

Goffs Oak

A new village hall

Public consultation on the future of the hall and the surrounding area



Please reply by
Thursday 18 March 2021
www.broxbourne.gov.uk/consultations



About this consultation

A number of developments in and around Goffs Oak are reaching an advanced stage in the planning process, or already have planning permission, and one (north of Cuffley Hill) has already largely been completed. These new developments will contribute towards funding for projects to benefit the local area, as well as providing new open spaces for local people to enjoy.

This document sets out some ideas as to projects that could be funded out of developer contributions including:

- Demolition and rebuilding of the existing village hall to provide a better equipped, modern facility providing for a wider range of uses
- Provision of an all-weather surface for the children's play area
- New public realm around the new hall, including seating and outdoor spaces, public art or facilities for different groups

The Council would like feedback from local residents and businesses as to the above suggestions, and any other ideas as to where the funds could best be spent.

The Council will draw together the best ideas into an improvement plan for the village, which will then be subject to further consultation.

How to respond

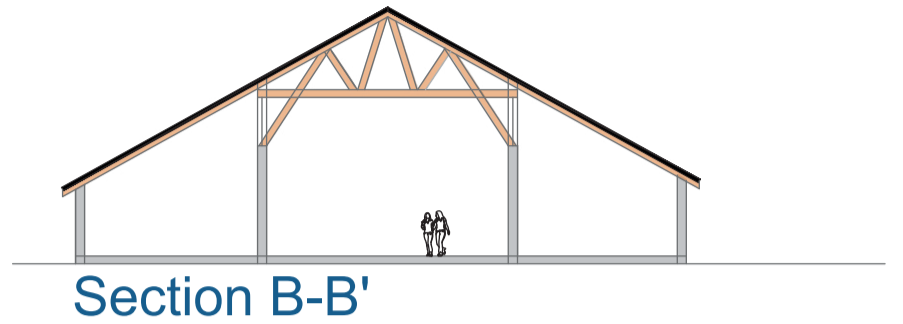
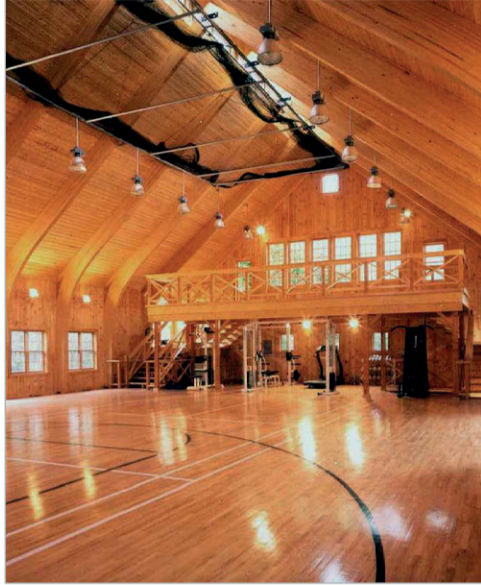
A separate response form is available to download at www.broxbourne.gov.uk/consultations. Please fill this in and return it to planningpolicy@broxbourne.gov.uk.

Please reply by **Thursday 18 March 2021**. At present the Council is unable to accept responses by post due to Covid-19 restrictions.



Village hall

Possible layout of a new community hall

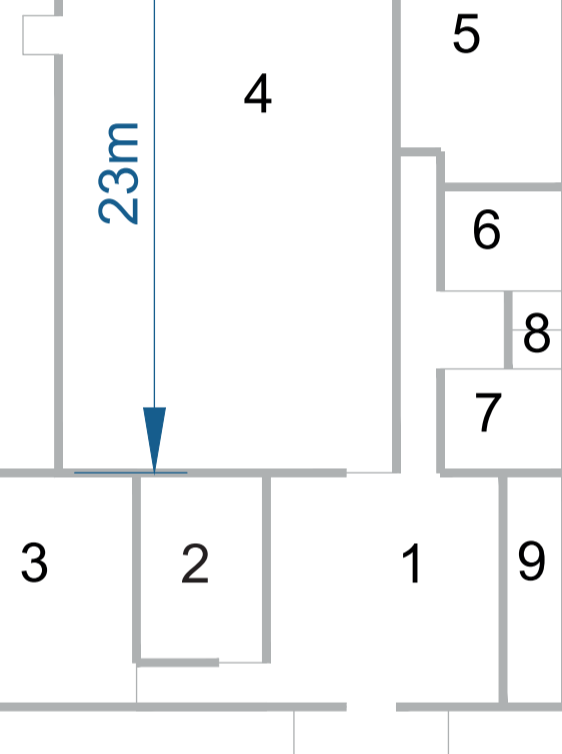


Section B-B'

13m



23m



Plan

B'

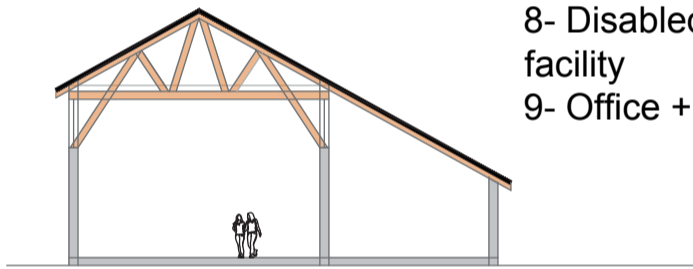
A'

Key

- 1- Entrance Foyer/small cafe
- 2- Kitchen
- 3- Meeting Room
- 4- Main Hall 13m x 23m
- 5- Equipment Store
- 6- Female Toilets (4 cubicles)
- 7- Male Toilets
- 8- Disabled toilet + Baby Changing facility
- 9- Office + Boiler room etc.

B

A



Section A-A'

A new, bigger hall could accommodate a wider range of indoor sports and activities than the current hall. It could also include an equipment store, office, toilets, changing rooms, kitchen, and a meeting room.

Question 1: Do you agree with the principle of demolishing the existing hall and rebuilding a new community hall with better facilities, or are there other projects you feel the money would be better spent on?

Question 2: If you would like to see a new hall, what facilities should it provide?



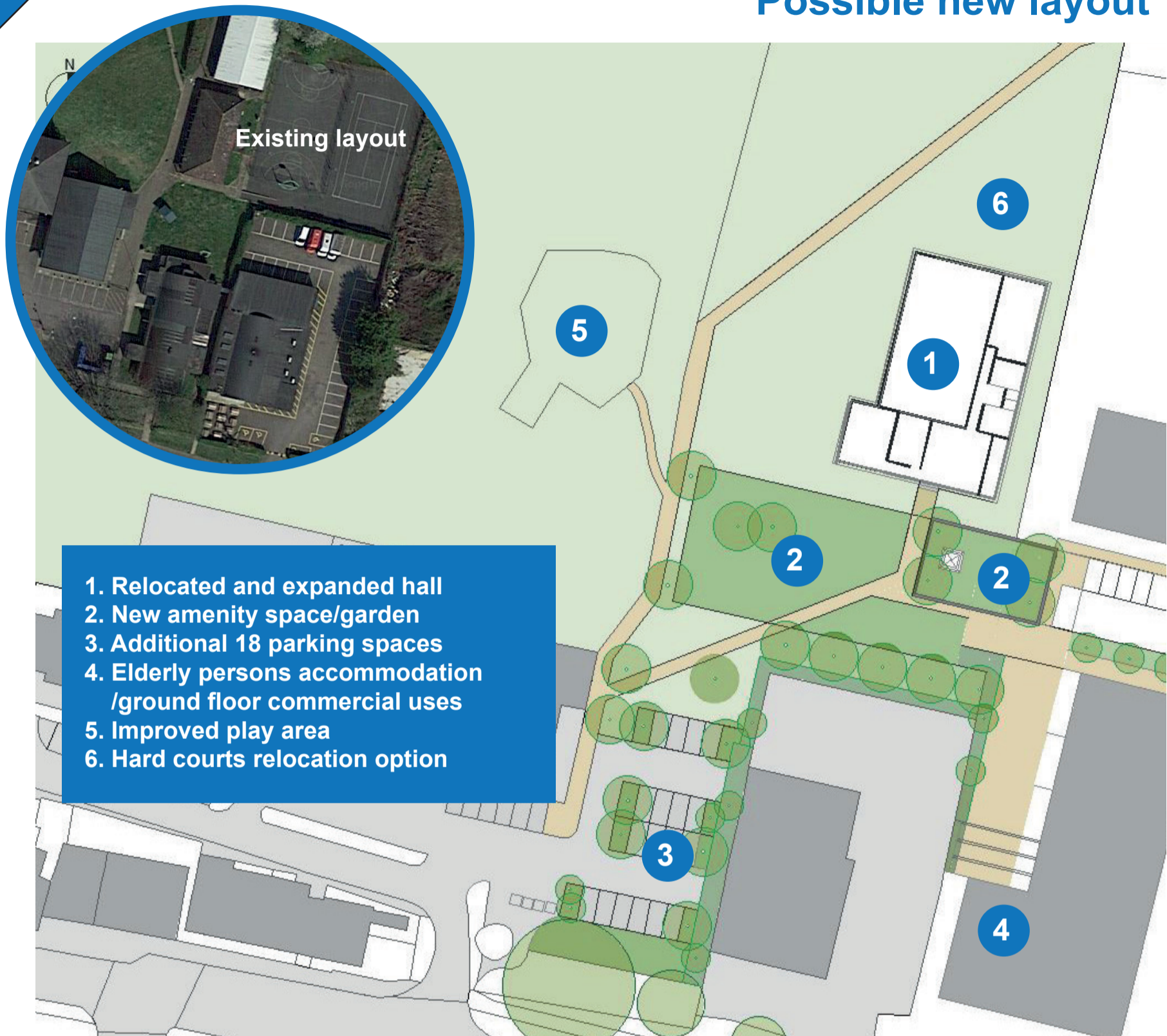
Current Issues



- ① Existing basketball court and tennis court
- ② Pavilion/changing rooms
- ③ Amenity/open space
- ④ Waterlogged play area
- ⑤ Hall
- ⑥ Comrades club
- ⑦ Scout hut



Possible new layout



Feasibility testing indicates that it would be difficult to provide an expanded hall on the existing hall site. An alternative option would be to relocate the new hall to the land to the north currently occupied by the basketball court and the tennis court. These would in turn be relocated either to the open space to the north of that or within the main field. This approach would have the following benefits:

- Expansion of the car park to provide an additional 18 spaces on the vacated site
- Creation of a new area of public realm in the immediate vicinity of the hall, which could include a new amenity space and garden
- A stronger connection between the hall and the new retirement village scheduled to be built at the former Inex nurseries site adjacent

Question 3: If a new hall is provided, where should it be located ?

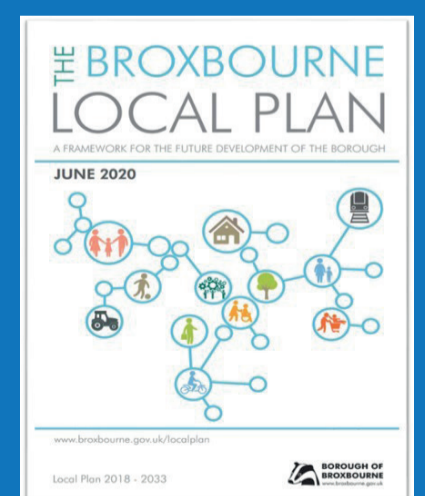
Question 4: What do you think of the proposals set out in the plan above ?



The proposals for the village hall sit within a wider area of change in Goffs Oak. The main areas of change are shown on the plan above:

- A. New communal green
- B. New housing to facilitate provision of the communal green
- C. New housing (planning permission granted)
- D. New open space to be provided in association with grant of planning permission at site C
- E. Assisted living accommodation for elderly people at former Inex nursery site (planning permission granted)
- F. New open space provided in association with grant of planning permission at site E
- G. New housing at former Tina nursery site (planning permission granted)

More information on new housing and other developments across the Borough, including at Goffs Oak, is set out in the Broxbourne Local Plan 2018-2033 (adopted June 2020), which can be accessed at www.broxbourne.gov.uk/localplan



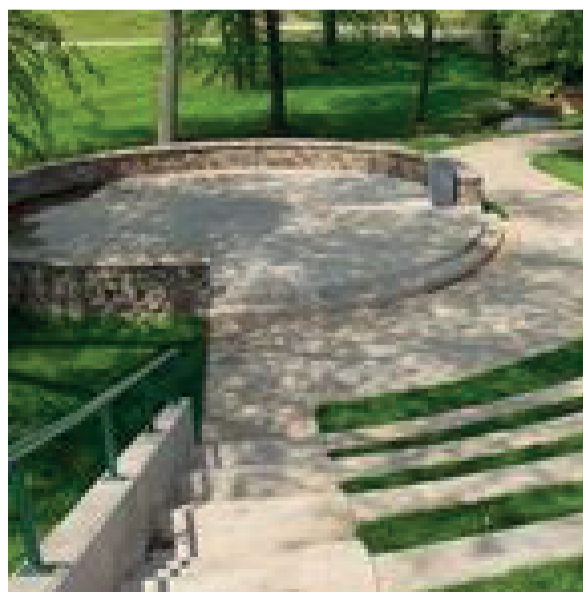
The Goffs Oak Village Improvement Plan

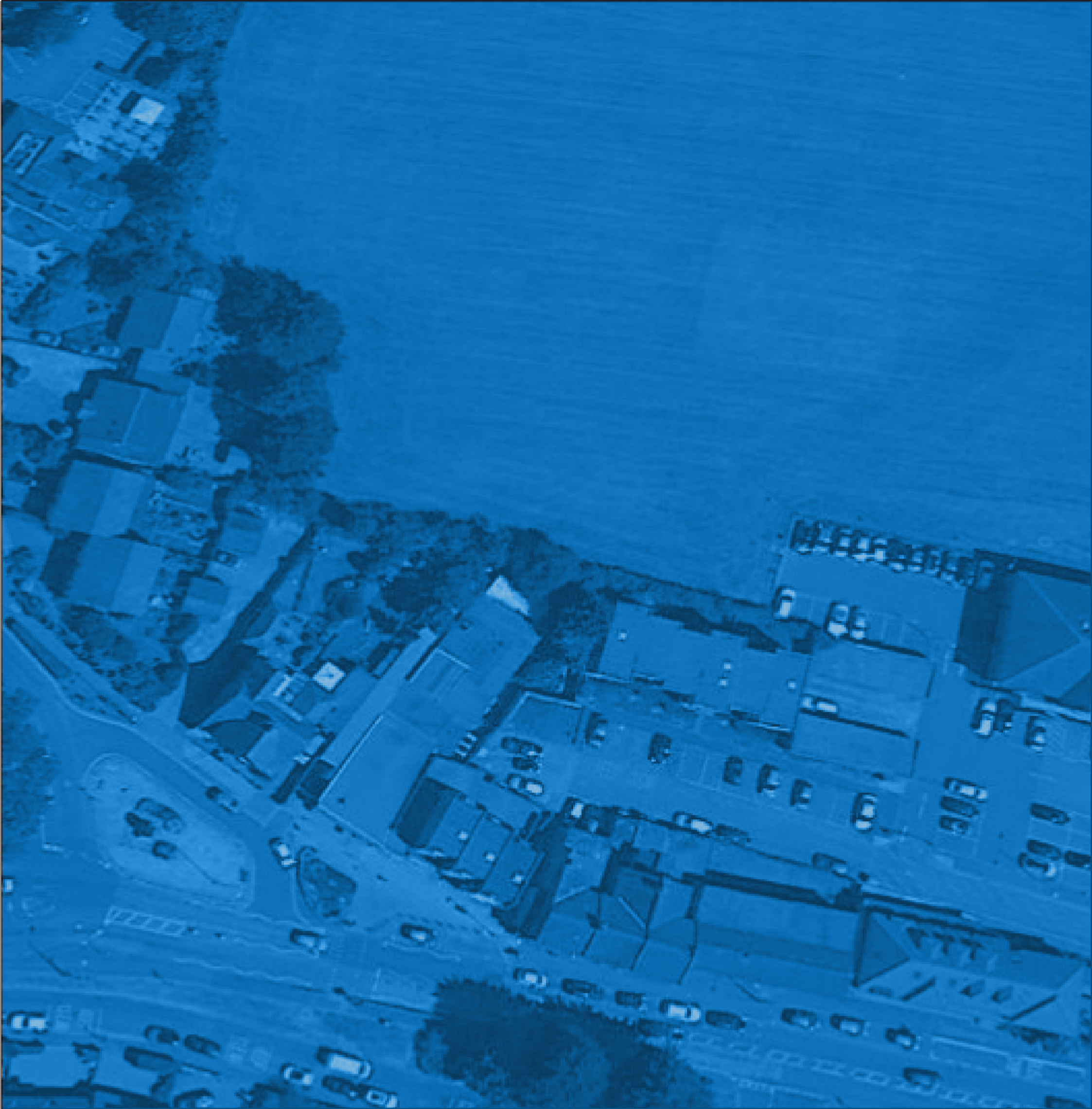
The Local Plan states that Broxbourne Borough Council will prepare a village improvement plan. The improvement plan will contain projects which could be funded from developer contributions and any other available sources of funding. Some examples of projects the improvement plan could address include:

- Primary school expansion
- Wildlife habitat creation
- Tree planting
- Facilities for young people
- Outdoor sports facilities
- Improvements to public realm, for example outside the village centre shops and Mason's parade
- Car parking
- Road crossings and safety measures
- Public art/sculpture
- Performance space
- Walking trails and cycling
- Provision for electric vehicles
- Traffic management measures

These and many other potential projects will be considered. Before the Council prepares a draft Plan, we would like to hear from local residents and businesses as to specific projects that they would like to be included.

Question 5: What projects do you think should be included within the Goffs Oak village improvement plan? Please provide as much detail as possible





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