

Strategic Land Availability Assessment
Covering Report including Housing Implementation Strategy



**BOROUGH OF
BROXBOURNE**
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June 2017

Disclaimer

- a. The SLAA does not allocate sites to be developed. The Council will decide the allocation of sites for future housing and economic development through the Local Plan. The SLAA informs, but does not determine, the Local Plan Site Allocations.
- b. The identification of potential housing and commercial sites within the SLAA does not imply that the Council would necessarily grant planning permission for such development. All planning will continue to be considered against the appropriate policies in the development plan and having regards to any other material considerations.
- c. The inclusion of potential housing and commercial sites within the study does not preclude them from being considered for other purposes.
- d. The boundaries of the sites are based on information available at the time. The SLAA does not limit an extension or contraction of these boundaries for the purposes of a planning application.
- e. The exclusion of sites from the study i.e. because they were not identified or promoted, 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 that may be suitable for residential and/or commercial development that has not been identified in the SLAA.
- f. Where it is set out, an estimation of when development may come forward is based on an assessment at the time of the study. Circumstances or assumptions may change which may mean that sites could come forward sooner or later than originally envisaged.
- g. The information that accompanies the SLAA is based on information that was available at the time of the study. Users of the study's findings will need to appreciate that there may be additional constraints on some sites that were not identified at the time of the survey and that planning applications will continue to be treated on their merits at the time of the planning application rather than on the information contained within the assessment. Likewise, some of the identified constraints may have been removed since the information for this SLAA update was compiled. Applicants are therefore advised to carry out their own analysis of sites to identify any constraints or other information for the purpose of submitting planning applications and not rely on the findings of the SLAA.

Strategic Land Availability Assessment (SLAA) Executive Summary

This document supersedes the outline Broxbourne Strategic Land Availability Assessment (SLAA) published in 2016. The purpose of this update is to identify a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period.

The update has been prepared in accordance with the methodology contained in the National Planning Practice Guidance. The NPPG states that an assessment should:

- Identify sites and broad locations with potential for development;
- Assess their development potential; and
- Assess their suitability for development and the likelihood of development coming forward (the available and achievability)

It is considered that this approach will ensure that all land is assessed together as part of plan preparation to identify which sites or broad locations are the most suitable and deliverable for a particular use. However, it should be noted that although this update will be an important evidence source to inform plan making it does not in itself determine whether a site should be allocated for development.

207 sites have been considered as part of this update. This includes 195 existing SLAA sites, and 12 new sites promoted to the Council during a call for sites exercise undertaken in July-September 2016. A list of all sites can be found on page and the assessments of the sites are contained within Appendix 3 of the update.

This SLAA update also includes an updated windfall assessment. The National Planning Policy Framework (NPPF) that local planning authorities may make an allowance for windfall sites in their five-year if a local planning authority has compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Historic windfall delivery rates and expected future trends were analysed, and it was concluded that an allowance of 37 dwellings per annum could be justified.

The Regulation 18 draft Local Plan identified a need for 7,123 new homes, an average of 419 per annum and that the borough should plan for in excess of 7,500 new jobs, 40,000 square metres of new retail space and 10,000 square metres of new leisure space. A subsequent update of the Council's OAN has indicated a slight increase in the amount of dwellings required over the plan period. These figures have been used to underpin this SLAA update.

The SLAA demonstrates that 57 sites are considered to be suitable, available and achievable for development. These sites have the potential to accommodate up to 5,641 dwellings against the objectively assessed need and 266,344sqm of commercial land.

The following table summarises the updates conclusion regarding potential housing capacity within the borough over a fifteen year period. To comply with the NPPF, a supply of specific developable sites have been separated into five year periods; 1-5, 6-10 and 11-15.

		Estimated Dwelling Capacity of SLAA Sites			
		Years 1-5	Years 6-10	Years 11-15	Total
HOD	Urban	90	200	0	290
	Green Belt	0	9	0	9
BWT	Urban	0	0	36	36
	Green Belt	125	715	660	1,500
CG	Urban	424	1005	487	1,916
	Green Belt	847	681	0	1,528
WX	Urban	40	0	322	362
	Green Belt	0	0	0	0
Total		1,526	2,610	1,505	5,641

An indicative trajectory illustrating the amount of housing that can be expected to be provided and at what point in the future is contained in Appendix 5 of this update.

The Council's urban capacity figure is contained in Appendix 6 of this update.

The estimated commercial capacity of SLAA sites is 204,346 sqm. An indicative trajectory illustrating the amount of commercial land that can be expected to be provided and at what point in the future is contained in Appendix 7 of this update.

Index of Sites

To help manage future amendments and changes each SLAA site has its own unique reference number. The first two or three letters indicate the settlement, the middle letter/s signify the category of land and the final two or three numbers indicate the specific reference for the site. The table below clarifies the acronym and its reference. Maps of all the sites contained within this SLAA update can be found at Appendix 4 of this report.

Acronym	Reference
HOD	Hoddesdon
BWT	Broxbourne, Wormley, Turnford
CG	Cheshunt and Goffs Oak
WX	Waltham Cross
U	Urban land that falls within an urban area that is being considered for residential development
UC	Urban land that falls within an urban area that is being considered for commercial use
GB	Green Belt land promoted to the Council during the “call for sites” or identified by the Council through a desk-top study

Urban Sites

Page No.	Site Reference	Site Location/Name
70	HOD-U-12	Former Turnford Surfacing Site
73	HOD-U-17	Salisbury Road Industrial Premises
76	HOD-U-23	19 Amwell Street and Scania House
79	HOD-U-25	Garages off Burnside
82	HOD-U-27	Land to the south of Brewery Road
85	HOD-U-28	Crown Buildings and Squash Club
88	HOD-U-31(a)	Rawmec Business Park
90	HOD-U-31(b)	Lea Road Industrial Works
92	HOD-U-32	25,25a and 25b High Street
95	HOD-U-36	Lampit Mansard Roofs
98	HOD-U-39	Westfield Primary School
101	HOD-U-41	Former Hoddesdon Police Station
143	BWT-U-15	Gas Distribution Station
176	CG-U-15	Fourfields Elderly Persons Home
179	CG-U-29	Land south of Hammondstreet
182	CG-U-33	Tanglewood and Windrush
184	CG-U-37	Whitefields Estate Regeneration Plan
187	CG-U-40	Wolsey Hall

Page No.	Site Reference	Site Location/Name
190	CG-U-41	Gospel Hall
193	CG-U-42	Fieldings Road Industrial Sites
195	CG-U-44	Land rear of Halsey Masonic Hall
198	CG-U-45	Office Building, 191-195 Windmill Lane
201	CG-U-47	Whit Hern
204	CG-U-50	Old Tesco House
207	CG-U-52	Land rear to Goffs Oak House
209	CG-U-54	Borough Council Offices
212	CG-U-55	Gaveds Ltd Land
215	CG-U-56	Cheshunt Lakeside
218	CG-U-57	The Whitehouse
221	CG-U-58	Rear of Flamstead End Shops
585	WX-U-01	Conservative Club
588	WX-U-11	232-285 High Street
591	WX-U-13	Land off Sturlas Way
594	WX-U-14	Medlock Electrical, 107-115 Eleanor Cross Road and the Friary
597	WX-U-18	Land between Eleanor Cross Road and Monarchs Way
600	WX-U-19	Royal Mail Sorting Office
603	WX-U-22	Waltham Cross Trade Centre
606	WX-U-23	Industrial Premises off Byranstone Road
609	WX-U-24	PR Pallets
611	WX-U-25	Theobalds Grove Station Car Park
614	WX-U-27	Station Approach Industrial Units
617	WX-U-28	Gala Bingo Site

Green Belt Sites

Page No.	Site Reference	Site Location/Name
105	HOD-GB-01	303 Ware Road
108	HOD-GB-03	Cutthroat Lane Field, Hertford Road
111	HOD-GB-05	Spring Field, Springle Lane
113	HOD-GB-06	Piggery Site, Rye Road
116	HOD-GB-07	Sheredes Tennis Courts
119	HOD-GB-08	Roselands House Field
121	HOD-GB-09	Admirals Walk Field
123	HOD-GB-10	Woodside, Woollensbrook
125	HOD-GB-11	Hertford Road Gypsy and Traveller Site
128	HOD-GB-12	Nursery Grove, Cock Lane
131	HOD-GB-13	Land west of Admirals Walk Lake
134	HOD-GB-14	305 Ware Road
137	HOD-GB-15	Rosehill Bowls Club
140	HOD-GB-17	Land to the west of the A10 at Hoddesdon
147	BWT-GB-01	Disused quarry site at Church Lane
150	BWT-GB-02	Derwent Turnford
153	BWT-GB-03	Brookfield Riverside

Page No.	Site Reference	Site Location/Name
156	BWT-GB-05	Brookfield Garden Village
160	BWT-GB-06	Wormleybury Field
163	BWT-GB-07	Holy Cross Hill
165	BWT-GB-08	Land at Wharf Road
168	BWT-GB-09	Turnford Secondary School
171	BWT-GB-10	Land next to New Barn Farm
173	BWT-GB-11	Land at Holy Cross Hill
225	CG-GB-02	Land between 90a and 102 Cuffley Hill
228	CG-GB-03	Travelling Showpersons site, Goffs Lane
231	CG-GB-04	Half Moat Manor House Site
234	CG-GB-05	Theobalds Brook Field
237	CG-GB-07	Albury Farm
240	CG-GB-08(a)	Albury Walk Field East
243	CG-GB-08(b)	Albury Walk Field West
245	CG-GB-09	M. O'Connor Land, Goffs Lane
248	CG-GB-10	Theobalds Park Estate Grassland
251	CG-GB-11(a)	Small Acre, Oakview, Rushdown and Lindrick Nurseries
254	CG-GB-11(b)	Small Acre and Oak View Nursery
257	CG-GB-12	Green Acre Nursery
259	CG-GB-14(a)	White House Farm
262	CG-GB-14(b)	White House Farm Field
265	CG-GB-15	Pendine, St James Road
268	CG-GB-16	Tina (Tawe Cheyne) Nursery
271	CG-GB-17	Former Nockhold/FJD Nursery
274	CG-GB-18(a)	Longmead and Pylon Farm
277	CG-GB-18(b)	Longmead Nursery
280	CG-GB-19	Twelve Acre Farm
283	CG-GB-21	Garryross Farm
286	CG-GB-22	Land south of Peakes Way
289	CG-GB-23	Granby Park Road
292	CG-GB-25	Claremont
294	CG-GB-26	Tudor Nursery
297	CG-GB-27	Elmhurst Ponds, Appleby Street
299	CG-GB-28	Hammondstreet View
301	CG-GB-29	Hazel Grove
303	CG-GB-30	Calves Croft Farm
305	CG-GB-31	Oak House Farm
308	CG-GB-32(a)	Bonneygrove Wood Field
311	CG-GB-32(b)	Bonneygrove Wood Field and V&E Club
314	CG-GB-34	Mannings Ground
317	CG-GB-35	Triangle Nursery
320	CG-GB-36	Maxwells Farm
323	CG-GB-37	Ashfield Nursery
326	CG-GB-38	Land at Park House, Appleby Street
328	CG-GB-39	Rowlands Nurseries
331	CG-GB-40	Hillside Nursery

Page No.	Site Reference	Site Location/Name
334	CG-GB-41(a)	Ballymour and surrounding Land
337	CG-GB-41(b)	South of Andrews lane
340	CG-GB-41(c)	Ballymour and Langdons
343	CG-GB-41(d)	Lea Mount
346	CG-GB-42	Laurel Park
348	CG-GB-43	South Lodge Pastures
351	CG-GB-44	Rags Brook Valley Site
355	CG-GB-45	Rush Meadow Junction
358	CG-GB-46	White Bungalow
360	CG-GB-47	Churchview Nursery
362	CG-GB-48	104 Cuffley Hill (CG Edward)
365	CG-GB-49	Doverfield
368	CG-GB-50	Meadow Farm
370	CG-GB-51	Chase Field
373	CG-GB-52(a)	Westgate Nurseries and nurseries east of Crouch Lane
375	CG-GB-52(b)	Springfield and Westgate
377	CG-GB-53	Brookwall Nursery, St James Road
379	CG-GB-54	Hazelwood
382	CG-GB-55	Cheshunt Pavilion
385	CG-GB-56	Brackendale
387	CG-GB-58	Cuffley Brook Site, Jones Road
390	CG-GB-59(a)	Four Wind and Forest View
393	CG-GB-59(b)	Four Winds, Forest View and Tetherdown
396	CG-GB-60	Rosedale Meadow
399	CG-GB-61(a)	Limes Nursery
402	CG-GB-61(b)	Limes Nursery and Rosary Nursery
405	CG-GB-62	Cuffley Hill Comprehensive
408	CG-GB-63	Goffs Lane Comprehensive
411	CG-GB-64	Thorn Nursery
413	CG-GB-65	Fairmead Nursery
416	CG-GB-66	Burleigh Field
418	CG-GB-67	Cross Nursery
421	CG-GB-68	Park Lane Meadow
423	CG-GB-69	Lucas House Farm
426	CG-GB-70	Land at White Bungalow
429	CG-GB-71(a)	In-Ex Nursery
432	CG-GB-71(b)	In-Ex Nursery
435	CG-GB-72	Derry's Wood Field
438	CG-GB-73(a)	Darnicle Hill Nursery
441	CG-GB-73(b)	Darnicle Hill Nursery
444	CG-GB-74	Hammondstreet Reservoir and Cedarwood Bungalow
446	CG-GB-75	Tetherdown
449	CG-GB-76	Warden Nursery
452	CG-GB-77	Windyridge Nursery
454	CG-GB-78(a)	Theobalds Nursery

Page No.	Site Reference	Site Location/Name
456	CG-GB-78(b)	Former Theobalds Nursery Site including Meeting Hall
459	CG-GB-79	Land rear of Chiltern Close
461	CG-GB-80	Silver Street Field
463	CG-GB-81	Lucasend Farm
466	CG-GB-82	High View Kennels and Cattery
469	CG-GB-83	The Brambles
472	CG-GB-84	Laurel Bank Farm
475	CG-GB-85	Burton Grange Nursery
477	CG-GB-86	Land north of Colesgrove Manor
479	CG-GB-87(a)	Kobe Nursery and Kobe House
482	CG-GB-87(b)	Kobe Nursery
485	CG-GB-88	Goffs Oak Living Village
488	CG-GB-89	Rosedale Sports Club
490	CG-GB-90	The Asters
493	CG-GB-91	Old Elm Farm
496	CG-GB-92	Malaya Farm
499	CG-GB-93	Cottage Farm
502	CG-GB-94	Brook Farm
505	CG-GB-95	St James Traveller Site and Land
508	CG-GB-96	Lea Mount Meadow
510	CG-GB-97(a)	Hollow Leys and adjoining lands
513	CG-GB-97(b)	Hollow Leys
516	CG-GB-98	Green Leaf Nurseries
519	CG-GB-99	The Cheshunt Club
522	CG-GB-100	Cheshunt Football Club
525	CG-GB-101	Hope Nursery
528	CG-GB-102	Rainbow End Stables
531	CG-GB-103	St Lawrence Bush Farm
533	CG-GB-104	Hawthorn and Rosary
536	CG-GB-105(a)	424 Goffs Lane
538	CG-GB-106	Paradise Nursery
541	CG-GB-108	Halstead Hill Triangle
544	CG-GB-109	Watercress Road Field
546	CG-GB-110	Former East Playing Fields of St Mary's High School
549	CG-GB-112	Limes Nursery and Hawthorn
552	CG-GB-113(a)	Brook Field
555	CG-GB-113(b)	Land south of Cuffley Hill
558	CG-GB-115	East of Halstead Nursery
561	CG-GB-116	Land north of Church Lane
563	CG-GB-117	Tudor Lodge
566	CG-GB-119	Brook Farm
569	CG-GB-121	Land at Burnt Farm
572	CG-GB-122	Land rear of 118 Cuffley Hill
574	CG-GB-124	Burton Grange and land west of Rags Lane
577	CG-GB-127	Lafiya House and Grounds

Page No.	Site Reference	Site Location/Name
579	CG-GB-129	Rushdown Nursery
582	CG-GB-131	Land rear of 122-126 Cuffley Hill
621	WX-GB-02	Theobalds Park Farm
625	WX-GB-03	Theobalds Sport Ground

Commercial Sites

Page No.	Site Reference	Site Location/Name
629	HOD-UC-01	Plots F and L, RD Park, Essex Road
632	HOD-UC-02	South side of Essex Road and Railway, Plots H1 and H2
635	HOD-UC-03	Hoddesdon Fire Station
638	HOD-UC-08	Land east of Dinant Link Road
641	HOD-UC-09	Ryelands Primary School
644	WX-UC-03	Magnum 25
647	WX-UC-05	Plot D
650	WX-UC-06	Park Plaza North

Introduction

National Planning Policy requires local planning authorities to prepare a strategic land availability assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified housing and economic development need over the Plan period.

The Broxbourne Strategic Land Availability Assessment (SLAA) 2017 forms a key component of the emerging Local Plan database. The SLAA also provides data to inform the calculation of the Council's Five-Year Housing Land Supply position, which is set out annually in the Authority Monitoring Report (AMR).

However, it should be noted that the SLAA does not determine whether a site should be allocated for development. As identified in National Planning Practice Guidance *"It is the role of the assessment to provide information on the range of sites which are available to meet need, but it is for the development plan itself to determine which of those sites are the most suitable to meet those needs"*.

Background

National Planning Policy Framework and Planning Practice Guidance

The National Planning Policy Framework (NPPF) (paragraph 159) places a requirement on local planning authorities to *"prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the Plan period"*.

Paragraph 161 of the NPPF requires local planning authorities to use of their evidence base to assess *"the existing and future supply of land available for economic development and its sufficiency and suitability to meet the identified needs. Reviews of land available for economic development should be undertaken at the same time as, or combined with, Strategic Housing Land Availability Assessments and should include a reappraisal of the suitability of previously allocated land"*.

The National Planning Practice Guidance (NPPG) states that the *"assessment of land availability is an important step in the preparation of Local Plans"* and that it *"forms a key component of the evidence base to underpin policies in development plans for housing and economic development"*. The NPPG states that the SLAA should:

- Identify sites and broad locations with potential for development;
- Assess their development potential;
- Assess their suitability for development and the likelihood of development coming forward (the availability and achievability)

The NPPG provides guidance on what inputs and processes should be undertaken to ensure a robust assessment of land availability. These processes and inputs are discussed in the 'Methodology section' of this report.

The emerging Broxbourne Local Plan

The emerging Local Plan will detail the borough's development strategy for the next 15 years for homes, jobs, shops, leisure, transport and infrastructure all set along the long term protection and improvement of a redefined Green Belt, parks and open spaces.

The draft Local Plan (Regulation 18) identified that there is a need for 7,123 new homes, an average of 419 dwellings per annum, and that the Council should plan for in excess of 7,500 new jobs, around 40,000 sqm of new retail space and 10,000 sqm of new leisure space.

The draft Local Plan (Regulation 18) also stated (paragraph 3.5) that "*urban and brownfield sites cannot meet all of the development and infrastructure needs and provide sufficient opportunities for the future development of the Borough*". A number of alternative options were considered (i.e. intensification of existing residential areas, development in town centre locations), and it was concluded that some carefully selected Green Belt sites should be released for development "*to help create a more balanced, sustainable, desirable and prosperous community for all*".

The Council consulted on its Regulation 18 draft Local Plan during June 2016 to September 2016. Representations that suggested additional sites to be assessed, or included updated information on current SLAA sites, were incorporated into this document.

Methodology

National Planning Practice Guidance states that the following standard outputs should be produced from the assessment to ensure consistency, accessibility and transparency:

- A list of all sites or broad locations considered, cross-referenced to their locations on maps;
- An assessment of each site or broad location, in terms of its suitability for development, availability and achievability to determine whether a site is realistically expected to be development and when;
- Contains more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
- The potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
- An indicative trajectory of anticipated development and consideration of associated risks.

To achieve the above outputs, the Practice Guidance sets out what inputs and processes should be undertaken to ensure a robust assessment of land availability. The flow chart (Figure1) outlines the 5 stage process.

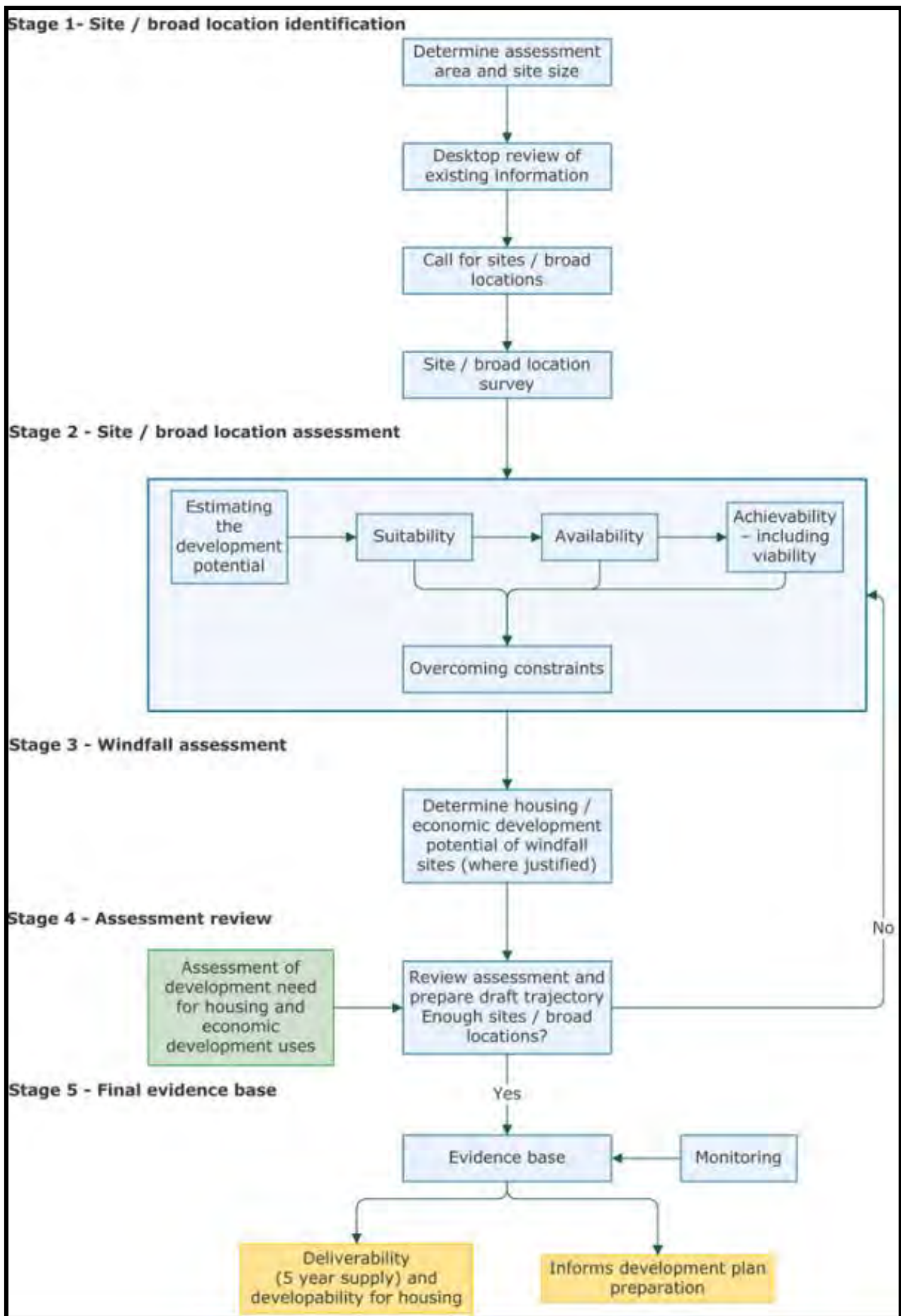


Figure 1: 5 Stage Process of SLAA methodology. Source: Planning Practice Guidance

Stage 1 – Identification of sites and broad areas

The assessment has been undertaken solely within Broxbourne Borough Council's administrative boundary. A Strategic Housing Market Area (SHMA) has been prepared for the same area. The Council's SHMA and its updates can be viewed by using the following link: www.broxbourne.gov.uk/evidencestudies.

To ensure consistency with previous SLAAs and the NPPG, only sites and broad locations that are large enough to accommodate 5 dwellings or more (net) or capable of delivering 0.25ha or 500 sqm of commercial floorspace have been included within the SLAA update. Where smaller sites have been identified, a justification has been provided as to why. It should be noted that when a number was not provided for the amount of dwellings a site could provide, the housing densities included within Policy H11 of the Council's Local Plan Second Review 2001-2011 was used to provide an indicative development capacity for the site.

To inform this update, the Council carried out a fresh Call for Sites between July 2016 - September 2016. The Call for Sites was publicised on the Council's website and in the Local Plan newsletter. An updated Call for Sites form was used for this Call for Sites. A copy of this form can be found in Appendix 1. During the Call for Sites period, 34 sites were promoted to the Council for development. A Call for Sites summary report can be found in Appendix 2 of this update.

In addition to the Call for Sites, the Council has used a range of data sources to identify sites. Many of the sites included within the outline 2016 SLAA have been reassessed. Other data sources include:

- Planning application records
- Development Briefs
- Pre-application Discussions
- Public Sector Land Registers and Empty Property Registers

Stage 2 - Site/broad location assessment

Assessment of Suitability, Availability and Achievability

Paragraph 47 (bullet point 3) states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements and identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, years 11-15.

For a site to be considered **deliverable** it 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 and in particular that site is viable. The NPPF states that sites with planning permission should be considered

deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years.

For a site to be considered **developable** it must be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

In accordance with the NPPG, all sites included within this update have had their suitability, availability and achievability assessed. An overview of how these assessments were carried out is provided below.

Suitability

The following constraints were considered when determining whether a site was suitable for housing or economic development:

- Proximity to noisy uses
 - Flood Risk
 - Current and Previous Land Use
 - Protected Trees
 - Landscape and topography
 - Conservation Areas, Listed Buildings, Heritage Assets
 - Current land designation (see below section of Previously Developed Land)
 - Biodiversity (Local Wildlife Sites, SSSIs, ancient woodlands)
 - Proximity to sustainable modes of transport
 - Location within the borough
 - Public Right of Ways Air Quality Management Areas (AQMAs)
 - Conservation Areas, Listed Buildings, Heritage Assets
-
- Proximity to Local Services (with reference to Barton et al (2010) sustainable distances)¹

Previously Developed Land in the Green Belt

The NPPF (paragraph 89) states local planning authorities should consider the construction of new dwellings within the Green Belt as inappropriate subject to certain exceptions. One exception is the *“limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development”*.

The Council acknowledges that there are some Green Belt sites contained within this update that have areas of previously developed land. As defined in the NPPF, previously developed land is *“land which is or was occupied by a permanent*

¹ Barton et al (2010) *Shaping Neighbourhoods for Local Health and Global Sustainability. 2nd Edition*. For the sustainable distances used within this assessment, please refer to Table 2.5 in the Council’s Sustainability Appraisal of the Broxbourne Emerging Local Plan (www.broxbourne.gov.uk/SA)

structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.”

It is considered that the opportunities for developing these sites will be better explored through the production of the Council’s Brownfield Land Register, which, as prescribed in ‘The Town and Country Planning (Brownfield Land Register) Regulations 2017’ must be published by 31st December 2017. The appraisal form will clearly indicate whether there is an opportunity to explore the development of this site through the Brownfield Land Register.

Availability

The following was taken into account when assessing the sites availability for development:

- Current Land Use
- Planning Status
- Development time frame
- Ownership of land
- Intention for the site to be built out
- Legal Constraints (i.e. ransom strips)

A site is considered to be available if it has been promoted to the Council for development by the landowners, or has been promoted to the Council by another person/company but the principle of developing the site is supported by all landowners.

Achievability

The following has been taken into account when assessing the sites for development:

- Economic viability
- Highway issues
- Current accessibility to the site
- Land preparation costs
- Developer interest in the site
- Third party land acquisition

The site assessments for this update can be found in Appendix 3.

Removed Sites

The following sites have been removed from this SLAA update. The reasons for their removal are included in Table 1.

Site Reference Number	Site Name	Reason for Removal
HOD-GB-04	Lord Street Bowling Green Field	Outline planning permission has been granted for 14 dwellings (07/14/1133/O)
HOD-GB-16	Volker Fitzpatrick	Planning permission has been granted for 21 dwellings and a two storey (plus basement) extension to the Head Office (07/16/1222/F).
BWT-GB-04	Broxbourne School	Planning permission has been granted for the redevelopment of the existing school to provide 8 Form Entry Secondary School on land to the south of the existing school buildings, new indoor/outdoor sports facilities , car parking with student drop off/pick up, landscaping, remodelling of existing access at High Road and Bell Lane, and residential development comprising up to 153 dwellings maximum (07/16/0512/F)
CG-GB-20	Grangebrook	Planning permission has been granted for 14 dwellings (07/15/0856/F). Work on this site has begun.
CG-GB-105(a)	Land to the west of 424 Goffs Lane	Below the site size threshold for its inclusion within the SLAA (5 dwellings)
CG-GB-107	Cheshunt Park Farm	Planning permission has been granted for 12 dwellings (07/15/0715/F)
CG-GB-111	Goffs School	Planning permission has been granted for the redevelopment of a new secondary school site (07/14/0477/F). Work on this site has begun.
CG-GB-114	Tanfield Farm	Planning permission has been granted for 11 dwellings (07/16/0644/F)
CG-GB-117	Tudor Lodge	Below the site size threshold for its inclusion within the SLAA (5 dwellings)
CG-GB-118	Land south of Andrews Lane	This SLAA site reference number has been changed to CG-GB-41(b)
WX-U-26	Shopping Centre, High Street Waltham Cross	Planning permission has been granted for 44 dwellings (07/16/0090/PNRES). Work on this site has begun.

Table 1: Sites removed from the Strategic Land Availability Assessment (SLAA) update

Stage 3 – Windfall Assessment

The NPPF (Paragraph 48) states that “*Local Planning Authorities may make an allowance for windfall sites in the five-years supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply*”.

Windfall sites are defined in the glossary of the framework as “*sites which have not been specifically identified as sites in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available*”.

For the purposes of this sites which have been “*identified as sites in the Local Plan process*” will be sites which have been identified within this SLAA update. These sites are considered to have been identified as part of the process in formulating the Local Plan and therefore cannot be counted as windfall sites.

Methodology for Windfall Assessment

The NPPF provides the following guidance in establishing a realistic windfall allowance:

- The Local Planning Authority must have compelling evidence that sites have become consistently available;
- The allowance should be realistic, having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends; and
- Windfall allowance calculations should not include residential gardens.

The Council has used cdpSmart (Hertfordshire) and Building Control records to obtain historical data regarding housing completions within a ten year period (1 April 2007-31 March 2017) throughout the borough and on sites classed as windfall. A ten-year period has been chosen as it covers a wide range of different market conditions; a booming economy (pre-2008), a recession (1008-2013) and the post-recession recovery.

Historic Windfall Delivery Rates

The Council’s current Plan (Local Plan Second Review 2001-2011) included a windfall allowance of 40 dwellings per annum. This Plan is still currently adopted and will be superseded by the new emerging Local Plan.

As shown in Table 2, over the past ten years, 1,234 dwellings have been built on windfall sites (excluding garden land) within the borough.

Year	No. of dwellings permitted on windfall sites (gross) (excluding garden land)	No. of dwellings built on windfall sites (gross) (excluding garden land)
2006/07	231	137
2007/08	244	115
2008/09	95	63
2009/10	249	265
2010/11	155	118
2011/12	130	52
2012/13	53	77
2013/14	228	48
2014/15	263	79
2015/16	568	61
2016/17	146	219
Total	2362	1234
Annual Average	215	112

Table 2: Historic Windfall Commitments and Completions

Table 2 also shows that since 2006/07 the number of dwellings permitted and built on windfall sites can vary considerably from year to year. The high number of dwellings being granted permission in the latter five years can be associated with the lack of an up-to-date local Plan.

The unusually high completions in 2009/10 reflects a large number of dwellings being completed on major windfall sites – 32 dwellings at Turnford triangle, 30 dwellings at Grove House, 70 dwellings at Hertford Regional College and 37 dwellings at 9-11 High Street, Waltham Cross.

It should be noted that the Council's current adopted Plan finished in 2011. The allocations included within this Plan, as detailed in Policy H4 and H5, had been built out prior to or just after 2011. Therefore, as a result a number of dwellings that have come forward since 2011 have been windfall in nature.

Major and Minor Windfall Sites

Table 3 shows that since 2006/07 935 dwellings have been built on major windfall sites, equating to an average of 85 dwellings per annum. In the same time period,

298 dwellings have been built on minor windfall sites, equating to an average of 27 dwellings per annum.

Major and Minor Sites			
Year	Major	Minor	Total
2006/07	126	11	137
2007/08	83	32	115
2008/09	35	28	63
2009/10	227	38	265
2010/11	95	23	118
2011/12	52	0	52
2012/13	76	1	77
2013/14	20	28	48
2014/15	46	32	78
2015/16	28	33	61
2016/17	147	72	219
Total	935	298	1233
Average	85	27	112

Table 3: Major and Minor Windfall Sites

Types of Windfall Sites

Table 4 and Figure 2 shows that most windfall development within the borough between 06/07- 16/17 was a result of sites being redeveloped. Very little development arose from the extension to a property. However, it should be noted that a number of the subdivisions of residential dwellings involved some sort of extension to the existing residential property.

Type of Development Completed (gross figures) on Windfall Sites						
Year	New Build	Change of Use	Redevelopment	Subdivision	Extension	Total
06/07	47	10	74	6	0	137
07/08	23	3	79	10	0	115
08/09	14	2	13	32	2	63
09/10	113	14	123	13	0	263
10/11	2	10	74	31	1	118
11/12	39	0	13	0	0	52
12/13	64	1	12	0	0	77
13/14	23	9	8	5	3	48
14/15	26	19	25	3	5	78
15/16	2	26	27	4	2	61
16/17	6	146	38	25	3	218
Total	359	240	486	129	16	1230

Table 4: Type of Development Completed (gross figures) on Windfall Sites

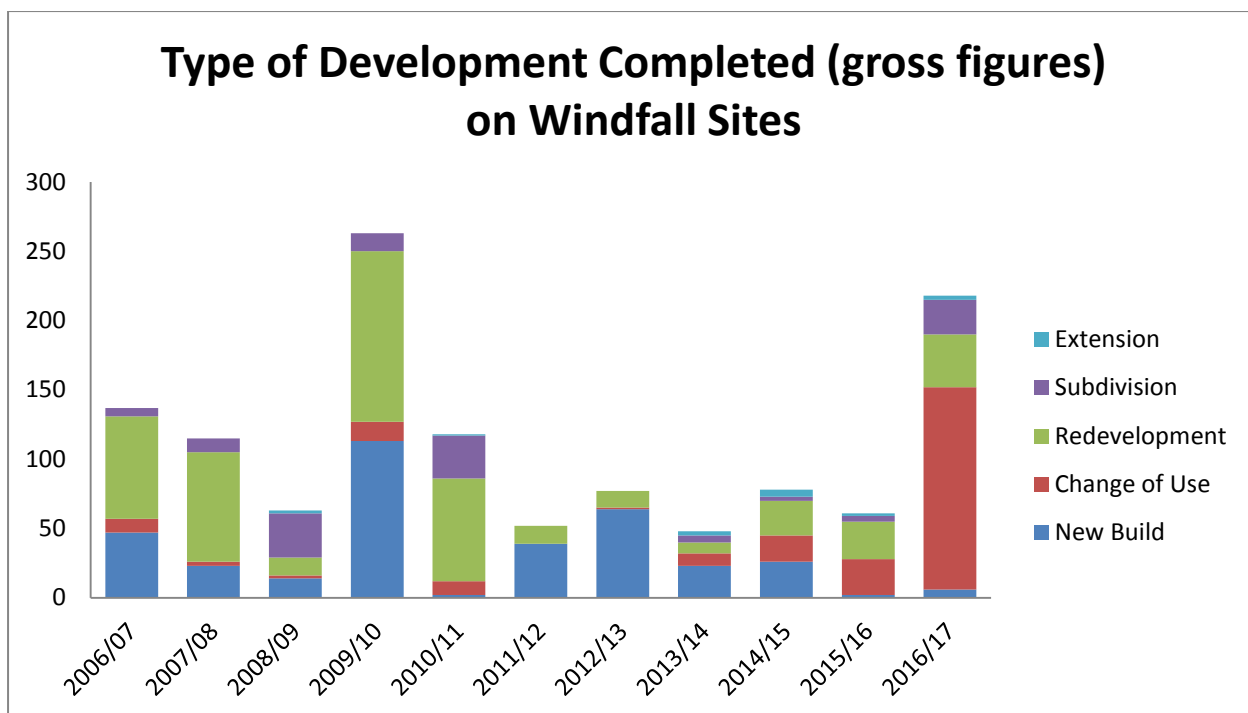


Figure 2: Type of Development Completed on Windfall Sites

Completions Rates of Windfall Sites

Table 5 shows that the majority of completions on windfall sites (not including garden land) took place within four years following consent.

		Completion Date										
		06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17
Consent Date	06/07	2	50	14	11	8	10					
	07/08		26	62	207	87	47	65	21			
	08/09			7	20	26	1	6	1		2	
	09/10				4	97	8	23	0	2		
	10/11					1	56	17		1		
	11/12						12	18	3	31		
	12/13							9	12	44	17	23
	13/14								8	12	85	101
	14/15									6	8	34
	15/16										10	88
	16/17											15

Table 5: Completion Rates for Windfall Sites

Completion Rates of non-windfall Small Sites

The Council's Local Plan (Regulation 18) trajectory and 5 year land supply identifies current commitments, SLAA Sites (which can accommodate at least 5 dwellings (net)) and Local Plan allocations. It is anticipated that dwellings that are to come forward on small sites (4 dwellings or less) can be covered by a windfall allowance.

As shown in Table 6, since 2006/07 there have been 522 completions (gross) on small sites within the borough. This equates to an average of 47 dwellings per annum. The table also shows that small sites have provided a consistent supply of housing within the borough over the 11 year period.

Year	Small site completions (gross)
2016/17	86
2015/16	43
2014/15	43
2013/14	33
2012/13	32
2011/12	46
2010/11	41
2009/10	46
2008/09	62
2007/08	64
2006/07	26
Total	522
Average	47

Table 6: Small Site Completions (gross)

National and Local Policy Context

The National Government has introduced permitted development rights which enable the conversion of office accommodation to residential without planning permission being obtained from the local planning authority. Developers are required to give 'prior approval' notification.

The Council has an Article 4 (dated 3rd October 2013) direction which prevents offices located within the area listed below, being converted in residential without planning permission being obtained from the local planning authority. The area's in which the Council's Article 4 direction covers is as follows:

- Volker Fitzpatrick site, Hertford Road, Hoddesdon
- Merck Sharp and Dohme site, Hertford Road, Hoddesdon
- Hoddesdon Business Park, Essex Road, Hoddesdon
- Turnford Place, Great Cambridge Road, Turnford

- Cheshunt Business Park, Delamare Road and Fieldings Road, Cheshunt
- News International Printworks site, Waltham Cross
- Park Plaza North, Waltham Cross
- Albany House, High Street, Waltham Cross
- Waltham Cross Business Park

Emerging Policy ED2: Loss of Employment uses – Rest of the Borough, resists the loss of office, industrial and warehouse units outside of the borough’s employment areas, and includes a number of criteria which proposals have to meet prior to the granting of planning permission for development that would cause the loss of an existing employment use.

However, there are some office buildings located outside of the areas identified above. These office buildings could be viable to convert to residential, and would therefore contribute to the Council’s windfall supply.

The Council’s emerging Plan contains policies which encourage windfall development within the Borough. Subject to meeting certain criteria:

- Policy H2: Conversion of non-residential buildings to residential use allows for the change of use of non-residential buildings to residential;
- Policy ED2: Loss of Employment Uses – Rest of the Borough allows for the redevelopment of employment sites outside of designated employment areas where a) the retention of the site for employment use has been fully explored without success, and that there is no reasonable prospect of the site/premises being suitable and viable for any alternative employment use, b) continued use of the site for employment generating process is incompatible with surrounding land uses, and c) the proposal does not prejudice the continued viability of existing Strategic Employment Areas and neighbouring uses.

Conclusions

Historical evidence shows that windfall sites have made a significant contribution to the number of annual completions within the Borough. To avoid duplication with SLAA sites it is considered that any windfall allowance should be based on historic delivery rates of small sites only. As shown in Table 3 and 6, small sites have been a constant source of supply within the Borough over the 11 year period.

With an average gross completion rate of 27 dwellings on small windfall sites and 47 dwellings on small site, it is considered that a conservative but realistic windfall allowance can be derived from taking the average of these two figures. A windfall allowance of 37 dwellings will be included within this SLAA update.

It is considered appropriate that the windfall allowance should be applied from Year 3 of the SLAA period and the 5 year land supply. This is due to the assumption that the majority of windfall development that is to come forward in the years 2017/18,

2018/19 and 2019/20 would already have been granted planning permission, and therefore would be identified as a 'Commitment'. As shown above, most windfall development is built out within 3 years from being granted consent, with the majority coming forward in the third year.

The windfall allowance will continue to be reviewed as part of the Council's AMR.

Stage 4 – Assessment Review

Once all sites were assessed, the development potential of all sites considered to be suitable, available and achievable was collated to produce an indicative trajectory. The indicative trajectory sets out how much housing and commercial land could be provided within the borough, where and at what point in the future.

Housing

Table 7 summarises the overall estimated housing potential for the period 2017-2032. A full trajectory can be found in Appendix 5. The Council has an urban capacity figure of 2,564. A list of sites which form this figure is contained in Appendix 6.

Source of Housing Potential	Explanation	Number of Dwellings			
		0-5 years	6-10 years	11-15 years	Total
Commitments	On the 31/03/2017 the Council had 1,513 (net) commitments. A list of commitments on major sites (10 dwellings (net) or more) is included in Table 8. Of these 21 major sites, 9 have started construction	1,224	441	0	1,665
Windfall Sites	As set out in Stage 3, It is considered appropriate that a windfall allowance of 37 dwellings per annum is included within the 5 year land supply.	74	185	185	444
SLAA Sites	This SLAA update identified a number of sites considered to be suitable, available and achievable for residential/mixed-use development. A table of these sites is contained with the 'Stage 5 – Final Evidence Base' section of this document.	1,526	2,610	1,505	5,641
Self-build Sites	The Self-Build and Custom Housebuilding Act 2015 places a requirement on local planning authorities in England to keep a register of people who are interested in self-build or custom housebuilding projects in their local area. Section 10 of the Housing and Planning Act (2016) places a duty on local planning authorities to "give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area arising in each base period". As at 01/06/2017, there were 104 people on the Council's self-build and custom-build register. This indicates that there is a demand for self-build and custom housebuilding within the Borough. Furthermore, contained within the emerging Local Plan is the Council's proposed policy (GB2) which seeks to address dereliction on glasshouse sites through permitting self-build housing at low densities	20	25	25	70
Total		2,844	3,261	1,715	7,820

Table 7: Overview of Housing Supply

Planning Reference Number	SLAA Reference Number (if applicable)	Site Name	Settlement Area	Development Capacity (net)	Current Status
07/14/0813/PNR ES	BWT-U-13	Bridge House, 55-59 High Road	Broxbourne	33	Started
07/14/0904/F	CG-U-53	New River Arms, High Road	Turnford	43	Granted
07/14/0076/F	CG-GB-01	Former St Mary's High School	Cheshunt	70	Started
07/14/0629/F	CG-U-49	79 Crossbrook Street	Cheshunt	10	Granted
07/14/0385/O	CG-U-51	Land rear of 1-7 Albury Ride	Cheshunt	12	Granted
07/15/0595/RM	CG-U-16	Cheshunt School Site	Cheshunt	88	Started
07/160512/F)	BWT-GB-04	Broxbourne School	Broxbourne	153	
07/14/0026/f	HOD-U-13	Oaklands Yard, Essex Road	Hoddesdon	71	Granted
07/15/0249/F	HOD-U-15	Land rear of 76 High Street	Hoddesdon	40	Granted
07/14/0843/F	HOD-U-19	Speakerbus Ltd	Hoddesdon	60	Started
07/14/1133/O	HOD-GB-04	Land adjacent to 54,56 and 58 Kennedy Avenue	Hoddesdon	14	Granted
07/16/0089/RM	HOD-U-26	Land at former Old Highway Tavern	Hoddesdon	10	Started
07/16/0125/F		The Old Maltings, Brewery Road	Hoddesdon	13	Started
07/15/0828/PNR ES		Wellington House, Trust Road	Waltham Cross	12	Granted
07/15/0970/F		Rear of 40 Park Lane	Waltham Cross	11	Granted
07/16/0090/PNR ES	WX-U-26	Bartholomew Court, High Street	Waltham Cross	44	Started
07/16/0001/F	WX-U-15	Hazlemere Marina	Waltham Cross	117	Started
07/13/0899/O	HOD-GB-02	High Leigh Garden Village	Hoddesdon	523	Granted
07/13/0158/O	WX-GB-01	Britannia Nurseries	Waltham Cross	90	Granted
07/15/0715/F	CG-GB-107	Cheshunt Park Farm	Cheshunt	14	Granted
07/15/0856/F	CG-GB-20	Grangebrook	Goffs Oak	14	Started
			Total	1,442	

Table 8: Commitments on Major Sites

The draft Local Plan (Regulation 18) stated that the borough had an objectively assessed need for 419 dwellings per annum for the period 2014-2031. This amounted to 7,123 dwellings over the 17 year period.

A subsequent update of the Council’s OAN (‘Borough of Broxbourne Council- Partial Review of Objectively Assessed Housing Need, 2017’) was carried out to inform the next iteration (Regulation 19) of the emerging Local Plan. The update took into account the latest household projections (2014) published by the Department for Communities and Local Government, which the National Planning Policy Guidance (NPPG) states should be the starting point to estimate the overall housing need.

The update showed that the borough has a demographic housing need of 7,021 dwellings over the period 2016-2033. This equates to 413 dwellings per annum. To take into account market signals, a 10% uplift (which was also used in the 2016 OAN Review) has been applied to this figure. This equates to an additional 702 dwellings over the period 2016-2033. Therefore, the dwelling requirement per annum is 454. It is this dwelling requirement that has been applied to this SLAA update.

Conclusion – Housing

The total supply of housing included within this SLAA (as detailed in Appendix 5) shows that the borough is able to meet its objectively assessed housing need in full.

Employment

The Council’s ‘Broxbourne Borough Local Plan Employment Land Study’ provided a forecast for the demand for offices, manufacturing, and warehousing space to 2031. The demand forecasted for each type of employment land is identified within Table 9.

Type of Employment Land	Demand forecasted (m ²) to 2031
Local Office Floorspace	17,500
Manufacturing	41,500
Warehousing	160,700
Total	219,700

Table 9: Forecasted Demand by Type of Employment Land

Table 10 summaries the overall estimated commercial land potential for the period 2017-2032.

Source of Employment Land	Explanation	Number of Dwellings			
		0-5 years	6-10 years	11-15 years	Total
Commitments	On the 31/03/2017 the Council has a commitment of 23,685 sqm of commercial floorspace. This figure can be broken down into the following use classes: A1:4451 sqm, A2: 237 sqm, A3: 1612 sqm, A4: 162 sqm, A5:204 sqm, B1:251 sqm,	13,223	10,462	0	23,685

	<p>B1a: 3,005 sqm, B2:885 sqm, B8:2,101 sqm , SG: 8,551 sqm, D1 (excluding educational buildings) :494 sqm , D2:1,632 sqm.</p> <p>Of these commitments, work has started on 27 sites, which have the capacity to deliver 25,591 sqm of floorspace.</p>				
Strategic Land Availability Assessment (SLAA) sites	The SLAA update identified a number of sites considered to be suitable, available and achievable for commercial development	70,002	100,844	33,500	204,346
	Total	83,225	111,306	33,500	228,031

Table 10: Overview of Employment Land Potential

Conclusion – Employment

The total supply of employment land included within this SLAA update (as detailed in Appendix 7) shows that the Borough has enough land to meet its objectively assessed need for employment land in full.

Stage 5 – Final Evidence Base

National Planning Practice Guidance provides a list of the standard outputs that should be produced from the assessment to ensure consistency, accessibility and transparency. These outputs and their location within this document area contained within Table 11.

	Core Output	Location within Document
1	A list of all sites or broad locations considered, cross-referenced to their location on maps	Appendix 3 and 4 A list of all sites considered within this document can be found on pp3-
2	An assessment of each site or broad location, in terms of its suitability for development, availability and achievability (including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when.	Appendix 3
3	Contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons	Appendix 3
4	The potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when	Appendix 3 Appendix 5 In addition, there is a section on barriers to the delivery and potential management strategies within the Housing Implementation Strategy.
5	An indicate trajectory of anticipated development and consideration of associated risks	Appendix 5

Table 11: Core Outputs of the SLAA update

The 2017 SLAA update identified a total of 205 sites within the Borough boundary. Of these 205 sites:

- 57 sites (identified in Table 12) were considered to be suitable, available and achievable for development. These sites have the capacity to deliver 5,641 dwellings 204,346 sqm of employment land over the period 2017-2032.
- 147(identified in Table 13) sites were either considered to not be suitable, available and achievable for development, or were suitable, but not available or achievable.

Table 12: Sites considered to be suitable, available and achievable

Site Reference Number	Site Name	Settlement	Type of Site
BWT-GB-02	Derwent Turnford Great Cambridge Road	Turnford	Green Belt
BWT-GB-03	Brookfield Riverside	Turnford	Green Belt
BWT-GB-05	Brookfield Garden Village	Turnford	Green Belt
BWT-GB-06	Wormleybury Field	Broxbourne	Green Belt
BWT-GB-08	Land at Wharf Road	Wormley	Green Belt
BWT-GB-10	Land next to New Barn Farm	Turnford	Green Belt
BWT-GB-11	Land at Holy Cross Hill	Turnford	Green Belt
BWT-U-15	Gas Holder site	Broxbourne	Urban
CG-GB-02	Land between 90a and 102 Cuffley Hill	Goffs Oak	Green Belt
CG-GB-03	Travelling Showperson site Goff's Lane	Goffs Oak	Green Belt
CG-GB-04	Half Moat Manor House Site	Cheshunt	Urban
CG-GB-05	Bury Green	Cheshunt	Green Belt
CG-GB-08(a)	Albury Walk Field East	Cheshunt	Green Belt
CG-GB-100	Cheshunt Football Club Theobalds Lane	Cheshunt	Green Belt
CG-GB-110	Former East Playing Fields of St Mary's High School	Cheshunt	Green Belt
CG-GB-118	Land south of Andrews Lane	Cheshunt	Green Belt
CG-GB-124	Burton Grange and land adjoining to the west	Cheshunt	Green Belt
CG-GB-16, CG-GB-71 and CG-GB-98	Tina, In-Ex Nurseries and Green Leaf	Goffs Oak	Urban
CG-GB-26	Tudor Nursery Burton Lane	Cheshunt	Green Belt
CG-GB-32(b)	Bonneygrove Wood Field & V&E Club	Cheshunt	Green Belt
CG-GB-36	Maxwells Farm land West of the A10	Cheshunt	Green Belt
CG-GB-44	Rags Brook Valley Site	Cheshunt	Green Belt
CG-GB-45	Rush Meadow junction of Lieutenant Ellis Way and the A10	Cheshunt	Green Belt
CG-GB-48	CG Edwards Site	Goffs Oak	Green Belt
CG-GB-55	Cheshunt Pavilion Albury Walk	Cheshunt	Green Belt
CG-GB-60	Rosedale Meadow Faints Close	Goffs Oak	Green Belt
CG-GB-62	Cuffley Hill Comprehensive	Goffs Oak	Green Belt
CG-GB-63	Goffs Lane Comprehensive	Goffs Oak	Green Belt
CG-GB-65	Fairmead Nursery	Goffs Oak	Green Belt
CG-GB-99	Cheshunt Sports Club Albury Ride	Cheshunt	Green Belt
CG-U-15	Fourfields Elderly Persons Home	Cheshunt	Urban
CG-U-40	Wolsey Hall Windmill Lane	Cheshunt	Urban
CG-U-41	Gospel Hall	Cheshunt	Urban
CG-U-47	Whit Hern	Cheshunt	Urban
CG-U-54	Borough Offices & car park	Cheshunt	Urban
CG-U-56	Cheshunt Lakeside	Cheshunt	Urban
CG-U-59	Land to rear of Flamstead End Shops	Cheshunt	Urban
HOD-GB-01	303 Ware Road	Hoddesdon	Green Belt

Site Reference Number	Site Name	Settlement	Type of Site
HOD-GB-11	Hertford Road Gypsy and Traveller Site	Hoddesdon	Green Belt
HOD-GB-14	305 Ware Road	Hoddesdon	Green Belt
HOD-GB-15	Rosehill Bowls Club Lord Street	Hoddesdon	Green Belt
HOD-U-12	Turnford Surfacing Site	Hoddesdon	Urban
HOD-U-23	19 Amwell Street & Scania House	Hoddesdon	Urban
HOD-U-36	Lampits Mansard Roofs	Hoddesdon	Urban
HOD-U-27	Land to the south of Brewery Road	Hoddesdon	Urban
HOD-U-39	Westfield Primary School	Hoddesdon	Urban
HOD-U-41	Former Hoddesdon Police Station	Hoddesdon	Urban
HOD-UC-03	Fire Station Burford Street	Hoddesdon	Urban Commercial
HOD-UC-08	East of Dinant Link Road	Hoddesdon	Urban Commercial
WX-GB-02	Theobalds Park Farm Great Cambridge Road	Waltham Cross	Green Belt
WX-U-13	Land off Sturlas Way	Waltham Cross	Urban
WX-U-22	Waltham Cross Trade Centre	Waltham Cross	Urban
WX-U-25	Theobalds Station car park	Waltham Cross	Urban
WX-U-28	Gala Bingo Site	Waltham Cross	Urban
WX-UC-05	Park Plaza South	Waltham Cross	Urban Commercial
WX-UC-06	Park Plaza North	Waltham Cross	Urban Commercial

Table 13: Sites not considered to be suitable, available and achievable

Site Reference Number	Site Name	Settlement	Type of Site	Proposed Use	SLAA Conclusion
BWT-GB-01	Disused Quarry Site at Church Lane	Wormley	Green Belt	Housing or Gypsy/Traveller Use	Not considered to be suitable
BWT-GB-07	Holy Cross Hill Cock Lane	Broxbourne	Green Belt	Travelling Showperson Headquarters	Not considered to be suitable
BWT-GB-09	Turnford Secondary School	Turnford	Green Belt	Housing	Not considered to be suitable
CG-GB-03	Travelling Showperson site Goff's Lane	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-06	St Mary's School playing fields Bury Green	Cheshunt	Green Belt	Housing	Not considered to be suitable
CG-GB-07	Albury Farm Albury Ride	Cheshunt	Green Belt	Housing	Not considered to be suitable
CG-GB-08(b)	Albury Walk Field West	Cheshunt	Green Belt	Residential	Not considered to be suitable
CG-GB-09	M. O'Connor Land Goff's Lane	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-10	Theobalds Park Estate Grassland Newgatestreet Road	Goffs Oak	Breen Belt	Housing	Not considered to be suitable
CG-GB-101	Hope Nursery Halstead Hill	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-102	Rainbow End Stables	Cheshunt	Green Belt	Housing	Not considered to be suitable
CG-GB-103	St Lawrence Bush Farm Hammondstreet Road	Cheshunt	Green Belt	Housing	Not considered to be suitable
CG-GB-104	Hawthorn & Rosary Nurseries Hammondstreet Road	Cheshunt	Green Belt	Housing	Not considered to be suitable
CG-GB-105	424 Goffs Lane	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-106	Paradise Nurseries Park Lane Paradise	Cheshunt	Green Belt	Housing	Not considered to be suitable
CG-GB-108	Halstead Hill Triangle Halstead Hill	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-109	Watercress Field	Cheshunt	Green Belt	Housing	Not considered to be suitable
CG-GB-11	Small Acre, Oakview, Rushdown, Lindrick	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-11(b)	Small Acre and Oakview	Cheshunt	Green Belt	Housing	Not considered to be suitable

Site Reference Number	Site Name	Settlement	Type of Site	Proposed Use	SLAA Conclusion
CG-GB-112	Limes & Hawthorn Nurseries Hammondstreet Road	Cheshunt	Green Belt	Housing	Not considered to be suitable
CG-GB-113	Brook Field Cuffley Hill	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-115	East of Halstead Nursery	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-116	Land north of Church Lane	Wormley	Green Belt	Housing or gypsy and traveller site	Not considered to be suitable
CG-GB-119	Brook Farm North Cuffley Hill	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-12	Green Acre Crouch Lane	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-121	Land at Burnt Farm Ride	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-122	Land rear of 118 Cuffley Hill	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-127	South of Goffs Lane	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-128	Land south of Cuffley Hill	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-129	Rushdown Nursery	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-13	Woodham Nursery St James Road	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-131	Rear of 122-126 Cuffley Hill	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-132	Land North of Andrews Lane	Cheshunt	Green Belt	Housing	Not considered to be suitable
CG-GB-14	White House Farm St James Road	Goffs Oak	Green Belt	Housing and Village Green	Not considered to be suitable
CG-GB-15	Pendine St James Road	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-17	Former Nockhold/FJD Nursery	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-18(a)	Longmead and Pylon Farm St James Road	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-18(b)	Longmead Nursery	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-19	Twelve Acre Farm Rags Lane	Goffs Oak	Green Belt	Self-Build	Not considered to be suitable
CG-GB-21	Garryross Farm Andrews Lane	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-23	Granby Park Road site Rosedale Way	Cheshunt	Green Belt	Housing	Not considered to be suitable
CG-GB-25	Claremont site North of Thompsons Close	Cheshunt	Green Belt	Housing	Not considered to be suitable
CG-GB-27	Elmhurst Ponds Appleby Street	Cheshunt	Green Belt	Housing	Not considered to be suitable

Site Reference Number	Site Name	Settlement	Type of Site	Proposed Use	SLAA Conclusion
CG-GB-28	Hammondstreet View Hammondstreet Road	Cheshunt	Green Belt	Housing	Not considered to be suitable
CG-GB-29	Hazel Grove Darnicle Hill	Cheshunt	Green Belt	Housing	Not considered to be suitable
CG-GB-30	Calves Croft Farm Darnicle Hill	Cheshunt	Green Belt	Housing	Not considered to be suitable
CG-GB-31	Oak House Farm Newgatestreet Road	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-35	Triangle Nursery Crouch Lane	Goffs Oak	Green Belt	Housing/Self-build	Not considered to be suitable
CG-GB-37	Ashfield Nursery Newgatestreet Road	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-38	Park House Appleby Street	Cheshunt	Green Belt	Housing	Not considered to be suitable
CG-GB-39	Rowlands Nursery Crouch Lane	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-40	Hillside Nursery Goff's Lane	Goffs Oak	Green Belt	Self-Build	Not considered to be suitable
CG-GB-41(a)	Ballymour and surrounding land	Cheshunt	Green Belt	Housing	The development of this site outside a comprehensive development scheme is not suitable
CG-GB-41(b)	Lea Mount Andrews Lane	Cheshunt	Green Belt	Housing	The development of this site outside a comprehensive development scheme is not suitable
CG-GB-41(b)	South of Andrews Lane	Cheshunt	Green Belt	Housing	The development of this site outside a comprehensive development scheme is not suitable
CG-GB-41(c)	Ballymour and Langdons	Cheshunt	Green Belt	Housing	Not considered to be suitable
CG-GB-41(d)	Rags Brook Valley Site	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-42	Laurel Park Newgatestreet Road	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-43	South Lodge Pasture Goff's Lane	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-46	White Bungalow St James Road	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-47	Churchview Nursery St James Road	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-49	Oak Field Doverfield	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-50	Meadow Farm	Cheshunt	Green Belt	Housing	Not considered to be suitable
CG-GB-51	Chase Field Newgatestreet Road	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-52	Westgate Nursery, Springfield Nursery	Goffs Oak	Green Belt	Housing	Not considered to be suitable

Site Reference Number	Site Name	Settlement	Type of Site	Proposed Use	SLAA Conclusion
	and Weald View Nursery Crouch Lane				
CG-GB-52(b)	Westgate and Springfield	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-53	Brookwall Nursery St James Road	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-54	Hazelwood Crouch Lane	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-56	Brackendale St James Road	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-57	Burton Cottage Burton Lane	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-58	Cuffley Brook Site Jones Road	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-59	Four Winds and Forest View Newgatestreet Road	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-60	Rosedale Meadow Faints Close	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-61(a)	Limes Nursery	Cheshunt	Green Belt	Housing	Not considered to be suitable
CG-GB-61(b)	Limes Nursery and Rosary Nursery	Cheshunt	Green Belt	Housing	Not considered to be suitable
CG-GB-64	Thorn Nursery Newgatestreet Road	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-66	Burleigh Field Newgatestreet Road	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-67	Cross Nursery Newgatestreet Road	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-68	Park Lane Meadow Appleby Street	Cheshunt	Green Belt	Housing	Not considered to be suitable
CG-GB-69	Lucas House Farm	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-70	White Bungalow garden St James Road	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-72	Derry's Wood Field Hammondstreet Road	Cheshunt	Green Belt	Housing	Not considered to be suitable
CG-GB-73(a)	Darnicle Hill Nursery	Cheshunt	Green Belt	Housing	Not considered to be suitable
CG-GB-73(b)	Darnicle Hill Nursery	Cheshunt	Green Belt	Housing	Not considered to be suitable
CG-GB-74	Hammondstreet Reservoir & Cedarwood Hammondstreet Road	Cheshunt	Green Belt	Housing	Not considered to be suitable
CG-GB-75	Tetherdown Newgatestreet Road	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-76	Warden Nursery Newgatestreet Road	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-77	Windyridge Newgatestreet Road	Goffs Oak	Green Belt	Housing	Not considered to be suitable

Site Reference Number	Site Name	Settlement	Type of Site	Proposed Use	SLAA Conclusion
CG-GB-78	Theobalds Nursery Newgatestreet Road	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-79	Land rear of Chiltern Close Newgatestreet Road	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-80	Silver Street Field Silver Street	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-81	Lucas End Farm Crouch Lane	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-82	High View Kennels & Cattery Crouch Lane	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-83	Brambles Crouch Lane	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-84	Laurel Bank Farm St James Road	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-85	Burton Grange Nursery Peakes Way	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-86	Land north of Colesgrove Manor	Cheshunt	Green Belt	Housing	Not considered to be suitable
CG-GB-87	Kobe Nursery Halstead Hill	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-88	Goffs Oak Living Village	Goffs Oak	Green Belt	Mixed-use Development	Not considered to be suitable
CG-GB-89	Rosedale Sports Club Andrews Lane	Cheshunt	Green Belt	Housing	Not considered to be suitable
CG-GB-90	The Asters Green Goff's Lane	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-91	Old Elm Farm Crouch Lane	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-92	Malaya Farm Crouch Lane	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-93	Cottage Farm Crouch Lane	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-94	Brook Farm	Cheshunt	Green Belt	Housing	Not considered to be suitable
CG-GB-95	St James Traveller Site St James Road	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-96	Lea Mount Meadow Burton Lane	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-97(a)	Hollow Leys Halstead Hill	Goffs Oak	Green Belt	Housing	Not considered to be suitable
CG-GB-97(b)	Hollow Leys	West Cheshunt	Green Belt	Self-Build	Not considered to be suitable
CG-U-29	Land south of Hammondstreet Road	Cheshunt	Urban	Housing	Suitable, but not available or achievable
CG-U-33	Tanglewood & Windrush Newgatestreet Road	Goffs Oak	Urban	Housing	Not considered to be suitable

Site Reference Number	Site Name	Settlement	Type of Site	Proposed Use	SLAA Conclusion
CG-U-35	Russell's Ride garages	Cheshunt	Urban	Housing	Suitable, but not available or achievable
CG-U-37	Whitefields Estate Regeneration	Cheshunt	Urban	Housing	Suitable, but not available or achievable
CG-U-42	Fieldings Road Industrial units	Cheshunt	Urban	Housing	Suitable, but not available or achievable
CG-U-44	Rear of Halsey Masonic Hall	Cheshunt	Urban	Housing	Suitable, but not available or achievable
CG-U-45	191-195 Windmill Lane	Cheshunt	Urban	Housing	Suitable, but not available or achievable
CG-U-52	Goff's Oak House Goff's Lane	Goffs Oak	Urban	Housing	Not suitable, available or achievable
HOD-GB-03	Cutthroat Lane Field Hertford Road	Hoddesdon	Green Belt	Housing	Not considered to be suitable
HOD-GB-05	Spring Field Springle Lane Hailey	Hoddesdon	Green Belt	Housing	Not considered to be suitable
HOD-GB-06	Piggery site Rye Road	Hoddesdon	Green Belt	Housing	Not considered to be suitable
HOD-GB-07	Sheredes Secondary School tennis courts Cock Lane	Hoddesdon	Green Belt	Housing	Suitable, but not available or achievable
HOD-GB-08	Roselands House Field College Road	Hoddesdon	Green Belt	Self-Build	Not considered to be suitable
HOD-GB-09	Admirals Walk Field Admirals Walk	Hoddesdon	Green Belt	Housing	Not considered to be suitable
HOD-GB-10	Woodside Woollensbrook Hertford Road	Hoddesdon	Green Belt	Housing	Not considered to be suitable
HOD-GB-12	Nursery Grove Cock Lane	Hoddesdon	Green Belt	Housing	Not considered to be suitable
HOD-GB-13	Land west of Admirals Lake Admirals Walk	Hoddesdon	Green Belt	Housing	Not considered to be suitable
HOD-GB-17	Land to the West of the A10 at Hoddesdon	Hoddesdon	Green Belt	Housing	Not considered to be suitable
HOD-U-17	Salisbury Road Industrial Premises	Hoddesdon	Urban	Housing	Suitable, but not available or achievable
HOD-U-25	Garages off Burnside	Hoddesdon	Urban	Housing	Suitable, but not available or achievable
HOD-U-28	Crown buildings Conduit Lane	Hoddesdon	Urban	Housing	Suitable, but not available or achievable
HOD-U-31(a)	Lea Road Industrial Works	Hoddesdon	Urban	Housing	Not considered to be suitable
HOD-U-31(a)	Lea Road Industrial Works	Hoddesdon	Urban	Housing	Not considered to be suitable
HOD-U-32	25, 25a & 25b High Street	Hoddesdon	Urban	Housing	Suitable, but not available or achievable

Site Reference Number	Site Name	Settlement	Type of Site	Proposed Use	SLAA Conclusion
HOD-JC-02	Plots H1 & H2 Essex Road	Hoddesdon	Urban Commercial	Commercial	Suitable, but not available or achievable
HOD-JC-09	Ryelands Primary School	Hoddesdon	Urban Commercial	Educational Use	Suitable, but not available or achievable
WX-GB-03	The Country Club	Waltham Cross	Green Belt	Housing and Improved Sports Facilities	Not considered to be suitable
WX-U-01	Conservative Club	Waltham Cross	Urban	Housing	Suitable, but not available or achievable
WX-U-11	232-285 High Street	Waltham Cross	Urban	Housing	Suitable, but not available or achievable
WX-U-14	Medlock, 107-115 Eleanor Cross Rd & rear of 238 inc The Friary	Waltham Cross	Urban	Housing	Suitable, but not available or achievable
WX-U-18	Land at Eleanor Cross-Monarchs Way	Waltham Cross	Urban	Housing	Suitable, but not available or achievable
WX-U-19	Sorting Office	Waltham Cross	Urban	Housing	Suitable, but not available or achievable
WX-U-22	Waltham Cross Trade Centre	Waltham Cross	Urban	Housing	Not considered to be suitable
WX-U-23	Industrial Premises off Bryanstone Road	Waltham Cross	Urban	Housing	Suitable, but not available or achievable
WX-U-24	PR Pallets	Waltham Cross	Urban	Housing	Not considered to be suitable
WX-U-27	Industrial Unit Station Road	Waltham Cross	Urban	Housing	Suitable, but not available and achievable
WX-U-28	Gala Bingo Site	Waltham Cross	Urban	Housing	Suitable, available and achievable
WX-JC-03	Magnum 25 Lea Road	Waltham Cross	Urban Commercial	Commercial	Suitable, but not available or achievable

Housing Implementation Strategy

Introduction

This Housing Implementation Strategy (HIS) for the Borough of Broxbourne sets out the Council's approach to managing the delivery of new housing within the Borough to 2033. The HIS has been produced to support the emerging Local Plan, which identifies the growth locations and level of development that will be provided within the Borough to meet its development needs without compromising sustainable development objectives.

The Borough's HIS will identify:

- The sources of housing supply that will contribute to the Borough meeting its objectively assessed housing need which is set out in the Plan;
- The potential timescales for the phasing and delivery of the Borough's Local Plan sites;
- The potential risks to housing delivery;
- The Council's proposed approach to monitoring and managing housing delivery

Policy Background

The National Planning Policy Framework (NPPF) (paragraph 47) states that local planning authorities should

- *use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*
- *identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market of land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;*
- *identify a supply of specific, developable sites or broad locations for growth, for years 6-10, where possible, for years 11-15*

To assist in the above, the NPPF (paragraph 47) requires local planning authorities, for market and affordable housing to “*illustrate the expected rate of housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their target*”.

Current Housing Position

As shown in Table 14, there has been variation in the delivery of housing within the Borough over a ten year period. During this period, the Borough has on average delivered 211 (net) dwellings per annum. This relatively low rate of delivery, particularly in the years 2013-2016, partly reflects the lack of an up-to-date development plan – the Council’s current adopted Local Plan covers the period 2001-2011, with the housing allocations (Policy H3 and H4) included within this Plan being built out.

	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	Total	Average
Housing Requirement	270	270	270	240	252	252	262	262	419	419	2916	292
Gross Completions	287	298	202	333	278	175	190	118	184	183	2248	225
Net Completions	260	281	179	316	271	168	183	97	179	177	2111	211
Over/Under Delivery	-10	11	-91	76	19	-84	-79	-	-	-	-	805

Table 14: Housing Completions between 06/07-15/16

The most recent 5 year land supply has been set out in the Council’s 2015/16 Authority Monitoring Report (AMR), published in February 2017. This shows that the Borough has a supply of 2.4 years; however, when Local Plan allocations are taken into account, the five year housing land supply increases to 5.02 years.

Broxbourne’s Housing Requirement in the emerging Local Plan

In July 2016, the Council published its Regulation 18 draft Local Plan. The draft Local Plan set out how Broxbourne will grow and develop to become a more desirable place to live, work, and visit for inward investment. The Plan also sets out the development strategy for the next 15 years for homes, jobs, shops, leisure, transport and infrastructure all set alongside the long term protection and improvement of a redefined Green Belt, parks and open spaces.

The level of housing need for the Borough has been determined by evidence gathered to inform the Strategic Housing Market Assessment and its subsequent updates. As identified in ‘Borough of Broxbourne Council – Review of Objectively Assessed Housing Need’ (Justin Gardner, 2016), *“it is considered that the Borough is not a self-contained housing market area but that housing market geographies make it difficult for the Borough to meaningfully work with the locations with which the strongest links are identified. It is therefore recommended that the Council can progress its own evidence base and that duty to cooperate concentrates on discussions with Enfield and East Hertfordshire”*. This review concluded that 419

homes per annum would be a 'reasonable objective' assessment of need (about 7,130 over the 2014-2031 period).

An overview of the Borough's housing supply was included within Appendix A of the Council draft Local Plan (Regulation 18). The housing trajectory will be updated in the next iteration of the draft Plan (Regulation 19) and in future AMRs.

Broxbourne's Housing Requirement – Partial Review of the OAN (July 2017)

A subsequent update to the OAN (Borough of Broxbourne Council – Partial Review of Objectively Assessed Housing Need, 2017) was carried out to inform the Council's Regulation 19 draft Local Plan. This update takes into account the latest household projections (2014) published by the Department for Communities and Local Government, which the National Planning Policy Guidance (NPPG) states should be the starting point to estimate the overall housing need.

The Review showed that the borough has a demographic housing need of 7021 dwellings over the plan period (2016-2033). This equates to 413 dwellings per annum. The NPPF states that "*Plans should take account of market signals, such as land prices and housing affordability*". When 10% market signal uplift² is applied to this figure, an additional 702 dwellings are needed over the period 2016-2033. This equates to an additional 41 dwellings per annum, therefore, the dwelling per annum requirement is increased to 454.

Housing Supply Components

The sources of the housing supply for the Council's Housing Trajectory are identified in the below table.

Source	Explanation
Completions	Since the base date of the Plan period (2016) monitoring indicates that there has been 253 (net) dwellings completed.
Commitments	These are sites which benefit from having outlined or full planning permission. This category includes sites where planning permission has not yet been implemented and those which are under construction.
Small Sites Windfall Allowance	Paragraph 48 of the NPPF states that " <i>Local Planning Authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic [Housing] Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens</i> ". The Council has recently completed its 2017 Strategic Land Availability Assessment (2017), which

² Paragraph 17 of the NPPF states that "*Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs for residential and business communities*".

	provided an updated analysis on past windfall trends and recommended that an allowance of 37 dwellings per annum is included with the Council's five year land supply. Windfall development within the Borough will continue to be monitored through the AMR.
Strategic Land Availability Sites (SLAA)	This SLAA provides an evaluation in terms of suitability, availability and achievability, for a number of sites in accordance with the methodology set out in the National Planning Practice Guidance (NPPG). 57 sites have been identified as being suitable, available and achievable for development.
Proposed Local Plan Site Allocations	In July 2016, the Council published its Regulation 18 draft Local Plan. The draft Local Plan identified a number of strategic locations that would contribute significantly to the Borough's housing supply over the Plan period. These strategic locations are: Cheshunt Lakeside, Waltham Cross Northern High Street, Brookfield and Rosedale Park. A number of smaller sites in Goffs Oak, Cheshunt and Broxbourne are also proposed in order that the Council can meet its full housing needs.

Table 15: Housing Supply Components

Housing Delivery and Development Phasing

The phasing of housing delivery is important to ensure that the Council maintains a five year land supply throughout the Plan period.

All assumptions on the phasing of development should be realistic, based on robust local evidence. Appendix A presents the Borough's build out rates over a 15 year period.

Appendix A shows that from consent date, nearly all commitments (which do not lapse) are built out within 6-7 years, with a significant proportion coming forward within 3 years (with the exception of 2014/15). There are a few commitments that take longer than 6-7 years to be completed; however, the sites only yield a small amount (1-2 dwellings)

A significant amount of permissions for the years 2014/15 (303 – 85%) and 2015/16 (1078 -91%) have yet to be built. It is considered that the percentage of permissions not built out for the financial year 2015/16 will remain high until High Leigh Garden Village (which makes up 48% of permissions not implemented) begins to deliver housing. As indicated in Appendix 1 of this report, there has been a delay in the delivery of this housing scheme.

Between 2007/08 and 2012/13, there was an increase in the number of lapsed permissions. This increase can be associated with the impacts that the recession had on the housing market.

Table 16 contains a sample of build out rates for major development (the delivery of 10 dwellings (net) or more) sites for the Borough over between the period 2005/06-2016/17 has enabled the following average build out or "delivery rates" for a range of

different development sizes to be determined. These build out rates are shown in Table 16.

Development Size	Average Build Out Rate	Average Build Period (months)	Average Time Taken from Permission granted to Completion (months)
10-49 units	14	15.27	29.5
50-99 units	48	20	32
100+ units	45	60.5	63.5

Table 16: Average build out Rates

The trends and patterns established within this study will be used to inform the Council's Local Plan trajectory.

Five Year Supply Calculation

As set out in Paragraph 47 of the NPPF, local planning authorities are required to *“identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”*.

The 2015/16 AMR shows that since the 2014/15 the five year housing land supply has improved to 2.4 years. This figure did not take into account Local Plan allocation, which when factored in increases the five year housing land supply to 5.02 years.

The Council's 5 year land supply position included within the 2015/16 AMR was prepared against the OAN figure included within the 'Review of Objectively Assessed Housing Need' (Justin Gardner, 2016), which was 419 dwellings per annum. However, as mentioned above, there has been a subsequent partial review of the OAN, which indicates that the Borough has a need to deliver 2,272 dwellings over a 5 year period. This equates to 454 dwellings per annum.

Five Year Land Supply as at 01/04/2017			
A	Objectively Assessed Need (Demographic Housing Need)	Justin Gardner 2017 Update	413
B	Objectively Assessed Need (Demographic Housing Need)	5 year period	2065
C	Market Signal Uplift to OAN	10%	207
D	Updated 5 year supply	Row B + C	2272
E	Adjusted dwelling per annum requirement	Row D divided by 5	454
F	20% buffer to be added to Five Year Land Supply due to persistent under delivery	Refer to 2015/16 AMR	454
G	Shortfall	Shortfall from 2016/17	179
H	Adjusted Five Year Requirement	Row D + F + G	2905
I	Adjusted dwelling per annum requirement	Row I divided by 5	581
J	Net Commitments	Coming forward within the first five years	1220
K	Windfall Development	SLAA allows for 37 dwellings per annum	148
L	SLAA Sites	Year 1-5	1656
M	Self-Build Sites	5 dwellings per annum	20
N	Total Supply	Row J + K + L + M	3044
O	Five Year Supply	Row K divided by Row I	5.2
P	Shortfall /Surplus	Row H - Row K	139

Table 17: 5 Year Land Supply

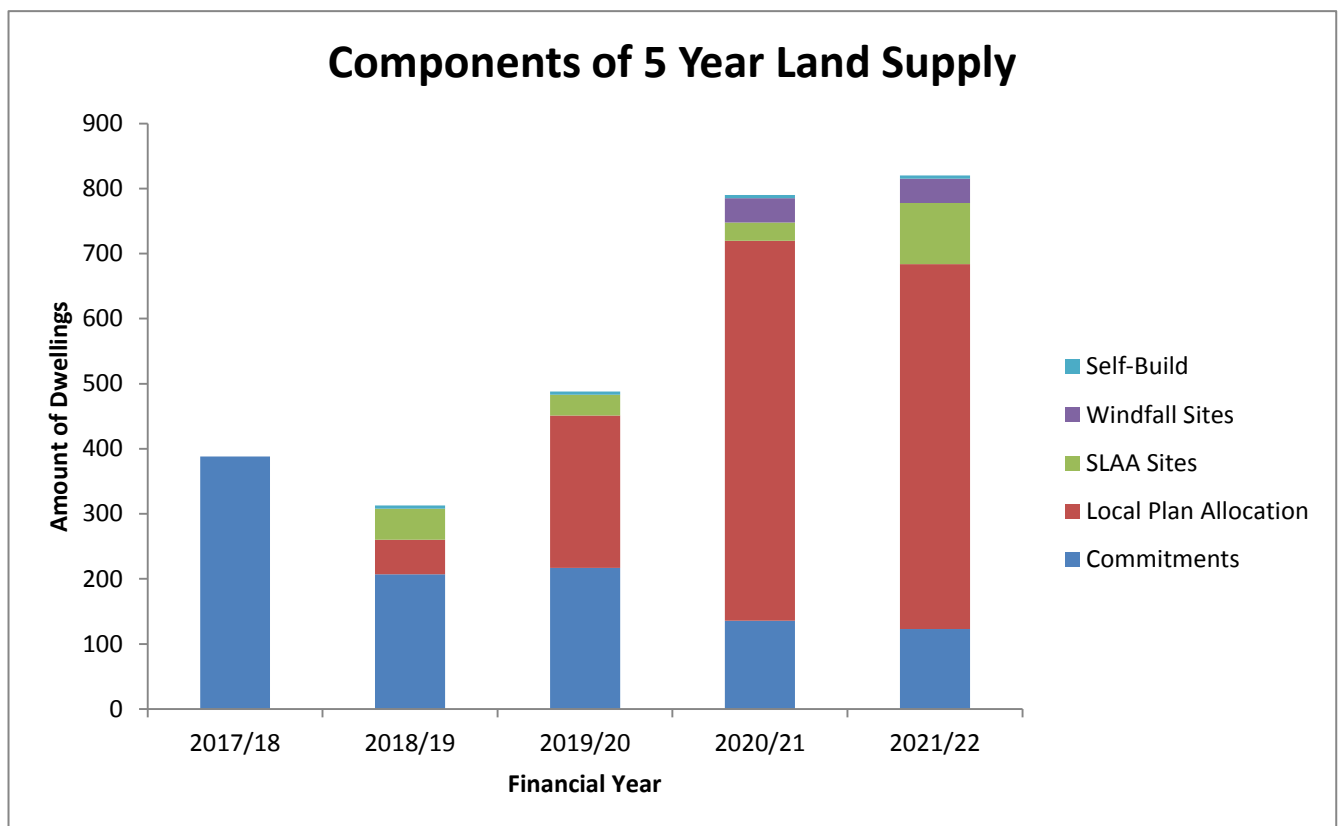


Figure 3: Components of Five Year Land Supply

As shown in the above table and graph, the Council’s proposed Local Plan allocations form a significant proportion of the 5 year land supply. Therefore, it is important that the current status of the proposed allocations within the planning process is carefully monitored. Commentary on the progress of these sites will be contained within the AMR.

The Council will continue to review its 5 year land supply position through the AMR.

Risks to Housing Delivery and Contingencies

Table 5 provides an overview of the potential risks to the delivery of new housing within the Borough and details actions that the Council could implement to mitigate against these risks.

Potential Risk to the Delivery of Housing Explanation	Potential Mitigatory Measures
<p>Economic Climate – The housing market is a key component of the UK’s economy. Due to this, it is particularly sensitive to the local and national economic climate, particularly the ability for developers to access finance, and, the availability of mortgages and the affordability of houses for house purchasers. The impact that the economic climate can have on the housing market has been evident since recession (2008-2013) – during this period there was a serious downturn in the housing market (mortgage lending contracted, house prices fell, build out rates stalled, housing sites stalled). There are signs that the economy and the housing market is recovering from this recession, however, the impact that Brexit will have on the housing market is unknown. If Brexit results in a downturn in the housing market, it is likely that this will have a detrimental impact on the Borough’s build out rates. The Council will have little control over this scenario, therefore, there is a risk that the OAN set out in the emerging Local Plan will not be delivered.</p>	<ul style="list-style-type: none"> • The Council will consider whether the viability of sites can be reassessed to factor in any economic changes. This is in line with Paragraph 205 of the NPPF which states that “<i>Where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time, and where appropriate, be sufficiently flexible to prevent planned development being stalled</i>”. • The Council will ensure that there is a wide range of sites, which have a diversity in the types of dwelling being provided, and are being delivered by a range of housebuilders (both large and small).
<p>Status in the Planning System – There is a greater level of risk associated with sites that do not benefit from planning permission or are allocated within an Local Plan that has not been adopted.</p> <p>A number of the sites that the SLAA update concluded to be suitable, available and achievable are currently designated as Green Belt. The National Planning Policy Framework (NPPF) (paragraph 83) states that “<i>Once established, Green Belt boundaries should only be altered in</i></p>	<ul style="list-style-type: none"> • It is perceived that a site’s identification within this SLAA update as being suitable, available and achievable provides developers with a greater level of certainty that the sites are achievable in planning terms. • The Council will ensure that SLAA sites contained within the emerging Local Plan have sufficient evidence to support their allocation. This evidence will include a Green Belt Topic Paper that

Potential Risk to the Delivery of Housing Explanation	Potential Mitigatory Measures
<p><i>exceptional circumstances, through the preparation or review of the Local Plan”.</i></p>	<p>will assess a number of sites against the draft criteria set out in the Council’s ‘Green Belt Exceptional Circumstances’ (2016).</p> <ul style="list-style-type: none"> • Developers will be encouraged to enter into pre-application discussions with the Council in regards to bringing a planning application forward for proposed allocations.
<p>Supply of deliverable housing land - The NPPF has placed a requirement on local planning authorities to maintain a 5 year land supply. The borough as a number of constraints (i.e. green belt, Lee Valley Regional Park, lack of brownfield land) which restricts its supply of deliverable sites.</p>	<ul style="list-style-type: none"> • The Council will continue to monitor its 5 year land supply positions through its AMR. • Within the emerging Local Plan (Regulation 18), the Council has identified Maxwell Farm and Rush Meadow as safeguarded land for future development. If required, this land could be released early to ensure that a supply of deliverable housing land is maintained.
<p>Large amount of unimplemented permissions – A letter to the Housing Minister in January 2017, on behalf of the South East England Councils states that <i>“Evidence from multiple sources shows there have been significant increases in the number of unused planning permissions for homes in recent years”</i>. An increase in the number of unimplemented planning permissions not being taken forward by the construction industry could result in local growth plans not being fulfilled.</p>	<ul style="list-style-type: none"> • The Council will engage in discussions with landowners to establish the reason(s) for the lack of implementation. Where appropriate, the Council will help the landowner in addressing any issues that have arisen. • The Council will consider the wider housing market to assess whether the lack of implementation is a result of • The Housing White Paper (February 2017) indicates that the Government will introduce <i>“a new housing delivery test to ensure that local authorities and wider interests are held accountable for their role in ensuring new homes are delivered in their area”</i>.
<p>Delay in the installation of infrastructure – A delay in the provision of infrastructure, particularly utilities connections and road connectivity, can result in housebuilding slowing or stopping on a site altogether. A common cause for the lag in the provision on infrastructure is the lack of funding.</p>	<ul style="list-style-type: none"> • To support the emerging Local Plan, the Council has prepared an Infrastructure Delivery Plan (IDP). The IDP will detail what infrastructure is required, when it is needed, who is responsible for providing the infrastructure and how it will be funded. The IDP will be updated on a regular basis. • Where appropriate, the Council will work with statutory service providers and the County Council to ensure that the

Potential Risk to the Delivery of Housing Explanation	Potential Mitigatory Measures
	<p>infrastructure is provided in a timely manner to support the development.</p> <ul style="list-style-type: none"> • If required, and government funding is available, the Council will aid the developers in applying for government supported funding.
<p>Public Opposition – Developments, both large and small, can create public opposition. It is possible that this public opposition could result in costly delays or prevent the development from coming forward at all.</p>	<ul style="list-style-type: none"> • A number of SLAA sites concluded to be suitable, available and achievable are also proposed allocations within the emerging Local Plan. In line with ‘The Town and Country Planning (Local Plan) (England) Regulations 2012’, the Council has consulted on its Regulation 18 draft Local Plan. The comments made during this consultation period will inform the next iteration of the Local Plan. • The Council will encourage the developers to engage, at the earliest possible stage, with statutory bodies, community groups and local residents, regarding proposals for development on
<p>Planning Application Process – The Government has set targets for Local Planning Authorities to deal with major applications in 13 weeks and minor in 8 weeks. Delays within this planning application process can be caused for a number of reasons:</p> <ul style="list-style-type: none"> • Submission of incomplete forms and/or provision of poor quality maps and drawings which can prevent the Council from validating the application. • The Council may wish to consult a number of organisation/departments on any planning application. Any issues raised as part of this consultation may result in a delay in the issuing of a decision as more information may be required and/or submitted proposals will need to be amended. • A planning application may need to go through the Planning and Regulatory Committee, which could further delay the issuing of a Council’s decision. 	<ul style="list-style-type: none"> • Broxbourne Borough Council encourages developers of major schemes to enter into Planning Performance Agreements (PPA). The NPPG states that a PPA is a “<i>project management tool which the local planning authorities and applicants can use to agree timescales, actions and resources for handling particular applications</i>”. PPAs can be useful in setting out an efficient and transparent process for determining large and/or complex applications. • It is encouraged that applications are entered into pre-application discussions with the Council. Pre-application engagement can offer significant potential to improve both the efficiency and effectiveness of the planning application system and the improve the quality of planning applications and their likelihood success. The NPPG states that this can be achieved by:

Potential Risk to the Delivery of Housing Explanation	Potential Mitigatory Measures
<p>Ownership of Land – It is possible for a site to have a number of owners. A sites fragmented ownership may result in it becoming difficult to deliver a comprehensive masterplan i.e. Rosedale Park/Cheshunt Lakeside that adheres to the sustainable development principles that the Council is promoting within the emerging Local Plan.</p>	<ul style="list-style-type: none"> • The Council will liaise with landowners and site promoters to encourage a comprehensive approach to developing a particular site. • If necessary, the Council will pursue compulsory purchase to enable a sites delivery. The emerging Local Plan includes references to the use of compulsory purchase in some emerging policies.

Table 18: Risk to Housing Delivery and Contingencies

Management

In the event that the Council’s housing delivery objectives are not being met then management actions will need to be considered. Many of the actions that the Council could take have been identified in Table 18.

In addition to these actions, the Council could consider the following actions:

- Review the Development Strategy to ensure that it is still appropriate
- If appropriate, undertake a partial review of the Local Plan to address the change in circumstances or introduce new mechanisms to better address
- The Council may hold a further ‘call for sites’ and re-visit SLAA sites that were previously considered to be unsuitable.
- The Council may consider bringing forward safeguarded land or the Area Action Plan for Waltham Cross.

Monitoring Housing Delivery

The Council will monitor the progress in delivery of housing within the borough through the Authority Monitoring Report (AMR). The AMR is produced on an annual basis, and can be viewed on the Council’s website by using the following link: www.broxbourne.gov.uk/amr. The AMR provides information on completions and commitments completed/granted during a financial year, as well as updating the Council’s housing trajectory and five year land supply position.

In addition, there will be regular updates to the Strategic Land Availability Assessment (SLAA). These updates will take into account any progress on SLAA sites and incorporate any updated information on a sites availability, suitability and achievability.

Furthermore, the recently published Housing White Paper (February 2017) is proposing to introduce a ‘Housing Delivery Test’. The Paper states that the housing

delivery test will “*highlight whether the numbers of homes being built is below target, provide a mechanism for establishing the reasons why, and where necessary trigger policy responses that will ensure that further land comes forward*”.

Strategic Land Availability Assessment Appendices

Appendix 1
Updated Call for Sites Form



Broxbourne Borough Council
Strategic Land Availability Assessment
Site Submission and Update Form

Please read the accompanying guidance notes before completing this form. When completed it should be submitted to the Council by **5pm on Friday 16th September 2016** together with a map identifying the boundaries of the site on a suitable scale (e.g. 1:1250), showing the boundary of the site accurately.

Should you have any queries with regards to the form then please contact the Planning Policy Team on planningpolicy@broxbourne.gov.uk

Please return your completed form and site location plan to the Broxbourne Borough Council Planning Policy team by:

E-mail: planningpolicy@broxbourne.gov.uk

Post: Broxbourne Borough Council
 Planning Policy Team
 Bishops College
 Churchgate
 Cheshunt
 Hertfordshire
 EN8 9XB

Contact Details	
Title	
First Name	
Last Name	
Job title (where relevant)	
Organisation (where relevant)	
Address	
Telephone Number	

Agent's contact details (if applicable)	
Title	
First Name	
Last Name	
Job title (where relevant)	
Organisation (where relevant)	
Address	
Telephone Number	

E-mail Address		E-mail Address	
----------------	--	----------------	--

I am the/a....	
<input type="checkbox"/> Owner of the site	<input type="checkbox"/> Planning Consultant
<input type="checkbox"/> Developer	<input type="checkbox"/> Land Agent
<input type="checkbox"/> Registered Social Landlord	<input type="checkbox"/> Resident of the Borough
<input type="checkbox"/> Other (please specify)	
And I am promoting this site for development.	
If you are the landowner can you please provide a copy of your land registry certificate with your submission. <i>Land Registry Certificate Submitted</i> <input type="checkbox"/>	

Site Details	
Site Name	
Site Address	
Broxbourne Borough Council SLAA Reference (if applicable)	
Site area (in hectares) (Gross)	
Developable Site Area (in hectares) (net)	
Is your site:	<input type="checkbox"/> Previously Developed Land (Brownfield) <input type="checkbox"/> Greenfield <input type="checkbox"/> Mixed
Please tick this box to confirm that you have included an Ordnance Survey Map that clearly shows the boundary of the site <input type="checkbox"/>	
Is the site....	<input type="checkbox"/> Vacant <input type="checkbox"/> Occupied <input type="checkbox"/> Partly Occupied
What is the timescale for the existing use to cease?	
Adjacent Land Use(s)	North: <input type="text"/> East: <input type="text"/> South: <input type="text"/> West: <input type="text"/>
Relevant Planning History (include planning application reference number(s) if known)	

Is your site subject to a proposed designation as identified within the emerging Local Plan?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, what designation is this? Please provide the relevant policy number	

Development Proposal	
What is the proposed future use of the site?	<input type="checkbox"/> Housing <input type="checkbox"/> General Industry (B2) <input type="checkbox"/> Mixed-Use Development including Housing <input type="checkbox"/> Self-Build Housing <input type="checkbox"/> Offices (B1) <input type="checkbox"/> Warehousing (B8) <input type="checkbox"/> Other
If other, please provide more detail.	
If your site is a derelict glass house, would you consider the re-development of your site for low-density, self-build housing?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If you are proposing the site for housing, how many dwellings do you envisage for the site?	
How much affordable housing, including starter homes, will this site provide?	
When is the site available for potential development?	<input type="checkbox"/> 1-5 Years <input type="checkbox"/> 6-10 Years <input type="checkbox"/> 11-15 Years
How long do you anticipate site preparation/remediation to take? At what cost do you think you can achieve this at?	
What is your anticipated build out rates for the site?	
Has any masterplanning or design work been carried out for the site? Please submit any information with your submission.	
Site Ownership	
I (or my client)...	
<input type="checkbox"/> Is the sole owner of the site	
<input type="checkbox"/> Is part owner of the site	
<input type="checkbox"/> Does not own (or hold any legal interest in) the site	

IF you are not the owner, or own part of the site do you know who owns the remainder (please provide details)

Are the owner (or other owners) supportive of your proposal for the site in question?

Yes

No

Market Interest

Please select the statement that is the most appropriate to indicate what level of market interest there is/has been recently for your site.

	Yes	Comments
The site is owned by a developer	<input type="checkbox"/>	
The site is under option to a developer	<input type="checkbox"/>	
Enquires have been received about the site from developers	<input type="checkbox"/>	
The site is being marketed	<input type="checkbox"/>	
None	<input type="checkbox"/>	
Not Known	<input type="checkbox"/>	

Possible Constraints to Development

Please consider whether the site identified has any constraints that may prevent or restrict development on the site

Access Arrangements

- Is there an existing safe access point to the site?
- Are there opportunities for alternative access points to the site?

Water Courses/Flood Risk

- Does the site contains or is near to a watercourse, drain or other water feature?
- What flood zone does your site lie within? When was the last time the site flooded?

Topography

- Does the site slope?
- What is the vegetation cover of the site?
- Does the site have varying site levels?

Contamination

- Does the site contain contaminated land?
- Were there any previous hazardous land uses at the site?

<p>Legal/Ownership Issues</p> <ul style="list-style-type: none"> • Is the site subject to any ransom strips or covenants? • Are there any unresolved multiple ownership? • Is the site subjected to any tenancies/lease? If yes what are the terms for terminating these? 	
<p>Site Designations</p> <ul style="list-style-type: none"> • Does the site contains or adjoin any of the following: green belt, areas of archaeological interest, Lee Valley Park, Listed Building, TPO trees, Ancient Monument, Community Open Space, Cheshunt Common, Conservation Area, SSSI 	
<p>Other Considerations</p> <ul style="list-style-type: none"> • Does the site contain a Public Right of Way? • Are there any existing structures on the site? Do they require to be relocated? Or demolished? 	
<p>Can these constraints be overcome? Has any studies or assessments been carried out to determine whether the constraints can be overcome and at what cost?</p>	
<p></p>	

Utilities		
Does the site have access to....	Yes	Details
Mains Water Supply	<input type="checkbox"/>	
Mains Sewerage	<input type="checkbox"/>	
Electrical Supply	<input type="checkbox"/>	
Gas Supply	<input type="checkbox"/>	
Landline telephone/Broadband	<input type="checkbox"/>	

Site Visits	
<p>A site visit may need to be carried out as part of the assessment. Are you happy to permit an officer entry to your site?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Any requirements for the site visit. i.e. Officer to make contact prior to visiting the site, the site visit would need to be escorted etc.</p>	

Declarations

I confirm that I am aware that I may be requested to provide further information to support the information that I have provided on this form to aid in the Council assessing the sites suitability.

I accept that the information I provide with this submission at a later date (if required), with the exception of my contact details, may be made publicly available in the SLAA update report and supporting documents


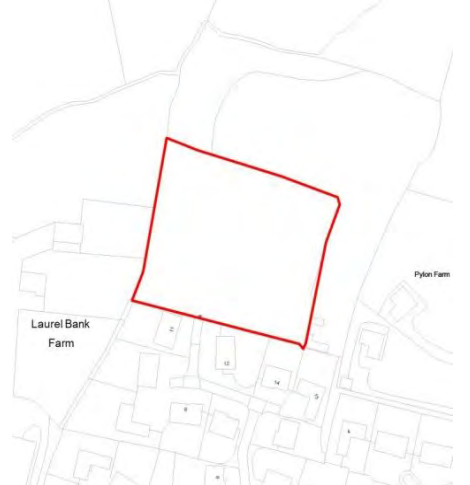

I confirm that the information provided within this submission is true and accurate to the best of my knowledge.



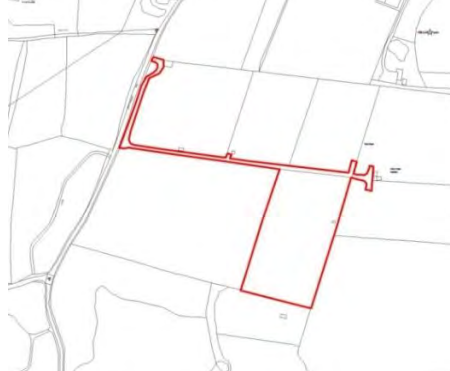

Signed: _____





Date: _____





Appendix 2
Call for Sites Submission Report





2016 Call for Sites Submissions Report





Site Reference	Site Name	Site Location	Proposed Future Use	Proposed Capacity	Previously Promoted?	Location Map
CG-GB-11	Rushdown Nursery	Goffs Oak	Housing	15	Yes	
CG-GB-18(b)	Longmead Nursery	Goffs Oak	Housing	45	No	
WX-U-22	Eleanor Trade Centre	Waltham Cross	Housing	60	Yes	





Site Reference	Site Name	Site Location	Proposed Future Use	Proposed Capacity	Previously Promoted?	Location Map
CG-GB-121	Land at Burnt Farm Ride	Goffs Oak	Housing	5-25	No	
BWT-GB-10	Land next to New Barn Farm	Broxbourne	Housing	N/A	No	
BWT-GB-11	Land at Holy Cross Hill and Track Access	Broxbourne	Mixed-use development, including housing	N/A	No	
CG-GB-15	Land at Pendine, St James' Road	Goffs Oak	Housing	11-15	Yes	





Site Reference	Site Name	Site Location	Proposed Future Use	Proposed Capacity	Previously Promoted?	Location Map
CG-GB-82	High View Kennels & Cattery	Goffs Oak	Housing	6	No – identified by the Council	
CG-GB-52	Springfield Nursery and Westgate Nursery	Goffs Oak	Housing	11	Yes	
CG-GB-122	Land to rear of 118 Cuffley Hill	Goffs Oak	Housing	45	No	
CG-GB-84	Writtles and Laurel Bank Farm	Goffs Oak	Housing	14 new and 2 existing	No – identified by the Council	


Site Reference	Site Name	Site Location	Proposed Future Use	Proposed Capacity	Previously Promoted?	Location Map
CG-GB-51	Land to the east of Newgatestreet Road	Goffs Oak	Housing	45	Yes	
CG-GB-119	Land at Brook Farm	Goffs Oak	Housing	Approx. 270	Yes	
CG-GB-45	Rush Meadow	Cheshunt	Hotel and Business Park (Could be residential)	N/A	Yes	
CG-GB-124	Burton Grange and land adjoining to the west	Cheshunt	Housing	15	No	

Site Reference	Site Name	Site Location	Proposed Future Use	Proposed Capacity	Previously Promoted?	Location Map
CG-GB-97	Hollow Leys	Cheshunt	Self-Build Housing	10	No – identified by the Council	
CG-U-55	Gaveds Ltd Land, Delamare Road	Cheshunt	Housing	80-100	No	
HOD-GB-01	303 Ware Road	Hoddesdon	Housing or Care related used within C2	Circa 30	Yes	
CG-GB-110	Former East Playing Fields of St Mary's High School	Cheshunt	Housing	Up to 100 units	No	

Site Reference	Site Name	Site Location	Proposed Future Use	Proposed Capacity	Previously Promoted?	Location Map
WX-GB-03	Theobalds Sport Ground	Waltham Cross	Housing	Up to 200	Yes	
CG-GB-128	Land South of Cuffley Hill	Goffs Oak	Housing	95 dwellings	No	
CG-GB-87	Former Kobe Nursery	Goffs Oak	Housing	Up to 10 dwellings	No – identified by the Council	
CG-GB-41(c)	Ballymour & The Langdons	Cheshunt	Housing	11-13 dwellings	No	

Site Reference	Site Name	Site Location	Proposed Future Use	Proposed Capacity	Previously Promoted?	Location Map
CG-GB-41(a)	Ballymour and surrounding lands	Cheshunt	Housing, Self-Build Housing	162-195 dwellings	No	
CG-GB-19	12 Acre Farm and Ash Cottage	Goffs Oak	Housing	45	Yes	
HOD-GB-08	Roselands House Field	Hoddesdon	Self-Build Housing	8	Yes	
CG-GB-128	South of Goffs Lane	Goffs Oak	Housing	N/A	No – identified by the Council	

Site Reference	Site Name	Site Location	Proposed Future Use	Proposed Capacity	Previously Promoted?	Location Map
WX-U-25	Theobalds Grove Station Car Park	Waltham Cross	Housing	50	Yes	
CG-U-41	Gospel Hall, Halfhide Lane	Cheshunt	Housing	50-80	No – identified by the Council	
CG-GB-78	Former Theobalds Nursery Site	Goffs Oak	Housing	25-30	No-identified by the Council	
CG-GB-61(b)	Limes and Rosary Nursery	Cheshunt	Housing	109 dwellings	Yes	

Site Reference	Site Name	Site Location	Proposed Future Use	Proposed Capacity	Previously Promoted?	Location Map
	Land to rear of 124-122 Cuffley Hill	Goffs Oak	Housing	45	No	 <p>The location map shows a residential area with a red-outlined site. The site is situated behind a row of houses, specifically between 124 and 122 Cuffley Hill. The map includes street names and property boundaries.</p>

Appendix 3
SLAA Site Forms

Hoddesdon
Urban Sites

Site Information		Site Location Map			
Site Reference Number	HOD-U-12				
Site Name	Former Turnford Surfacing Site				
Site Area	1.32 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The site is owned by a private company.				
Surrounding Uses	N	Green Belt			
	E	River Lee, Lee Valley Regional Park			
	S	Residential			
	W	Railway Line, Industrial, Residential			
Site Description The site is linear in shape and relatively narrow in its middle section. There is one redundant office building at the front of the site. The remainder of the site hard standing with a concrete surface.					
Planning History No planning history of note.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)					
Submitted Proposal	40				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The draft Local Plan proposed to allocate this site for residential development as part of emerging Policy HOD2: Turnford Surfacing Site.					

Accessibility – distance as the crow flies		
610m -Primary School (Forres)	240m - Secondary School (John Warner)	80m –Employment Area (Lea Road)
0m - Green Space (Within the LVRP)	1.3km -Healthcare Centre	5.56km - Hospital (with A&E) (Princess Alexandra Hospital)
1.3km - Town/District Centre (Hoddesdon Town Centre)	680m - Local Centre (Rye Road)	370m -Leisure Centre (John Warner Leisure Centre)
2.2km - A10 Junction (Hoddesdon)	220m - Railway Station (Rye House)	330m - Bus Service
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3b (Active Flood Plain)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
The site is within an active floodplain and a buffer strip between the site and the River Lee will be required.		
Access and Transport Comments		
The development brief produced for this site states that access would be via Rye Road to the south but improvements to the junction would be required. These improvements are required to include the provision of a safe pedestrian route between the proposed car park and Rye House Station as well as extension of existing footway from the junction with Plumpton Road along Rye Road to the site boundary.		
Utility Provision		
Electricity	Connections Required.	
Gas	A low pressure gas main is available to the south of the site at Rye Road. Connections will be required	
Water	A water main is available to the south at Rye Road	
Sewerage	A pressure main is located at Rye Road to the south.	
Sewerage Treatment	<input checked="" type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> The principle of developing this site has previously been established and a development brief prepared. The development brief can be viewed by using the following link: www.broxbourne.gov.uk/developmentbriefs The site is located within the urban area, within an existing settlement boundary. The re-use of this land for residential development would comply with one of the 12 core land-use planning principles that underpins plan-making and decision making. 		
Is the site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Availability Comments	The site is within single ownership. The site owner is currently working on a scheme to bring this site forward.
Is the site considered to be available for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Achievability Comments	The site is considered to be achievable for development. As identified in the development brief for this site, a number of mitigation measures will need to be put in place to for development to come forward in this site. As identified in the development brief for this site, the Council will seek contributions.
Is the site considered to be achievable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delivery Period	1-10 years



Site Information		Site Location Map	
Site Reference Number	HOD-U-17		
Site Name	Salisbury Road Industrial Premises		
Site Area	0.14		
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed		
Source of Site	<input checked="" type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study		
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Site Ownership	Part of the site is privately owned and part of the site is owned by Broxbourne Borough Council		
Surrounding Uses	N	Residential	
	E	Residential	
	S	New River, Hoddesdon Business Park	
	W	New River, Railway Line, Residential	
Site Description			
The site is irregular in shape due to following the New River to the south and west of the site. There are three buildings currently situated on the site. The topography of the site is relatively flat.			
Planning History			
Erection of a steel fence around the frontage of one of the businesses was granted condition approval in 2004. An application for a single storey side extension to one of the buildings was withdrawn in 2004			
Development Proposal			
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>
Local Plan 2005 (Policy H11)	-		<input type="checkbox"/>
Submitted Proposal	6		
Site Designations			
	Contains	Adjoins	
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species
Draft Local Plan Designation (Regulation 18)			
The draft Local Plan proposed to allocate this site as a urban capacity site, as part of emerging Policy DS3: Urban Capacity Sites			

Accessibility – distance as the crow flies		
810m -Primary School (Forres)	760m - Secondary School (John Warner)	30m –Employment Area (Hoddesdon Business Park)
120m - Green Space (Old Highway)	1.3km -Healthcare Centre	5.7km - Hospital (with A&E) (Princess Alexandra)
1.2km - Town/District Centre (Hoddesdon)	500m - Local Centre (95-105 Rye Road)	840m -Leisure Centre (Laura Trott)
2.4km - A10 Junction (Hoddesdon)	160m - Railway Station (Rye House)	220m - Bus Service
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
No flood risk issues identified for this site		
Access and Transport Comments		
Vehicle access to the site is currently available from Salisbury Road. There are footpaths down both sides of Salisbury Road, however, one of these footpaths stop prior to the site. This footpath will need to be continued if development was to occur.		
Utility Provision		
Electricity	Available in the urban area	
Gas	There is a gas main along Salisbury Road. Connections will be required	
Water	A water main is located along Salisbury Road	
Sewerage	A foul sewer is located along Salisbury Road. The nearest surface sewer is located along Rye Road further north.	
Sewerage Treatment	<input checked="" type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is considered to be in a suitable location for residential development due to the followings reasons:</p> <ul style="list-style-type: none"> • The site is located within the urban area, within an existing settlement boundary. The re-use of previously developed land complies with one of the 12 core land-use planning principles that underpins plan-making and decision making. • The site is in a sustainable location, located close to primary and secondary education, modes of sustainable transport and within the sustainable distance recommended by Barton et al (2010) to facilities and amenities. <p>Due to the previous use of the site, contamination investigations will be required. Development on this site will also need to take into account its impact on the setting of the New River Green Chain.</p>		
Is the site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Availability Comments	The site has been identified by the Council during a desktop study. The Council has not received any promotion for the development of this site through the Call for Sites 2016 or the Local Plan (Regulation 18) consultation. No requests pre-application discussion or planning applications have been submitted for this site.
Is the site considered to be available for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Achievability Comments	The site is not available, therefore is not considered to be achievable.
Is the site considered to be achievable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delivery Period	-



Site Information		Site Location Map			
Site Reference Number	HOD-U-23				
Site Name	19 Amwell Street and Scania House				
Site Area	0.65 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The site is owned by a private company				
Surrounding Uses	N	Dinant Link Road Roundabout			
	E	Morrison's, Fire Station			
	S	Residential			
	W	Woollens Brook, Residential			
Site Description					
<p>The site is irregular in shape. There is some variation within site level due to Amwell Street inking. The site consists of two buildings and areas of hardstanding. There are some trees located within the site. A tree boundary separates the site from Woollensbrook and the residential area to the west.</p>					
Planning History					
<p>There have been several planning applications for 19 Amwell Street, which include conditional approval of the demolition of existing Doctor's Surgery and replacement new surgery with offices over in 1977, and the conditional approval for the change of use of part first floor office from office to Class D1 and two storey side extension to form a staircase enclosure in 1995. An application for the demolition of existing building and redevelopment of a new block of 22 one bed and 18 two bed apartments at Scania House was withdrawn in 2005.</p>					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)		Office Space			
Submitted Proposal	60				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>

Draft Local Plan Designation (Regulation 18)		
The draft Local Plan proposed to allocate this site as a urban capacity site, as part of emerging Policy DS3: Urban Capacity Sites		
Accessibility – distance as the crow flies		
160m -Primary School (St Catherine's)	1km - Secondary School (Sheredes)	510m –Employment Area (Merck Sharpe and Dohme)
340m - Green Space (Pound Close)	417m -Healthcare Centre (Fawkon Walk)	6.9km - Hospital (with A&E) (Princess Alexandra)
0m- Town/District Centre (Hoddesdon Town Centre)	370m - Local Centre (38-54 Ware Road)	1.46km -Leisure Centre (John Warner)
1.2km - A10 Junction (Hoddesdon)	1.4km - Railway Station (Rye House)	200m - Bus Service
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
The site proximity to Woollens Brook, which is located to the west of the site, may require further investigation.		
Access and Transport Comments		
The site benefits from vehicular access from Amwell Street. Pedestrian access to the site also exists.		
Utility Provision		
Electricity	Connections already available	
Gas	A low pressure gas main is located to the east at Amwell Street	
Water	Water mains available along Amwell Street	
Sewerage	A foul sewer is located along Amwell Street	
Sewerage Treatment	<input checked="" type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is considered to be in a suitable location for residential development due to the following reasons:</p> <ul style="list-style-type: none"> • The site is previously developed land, located within an existing settlement boundary. The re-use of previously developed land is one of the 12 core land-use planning principles that underpins plan-making and decision-making. • The site is within Hoddesdon Town Centre. The NPPF (Paragraph 23) states that Local Planning Authorities should “<i>recognise that residential development can play an important role in ensuring vitality of centres and set out policies to encourage residential development on appropriate sites</i>”. • The site is in a sustainable location; it is in proximity to primary and secondary education, local facilities and modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) for a doctor’s surgery, hospital, leisure centre and local park/green space. 		

<p>The following planning constraints will need to be taken into consideration/further investigations undertaken, if development on this site was to occur: the sites proximity to Hoddesdon Conservation area which adjoins the site to the east and south, the impact the development will have on the Old Vicarage, a locally listed building; and, the sites location within an area of archaeological interest (Hoddesdon, Historic Core). It is considered that these constraints would not prevent the development of the site; however mitigatory measures may need to be implemented.</p>	
<p>Is the site considered to be suitable for development?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Availability Comments</p>	<p>The site is owned by an independent social housing provider. The Council has been in discussions with the site owner regarding the development of this site. Pre application discussions are being undertaken.</p>
<p>Is the site considered to be available for development?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Achievability Comments</p>	<p>The site is considered to be achievable. Due to the developed nature of the site and its location within the urban area of Hoddesdon it will be able to benefit from existing infrastructure. The demolition of the existing buildings may be required; however, this is depending on the scheme that is brought forward. Demolition works may affect the viability of the scheme. It is considered that there are no policy constraints that would prevent this site from coming forward.</p>
<p>Is the site considered to be achievable?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Delivery Period</p>	<p>6-10 years</p>



Site Information		Site Location Map	
Site Reference Number	HOD-U-25		
Site Name	Garages off Burnside		
Site Area	0.11 hectares		
Site Status	<input type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed		
Source of Site	<input type="checkbox"/> Call for Sites <input checked="" type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study		
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Site Ownership	There are several owners of this site.		
Surrounding Uses	N	Woollens Brook	
	E	Residential	
	S	Burnside, Residential	
	W	Residential	
Site Description			
The site is irregularly shaped. There are currently a number of garages situated on the site. In between these garages are areas of hardstanding.			
Planning History			
No planning history of note.			
Development Proposal			
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>
Local Plan 2005 (Policy H11)			
Submitted Proposal	7		
Site Designations			
	Contains	Adjoins	
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species
Draft Local Plan Designation (Regulation 18)			
The draft Local Plan proposed to allocate this site as a urban capacity site, as part of emerging Policy DS3: Urban Capacity Sites			

Accessibility – distance as the crow flies		
310m -Primary School (Westfield)	1km - Secondary School (Sheredes)	390m –Employment Area (Merck Sharpe and Dohme)
180m - Green Space (Barclay Park)	430m -Healthcare Centre (Fawkon Walk)	7.42km - Hospital (with A&E) (Princess Alexandra)
500m - Town/District Centre (Hoddesdon)	750m - Local Centre (38-54 Ware Road)	1.93km -Leisure Centre (John Warner)
750m - A10 Junction	1.6km - Railway Station (Broxbourne)	400m - Bus Service
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
The sites proximity to Woollensbrook may require further investigation.		
Access and Transport Comments		
Vehicular access to the site is current via Kennedy Avenue. If development was to occur, a new access point from Burnside could be created. Connections to the pathways just outside the site would be required.		
Utility Provision		
Electricity	Connections will be required	
Gas	A low pressure gas man is located at Kennedy Avenue. Connections required	
Water	Water mains are available at Burnside and Kennedy Avenue	
Sewerage	A foul sewer is located along the entrance of Kennedy Avenue further south	
Sewerage Treatment	<input checked="" type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
The site is considered to be suitable for development due to the following reasons: <ul style="list-style-type: none"> The site is previously developed land, located within an existing settlement boundary. The re-use of previously developed land complies with one of the 12 core land-use planning principles that underpins plan-making and decision making. The site is in a relatively sustainable location; it is close to primary and secondary facilities, close to some modes of sustainable transport and within the sustainable distance recommended by Barton et al (2010) for facilities and amenities, with the exception of a leisure centre. 		
Is the site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Availability Comments	The site was identified by the Council during a desktop study. There are several landowners for this site. A large proportion of this land is also unregistered. No promotion for the development of this site has been received from the Council during the Call for Sites 2016 and the draft Local Plan (Regulation 18) consultation. No requests for a pre-application or a planning application has been received by the Council for this site.	

Is the site considered to be available for development?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Achievability Comments	The site is not considered to be available therefore is not achievable.
Is the site considered to be achievable?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Delivery Period	-



Site Information		Site Location Map							
Site Reference Number	HOD-U-26								
Site Name	Land to the south of Brewery Road								
Site Area	0.33 hectares								
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed								
Source of Site	<input type="checkbox"/> Call for Sites <input checked="" type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study								
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No								
Site Ownership	The site is owned by a private company.								
Surrounding Uses	<table border="1"> <tr> <td>N</td> <td>Residential, Retail</td> </tr> <tr> <td>E</td> <td>Restaurant, Retail</td> </tr> <tr> <td>S</td> <td>Retail</td> </tr> <tr> <td>W</td> <td>Retail</td> </tr> </table>			N	Residential, Retail	E	Restaurant, Retail	S	Retail
N	Residential, Retail								
E	Restaurant, Retail								
S	Retail								
W	Retail								
Site Description									
The site is irregular in shape and relatively flat. The site consists of 4 industrial units, 2-storey in height, located in the northern region. Located behind these industrial units is an area of hardstanding.									
Planning History									
Planning consent was granted in 2014 for the demolition of existing commercial units and construction of two ground floor commercial units for Class A1, A2 or A3 use and 14 two bedroom flats above. This permission has since lapsed.									
Development Proposal									
Residential	<input checked="" type="checkbox"/>	Commercial	<input checked="" type="checkbox"/>						
Local Plan 2005 (Policy H11)		502 sqm	Other <input type="checkbox"/>						
Submitted Proposal	22								
Site Designations									
	Contains	Adjoins							
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)						
Archaeological Interest	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ancient Monument						
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space						
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common						
Listed Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locally Listed Building						
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area						
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species						
Draft Local Plan Designation (Regulation 18)									
The site was not designated in the draft Local Plan.									

Accessibility – distance as the crow flies			
115m-Primary School (St Catherines)	800m - Secondary School (Sheredes)	500m–Employment Area (Hoddesdon Business Park)	
360m - Green Space (Barclay Park)	170m-Healthcare Centre (Fawkon Walk)	6.69km- Hospital (with A&E) (Princess Alexandra)	
0m- Town/District Centre (within Hoddesdon Town Centre)	640m - Local Centre (38-54 Ware Road)	1.66km-Leisure Centre (John Warner)	
1.3km - A10 Junction (Hoddesdon)	1.39km - Railway Station (Rye House)	95m- Bus Service (Clock Tower, Stop B)	
Flood Risk			
Does the site	Contain		Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>		<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>		<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>		<input checked="" type="checkbox"/>
Additional Flood Risk Comments			
No flood risk comments for this site			
Access and Transport Comments			
The site can be accessed from Brewery Road. Brewery Road has footpaths on both sides.			
Utility Provision			
Electricity	Connections already available.		
Gas	A low pressure gas main is located at Brewery Road		
Water	A water main is located at Brewery Road		
Sewerage	A foul sewer is located at Brewery Road		
Sewerage Treatment	<input checked="" type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams	<input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016			
None submitted.			
Suitability Comments			
<p>The site is considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> • The principle of developing this site has been established through the granting of planning consent for the above scheme. • The site is previously developed land, located in an existing settlement boundary. The development of this site would comply with one of the 12 core land-use planning principles that underpins plan-making and decision making. • The site is located within Hoddesdon Town Centre. The NPPF (Paragraph 23) states that Local Planning Authorities should “<i>recognise that residential development can play an important role in ensuring vitality of centres and set out policies to encourage residential development on appropriate sites</i>”. • The site is in a sustainable location; it is close proximity to primary and secondary education, Local facilities and is close to modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) for a doctor’s surgery, leisure centre and hospital. 			

Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Availability Comments	The site is considered to be available. Pre-application discussions between the landowner and the Council have been held.
Is the site considered to be available for development	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Achievability Comments	The site is considered to be achievable. Planning consent for a residential scheme on this site has previously been granted which indicates that there are no planning constraints that would prevent the development of this site. Due to the sites location within the urban area it will be able to benefit from existing infrastructure.
Is the site considered to be achievable?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Delivery Period	1-5 years



Site Information		Site Location Map			
Site Reference Number	HOD-U-28				
Site Name	Crown Buildings and Squash Club				
Site Area	0.26				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	There are three landowners for this site				
Surrounding Uses	N	Conduit Lane, Multi Storey Car Park			
	E	Conduit Lane, Lampits			
	S	Charlton Way, Residential			
	W	Residential			
Site Description					
The site is square in shape and relatively flat. The site is occupied by a number of buildings					
Planning History					
There have been various planning applications for the squash club building, the most recent of which include the refusal for the redevelopment of the Former Squash Club into a 4 storey block with 5 retail floor units and 15 one bedroom flats (2005), the refusal for the redevelopment of the Former Squash Club into a 3 storey block with 5 retail floor units and 14 two bed flats (2005), and a refusal for the change of use to a new tyre and exhaust centre (2011). In 1995, planning was refused for the change of use Class to A1 and A2 at Crown House, Crown Buildings.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)					
Submitted Proposal	10				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>

Draft Local Plan Designation (Regulation 18)		
The draft Local Plan proposed to allocate this site as an Urban Capacity Site, as part of emerging Policy DS3: Urban Capacity Sites		
Accessibility – distance as the crow flies		
93m -Primary School (St Augustines)	690m - Secondary School (Sheredes)	360m –Employment Area (Hoddesdon Business Park)
400m - Green Space (Barclay Park)	200m -Healthcare Centre (Fawkon Walk)	6.8km - Hospital (with A&E) (Princess Alexandra)
0m - Town/District Centre (Hoddesdon Town Centre)	800m - Local Centre (38-54 Ware Road)	1.8km-Leisure Centre (John Warner)
1.4km - A10 Junction (Hoddesdon)	1.1km - Railway Station (Broxbourne)	170m - Bus Service
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
No flood risk issues identified for this site		
Access and Transport Comments		
The site benefits from vehicular access from Conduit Lane.		
Utility Provision		
Electricity	Located along Conduit Lane	
Gas	Gas mains are available along Conduit Lane	
Water	Water main available along Conduit Lane	
Sewerage	A foul sewer is located further east	
Sewerage Treatment	<input checked="" type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is considered to be in a suitable location for residential development due to the following:</p> <ul style="list-style-type: none"> The site is previously developed land, located in an existing settlement boundary. The development of this site would comply with one of the 12 core land-use planning principles that underpins plan-making and decision making. The site is located within Hoddesdon Town Centre. The NPPF (Paragraph 23) states that Local Planning Authorities should “<i>recognise that residential development can play an important role in ensuring vitality of centres and set out policies to encourage residential development on appropriate sites</i>”. The site is in a sustainable location; it is in close proximity to primary and secondary education, local facilities and close to modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) for local park/green space, doctor’s surgery, leisure centre and hospital. 		
Is the site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Availability Comments	There are three landowners for this site. The site has not been promoted to the Council for development and was identified through a desktop study. The Council has not received any promotion for the development of this site during the 2016 Call for Sites and the Local Plan (Regulation 18) consultation. In addition, no requests for pre-application or a planning application has been received for this site.
Is the site considered to be available for development?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Achievability Comments	The land is not considered to be available therefore development on this site is not achievable.
Is the site considered to be achievable?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Delivery Period	-



Site Information		Site Location Map			
Site Reference Number	HOD-U-31(a)				
Site Name	Lea Road Industrial Works – Rawmec Business Park				
Site Area	1.36 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The site is owned by a private company.				
Surrounding Uses	N	Castle Road Open Space			
	E	New River, Railway Line			
	S	Industrial area			
	W	Residential			
Site Description The site is relatively rectangular in shape and has no topographical issues. The site is currently contains a number of structures, including one large industrial works, and hardstanding. The site is separated from the remainder of the industrial estate by a metal gate.					
Planning History No planning history of note.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)	-				
Submitted Proposal	60				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The draft Local Plan proposed to allocate this site for mixed used development, under emerging Policy HOD3: Rye Park. The draft policy states that “The opportunity to redevelop industrial premises within Plumpton Road for housing will be pursued”.					

Accessibility – distance as the crow flies		
460m-Primary School (Forres)	230m - Secondary School (John Warner)	0m –Employment Area (Plumpton Road)
0m - Green Space (Castle Road Open Space)	1.2km -Healthcare Centre	5.8km - Hospital (with A&E) (Princess Alexandra)
1.2km - Town/District Centre (Hoddesdon Town Centre)	550m - Local Centre (95-105 Rye Road)	350m -Leisure Centre (John Warner)
2.3km - A10 Junction (Hoddesdon)	350m - Railway Station (Rye House)	220m - Bus Service
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
No flood risk issues for this site.		
Access and Transport Comments		
Current access to the site is via Plumpton Road. Alternative access to the site should be explored. Plumpton road only has one pathway on the western side. Connections to this pathway will be required. There is a public footpath to the south of the site which connects to Ogard Road.		
Utility Provision		
Electricity	Connections already available	
Gas	The site is connected to gas mains	
Water	Connections are already available	
Sewerage	A pressure main connects to the site and is also found around the edge of the site. The nearest foul sewer is located at Lea Road to the west and the nearest surface sewer is located to the south along Plumpton Road	
Sewerage Treatment	<input checked="" type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments received during Call for Sites 2016		
None submitted		
Suitability Comments		
<p>The site is not considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> The site is in active use and currently accommodates a number of businesses The site is located within a designated employment area. The draft Local Plan states that “<i>There is a general presumption against the loss of office, industrial and warehouses units in the Borough’s Employment Areas. While the Council will always consider applications for change of use, changes to non-employment uses are less likely to be granted within Strategic Employment Areas</i>”. 		
Is the site considered to be suitable for development?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No



Site Information		Site Location Map			
Site Reference Number	HOD-U-31(b)				
Site Name	Lea Road Industrial Works				
Site Area	2.99 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Site Ownership	There are various landowners at this site.				
Surrounding Uses	N	Castle Road Open Space			
	E	New River, Railway Line			
	S	Residential			
	W	Residential			
Site Description					
<p>The site is relatively rectangular in shape and has no topographical issues. The site contains a number of structures and hardstanding surface. A large proportion of the buildings located on the industrial state are in active use – there are only a few vacancies. Located along the majority of the sites eastern portion is an area of hardstanding that is being used for car parking.</p>					
Planning History					
No planning history of note					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)	-				
Submitted Proposal	-				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
<p>The draft Plan proposed to allocate this site for mixed use development, as part of emerging Policy HOD3. The policy states that “<i>The opportunity to redevelop industrial premises within Plumpton Road for housing will be pursued</i>”.</p>					

Accessibility – distance as the crow flies		
460m-Primary School (Forres)	230m - Secondary School (John Warner)	0m –Employment Area (Contained within boundary)
0m - Green Space (Castle Road Open Space)	1.2km -Healthcare Centre	5.8km - Hospital (with A&E) (Princess Alexandra)
1.13km- Town/District Centre (Hoddesdon Town Centre)	510m - Local Centre (95-105 Rye Road)	350m -Leisure Centre (John Warner)
2.3km - A10 Junction (Hoddesdon)	50m- Railway Station (Rye House Station)	220m - Bus Service
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
No flood risk issues have been identified for this site.		
Access and Transport Comments		
Current access to the site is via Plumpton Road. . Plumpton road only has one pathway on the western side. Connections to this pathway will be required. Within the northern region of the site is a pathway which connects the industrial area to the residential units at Ogard Road.		
Utility Provision		
Electricity	Connections already available	
Gas	The site is connected to gas mains	
Water	Connections are already available.	
Sewerage	A foul sewer is located along Plumpton Road. This runs parallel to a pressure main.	
Sewerage Treatment	<input checked="" type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments received during Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is not considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> • The site is in active use and currently accommodates a number of businesses • The site is located within a designated employment area. The draft Local Plan states that “<i>There is a general presumption against the loss of office, industrial and warehouses units in the Borough’s Employment Areas. While the Council will always consider applications for change of use, changes to non-employment uses are less likely to be granted within Strategic Employment Areas</i>”. 		
Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No



Site Information		Site Location Map			
Site Reference Number	HOD-U-32				
Site Name	25, 25a and 25b High Street				
Site Area	0.09 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input type="checkbox"/> No				
Site Ownership	The site is in single ownership				
Surrounding Uses	N	Residential, Retail			
	E	High Street, Charlton Way, Residential			
	S	The Golden Lion PH			
	W	Lowfield Lane, Residential			
Site Description					
The site is relatively rectangular on shape and relatively flat. Currently situated on the site are single storey retail units.					
Planning History					
A planning application in 2004 was withdrawn for 11 units.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)	-				
Submitted Proposal	11				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The draft Local Plan proposed to allocate this site as a urban capacity site, as part of emerging Policy DS3: Urban Capacity Sites					

Accessibility – distance as the crow flies		
220m -Primary School (St Augustines)	470m - Secondary School (Sheredes)	580m –Employment Area (Hoddesdon Business Park)
175m - Green Space (Barclay Park)	150m -Healthcare Centre	6.9km - Hospital (with A&E) (Princess Alexandra)
0m - Town/District Centre (Hoddesdon Town Centre)	940m - Local Centre (38-54 Ware Road)	2km -Leisure Centre (John Warner)
1.3km - A10 Junction (Hoddesdon)	1.1km - Railway Station (Broxbourne)	55m - Bus Service
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
No flood risk comments for this site.		
Access and Transport Comments		
The site can be accessed from Lowfield Lane. A one way road (High Street) is located to the east of the site. There is pedestrian access to the site from the High Street.		
Utility Provision		
Electricity	Connections already available	
Gas	Gas mains are available from the High Street	
Water	Available along Lowfield Lane or along the High Street	
Sewerage	A foul sewer is located to the east along the High Street	
Sewerage Treatment	<input checked="" type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is considered to be in a suitable location for residential development due to the following reasons:</p> <ul style="list-style-type: none"> • The site is previously developed land within an established settlement boundary. The re-use of land that has been previously developed is one of the 12 core land-use planning principles that underpin plan-making and decision making. • The site is within Hoddesdon Town Centre. The NPPF (Paragraph 23) states that Local Planning Authorities should “<i>recognise that residential development can play an important role in ensuring vitality of centres and set out policies to encourage residential development on appropriate sites</i>”. • The site is considered to be in a sustainable location; it is in close proximity to primary and secondary education, modes of sustainable transport and within the sustainable distance recommended by Barton et al (2010) to a doctor’s surgery, green space/local park, hospital and leisure centre. 		
Is the site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Availability Comments	The site is not considered to be available for development. There has been no promotion for the development of this site during the 2016 Call for Sites and the Local Plan (Regulation 18) consultation. No request for pre-application advice or a planning application has been submitted for this site.
Is the site considered to be available for development?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Achievability Comments	Due to the site being unavailable for development, it is not considered to be achievable.
Is the site considered to be achievable?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Delivery Period	-



Site Information		Site Location Map			
Site Reference Number	HOD-U-36				
Site Name	Lampit Mansard Roofs				
Site Area	Approx. 1 hectare				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input checked="" type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The site is in private ownership				
Surrounding Uses	N	Residential, Employment Land			
	E	Residential, Employment Land, New River			
	S	Residential, School			
	W	Residential, Hoddesdon Town Centre			
Site Description					
The identified sites are located on current flats within the Lampits. The Lampits is a built up residential area located to the east of Hoddesdon Town Centre. This area of residential housing is a mixture of flats and bungalows.					
Planning History					
A planning application in 2006 for the renewal of existing planning permission to create mansard roofs on existing blocks to form 16 2 bed flats and 17 1-bed flats, and the creation of a mansard roof for aesthetic purposes on Block B.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)					
Submitted Proposal	33				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The draft Local Plan proposed to allocate this site as an urban capacity site, as part of emerging Policy DS3: Urban Capacity Sites					

Accessibility – distance as the crow flies		
28-334m -Primary School (St Catherine's Primary School or St Augustines Primary School)	700m- 1km - Secondary School (Sheredes)	167-372m –Employment Area (Hoddesdon Business Park)
458-687m - Green Space (Barclay Park)	290m-480m -Healthcare Centre (Fawkon Walk)	6.37-6.61km-- Hospital (with A&E) (Princess Alexandra)
60m - Town/District Centre (Hoddesdon Town Centre)	840m-920m - Local Centre (107-117 Rye Road)	1.46-1.84km -Leisure Centre (John Warner)
1.55-1.64km - A10 Junction (Hoddesdon)	1.23-1.55km - Railway Station (Rye House)	155m-236m - Bus Service
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
No flood risk issues have been identified for this site.		
Access and Transport Comments		
The sites can be accessed from Lampits. There are footpaths on both sides of Lampits.		
Utility Provision		
Electricity	Electricity connections are available in the area.	
Gas	Low pressure gas mains are available in the area.	
Water	Water mains are located in the area.	
Sewerage	Foul sewers and surface sewers are located in the area.	
Sewerage Treatment	<input checked="" type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments during Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is considered to be suitable for residential development for the following reasons:</p> <ul style="list-style-type: none"> • The site is previously developed land, located within an existing settlement boundary. The re-use of previously developed land is one of the 12 core land-use planning principles that underpins plan-making and decision-making. • The site is considered to be in sustainable location, close educational facilities, modes of sustainable transport and within the sustainable distance recommended by Barton et al (2010) for facilities and amenities • The infrastructure (utilities, road, educational facilities) are in place to support the development of the site. • The principle of developing this site has been previously been established through the planning application process. Permission for the creation of 33 dwellings at this site was renewed in 2006, however has subsequently lapsed. 		
Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Availability Comments	The site has been identified by the Council for appraisal. There was previously a planning application for this site, however this has now lapsed. There has been no recent promotion from the landowners of this site
Is the site considered to be available for development	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Achievability Comments	The site is considered to be achievable. A developer has indicated their interests in bringing the remainder of this site forward. It is considered that there are no policy constraints that will prevent this site from coming forward.
Is the site considered to be achievable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delivery Period	1-5 years



Site Information		Site Location Map			
Site Reference Number	HOD-U-39				
Site Name	Westfield Primary School				
Site Area	1.27 hectare				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The site is in public ownership.				
Surrounding Uses	N	Merck Sharpe and Dohme			
	E	Residential			
	S	Residential			
	W	Residential			
Site Description					
The site is square in shape and flat. Currently situated on the site are structures, playing field and some hardstanding surface. Trees are located along the boundaries of the site.					
Planning History					
A planning application for a single storey extension to the front elevation of the school was granted conditional approval in 2012.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)	-				
Submitted Proposal	40				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The draft Local Plan proposed to allocate this site as an urban capacity site, as part of emerging Policy DS3: Urban Capacity Sites.					

Accessibility – distance as the crow flies		
676m -Primary School (St Catherines)	1.1km - Secondary School (Sheredes)	100m –Employment Area (Merck Sharpe and Dohme)
452m - Green Space (Barclay Park)	540m -Healthcare Centre	7.22km - Hospital (with A&E) (Princess Alexandra)
462m - Town/District Centre (Hoddesdon Town Centre)	488m - Local Centre (38-54 Ware Road)	1.59km -Leisure Centre (John Warner)
650m - A10 Junction (Hoddesdon)	1.8km - Railway Station (Rye House)	220m - Bus Service
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
No flood risk comments have been identified for this site.		
Access and Transport Comments		
The site can be accessed via Westfield Road. There is only one pathway along Westfield Road		
Utility Provision		
Electricity	Connections already available	
Gas	Available within the school	
Water	Water mains located along Westfield Road	
Sewerage	Foul sewer located to the east and south west of the site.	
Sewerage Treatment	<input checked="" type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted as part of Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site has been identified for relocation into the High Leigh development. Subject to this relocation, the site is considered to be suitable for development due to the following reasons:</p> <ul style="list-style-type: none"> The site is previous developed land in an existing settlement boundary. The re-use of previously developed land is one of the 12 core land-use planning principles that underpins plan-making and decision-making. The site is considered to be in a sustainable location; it is close to primary and secondary education, close to local facilities and is close to some modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) for a doctor's surgery, leisure centre, hospital and green space/local park. 		
Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Availability Comments	The site is considered to be available for development. The school will be relocated to the new High Leigh Garden Village development. As a result of this re-location, the site will become vacant and available for development.	

Is the site considered to be available for development	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Achievability Comments	The site is considered to be achievable. Clearance of existing structures will need to take place, however the site benefits from connections and proximity to existing infrastructure.
Is the site considered to be achievable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delivery Period	6-10 years



Site Information		Site Location Map			
Site Reference Number	HOD-U-41				
Site Name	Hoddesdon Police Station				
Site Area	0.2 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The site is owned by				
Surrounding Uses	N	Lowewood Museum and Library			
	E	Residential			
	S	Residential			
	W	Residential			
Site Description					
The site is irregular in shape and is relatively flat. The site consists of a number of structures and areas of hardstanding. There are some					
Planning History					
In 2011, planning consent was granted for the insertion of new door to east face elevation. The installation of a 15m Pandora Pole supporting 3 no. antenna with associated ground base cabinets and ancillary development was refused in 2016. An appeal has been lodged.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)					
Submitted Proposal					
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conservation Area	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The site was not designated within the draft Plan.					

Accessibility – distance as the crow flies		
152m -Primary School (St Cross)	183m - Secondary School (Sheredes)	800m–Employment Area (Hoddesdon Business Park)
50m - Green Space (Open Air Pool)	580m-Healthcare Centre (Fawkon Walk)	7.04km - Hospital (with A&E) (Princess Alexandra)
280m- Town/District Centre (Hoddesdon Town Centre)	700m - Local Centre (25-53 High Street)	2.42 km -Leisure Centre (John Warner)
1.45km - A10 Junction (Hoddesdon)	920m- Railway Station (Broxbourne)	10m - Bus Service (Broxbourne Civic Hall)
Flood Risk		
Does the site	Contain	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
No flood risk comments for this site.		
Access and Transport Comments		
The site can be accessed from Woodlands Close.		
Utility Provision		
Electricity	Connections already available	
Gas	A low pressure gas main is located along Woodlands Close and High Street	
Water	A water main is located along Woodlands Close and High Street. A trunk main is also located along High Street	
Sewerage	A foul sewer is located along High Street. A surface sewer is located at the Yewlands, near Mayfield	
Sewerage Treatment	<input checked="" type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> The site is previously developed land within an established settlement boundary. The re-use of land that has been previously developed is one of the 12 core land-use planning principles that underpin plan-making and decision making. The site is considered to be in a sustainable location for development; it is in close proximity to primary and secondary education, modes of sustainable transport and within the sustainable distance recommended by Barton et al (2010) for a doctor's surgery, green space/local park and hospital. <p>The following planning constraints will need to be taken into consideration if development was to occur on this site: the site's location within Hoddesdon Conservation area (high standards of design and detailing will be required); the impact that the development would have on Lowewood, a Grade II listed building located to the north of the site; the sites location within the a conservation area means that the trees located on site are protected. It is considered that these constraints would not prevent development from coming forward.</p>		

Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Availability Comments	The site is considered to be available. In recent correspondence with the landowner of the site, it was confirmed that this site was vacant and opportunities for its development were being explored.
Is the site considered to be available for development	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Achievability Comments	The site is considered to be achievable. Although there are some planning constraints that will need to be considered as part of any planning application, it is considered that these will not prevent the development of this site. Due to the sites urban location, it will be able to benefit from existing infrastructure.
Is the site considered to be achievable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delivery Period	6-10 years

Hoddesdon
Green Belt Sites



Site Information		Site Location Map			
Site Reference Number	HOD-GB-01				
Site Name	303 Ware Road				
Site Area	0.4 hectares				
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input checked="" type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Site Ownership	There is more than one landowner for this site				
Surrounding Uses	N	Vacant Buildings, Green Belt			
	E	Residential			
	S	Residential			
	W	Residential			
Site Description					
<p>The site is linear in shape and relatively small in size. Located in the eastern region of the site is a detached house and yard. The dwelling is set back from and well screened by trees from Ware Road. The garden area forms a significant proportion of this site. There are numerous trees located along all boundaries; however there are some gaps in tree coverage along the northern and eastern boundaries. Located in the centre of the site is an area of insignificant shrubbery. The site is located at a higher ground level than the surrounding development. There are very few variations in ground level on the site.</p>					
Planning History					
<p>In 1982 permission was refused for four dwellings and in 1986 24 dwellings was refused on site. Subsequent to this an application was refused and dismissed at appeal for 32 dwellings in 2006 and again in 2008 an application was refused and later dismissed at appeal for 27 dwellings.</p>					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)					
Submitted Proposal	27				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>

Draft Local Plan Designation (Regulation 18)		
The draft Local Plan proposes to keep this site within the Green Belt.		
Accessibility – distance as the crow flies		
350m -Primary School (Roselands)	990m - Secondary School (John Warner)	2.1 km -Employment Area (Hoddesdon Business Park)
350m - Green Space (Informal Bridle Way)	20m -Healthcare Centre (Chaucer Way)	6.85km - Hospital (with A&E) (Princess Alexandra Hospital)
1.79km - Town/District Centre (Hoddesdon Town Centre)	430m - Local Centre (Chaucer Way)	940m -Leisure Centre (John Warner)
1km - A10 Junction (A414 Junction)	1.5km - Railway Station (Rye House Train Station)	500m Bus Service
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
There is no flood risk at the site		
Access and Transport Comments		
The site benefits from existing vehicular and pedestrian access from Ware Road. It is possible to close off the existing vehicular access at 303 Ware Road and use the access points at the MAFF Site (Christian Close specifically) which are already in place and in compliance with highway standards. A bus stop is located in the close vicinity of the site. This is also the case for pedestrian and cycle provision. It is considered that the site would have little additional impact on the wider strategic network due to the number of units being proposed on the site and its location. There is a public footpath that runs along the northern and western boundary which would need to be retained.		
Utility Provision		
Electricity	Electricity is already provided to the existing house and neighbouring units	
Gas	A low pressure gas pipe is situated at the eastern edge of the site	
Water	A water main exists to the east and to the south which can be connected to.	
Sewerage	There is a separate surface sewer and foul sewer to the east and south of the site which can be connected to.	
Sewerage Treatment	<input checked="" type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
The promoter of the site states that adding land at 303 Ware Road referred to in paragraph 3.8 of the Plan will require minor realignment of the Green Belt boundary and that an extremely good case for “exceptional circumstances” guided by the principles of creating sustainable patterns of development can be made for the addition of this site to the proposed Green Belt releases. The promoter refers to the Prospect Planning report, stating that the Report proposed no changes to the inner boundary of the Green Belt other than at two location, one of which being 303 Ware Road. The rationale provided for the proposed amendments is that the parcels of land is not considered to fulfil a strategic Green Belt function, they do not display strong countryside characteristics and do not contribute to the character or appearance of a Conservation Area.		

Suitability Comments

The site is not considered to be suitable for residential development due to the following reasons:

- The site is included in area A4 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area A4 "*Performs a strong role under Green Belt Purposes 1 and thus merits retention. Also performs strongly against Green Belt purposes 2 in providing a barrier between the large urban area of Broxbourne and Hertford Heath, although it should be noted that the motorway provides a permanent barrier between these settlements. Performs poorly against Green Belt purpose 3*" and proposed no change to the boundary in this location.
- It is considered that there are no strong defensible Green Belt boundaries that would prevent further encroachment.

However, it should be noted that the Councils' Green Belt Topic Paper (2017) stated that:

"303/305 Ware Road, Hoddesdon, are empty buildings where regeneration and alternative uses could promote the amenity of local residents through improved vitality and street scene. However, these aspirations are somewhat hampered by their designation as Green Belt. The 2005 Local Plan Inspector drew attention to the possibility of providing a small amount of housing on these sites, which are effectively part of the urban area of Hoddesdon, and suggested that the sites could be looked at through a Green Belt Review. However, the 2008 Green Belt Review by Scott Wilson suggested that both sites performed well against Green Belt Purpose 1 (checking the unrestricted sprawl of built-up areas and thus merits retention. As noted in paragraph 1.27 above, since the Local Plan Inspector's report, there is now a broader emphasis in national policy than housing needs in meeting 'exceptional circumstances' and therefore redevelopment should be pursued as permissible development in the Green Belt rather than through the Local Plan".



Site Information		Site Location Map
Site Reference Number	HOD-GB-03	
Site Name	Cutthroat Lane Field, Hertford Road	
Site Area	10.88 hectares	
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed	
Source of Site	<input checked="" type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study	
Site Visit Carried Out	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Site Ownership	The site is owned by a developer.	
Surrounding Uses	N	
	E	Residential Area, Small section adjoins Green Belt
	S	Residential Area
	W	Hertford Road, Residential Areas and Merck Sharpe and Dohme
Site Description		
<p>The site is irregular in shape, widening to the north. The majority of the site is relatively flat; however there are areas where there is significant variation in the ground levels. The land is a mixture of wooded areas and open land. The southern and part of the northern section of the site is predominantly woodland, with open fields being located in the western and part of the eastern region of the site. The wooded tree area (covered by a tree preservation order) to the east was a former gravel pit in the 1930s and there is also a former quarry of pit in the middle section which forms a natural pond. A public footpath runs through the centre of the site (east to west). There are varying topographical levels within this site.</p>		
Planning History		
<p>A water storage reservoir was approved to the south of the site in the early 1990s. There have been several planning applications for this reservoir. In 2002, planning permission for granted for a temporary car park. This permission was renewed in 2005.</p>		
Development Proposal		
Residential	<input checked="" type="checkbox"/>	Commercial <input type="checkbox"/> Other <input type="checkbox"/>
Local Plan 2005 (Policy H11)	-	
Submitted Proposal	150	

Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The draft Local Plan proposed to keep this site within the Green Belt					
Accessibility – distance as the crow flies					
440m -Primary School (Roselands)	1.3km - Secondary School (John Warner Secondary School)		0m -Employment Area (adjoins Merck Sharpe and Dohme)		
200m - Green Space (Roselands)	20m -Healthcare Centre (Christian Close Doctors)		7.28km-Hospital (with A&E) (Princess Alexandra Hospital)		
1km - Town/District Centre (Hoddesdon)	750m - Local Centre (38-54 Ware Road)		1.3km -Leisure Centre (John Warner)		
790m - A10 Junction (Hoddesdon)	1.87km - Railway Station (Rye House Train Station)		200m - Bus Service		
Flood Risk					
Does the site	Contains		Adjoins		
Zone 2 (Medium Risk)	<input type="checkbox"/>		<input type="checkbox"/>		
Zone 3a (High Risk)	<input checked="" type="checkbox"/>		<input type="checkbox"/>		
Zone 3b (Active Flood Plain)	<input checked="" type="checkbox"/>		<input type="checkbox"/>		
Additional Flood Risk Comments					
No flood risk comments for this site.					
Access and Transport Comments					
The site can be accessed from Hertford Road. A potential new access arrangement from Westhill Road is prevented by the existing wooded area in this location. Infrastructure will be required in order for pedestrians and cyclists to access the site safely and conveniently. The public footpath that runs through the centre of the site will need to be maintained and enhanced if development occurred. The impact that the potential development will have on the local and strategic network will need to be assessed.					
Utility Provision					
Electricity	Located within the urban area to the North				
Gas	Low pressure gas pipes exist at Hertford Road, Westhill Road and College Road. There is also a medium pressure main at Hertford Road.				
Water	There are several water mains along Hertford Road and within the initial entrance point into the site. There are also water mains available at College Road to the north and West Hill Road to the east.				
Sewerage	There are foul sewers available at Westhill Road and Briscoe Road. There are no services along Hertford Road or within the site itself.				
Sewerage Treatment	<input checked="" type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams	<input type="checkbox"/> Other		

Additional Developer Comments submitted during Call for Sites 2016	
<p>None submitted. During the Local Plan (Regulation 18) consultation the promoter stated that the 10.7 hectares site does not fall within any landscape designations, contains any local wildlife or scheduled monuments or does not lie within or is located adjacent to a conservation area or contains any listed buildings. This contains a number of existing trees which could form a suitable and mature landscape setting for a new residential development. The promoter continues by stating that the site lies within an area of enclosed Green Belt which has existing weak boundaries afforded by residential to the north which comes closer to the existing settlements to the north and west. Previous Local Plan Inspectors have recognised the potential at this location to remove land from the Green Belt and allocate land for development. The promoter states that the site can be accessed from Hertford Road and is in single landownership. The site does not have any overriding constraints to development and the land can be brought forward immediately for development. The land is recognised to be in a sustainable location and is located immediately adjacent to an identified site in the emerging Local Plan at High Leigh. The promoter states that the site can be delivered early in the Plan period to provide a mix of homes, including affordable housing, community facilities and local highway improvements, whilst making an important contribution towards Broxbourne's development needs.</p>	
Suitability Comments	
<p>The site is not considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> • There are no clear Green Belt boundaries to the north of the site. The development of this site could lead to encroachment within East Herts Green Belt. • The Council's Green Belt Topic Paper (2017) states that <i>"At first glance the A10 appears to offer an alternative Green Belt boundary, but the northern side of the site, where it adjoins East Hertfordshire, has no clear physical demarcation line along which the Green Belt can be redrawn. The area is characterised by woodland with small pockets of open land, and removal of this land from the Green Belt would be likely to result in the removal of a large number of trees which form an important part of the character of the wider area, defining the edge of the countryside. It would be very difficult to integrate the site into the existing built-up to provide additional services and facilities. In transport terms it is relatively inaccessible"</i>. • The development of this site will result in the loss of TPO trees and would potentially threaten the longer term protection of remaining protected trees due to their close proximity with proposed dwellings. • As mentioned above, the only possible access route to this site will be from the B1197/Hertford Road. It is considered that to create safe access for both pedestrians along this road will be difficult/dangerous. 	
<p>Is the site considered to be suitable for development?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>



Site Information		Site Location Map			
Site Reference Number	HOD-GB-05				
Site Name	Spring Field, Springle Lane				
Site Area	1.4 hectares				
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input checked="" type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The site is unregistered				
Surrounding Uses	N			Green Belt	
	E	Green Belt			
	S	Springle Lane, Hailey Lane and Residential Properties			
	W	Green Belt			
Site Description					
The site is irregular in shape. It slopes upwards from east to west by approximately 10 metres. There are trees and shrubbery located along the sites southern and western boundaries. A public footpath is located within the north region of the site.					
Planning History					
No planning history of note.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)	40				
Submitted Proposal	-				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The draft Local Plan proposed to keep this site within the Green Belt					

Accessibility – distance as the crow flies		
570m -Primary School (Roselands)	1.1km - Secondary School (John Warner)	1.3km -Employment Area (Merck Sharpe and Dohme)
580m - Green Space (Rear of Roselands)	440m -Healthcare Centre (Hailey View Surgery)	7km - Hospital (with A&E) (Princess Alexandra Hospital)
.9km - Town/District Centre (Hoddesdon Town Centre)	710m - Local Centre (Chaucer Way)	1.19km -Leisure Centre (John Warner)
520m - A10 Junction (A414 Junction)	1.9km - Railway Station (Rye House)	180m Bus Service
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
The site is not within a flood zone or an area susceptible to surface water flooding. However it may suffer from ground water flooding and it is within a source protection zone.		
Access and Transport Comments		
The site would ideally be accessed from either Springle Lane to the south-west of Hailey Lane to the south-east although both of these roads are semi-rural in nature. Cycle and pedestrian access is poor on these roads and they would therefore need major improvement/enhancement. A public right of way to the north of the site would need to be maintained.		
Utility Provision		
Electricity	Available at Hailey lane.	
Gas	Available at Hailey Lane	
Water	Available at Hailey Lane	
Sewerage	Available at Hailey Lane	
Sewerage Treatment	<input checked="" type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
The site is not considered to be in a suitable location for residential development for the following reasons: <ul style="list-style-type: none"> The site is included in area A1 identified in the Council's Green Belt Review. The Review states that area A1 performs strongly against Purposes 1 of the Green Belt and thus merits retention. This area performs relatively poorly against Green Belt Purposes 2 and 3. The Review states that the area "may be of greater importance than that attributed in the measurements in relation to the separation of the large urban area of Broxbourne and Hertford Heath". No changes proposed to boundary in this location. There are no clear Green Belt boundaries at this site that would prevent further encroachment into the Green Belt. The site is too small to facilitate sustainable place-shaping; therefore its development will result in the creation of a small-scale, isolated development. 		
Is the site considered to be suitable for development?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No



Site Information		Site Location Map			
Site Reference Number	HOD-GB-06				
Site Name	Piggery Site, Rye Road				
Site Area	1.36 hectares				
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input checked="" type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Site Ownership	The site is under option.				
Surrounding Uses	N	Green Belt			
	E	River Lee, Lee Valley Regional Park			
	S	Turnford Surfacing Site			
	W	Train Line, Residential Area			
Site Description					
<p>The site is linear in shape with the narrowest part only being 30 metres wide. Where the site borders the Turnford Surfacing site there is a small wooded area. The remainder of the site is covered in dense scrubland. Due to this, variations in ground level could not be determined on the site visit, however there may be topography issues due to the level change between the railway (to the west) and the River Lee (to the east). There are a few scattered trees along the eastern boundary.</p>					
Planning History					
No planning history of note.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)					
Submitted Proposal	47				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The draft Local Plan proposed to keep this site within the Green Belt.					

Accessibility – distance as the crow flies		
471m -Primary School (Cranbourne)	1.1km - Secondary School (John Warner)	160m -Employment Area (Plumpton Road Industrial Area)
0m - Green Space (within Lee Valley Regional Park)	1.1km -Healthcare Centre	5.6km- Hospital (with A&E) (Princess Alexandra Hospital)
1.6km - Town/District Centre (Hoddesdon Town Centre)	660m - Local Centre (Chaucers Way)	150m -Leisure Centre (John Warner)
2.5km - A10 Junction (Hoddesdon)	650m - Railway Station (Rye House Train Station)	320m - Bus Service
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Flood Risk Comments		
There are significant flooding issues on the site due to its proximity to the River Lee. The whole site is situated within flood zone 2 and 3 and therefore a flood risk assessment will be required as part of any major development of the site. A buffer strip between the site and the River Lee would likely to be required and other measures to reduce impact including SuDs, permeable fencing and landscaping.		
Access and Transport Comments		
Directly outside the site to the east is the Lee Valley towpath which must be preserved and wherever possible enhanced. A towpath also runs through the centre of the site. The site is landlocked by the Turnford Surfacing site to the south and the existing property of Cranbourne House to the north. There is no current access point and one would need to be provided from either of these sites. This is also applicable to pedestrian and cycle access. There could be an impact on Rye Road and the narrow bridges if they highway was not improved. There is a risk that vehicles will use Fishermans Way as an alternative route increasing congestion at Hoddesdon Business Park.		
Utility Provision		
Electricity	In main residential areas.	
Gas	The nearest low pressure gas main is located at Rye Road	
Water	There is a water main at Rye Road to the south of the site of at Cranbourne House to the north of the site	
Sewerage	The nearest foul sewers are located approximately 150 metres away	
Sewerage Treatment	<input checked="" type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted. During the Local Plan consultation (Regulation 18) the promoter states the site is a mirror image of the adjacent Turnford Surfacing site that the Council has given a brief on adjacent to the site. The area has plenty of facilities for schools, sports centres and a large industrial estate. There is also a station, for which the promoter states they intend to make a large contribution towards the bridge along with an additional 30 car parking spaces for the station which the community are desperate for. The promoter continues by stating that there are plenty of facilities for leisure, local pubs and labour clubs for people to enjoy themselves in the evening. The site stands out regarding all facilities which the locals would require.		

Suitability Comments

The site is not considered to be suitable for residential development due to the following reasons;

- The site is located within Flood Zone 2 and Flood Zone 3a and the Green Belt .The site was included within area E1 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area E8 performs strongly against Green Belt Purposes 1 and 2, and plays a poor role against Purpose 3. No change to the boundary in this location was proposed. The combinations of these factors mean that the site is not suitable for development at this time.
- Accessibility to the site is problematic – the site does not have any vehicle access and is currently landlocked between two different sites. No evidence has been provided as to how this issue will be resolved.

Is the site considered to be suitable for development?

Yes

No



Site Information		Site Location Map			
Site Reference Number	HOD-GB-07				
Site Name	Sheredes Tennis Courts				
Site Area	0.5 hectares				
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The site is owned by a public body.				
Surrounding Uses	N	Recreation Ground, Green Belt			
	E	Sheredes School			
	S	Sheredes School			
	W	Residential Area			
Site Description The site is generally square in shape, flat and low-lying. The site is currently being used for a number of tennis courts for Sheredes Secondary School.					
Planning History Various classroom units and extensions have been approved at Sheredes school.					
Development Proposal Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other <input type="checkbox"/>					
Local Plan 2005 (Policy H11)	15				
Submitted Proposal	-				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18) The draft Local Plan proposed to keep this site within the Green Belt. In addition, the site is proposed to be designated as an educational facility, therefore draft policy INF11 will also be applicable to this site.					

Accessibility – distance as the crow flies		
220m -Primary School (Sheredes)	0m - Secondary School (within school boundary)	1.2km -Employment Area
190m - Green Space (Barclay Park)	780m -Healthcare Centre	7.48km- Hospital (with A&E) (Princess Alexandra Hospital)
680m - Town/District Centre (Hoddesdon Town Centre)	630m - Local Centre (23-53 High Street)	2.58km -Leisure Centre (John Warner)
1.2km - A10 Junction (Hoddesdon)	1km - Railway Station (Broxbourne)	450m - Bus Service
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
The site does not suffer from fluvial flooding. However, it may suffer from groundwater flooding and potentially some degree of surface water flooding which will need to be mitigated.		
Access and Transport Comments		
Access would be via Cock Lane. Pedestrian access to the site already exists. The potential impact of vehicles on the school would need to be examined and there is the potential for two alternative access points into the site. The strategic highway network impact is considered to be minimal at present.		
Utility Provision		
Electricity	In main residential area	
Gas	A gas main is available outside of the residential properties at Cock Lane	
Water	There is a water main available to the north of the site at Cock Lane	
Sewerage	The nearest foul sewers are located to the west at Sheredes Drive	
Sewerage Treatment	<input checked="" type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is considered to be in a suitable location for residential development for the following reasons:</p> <ul style="list-style-type: none"> • The site is included within area A21 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area A21 performs poorly against all Green Belt Purposes, and under Option 1 proposed to remove this area from the Green Belt and introduce a schools policy that will address the future development of the school. • The development of this site could act as enabling development to improve facilities at Robert Barclay Academy • There are defensible Green Belt boundaries on all sides of the Green Belt site; to the north is Cock Lane and Barclay Park and Spital Brook, to the east and south is Robert Barclay Academy and to the west is the urban area of Hoddesdon. • The site is considered to be in a sustainable location, in close proximity to educational facilities, sustainable transport and within the sustainable distance recommended by Barton et al (2010) to facilities and amenities, with the exception of a leisure centre. 		

Is the site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Availability Comments	The site has been identified by the Council for assessment. No promotion has been received by the landowner during the Local Plan Consultation (Regulation 18) or the 2016 Call for Sites. No request for pre-application advice or a planning application has been submitted for this site.
Is the site considered to be available for development?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Achievability Comments	The site is not considered to be available, therefore it is not achievable.
Is the site considered to be achievable?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Delivery Period	-



Site Information		Site Location Map			
Site Reference Number	HOD-GB-08				
Site Name	Roselands House Field, College Road				
Site Area	0.8 hectares				
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input checked="" type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Site Ownership	The site is privately owned by three people.				
Surrounding Uses	N	Green Belt			
	E	Residential			
	S	Residential			
	W	Green Belt			
Site Description					
<p>The site is irregular in shape and quite angular. It is relatively flat; however there are very small changes in the ground level in isolated area. There are trees along all boundaries of the site which shields it from the surrounding development. Within the eastern portion of the site is a group of approximately 8-10 mature trees. This area of the site is currently being used as a horse paddock. There is an area of scrub located in the middle of the site. Just to the north east of this scrub are remnants of a water pumping station. The road leading up to the site is a narrow dirt track.</p>					
Planning History					
In 1981 approval was granted for a five bedroom property to the south of Roselands House which is now 52 College Road.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)					
Submitted Proposal	8 self-build plots				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The draft Local Plan proposed to keep this site within the Green Belt					

Accessibility – distance as the crow flies		
420m -Primary School (Roselands)	1.3km - Secondary School (John Warner)	220m -Employment Area (Merck Sharpe and Dohme)
400m - Green Space (Roselands)	530m -Healthcare Centre	7.2km - Hospital (with A&E) (Princess Alexandra Hospital)
680m - Town/District Centre (Hoddesdon Town Centre)	580m - Local Centre	1.3km -Leisure Centre (John Warner Leisure Centre)
910m - A10 Junction (Hoddesdon)	1.8km - Railway Station (Broxbourne)	220m- Bus Service
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
There are no fluvial or existing surfacing water flooding issues. However, there could be some ground water flooding issues.		
Access and Transport Comments		
The site can currently be accessed from College Road, however, this is a private road and the dirt track leading up to the site would require widening if development was to occur. Roselands Avenue can also be used to access the site. The proposed density of dwellings could have an impact on College Road due to the nature of the road. There is a public right of way to the east and north of the site which runs through to land east of Hertford Road. There may be an impact upon the local road network in the area and on College Road.		
Utility Provision		
Electricity	In main residential area	
Gas	A gas main is available at College Road to the south	
Water	A water main is located to the south at College Road but does not extend to the site	
Sewerage	A foul sewer is situated to the south at Briscoe Road	
Sewerage Treatment	<input checked="" type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
The promoter stated that the site is ready for development, and anticipates it coming forward within the first 5 years of the plan period. The promoter considers the site to have no constraints which would prevent its development. The eastern region of the site where the paddock is located has not being included within the promoted development area.		
Suitability Comments		
The site is not considered to be suitable for development due to the following reasons: <ul style="list-style-type: none"> The site is located within the Green Belt and is open in nature. It is considered that the development of this site would have a detrimental impact on the sites openness and would be contrary to the purposes of the Green Belt set out in the NPPF (paragraph 80) 		
Is the site considered to be suitable for development?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No



Site Information		Site Location Map			
Site Reference Number	HOD-GB-09				
Site Name	Admirals Walk Field				
Site Area	0.5 hectares				
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input checked="" type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	There are various landowners for this site				
Surrounding Uses	N	Green Belt			
	E	Admirals Walk Lake, Green Belt, Residential			
	S	Residential			
	W	New River, Residential			
Site Description					
<p>The site is rectangular in shape. It is relatively flat but low-lying site with a very gentle decline from west to east by 2 metres. There are several trees located within the sites borders, with the Horse Chestnuts and Oaks located along the eastern boundary are covered by a TPO. There are some areas of clear land.</p>					
Planning History					
<p>In 1980 permission was refused for residential development (Outline application for six dwellings) on this land and on land further northwards. Permission was refused for the development of a single detached house in 1978.</p>					
Development Proposal					
Residential <input checked="" type="checkbox"/>		Commercial <input type="checkbox"/>		Other <input type="checkbox"/>	
Local Plan 2005 (Policy H11)	-				
Submitted Proposal	2-3 sustainable homes				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TPO Trees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The draft Local Plan proposed to keep this site within the Green Belt					

Accessibility – distance as the crow flies		
110m -Primary School (St Cross Primary School)	1.7km - Secondary School (Broxbourne)	640m –Employment Area (Hoddesdon)
400m - Green Space (Roselands)	570m -Healthcare Centre (The Limes Surgery)	6.85km - Hospital (with A&E) (Princess Alexandra Hospital)
550m - Town/District Centre (Hoddesdon Town Centre)	810m - Local Centre	2.3km -Leisure Centre (John Warner)
1.8km - A10 Junction (Hoddesdon)	800m - Railway Station (Broxbourne)	270m - Bus Service
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Flood Risk Comments		
No fluvial flooding issues have been identified on the site although it does adjoin areas at medium risk to the east. The site is also located in a source protection zone.		
Access and Transport Comments		
Access would be via Admirals Walk to the south. There is a public right of way to the west along the New River which will need to be factored into any development scheme. Cycle access to the site will also be required. There will be little transport impact due to the size of the site, however, if a high density development was to come forward this would impact upon the only access route into Admirals Walk which is via a bridge over the New River.		
Utility Provision		
Electricity	Cables are located at Admirals Walk	
Gas	A low pressure gas main is located along Admirals Walk	
Water	A water main runs along Admirals Walk	
Sewerage	A foul sewer is located within the site.	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is not considered to be in a suitable location for residential development for the following reasons:</p> <ul style="list-style-type: none"> The site is included within area E5 of the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area E5 performs strongly against all Green Belt purposes and proposed no change to the Green Belt boundary as this is no "further opportunity to provide a stronger boundary". Planning permission for residential development on this site has been refused in the past on Green Belt grounds. Outline planning permission for six dwellings was also refused due to the increase in vehicular traffic onto Admirals Walk being considered unsatisfactory and would result in conditions prejudicial to the free flow of traffic and general safety. The proposed development capacity is below the threshold for the sites inclusion within the Strategic Land Availability Assessment. 		
Is the site considered to be suitable for development?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No



Site Information		Site Location Map			
Site Reference Number	HOD-GB-10				
Site Name	Woodside, Woollensbrook				
Site Area	0.5 hectares				
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input checked="" type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The site is has two owners.				
Surrounding Uses	N	Green Belt			
	E	Green Belt			
	S	Residential Properties included within the Green Belt			
	W	Green Belt, Residential Properties included within the Green Belt			
Site Description The site is a square shaped, flat piece of open Green Belt land. Trees are located along the sites northern and eastern boundary. The site is located behind the properties known as Fosters Cottages.					
Planning History Residential extensions and stables have been approved on the site.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)					
Submitted Proposal	26				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The draft Local Plan proposed to keep this site within the Green Belt					

Accessibility – distance as the crow flies		
870m -Primary School (Roselands)	1.9km - Secondary School (John Warner/Sheredes)	540m-Employment Area (Merck Sharpe and Dohme)
640m - Green Space	1.2km -Healthcare Centre	8km - Hospital (with A&E) (Princess Alexandra Hospital)
1.6km- Town/District Centre (Hoddesdon Town Centre)	1.3km - Local Centre	2km - Leisure Centre
600m - A10 Junction (Hoddesdon)	2.5km - Railway Station (Rye House)	170m - Bus Service
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
The sites proximity to the Woollensbrook may require further investigation.		
Access and Transport Comments		
Access to the site would be viable from Hertford Road to the south. Due to the proposed development capacity, the impact that the additional vehicles would have on the wider strategic network is minimal. Connections to the footpath along the B1197 would be required.		
Utility Provision		
Electricity	Available along Hertford Road	
Gas	Gas mains available along Hertford Road	
Water	Water mains available along Hertford Road	
Sewerage	Foul sewers are located approximately 1km top the east in the main urban area.	
Sewerage Treatment	<input checked="" type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted		
Suitability Comments		
<p>The site is considered to be in an unsuitable location for residential development due to the following reasons:</p> <ul style="list-style-type: none"> • The site is included within area A26 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area A26 performs a strong role under Green Belt Purpose 1 and thus merits retention. The area performs reasonably against Green Belt Purpose 3 and poorly against Green Belt Purpose 2. No changes to the Green Belt boundary in this area were proposed. • There are no clear defensible Green Belt boundaries to the immediate West of the site that would prevent further encroachment. • The density of the proposed development (52 dph) would be a significant overdevelopment of the Green Belt and will have a detrimental impact on the Green Belts sense of openness. • As indicated in the Borough-Wide Options and Scenarios report (Broxbourne Borough Council, 2016) the site is severed from the urban area of Hoddesdon by the A10. The report considered that there were no exceptional circumstances to release this part of the Green Belt as the sites located within this area are too small to facilitate sustainable place shaping, and would therefore result in small-scale isolated development. 		
Is the site considered to be suitable for development?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No



Site Information		Site Location Map			
Site Reference Number	HOD-GB-11				
Site Name	Hertford Road Gypsy and Traveller Site				
Site Area	0.36 hectares				
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	There are two sites owners.				
Surrounding Uses	N			Green belt	
	E	Green Belt, A10			
	S	Green Belt			
	W	Green Belt			
Site Description					
<p>The linear shaped site is relatively flat; however land to the south of it does rise steeply towards the A10. The site currently contains three gypsy pitches on hard standing surfaces. A wooded area is located to the east of the site and extends along part of the sites southern boundary.</p>					
Planning History					
<p>In 1988, retention of the mobile homes was allowed on appeal and in 1989 a condition to allow only temporary occupation was successfully removed enabling their permanent occupation. Up until the early nineties, several other mobile homes and caravans were granted consent as were other facilities including a toilet block and washroom.</p>					
Development Proposal					
Residential	<input type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>
Local Plan 2005 (Policy H11)	-	The draft Local Plan is proposing an extension to this site for 3 additional pitches.			
Submitted Proposal	-				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>

Draft Local Plan Designation (Regulation 18)		
The draft Local Plan proposed to keep this site within the Green Belt. The site has also been identified for limited expansion to meet the needs of that community on land to the immediate south which is in the ownership of the Council, as part of emerging Policy GT1: Gypsy and Traveller sites.		
Accessibility – distance as the crow flies		
700m -Primary School (Westfield)	1.8km - Secondary School (John Warner or Sheredes)	380m –Employment Area (Merck Sharpe and Dohme)
630m - Green Space	960m -Healthcare Centre	7.67km - Hospital (with A&E) (Princess Alexandra Hospital)
1.3km - Town/District Centre (Hoddesdon Town Centre)	1km - Local Centre	1.8km -Leisure Centre (John Warner)
550m - A10 Junction (Hoddesdon)	2.3km - Railway Station (Rye House)	114m - Bus Service
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
The south eastern corner of the site just slightly abuts in Zone 2 (Medium Risk). In addition, Woollensbrook, which is located to the south of the site, is located within Flood Zone 2 and Flood Zone 3.		
Access and Transport Comments		
The site benefits from existing vehicular access from Hertford Road to the north. There is also a pathway for pedestrians.		
Utility Provision		
Electricity	Connections are already available	
Gas	Low and medium pressure gas mains are located along Hertford Road	
Water	The site has access to water	
Sewerage	A foul sewer is located further east at Westfield Road	
Sewerage Treatment	<input checked="" type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is not considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> • The site is currently in active use as an authorised gypsy and traveller site. • The site is included within area A8 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area A8 performs a strong role against Green Belt Purposes 1 and 2, and reasonably against Green Belt Purpose 3. The Review proposed no changes to the boundary in this location. • As indicated in the Council's Borough-wide Options and Scenario report, the site is severed from the urban area of the A10 and is therefore not considered to be in a sustainable location for residential development 		

<p>As part of the site is already in use as a gypsy and traveller site, it is considered to be suitable to expand this site to enable the Council to accommodate for the needs of community currently occupying the site. National Policy requires local planning authorities to “set pitch targets for gypsies and travellers...and plot targets for travelling showpeople...which address the likely permanent and transit accommodation needs of travellers in their area”.</p>	
<p>Is the site considered to be suitable for development?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Availability Comments</p>	<p>The site is considered to be available. The proposed use for the site within the draft Local Plan is already established. The expansion of this site to create 3 additional plots will be on Council owned land.</p>
<p>Is the site considered to be available for development?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Achievability Comments</p>	<p>Preparatory works required to bring this site forward are not considered to be significant to prevent development. It is considered that there are no policy constraints that would prevent this site from coming forward.</p>
<p>Is the site considered to be achievable?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Delivery Period</p>	<p>6-10 years</p>



Site Information		Site Location Map			
Site Reference Number	HOD-GB-12				
Site Name	Nursery Grove, Cock Lane				
Site Area	0.5-1 hectare				
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input checked="" type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	There are multiple landowners for this site				
Surrounding Uses	N	Green Belt			
	E	Green Belt			
	S	Green Belt			
	W	Green Belt			
Site Description					
The site, which is located close to the borough boundary, is relatively isolated from other uses/buildings. It is in open in nature with fields, tracks and hedgerows. The site is undulating. . This is one of a number of sites suggested by a travelling showperson in 2014.					
Planning History					
Up until 2011/12 a licence was granted for coppicing on the site.					
Development Proposal					
Residential	<input type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>
Local Plan 2005 (Policy H11)	-			Promoted for showperson use	
Submitted Proposal	-				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Scientific Interest (SSSI)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The draft Local Plan proposed to keep this site within the Green Belt					

Accessibility – distance as the crow flies		
1.7km -Primary School (Sheredes)	1.8km - Secondary School (Sheredes)	2.28km –Employment Area (Merck Sharpe and Dohme)
1km - Green Space (Cock Lane)	2km -Healthcare Centre	9.7km - Hospital (with A&E) (Princess Alexandra Hospital)
2.6km - Town/District Centre (Hoddesdon Town Centre)	1.9km - Local Centre (23-25 High Street)	3.7km -Leisure Centre (John Warner)
1.9km - A10 Junction (Hoddesdon)	2.6km - Railway Station (Broxbourne)	2km - Bus Service
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
The sites proximity to Flood Zone 2 and Flood Zone 3a will require further investigation.		
Access and Transport Comments		
Access is available from Cock Lane down a narrow track. Cock Lane is considered to be semi-rural in this location and may need to be improved in order to accommodate any major development on this site. There is a concern that rat-running through these rural roads will increase as a result of the development in this area. Pedestrian and cycle facilities are poor in this location.		
Utility Provision		
Electricity	Connections will be required	
Gas	Connections will be required	
Water	Connections will be required	
Sewerage	Connections will be required	
Sewerage Treatment	<input checked="" type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is not considered to be in a suitable location for the development of a travelling showperson headquarters and residential development due to the following reasons:</p> <ul style="list-style-type: none"> The site is included within area A23 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area A23 performs a strong role under Green Belt purposes 1 and 3, and therefore strongly merits retention. The area achieves a low score against Green Belt Purpose 2. No change to the Green Belt boundary was proposed for this area. The Council's Borough-Wide Options and Scenario Report (Broxbourne Borough Council, 2016) states that this site is severed from the urban area of Hoddesdon by the A10. It concludes that there are no exceptional circumstances that would warrant the release of this site from the Green Belt because it is too small to facilitate sustainable place-shaping and would result in small-scale, isolated development. 		

- Within the sites boundaries is part of Wormley-Hoddesdon Park Wood North, a Site of Special Scientific Interest (SSSI). The NPPF advises against development that would have an impact on the sites notified special interest features.
- The site is not considered to be in a sustainable location for development; it is not close to educational facilities or modes of sustainable transport. It is above the sustainable distance recommended by Barton et al (2010) to a doctor's surgery and leisure centre.

Is the site considered to be suitable for development?

Yes

No



Site Information		Site Location Map			
Site Reference Number	HOD-GB-13				
Site Name	Land west of Admirals Walk Lake				
Site Area	3.39 hectares				
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input checked="" type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Site Ownership	The site is in single ownership				
Surrounding Uses	N	Residential			
	E	Admirals Walk Lake, Lee Valley Regional Park			
	S	Admirals Walk Lake, Green Belt			
	W	New River, Residential			
Site Description					
The site is a relatively square shaped piece of land and is relatively flat. The New River, which is to the West of the Site, is at higher ground level. Within the south western region of the site is a wooded area. Partially along both the eastern and western boundary is scrub. There are bushes scattered across the site.					
Planning History					
In 2009 permission was refused for the creation of football pitches.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)	-				
Submitted Proposal	42				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>

Draft Local Plan Designation (Regulation 18)		
The draft Local Plan proposed to keep this site within the Green Belt		
Accessibility – distance as the crow flies		
140m -Primary School (St Augustine)	820m - Secondary School (Sheredes)	200m -Employment Area (Hoddesdon Business Park)
0m- Green Space (Lee Valley Regional Park)	400m -Healthcare Centre	6.41km - Hospital (with A&E) (Princess Alexandra)
320m - Town/District Centre (Hoddesdon)	1km - Local Centre (Rye Road)	1.91km-Leisure Centre (John Warner)
1.8km - A10 Junction	1km - Railway Station (Broxbourne)	450m - Bus Service
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
The site is located within Flood Zone 2; therefore a sequential test and flood risk assessment will be required if developed. However, mitigation measures may be able to be put in place to reduce any impact.		
Access and Transport Comments		
The site does not currently have any vehicular access. There is a right of way (running parallel to the New River) which overlooks the site to the west, as well as a right of way running along the sites northern boundary. The only viable vehicular access would be from Conduit Lane East, but this may require the demolition of an existing property		
Utility Provision		
Electricity	Connections Required	
Gas	Low pressure gas main available to the north but connections will be required. A medium gas pressure main exists on the periphery of the site.	
Water	Located along Conduit Lane East, connections required.	
Sewerage	Pressure main sewer and foul sewer located at The Lynch, connections required.	
Sewerage Treatment	<input checked="" type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
The promoter states that approximately 60% of the site is proposed to become wetlands, with 40% proposed for residential. They also stated that “ <i>The site is located in a sustainable location surrounded on three sides by residential development. The site is fully serviceable and accessible; the contamination and flood risks can be overcome and do not have an impact on the deliverability of the scheme within 1-3 years.</i> ” They also say that the site is sufficiently viable to provide a quantum of affordable housing. The developer states that the “required remediation can be undertaken to allow dwellings to be delivered in the first five years of the Plan period” and that the entire construction programme is envisaged to take 18-24 months. The developer continues by stating the site has been subject to a full assessment in terms of planning issues.		

Suitability Comments

The site is not considered to be in a suitable location for development due to the following reasons:

- The site is included within area E5 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area E5 performs strongly against all purposes of the Green Belt and proposed no changes to the boundary as there is no opportunity to provide a stronger boundary.
- The Inspector from the 2005 Local Plan Inquiry stated that “*Any residential development [on this site would breach the primary Green Belt policy objective of retaining openness]*”.
- A planning application for the development of 42 dwellings on this site was refused for the following reasons: “*The proposal constitutes inappropriate development in the Green Belt for which very special circumstances have not been demonstrated. A such the proposal is contrary to Policy GBC2 of the Borough of Broxbourne Local Plan Second Review 2001-2011, emerging Policy GBC1 of the Broxbourne Local Plan 2016-2031 and the provisions of section 9 of the NPPF “Protecting Green Belt Land”, and “The scheme, by reason of its scale and bulk, would have an unacceptable impact on the openness of this Green Belt site contrary to Policy GBC2 of the Borough of Broxbourne Local Plan Second Review 2001-2011, emerging Policy GBC1 of the Broxbourne Local Plan 2016-2031 and the provisions of section 9 of the NPPF “Protecting Green Belt Land”.*”
- The development of this site will have a detrimental impact on the landscape of this area, particularly the long views into the Lee Valley Regional Park from the New River.

Is the site considered to be suitable for development?

Yes

No



Site Information		Site Location Map	
Site Reference Number	HOD-GB-14		
Site Name	305 Ware Road		
Site Area	0.5 hectares		
Site Status	<input type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Mixed		
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study		
Site Visit Carried Out	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Site Ownership	The site is owned by a public body		
Surrounding Uses	N	Green Belt, Quantum Care Home	
	E	Ware Road, Residential	
	S	Green Belt	
	W	Green Belt, Playing Fields of Hailey Hall School	
Site Description			
The site is currently occupied by a number of vacant buildings which were previously a community support unit owned by the NHS. The site is square and relatively flat. There are trees located along the sites northern, southern and western boundary. The site is set back from Ware Road by a wide grass verge.			
Planning History			
A planning application for two 5 bed care homes was withdrawn in the early 2000s.			
Development Proposal			
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>
Local Plan 2005 (Policy H11)	15	Other	<input type="checkbox"/>
Submitted Proposal			
Site Designations			
	Contains	Adjoins	
Green Belt	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Scientific Interest (SSSI)
Archaeological Interest	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ancient Monument
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species
Draft Local Plan Designation (Regulation 18)			
The draft Local Plan proposed to keep this site within the Green Belt			

Accessibility – distance as the crow flies		
250m - Primary School (Roselands)	810m - Secondary School (John Warner)	1km -Employment Area (Merck Sharpe and Dohme)
340m - Green Space	100m -Healthcare Centre (Christian Close Doctors)	6.84km - Hospital (with A&E) (Princess Alexandra Hospital)
1.5km - Town/District Centre (Hoddesdon Town Centre)	380m - Local Centre (Chaucers Way)	830m -Leisure Centre (John Warner Leisure Centre)
1.7km - A10 Junction (Hoddesdon)	1.6km - Railway Station (Rye House)	90m - Bus Service
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
There are no flood risk issues identified at the site.		
Access and Transport Comments		
The site has existing vehicle and pedestrian access from Ware Road.		
Utility Provision		
Electricity	Connections already available.	
Gas	Available along Ware Road to the east	
Water	Available along the footpath to the east	
Sewerage	Located to the eastern side of Ware Road	
Sewerage Treatment	<input checked="" type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is not considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> The site is included in area A4 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area A4 "Performs a strong role under Green Belt Purposes 1 and thus merits retention. Also performs strongly against Green Belt purposes 2 in providing a barrier between the large urban area of Broxbourne and Hertford Heath, although it should be noted that the motorway provides a permanent barrier between these settlements. Performs poorly against Green Belt purpose 3" and proposed no change to the boundary in this location. It is considered that there are no strong defensible Green Belt boundaries that would prevent further encroachment. <p>The Council acknowledges that there are areas of Previously Developed Land within the site boundary. The NPPF (Paragraph 89) states that "A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are: [...] limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development." The possible development of this site will be explored through the Brownfield land Register.</p>		

Furthermore, it should be noted that the Councils' Green Belt Topic Paper (2017) stated that:

“303/305 Ware Road, Hoddesdon, are empty buildings where regeneration and alternative uses could promote the amenity of local residents through improved vitality and street scene. However, these aspirations are somewhat hampered by their designation as Green Belt. The 2005 Local Plan Inspector drew attention to the possibility of providing a small amount of housing on these sites, which are effectively part of the urban area of Hoddesdon, and suggested that the sites could be looked at through a Green Belt Review. However, the 2008 Green Belt Review by Scott Wilson suggested that both sites performed well against Green Belt Purpose 1 (checking the unrestricted sprawl of built-up areas and thus merits retention. As noted in paragraph 1.27 above, since the Local Plan Inspector’s report, there is now a broader emphasis in national policy than housing needs in meeting ‘exceptional circumstances’ and therefore redevelopment should be pursued as permissible development in the Green Belt rather than through the Local Plan”.

Is the site considered to be suitable for development?

Yes

No



Site Information		Site Location Map		
Site Reference Number	HOD-GB-15			
Site Name	Rosehill Bowls Club			
Site Area	0.3 hectares			
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed			
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study			
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Site Ownership	The site is owned by a developer.			
Surrounding Uses	N			Green Belt
	E			Residential
	S			Residential
	W	Green Belt		
Site Description				
<p>The site, which is relatively squared shaped and relatively flat. The site is used as a bowls club. The western portion of the site consists of a bowling green. The eastern portion contains there structures and hardstanding surface which is used as a car park. It is shielded from Lord Street by trees.</p>				
Planning History				
<p>An application in 1992 for a storage building and the re-siting of an existing shed was granted approval. In 1994, a single storey side extension to the Club House was granted approval and in 1996, a new pavilion to replace the existing clubhouse was granted approval.</p>				
Development Proposal				
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	
Local Plan 2005 (Policy H11)	9	Other	<input type="checkbox"/>	
Submitted Proposal				
Site Designations				
	Contains	Adjoins		
Green Belt	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Scientific Interest (SSSI)	
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	
TPO Trees	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Conservation Area	
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	
Draft Local Plan Designation (Regulation 18)				
The site was designated Open Space, Leisure, Sport and Recreation in the draft Local Plan				

Accessibility – distance as the crow flies		
420m -Primary School (Westfield)	690m- Secondary School (Sheredes)	440m –Employment Area (Merck Shape and Dohme)
120m - Green Space (Barclay Park)	760m -Healthcare Centre	7.5km - Hospital (with A&E) (Princess Alexandra Hospital)
490m - Town/District Centre (Hoddesdon)	490m - Local Centre (Hoddesdon Town Centre)	2.1km -Leisure Centre (John Warner)
590m - A10 Junction	2km - Railway Station (Rye House)	740m- Bus Service
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
Woollens Brook is approximately 250m away and this is located within Flood Zone 2 and Flood Zone 3. This may require further investigation.		
Access and Transport Comments		
The site currently has vehicular access from Lord Street. If development was to occur pedestrian connection to the site will require improvement. The transport impact on the wider strategic network of this site is not considered to be significant, however due to Lord Street being quite narrow in places there may be localised impacts.		
Utility Provision		
Electricity	Already connected.	
Gas	Low pressure gas mains available at Lord Street	
Water	Water mains available to the south at Lord Street	
Sewerage	Available to the east at Lord Street	
Sewerage Treatment	<input checked="" type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is considered to be in a suitable location for residential development for the following reasons:</p> <ul style="list-style-type: none"> • Following the completion of High Leigh Garden Village, which has been granted planning permission, the site will be surrounded by residential development on all sides. • The site is in a sustainable location; it is in proximity to primary and secondary education, local facilities and some modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al to a doctor's surgery, local park/green space and leisure centre. • The relocation of the Bowls club will mean that this site will no longer be performing the function for which it is provided for and its development would not have a detrimental impact on facilities available. Therefore, it is considered that the development would comply with emerging Policy ORC2: Loss of Open Space, Leisure, Sport and Recreational Facilities. 		

Is the site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Availability Comments	The availability of this site for development is dependent on the Bowls Club relocation to a suitable location. The Council are looking into a number of possible locations for the Bowls club relocation.
Is the site considered to be available for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Achievability Comments	The site is considered to be achievable. Due to the semi-developed nature of the site, site preparatory works required to bring this site forward for development are not considered to be significant to have a detrimental impact on the sites viability.
Is the site considered to be achievable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delivery Period	6-10 years



Site Information		Site Location Map			
Site Reference Number	HOD-GB-17				
Site Name	Land to the west of the A10 at Hoddesdon				
Site Area	38.7 hectares				
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input checked="" type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The site is in single ownership				
Surrounding Uses	N	Hertford Road, Green Belt			
	E	A10			
	S	Green Belt, Spital Brook			
	W	Box Wood Hoddesdon, Green Belt			
Site Description					
The site is irregular in shape. The site consists of open fields that have trees/hedges around the boundaries and high density woodland. The woodland area within the red line has varying topographical levels. However, in general there is a gentle slope in a south easterly direction towards the A10.					
Planning History					
No planning history of note.					
Development Proposal					
Residential	<input type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)	-				
Submitted Proposal	-				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The draft Local Plan proposed to keep this site within the Green Belt.					

Accessibility – distance as the crow flies		
620m -Primary School (Westfield)	1.1km - Secondary School (Sheredes)	400m –Employment Area (Merck Sharpe and Dohme)
210m - Green Space (Barclay Park)	1.35km -Healthcare Centre (19 Amwell Street)	7.63km - Hospital (with A&E) (Princes Alexandra)
1.2km - Town/District Centre (Hoddesdon)	1.13km - Local Centre (38-54 Ware Road)	2.1km -Leisure Centre (John Warner)
0m- A10 Junction (adjoins Hoddesdon junction)	2.16km - Railway Station (Broxbourne)	40m- Bus Service (Box Wood)
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Flood Risk Comments		
The northern region of the site is in proximity to Woollensbrook which lies within Flood Zone 2 and 3.		
Access and Transport Comments		
Both sections of the site can be accessed via Lord Street Road. Footpaths and cycle provision to the site will need to be provided. Due to the potential development capacity of the site a transport assessment will be required.		
Utility Provision		
Electricity	Available along Hertford Road.	
Gas	A low pressure gas main is located along Hertford Road	
Water	There is also a water main along the B1197 (Hertford Road)	
Sewerage	The nearest foul sewers are located at Rosehill Close	
Sewerage Treatment	<input checked="" type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted. During the Local Plan consultation no specific comments were made regarding this site.		
Suitability Comments		
<p>The site is not considered to be suitable for development due to the following reasons:</p> <ul style="list-style-type: none"> • The site is included within area A25 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area A25 performs a strong role under Green belt Purposes 1 and 3, and therefore strongly merits retention. The area also performs a medium to low score against Green Belt Purpose 2. The review proposed no change to the Green Belt boundary in this area. • Located within the site is Box Wood, a local wildlife site. The Council's policies indicate that developments on Wildlife Sites are not favourable, unless exceptional circumstances in the public interest can be demonstrated. This would reduce the developable area of the site significantly. • The site adjoins the Broxbourne-Hoddesdon woods complex which is an international designated special area of conservation. Development that would have a negative impact on this area is strongly resisted by the Council. • The site is not considered to be in a sustainable location to support residential development due to it being severed from the urban area by the A10. 		
Is this site considered to be suitable for development?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Broxbourne, Wormley and Turnford
Urban Sites



Site Information		Site Location Map			
Site Reference Number	BWT-U-15				
Site Name	Gas Distribution Station				
Site Area	0.7 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The site is owned by a private company.				
Surrounding Uses	N	Residential			
	E	Railway, Green Belt			
	S	Broxbourne Station			
	W	Wildlife site, Open Space			
Site Description					
The site is irregular in shape and relatively flat. There are existing structures on the site, which are surrounded by a number of trees.					
Planning History					
No planning history of note.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)	36				
Submitted Proposal	-				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The draft Local Plan proposed to allocate this site as an urban capacity site, as part of emerging Policy DS3: Urban Capacity Sites					



Accessibility – distance as the crow flies		
290m -Primary School (St Cross)	650m - Secondary School (Sheredes)	860m –Employment Area (Hoddesdon Business Park)
0m - Green Space (Adjoins the Meadway)	900m -Healthcare Centre	6.81km - Hospital (with A&E) (Princess Alexandra)
860m- Town/District Centre (Hoddesdon Town Centre)	600m - Local Centre (23-25 High Road)	2.78km -Leisure Centre (John Warner)
2.1km - A10 Junction (Hoddesdon)	300m- Railway Station (Broxbourne Station)	400m - Bus Service (Broxbourne Station)
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
Due to Spital Brook running within close proximity to the sites southern border, it is located partially within Flood Zone 2 and 3a. A flood risk assessment should accompany any application for the development of this site and appropriate flood mitigation measures implemented.		
Access and Transport Comments		
The site can be accessed from a track located at Admirals Walk. This access will require improving if development comes forward on the site. There is no pedestrian access to the site. There are footpaths on both sides of Admirals Walk. Connections to these footpaths will be required.		
Utility Provision		
Electricity	Connections will be required	
Gas	A low pressure gas main and main pressure gas main is located within the site boundaries.	
Water	A water mains is located at Mead Way, to the north of the site	
Sewerage	A foul sewer and surface sewer are located at Mead Way, to the north of the site	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted as part of Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is considered to be suitable for development due to the following reasons:</p> <ul style="list-style-type: none"> • The site is previously developed land located within an existing settlement boundary. The use of previously developed land is one of the twelve core land-use planning principles that under plan-making and decision making. • The site adjoins a built up residential area, therefore its development for this use would be in keeping with the context. • The site is considered to be in a sustainable location; it is close to primary and secondary education, local facilities and modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) to a doctor's surgery, leisure centre and local park/green space. 		

Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Availability Comments	The landowner has confirmed that the site is available for development. In recent correspondence with the landowner for this site, it was confirmed that this site could come forward within the latter part of the Plan period.
Is the site considered to be available for development	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Achievability Comments	The site is considered to be achievable. If there are contamination issues at this site, its remediation could impact viability. The sites proximity to the urban area means that it can benefit from existing infrastructure.
Is the site considered to be achievable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delivery Period	11-15 years

Broxbourne, Wormley and Turnford
Green Belt Sites



Site Information		Site Location Map			
Site Reference Number	BWT-GB-01				
Site Name	Disused quarry site at Church Lane				
Site Area	4.56 hectares				
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input checked="" type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The land is in single ownership				
Surrounding Uses	N	Green Belt			
	E	Green Belt, Wormleybury Historic Park and Garden			
	S	Green Belt, Wormleybury Historic Park and Garden			
	W	Green Belt, Residential dwellings			
Site Description					
The site is not particular flat or regular in shape. The site is greenfield in nature. A number of trees and scrub can be found throughout the site. A single structure is located in the south western corner of the site, just to the east of a cluster of trees. There are trees located along the sites borders					
Planning History					
In 1971 permission was refused for a garden centre and caretaker's bungalow. In 1986 the restoration of the gravel pit with the construction of an earth embankment and use of soil for manufacture and processing was refused.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>		Commercial	<input type="checkbox"/>	
Local Plan 2005 (Policy H11)	-			Gypsy/Travellers use	
Submitted Proposal	120 (however, second promotion suggested larger detached dwellings)				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>

Draft Local Plan Designation (Regulation 18)			
The draft Local Plan proposed to keep this site within the Green Belt			
Accessibility – distance as the crow flies			
1.38km -Primary School (Broxbourne JMI)	750m - Secondary School (Broxbourne)	3.1km -Employment Area (Hoddesdon Business Park/Merck Sharpe and Dohme)	
290m - Green Space (Baas Hill Common)	1.3km -Healthcare Centre	9.65km - Hospital (with A&E) (Princess Alexandra Hospital)	
1.8km - Town/District Centre (Brookfield)	1.2km - Local Centre (251-259 High Street)	3.9km -Leisure Centre (Laura Trott Leisure Centre)	
1.4km - A10 Junction (Turnford)	2.2km - Railway Station (Broxbourne)	1.3km Bus Service	
Flood Risk			
Does the site	Contains	Adjoins	
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>	
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>	
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Additional Flood Risk Comments			
There are no fluvial flooding issues identified on the site but there may be groundwater flooding.			
Access and Transport Comments			
There is no appropriate highway access point onto the site. Church Lane, which borders the site to the West is predominantly rural in character and would need improvement to provide an appropriate width for highways users plus a pedestrian pathway/cycleway.			
Utility Provision			
Electricity	Connections will be required		
Gas	A low pressure gas main is located to the west of the site, at Church Lane.		
Water	A water main is located along Church Lane.		
Sewerage	The nearest foul sewers are located over 1km away at The Croft		
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams	<input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016			
None submitted.			
Suitability Comments			
The site is not considered to be in a suitable location for residential development for the following reasons:			
<ul style="list-style-type: none"> The Borough-wide Options and Scenario Report (Broxbourne Borough Council, 2016) concludes that this site is severed from the urban area by the A10, and considered that <i>“there are no exceptional circumstances necessary to release Green Belt in these areas because these sites are too small to facilitate sustainable place-shaping and would result in small-scale, isolated development(s)”</i>. This site is included within the area identified as B19 in the Council’s Green Belt Review (Scott Wilson, 2008). The Review states that area B19 performs a strong role under Green Belt purpose 1 and 3, therefore strongly merits retention. The Review proposed no amendment to the boundary in this location. The proposed development capacity of up to 120 houses would dwarf the existing residential dwellings along Church Lane 			

- The sites rural location and severance from the urban area means that it is not in close proximity to modes of sustainable transport, Therefore development at this site would be car dependent. Church Lane would be significantly impacted by a high volume of cars.
- The site is located next to Wormleybury Registered Historic Park. It is considered that the development of this site would have a detrimental impact on the Parks character and historical significance.
- The site is not considered to be in a suitable and sustainable location for residential development – its rural location means that it is not close to local facilities. It is also not within the sustainable distance recommended by Barton et al (2010) for a leisure centre, doctor’s surgery and hospital.

As stated in ‘Planning Policy for Traveller Sites’ (DCLG, 2015) “*Local planning authorities should ensure that traveller sites are sustainable economically, socially and environmentally*”. Due to this sites isolated location within the borough, it is considered that it will not be sustainable economically, socially or environmentally for gypsy and traveller use.

Is the site considered to be suitable?

Yes

No



Site Information		Site Location Map	
Site Reference Number	BWT-GB-02		
Site Name	Derwent Turnford		
Site Area	5.06 hectares		
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed		
Source of Site	<input checked="" type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study		
Site Visit Carried Out	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Site Ownership	The site is owned by a private company.		
Surrounding Uses	N		Green Belt, Local Wildlife Site
	E		New River, Urban Area
	S		Turnford Link Road
	W	A10	

Site Description

The teardrop shaped site, is relatively flat, however there are small variations in ground level. Along the southern, western and northern boundary of the site are trees; however there is a gap along the western boundary which provides a view to the A10. South eastern corner is lower than the New River to the east of the site; however appears to level off by the north eastern corner. Within the south western portion of the site is a cluster of trees

Planning History

No planning history of note.

Development Proposal

Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>
Local Plan 2005 (Policy H11)	-			Playing Fields/Access Road	
Submitted Proposal	300				

Site Designations

	Contains	Adjoins		Contains	Adjoins
Green Belt	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>

Draft Local Plan Designation (Regulation 18)

The draft Local Plan proposed to keep this site within the Green Belt.

Accessibility – distance as the crow flies		
360m -Primary School (Longlands Primary School)	1.5km - Secondary School (Turnford/Broxbourne)	790m-Employment Area (New River Trading Estate)
690m - Green Space (Broomfield Avenue)	465m -Healthcare Centre	9.26km - Hospital (with A&E) (Princess Alexandra Hospital)
930m - Town/District Centre (Brookfield)	610m - Local Centre (39-55 High Street)	2.7km -Leisure Centre (Laura Trott Leisure Centre)
135m - A10 Junction (Turnford)	2.4km - Railway Station (Cheshunt)	460m - Bus Service
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
A vast majority of the site is within active flood zone which will impact upon the form and layout of development. This may seriously affect the deliverability and developability of this site although mitigation measures could be put in place to solve this. The development option report recommends that approximately 0.5 hectares of the site would need to be set aside for flood attenuation works.		
Access and Transport Comments		
There is no current vehicular access to the site; therefore this would need to be created if development was to occur. A transport assessment will be required for this site if development at the proposed density occurred. Pedestrian and cycle access to the site will need to be created.		
Utility Provision		
Electricity	Connections will be required	
Gas	Low pressure gas mains available at the urban area to the east, and an immediate pressure gas main are available along the southern and western boundary.	
Water	A water hydrant is located within the sites boundary. Water mains are located in the urban area (The Oval to the east or Winnipeg Way to the south)	
Sewerage	The closest foul sewer is located in the urban area to the east.	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams
		<input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted. During the Regulation 18 draft Local Plan consultation the promoter of the site stated that this site should be considered alongside the proposed secondary school site as “ <i>Any other solution could to the Derwent Turnford land becoming potentially redundant and stagnant in the future.</i> ” They make reference to the “West of Wormley Area Development Options Report” which states that the site is “not open to the public, although the New River provides a walking route along its eastern edge” and that it does not serve an amenity role beyond its attractive appearance as a visual break. They continue by stating that the Derwent Turnford land has good accessibility, which will improve if a new station at Turnford is constructed.		

Suitability Comments

The site is not considered to be suitable for **residential** development due to the following reasons:

- The Council's Green Belt Review (Scott Wilson, 2008) states that this area (B8) performs a strong role under Green Belt purposes 1 and 3, therefore merits retention. No change to the Green Belt boundary in this area was proposed.
- The Metropolitan Green Belt Review (Prospect Planning, 2008) states that "*Land located between the edge of existing built up area and the A10 on the western edge of Broxbourne and Wormley, between Baas Lane/Bell Lane to the north and the A10 slip road to the south, is predominantly open and rural in character. Hence it fulfils an important Green Belt function of checking the unrestricted sprawl of Broxbourne and Wormley, which is already part of a long urban corridor which runs through the length of the Borough, as well as assisting in safeguarding the countryside from encroachment*".
- The Council's 'West of Wormley Area Development Options Report' concluded that the option which would have the least impact on the existing landscape is the 'Secondary School Option'. This site was not included within this option.
- The proposal to develop 300 dwellings would be a significant overdevelopment of this site. This would have a detrimental impact on the sense of openness within this part of the Green Belt.
- A significant proportion of the site lies within Flood Zone 3. The 'Flood Risk Exception Test Report (April 2017) states that for this site "*The Council does not consider that there are wider sustainability benefits to the community that outweigh the flood hazard at this site for residential use. The site is small and the flood zones cover approximately two-thirds of the site. No safe access to the site can be identified. There are number of other sites more suitable for residential development from a flood hazard perspective*".

Hertfordshire County Council's highway consultants have undertaken high-level work which indicates that a southern access to the proposed reserve secondary school site to the north at Church Lane, Wormley (ref BWT-GB-06) is technically feasible from the A10 spur to the south, and could supplement the northern access to the site from Church Lane. This access would require bridging of the floodplain and usage of third part land (i.e. the Derwent Land). The landowners have indicated their desire to work with the Council to enable the delivery of the school. As mentioned above, a significant proportion of the site lies within flood zone 3. However, the Council's 'Flood Risk Exception Test Report' (April 2017) states that there "*are wider sustainability benefits to the community for using this site as access to the school site that outweigh flood hazard. An elevated structure such as bridge is likely to be required in order to be able to access the school site, and the Council is confident that the site can be developed for use in a safe manner. It is possible that the school may require an alternative access in a flood situation.*"

As set out in the Green Belt topic paper, it is considered that provision of the school, including the necessary access arrangements, could constitute the very special circumstances necessary for the construction of the southern access road in the Green Belt.

Is the site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Availability Comments	As stated above, the landowners have indicated their desire to work with the Council to enable the delivery of the school.
Is the site considered to be available for development	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Achievability Comments	As stated above, technical studies show that the creation of a southern access to the proposed reserve secondary school on this site is technically feasible.
Is the site considered to be achievable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delivery Period	11-15 years



Site Information		Site Location Map			
Site Reference Number	BWT-GB-03				
Site Name	Brookfield Riverside				
Site Area	20 hectares				
Site Status	<input type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Site Ownership	There are various landowners for this site.				
Surrounding Uses	N	Green Belt			
	E	A10, Residential			
	S	Brookfield Retail Park			
	W	Green Belt			
Site Description The site is irregular in shape with no major topographical issues. Contained within the southern region of the site is the New River Trading Estate, allotments and a traveller site. Halfhide Lane separates the New River Trading Estate from the allotments and the traveller site. The traveller and the allotment site are separated by a line of trees. The remainder of the site is greenfield in nature, of which the majority is open field. This area of the site is separated from the built up area by a tree boundary. Located within the north-eastern region of the site is a significant cluster of trees. Along a significant part of the sites boundaries are a number of trees.					
Planning History The site was promoted and identified as a strategic site for retail, leisure and residential uses in the Council's submission Core Strategy. This was not supported by the Planning Inspectorate and subsequently the Core Strategy was not found sound without its removal from the document. This application was the renewal of a previous application that was granted planning permission in 2011. In 2013, outline permission was granted for the construction of a link road from Halfhide Lane to the A10 Interchange.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input checked="" type="checkbox"/>	Other	<input checked="" type="checkbox"/>
Local Plan 2005 (Policy H11)		3,500 sqm of retail convenience, 30,000 sqm net retail comparison, part of a c. 50,000 sqm business		10,00 sqm of leisure floorspace and a civic centre	
Submitted Proposal	250				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Local Wildlife Site	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>

Draft Local Plan Designation (Regulation 18)		
The draft Local Plan proposes to allocate this site or mixed use development, as part of emerging Policy BR1. Part of this proposed allocation will form Brookfield Riverside, which is proposed to accommodate 250 dwellings, up to 30,000 sqm net retail comparison, 3,500 sqm of retail convenience floorspace, 10,000 sqm of leisure floorspace, a civic centre. Part of the site is proposed to accommodate a 50,000 sqm business campus.		
Accessibility – distance as the crow flies		
540m -Primary School (Longlands)	1.26km - Secondary School (Turnford)	0m –Employment Area (New River Trading Estate)
190m - Green Space (Cheshunt Park)	1.3km -Healthcare Centre	9.66km - Hospital (with A&E) (Princess Alexandra)
0m- Town/District Centre (Brookfield)	530m - Local Centre (1-21 Cheshunt Wash)	1.87km -Leisure Centre (Laura Trott)
2.2km - A10 Junction (Hoddesdon)	1.9km - Railway Station (Cheshunt)	170m - Bus Service
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
A flood risk assessment will need to accompany any planning application for the development of this site. Flood mitigation schemes, if necessary, will need to be implemented. There are also areas of this site which are susceptible to surface water flooding which will also need to be addressed.		
Access and Transport Comments		
Part of the site does not have vehicular access. The southern region, which currently consists of the New River Trading Estate, the allotments and the gypsy and traveller site, can be accessed from Halfhide Lane. It is anticipated that that the development will be served by a new link road joining Halfhide Lane and the A10. A transport assessment will need to be prepared for this site and schemes implemented to negate the impact of traffic that this site could cause. Pedestrian and cycle access to the site will need to be created.		
Utility Provision		
Electricity	New infrastructure will need to be installed.	
Gas	A low pressure gas main is located within	
Water	A trunk main adjoins the sites western boundary, and follows the path of the New River. The existing retail park contains water mains.	
Sewerage	The existing retail park contains surface sewers and foul sewers	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted. During the Regulation 18 Local Plan consultation two representations were made against this site. Both of these representations can be seen on the Council's website by using the following link: www.broxbourne.gov.uk/lpsites		

Suitability Comments	
<p>The site is considered to be suitable for development due to the following reasons:</p> <ul style="list-style-type: none"> • The development of this site will provide the opportunity to build upon the existing Brookfield shopping centre and provide a significant amount of the Council's retail need. • Paragraph 83 of the National Planning Policy Framework (NPPF) states that "<i>Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan</i>". The Council's Green Belt topic paper states that • The size of the site will enable sustainable place making to occur and the scale will support the provision of additional infrastructure (schools, road improvements) and improved transport services • The Council's 'Green Belt Topic Paper' (June 2017) assesses a number of sites against sustainable development criteria ('Exceptional Circumstances') identified by the Council. The Brookfield development scored highly in relation to the majority of the criteria. The topic paper states that a major reason for these positive scores is the "<i>co-location of the proposed borough centre and significant amounts of residential development and employment, at a site accessible from large parts of the existing built-up area at the centre of the borough</i>". The report also states that the Brookfield development is the "<i>largest and most important development in the Local Plan, and will provide a very significant contribution towards the long-term housing needs of the borough.... Given constraints elsewhere, the borough cannot meet its housing needs without Brookfield Garden Village and Riverside. Given the intensity of housing need, this factor adds weight to the above principles</i>" 	
Is the site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Availability Comments	All landowners are supportive of this being promoted for residential development, as indicated through their responses in the Regulation 18 draft Local Plan consultation. The Council is pro-actively working with all landowners to develop a comprehensive masterplan for this site.
Is the site considered to be available for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Achievability Comments	The quantum of development proposed for this site suggests that it is achievable. Planning permission has already been granted for additional road infrastructure (a new link road) that will service this development. With the exception of part of the sites Green Belt designation, it is considered that there are no policy constraints that would prevent this site from coming forward for development. As mentioned above, the Council is working pro-actively with all site owners to prepare a comprehensive masterplan for this site.
Is the site considered to be achievable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delivery Period	1-10 years



Site Information		Site Location Map			
Site Reference Number	BWT-GB-05				
Site Name	Brookfield Garden Village				
Site Area	117.9 hectares				
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Site Ownership	The site is owned by Hertfordshire County Council and Broxbourne Borough Council				
Surrounding Uses	N	Wormleybury Registered Historic Park			
	E	A10, Green Belt			
	S	Cheshunt Park			
	W	Green Belt, Open Fields			
Site Description					
The site is irregular in shape. There are varying topographical levels within the site; being crossed west-east by the tributaries of Turnford Brook, it is undulating with relative steep hills in places along the sites western edge, the site becomes more flat as it slopes towards the Lee Valley to the east.					
Planning History					
No planning history of note.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input checked="" type="checkbox"/>	Other	<input checked="" type="checkbox"/>
Local Plan 2005 (Policy H11)	-			Relocated traveller site and allotments, primary school and	
Submitted Proposal	1250				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Ancient Monument	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The site is allocated for residential development within the emerging Local Plan. The Local Plan has allocated this site for 1,250 new homes, elderly persons accommodation, up to 4 forms of entry primary schooling, a local centre and public open space and woodland.					

Accessibility – distance as the crow flies		
770m-Primary School (Longlands)	1.3km - Secondary School (Turnford)	1.54km –Employment Area (Fieldings Road)
0m - Green Space (adjoins Cheshunt Park)	1km -Healthcare Centre	9.5km - Hospital (with A&E) (Princess Alexandra)
Brookfield - Town/District Centre (0m – adjoins)	920m - Local Centre (1-21 Cheshunt Wash)	2.2km -Leisure Centre (Laura Trott)
200m- A10 Junction (Turnford)	2.26km - Railway Station (Cheshunt)	220m - Bus Service (Brookfield Centre)
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3b (Active Flood Plain)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
<p>The two tributaries of Turnford Brook and their associated Zone 2 and Zone 3a flood risk areas run east-west through the centre and adjacent to the north of the site, which would necessitate some flood protection measures. There is also a small area of Zone 3B floodplain within the centre of the site and a substantial area of Zone 3B immediately adjacent to the north east of the site as the Turnford Brook approaches and passes underneath the A10. Both of these would need major mitigation work if any development came forward.</p>		
Access and Transport Comments		
<p>The most appropriate entrance to the site would be from the A10 junction at Turnford via a new link road. This new link road has been granted planning permission. From this link to a circulatory road would be required to provide access to the proposed residential development. Footpath and cycling infrastructure would be required. As indicated in the previous SLAA, due to the sites proximity to the A10 it is assumed that most vehicles would use this already heavily congested road as a means of access. The impact that the development would have on the wider strategic road network will require further investigation. Due to the scale of development, public transport options will need to be implemented.</p>		
Utility Provision		
Electricity	Electricity cables will need to be provided	
Gas	New gas mains will be required for this site.	
Water	A trunk main is located behind Brookfield Retail Park and follows the path of the New River	
Sewerage	Infrastructure will need to be installed.	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
<p>WYG has prepared a document titled 'A Vision for Brookfield', for Broxbourne Borough Council. This document can be viewed on the following webpage:www.broxbourne.gov.uk/lpsites. The document outlines initial high level thoughts on the site and begin ton layout what the new Brookfield will look like. This document looks at both Brookfield Riverside and Brookfield Garden Village</p>		
Suitability Comments		
<p>The site is considered to be suitable for development due to the following reasons:</p> <ul style="list-style-type: none"> The development of this site will provide the opportunity to build upon the proximity of the existing Brookfield shopping centre 		

- As identified in the Council's 'Brookfield Development Options Report', there are opportunities for create new Green Belt boundaries. To the north of the site is Wormleybury Brook, to the south is the existing edge of Cheshunt Park, to the east is Brookfield Retail Park and A10, and to the west is Park Lane Paradise, however the report state that is "*may be possible to create a new structural landscape boundary on the slopes of Doggett Hill*".
- The development of this site will help to support the borough's housing need over the Local Plan period, and would put less pressure on the release of other Green Belt sites in less sustainable and appropriate location
- The size of the site will enable sustainable place making to occur and the scale will support the provision of additional infrastructure (schools, road improvements) and improved transport services.
Paragraph 83 of the NPPF states that "*Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan*". The Council's Green Belt topic paper concludes that
- The opportunity to plan a mixed use urban edge development, which builds upon the existing retail centre, would make a significant contribution to place shaping in the borough
- The site is considered to be in a relatively sustainable location; it is in close proximity to educational facilities, some modes of sustainable transport and within the sustainable distance recommended by Barton et al (2010) for facilities and amenities, with the exception of a leisure centre.
- The Council's 'Green Belt Topic Paper' (June 2017) assesses a number of sites against sustainable development criteria ('Exceptional Circumstances') identified by the Council. The Brookfield development scored highly in relation to the majority of the criteria. The topic paper states that a major reason for these positive scores is the "*co-location of the proposed borough centre and significant amounts of residential development and employment, at a site accessible from large parts of the existing built-up area at the centre of the borough*". The report also states that the Brookfield development is the "*largest and most important development in the Local Plan, and will provide a very significant contribution towards the long-term housing needs of the borough.....Given constraints elsewhere, the borough cannot meet its housing needs without Brookfield Garden Village and Riverside. Given the intensity of housing need, this factor adds weight to the above principles*"

Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Availability Comments	All landowners are supportive of this being promoted for residential development, as indicated through their responses in the Regulation 18 draft Local Plan consultation. The Council is working proactively with all the landowners of this site in regards to bringing it forward for development. Due to the scale of the site, and the need to ensure that s comprehensive masterplan has been devised that is agreed by all landowners, and the need to bring necessary infrastructure to require residential development to bring, it is considered that this site will not come forward until the middle of the Plan period.
Is the site considered to be available for development	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Achievability Comments	The quantum of residential development will support the development of infrastructure required to support the development. The location of a high pressure through the centre of the site will need to be considered. There is developer interest in this site. With the exception of the sites Green Belt designation, it is considered that there are no policy constraints that would prevent this site from coming forward for development.

Is the site considered to be achievable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delivery Period	1-15 years



Site Information		Site Location Map			
Site Reference Number	BWT-GB-06				
Site Name	Wormleybury Field				
Site Area	19.5 hectares				
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Site Ownership	The site is owned by Broxbourne Borough Council				
Surrounding Uses	N	Church Lane, Wormley Playing Fields			
	E	New River, Residential			
	S	Green Belt, A10 Turnford Link Road			
	W	A10, Green Belt			
Site Description					
<p>The site is irregular in shape and relatively flat. Throughout the site are a number of trees, including a grove located within the northern region of the site. The site is open grassland which is currently being used for grazing sheep. There are no structures located on this site. Located along the sites boundaries are a number of trees – however, there are gaps that provide views onto the A10 (west), the Derwent Turnford Site (south) and Church Lane (north).</p>					
Planning History					
No planning history of interest.					
Development Proposal					
Residential	<input type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>
Local Plan 2005 (Policy H11)				Reserve secondary school site	
Submitted Proposal					
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air Quality Management Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Draft Local Plan Designation (Regulation 18)		
The draft Local Plan proposed to allocate this site for a Reserve Secondary School, as part of emerging Policy INF9: Reserve Secondary School Site		
Accessibility – distance as the crow flies		
450m-Primary School (Longlands)	470m - Secondary School (Broxbourne)	1.03km–Employment Area (New River Trading Estate)
0m - Green Space (Wormley Playing Fields)	530m -Healthcare Centre	8.8km - Hospital (with A&E) (Princess Alexandra)
700m- Town/District Centre (Brookfield)	230m - Local Centre (53-59 High Road)	2.9km-Leisure Centre (Laura Trott)
210m - A10 Junction (Turnford Junction)	2km - Railway Station (Broxbourne)	160m - Bus Service
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Flood Risk Comments		
The site is not located within a flood risk area, however adjoins one to the south. The site is within a source protection zone.		
Access and Transport Comments		
The site benefits from vehicular access from Church Lane, however this would require improvements if development was to occur. Church Lane is a rural road, which is not considered to be appropriate to accommodate the level of traffic associated with a secondary school. There is limited scope to upgrade this road due to its proximity to listed buildings and the impact it could have on the conservation area. An alternative access point could be created from the A10 Link located to the south of the site; however this would require access across privately owned land.		
Utility Provision		
Electricity	Located in the main urban area.	
Gas	There is a low pressure gas main to the north of the site. Along the western perimeter is an intermediate pressure main.	
Water	A water main is located at Church Lane. A trunk main runs parallel to the eastern boundary of the site.	
Sewerage	Foul sewers are located within the urban area to the east of the site, the closest starting just outside 24-18 Church Lane	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
This site is not considered to be suitable for residential development due to the following reasons: <ul style="list-style-type: none"> The Council's Green Belt Review (Scott Wilson, 2008) stated that this area (B8) performs a strong against Green Belt Purposes 1 and 3, and therefor strongly merits retention. No changes to the boundary in this location were proposed. 		

- The Metropolitan Green Belt Review (Prospect Planning, 2008) states that this area is predominantly open and rural in nature, therefore “fulfils an important Green Belt function of checking the unrestricted outward sprawl of Broxbourne and Wormley” as well as assisting in safeguarding the countryside from encroachment. It recommended that the Green Belt status be confirmed from this site.
- The site is a Local Wildlife Site, referred to as ‘Wormley Parkland East of the A10’. Emerging Policy NEB1: Wildlife, Wildlife Sites and Biodiversity states that “Development on, or which negatively affects, a Local Wildlife Site or Local nature Reserve, as shown on the Policies Map, will not be permitted unless: (a) the local development needs significantly outweigh the nature conservation value of the site; and, (b) the development provides appropriate avoidance/mitigation/compensation measures to offset any detriment to the nature conservation interest on the site.’ It is considered that the development of this site for residential does not fulfil criteria a) and the mitigatory levels required if this site was brought forward are considered to be unachievable in the short term.

Hertfordshire County Council and Broxbourne Borough Council have examined a number of potential secondary school sites. The outcome of this work suggests that taking account of constraints and opportunities, the Church Lane, Wormley site remains the preferred option and other options are less suitable, or are otherwise not deliverable.

Hertfordshire County Council commissioned a baseline ecological survey of the Church Lane, Wormley site during 2016. Further to this, working with Herts and Middlesex Wildlife Trust, Broxbourne Borough Council has undertaken further assessment to understand how any ecological impacts could be mitigated by suitable layout and design of the site as well as future management measures. Final conclusions as to the suitability of the site will depend on the outcomes of this work.

Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Availability Comments	The landowner of the site is supportive of the site coming forward for development as a secondary school site. Within the supporting text of Policy INF11, it is stated that the site is likely to be required in middle of the Plan period.
Is the site considered to be available for development	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Achievability Comments	The site is considered to be achievable. Mitigatory measures to compensate for their detrimental impact on nature conservation interest of the site may affect the sites viability.
Is the site considered to be achievable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delivery Period	11-15 years



Site Information		Site Location Map			
Site Reference Number	BWT-GB-07				
Site Name	Holy Cross Hill				
Site Area	2-3 hectares				
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input checked="" type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	There are various landowners for this site.				
Surrounding Uses	N	Green Belt			
	E	Green Belt			
	S	Green Belt			
	W	Green Belt, Holy Cross Hill			
Site Description					
The site contains, and is surrounded by open fields. Contained within the boundary of the site is Hill Cross Farm and an access track. Lines of hedge can be found throughout the site as the run along the boundaries of the different landowners within this area. The site is not particularly flat, as it drops to the north. This is one of a number of sites suggested by a travelling showperson in 2014.					
Planning History					
The construction of an agricultural access was granted consent in 2001.					
Development Proposal					
Residential	<input type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>
Local Plan 2005 (Policy H11)				Travelling Showpersons Use	
Submitted Proposal					
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The draft Local Plan proposed to keep this site within the Green Belt.					

Accessibility – distance as the crow flies			
1.73km -Primary School (Flamstead End)	1.8km - Secondary School (Broxbourne School)	3.2km –Employment Area (Fieldings Road)	
970m - Green Space (Cheshunt Park)	1.8km -Healthcare Centre (Maples Healthcare Centre)	10.4km- Hospital (with A&E) (Princess Alexandra)	
1.5km - Town/District Centre (Brookfield)	1.9km - Local Centre	3.68km -Leisure Centre (Laura Trott)	
1.5km - A10 Junction (Turnford)	3.3km - Railway Station (Broxbourne)	2km - Bus Service	
Flood Risk			
Does the site	Contains	Adjoins	
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>	
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>	
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Additional Flood Risk Comments			
No flood risk issues have been identified for this site.			
Access and Transport Comments			
There is currently an access track from Holy Cross that runs to Holly Cross Hill. This track and its access point from Holy Cross Hill would require improvement if development was to occur. Holy Cross Hill is a semi-rural road that has no footpaths. As a result of this, it is assumed that there will be car reliance to access services and facilities. There are no footpaths or cycle paths at this site.			
Utility Provision			
Electricity	New infrastructure will need to be installed		
Gas	New infrastructure will need to be installed		
Water	New infrastructure will need to be installed		
Sewerage	New infrastructure will need to be installed		
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams	<input type="checkbox"/> Other
Additional Developer Comments from 2016 Call for Sites			
None submitted.			
Suitability Comments			
<p>The site is not considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> • The Council's Green Belt Review (Scott Wilson, 2008) states that this area (B9) performs a strong role under Green Belt Purpose 1 and 3, therefore strongly merits retention. The area achieves a low score against Green Belt Purpose 2. It was not proposed to change to Green Belt boundary in this area. • The Borough Wide Options and Scenarios Report states that this site is severed from the urban area by the A10 and it is considered that there are no exceptional circumstances that warrant the release of this area from the Green Belt. The report also states that the site is too small to facilitate sustainable place shaping and would result in a small-scale, isolated development. • The site is not in a sustainable location; its rural location means that it is not in proximity to local or education facilities, modes of sustainable transport and is above the sustainable distance recommended by Barton et al (2010) for a hospital, doctor's surgery and a leisure centre. 			
Is this site considered to be suitable for development?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No



Site Information		Site Location Map			
Site Reference Number	BWT-GB-08				
Site Name	Wharf Road				
Site Area	4.07 hectares				
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	There are various landowners for this site				
Surrounding Uses	N	Lee Valley Regional Park, Green Belt			
	E	Lee Valley Regional Park, Green Belt			
	S	Lee Valley Regional Park, Green Belt			
	W	Lee Valley Regional Park, Green Belt			
Site Description The site is irregular in shape and flat. It currently consists of a number of pitches, areas of hardstanding and areas of open fields (mostly located within the northern region of the site). There are a number of trees located within the site. A road runs from north to south through the central region of the site. Located in the south east corner.					
Planning History The planning history of this site is extensive as a result of the number of authorised (over time) and unauthorised gypsy caravan/pitches taking residence on the site.					
Development Proposal Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other <input type="checkbox"/>					
Local Plan 2005 (Policy H11)					
Submitted Proposal					
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>

Draft Local Plan Designation (Regulation 18)		
The site was proposed to be allocated as a gypsy and traveller site, as part of emerging Policy GT1.		
Accessibility – distance as the crow flies		
390m -Primary School (Wormley)	930m - Secondary School (Broxbourne)	1.6km –Employment Area (New River Trading Estate)
0m - Green Space (within LVRP)	545m -Healthcare Centre (Wormley)	7.96km - Hospital (with A&E) (Princess Alexandra)
1.53km - Town/District Centre (Brookfield)	480m - Local Centre (39-55 High Road)	3.48km -Leisure Centre (Laura Trott)
1.15km - A10 Junction (Turnford)	1.46km - Railway Station (Broxbourne)	555m - Bus Service (Old Star PH)
Flood Risk		
Does the site	Contain	Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Flood Risk Comments		
Due to the sites location within Flood Zone 2 and Flood Zone 3 a flood risk assessment will need to accompany any application for the development of this site. Flood mitigation measures will need to be implemented.		
Access and Transport Comments		
The site benefits from access off of Wharf Road, via a level crossing. As stated in promotional material for Crossrail 2, it will be “impractical” to retain the existing level crossings on the Broxbourne branch as a result of the increased frequency, therefore, it is being sought to remove these crossings to “ <i>increase safety, reduce risks to both users and rail passengers and help improve local road connectivity</i> ”.		
Utility Provision		
Electricity	Located in the main urban area to the west of the site.	
Gas	The closest low pressure gas main is located to the west of the site, in the main residential area.	
Water	A water main is located in the main residential area to the west of the site, along Wharf Road.	
Sewerage	A pressure main is located within the south region of the site. The closest foul sewer and surface sewer are located in the main residential area to the west of the site.	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments promoted during the Call for Sites 2016		
None submitted.		
Suitability Comments		
The site is not considered to be suitable for residential development due to the following reasons: <ul style="list-style-type: none"> As highlighted above, the closure of the Wharf Road crossing would making accessing this impractical for residential development. 		

- The site is included within area E19 or E21 identified in the Council’s Green Belt Review (Scott Wilson, 2008). The Review states that area E19 performs strongly against the Green Belt purposes and that area E21 performs strongly against Green Belt purposes 1 and 2, and plays an average role against purpose 3. The Review proposed no amendment to the boundary in this location.
- The development of this site for residential will create an isolated pocket of development within the Green Belt.
- The site is located within the Lee Valley Regional Park. It is considered that residential development is inconsistent with the Lee Valley Park Objectives included within the Park Development Framework.

However, the site is considered to be suitable for a gypsy site.

The draft Local Plan states that “*The accommodation needs of the more long standing Wharf Road travelling community are recognised by the Council. However, the situation at Wharf Road has become very complex with substantial sub-letting of caravans to individuals with no long term connection to the borough. The Council is therefore seeking to work with the established community and the Lee Valley Regional Park Authority to create an authorised site at Wharf Road for that community*”. The creation of an authorised gypsy and traveller site at Wharf Road is detailed in emerging Policy GT1: Gypsy and Traveller sites. During the Regulation 18 consultation, the Lee Valley Regional Park Authority (LVRPA) formally responded seeking the removal of the prospective Wharf Road gypsy and traveller site allocation. In their response, the LVRPA noted that the allocation would require relocation of plots onto Lee Valley Park land in order to create the proposed integrated serviced site. The LVRPA is opposed to this strategy and consequently considers that the Local Plan proposal is not a viable solution and therefore suggests that it would be “unsound”.

A report presented to Cabinet on the 4th April 2017 detailed the current situation at Wharf Road and identified that the Council could pursue four strategic options. These options were: 1) Retain the Current Allocation, 2) Pursue an Alternative Site, 3) The “Status Quo” and 4) Mix and Match. The report concluded that “*Notwithstanding the current opposition of the LVRPA, it is conclude that the current Local Plan proposal for Wharf Road is the best and most cost effective solution to creating an authorised site for the Wharf Road travellers. It is still considered that the LVRPA may reach a similar conclusion and the Head of Planning and Development is therefore writing to the Authority explaining the realities of the situation*”.

It is considered that the creation of an authorised gypsy and traveller site at this location is the most pragmatic and possible the only way in which the longstanding issues relating to the future of Wharf Road will be resolved.

Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Availability Comments	The Council and the Lee Valley Regional Park Authority are in discussions regarding the creation of
Is the site considered to be available for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Achievability Comments	
Is the site considered to be achievable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delivery Period	1-15 years



Site Information		Site Location Map			
Site Reference Number	BWT-GB-09				
Site Name	Turnford Secondary School				
Site Area	7.2 hectares				
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Site Ownership	Hertfordshire County Council				
Surrounding Uses	N	The Nightleys (Recreation Ground)			
	E	Railway Line, The Lee Valley Regional Park			
	S	Residential, Industrial, Primary School			
	W	Residential			
Site Description The site is relatively rectangular, flat and low lying. Currently situated on the site are a number of buildings, school playing fields, a football pitch and tarmac play area.					
Planning History There have been several planning applications to undertake improvements to the school facilities.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)	-				
Submitted Proposal	-				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The site was identified as an educational facility under emerging Policy INF11 in the draft Local Plan					

Accessibility – distance as the crow flies		
0m -Primary School (Brooklands Primary School)	0m - Secondary School (Turnford Secondary School)	0m –Employment Area (Fieldings Road)
0m - Green Space (adjoins Lee Valley Regional Park)	900m -Healthcare Centre	10km - Hospital (with A&E) (Princess Alexandra)
700m - Town/District Centre (Brookfield)	310m - Local Centre (1-21 Cheshunt Wash)	1km -Leisure Centre (Laura Trott)
1.2km - A10 Junction (Turnford)	900m- Railway Station (Cheshunt)	395m - Bus Service
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Flood Risk Comments		
A sequential test will be required. A flood risk assessment will need to accompany any planning application for the development of this site and appropriate flood mitigation measures implemented.		
Access and Transport Comments		
The site currently benefits from vehicular access from Mill Lane. There are footpaths on both sides of Mill Lane leading up to the school entrance. The roads are congested at peak times, mainly due to the primary school and secondary school being in close proximity to one another.		
Utility Provision		
Electricity	Available in immediate area	
Gas	The site is connected to a low pressure gas main. A medium pressure gas main adjoins the site to the north and east.	
Water	A water main is located along Mill Lane, near the entrance of the school. A water hydrant is also located near the entrance of the school.	
Sewerage	A foul sewer is located along Mill Lane. There are also 4 four manholes along this road. A surface sewer is located near the entrance of the school.	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams
		<input type="checkbox"/> Other
Additional Developer Comments submitted during the 2016 Call for Sites		
None submitted.		

Suitability Comments

The site is not considered to be suitable for development due to being in active use as a Secondary School. In addition, due to the small size of the site, enabling development will not be appropriate. Development on the schools playing fields will be contrary to National Planning Policy (NPPF, paragraph 74) which states that *“Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*

- *An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- *The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- *The development is for an alternative sports and recreational provision, the needs for which clearly outweigh the loss.*

It is considered that none of the above conditions could be met.

Is this site considered to be suitable for development?

Yes

No



Site Information		Site Location Map			
Site Reference Number	BWT-GB-10				
Site Name	Land next to New Barn Farm				
Site Area	1.1 hectares				
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input checked="" type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The site is in single ownership				
Surrounding Uses	N	Green Belt, Open Field			
	E	Green Belt, Wooded area			
	S	Green Belt, Open Field			
	W	Green Belt, Open Field			
Site Description					
The site is irregular in shape and slopes gradually from west to east. The site is greenfield in nature; it is open fields. A line of hedgerow is located along the sites western boundary. The northern boundary of the site is lined with trees and hedges, while the eastern boundary has a number of trees located					
Planning History					
No planning history of note.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>
Local Plan 2005 (Policy H11)	33			Community Woodland	
Submitted Proposal	-				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The site has been identified as Community Woodland that will be included within the proposed Brookfield Development. The Brookfield development is identified in emerging policy BR1.					

Accessibility – distance as the crow flies		
1.68km -Primary School (Flamstead End)	1.6km - Secondary School (Broxbourne)	1.63km –Employment Area (New River Trading Estate)
850m - Green Space (Cheshunt Park)	1.66km -Healthcare Centre	10.3km- Hospital (with A&E) (Princess Alexandra)
1.35km - Town/District Centre (Brookfield)	1.77km - Local Centre (53-59 High Road)	3.53km -Leisure Centre (Laura Trott)
1.24km - A10 Junction (Turnford)	3.11km - Railway Station (Broxbourne)	1.91km - Bus Service
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
No flood risk comments for this site.		
Access and Transport Comments		
The site can be accessed via a track from Park Lane Paradise. This track and its access point from Park Lane paradise would need to be improved to ensure that they are highway compliant if residential development was to occur on the site. There are no footpaths or cycle paths at this site.		
Utility Provision		
Electricity	New infrastructure will be required	
Gas	New infrastructure will be required	
Water	New infrastructure will be required	
Sewerage	New infrastructure will be required	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites		
The landowner states that the site would require minimum preparation as the majority is grazing land and structures in place are temporary. The development of this site will be in line with the proposed development of Brookfield Garden Village development which borders the whole length of this land on the southern boundary. The landowner states that the site is completely flat grazing land and there are less than 5 trees lining the boundary between this site and the Brookfield Garden Village. There are no legal/ownership issues.		
Suitability Comments		
The site is not considered to be suitable for development due to the following reasons: <ul style="list-style-type: none"> • The site lies outside the defined edge of the proposed Brookfield Garden Village. • The development of this site for housing would not be in keeping with the landscape/topographical characteristics within this area. The proposed Brookfield development seeks to retain these characteristics, in particular, extending the woodland already located within this area. 		
Is this site considered to be suitable for development?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	



Site Information		Site Location Map			
Site Reference Number	BWT-GB-11				
Site Name	Land at Holy Cross Hill				
Site Area	2.38 hectare				
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input checked="" type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	There are two landowners for the site				
Surrounding Uses	N	Green Belt (Open Fields)			
	E	Green Belt (Open Fields), Hill Cross Farm			
	S	Green Belt (Open Fields)			
	W	Green Belt (Open Fields)			
Site Description					
<p>The majority of the site is rectangular in shape, with a small slither of land (which follows the path of the track that connects the site to Park Lane Paradise) breaching out from the south western corner. The site slopes gradually from south west corner to the north eastern corner. The site is open field in nature, with hedges around the northern and eastern boundary. Located in the north eastern region of the site is a small concentration of hedges/scrub.</p>					
Planning History					
No planning history of note.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>
Local Plan 2005 (Policy H11)	71			Community woodland.	
Submitted Proposal					
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The draft Local Plan proposed to keep this site within the Green Belt.					

Accessibility – distance as the crow flies		
1.58km -Primary School (Flamstead End)	1.76km - Secondary School (Broxbourne Secondary School)	1.72km –Employment Area (New River Trading Estate)
910m - Green Space (Cheshunt Park)	1.85km -Healthcare Centre (The Maples Health Centre)	10.43km - Hospital (with A&E) (Princess Alexandra)
1.5km - Town/District Centre (Brookfield)	1.9km - Local Centre (53-59 High Road)	3.57km -Leisure Centre (Laura Trott)
1.46km - A10 Junction (Turnford)	3.25km- Railway Station (Broxbourne)	1.9km - Bus Service
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Flood Risk Comments		
No flood risk issues have been identified for this site.		
Access and Transport Comments		
The site can be accessed via a track from Park Lane Paradise.		
Utility Provision		
Electricity	New infrastructure will be required	
Gas	New infrastructure will be required	
Water	New infrastructure will be required	
Sewerage	New infrastructure will be required	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
The landowner states that the site is available now. It has an existing access point; there are no contamination issues, or legal/ownership issues.		
Suitability Comments		
The site is not considered to be suitable for development due to the following reasons: <ul style="list-style-type: none"> • The site lies outside the defined edge of the proposed Brookfield Garden Village. • The development of this site for housing would not be in keeping with the landscape/topographical characteristics within this area. The proposed Brookfield development seeks to retain this characteristics, in particular, extending the woodland already located within this area 		
Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Cheshunt and Goffs Oak
Urban Sites



Site Information		Site Location Map			
Site Reference Number	CG-U-15				
Site Name	Fourfields Elderly Persons Home				
Site Area	0.5 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input checked="" type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The site is owned by a private company				
Surrounding Uses	N	Rosedale Way, Roundabout, Local Open Space			
	E	Residential			
	S	Rags Brook			
	W	Rosedale Way, Residential			
Site Description					
<p>The site is irregular in shape and relatively flat. The site contains seven main buildings, which do not extend beyond a single storey in height. These buildings are connected by corridors and areas of hardstanding. Within the buildings are two areas of amenity space. There are also amenity areas on the northern, southern and eastern edges of the site.</p>					
Planning History					
<p>An outline planning application for residential development and associated development has been received. This planning application was recommended for approval at Committee on 27.07.2016.</p>					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)					
Submitted Proposal	15				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>

Draft Local Plan Designation (Regulation 18)			
The draft Local Plan proposed to allocate this site as an urban capacity site, as part of emerging Policy DS3: Urban Capacity Sites			
Accessibility – distance as the crow flies			
32m -Primary School (Fairfields)	730m - Secondary School (Goffs)	1.7km –Employment Area (New River Trading Estate)	
30m - Green Space (Rosedale)	297m -Healthcare Centre (Stockwell Lodge)	11.82km- Hospital (with A&E) (Princess Alexandra)	
1.4km - Town/District Centre (Brookfield)	230m - Local Centre	2.25km -Leisure Centre (Laura Trott)	
1.37km - A10 Junction (Church Lane)	3.42km - Railway Station (Cuffley)	5m - Bus Service (Fourfields Care Home)	
Flood Risk			
Does the site	Contains	Adjoins	
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>	
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>	
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Additional Flood Risk Comments			
The sites close proximity to Rags Brook may require further investigation.			
Access and Transport Comments			
The site can be accessed via Rosedale Way.			
Utility Provision			
Electricity	Connections available		
Gas	A low pressure gas main is located at Rosedale Way		
Water	A trunk main is located along Rosedale Way. A water main is located at Jacksons Drive. A water hydrant is located to the east of the site.		
Sewerage	A foul sewer and surface sewer is located along Rosedale Way		
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams	<input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016			
None submitted.			
Suitability Comments			
<p>The site is considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> It was recommended at Committee in June 2016 that this site was granted conditional planning permission. The case officer report concluded that the proposed development would replace a care home which has reached the end of its economic life (alternative provision is being proposed off-site) with residential development, supporting the Council's five year supply of housing land. The proposed development would also comply with the Interim Policy for Residential Car Parking Standards, and is not considered to present an unacceptable impact to the public highway or in terms of residential amenity. The site is considered to be in a sustainable location for residential development – it is close to local facilities, education facilities and some modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) for a doctor's surgery and local park/green space. 			

<ul style="list-style-type: none"> The site is previously developed land, located within an existing settlement boundary. It is surrounded by residential uses on three sides. In addition, the re-use of previously developed land is one of the 12 core land-use planning principles that underpins plan-making and decision making. 	
Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Availability Comments	The site is considered to be available. An outline planning application for the residential development of this site has been received by the Council. The development of this site can start following a Section 106 agreement.
Is the site considered to be available for development	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Achievability Comments	The submission of a planning application for the above indicates that it is viable and achievable. It is considered that there are no planning constraints that would prevent the development of this site.
Is the site considered to be achievable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delivery Period	1-5 years



Site Information		Site Location Map			
Site Reference Number	CG-U-29				
Site Name	Land south of Hammondstreet				
Site Area	3 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Site Ownership	There are two landowners for this site.				
Surrounding Uses	N	Hammondstreet Road, Residential			
	E	Residential			
	S	Crouch Lane, Green Belt			
	W	Residential			
Site Description					
The site is broadly rectangular in shape and slopes from north to south. The site is predominantly greenfield in nature, with scrub and trees found throughout the site. There are trees/scrubs located on all of the sites boundaries, however, there is a particularly strong concentration along the sites eastern and western boundaries. Within the central region of the site of green open space.					
Planning History					
Outline planning permission for residential development at land south of Hammondstreet Road, which includes this site, was granted in 1994. This site was identified for open space and residential development. Various reserved matters application was received for this scheme.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)					
Submitted Proposal	44				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>

Draft Local Plan Designation (Regulation 18)		
The draft Local Plan proposed to allocate this site for residential development, as part of emerging Policy CH9: South of Hammondstreet Road. The site was identified as having the capacity to deliver 44 dwellings.		
Accessibility – distance as the crow flies		
1.03km -Primary School (Fairfields)	1.55km - Secondary School (Goffs)	2.48km –Employment Area (New River Trading Estate)
83m - Green Space (Argent Way)	1.01km -Healthcare Centre (Valley View)	12.15km- Hospital (with A&E) (Barnet)
2.32km - Town/District Centre (Brookfield)	22m - Local Centre (Hammondstreet)	3.32km -Leisure Centre (Laura Trott)
2.5km - A10 Junction (Church Lane)	2.51km - Railway Station (Cuffley)	20m- Bus Service (Oaklands Road)
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Flood Risk Comments		
No flood risk comments for this site. There are footpaths on both sides of the road along most of Rosedale Way. Connections to these footpaths will be required.		
Access and Transport Comments		
There is no current vehicular access to this site. However, there are a number of potential access points to this site from Hammondstreet Road, Crouch Lane and the residential areas bordering the site to the east and west. A transport assessment may be required for this site to assessed the impact that it development would have on the local road network. Connections to the existing footpath infrastructure surrounding the site will be required. A public right of way runs parallel to the sites western border.		
Utility Provision		
Electricity	Cables located in the residential areas surrounding the site	
Gas	A low pressure gas main is located along Hammondstreet Road	
Water	A water main is located along Crouch Lane to the south of the site, at Lucern Close, Little Grove Avenue and Cony Close to the east and Biggs Grove Road to the west. A trunk main is located along Hammondstreet Road	
Sewerage	A foul sewer and surface sewer is located at Crouch Lane to the south, Hammondstreet Road to the north, Lucern Close, Little Grove Avenue and Cony Close to the east and Biggs Grove Road to the west.	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> • The site is considered to be in a sustainable location for residential development – it is close to most local facilities, primary education and modes of sustainable transport. • The principle of developing this site for residential development has already been established outline planning application that was granted planning permission in 1994. 		

<ul style="list-style-type: none"> The site is located within an existing settlement boundary and is surrounded by residential uses on three sides. 	
Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Availability Comments	The site is not considered to be available. The Council has not received any promotion for the development of this site during the Local Plan (Regulation 18) consultation or the 2016 Call for Sites. No planning application or a request for pre-application for this site has been received. The Council is working on initiating discussions with the landowner in regards to bringing this site forward for development. Due to this, it is considered that this site is likely to come forward in the latter period of the Plan.
Is the site considered to be available for development	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Achievability Comments	The site is considered to be achievable. The site has previously been granted planning permission which indicates that there are no planning constraints that would prevent the development of this site. Due to the sites location in the urban area it will be able to benefit from existing infrastructure.
Is the site considered to be achievable?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Delivery Period	11-15 years



Site Information		Site Location Map			
Site Reference Number	CG-U-33				
Site Name	Tanglewood and Windrush				
Site Area	0.2 hectares				
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input checked="" type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	There are various landowners for the site				
Surrounding Uses	N	Open Field, Green Belt			
	E	Goffs Oak Open Space			
	S	Goffs Oak Public House			
	W	Newgatestreet Road, Residential			
Site Description					
<p>The site is irregular in shape and flat. The site consists of two residential properties and their garden land. A line of trees separates the two properties garden land. Located to the rear of the residential garden are a number of trees. There is a strong tree boundary on the sites southern boundary. These are a few trees/hedgerows located on the sites northern and western boundary.</p>					
Planning History					
<p>In 2012, the demolition of existing residential dwellings and formation of 8 two bed self-contained dwellings was refused, and dismissed at appeal. There have been applications for extensions and alterations to the two residential properties that form this site.</p>					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)					
Submitted Proposal	5				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
<p>The draft Local Plan proposed to allocate this site as an urban capacity site, under emerging Policy DS3: Urban Capacity Sites.</p>					

Accessibility – distance as the crow flies		
430m-Primary School (Woodside)	2km - Secondary School (Goffs)	3.63km –Employment Area (New River Trading Estate)
25m - Green Space (Goffs)	175m-Healthcare Centre (Valley View)	11.1km - Hospital (with A&E) (Barnet)
3.35km - Town/District Centre (Brookfield)	30m - Local Centre (1-5 Masons Parade)	3.86km -Leisure Centre (Laura Trott)
3.17km - A10 Junction (Church Lane)	1.48km - Railway Station (Cuffley)	130m- Bus Service (War Memorial)
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Flood Risk Comments		
No flood risk comments for this site.		
Access and Transport Comments		
There are various access points for this site. Only one access point will be required if this site comes forward for development. Connections to the footpaths on Newgatestreet Road will be required.		
Utility Provision		
Electricity	The site is connected to electricity cables	
Gas	A low pressure gas main is located along Newgatestreet Road	
Water	A water main is located along Newgatestreet Road	
Sewerage	The site is connected to a foul sewer. A surface sewer is located along Newgatestreet Road	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is not considered to be suitable for residential development for the following reasons:</p> <ul style="list-style-type: none"> The development of this site for the above density will have a detrimental impact on the character of this edge of village site. A previous application for the development of eight self-contained residential “cottage style” dwellings were refused at appeal (APP/W1905?A/11/2167217), with the Planning Inspector citing the adverse change to the appearance of the site as a reason for refusal. The development of this site will have a detrimental impact on the visual amenity of the adjoin Green Belt land. 		
Is this site considered to be suitable for development?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No



Site Information		Site Location Map			
Site Reference Number	CG-U-37				
Site Name	Whitefields Estate Regeneration Plan				
Site Area	0.33 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input checked="" type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	There are two landowners for this site				
Surrounding Uses	N	Residential			
	E	Residential			
	S	Residential			
	W	Residential			
Site Description					
There are a number of sites that form this SLAA site; two are irregular in shape, one is relatively square and another is relatively rectangular. . Two of the individual sites are formed of garages, one is formed of terraced houses and the site furthest north is open space that has two trees located centrally.					
Planning History					
A planning application for the development of 5 3-bed houses with formalisation of parking arrangements was granted conditional approval in 2006. An application for the demolition of 14 void and derelict garages and erection of 2 three bed semi-detached dwelling houses was granted conditional approval in 2006.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)					
Submitted Proposal	16				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The draft Local Plan proposed to allocate this site as an urban capacity site, as part of emerging Policy DS3; Urban Capacity sites.					

Accessibility – distance as the crow flies		
370-570m -Primary School (Andrews Lane)	750-880m - Secondary School (Goffs)	1-1.1km–Employment Area (New River Trading Estate)
102-229m - Green Space (Flamstead End)	670-840m-Healthcare Centre (Stockwell Lodge)	11-11.13km- Hospital (with A&E) (Princess Alexandra)
640-690m- Town/District Centre (Brookfield)	240-420m - Local Centre (38-44 Flamstead End)	1.21-1.36km -Leisure Centre (Laura Trott)
260-390m- A10 Junction (Church Lane)	1.36-1.73km - Railway Station (Cheshunt)	70-100m- Bus Service (Mayo Close/The Green)
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Flood Risk Comments		
No flood risk comments for this site		
Access and Transport Comments		
The sites can be accessed from The Green, Whitefields Road and Shaw Close.		
Utility Provision		
Electricity	Connections available in the close vicinity.	
Gas	A low pressure gas main is located along Whitefields Road, Shaw Close and The Green	
Water	A water main is located along Whitefields Road, Shaw Close and The Green. There is a number of water hydrants located along these roads.	
Sewerage	A foul sewer and surface sewer are located along Whitefields Road and part of The Green. A foul sewer and surface sewer pass through Shaw Close.	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted		
Suitability Comments		
<p>The site is considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> • The site is considered to suitable location for residential development. The sites are close to local facilities, primary and secondary education and is within the sustainable distance recommended by Barton et al (2010) for a doctor's surgery, leisure centre and local park/green space • The site is previously developed land, located in an existing settlement boundary. The re-use of previously developed land is one of the 12 core land-use planning principles that underpin plan-making and decision-making. • The principle of developing on part of this site has been established through a previous planning applications granted permission in 2006. 		
Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Availability Comments	The site is not considered to be available. Since Pre-application advice undertaken on this site there has been no planning application submitted. It is understood that part of this site may have sold off. There has been no promotion of this site during the 2016 Call for Sites or the Local Plan consultation.
Is the site considered to be available for development	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Achievability Comments	The site is not available and is therefore not considered to be achievable.
Is the site considered to be achievable?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Delivery Period	-



Site Information		Site Location Map			
Site Reference Number	CG-U-40				
Site Name	Wolsey hall				
Site Area	0.13 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input checked="" type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Site Ownership	The site is owned by a public body				
Surrounding Uses	N	Retail units			
	E	Service Road, Car Park			
	S	Car Park			
	W	Retail Units			
Site Description The site is rectangular in shape and relatively flat. A single storey building takes, with a raised in one area, the up the majority of the site, with a small patio area located in the eastern region.					
Planning History In 1973, planning permission was granted for the extension of the hall to include bar and seating. In 2017, prior notification of proposed demolition of community centre was received.					
Development Proposal Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other <input type="checkbox"/>					
Local Plan 2005 (Policy H11)					
Submitted Proposal	24				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18) The draft Local Plan proposed to allocate this site as a urban capacity site, as part of emerging Policy DS3: Urban Capacity Site					

Accessibility – distance as the crow flies			
263m -Primary School (Burleigh)	780m - Secondary School (Cheshunt)	860m –Employment Area (Fieldings Road Industrial Estate)	
15m - Green Space (Grundy)	265m -Healthcare Centre (Warden Lodge)	11.22km- Hospital (with A&E) (Princess Alexandra)	
0m- Town/District Centre (within Cheshunt Old Pond)	270m - Local Centre (1-8 Clarendon Parade)	60m-Leisure Centre (Laura Trott)	
630m- A10 Junction (Churchgate)	645m- Railway Station (Cheshunt)	105m- Bus Service (Old Pond Stop A)	
Flood Risk			
Does the site	Contains		Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>		<input checked="" type="checkbox"/>
Additional Flood Risk Comments			
A flood risk assessment should support any application for development on this site. Mitigation measures may be required.			
Access and Transport Comments			
The site can be accessed from a service road from Windmill Lane. There are footpaths along Windmill Lane and this service road.			
Utility Provision			
Electricity	Available within the immediate area		
Gas	The site is connected to a low pressure gas main.		
Water	A water main is located along Windmill Lane		
Sewerage	A foul sewer and surface sewer is located along Windmill Lane		
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams	<input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016			
None submitted.			
Suitability Comments			
<p>The site is considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> • The site is considered to be in a suitable location for residential development - it is close to local facilities, modes of sustainable transport and primary education. It is also within the sustainable distance recommended by Barton et al (2010) for a leisure centre, local park, doctor's surgery and • The site is previously developed land within an established settlement. The re-use of land that has been previously development is one of the 12 core land-use planning principles that underpin plan-making and decision making. • Policy CLT1: Community, Open Space and Recreational Facilities identifies the criterion that has to be met to enable planning permission to be granted for development proposals that would result in the loss of existing community and leisure facilities. It is considered that the development of this site complies with criterion a) and b) of this policy. • The hall is underutilised and it is considered that the leisure activities carried out there can be relocated to one of the Council's alternative leisure venues, such as the Laura Trott Leisure centre which is located 60m to the south east of the site. 			

<ul style="list-style-type: none"> As indicated in the National Planning Policy Framework (NPPF), residential development can play an important role in ensuring the vitality of retail centres. The NPPF (paragraph 23) states that local planning authorities should encourage residential development on appropriate sites. It is considered that this site is appropriate 	
Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Availability Comments	The site is owned by the Council. The Council has begun to work on a scheme to bring this site forward for development.
Is the site considered to be available for development	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Achievability Comments	The site is considered to be achievable. Due to the sites urban location, it can benefit from existing infrastructure (i.e. highway compliant roads, utilities etc.).
Is the site considered to be achievable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delivery Period	1-5 years



Site Information		Site Location Map			
Site Reference Number	CG-U-41				
Site Name	Gospel Hall				
Site Area	0.9 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input checked="" type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Site Ownership	The site is owned by a				
Surrounding Uses	N	Halfhide Lane, Hotel			
	E	A10 Slip Road			
	S	A10			
	W	A10, New River Trading Estate			
Site Description					
<p>The site is broadly triangular in shape and relatively flat. Situated centrally in the site is a single building that is one storey in height. Surrounding this building to the south and north of this building is large areas of hardstanding that is being used as car parking. There are number of trees located within the site and around the sites boundaries.</p>					
Planning History					
No planning history of note.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>		
Other	<input checked="" type="checkbox"/>				
Local Plan 2005 (Policy H11)					
Submitted Proposal	50-80				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The site is not designated within the draft Local Plan.					

Accessibility – distance as the crow flies		
580m -Primary School (Longlands)	830m - Secondary School (Turnford)	60m –Employment Area (New River Trading Estate)
200m - Green Space (Broomfield)	366m -Healthcare Centre (The Maples)	9.9km- Hospital (with A&E) (Princess Alexandra Hospital)
50m- Town/District Centre (Brookfield)	510m - Local Centre (1-21 Cheshunt Wash)	1.9km -Leisure Centre (Laura Trott)
680m -A10 Junction (Turnford)	1.87km - Railway Station (Cheshunt)	170m- Bus Service (Brookfield Centre)
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Flood Risk Comments		
No flood risk comments for this site.		
Access and Transport Comments		
The site currently has two vehicle access points – one at the roundabout to the north of the site and one at Halfhide Lane. There are footpaths located along Halfhide Lane. Connections to these footpaths will be required.		
Utility Provision		
Electricity	Available within close proximity to the site.	
Gas	The site is connected a low pressure gas main.	
Water	A water main is located along the B156. A trunk main is located along Great Cambridge Road.	
Sewerage	A pressure main is located along Great Cambridge Road. Surface sewers and foul sewers are located in the residential areas to the east of the site.	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
<p>The promoter states that it is considered that the site represents an excellent opportunity for residential development. The promoter continues by stating that based on recommended density of 30 dwellings per hectare this would indicate a yield of approximately 30 new dwellings across the 1 hectare site. However, it is consider that the site could be properly designed to accommodate greater housing than this, in the region of 50-80 dwellings, due to its lack of immediate neighbours and the well-contained nature of the site. The site is not included within the scope of Policy BR1, but it is very closely located to the strategic development locations. The promoter states that the development of this site will complement the proposed long-term regeneration aspirations of land to the west of the A10. In the shorter-term however, residential development would integrate well with the immediately surrounding uses, which are predominantly residential other than the hotel to the north. The promoter continues states that given the residential character to the east of the site, alongside the direction of planning policy to the west of the A10 through Brookfield Riverside and Brookfield Garden Village, it is considered that a residential development on this site is wholly appropriate and achievable. The development could achieve greater height than the existing property due to limited impact on neighbouring land uses as the site is so well screened. The promoter states that mitigation measures can be included through additional planting and sustainable construction measures to ensure that the future residential units have a satisfactory amenity.</p>		

<p>The site is not constrained by any statutory or local designations and the need for the Meeting Hall is no longer required due to consolidation on other sites in the area. There are significant constraints elsewhere in the borough, particularly through the vast coverage of Green Belt, meaning that the redevelopment of brownfield, urban sites needs to be prioritised and maximised to meet the needs of the borough. The promoter concludes that the site offers a truly sustainable opportunity for residential development, which would ease the pressure on sites earmarked for Green Belt release. The site is deliverable within the first five years of the Plan period and therefore should be included within Appendix 2 relating to Policy DS3 as an urban capacity site.</p>	
<p>Suitability Comments</p>	
<p>The site is considered to be suitable to accommodate facilities such as a household waste centre, fire station, sorting office, due to the following reasons:</p> <ul style="list-style-type: none"> • Employment uses will be able to benefit from the sites close proximity to the A10. • Employment uses will be in keeping with the proposals for Brookfield Riverside, which seeks to establish commercial/retail uses to the west of this site. <p>The site is considered to be less suitable for residential development due to it being severed from the existing residential area by the A10 slip road and the A10. Furthermore, residential development will not be in keeping with the current commercial land uses established (and to be established) within this area. However, if this site is not considered to be necessary for economic development uses it could come forward for residential development. This position will be reviewed in further SLAA updates.</p>	
<p>Is the site considered to be suitable for development?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Availability Comments</p>	<p>The site is currently in use by the Gospel Hall Trust. It is understood that the site owner have found an alternative site. The site would become available as part of this relocation plan. The site has been promoted to the Council for residential development. It was stated that the site could come forward within the first five years of the Plan period. There have been no discussions with the landowner of this site in regards to bringing it forward for commercial use.</p>
<p>Is the site considered to be available for development?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Achievability Comments</p>	<p>The site is considered to be achievable for mixed use development. There are no policy constraints that would prevent this site from coming forward for development. It is considered that the site preparatory works will not have a significant impact on the economic viability of the development of this site. The site is located within the urban area of Broxbourne – this means that it will be able to benefit from existing infrastructure.</p>
<p>Is the site considered to be achievable?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Delivery Period</p>	<p>1-5 years</p>



Site Information		Site Location Map				
Site Reference Number	CG-U-42					
Site Name	Fieldings Road Industrial Sites					
Site Area	0.53 hectares					
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed					
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study					
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Site Ownership	The site is owned by a private company					
Surrounding Uses	N	Turnford Secondary School				
	E	Fieldings Road Industrial Estate				
	S	Residential				
	W	Residential				
Site Description						
The site is irregular in shape and relatively flat. The site consists of a number of structures, the majority of which run parallel to the sites eastern boundary, and areas of hardstanding. Trees line the northern, western and part of the southern boundary.						
Planning History						
No planning history of note.						
Development Proposal						
Residential		<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)						
Submitted Proposal		16				
Site Designations						
	Contains	Adjoins		Contains	Adjoins	
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>	
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>	
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>	
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>	
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	
TPO Trees	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>	
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>	
Draft Local Plan Designation (Regulation 18)						
The draft Local Plan proposed to allocate this site as an urban capacity site, as part of policy DS3: Urban Capacity Sites.						

Accessibility – distance as the crow flies			
95m-Primary School (Brookland)	0m - Secondary School (Turnford Secondary School)	0m–Employment Area (adjoins Fieldings Road Industrial Estate)	
60m - Green Space (Cadmore Lane)	1.17km -Healthcare Centre (Warden Lodge)	10.16km- Hospital (with A&E) (Princess Alexandra)	
790m - Town/District Centre (Cheshunt Old Pond)	400m - Local Centre (83-89 Roundmoor Drive)	970m -Leisure Centre (Laura Trott)	
1.1km - A10 Junction (Church Lane)	700m- Railway Station (Cheshunt)	646m- Bus Service (Cheshunt Station)	
Flood Risk			
Does the site	Contains		Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>		<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>		<input checked="" type="checkbox"/>
Additional Flood Risk Comments			
A flood risk assessment should support and proposals for development at this site. Flood mitigation measures may be required.			
Access and Transport Comments			
The site can be accessed via Fieldings Road (through the industrial estate). However, a more appropriate access would be via the garage area to the south of the site, but this would adjoin			
Utility Provision			
Electricity	Connections already available.		
Gas	A low pressure gas main is located along Fieldings Road		
Water	A water main is located along Fieldings Road		
Sewerage	A surface sewer runs through the southern region of the site (east to west). A foul sewer is located along Fieldings Road		
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams	<input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites			
None submitted.			
Suitability Comments			
<p>The site is not considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> To the south of the site is proposed Cheshunt Lakeside development. The Council acknowledges that the proposed Cheshunt Lakeside development will result in a loss of employment land within this area. Therefore, it is considered that this site should retain its employment function to aid in negating some of the impacts of this proposed development and ensure employment opportunities within this area is retained. The site is still in employment use. The Council will resist the change of use of employment land to residential in areas The residents will have to access the site through an industrial estate. It is considered that this is not suitable access for residential development. <p>Due to the current established use of the site, it is considered that this site is suitable to form an extension to the adjoining Employment Area (Fieldings Road).</p>			
Is this site considered to be suitable for development?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No



Site Information		Site Location Map			
Site Reference Number	CG-U-44				
Site Name	Land rear of Halsey Masonic Hall				
Site Area	0.26 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The site is owned by a private company				
Surrounding Uses	N	Residential			
	E	Halsey Masonic Hall			
	S	Walnut Tree Close			
	W	Residential			
Site Description The site is relatively irregular in shape and flat. The site had trees/hedegrows lining the northern, southern and western boundary. There are no trees or shrubs located within the site. The site consists of one surface, which from aerial photography, appears to be hardstanding or gravel.					
Planning History In 2000, a single storey rear extension at Halsey Masonic Hall was granted conditional approval. In 1988, a single storey front extension was given conditional approval. In 1986 a three storey extension comprising kitchen/dining hall and ancillary offices was granted conditional approval at Halsey Masonic Hall.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)	-				
Submitted Proposal	6				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The draft Local Plan proposed to allocate this site as an urban capacity site, as part of emerging Policy DS3: Urban Capacity sites.					

Accessibility – distance as the crow flies		
360m -Primary School (Downfield)	540m - Secondary School (Cheshunt)	1.2km –Employment Area (Fieldings Road Industrial Estate)
90m - Green Space (Grundy Park)	72m -Healthcare Centre (Warden Lodge)	11.5km - Hospital (with A&E) (Princess Alexandra)
93m- Town/District Centre (Cheshunt Old Pond)	260m - Local Centre (127-137 Cromwell Avenue)	180m-Leisure Centre (Laura Trott)
570m- A10 Junction (Churchgate)	810m- Railway Station (Theobalds Grove)	80m- Bus Service (King Arthur Court)
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
No flood risk comments for this site.		
Access and Transport Comments		
The site can be accessed via Turners Hill or from Walnut Tree Close. It is considered that Walnut Tree Close would be the more appropriate access point for this site. There are footpaths on the southern side of Walnut Tree Close, which leads to Turners Hill. Connections to these will be required.		
Utility Provision		
Electricity	Electricity connections available in the surrounding residential areas.	
Gas	Halsey Masonic Hall is connected to a low pressure gas main. A low pressure gas main is also located along Walnut Tree Close.	
Water	A water main is located along Walnut Tree Close and Turners Hill	
Sewerage	A surface sewer is located along Turners Hill. The closest foul sewer is located to the south east of the site.	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is considered to be suitable for residential dwellings due to the following reasons:</p> <ul style="list-style-type: none"> The site is previously developed land located with an existing settlement boundary. It is surrounded by residential units on three sides. In addition, the re-use of previously developed land is one of the 12 core land-use planning principles that underpins plan-making and decision making. The site is considered to be in a sustainable location for residential development – it is close to local facilities, education facilities and modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) for a doctor's surgery and local park/green space. <p>However, any scheme that comes forward on this site will need to take into account the setting of Halsey Masonic Hall, a Grade II listed building. Development proposals that will have a detrimental impact on this will not be permitted. The loss of car parking and the privacy of surrounding residential dwellings will also need to be considered.</p>		

Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Availability Comments	The site is not available. The site is in active use as a car park for the Halsey Masonic Club. No promotion for the development of this site has been received by the landowner during the Call for Sites 2016 or the Local Plan (Regulation 18) Consultation
Is the site considered to be available for development	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Achievability Comments	The site is not considered to be available, and therefore is not achievable.
Is the site considered to be achievable?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Delivery Period	-



Site Information		Site Location Map			
Site Reference Number	CG-U-45				
In 1976, Site Name	Office building, 191-195 Windmill Lane				
Site Area	0.13 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The site is owned by a two private companies.				
Surrounding Uses	N	Car Park			
	E	Residential properties			
	S	Windmill Lane			
	W	Residential properties			
Site Description					
The site is broadly rectangular in shape and relatively flat. Fronting onto windmill land is a three-storey building, with some parking facilities out the front. To the north of this building is a car park. Located in the north-eastern corner are two structures.					
Planning History					
In 1976, a three storey office block and twenty car parking spaces was approved.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)					
Submitted Proposal	11				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>

Draft Local Plan Designation (Regulation 18)		
The site is included within the area of the proposed Cheshunt Lakeside development, as part of emerging policy CH1: Cheshunt Lakeside. CH1 that the Delamare Road area can accommodate 1000 dwellings, elderly persons accommodation, businesses and business floorspace for new business start-ups, a local centre, a two form of entry primary school and landscaped open space.		
Accessibility – distance as the crow flies		
509m-Primary School (Millbrook)	760m - Secondary School (Turnford)	533m –Employment Area (Fieldings Road Industrial Estate)
260m - Green Space (Moxom Avenue)	800m-Healthcare Centre (Warden Lodge)	10.71km- Hospital (with A&E) (Princess Alexandra)
550m- Town/District Centre (Cheshunt Old Pond)	17.5m- Local Centre (186-194 Windmill Lane)	525m -Leisure Centre (Laura Trott)
1.2km- A10 Junction (Churchgate)	69m - Railway Station (Cheshunt)	60m- Bus Service (Cheshunt Station)
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Flood Risk Comments		
A flood risk assessment will need to support this site.		
Access and Transport Comments		
The site can currently be accessed via Windmill Lane. There are footpaths on both sides of Windmill lane. Connections to these footpaths will be required.		
Utility Provision		
Electricity	Connections already available	
Gas	A low pressure gas main is located along Windmill Lane	
Water	A water main is located along Windmill Lane	
Sewerage	A foul sewer is located along Windmill Lane.	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> The site is previously developed land, located within an existing settlement boundary. It is surrounded by residential uses on two sides. In addition, the re-use of previously developed land is one of the 12 core land-use planning principles that underpins plan-making and decision making. The site is in a sustainable location for residential development – it is close to local facilities, education facilities and modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) for a doctor's surgery, local open space/green space and a leisure centre. 		

<ul style="list-style-type: none"> The site is included within the Cheshunt Lakeside (CH1) designation. As identified in the emerging Local Plan, the departure of Tesco from this location and the Government's confirmation that it intends to pursue Crossrail 2 presents the opportunity to deliver the regeneration of this area. This regeneration will provide a significant amount of housing to help meet the Borough's identified housing need as well as create a sustainable transport hub. 	
Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Availability Comments	The site is not available for development. During the Local Plan (Regulation 18) consultation, the promoter states that the site "accommodates a thriving business and is being put to a sustainable business use which should be supported by the Council".
Is the site considered to be available for development	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Achievability Comments	The site is not available and therefore is not achievable.
Is the site considered to be achievable?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Delivery Period	-



Site Information		Site Location Map			
Site Reference Number	CG-U-47				
Site Name	Whit Hern				
Site Area	0.69 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Site Ownership	The site is owned by a public body				
Surrounding Uses	N	New River			
	E	Whit Hern Ct, Council car park			
	S	College Road			
	W	New River, Council Offices			
Site Description					
The site is irregular in shape and relatively flat, with a localised dip in terrain towards the east. The site is open field in nature; however it has numerous trees throughout the site. Within the south western region of the site is an area of localised ponding.					
Planning History					
No planning history of note.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)					
Submitted Proposal	28				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The draft Local Plan proposed to allocate this site as an urban capacity site, as part of emerging Policy DS3: Urban Capacity Sites.					

Accessibility – distance as the crow flies		
260m-Primary School (Dewhurst)	47m - Secondary School (Cheshunt)	1.62km –Employment Area (Fieldings Road Industrial Estate)
80m - Green Space (Whit Hern Park)	210m-Healthcare Centre (Cromwell Medical Centre)	11.82km- Hospital (with A&E) (Princess Alexandra)
630m- Town/District Centre (Cheshunt Old Pond)	180m - Local Centre (11-13 Cromwell Avenue)	850m -Leisure Centre (Laura Trott)
210m- A10 Junction (Churchgate)	1.5km - Railway Station (Cheshunt)	80m- Bus Service (Bishop's College)
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
The sites proximity to Flood Zone 2 and Flood Zone 3 may require further investigation. Surface water flooding for the site should be managed by a Sustainable Urban Drainage System.		
Access and Transport Comments		
Vehicle access to the site can be created from Whit Hern Court. There is a footpath along western side of Whit Hern Court. Connections to this footpath will be required. The site is within the Zone 2 of the Council's accessibility corridor.		
Utility Provision		
Electricity	Electricity cables available within the immediate vicinity.	
Gas	A low pressure gas main is located along College Road.	
Water	A water main is located along College Road	
Sewerage	A foul sewer is located within the southern region of the site. A surface sewer is located	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> The site is considered to be in a sustainable location for residential development – it is close to local facilities, education facilities and some modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) for a doctor's surgery, leisure centre and green/open space. The site is located within the urban area, within an existing settlement boundary. <p>However, due to the sites location within the Churchgate Conservation area, any development should preserve and enhance the appearance of the Conservation Area. High standards of design and detailing will be required. In addition, due to the site lying within a conservation area the trees located on the site are automatically protected. A development brief should be prepared for this site, if it is proposed to be brought forward for development.</p>		

Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Availability Comments	The site is owned by the Council. As encouraged in the Housing White Paper (2017), the Council has reviewed its landholdings to identify potential sites for development. This site was identified as having potential to come forward for development within the first part of the Plan period.
Is the site considered to be available for development	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Achievability Comments	The site is considered to be achievable. There are no policy constraints that would prevent this site from coming forward. There are no legal/ownership issues that would prevent this site from being developed. It is considered that the preparatory works required to bring this site forward for development will not have a detrimental impact on the sites viability.
Is the site considered to be achievable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delivery Period	1-5 years



Site Information		Site Location Map			
Site Reference Number	CG-U-50				
Site Name	Old Tesco House				
Site Area	2.2 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Site Ownership	The site is owned by a private company.				
Surrounding Uses	N	Industrial Works			
	E	Railway Line			
	S	Residential, Industrial Works			
	W	Delamare Road			
Site Description					
The site is irregular in shape and relatively flat. It consists of a number of structures, concentrated in the southern region of the site. A car park forms the remainder of the site. A line of trees on the sites eastern boundary separates the site from the adjoining railway line. There is an area of car parking adjoining the eastern boundary of the site (fronting onto Delamare Road).					
Planning History					
A planning application for the change of use of nine parking spaces to a hand car wash and valeting operation including the erection of a canopy, installation of an office and various non-illuminated advertisement screens and signs was granted conditional approval in 2013. In 2008, the demolition of warehouse unit to be replaced by 199 car parking spaces and a toilet block was granted.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)	132				
Submitted Proposal	-				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>

Draft Local Plan Designation (Regulation 18)		
The site is included within the proposed Cheshunt Lakeside (CH1) allocation. The emerging policy identifies that the Cheshunt Lakeside site can accommodate 1000 dwellings, elderly persons accommodation, businesses and business floorspace for new business start-ups, a local centre, a two form of entry primary school and landscaped open space.		
Accessibility – distance as the crow flies		
390m-Primary School (Brooklands)	530m - Secondary School (Turnford)	320m–Employment Area (Fieldings Road Industrial Estate)
80m - Green Space (Lee Valley Regional Park)	840m -Healthcare Centre (Warden Lodge)	10.46km- Hospital (with A&E) (Princess Alexandra)
520m- Town/District Centre (Cheshunt Old Pond)	80m - Local Centre (186-194 Windmill Lane)	570m-Leisure Centre (Laura Trott)
1.23km - A10 Junction (Churchgate)	90m- Railway Station (Cheshunt)	125m- Bus Service (Cheshunt)
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
A flood risk assessment will need to accompany any planning application for this site and appropriate mitigation schemes implemented. A sequential test will need to be undertaken.		
Access and Transport Comments		
The site can be accessed via Delamare Road. Due to the amount of development this site would require a transport assessment. There are footpaths on both sides of Delamare Road. Connections to these footpaths will be required. Cycle access to the site will need to be provided.		
Utility Provision		
Electricity	Available at the site.	
Gas	A low pressure gas main is located along Delamare Road	
Water	A water main is located along Delamare Road	
Sewerage	A surface sewer and foul sewer is located along Delamare Road	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted. Comments have been submitted during the Local Plan (Regulation 18) consultation in relation to the Cheshunt Lakeside site. These comments can be found on the Council's website, by using the following link: www.broxbourne.gov.uk/lpsites		
Suitability Comments		
The site is considered to be suitable for residential development due to the following reasons: <ul style="list-style-type: none"> The site is previously developed land, located within an existing settlement boundary. It is surrounded by residential uses on two sides. In addition, the re-use of previously developed land is one of the 12 core land-use planning principles that underpins plan-making and decision making. 		

	<ul style="list-style-type: none"> The site is in a sustainable location for residential development – it is close to local facilities, education facilities and modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) for a doctor’s surgery, local open space/green space and a leisure centre. The site is included within the Cheshunt Lakeside (CH1) designation. As identified in the emerging Local Plan, the departure of Tesco from this location and the Government’s confirmation that it intends to pursue Crossrail 2 presents the opportunity to deliver the regeneration of this area. This regeneration will provide a significant amount of housing to help meet the borough’s identified housing need.
Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Availability Comments	The site has been promoted to the Council for development. The availability of this land for development has been confirmed to the Council by the landowner. Although the site is in single ownership and vacant, therefore in principle could come forward relatively quickly, the Council anticipates that this site will come forward as part of a comprehensive scheme which will be developed in accordance with a comprehensive master plan. As identified in emerging Policy CH1, incremental development of this area will be resisted.
Is the site considered to be available for development	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Achievability Comments	The site is considered to be achievable. The proposed density for the site will be able to deliver the infrastructure and mitigatory schemes required to bring this site forward for development. The Council has carried out an exception test which indicates that the sites flood risk is a constraint, but the site can be effectively managed. As a result of this, it is considered that there are no policy constraints that would prevent this site from coming forward.
Is the site considered to be achievable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delivery Period	1-15 years



Site Information		Site Location Map			
Site Reference Number	CG-U-52				
Site Name	Land to rear of Goffs Oak House				
Site Area	0.42 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input checked="" type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The site is owned by a private company				
Surrounding Uses	N	Goffs Oak House			
	E	Residential dwellings			
	S	Local Wildlife Site, Green Belt			
	W	Doverfield, Residential Dwellings			
Site Description					
The site is broadly rectangular in shape and is relatively flat. There are number of trees located on the site, of which a number are mature. There is an area of hardstanding/gravel that adjoins and stretches the length of the western boundary of the site.					
Planning History					
Residential development of 16 detached dwellings and associated work at land at the rear of Goffs Oak House was refused in 1988.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)	-				
Submitted Proposal	8				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The draft Local Plan proposed to allocate this site as an urban capacity site, as part of emerging Policy DS3: Urban Capacity Sites.					

Accessibility – distance as the crow flies		
310m -Primary School (Woodside)	1.75km - Secondary School (Goffs)	3.51km –Employment Area (New River Trading Estate)
150m - Green Space (Goffs Informal)	110m -Healthcare Centre (Valley View)	11km- Hospital (with A&E) (Barnet)
3.2km - Town/District Centre (Brookfield)	110m - Local Centre (684-696 Goffs Lane)	3.6km -Leisure Centre (Laura Trott)
2.95km - A10 Junction (Churchgate)	1.67km - Railway Station (Cuffley)	77m- Bus Service (War Memorial)
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Flood Risk Comments		
No flood risk issues identified for this site.		
Access and Transport Comments		
The site can be accessed from Doverfield. The footpath on the eastern side of Doverfield stops at the current vehicle entrance to the site and begins again at the sites south western corner. The footpath on the western side of Doverfield runs the length of Doverfield. Connections to these footpaths will be required.		
Utility Provision		
Electricity	Electricity cables available at the existing problems	
Gas	A low pressure gas main is located to the north at Goffs Oak House or to the west at Doverfield	
Water	A water main is located along Goffs Lane, Doverfield and at Myles Court. A water hydrant adjoins the site to the east.	
Sewerage	A foul sewer and surface sewer are located along Goffs Lane. A pressure main is located along Doverfield	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
The site is not considered to be suitable for residential development due to the following reasons: <ul style="list-style-type: none"> The development of this site would adversely affect the setting and character of Goffs Oak House, a Grade II Listed Building. 		
Is this site considered to be suitable for development?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No



Site Information		Site Location Map			
Site Reference Number	CG-U-54				
Site Name	Borough Council Offices				
Site Area	1.69 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Site Ownership	The site is owned by a public body.				
Surrounding Uses	N	Whit Hern Park, Listed Building, Public House			
	E	New River, Emanuel Lodge			
	S	Residential			
	W	Churchgate, Residential			
Site Description The site is irregular in shape and relatively flat. The part of the site to the west of the New River consists of a number of buildings, the largest of which being three storeys. There is an area of car parking fronting on to Churchgate. To the east of the main building is an area of green space. A footbridge links the western region of the site with the eastern region. The eastern region of the site is a car park which has trees/hedges located within the car park and on its boundaries. A brick wall separates part the eastern edge of the car park from the adjoining Emanuel Lodge.					
Planning History In 1984, planning permission was granted for the construction of a new two/three storey civic office building and first floor link to existing building and the formation of a new car park and access to College Road. Since then, there have been various planning applications to improve and alter the numerous facilities located within this site.					
Development Proposal Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other <input type="checkbox"/> Local Plan 2005 (Policy H11) <input type="checkbox"/> Submitted Proposal 50					
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>

Draft Local Plan Designation (Regulation 18)		
The draft Local Plan proposed to allocate this site as an urban capacity site, as part of emerging Policy DS3: Urban Capacity Sites		
Accessibility – distance as the crow flies		
172m-Primary School (Dewhurst)	70m - Secondary School (Cheshunt)	1.54km –Employment Area (Fieldings Road Industrial Estate)
0m - Green Space (adjoins Whit Hern Park)	200m-Healthcare Centre (Cromwell Avenue)	11.85km- Hospital (with A&E) (Princess Alexandra)
575m- Town/District Centre (Cheshunt Old Pond)	147 - Local Centre (16 Cromwell Avenue)	820m -Leisure Centre (Laura Trott)
220m- A10 Junction (Churchgate)	1.45km - Railway Station (Cheshunt)	30m- Bus Service (Bishops' College)
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
A SuDs system may be required as the site could impact upon drainage.		
Access and Transport Comments		
The site benefits from existing vehicle access from College Road (Whit Hern Ct) and Churchgate. There are footpaths on both sides of College Road and Churchgate. A transport assessment may be required to support any planning application for this site. The site is located within the accessibility corridor. Connections to these will be required. Connections to the footpath on the western side of Whit Hern Ct will also be required.		
Utility Provision		
Electricity	Connections already available.	
Gas	A low pressure gas main is located along Churchgate	
Water	A water main is located along Churchgate	
Sewerage	A foul sewer and surface sewer is located along Churchgate	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> The site is considered to be in a sustainable location for residential development – it is close to local facilities, education facilities and some modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) for a doctor's surgery, leisure centre and green/open space. 		

<ul style="list-style-type: none"> The site is located in the urban area, within an existing settlement boundary. The re-use of this land for residential housing would comply within one of the 12 core land-use planning principles that underpins plan-making and decision making. <p>However, due to the sites location within the Churchgate Conservation area, any development should preserve and enhance the appearance of the Conservation Area. High standards of design and detailing will be required. In addition, the site contains and is in close proximity to a number of listed buildings. The development should not have a detrimental impact on the listed buildings or its setting, and where possible should enhance and improve these assets. An archaeological assessment will be required due to the sites location within an area of archaeological interest.</p>	
Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Availability Comments	The site is not currently available. However, as indicated in the emerging Local Plan, it is proposed that the Council Offices are relocated to Brookfield due to its central location within the borough. As a result of this relocation, the Council offices will become available for development in the later period of the Plan.
Is the site considered to be available for development	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Achievability Comments	The site is considered to be achievable. It is considered that there are no policy constraints that would prevent this site from coming forward. It is considered that the preparatory works required to bring this site forward for development will not have a detrimental impact on the sites viability. The sites urban location means that it can benefit from existing infrastructure i.e. roads, pavements etc.
Is the site considered to be achievable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delivery Period	11-15 years



Site Information		Site Location Map
Site Reference Number	CG-U-55	
Site Name	Gaveds Ltd Land	
Site Area	0.58 hectares	
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed	
Source of Site	<input checked="" type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study	
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Site Ownership	The site is owned by a private company	
Surrounding Uses	N	
	E	Railway Line, Lee Valley Regional Park
	S	Light Industrial
	W	Light Industrial

Site Description

The site is rectangular in shape and relatively flat. The site consists of a number of structures. Two larger structures front onto Delamare Road, with seven smaller structures adjoining the sites eastern boundary. Located to the north, east and south of the two larger structures and to the west of the seven smaller structures are areas of hardstanding. There are some trees/hedges along the sites eastern boundary that separate it from the neighbouring railway line.

Planning History

In 1976, an addition to existing factory unit was granted planning permission. In 1976, an open ended (lean to) storage building at the r/o precise works was granted permission. In 1986 a single storey side extension was granted planning permission, which was then followed by permission in 1988 for a ground and first floor side extension to one of the larger industrial units.

Development Proposal

Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)					
Submitted Proposal	80-100				

Site Designations

	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>

Draft Local Plan Designation (Regulation 18)		
The site is included within the site area for the proposed Cheshunt Lakeside (CH1) allocation. The emerging policy identifies that the Cheshunt Lakeside site can accommodate 1000 dwellings, elderly persons accommodation, businesses and business floorspace for new business start-ups, a local centre, a two form of entry primary school and landscape open space.		
Accessibility – distance as the crow flies		
230m-Primary School (Brooklands Primary School)	320m - Secondary School (Turnford)	80m –Employment Area (Fieldings Road Industrial Estate)
140m - Green Space (Cadmore Lane)	1.09km -Healthcare Centre (Warden Lodge)	10.29km- Hospital (with A&E) (Princess Alexandra)
670m- Town/District Centre (Cheshunt Old Pond)	340m - Local Centre (83-89 Roundmoor Drive)	810m-Leisure Centre (Laura Trott)
1.16km- A10 Junction (Church Lane)	450m- Railway Station (Cuffley)	430m- Bus Service (Cheshunt Railway Station (Stop D))
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Flood Risk Comments		
A flood risk assessment will need to accompany any planning application for this site an appropriate mitigation schemes implement.		
Access and Transport Comments		
The site can be accessed via Delamare Road. Due to the amount of development this site could accommodate a transport assessment will be required. There are footpaths on both sites of Delamare Road. Connections to these footpaths will be required. Cycle access to the site will need to be provided.		
Utility Provision		
Electricity	Electricity connections available	
Gas	The site is connected to a low pressure gas main.	
Water	A water main is located along Delamare Road	
Sewerage	A foul sewer is located on part of the sites western boundary. A surface sewer is located along Delamare Road.	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams
		<input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
The promoter stated that there are no material constraints that would prevent the site from being developed for housing from around Q4 of 2020. The promoter stated that the site has an existing safe access point at Delamare Road, has not history of flooding. No survey has been conducted to determine which the site contains contaminated land – the promoter states that the site has been used for light industrial activities since 1960 and was previously allotments and that there are no known hazardous uses on the site. The existing structures are nine factory units predominantly built in the 1960s with some later additions to the larger units. All these units are planned for demolition in Q3/Q4 of 2020.		

Suitability Comments	
<p>The site is considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> • The site is previously developed land, located within an existing settlement boundary. The re-use of previously developed land is one of the 12 core land-use planning principles that underpins plan-making and decision making. • The site is in a sustainable location for residential development – it is close to local facilities, education facilities and modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) for a doctor’s surgery, local open space/green space and a leisure centre. • The site is included within the Cheshunt Lakeside (CH1) designation. As identified in the emerging Local Plan, the departure of Tesco from this location and the Government’s confirmation that it intends to pursue Crossrail 2 presents the opportunity to deliver the regeneration of this area. This regeneration will provide a significant amount of housing to help meet the borough’s identified housing need as well as create a sustainable transport hub. 	
Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Availability Comments	The site has been promoted to the Council during the Call for Sites 2016. As part of this promotion, the promoter states that the site would be able to come forward for development after 2020. The Council anticipates that this site will come forward as part of a comprehensive scheme that will be developed in accordance with a master plan. As indicated in emerging Policy CH1 incremental development of this area will be resisted.
Is the site considered to be available for development	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Achievability Comments	The site is considered to be achievable. The proposed density of the site will be able to deliver the infrastructure and mitigatory schemes required to bring this site forward for development. The Council has carried out an Exception Test which indicates that the flood risk in this area is a constraint, but the site can be effectively managed and considers the site to be suitable for development due to its other sustainability factors. As a result of this, it is considered that there are no policy constraints that would prevent this site from coming forward.
Is the site considered to be achievable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delivery Period	1-15 years



Site Information		Site Location Map			
Site Reference Number	CG-U-56				
Site Name	Cheshunt Lakeside				
Site Area	12.37 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Site Ownership	There are various landowners for this site				
Surrounding Uses	N	Cadmore Lane, Fieldings Road Industrial Estate			
	E	Railway Line, Lee Valley Regional Park			
	S	Cheshunt Station, Residential			
	W	Residential, Allotments			
Site Description					
<p>The site is broadly rectangular in shape and relatively flat. The site is separated into two different regions (east and west) by a road that runs from north to south. Located in the two regions are a number of structures, of varying size, and areas of hardstanding. There are some trees scattered along the sites eastern boundary, with a stronger tree lines along the western boundary where the site is adjoined by residential gardens.</p>					
Planning History					
<p>There have been various planning applications for a number of buildings located within this site. These applications included the extension and alteration to buildings and change of use.</p>					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)					
Submitted Proposal	1990				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>

Draft Local Plan Designation (Regulation 18)			
The draft Local Plan proposed to allocate this site for mixed-use development, as part of emerging Policy CH1: Cheshunt Lakeside. The states that the site can accommodate 1000 dwellings, elderly persons accommodation, businesses and business floorspace for new business start-ups, a local centre, a two form of entry primary school and landscaped open space.			
Accessibility – distance as the crow flies			
140m -Primary School (Brooklands)	250m - Secondary School (Turnford)	20m –Employment Area (Fieldings Road Industrial Estate)	
0m - Green Space (adjoins Clifton Close and 25m away from Cadmore Lane)	730m -Healthcare Centre (Warden Lodge)	10.23km- Hospital (with A&E) (Princess Alexandra)	
490m- Town/District Centre (Cheshunt Old Pond)	15m - Local Centre (186-194 Windmill Lane)	450m-Leisure Centre (Laura Trott)	
1.02km- A10 Junction (Church Lane)	30m- Railway Station (Cheshunt)	30m- Bus Service (Cheshunt Railway Station)	
Flood Risk			
Does the site	Contains		Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>		<input checked="" type="checkbox"/>
Additional Flood Risk Comments			
Any planning application for this site should be accompanied by a flood risk assessment and appropriate mitigation schemes implemented. A sequential test will be required.			
Access and Transport Comments			
Running through the centre of the site is Delamare Road, which connects to Windmill Lane to the south and Cadmore Lane to the north. Due to the amount of development this site could accommodate a transport assessment will be required, and schemes that will mitigate against the impact of the proposed development implemented. Pedestrian access to the site is available from Cadmore Lane, Windmill Lane and Delamare Road, which all have footpaths on both sides. Pedestrian accessibility to the site should be retained, and improved. Cycle access to the site will need to be provided.			
Utility Provision			
Electricity	Electricity connections available.		
Gas	A number of the buildings/structures located within the site are connected to a low pressure gas main. A low pressure gas main is located along Delamare Road.		
Water	A number of buildings/structures are connected to the water main that runs the length of Delamare Road. There are number of water hydrants located along Delamare Road.		
Sewerage	Some buildings/structures are connected to a foul sewer. A foul sewer is also located within the western region of the site, running parallel to the adjoining residential properties before entering the allotments. A surface sewer is located along Delamare Road		
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams	<input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016			
None submitted. During the Local Plan (Regulation 18) consultation, representations were made for this site. These representations can be found on the Council's website, by using the following link: www.broxbourne.gov.uk/lpsites			

Suitability Comments	
<p>The site is considered to be suitable for mixed-use development due to the following reasons:</p> <ul style="list-style-type: none"> • The site is considered to be in a sustainable location for development – it is close to education facilities, local facilities and modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) for a doctor’s surgery, leisure centre and local open/green space. • The site is previously developed land, located within an existing settlement boundary. The re-use of previously developed land is one of the 12 core land-use planning principles that underpins plan-making and decision making. • The development of this site will make a significant contribution to meetings the borough’s objectively assessed need and minimise the pressure to release further, inappropriate Green Belt sites. • The departure of Tesco from this location and the Government’s confirmation that it intends to pursue Crossrail 2 presents the opportunity to deliver the regeneration of this area. Not only will this regeneration provide housing, but also create a sustainable transport hub and new business premises. <p>It should be noted that due to the sites proximity to the Lee Valley Spa, a habitats regulation assessment (HRA) will need to be carried out. This is a legal requirement under Regulation 61 of the Conservation of Habitats and Species Regulation 2010 (as amended). The assessment should help to determine the <i>“likely significant effect and (where appropriate) assess adverse impacts on the integrity of a European Site, examines alternative solutions and provide justifications for imperative reasons of over-riding public interest (IROPI).</i></p> <p>The developer submitted a development capacity figure of 1,990 dwellings for this site. The Council will undertake work to determine an appropriate development capacity for this site.</p>	
Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Availability Comments	The site is considered to be available for development. There are two developers seeking to promote a master plan for the site. One developer controls a significant proportion of the site while another developer is seeking further acquisitions to assume a strategic interest in the area. However, there are also a number of land parcels that are not in the ownership of either of these developers. This will impact the timescale in which the development can come forward. As indicated in Policy CH1, if necessary, the Council will pursue compulsory purchase in order to bring forward this scheme.
Is the site considered to be available for development	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Achievability Comments	The site is considered to be achievable. The amount of dwellings that is to be provided on this site will support the provision of necessary infrastructure. The Council has carried out a sequential test which indicates that while the sites location within Flood Zone 2, and parts in Flood Zone 3a, can be a constraint to development, the site can be managed to enable development to occur. The preparatory works required to bring this site forward for development is not considered to have a significant detrimental impact on the economic viability of the site. The results of the Habitats Regulation Assessment (HRA) could have an impact on the sites achievability.
Is the site considered to be achievable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delivery Period	1-15 years



Site Information		Site Location Map			
Site Reference Number	CG-U-57				
Site Name	The Whitehouse				
Site Area	0.36 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input checked="" type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The site is owned by a private company.				
Surrounding Uses	N	Residential			
	E	Residential			
	S	Residential			
	W	Residential			
Site Description The site is irregular in shape. It consists of a number of two buildings that are 5-storey in height, area of hardstanding. There are some trees located on the grass verge that the sets the buildings back from the high street. There are also some trees located along the sites southern boundary.					
Planning History A planning application for the demolition of two existing White House buildings (front and rear) totalling 46 units, to be replaced with three purpose built residential buildings providing a mix of one and two bed homes (61 units) with semi-basement parking, cycle and bin provision as well as private and communal amenity space has been registered.					
Development Proposal Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other <input type="checkbox"/>					
Local Plan 2005 (Policy H11)					
Submitted Proposal	61 (net of 15)				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18) The site is not designated within the draft Local Plan					

Accessibility – distance as the crow flies		
362m -Primary School (Brooklands Primary School)	395m - Secondary School (Turnford Secondary School)	680m–Employment Area (Fieldings Road Industrial)
340m - Green Space (Penton Drive)	515m -Healthcare Centre (High Street Surgery)	10.45km- Hospital (with A&E) (Princess Alexandra)
340m- Town/District Centre (Brookfield)	180m - Local Centre (1-21 Cheshunt Wash)	1.19km -Leisure Centre (Laura Trott)
690m - A10 Junction (Church Lane)	1.24km - Railway Station (Cheshunt)	0m - Bus Service (Mill Lane)
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
Only a small area of the site is located within Flood Zone 2.		
Access and Transport Comments		
The site can currently be accessed from Brookfield Lane East. There are footpaths located along High Street and Brookfield Lane East.		
Utility Provision		
Electricity	Already available	
Gas	A low pressure gas main is located along Brookfield Lane East and High Street	
Water	The site is already connected	
Sewerage	A foul sewer and surface sewer are located along Brookfield Lane East and High Street	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
The promoter states public consultation events regarding the development proposal for this site has taken place. There are no access arrangement, water course/flood risk, topographical, contamination, legal/ownership issues, site designations constraints that would prevent the development of this site. The promoter states that the existing properties (46 units) will be demolished as part of the redevelopment. The site is anticipated to come forward within the first five years.		
Suitability Comments		
The site is considered to be suitable for residential development due to the following reasons: <ul style="list-style-type: none"> The site is in a sustainable location for residential development – it is close to educational facilities, local facilities and some modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) for a doctor's surgery, green space/local park and leisure centre. The site is previously developed land, located within an existing settlement boundary. The re-use of previously developed land is one of the 12 core land-use planning principles that underpins plan-making and decision making. 		
Is the site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Availability Comments	The site was promoted to the Council by the landowner through the 2016 Call for Sites. The landowner for the site has submitted a planning application, which has yet to be determined, for the development of this site.
Is the site considered to be available for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Achievability Comments	The site is considered to be achievable. There are no policy constraints that would prevent this site from coming forward for development. It is considered that the preparatory works required to bring this site forward for development will not have a detrimental impact on the sites viability. The sites urban location means that it can benefit from existing infrastructure.
Is the site considered to be achievable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delivery Period	1-5 years



Site Information		Site Location Map			
Site Reference Number	CG-U-58				
Site Name	Rear of Flamstead End Shops				
Site Area	0.18 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Site Ownership	The site is owned by a public body				
Surrounding Uses	N	Tesco Express, Residential Dwelling			
	E	Flamstead End Park			
	S	Residential Dwellings			
	W	Local centre			
Site Description					
The site is rectangular in shape and relatively flat. The site is green field in nature. There are a number of trees located within the site – a significant cluster of trees is located in the northern region of the site.					
Planning History					
No planning history of note.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)	-				
Submitted Proposal	10				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The site has no designation in the emerging Local Plan.					

Accessibility – distance as the crow flies		
205m -Primary School (Andrews Lane)	1.45km - Secondary School (Turnford)	1.07km –Employment Area (New River Trading Estate)
0m - Green Space (Flamstead End Park)	340m -Healthcare Centre (Stockwell Lodge)	11.43km - Hospital (with A&E) (Princess Alexandra)
800m - Town/District Centre (Brookfield)	0m - Local Centre (adjoins)	1.59km -Leisure Centre (Laura Trott)
660m - A10 Junction (Church Lane)	2.02km - Railway Station (Cheshunt)	60m - Bus Service (Brookfield lane)
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Flood Risk Comments		
No flood risk issues for this site		
Access and Transport Comments		
There is no current vehicle access to the site. It is possible that vehicle access to the site can be created from Brookfield Lane; however this will require a reconfiguration of the existing footpath that runs through Flamstead End Park. There are footpaths on both sides of Brookfield Lane and Flamstead End. Connections to these footpaths will be required.		
Utility Provision		
Electricity	Electricity connections available in the close vicinity of the site	
Gas	A low pressure gas main is located along Brookfield Lane	
Water	A water main is located along Brookfield lane West and Flamstead End Road	
Sewerage	A foul sewer and surface sewer is located along Brookfield Lane West	
Sewerage Treatment	<input checked="" type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> The site is located within the urban area, within an existing settlement boundary. The re-use of this land for residential development would comply with one of the 12 core land-use planning principles that underpins plan-making and decision making. The site is considered to be in a sustainable location for residential development – it is close to local facilities, primary education and some modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) for green space/local park, leisure centre and doctors surgery. 		
Is the site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Availability Comments	The site is considered to be available. The site is in public ownership. The landowner for this site is a developing a residential scheme for this site.	
Is the site considered to be available for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Achievability Comments	The site is considered to be achievable. It is considered that there are no policy constraints that would prevent this site from coming forward for development. Due to the sites location within the existing urban area it will be able to benefit from existing infrastructure. It is considered that the site preparatory works required to bring this site forward will not have a detrimental impact on viability.
Is the site considered to be achievable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delivery Period	1-5 years

**Cheshunt and Goffs Oak
Green Belt Sites**



Site Information		Site Location Map			
Site Reference Number	CG-GB-02				
Site Name	Land between 90a and 102 Cuffley Hill				
Site Area	2.3 hectares				
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input checked="" type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Site Ownership	There are various site owners				
Surrounding Uses	N	Green Belt			
	E	Green Belt, Fairmead Nursery			
	S	Residential			
	W	Green Belt, Residential Dwellings			
Site Description					
The site, which is rectangular in shape, has several variations in the sites topography. The most significant variation in ground levels is located in the north western corner. There are several mature trees scattered throughout the site, however there is a higher concentration within the northern region of the site.					
Planning History					
No planning history of note.					
Development Proposal					
Residential <input checked="" type="checkbox"/>		Commercial <input type="checkbox"/>		Other <input type="checkbox"/>	
Local Plan 2005 (Policy H11)	-				
Submitted Proposal	65 dwellings (when combined with CG-GB-65)				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>