Although suitable, this site is not considered available for housing development. As such, it is neither deliverable or developable.

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

65 – 67 Goodyers Avenue, Radlett

Location type:

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

Redevelopment type:

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

Existing Use:

Two residential dwellings and curtilage

Relevant Planning History:

In 2007 an application (TP/07/2180) was made to demolish the existing dwellings and replace them with four new dwellings. This application was refused

Two planning permissions (TP/09/0011 and TP/09/1007) have been approved to demolish the existing dwelling on 67 Goodyers Avenue and replace it with a new dwelling. These have been approved.

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	No	No	No	Yes
					Both 65 and 67 are TPO sites (6/2008).

Site Suitability:

Although within ten minutes walking distance of Radlett Town Centre, there are no other services and amenities within this same distance. Furthermore, there are no public transport services within a five or ten minute walking distance. As such, this site is not considered sustainable and therefore suitable.

Site Availability:

The recent planning permission applications made for 67 Goodyers Avenue indicate that this site is not available, despite this site having been the subject of an earlier planning permission application for housing. As such, this site is not considered available.

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
NA	NA	NA	NA

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

NA	NA
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Site Achievability:

NA

Deliverability / Developability:

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

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

High Gable, The Pathway, Radlett

Location type:

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

Redevelopment type:

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

Existing Use:

One residential dwelling and curtilage

Relevant Planning History:

An application (TP/09/1780) has recently been made to demolish the existing dwelling and replace it with two new dwellings. This follows a refusal earlier this year (TP/09/0691) for a similar type of development. No in principle objection to housing on-site was raised in this refusal.

Constraints / Required actions:

Existing policy conflict (specify below)	Flooding	Heritage designation	Contaminated Land	Topography	Other environmental constraint
No	No	No	No	No	Yes
					TPO site (27/2009)

Site Suitability:

This site is located within a 10 minute walking distance of Radlett Town centre, a primary school, food store and GP Surgery. Although within five minutes walking distance of two bus services (i.e. the 602 and 632), these are relatively infrequent. As such, this site is not considered sustainable. Housing on-site has been considered acceptable in principle although this would now need to be considered in the context of a Greenfield site following revisions to PPS3. Given the the low yield proposed (i.e. one additional dwelling) this site is considered suitabl.

Site Availability:

This site has and continues to be the subject of recent planning permission applications for new housing. This indicates that it could be available within five years of this assessment. The site is also owned by one party and is not subject to ransom strips or other known ownership issues that would affect its availability. Accordingly, this site is considered available within five years of this assessment.

Density multiplier (baseline 30dph)

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

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

36 dph	7 homes (using gross-to-net ratio of 100%. Given the low density character of this area and its low assessed sustainability, a yield of one home is considered more appropriate)
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Site Achievability:

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

Deliverability / Developability:

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

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

S145

Site Location / Address: Moses Dell, Watling Street

Location type:

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
No	No	No	No	Partly yes	Partly yes

Redevelopment type:

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

Existing Use:

The majority of the site is Greenfield land.

Relevant Planning History:

No relevant planning permission history

Constraints / Required actions:

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

Site Suitability:

This site is not within ten minutes walking distance of any services, amenities or train stations or within five minutes walking distance of bus services. Accordingly, this site is not considered sustainable. Furthermore, this site is covered in woodland that would need to be removed to accommodate housing. This would have an adverse impact on the visual amenity of this locale. Overall, this site is not considered suitable.

Site Availability:

This site was identified as a poor employment site in the Central Hertfordshire Employment Land Review and was therefore nominated for consideration following advice in the practice guidance. The Council has been unable to confirm availability with the site owner. Accordingly, this site is not considered available.

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
NA	NA	NA	NA

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

NA	NA
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Site Achievability:

NA

Deliverability / Developability:

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

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

The Fruit farm, Common Lane, Radlett

Location type:

Urban settlement PDL	Urban settlement non-PDL	Green Belt settlement PDL	Green Belt settlement non-PDL	Green Belt other PDL	Green Belt non-PDL
No	No	No	No	Partly yes	Partly yes

Redevelopment type:

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

Existing Use:

The majority of the site is green field land. Some farm buildings are located centrally on-site

Relevant Planning History:

No relevant planning permissions made

Constraints / Required actions:

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

Site Suitability:

Although the site is within close proximity to a food store and other retail facilities at Battlers Green Farm, it is not in close proximity to public transport, schools or the centre and does not form part of, or adjoin, any settlement within the borough settlement hierarchy. Therefore the site is in an unsustainable and remote location for the purposes of new housing development and is considered unsuitable.

Site Availability:

This site was identified as a poor employment site in the Central Hertfordshire Employment Land Review and was therefore nominated for consideration following advice in the practice guidance. The Council has been unable to confirm availability with the site owner. Accordingly, this site is not considered available.

Density multiplier (baseline 30dph)

Area type	Prevailing density	Accessibility	Likely type
NA	NA	NA	NA

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

NA	NA
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Site Achievability:

NA

Deliverability / Developability:

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

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