

| Draft Local Plan Designation (Regulation 18) | | |
|---|--|---|
| The draft Local Plan allocated this site for residential development, as part of emerging Policy GO5. The emerging Policy identifies that this site (Rosemead Nursery) having the capacity to accommodate 14 dwellings. | | |
| Accessibility – distance as the crow flies | | |
| 200m -Primary School (Goffs Oak Primary School) | 2.5km - Secondary School (Goffs Secondary School) | 3.94km -Employment Area (New Rive Trading Estate) |
| 500m - Green Space (Village Green) | 600m -Healthcare Centre (Valley View) | 10.6km - Hospital (with A&E) (Barnet Hospital) |
| 4.3km - Town/District Centre (Cheshunt Old Pond) | 460m - Local Centre (1-3 Newgatestreet Road) | 4.32km -Leisure Centre (Laura Trott) |
| 3.6km- A10 Junction (Church Lane) | 1.2km - Railway Station (Cuffley) | 65m – Bus Service (Robinsons Avenue) |
| 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 may be some ground or surface water flooding issues. | | |
| Access and Transport Comments | | |
| Access for all modes is currently unavailable. The most viable and suitable access to the site would be via the gap between 92 and 94 Cuffley Hill. Due to the amount of development being proposed, a transport assessment will be required. Connections to the existing footpaths along Cuffley Hill will be required. Cycle access to the site will need to be provided. | | |
| Utility Provision | | |
| Electricity | Connections available in the existing residential area to the south or east | |
| Gas | A low pressure gas main is located along Cuffley Hill | |
| Water | A water main is located along Cuffley Hill. A water hydrant is located in proximity to the entrance of the site. | |
| Sewerage | A foul sewer is located at the residential properties (102-100) to the south of the site. A surface sewer is located along Cuffley Hill. | |
| 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 consultation (Regulation 18) the promoter states that the site provides an excellent opportunity to help realise Broxbourne Council's aspirations for the area and that the site has the capacity to accommodate development. They continue by stating that there are no impediments constraining the development of this site and that the site performs poorly against Green Belt objectives and offers limited contribution to the role and function of the Green Belt. Therefore, the promoter considers that the site should be used efficiently and therefore the overall number of dwellings to be provided increased, which can be done without jeopardising the character of the area. A number of technical documents were submitted to support the Local Plan representations. These included a Landscape and Ecology Strategy, Transport Appraisal and a Landscape and Green Belt Assessment. These can be viewed on the Council's website by using the following link: www.broxbourne.gov.uk/lpsites | | |

| 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 Inspector from the Inquiry of the 2005 Local Plan Review stated that this site “<i>lies within a sustainable location for new housing, being within walking distance of schools, shops and other services</i>”. The site is also within the sustainable distance recommended by Barton et al (2010) for some facilities and amenities, with the exception of a leisure centre and hospital. • The Council’s Green Belt Review (Scott Wilson, 2008) identifies this site as part of area C34. It states that C34 performs strongly against Green Belt purposes 1 and 2, and poorly against purpose 3. Under approach 2, the review proposed to remove part of C31, C33 and C34 (which included this site) from the Green Belt and move the boundary to the northern edge of the woodland and field boundary and re-designate with appropriate environmental policies. However, the report also states that “<i>lack of constraints and good accessibility means that this site [C34] would be worth allocating</i>”. • The development of this site will enable a more robust and defensible Green Belt boundary to be created. It is considered that this new boundary will be robust and last beyond the Plan period. • The site was considered as part of Development Approach 2: Goffs Oak Village Expansion, in the Goffs Oak Development Options report. The benefits of adopting this development approach included the creation of a more logical and defensible Green Belt boundary and providing an appropriate level of housing through relatively minor Green Belt boundary revision which is considered to not have a significant impact on the village as a whole. <p>There are a number of TPO trees on the site that will need to be retained and incorporated into any development that is to occur on this site. This planning constraint is not considered to be significant to prevent the development of this site.</p> | |
| Is the site considered to be suitable? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Availability Comments | The site has been actively promoted to the Council for development. During the Local Plan Regulation 18 consultation, the promoter confirmed that the site is available for development. |
| Is the site considered to be available for development? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Achievability Comments | A developer has an option over this site, which suggests that it is achievable. Installation of road infrastructure due to the gap between existing houses should not be a significant problem to the sites deliverability. The site can benefit from existing infrastructure due to its close proximity to the urban area of Goffs Oak. 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 | 1-5 years |



| Site Information | | Site Location Map | | | |
|---|---|--|------------------------------------|--------------------------|--------------------------|
| Site Reference Number | CG-GB-03 | | | | |
| Site Name | Travelling show persons site, Goffs Lane | | | | |
| Site Area | 2.6 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 site owners for the site. | | | | |
| Surrounding Uses | N | Goffs Lane, Residential | | | |
| | E | B198, Green Belt | | | |
| | S | B198, Green Belt | | | |
| | W | Residential Properties located within the Green Belt | | | |
| Site Description The site is irregular in shape due to it following the curve of Goffs Lane. It slightly narrows towards the southern end of the site. The site is mostly flat. The site is not visible from the surrounding roads due to a tree/hedge boundary. The south/south western region of the site is developed. | | | | | |
| Planning History A three bedroom bungalow was refused on the site in 1990 but later in 1992 a residential unit was approved. A storage/workshop building was approved in 1999 to house fairground equipment and two mobile homes were approved in the same year. | | | | | |
| Development Proposal Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Other <input checked="" type="checkbox"/> | | | | | |
| Local Plan 2005 (Policy H11) | - | Continued use as a travelling showperson site | | | |
| Submitted Proposal | 75 | | | | |
| 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 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 designated the site as a travelling showperson site as part of emerging Policy GT2: Extended Travelling Showpeople Site | | | | | |

| Accessibility – distance as the crow flies | | |
|--|--|---|
| 500m -Primary School (Bonneygrove) | 200m - Secondary School (Goffs) | 2.25km -Employment Area (News International) |
| 150m - Green Space | 900m -Healthcare Centre (Cromwell) | 12km - Hospital (with A&E) (Barnet) |
| 2km - Town/District Centre (Cheshunt Old Pond) | 1.5km - Local Centre | 2km -Leisure Centre (Laura Trott) |
| 1.4km - A10 Junction (College Road) | 2.5km - Railway Station (Theobalds Grove) | 10m - Bus Service (Goffs 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 | | |
| There may be some ground/surface water flooding issues. | | |
| Access and Transport Comments | | |
| The site can be accessed from Goffs Lane. This would require improvement to ensure it is compliant with highway regulations if development was to occur. The pedestrian and cycle links located just outside the site would need to be connected to if development was to occur. Due to the proximity of the site to a roundabout, the impact that development would have on this would need to be investigated. The site adjoins Lieutenant Ellis Way, which provides an immediate access to the southern corridor of the A10. | | |
| Utility Provision | | |
| Electricity | Site may already be connected. Electricity connections available in close vicinity to the site | |
| Gas | There is a low pressure and medium pressure gas main to the south along Goffs Lane | |
| Water | A water main is located along Goffs Lane | |
| Sewerage | A foul sewer and surface sewer are located along Goffs 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 not considered to be in a suitable location for residential development for the following reasons:</p> <ul style="list-style-type: none"> The Council's Green Belt Review (Scott Wilson, 2008) states that this area (D4) performs strongly against all Green Belt purposes therefore should be trained. The Bury Green Options Report states that "<i>Housing development on the existing travelling showperson site would not be supported as this would be in an area of the Green Belt outside the Bury Green area and is not considered to be appropriate for housing as it makes an important contribution to the maintenance of the borough's Green Belt</i>". | | |

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|--|--|
| <ul style="list-style-type: none"> The site is currently in active use as a travelling showperson site. It is considered that this site is suitable for continued use as a travelling showperson site. | |
| Is the site considered to be suitable for development? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Availability Comments | Contained within the landowners submission on the Regulation 18 draft Local Plan was the following statement: <i>“RPS notes that the Council recognises the existence of our client’s travelling showpeople’s site on land south of Goffs Lane, and has allocated the land as such in the accompanying Proposals Map.”</i> This statement appears to indicate that the landowner is happy with this site to remain within its current use as a travelling showperson site for 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. The site is already being used as a travelling showpeople’s site. |



| Site Information | | Site Location Map | | | |
|--|---|--|------------------------------------|-------------------------------------|-------------------------------------|
| Site Reference Number | CG-GB-04 | | | | |
| Site Name | Half Moat Manor House Site | | | | |
| Site Area | 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 | The site is owned by a public body. | | | | |
| Surrounding Uses | N | Open Space | | | |
| | E | Residential development under construction | | | |
| | S | Residential Development | | | |
| | W | Dark Lane, Green Belt, Allotments | | | |
| Site Description | | | | | |
| The site is rectangular in shape, low-lying and flat. It is green field in nature. Located along the sites northern, southern and western boundaries are a number of trees. A small cluster of trees is located in the north eastern corner of the site. | | | | | |
| Planning History | | | | | |
| No planning history of interest | | | | | |
| 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 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 checked="" 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 residential development as part of emerging Policy CH7. | | | | | |

| Accessibility – distance as the crow flies | | |
|---|--|---|
| 200m -Primary School | 100m- Secondary School (Goffs School) | 1.9km –Employment Area (Delamare Road) |
| 0m - Green Space (Adjoins Goffs Lane Local Park/Recreation Ground) | 300m -Healthcare Centre (Cromwell) | 12km - Hospital (with A&E) (Princess Alexandra) |
| 1.4km - Town/District Centre (Cheshunt Old Pond) | 300m - Local Centre (Cromwell) | 1.4km -Leisure Centre (Laura Trott) |
| 840m - A10 Junction (College Road) | 1.9km - Railway Station (Theobalds Grove) | 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 type="checkbox"/> |
| Zone 3b (Active Flood Plain) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Additional Flood Risk Comments | | |
| The site is within close proximity to an area of Flood Zone 2. Measures will be required to ensure that there is no risk of future flooding on the site or surrounding sites, particularly to the east. | | |
| Access and Transport Comments | | |
| Access to the site does not currently exist. The most appropriate access point for the site would be via Dark Lane. The impact that the transport will have on the local network, particularly Dark Lane, will be required. Pedestrian and cycle access to the site will need to be created. | | |
| Utility Provision | | |
| Electricity | Can connect to the provision to the south. | |
| Gas | There is a gas main to the south at Franklin Avenue and to the north at Goffs Lane | |
| Water | A water main exists along Franklin Avenue but additional infrastructure will be required for the site to be connected to this. | |
| Sewerage | A surface sewer exists to the rear of properties at Franklin Avenue. New infrastructure for the site itself would 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 | | |
| None submitted. During the Local Plan (Regulation 18) consultation the promoter stated that they are supportive of the site being allocated for housing, and that the site coming forward early within the Plan period for development is welcomed and can be delivered within that timeframe. | | |
| Suitability Comments | | |
| The site is considered to be in a suitable location for residential development due to the following reasons: <ul style="list-style-type: none"> The Council's Green Belt Review (Scott Wilson, 2008) identifies this site as part of area D8. The Review states that this area performs poorly against the Green Belt purposes, its location meaning that it does little in terms of preventing sprawl. The Review continues by stating that the area does little to separate existing settlements and therefore could score lower than attributed. | | |

- The Metropolitan Green Belt Review (Prospect Planning, 2008) states that the Council land fronting Dark Lane, to the west of the existing built footprint of St Mary's School should "*either be released from the Green Belt and allocated for housing development in the short term or designated as Reserve Housing Land with an indication of when it will be required to come forward*"
- The site is considered to be in a sustainable location; it is in close proximity to primary and secondary education, 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 hospital

The following planning constraints will need to be considered if development comes forward on this site; the sites proximity to Half Moat Manor House and Associated Leat (a Scheduled Monument); and, the sites location within the area of archaeological interest. The development of this site should maintain the access to the moat for anglers.

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| Is the site considered to be suitable for development? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Availability Comments | The site has been actively promoted to the Council for development. Recent representations for the landowner indicate that the site could come forward within the next 5 years. |
| 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 sites location close to the urban area of Bury Green means that development can benefit from existing infrastructure i.e. road, utilities, footpaths etc. With the exception of the Green Belt designation, it is considered that there are no policy 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-GB-05 | | | | |
| Site Name | Theobalds Brook Field | | | | |
| Site Area | 3.7 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | | | |
| Site Ownership | The site is owned by a public body. | | | | |
| Surrounding Uses | N | Residential | | | |
| | E | St Mary's CE High School | | | |
| | S | Lieutenant Ellis Way | | | |
| | W | Lieutenant Ellis Way | | | |
| | | | | | |
| Site Description | | | | | |
| The site is irregular in shape and low lying, however there is a variation where the site gently slopes up in the southern region (near the vehicle access point). There are some trees scattered along the boundary. Most of the site is currently used as grazing land. | | | | | |
| Planning History | | | | | |
| To the west of the site, permission has been granted for an extension to the Bury Green Cemetery | | | | | |
| Development Proposal | | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Local Plan 2005 (Policy H11) | | | | | |
| Submitted Proposal | 100 | | | | |
| 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 Plan has proposed to allocate this site for residential development as part of emerging Policy CH7. | | | | | |

| Accessibility – distance as the crow flies | | |
|--|---|---|
| 400m -Primary School (Bonneygrove) | 0m - Secondary School (Adjoins St Marys Secondary School) | 2.3km –Employment Area (Delamare) |
| 900m - Green Space (Cedars Park) | 780m -Healthcare Centre (Cromwell) | 11.9km - Hospital (with A&E) (Barnet) |
| 1.5km - Town/District Centre (Cheshunt Old Pond) | 780m - Local Centre (Cromwell) | 1.7km -Leisure Centre (Laura Trott) |
| 1.1km - A10 Junction (Lieutenant Ellis Way) | 1.8km - Railway Station (Theobalds Grove) | 320m - Bus Service (Bury Green 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 | | |
| 40m to the west of the site is Theobalds Brook, which is located in Flood Zone 2 and Flood Zone 3. | | |
| Access and Transport Comments | | |
| There is vehicular access to the site from the roundabout at St Mary's School. This access point would require improving if development was to occur. A transport assessment will be required for this site. There is a public right of way adjoining the site to east. Pedestrian and cycle access to the site would need to be created. | | |
| Utility Provision | | |
| Electricity | Electricity is available at the roundabout into the new school. | |
| Gas | A low pressure gas main exists at Bury Green to the north. | |
| Water | A water main is located along Bury Green Road | |
| Sewerage | Closest foul sewers located in Meux Close and Bury Green Road. | |
| Sewerage Treatment | <input type="checkbox"/> Rye Meads | <input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other |
| Additional Developer Comments | | |
| None submitted. During the Regulation 18 Local Plan consultation, the promoter of the site stated that they supported the site for allocation and considered that the site can come forward in the 2016 to 2021 time frame. | | |
| Suitability Comments | | |
| <p>The site is considered to be in a sustainable location for due to the following reasons:</p> <ul style="list-style-type: none"> The Council's Green Belt Review (Scott Wilson, 2008) identifies this site as part of area D14. The Review states that area D14 performs strongly against the Green Belt Purposes, however under Option 2 proposed to remove part of the area from the Green Belt and move the boundary to Lieutenant Ellis Way as this would provide a more robust and permanent boundary that would prevent further encroachment west. The Metropolitan Green Belt Review (Prospect Planning, 2008) stated that "<i>LEW (Lieutenant Ellis Way) would represent a much more defensible inner Green Belt boundary. It is therefore proposed that this all land to the south of Bury Green housing area enclosed to the west by Lieutenant Ellis Way and extending eastwards to the New River should be removed from the MG in the interest of creating a long term, defensible Inner Green Belt boundary</i>". | | |

- The Bury Green Development Options report considers the development of this site under Option 2. It states that the site is a reasonable accessible location close to existing local facilities and that the allocation of this site for development would put less pressure on the allocation of less suitable and less sustainable sites in the Green Belt.
- The site is considered to be in a relatively sustainable location; it is in proximity to primary and secondary education, 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 hospital.

Located within the south eastern region of the site is historic landfill. This planning constraint is not considered to be significant to prevent the sites development, however, will need to be taken into consideration.

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| Is the site considered to be suitable for development? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Availability Comments | The site has actively been promoted to the Council by the landowner. In the latest representations, the landowner has stated that they are supportive of the site being promoted for residential development within the Local Plan. The landowner also stated that the site could come forward within the 2016-2021 timeframe. |
| 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 close proximity to the existing urban area, the development will be able to benefit from existing infrastructure. 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. The site preparatory work required to bring this site forward for development are not considered to have a detrimental impact on the overall viability of the 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-GB-07 | | | | |
| Site Name | Albury Farm | | | | |
| Site Area | 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 | The site is owned by a private company | | | | |
| Surrounding Uses | N | Albury Farm | | | |
| | E | Cheshunt Football Club, Rifle Range | | | |
| | S | Pumping Station, Track, Theobalds Lane | | | |
| | W | A10 | | | |
| Site Description | | | | | |
| The site is rectangular in shape, low-lying and flat. The site is green field in nature. There are trees/hedges on all boundaries which separates the site from its surrounding uses. There is a gate located in the south eastern corner of the site. | | | | | |
| Planning History | | | | | |
| Storage buildings ancillary to agricultural use has been approved. | | | | | |
| Development Proposal | | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Local Plan 2005 (Policy H11) | | | | | |
| Submitted Proposal | 93 | | | | |
| 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 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 the site as a Landscape Protection Zone as identified in Policy CH6. | | | | | |

| Accessibility – distance as the crow flies | | |
|---|--|---|
| 310m -Primary School (Longmeads) | 200m - Secondary School (Cheshunt) | 1.5km –Employment Area (Delamare) |
| 210m - Green Space | 667m -Healthcare Centre (Warden Lodge Medical Practice) | 12.2km - Hospital (with A&E) (Princess Alexandra) |
| 730m - Town/District Centre (Cheshunt Old Pond) | 590m - Local Centre (99-109 Crossbrook Street) | 850m -Leisure Centre (Laura Trott) |
| 400m - A10 Junction (Lieutenant Ellis Way) | 600m - Railway Station (Theobalds Grove) | 610m - Bus Service (Theobalds Grove Railway Station (Stop B)) |
| 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 checked="" type="checkbox"/> |
| Additional Flood Risk Comments | | |
| Any redevelopment on this site will need to take into consideration Theobalds Brook, which is located approximately 58m to the south. Theobalds Brook is within Flood Zone 2 and Flood Zone 3a. | | |
| Access and Transport Comments | | |
| The site can be accessed from a small track from Albury Ride (via Albury Farm) or from Theobalds Lane. To The access to this site will require improvement if development was to come forward. Due to the amount of housing this site could accommodate, a transport assessment may be required. There is a public right of way at Albury Walk. Pedestrian and cycle access to the site will need to be created. | | |
| Utility Provision | | |
| Electricity | Electricity cables available in the area but connection required. | |
| Gas | The site has the opportunity to connect to the low pressure gas main that runs along the eastern edge of the A10 | |
| Water | There is a water main on the southern perimeter of the site | |
| Sewerage | A foul sewer exists for the residential properties 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 during Call for Sites 2016 | | |
| None submitted. During the Local Plan Regulation 18 consultation, the promoter of the site states that the policy wording (CH6) does not make reference to this land being removed from the Green Belt and considers this to be an omission. The promoter continues by stating that the site would not fulfil any of the purposes of the Green Belt being surrounded by proposed development on all sides. | | |
| Suitability Comments | | |
| This site is proposed for removal from the Green Belt as part of the release from the Green Belt from the Park Plaza area, with the new Green Belt boundary to be redrawn along the New River and Lieutenant Ellis Way. The site is not considered to be suitable for development due to the following two reasons: <ul style="list-style-type: none"> The capacity of Theobalds Lane, including the access point onto the A10 to the west, is considered to have been reached once the proposals for the development at Cheshunt Football Club have been implemented. | | |

- The emerging Local Plan indicates that a landscape buffer ('landscape protection zone') should continue to be retained along the A10 in order to retain openness along the A10 approach into Cheshunt. This field is considered to form an important function in terms of the long-term character of the borough in this area and the transition from London to Hertfordshire.

| | |
|---|---|
| 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 | CG-GB-08(a) | | | | |
| Site Name | Albury Walk Field East | | | | |
| Site Area | 3.52 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 owned by Hertfordshire County Council, but is on long-term lease to Broxbourne Borough Council | | | | |
| Surrounding Uses | N | Residential | | | |
| | E | Cheshunt Club | | | |
| | S | Albury Farm, Open Fields | | | |
| | W | Green Belt, A10 | | | |
| Site Description | | | | | |
| The site is broadly rectangular in shape and gently slopes towards the north east. The site is open field in nature, with hedges with some trees located along the sites eastern and northern boundary. The southern boundary of the site is formed off a track which is used to access Albury Farm. | | | | | |
| Planning History | | | | | |
| No planning history to note. | | | | | |
| Development Proposal | | | | | |
| Residential | <input type="checkbox"/> | Commercial | <input type="checkbox"/> | Other | <input checked="" type="checkbox"/> |
| Local Plan 2005 (Policy H11) | | | | 2 FE Primary School, Open Space | |
| 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 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 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 allocate part this site for a new primary school, as part of emerging Policy INF10. The remainder of the site was designated as open space. | | | | | |

| Accessibility – distance as the crow flies | | |
|--|---|---|
| 315m -Primary School (Longlands) | 100m - Secondary School (Cheshunt) | 990m –Employment Area (News International) |
| 480m - Green Space (Cedars Park) | 540m -Healthcare Centre (Crossbrook Street) | 11.73km- Hospital (with A&E) (Princess Alexandra) |
| 360m - Town/District Centre (Cheshunt Old Pond) | 230m - Local Centre (College Road) | 510m -Leisure Centre (Laura Trott) |
| 240m - A10 Junction (College Road) | 780m - Railway Station (Theobalds Grove Station) | 261m - Bus Service (Elgin 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 | | |
| There may be groundwater or surface water flooding on the site. | | |
| Access and Transport Comments | | |
| The site is currently accessible via a narrow track which connects Albury Ride and the urban area. There are a number of alternative access points available for the site; however these would either negotiation with third party landowners. A transport assessment should accompany any application for the development of this site. Connections to the footpaths within the residential areas to the north and east will be required. | | |
| Utility Provision | | |
| Electricity | Located within the main urban area to the north | |
| Gas | Gas main available west at the A10 and south at Albury Ride entrance | |
| Water | The nearest water main is either located at Albury Ride to the south east or to the north at the urban area | |
| Sewerage | A foul sewer is located 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 during Call for Sites 2016 | | |
| None submitted. | | |
| Suitability Comments | | |
| This area of land is currently formed of pitches associated with the Cheshunt Club, and is on long-term lease to Broxbourne Borough Council from Hertfordshire County Council. The County Council is working with the Club in order to prepare a masterplan for the area to allow improvements to the Clubs' facilities whilst also providing a primary school site near Albury Ride. A modest amount of residential development may be considered acceptable as part of this proposal, as part of a comprehensive and carefully planned approach (including sites CG-GB-08a, CG-GB-55, and CG-GB-99). The quantum and location of housing will depend on a satisfactory masterplan agreed with the Borough Council, taking account of the capacity of Albury Ride (including the junction with Crossbrook Street) and any impacts on existing residential properties. | | |

| | |
|--|--|
| 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 site being promoted for the provision of a primary school. The site has been promoted to the Council during the Draft Local Plan (Regulation 18) Consultation. |
| 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. Its proximity to the urban area of Cheshunt means that it can benefit from existing infrastructure i.e. roads, utilities etc. |
| 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 | CG-GB-08(b) | | | | |
| Site Name | Albury Walk Field West | | | | |
| Site Area | 1.69 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 is one land owner for this site. | | | | |
| Surrounding Uses | N | Residential | | | |
| | E | Green Belt, Cheshunt Club | | | |
| | S | Albury Farm, Open Fields | | | |
| | W | Green Belt, A10 | | | |
| Site Description | | | | | |
| The site is broadly rectangular in shape and gently slopes towards the north east. The site is open field in nature, with hedges with some trees located along the sites eastern and southern boundary. | | | | | |
| Planning History | | | | | |
| No planning history to note. | | | | | |
| Development Proposal | | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Local Plan 2005 (Policy H11) | 50 | | | | |
| 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 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 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 allocated part of this site as a landscape buffer identified within emerging policy CH6: Albury Farm Landscape Protection Zone. | | | | | |

| Accessibility – distance as the crow flies | | |
|--|---|---|
| 340m -Primary School (Longlands) | 36m - Secondary School (Cheshunt) | 990m –Employment Area (News International) |
| 480m - Green Space (Cedars Park) | 470m -Healthcare Centre (Cromwell Medical Centre) | 11.8km- Hospital (with A&E) (Princess Alexandra) |
| 360m - Town/District Centre (Cheshunt Old Pond) | 220m - Local Centre (College Road) | 630m -Leisure Centre (Laura Trott) |
| 240m - A10 Junction (College Road) | 830m - Railway Station (Theobalds Grove Station) | 246m - Bus Service (The Crocodile PH) |
| 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 may be groundwater or surface water flooding on the site. | | |
| Access and Transport Comments | | |
| The site is currently accessible via a narrow track which connects Albury Ride and the urban area. There are a number of alternative access points available for the site; however these would either negotiation with third party landowners. A transport assessment should accompany any application for the development of this site. Connections to the footpaths within the residential areas to the north and east will be required. | | |
| Utility Provision | | |
| Electricity | Located within the main urban area to the north | |
| Gas | Gas main available west at the A10 and south at Albury Ride entrance | |
| Water | The nearest water main is either located at Albury Ride to the south east or to the north at the urban area | |
| Sewerage | A foul sewer is located 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 during Call for Sites 2016 | | |
| None submitted. | | |
| Suitability Comments | | |
| <p>The site is no considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> The emerging Local Plan indicates that a landscape buffer ('landscape protection zone') should be retained along the A10 in order to retain openness along the A10 approach into Cheshunt. This field is considered to form an important function in terms of long-term character of the borough in this area and the transition from London to Hertfordshire The northernmost part of this field was shown in the Regulation 18 draft Local Plan (summer 2016) as a potential site for a proposed new primary school. However, subsequent discussions with Hertfordshire County Council and the Cheshunt Club indicate potential for the school site to be relocated closer to the main access point at Albury Ride. This latter site is considered preferable in terms of accessibility for children on foot/bike, and further away from the noise and poorer air quality of the A10, as well as being in public ownership. | | |
| 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 | CG-GB-09 | | | |
| Site Name | M. O'Connor Land, Goffs Lane | | | |
| Site Area | 4 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | |
| Site Ownership | The site is in single ownership | | | |
| Surrounding Uses | N | | | Goffs Lane, Nursery/Garden Centre |
| | E | | | 1 Residential Property, Commercial Yard |
| | S | | | Theobalds Brook, Open Fields |
| | W | Residential, Allotments | | |
| Site Description | | | | |
| The site is irregular in shape and slopes quite steeply southwards. The site is narrower at the northern region, gradually getting wider to the south. The site is an open field, with trees located along the southern and the majority of the western boundary. | | | | |
| Planning History | | | | |
| Planning permission for 7 houses on this site was refused in 1952. | | | | |
| Development Proposal | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | |
| Local Plan 2005 (Policy H11) | - | 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 checked="" 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 checked="" 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 part of this site for residential as part of emerging Policy GO3. The southern region of the site is designated as wildlife site. | | | | |

| Accessibility – distance as the crow flies | | |
|---|--|---|
| 258m -Primary School (Woodside) | 1.7km - Secondary School (Goffs) | 3.34km–Employment Area (New River Trading Estate) |
| 90m - Green Space | 140m -Healthcare Centre (Valley View) | 10.9km - Hospital (with A&E) (Barnet) |
| 3.2km - Town/District Centre (Cheshunt Old Pond) | 160m - Local Centre (684-696 Goffs Lane) | 3.5km -Leisure Centre (Laura Trott) |
| 2.9km - A10 Junction (College Road/Church Lane) | 1.7km - Railway Station (Cuffley) | 311m - 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 | | |
| The sites proximity to Theobalds Brook, which adjoins the site to the south, may require further investigation. | | |
| Access and Transport Comments | | |
| There is current vehicular access to the site from Goffs Lane, however this would require significant improvement if the site was to come forward for development. If the site was to be development, the additional vehicles entering Goffs Lane could add additional pressure to this highway network. A pedestrian footpath is located to the north of the site; connections to this would be required. Cycle access to the site will be required. | | |
| Utility Provision | | |
| Electricity | | |
| Gas | A low pressure gas main is located along Goffs Lane. | |
| Water | A water main is present at the northern end of the site at Goffs Lane and at Myles Court. Connections to these pipes will be required. | |
| Sewerage | A foul sewer is located along Goffs Lane. Connections required. | |
| Sewerage Treatment | <input type="checkbox"/> Rye Meads | <input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other |
| Additional Developer Comments submitted during the Call for Sites 2016 | | |
| None submitted. During the Local Plan (Regulation 18) consultation, the promoter of the sites states that the land is available for development and that they welcome the proposed residential allocation, but consider that it should be extended as indicated on the attached plan. They continue by stating that the County Wildlife Site should not be considered as a planning reason which justifies the northern area being excluded from an allocation as a report commission shows that the location of the eight neutral grassland indicators (which are the reasons given for its designations) are concentrated in the south and southwest corner of the wildlife site, not its northern extremity. To support their Regulation 18 representations, a National Vegetation Classification Survey was submitted. The survey concluded that <i>“The proposed development site, including the area proposed for additional housing is considered to be of low ecological importance. Therefore, there are no significant issues associated with the loss of the habitats within the development footprint. The management of the southern half of the site (outside of the development footprint) should be improved in order to promote the development of species-rich grassland”</i> . | | |

Suitability Comments

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

- Located in the boundary of the site is Poyndon Farm, a local wildlife site. Emerging Policy NB1: 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 mitigation/compensation measures to offset any detriment to the nature conservation interest of the site*”. It is considered that the development of this site for housing will not outweigh the nature conservation value of the site.
- The development of this site would have a negative impact on the landscape of the Theobalds Brook Valley.

Is the site considered to be suitable for development?

Yes

No



| Site Information | | Site Location Map | | | |
|---|---|---------------------------------------|------------------------------------|--------------------------|-------------------------------------|
| Site Reference Number | CG-GB-10 | | | | |
| Site Name | Theobalds Park Estate Grassland | | | | |
| Site Area | 12.8 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | |
| Site Ownership | There are various landowners for this site. | | | | |
| Surrounding Uses | N | Community Open Space, Residential | | | |
| | E | Green Belt, Cheshunt Common | | | |
| | S | Cheshunt Common | | | |
| | W | Green Belt, Nursery, some residential | | | |
| | | | | | |
| Site Description | | | | | |
| The site is irregular in shape. It slopes downwards from west to east. It is green field in nature, There are a number of trees located throughout the site, following the landlines. | | | | | |
| Planning History | | | | | |
| In 1963 permission was refused for residential development due to the impact that it would have on the | | | | | |
| Development Proposal | | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Local Plan 2005 (Policy H11) | 384 | | | | |
| 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 checked="" type="checkbox"/> |
| Lee Valley Regional Park | <input type="checkbox"/> | <input type="checkbox"/> | Cheshunt Common | <input type="checkbox"/> | <input checked="" 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 | | |
|---|--|---|
| 470m-Primary School (Goffs Oak) | 2.4km - Secondary School (Goffs) | 3.33km–Employment Area (New River Trading Estate) |
| 0m - Green Space (Bloomfield Road) | 1km -Healthcare Centre (Valley View) | 11.4km - Hospital (with A&E) (Barnet) |
| 3.2km - Town/District Centre (Brookfield) | 1km - Local Centre (Hammondstreet) | 4.2km -Leisure Centre (Laura Trott) |
| 3.5km - A10 Junction (Church Lane) | 2km - Railway Station (Cuffley) | 440m - Bus Service (Smiths 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 | | |
| Some of the site may be susceptible to ground and surface water flooding. | | |
| Access and Transport Comments | | |
| The site is currently accessible via two narrow tracks. If this site was to be developed, significant improvements would need to be made to ensure that these roads are highway compliant. The most appropriate access point to this site would be from Newgatestreet Road, however to create this access point properties may need to be demolished or land acquired. Due to the amount of development this site could accommodate a transport assessment will be required. Connections to the footpaths along Newgatestreet road and Hammondstreet Road will be required. | | |
| Utility Provision | | |
| Electricity | The residential area to the north has connections to electricity cables | |
| Gas | A low pressure gas main is located at Newgatestreet Road | |
| Water | A water main is located along Newgatestreet Road | |
| Sewerage | Foul sewers and surface sewers are located in the residential development 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 during Call for Sites 2016 | | |
| None submitted. | | |
| Suitability Comments | | |
| The site is not considered to be in a suitable location for residential development due to the following reasons: <ul style="list-style-type: none"> This site is included within area C11 of the Council's Green Belt Review (Scott Wilson, 2008). The Review states that C11 performs strongly against Green Belt purposes and proposes no change to the boundary in this location. | | |

- The Borough Wide Options and Scenario Report (Broxbourne Borough Council, 2016) states that “*The 2013 Wildlife and Habitat Survey proposed that the area north of Crouch Lane would be suitable for designation as a wildlife site. This includes the whole of the area of Theobalds Park Estate grassland (CG-GB-10), which also provides a landscape setting for the Hertfordshire Way long-distance footpath and Cheshunt Common (which is currently designated as a Wildlife Site) and is not considered suitable for development*”. It is considered that the wildlife value of this site makes it unsuitable for residential development.
- The Goffs Oak Development Option Report (Broxbourne Borough Council, 2016) states that areas north of Crouch Lane could “theoretically accommodate development”, however, they would be remote from local services/facilities, only accessible via rural lanes and would undermine the purposes of the Green Belt.

Is the site considered to be suitable for development?

Yes

No



| Site Information | | Site Location Map | | | |
|---|---|---|------------------------------------|--------------------------|-------------------------------------|
| Site Reference Number | CG-GB-11(a) | | | | |
| Site Name | Small Acre, Oakview, Rushdown & Lindrick Nurseries | | | | |
| Site Area | 7.8 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | |
| Site Ownership | There are various landowners for this site. | | | | |
| Surrounding Uses | N | Green Belt | | | |
| | E | Argent Way Informal Recreation, Residential | | | |
| | S | Green Belt, some residential properties | | | |
| | W | Green Belt, some residential properties | | | |
| | | | | | |
| Site Description | | | | | |
| <p>The site is irregular in shape and gently slopes from the south-west towards Theobalds Brook. There are a number of buildings located within the southern region of the site. Behind Lindrick and Rushdown Nursery is an area of open green field. A stream, running from east to west, is located within the northern region of the site. Following the path of the stream is a number of trees. There are also a number of trees concentrated within the sites south eastern region.</p> | | | | | |
| Planning History | | | | | |
| <p>For the planning history of Rushdown refer to CG-GB-129. Three separate applications for a farmhouse, a detached dwelling and an agricultural works dwelling at Oakview Nursery have been refused. An outline planning application for the development of 62 dwellings on Small Acre Nursery and Oakview Farm has been received.</p> | | | | | |
| Development Proposal | | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Local Plan 2005 (Policy H11) | 234 | | | | |
| 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 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 checked="" 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 | | |
| 810m -Primary School (Goffs) | 1.8km - Secondary School (Goffs) | 2.92km–Employment Area (New River Trading Estate) |
| 0m - Green Space (Argent Way) | 760m-Healthcare Centre (Valley View) | 11.8km - Hospital (with A&E) (Barnet) |
| 2.76km - Town/District Centre (Brookfield) | 400m - Local Centre (Hammondstreet) | 3.6km -Leisure Centre (Laura Trott) |
| 3km - A10 Junction (College Road) | 2km - Railway Station (Cuffley) | 500m - Bus Service (Smiths 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 | | |
| There may be some surface water issues on the site. | | |
| Access and Transport Comments | | |
| The different sites all have current access from Crouch Lane, which is quite narrow in parts and would require improvements to bring it up to highway standards. Further investigation would be required to assess the impact that this scheme would have on the local highway. A public right of way runs through the centre of the site, which would need to be maintained if development was to occur. Additional footpaths/cycle paths would need to be created with connections to the existing urban area. | | |
| Utility Provision | | |
| Electricity | Underground cables exist to the east of the site at Argent Way | |
| Gas | The closest low pressure gas main is at Poppy Walk, to the south of the site. | |
| Water | A water main is located along Crouch Lane | |
| Sewerage | The closest foul sewer and surface sewer to the site are at Argent Way, 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. | | |
| 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 C12 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C12 performs strongly against Green Belt purposes 1 and 2, and averagely against Purpose 3. No change to the green belt boundary was proposed in this location. However, it should be noted that the Review also states that there is the opportunity to transport the boundary in area C11-C30 in order to create a far stronger boundary around the edge. | | |

- The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) identifies two categories of Green Belt sites that are not favoured for this development. This site can be placed into second category, which comprises Green Belt sites that do not adjoin or marginally adjoin urban development. The Report states that the development of these sites would create unconnected pockets of housing that are totally unrelated to one another or the existing urban area, and in the case of many sites would only be accessible via narrow rural lanes. The Report also states that these sites would exacerbate the area's already haphazard development patterns.
- The Council's Green Belt Review (Scott Wilson, 2008) identifies a number of strong and weak Green Belt boundaries. It is considered that this site does not have a strong Green Belt boundary to the west that would prevent further encroachment.

Is the site considered to be suitable for development?

Yes

No



| Site Information | | Site Location Map | | | |
|---|---|---|------------------------------------|--------------------------|-------------------------------------|
| Site Reference Number | CG-GB-11(b) | | | | |
| Site Name | Small Acre and Oak View Nursery | | | | |
| Site Area | 4.1 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 | There are various landowners for this site. | | | | |
| Surrounding Uses | N | Green Belt | | | |
| | E | Argent Way Informal Recreation, Residential | | | |
| | S | Green Belt, some residential properties | | | |
| | W | Green Belt, some residential properties | | | |
| Site Description The site is irregular in shape and slopes down from south west towards Theobalds brook. The parcel of land to the north of Theobalds Brook slopes down from north to south, also towards Theobalds Brook. Theobalds Brook runs from east to west through the site. There are a number of trees located on the site. A number of structures are concentrated within the southern region of the site. There are some areas of open field in the northern region of the site. | | | | | |
| Planning History Three separate applications for a farmhouse, a detached dwelling and an agricultural works dwelling at Oakview Nursery have been refused. An outline planning application for the development of 62 dwellings on this site has been received by the Council. | | | | | |
| Development Proposal Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other <input type="checkbox"/> | | | | | |
| Local Plan 2005 (Policy H11) | - | | | | |
| Submitted Proposal | 56 | | | | |
| 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 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 checked="" 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 | | |
| 950m -Primary School (Goffs) | 1.8km - Secondary School (Goffs) | 2.92km–Employment Area (New River Trading Estate) |
| 0m - Green Space (Argent Way) | 760m-Healthcare Centre (Valley View) | 11.8km - Hospital (with A&E) (Barnet) |
| 2.76km - Town/District Centre (Brookfield) | 400m - Local Centre (Hammondstreet) | 3.6km -Leisure Centre (Laura Trott) |
| 3km - A10 Junction (College Road) | 2.14km - Railway Station (Cuffley) | 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 checked="" type="checkbox"/> |
| Additional Flood Risk Comments | | |
| There may be some surface water issues on the site. | | |
| Access and Transport Comments | | |
| The different sites all have current access from Crouch Lane, which is quite narrow in parts and would require improvements to bring it up to highway standards. Further investigation would be required to assess the impact that this scheme would have on the local highway. A public right of way runs through the centre of the site, which would need to be maintained if development was to occur. Additional footpaths/cycle paths would need to be created with connections to the existing urban area. | | |
| Utility Provision | | |
| Electricity | Underground cables exist to the east of the site at Argent Way | |
| Gas | The closest low pressure gas main is at Poppy Walk, to the south of the site. | |
| Water | A water main is located along Crouch Lane | |
| Sewerage | The closest foul sewer and surface sewer to the site are at Argent Way, 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. A promotional document for the development of this site has been produced by a developer. In this document it states that the site will deliver new access off Argent Way, a mix of 2, 3 and 4 bed homes including affordable housing, formal and informal play space for local resident, new access and extension to Cheshunt Common, sustainable drainage systems and new utilities infrastructure to prevent stress of local networks. The promotion material continues by stating that the redevelopment of this site will secure a dangerous site, provide new access and extension to Cheshunt Common, protect and enhance local biodiversity and provide new housing to meet local need. The promotional material states that Oak View Farm and Small Acre Nursery are accessible to the public which could be unsafe and secure. The two sites have a number of hazards, including derelict buildings, overgrown plants and broken glass. In additional, there are contaminants on site from previous horticultural activity, as well as commercial buildings on site. All of this is currently openly accessible to the public via an unsecured footpath which runs through the middle of the former nursery. Regenerating the site will enable the opportunity to make the site safe and secure for local residents. | | |

Suitability Comments

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

- The site is included within area C12 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C12 performs strongly against Green Belt purposes 1 and 2, and averagely against Purpose 3. No change to the green belt boundary was proposed in this location. However, it should be noted that the Review also states that there is the opportunity to transport the boundary in area C11-C30 in order to create a far stronger boundary around the edge.
- The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) identifies two categories of Green Belt sites that are not favoured for this development. This site can be placed into second category, which comprises Green Belt sites that do not adjoin or marginally adjoin urban development. The Report states that the development of these sites would create unconnected pockets of housing that are totally unrelated to one another or the existing urban area, and in the case of many sites would only be accessible via narrow rural lanes. The Report also states that these sites would exacerbate the area's already haphazard development patterns.
- It is considered that this site does not have a strong Green Belt boundary to the west that would prevent further encroachment.

Is the site considered to be suitable for development?

Yes

No



| Site Information | | Site Location Map | | | |
|---|---|-------------------------------------|------------------------------------|--------------------------|--------------------------|
| Site Reference Number | CG-GB-12 | | | | |
| Site Name | Green Acre Nursery | | | | |
| Site Area | 1.3 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 | The site has not been registered. | | | | |
| Surrounding Uses | N | Crouch Lane, Green Belt | | | |
| | E | Green Belt | | | |
| | S | Green Belt | | | |
| | W | Green Belt | | | |
| Site Description | | | | | |
| The site is relatively rectangular in shape and relatively flat. A cluster of trees are located within the southern region of the site. Within the northern region of the site are three structures. The southern and northern boundaries of the site are lined with trees. Some trees are sparsely located along the western boundary of the site. | | | | | |
| Planning History | | | | | |
| In 1974, permission for granted for an agricultural implement and store building | | | | | |
| Development Proposal | | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Local Plan 2005 (Policy H11) | 39 | | | | |
| 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 | | | | | |

| Accessibility – distance as the crow flies | | |
|---|---|---|
| 810m -Primary School (Goffs) | 1.84km - Secondary School (Goffs) | 3.06m –Employment Area (New River Trading Estate) |
| 190m- Green Space (Argent Way Informal) | 650m-Healthcare Centre (Valley View) | 11.7km - Hospital (with A&E) (Barnet) |
| 2.96km - Town/District Centre (Brookfield) | 660m - Local Centre (684-696 Goffs Lane) | 3.6km -Leisure Centre (Laura Trott) |
| 2.9km - A10 Junction (Church Lane) | 2km - Railway Station (Cuffley) | 710m - 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 may be some surface water flooding issues to the south of the site. | | |
| Access and Transport Comments | | |
| The site currently has vehicles access from Crouch Lane. Crouch Lane is considered to be semi-rural in nature with some parts not being wide enough to enable two vehicles to pass. There are no footpaths within the general vicinity of the site, therefore if development was to occur these would need to be created. | | |
| Utility Provision | | |
| Electricity | Electricity cables are located in the main residential area to the east of the site. | |
| Gas | The closest low pressure gas main is located at Newgatestreet Road. | |
| Water | A water main is located along Crouch Lane. A fire hydrant is located just to the north of the site, on Crouch Lane. | |
| Sewerage | The closest foul sewer for the site is within the urban area of St James. | |
| Sewerage Treatment | <input type="checkbox"/> Rye Meads | <input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other |
| Additional Developer Comments submitted during 2016 Call for Sites. | | |
| None submitted. | | |
| 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 the area identified as area C13 in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that this area performs strongly against Green Belt Purposes 1 and 2, and averagely against Green Belt Purpose 3. No changes to the boundary were proposed for this area. However, it should be noted that the review also stated that there is the opportunity to create a stronger Green Belt boundary in areas C11-C30 as these areas have "extremely weak boundaries", which means there are no real barrier to prevent encroachment between settlements, The site may have previously been a glasshouse; however, it has since been cleared. Therefore, the development of this site for self-build housing would not fit the criteria of benefiting the overall openness of the Green Belt, as identified in emerging GB2. The development of the site at a density similar to that identified above will have a detrimental impact on the openness of the Green Belt in this location and will not be in keeping with the density of the existing development along Crouch Lane. | | |
| 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-GB-14(a) | | | | |
| Site Name | White House Farm | | | | |
| Site Area | 4.58 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 landowners for the site. | | | | |
| Surrounding Uses | N | Green Belt | | | |
| | E | Green Belt | | | |
| | S | Community Open Space, Residential properties | | | |
| | W | Newgatestreet Road, Green Belt | | | |
| Site Description | | | | | |
| <p>There are various farm buildings located within the north eastern region of the site, fronting on to St James Road. There are hedgerows running along part of the sites western and part of the sites southern boundary. Hedgerows/Trees running north to south through the centre of the site. The topography of the site rises evenly from east to west by approximately 12 metres.</p> | | | | | |
| Planning History | | | | | |
| <p>In 2016, a planning application for redevelopment of part of the site, comprising the demolition of the existing buildings, removal of hard surfaces and manege, and the construction of nine dwellings, private access road, parking and landscaping was refused. A planning application for the redevelopment of part of the site for 11 dwellings in 2016 was also refused.</p> | | | | | |
| Development Proposal | | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Local Plan 2005 (Policy H11) | - | | | | |
| Submitted Proposal | 32 | | | | |
| 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 checked="" type="checkbox"/> |
| Lee Valley Regional Park | <input type="checkbox"/> | <input type="checkbox"/> | Cheshunt Common | <input type="checkbox"/> | <input checked="" 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 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 for mixed use development as part of emerging Policy GO4: Newgatestreet Road. The proposed allocation for this site was for 25 dwellings a village green. Part of this site was also designated as Green Belt. | | |
| Accessibility – distance as the crow flies | | |
| 380m -Primary School (Goffs) | 1.83km - Secondary School (Goffs) | 3.44km –Employment Area (New River Trading Estate) |
| 0m - Green Space (adjoins Goffs Oak Park) | 170m -Healthcare Centre (Valley View) | 11km - Hospital (with A&E) (Barnet) |
| 3.19km - Town/District Centre (Brookfield) | 30m - Local Centre (1-5 Masons) | 3.7km-Leisure Centre (Laura Trott) |
| 3.1km - A10 Junction (Church Lane) | 1.7km - Railway Station (Cuffley) | 155m- 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 benefits from existing vehicular access from St James Road. To support development, a new access point along Newgatestreet Road could be created. | | |
| Utility Provision | | |
| Electricity | Electricity cables available in the residential areas to the south or east. | |
| Gas | The nearest low pressure gas main is located at Newgatestreet Road. | |
| Water | There are water mains located along Newgatestreet Road and St James Road. A water hydrant is located in the sites south-western corner. | |
| Sewerage | A foul sewer and surface sewer are located along both Newgatestreet Road and St James Road. A foul manhole is located just to the south-west of the site. | |
| Sewerage Treatment | <input type="checkbox"/> Rye Meads | <input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other |
| Additional Developer Comments made during the Call for Sites 2016 | | |
| None submitted. During the Local Plan (Regulation 18) consultation the promoter stated that the site is in a sustainable location in proximity to public transport and local facilities, there is no infrastructure or ownership constraint that would prevent the land from coming forward for development, and that the land is available in the short term. The promoters have submitted a masterplan which shows the site can accommodate 32 houses of a variety house types in addition to providing a village green of slightly more than 0.8 hectares | | |

Suitability Comments

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

- In the Regulation 18 draft Local Plan (summer 2016) the western part of the site for proposed for allocation for c.25 dwellings to facilitate the relocation of the Village Green from its current location at Jones Road in order to enable the expansion of the Woodside School to the south. However, following public consultation the Council's preferred option is to expand the school pitches on land to the east and to retain the registered Village Green unchanged.
- The Council explored with the landowners the concept of extending the 'green ring' of public open space between St James' and Goffs Oak, continuing the concept pursued at Rosedale Park and Andrews Lane to incorporate the eastern part of Whitehouse Farm and the adjacent site at Pendine. Following this, the Council prepared the Green Belt Topic Paper (June 2017) to assess the existence of the 'exceptional circumstances' necessary to release land from the Green Belt. The Topic Paper states that the "*Assessment of Whitehouse Farm and Pendine Against the criteria suggests that the exceptional circumstances do not exist at either of these sites. Retention of the existing village green location at Jones Road means that there is no longer any need to provide a village green relocation site at Newgatestreet Road. This undermines the exceptional circumstances for Green Belt release and provision of some housing as initially envisaged at Whitehouse Farm. It is therefore not proposed that the Green Belt will be released on this site or Pendine (CG-GB-15) through the Local Plan. In reaching this position the Council is aware that there may be other arguments specifically related to the previously developed parts of both Whitehouse Farm and Pendine. It may well be possible for the landowners to argue a case for 'very special circumstances' on the previously developed land but such considerations should be properly addressed through a planning application rather than the Local Plan*".

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.

Is the site considered to be suitable?

Yes

No



| Site Information | | Site Location Map | | | |
|---|---|--|------------------------------------|--------------------------|-------------------------------------|
| Site Reference Number | CG-GB-14(b) | | | | |
| Site Name | White House Farm Field | | | | |
| Site Area | 2.24 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 landowners for the site. | | | | |
| Surrounding Uses | N | Green Belt | | | |
| | E | Green Belt | | | |
| | S | Community Open Space, Residential properties | | | |
| | W | Newgatestreet Road, Green Belt | | | |
| Site Description | | | | | |
| The site is irregular in shape and slopes up to the north-east. The part of the sites is predominantly green field in nature. There are some tree/hedgerows located along the sites boundaries. | | | | | |
| 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 | 32 | | | | |
| 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 checked="" type="checkbox"/> |
| Lee Valley Regional Park | <input type="checkbox"/> | <input type="checkbox"/> | Cheshunt Common | <input type="checkbox"/> | <input checked="" 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 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 for mixed use development as part of emerging Policy GO4: Newgatestreet Road. The proposed allocation for this site was for 25 dwellings a village green. | | | | | |

| Accessibility – distance as the crow flies | | |
|--|---|---|
| 380m -Primary School (Goffs) | 1.83km - Secondary School (Goffs) | 3.44km –Employment Area (New River Trading Estate) |
| 0m - Green Space (adjoins Goffs Oak Park) | 170m -Healthcare Centre (Valley View) | 11km - Hospital (with A&E) (Barnet) |
| 3.29km - Town/District Centre (Brookfield) | 30m - Local Centre (1-5 Masons) | 3.83km-Leisure Centre (Laura Trott) |
| 3.15km - A10 Junction (Church Lane) | 1.7km - Railway Station (Cuffley) | 155m- 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 benefits from existing vehicular access from St James Road. To support development, a new access point along Newgatestreet Road could be created. | | |
| Utility Provision | | |
| Electricity | Electricity cables available in the residential areas to the south or east. | |
| Gas | The nearest low pressure gas main is located at Newgatestreet Road. | |
| Water | There are water mains located along Newgatestreet Road and St James Road. A water hydrant is located in the sites south-western corner. | |
| Sewerage | A foul sewer and surface sewer are located along both Newgatestreet Road and St James Road. A foul manhole is located just to the south-west of the site. | |
| Sewerage Treatment | <input type="checkbox"/> Rye Meads | <input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other |
| Additional Developer Comments made during the Call for Sites 2016 | | |
| None submitted. During the Local Plan (Regulation 18) consultation the promoter stated that the site is in a sustainable location in proximity to public transport and local facilities, there is no infrastructure or ownership constraint that would prevent the land from coming forward for development, and that the land is available in the short term. The promoters have submitted a masterplan which shows the site can accommodate 32 houses of a variety house types in addition to providing a village green of slightly more than 0.8 hectares | | |
| 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"> Residential development on this site will enable open space to be created centrally within the Goffs Oak Village. The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) states that development of green space on Whitehouse Farm would enable an “<i>open space link between Cheshunt Common to the north and the playing fields to the south</i>” to be created. The site is considered to be in a sustainable location for development; it is close to Goffs Oak Village, primary education and modes of sustainable transport. It is also with the sustainable distance recommended by Barton et al (2010) for a doctor’s surgery and local open space/park. | | |

| | |
|---|---|
| <ul style="list-style-type: none"> The Council's Green Belt Topic Paper (2017) states that <i>“White House Farm and Pendine are both former small agricultural holdings comprising a mix of agricultural buildings and open land. The western part of White House Farm featured in draft policy as a relocation site for the village green (facilitated by a removal from the Green Belt and provision of c.25 homes) to enable the expansion of the Woodside School to the south. An alternative school expansion site to the east has been identified, avoiding the need for the relocation of the existing village green at Hones Road. However, the creation of an additional public open space on the corner of Newgatestreet Road and St James’ Road would provide a new amenity space accessible from the north of the village, from where it is currently a lengthy walk to the existing playing fields to the rear of the village centre. The new open space would be closely connected with the shops and facilities of the village centre and would be expected to provide a focal point and strengthened identity for the village. These benefits would be facilitated by the provision of c. 25 dwellings”.</i> | |
| 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. During the Regulation 18 consultation on the draft Local Plan the landowners confirmed that the site is available and deliverable for development. The landowners also stated that <i>“should the allocation of a village green not be accompanied by a residential development allocation they would not be amenable to the allocation”.</i> |
| 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. With the exception of its current Green Belt designation, it is considered that there are no policy constraints that would prevent this site from coming forward for development. It is considered that the site preparatory work will not have a significant impact on the economic viability of the development of this site. The site is located in close proximity to the urban area of Goffs Oak Village – this means that it will be able to benefit from existing infrastructure. |
| Is the site considered to be achievable for development? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Delivery Period | 1-5 years |



| Site Information | | Site Location Map | | | |
|--|---|---|------------------------------------|--------------------------|-------------------------------------|
| Site Reference Number | CG-GB-15 | | | | |
| Site Name | Pendine, St James Road | | | | |
| Site Area | 1.8 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | |
| Site Ownership | There is a single owner of the site | | | | |
| Surrounding Uses | N | St James' Road, Laurel Bank Farm | | | |
| | E | Residential | | | |
| | S | Community Open Space, Tina and InEx Nurseries | | | |
| | W | White House Farm, Green Belt | | | |
| Site Description The site is rectangular in shape and relatively flat, but slopes upwards as you travel south. The site is occupied by a single residential dwelling and garden land. Along the boundaries of the site are trees and hedgerows. There are trees scattered throughout the site. | | | | | |
| Planning History An outline application for 11 dwellings on this site was refused. Various extensions have been approved and refused 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 | 11-16 | | | | |
| 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 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 keep this site within the Green Belt | | |
| Accessibility – distance as the crow flies | | |
| 590m -Primary School (Woodside) | 1.8km - Secondary School (Goffs) | 3.19m –Employment Area (New River Trading Estate) |
| 0m - Green Space (adjoins) | 115m -Healthcare Centre (Valley View) | 11.5km - Hospital (with A&E) (Barnet) |
| 3.1km - Town/District Centre (Brookfield) | 170m - Local Centre (684-696 Goffs Lane) | 3.6km -Leisure Centre (Laura Trott) |
| 2.9km - A10 Junction (Church Lane) | 1.8km - Railway Station (Cuffley) | 270m - Bus Service (Goffs Oak 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 have been identified for this site. | | |
| Access and Transport Comments | | |
| The site currently has a single point of vehicle access from St James' Road. This access point is considered to be the most appropriate. The impact that development on this site would have on St James' Road will require further investigation. Connections to the existing footpaths at the Asters will need to be created. . Cycle provision will also need to be improved. | | |
| Utility Provision | | |
| Electricity | Cables located within the main residential urban area to the east. | |
| Gas | A low pressure gas main is located at the entrance to The Asters | |
| Water | A water main runs along St James Road. A water hydrant is located close to the sites north-eastern corner. | |
| Sewerage | A foul sewer is located just to the north east of the site to the east of the site, at The Asters. | |
| Sewerage Treatment | <input type="checkbox"/> Rye Meads | <input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other |
| Additional Developer Comments submitted as part of the Call for Sites 2016 | | |
| The promoter stated that the site offers a development opportunity to provide much needed new housing which can be delivered early in the plan period. The site is in a sustainable location being adjacent to the built up area of Goffs Oak and within close proximity to its services and facilities. The promoter continues by stating that the site is within a built-up frontage and adjoined on three sides by existing built development, such that the development of the site would constitute infill development and would not encroach into the Green Belt. There are no constraints to restrict development on this site. | | |

Suitability Comments

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

- The Council explored with the landowners the concept of extending the 'green ring' of public open space between St James' and Goffs Oak, continuing the concept pursued at Rosedale Park and Andrews Lane to incorporate the eastern part of Whitehouse Farm and the adjacent site at Pendine. Following this, the Council prepared the Green Belt Topic Paper (June 2017) to assess the existence of the 'exceptional circumstances' necessary to release land from the Green Belt. The Topic Paper states that the *"Assessment of Whitehouse Farm and Pendine Against the criteria suggests that the exceptional circumstances do not exist at either of these sites. Retention of the existing village green location at Jones Road means that there is no longer any need to provide a village green relocation site at Newgatestreet Road. This undermines the exceptional circumstances for Green Belt release and provision of some housing as initially envisaged at Whitehouse Farm. It is therefore not proposed that the Green Belt will be released on this site or Pendine (CG-GB-15) through the Local Plan. In reaching this position the Council is aware that there may be other arguments specifically related to the previously developed parts of both Whitehouse Farm and Pendine. It may well be possible for the landowners to argue a case for 'very special circumstances' on the previously developed land but such considerations should be properly addressed through a planning application rather than the Local Plan"*.
- A recent planning application (07/16/0976/F) for the redevelopment of the site was refused on Green Belt grounds (inappropriate development and harm to the openness of the Green Belt which would not clearly be outweighed by very special circumstances), design ground (the layout and scale of the proposal would not be in keeping with the rural character of the area) and the proposals failure to comply with Policy SUS18 of the Borough of Broxbourne Local Plan Second Review.

Is the site considered to be suitable?

Yes

No



| Site Information | | Site Location Map | | | |
|--|---|--|--|---|--------------------------|
| Site Reference Number | CG-GB-16 | | | | |
| Site Name | Tina (Tawe Cheyne) Nursery | | | | |
| Site Area | 3.6 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 one landowner for this site. | | | | |
| Surrounding Uses | N | Green Belt, Residential | | | |
| | E | Local wildlife site, Green Belt | | | |
| | S | Public House, Goffs Lane | | | |
| | W | Closed Garden Centre, Nursery | | | |
| | | | | | |
| Site Description | | | | | |
| <p>The site is predominantly rectangular in shape and gently slopes upwards from east to west. It contains a number of glasshouses structure, other structures (i.e. sheds) and areas of hardstanding. There is a large area of hardstanding in the northern region of the site. The south western corner contains are area of green field. There are a number of trees located within the site.</p> | | | | | |
| Planning History | | | | | |
| In 2012 permission was approved for a mixed use of existing nursery for horticulture and the sale of plants and plant related products | | | | | |
| Development Proposal | | | | | |
| Residential <input checked="" type="checkbox"/> | | Commercial <input checked="" type="checkbox"/> | | Other <input checked="" type="checkbox"/> | |
| Local Plan 2005 (Policy H11) | | | Commercial building served by 65 car parking | Public open space | |
| Submitted Proposal | 126 (combined with CG-GB-71, CG-GB-98) | | | | |
| 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 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 allocate this site, in conjunction with CG-GB-71 and CG-GB-88) for mixed use development as part of emerging Policy GO2. The Policy allocated this site for 80 dwellings, a commercial development site for restaurant and related uses, and public open space to the north to provide separation from St James Village. | | |
| Accessibility – distance as the crow flies | | |
| 570m -Primary School (Woodside) | 1.7km - Secondary School (Goffs) | 3km –Employment Area (New River Trading Estate) |
| 120m - Green Space | 190m -Healthcare Centre (Valley View) | 11.25km-Hospital (with A&E) (Barnet) |
| 3.1km - Town/District Centre (Brookfield) | 255m - Local Centre (684-696 Goffs Lanes) | 3.3km -Leisure Centre (Laura Trott) |
| 2.7km - A10 Junction (Church Lane) | 1.9km - Railway Station (Cuffley) | 65m - 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 may be susceptible to surface water flooding. | | |
| Access and Transport Comments | | |
| The site benefits can be accessed from Goffs Lane. Due to the potential scale of development this site could accommodate, the impact that it will have on the local road network will require investigation. Pedestrian pathways are available along Goffs Lane. There is a bus stop on Goffs Lane. | | |
| Utility Provision | | |
| Electricity | Available on site. | |
| Gas | A low pressure gas main is located along Goffs Lane | |
| Water | The site is connected to a water main | |
| Sewerage | A foul sewer and surface sewer is located along Goffs Lane | |
| Sewerage Treatment | <input type="checkbox"/> Rye Meads | <input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other |
| Additional Developer Comments | | |
| None submitted. During the Local Plan consultation Regulation 18, the promoter stated that this site in conjunction with CG-GB-71 and CG-GB-98, has no constraints other than the Green Belt designation and it is therefore an available and deliverable site for the provision of housing in Broxbourne. The sustainable location of the site means that it is an ideal location for residential development as it will help to reduce the need for future residents to travel as future occupiers can take advantage of the range of local amenities and the public transport provision. The promoter considers that a density of c.23 dwellings across the site is fully compatible with the local context and the residential units presented in the Masterplan have been designed to meet the standards set out in the draft Local Plan and national policy in terms of unit sizes, car parking, separation distances and private amenity space. | | |

| | |
|---|---|
| <p>The promoter stated that the commercial floorspace proposed would act as an extension to the existing village centre and increase the amenities on offer to existing and future residents and the close proximity of the site to the village centre provides a unique opportunity to create a sustainable mixed use development that will complement the existing village.</p> | |
| <p>Suitability Comments</p> <p>The site is considered to be suitable for development due to the following reasons:</p> <ul style="list-style-type: none"> • The Goffs Oak Development Options Report (April, 2016) considered this site as part of Development Approach 2: Goffs Oak Village Expansion. The options report concluded that the sites considered under this approach would “concentrate a moderate amount of housing around Goffs Oak village across a number of sites. This would minimise its impact, and by adding more residents to the village could strengthen the provision of services and public transport within and to it”. • There is large amount of derelict glass on site, which provides an unsightly gateway into Goffs Oak. The development of this site for residential will address this dereliction and provide an attractive gateway into the centre of the village. • The development of this site and the creation of Local Open Green Space within the northern region will create a stronger and more robust Green Belt boundary. It will also create a permanent separation between St James and Goffs Oak, preventing their coalescence. • The site is considered to be in a sustainable location; it is close to the existing village centre, primary education and modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) for facilities and amenities for a doctor’s surgery and local park/green space. <p>The following planning constraints will need to be considered as part of any planning application for the development of this site; TPO trees located on the site, the presence of an area of archaeological interest (The medieval moated site of ‘Darks’) within the site boundary, potential contamination issues due to the previous use of the site, and, the sites proximity to Grade II listed Goffs Oak House.</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 has been actively promoted to the Council. During the Local Plan Regulation 18 consultation, the agent for the landowners confirmed that the site is in full control of one company and that they fully support the inclusion of the site as a residential allocation with an element of commercial use in the Local Plan.</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. The site preparatory works are not considered to be detrimental to the sites viability. Additional costs may occur as a result of measures required to mitigate against the impacts that development will have on the planning constraints identified above. Due to the sites close location to the urban area and the developed nature of the site it will be able to benefit from existing infrastructure. With the exception of the sites Green Belt status, it is considered that there are no planning constraints that would prevent development coming forward on this site.</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-GB-17 | | | | |
| Site Name | Former Nockhold/FJD Nursery | | | | |
| Site Area | 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | |
| Site Ownership | The site is in private ownership | | | | |
| Surrounding Uses | N | Residential | | | |
| | E | Residential, Tudor Nursery | | | |
| | S | Residential, Goffs Lane | | | |
| | W | Nurseries | | | |
| Site Description | | | | | |
| <p>The site is irregular in shape due to following the boundaries of existing properties. The site slopes downwards from Goffs Lane to St James, however this is relatively gentle. The middle section of the site was refused permission for residential development in the 1970s. The site is separated into three different segments by tree boundaries. The northern region of the site has some hard standing surface. A large cluster of trees are located in the south eastern corner, behind the existing properties. Trees are located on the sites southern, northern and western borders.</p> | | | | | |
| Planning History | | | | | |
| <p>A football pitch was previously approved for the northern part of the site. This northern end was also granted consent for stables and horse related activities.</p> | | | | | |
| 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 checked="" 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 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 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 middle section of the site has also been designated as a Local Wildlife Site. | | |
| Accessibility – distance as the crow flies | | |
| 647m -Primary School (Woodside) | 1.18km - Secondary School (Goffs) | 2.79km–Employment Area (New River Trading Estate) |
| 287m - Green Space | 360m -Healthcare Centre (Valley View) | 11.32km- Hospital (with A&E) (Barnet) |
| 2.7km - Town/District Centre (Brookfield) | 410m - Local Centre (684-696 Goffs Lane) | 3.09km -Leisure Centre (Laura Trott) |
| 2.5km - A10 Junction (Church Lane) | 2.02km - Railway Station (Cuffley) | 250m - 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 risks identified for this site. | | |
| Access and Transport Comments | | |
| The site is currently accessible by via Burton Lane. A transport assessment will need to be undertaken to assess the impact that development could have upon residential roads, including Burton Lane and Goffs Lane. Access to the site for pedestrians and cyclists is currently poor and this would require improvement. | | |
| Utility Provision | | |
| Electricity | Available at the residential properties, either to the east or north. | |
| Gas | A low pressure gas main is located along Goffs Lane and Burton Lane | |
| Water | A water main is located along Goffs Lane and Burton Lane. 5 hydrants are located in close proximity to the site. | |
| Sewerage | A foul sewer is located along Goffs lane and Burton Lane. A surface sewer is located along Goffs Lane and Burton Lane. However, the surface sewer along Burton Lane stops just outside Burton Lane Farm. | |
| 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 developer stated that the land at Nockhold/FJD represents a logical and sustainable location to contribute to the future growth of the borough and help meet its objectively assessed needs. The site is capable of meeting housing objectives outlined in the NPPF and NPPG, and there are no recognisable constraints on the site, including flood risk and ecological issues, which would impact possible development. The site has been identified in various evidence base documents associated with the emerging Plan and is therefore capable of providing development in the early years of the plan period to provide for development that complements and enhances the deliverability of existing identified sites. They continue by stating that the site would continue to meet the objectives of the Green Belt once development has hypothetically taken place on the allocated adjacent sites. | | |

Suitability Comments

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

- This site is included within area C23 of the Council's Green Belt Review (Scott Wilson, 2008). The Review states that this area performs strongly against the Green Belt purposes and proposed no changes to boundary in this location. However, it should be noted that the review also stated that there is the opportunity to create a stronger Green Belt boundary in areas C11-C30 as these areas have "extremely weak boundaries", which means there are no real barriers to prevent encroachment between settlements.
- The Council's emerging Plan has allocated Tudor Nurseries, located to the east of the site, for mixed use development as part of the 'Rosedale Park' housing scheme. Subject to the Plan passing inspection and this site being given the go ahead, CG-GB-17 will play a key role in preventing the coalescence of West Cheshunt and Goffs Oak
- The Council's Glass House Study (Laurence Gould, 2013) did not identify this site for assessment. There are currently no derelict glasshouse structures on this site, and the appearance of the majority of the site is open fields. Therefore, emerging Policy GB2 is not applicable.
- Located within the boundaries of the site is 'Meadow West of Tudor Villas', a Local Wildlife site. The Council resists the development on Local Wildlife sites, unless it is for the benefit of the wider community. It is considered that the development of this site for residential is not in the interests of the community.
- The site contributes to maintaining a local gap between West Cheshunt and Goffs Oak village.

Is this site considered to be suitable for development?

Yes

No



| Site Information | | Site Location Map | | | |
|--|---|-------------------------------------|------------------------------------|--------------------------------|--------------------------|
| Site Reference Number | CG-GB-18(a) | | | | |
| Site Name | Longmead and Pylon Farm | | | | |
| Site Area | 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 several landowners for this site. | | | | |
| Surrounding Uses | N | Green Belt | | | |
| | E | Green Belt | | | |
| | S | Residential | | | |
| | W | Laurel Bank Farm, Green Belt | | | |
| Site Description | | | | | |
| <p>The site is formed of two staggered, rectangular shapes of land, which gradually slope northwards. Trees are located along the two rectangular shapes boundary, with there also trees in the western rectangular shape following what appears to be a previous site boundary. There is one residential building on the site located in the south eastern region of the site. These two separate sites were promoted together to the Council in a previous call for sites.</p> | | | | | |
| Planning History | | | | | |
| In 2007 permission was refused for 24 dwellings on Longmead and Pylon Farm. | | | | | |
| Development Proposal | | | | | |
| Residential <input checked="" type="checkbox"/> | | Commercial <input type="checkbox"/> | | Other <input type="checkbox"/> | |
| Local Plan 2005 (Policy H11) | - | | | | |
| Submitted Proposal | 30 (In conjunction with CG-GB-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 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 | | |
| 880m -Primary School (Goffs Oak) | 1.6km - Secondary School (Goffs) | 2.81km –Employment Area (New River Trading Estate) |
| 200m - Green Space (Argent Way) | 600m -Healthcare Centre (Valley View) | 11.64km- Hospital (with A&E) (Barnet) |
| 2.51km- Town/District Centre (Brookfield) | 600m- Local Centre (1-5 Masons Parade) | 3.38km -Leisure Centre (Laura Trott) |
| 2.6km - A10 Junction (Church Lane) | 2km - Railway Station (Cuffley) | 560m - Bus Service (Goffs Oak 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 | | |
| There may be some surface water flooding issues to the north. | | |
| Access and Transport Comments | | |
| There is access available at Poppy Walk to Longmead Farm. This would require improvement if development occurred. A one way track from St James's Road, which is also a public footpath, is used to access Pylon Farm. | | |
| Utility Provision | | |
| Electricity | Underground cables available at Poppy Walk | |
| Gas | Low pressure gas mains are located along Poppy Walk and Mallow Walk | |
| Water | Water mains are located along Mallow Walk and Poppy Walk. The closest hydrant is located at the northern end of Poppy Walk. | |
| Sewerage | Foul sewers are surface sewers are located along Poppy Walk and Mallow Walk. A foul sewer also runs parallel to the sites eastern boundary. | |
| 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 development due to the following reasons:</p> <ul style="list-style-type: none"> The site is identified as part of area C13 in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that this area performs strongly against Green Belt purposes 1 and 2, and averagely against Green Belt Purpose 3. However, it should be noted that the review also stated that there is the opportunity to create a stronger Green Belt boundary in areas C11-C30 as these areas have "extremely weak boundaries", which means there are no real barriers to prevent encroachment between settlements. The 2005 Local Plan Inspector notes that the site "<i>fulfils the Green Belt purposes of preventing the encroachment of the built up area of St James into the countryside, and is part of a gap which stops the coalescence of the settlement with the housing estates at Hammondstreet to the north.</i>" The inspector concludes that the site does not constitute PDL as defined in PPG3 due to their being little evidence of former buildings on site. The Inspector concluded that the release of this land would not lead to any more defensible green belt boundary than that which exists at present. | | |

- Part of the site was included within 'Development Approach 4: Infill around the Green Ring' in the Goffs Oak Development Options Report (Broxbourne Borough Council, 2016). Although this would provide a moderate amount of housing, the report concluded that this approach would break the key visual links between those roads and the green ring, and that the large number of sites included within this option could be a barrier to delivery, particularly of the infrastructure required to support the site. The report also noted that negative public reaction to this approach could be expected.
- A planning application for the development of 24 dwellings at this site was refused. Some of the reasons provided for the applications refusal include; the materially detrimental impact the development would have on the character and visual amenity of the site and its setting and be contrary to Policy GBC16, and, the site has no realistic means of vehicular access other than via an existing highway (Poppy Walk) and that the greater use of this would be detrimental to pedestrian and vehicular highway safety and create a level of congestion along the length of Poppy Walk that would be materially detrimental to residential amenity.

Is this site considered to be suitable for development?

Yes

No



| Site Information | | Site Location Map | | | |
|--|---|-------------------------------------|------------------------------------|--------------------------|--------------------------|
| Site Reference Number | CG-GB-18(b) | | | | |
| Site Name | Longmead Nursery | | | | |
| Site Area | 0.798 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 several landowners for this site. | | | | |
| Surrounding Uses | N | Green Belt | | | |
| | E | Green Belt | | | |
| | S | Residential | | | |
| | W | Laurel Bank Farm, Green Belt | | | |
| | | | | | |
| Site Description | | | | | |
| <p>The site is formed of two staggered, rectangular shapes of land, which gradually slope northwards. Trees are located along the two rectangular shapes boundary, with there also trees in the western rectangular shape following what appears to be a previous site boundary. There is one residential building on the site located in the south eastern region of the site. This site was promoter separately during the Call for Sites 2016</p> | | | | | |
| Planning History | | | | | |
| In 2007 permission was refused for 24 dwellings on Longmead and Pylon Farm. | | | | | |
| Development Proposal | | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Local Plan 2005 (Policy H11) | - | | | | |
| Submitted Proposal | 45 | | | | |
| 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. | | | | | |

| Accessibility – distance as the crow flies | | |
|---|---|---|
| 880m -Primary School (Goffs Oak) | 1.67km - Secondary School (Goffs) | 2.94km –Employment Area (New River Trading Estate) |
| 200m - Green Space (Argent Way) | 600m -Healthcare Centre (Valley View) | 11.64km- Hospital (with A&E) (Barnet) |
| 2.84km- Town/District Centre (Brookfield) | 600m- Local Centre (1-5 Masons Parade) | 3.5km -Leisure Centre (Laura Trott) |
| 2.73km - A10 Junction (Church Lane) | 2km - Railway Station (Cuffley) | 560m - Bus Service (Goffs Oak 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 | | |
| There may be some surface water flooding issues to the north. | | |
| Access and Transport Comments | | |
| There is access available at Poppy Walk to Longmead Farm. This would require improvement if development occurred. A one way track from St James's Road, which is also a public footpath, is used to access Pylon Farm. | | |
| Utility Provision | | |
| Electricity | Underground cables available at Poppy Walk | |
| Gas | Low pressure gas mains are located along Poppy Walk and Mallow Walk | |
| Water | Water mains are located along Mallow Walk and Poppy Walk. The closest hydrant is located at the northern end of Poppy Walk. | |
| Sewerage | Foul sewers are surface sewers are located along Poppy Walk and Mallow Walk. A foul sewer also runs parallel to the sites eastern boundary. | |
| 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 that the site is “ready to go” and that it is located next to an existing developed area where the infrastructure is already in place. The promoter continues by stating that the owners of the site are willing to work with the Council in bringing forward the site for housing. It is considered the same character and style of housing at Poppy Walk can be extended to the site and provide much need housing at a very short notice. Site preparation would be minimal. | | |
| 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 was included within area C13 of the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C13 performs strongly against Green Belt purposes 1 and 2, and averagely against Green Belt Purpose 3. However, it should be noted that the review also stated that there is the opportunity to create a stronger Green Belt boundary in areas C11-C30 as these areas have “extremely weak boundaries”, which means there are no real barriers to prevent encroachment between settlements. | | |

- The 2005 Local Plan Inspector notes that the site “*fulfils the Green Belt purposes of preventing the encroachment of the built up area of St James into the countryside, and is part of a gap which stops the coalescence of the settlement with the housing estates at Hammondstreet to the north.*” The inspector concludes that the site does not constitute as PDL as defined in PPG3 due to their being little evidence of former buildings on site. The Inspector concluded that the release of this land would not lead to any more defensible green belt boundary than that which exists at present.
- Part of the site was included within ‘Development Approach 4: Infill around the Green Ring’ in the Goffs Oak Development Options Report (Broxbourne Borough Council, 2016). Although this would provide a moderate amount of housing, the report concluded that this approach would break the key visual links between those roads and the green ring, and that the large number of sites included within this option could be a barrier to delivery, particularly of the infrastructure required to support the site. The report also noted that negative public reaction to this approach could be expected.
- A planning application for the development of 24 dwellings at this site was refused. Some of the reasons provided for the applications refusal include; the materially detrimental impact the development would have on the character and visual amenity of the site and its setting and be contrary to Policy GBC16, and, the site has no realistic means of vehicular access other than via an existing highway (Poppy Walk) and that the greater use of this would be detrimental to pedestrian and vehicular highway safety and create a level of congestion along the length of Poppy Walk that would be materially detrimental to residential amenity.

Is this site considered to be suitable for development?

Yes

No



| Site Information | | Site Location Map | | | |
|---|---|-------------------------------------|------------------------------------|--------------------------------|--------------------------|
| Site Reference Number | CG-GB-19 | | | | |
| Site Name | Twelve Acre Farm | | | | |
| Site Area | 4.5 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 | Green Belt | | | |
| | S | Residential | | | |
| | W | Green Belt | | | |
| Site Description | | | | | |
| The site is irregular in shape, sloping down to the north. There are various farm buildings on the site and residential related uses; however these are concentrated in the eastern region of the site. The western region of the site is predominantly open fields. Lining the borders of the site is a significant number of trees. | | | | | |
| Planning History | | | | | |
| Permission was refused in 1989 for the conversion of the land for light industrial uses. Permission was also refused in 2000 for the change of use of the existing agricultural use to office/warehouse. | | | | | |
| Development Proposal | | | | | |
| Residential <input checked="" type="checkbox"/> | | Commercial <input type="checkbox"/> | | Other <input type="checkbox"/> | |
| Local Plan 2005 (Policy H11) | | | | | |
| Submitted Proposal | | 45 | | | |
| 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 | | |
|--|---|---|
| 960m -Primary School (Fairfields) | 1.34km - Secondary School (Goffs) | 2.5km–Employment Area (New River Trading Estate) |
| 80m - Green Space (Argent Way) | 760m -Healthcare Centre (Valley View) | 12km - Hospital (with A&E) (Barnet) |
| 2.35km - Town/District Centre (Brookfield) | 430m - Local Centre (Hammondstreet) | 3.2km -Leisure Centre (Laura Trott) |
| 2.5km - A10 Junction (Church Lane) | 2.26km - Railway Station (Cuffley) | 455m - 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 | | |
| There may be some surface water flooding issues. | | |
| Access and Transport Comments | | |
| The site is currently accessible via Rags Lane. However, there is a ditch or drainage channel in front of the existing properties and therefore access from Rags Lane would require a vehicular bridge or culverting of the ditch. There are currently no pathways along Rags Lane | | |
| Utility Provision | | |
| Electricity | Underground electricity cables are available to the south of the site at the main urban area | |
| Gas | Low pressure gas mains are located in the residential area to the south (Poets Gate and the end of Rags Lane) | |
| Water | A water mains runs along Burton Lane | |
| Sewerage | A foul sewer runs directly through 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 | | |
| <p>The promoter stated that the land is now redundant for agricultural use as well as the fact that if pig production was to resume the site would become a bad neighbour to the new residential areas that surround the site. The footpath that cuts across the middle of the site has seen an increase in foot traffic which has led to more trespassing of the site, litter, vandalism and roaming dogs. The promoter continues by stating the street lighting at Rags Lane remains an issue, however if the site was to be developed then provision could be made for widening of the lane and the provision of pavements and street lighting. The site benefits from an existing tree line and hedges which means that the development of this site will be enclosed, thus maintaining the semi-rural feel. The promoter noted that the landowners are willing to donate up to two acres for landscaping along the northern boundary, which would allow the Council's concept of Rags brook Valley to continue and maintain attractiveness. Finally, the promoter stated that the site is now redundant for agricultural use and contains derelict buildings; therefore the site should qualify for self-build.</p> | | |

Suitability Comments

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

- The site is included within area C14 of the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C14 performs strongly against Green Belt purposes 1 and 2, and poorly against Green Belt Purpose 3, and proposed no change to the boundary in this location. However, it should be noted that the review also stated that there is the opportunity to create a stronger Green Belt boundary in areas C11-C30 as these areas have "extremely weak boundaries", which means there are no real barriers to prevent encroachment between settlements.
- The 2005 Local Plan Inspector stated that this land fulfils the Green Belt functions of prevent St James from sprawling into the countryside and joining up with Hammondstreet to the north and that the inclusion of this site within the St James boundary would not create any more logical Green Belt boundary . It was also noted that the site does not constitute of PDL, as defined in PPG and that the site does not represent a particularly sustainable location for new housing compared to other parcels of Green Belt land.
- The site is not considered to be in a suitable for self-build housing.

Is this site considered to be suitable for development?

Yes

No



| Site Information | | Site Location Map | | | |
|--|---|---|------------------------------------|--------------------------|-------------------------------------|
| Site Reference Number | CG-GB-21 | | | | |
| Site Name | Garryross Farm | | | | |
| Site Area | 14.23 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 landowners for this site. | | | | |
| Surrounding Uses | N | Burton Grange Nursery, Residential | | | |
| | E | Green belt | | | |
| | S | Residential, Green Belt | | | |
| | W | Twelve Acre Farm, Green Belt, Residential | | | |
| Site Description | | | | | |
| The site is irregular in shape and slopes down to the north. There are various segments of land which form this site. Each of these segments has trees located along their boundaries. The site is predominantly open fields, with the exception of farm buildings located in the central southern region of the site. See also CG-GB-44 | | | | | |
| 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) | | | | Parkland | |
| Submitted Proposal | 90 | | | | |
| 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)(Regulation 18) | | | | | |
| The site is included within the proposed Rosedale Park (CH2) allocation. The policy identifies that Garryross Farm has the capacity for 90 dwellings and parkland. | | | | | |

| Accessibility – distance as the crow flies | | |
|---|--|---|
| 450m -Primary School (Fairfields) | 840m - Secondary School (Goffs) | 2km –Employment Area (New River Trading Estate) |
| 170m - Green Space (Dig Dag) | 770m-Healthcare Centre (Stockwell Lodge) | 12km- Hospital (with A&E) (Barnet) |
| 1.87km- Town/District Centre (Brookfield) | 420m - Local Centre (Hammondstreet) | 2.66km -Leisure Centre (Laura Trott) |
| 1.8km - A10 Junction (Church Lane) | 2.47km - Railway Station (Cuffley) | 335m - Bus Service (Peakes 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 | | |
| The site is not located within a flood zone. However, Rags Brook runs through the site and this should be taken into consideration. The site may suffer from surface water flooding. | | |
| Access and Transport Comments | | |
| The site can be currently accessed via Andrews Lane. Andrews Lane is quiet narrow in places, and footpaths along the majority of the road. Rags Lane, which borders the site to the west, is also rural in nature and narrow in some places. This road does not have footpaths. | | |
| Utility Provision | | |
| Electricity | The nearest electricity connections are located to the south west of Andrews Lane | |
| Gas | A low pressure gas main is available at Garryross Farm. | |
| Water | A water mains and hydrants and located along Andrews Lane. A water main also runs along Rags Lane. | |
| Sewerage | A foul sewer and abandoned sewer run through the centre of the site. | |
| Sewerage Treatment | <input type="checkbox"/> Rye Meads | <input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other |
| Additional Developer Comments submitted during 2016 Call for Sites | | |
| None submitted. However, during the Local Plan consultations comments were made by the promoter of 'Rosedale Park'. The promoter stated that the site fully accords with the National Planning Policy Framework and place making principles and will provide new homes in a location well related to existing social infrastructure and transport links. The promoters continues by stating the site will also provide new and enhanced social infrastructure as well as a new public park along the Rags Brook valley enabling the local community to access and enjoy this area for the first time. This promotion and other documents submitted during the Local Plan consultation can be found on the Council's website, using the following link: www.broxbourne.gov.uk/lpsites . | | |
| Suitability Comments | | |
| This site is only considered to be suitable for development if it comes forward as part of the Rosedale Park strategic development. The suitability, availability and achievability of the Rosedale Park development can be found below. This site is not considered to be suitable to come forward for development in isolation as it will not be able to demonstrate exceptional circumstances – the site will be an extension to an existing settlement which does not provide/improve the infrastructure within the vicinity, enable strategic place-making or open up Rags Brook Valley to the public. | | |

The site is considered to be suitable for development , as part of the Rosedale Park strategic site, due to the following reasons:

- The Goffs Oak Development Option Report identified this site within Development Approach 3: Rags Brook Valley. The report states that “*The well-developed masterplans and small number of promoters would make deliverability fairly straightforward, and a significant amount of housing could be provided*”. It also noted that the provision of a two form of entry school, local centre and scope for bus access to the development would largely address its own key infrastructure needs, in addition to providing new facilities for existing residents close to the site.
- The site has been identified to come forward as part of a comprehensive scheme, termed in the emerging plan as ‘Rosedale Park’. Bringing the site forward as part of a comprehensive scheme will enable sustainable place-making to occur and the infrastructure required to support the development can be provided. This strategic site could provide a significant share of the borough’s housing need, therefore reducing the pressure to build housing on green belt sites considered to be in less suitable and sustainable locations.
- The introduction of housing in this area will open up the valley, providing a significant amount of green space for the residents of West Cheshunt.
- The site is included within area C18 of the Council’s Green Belt Review (Scott Wilson, 2008). The review notes that areas C11-C30 have extremely weak green belt boundaries, and that there is an option to transform the Green Belt in this location to create a far stronger Green Belt boundary around the edge. The development of this site, in conjunction with those identified in the emerging policy CH2, will enable a more robust Green Belt boundary to be created, with Rags Lane and Goffs Lane being a clear defensible Green Belt boundary. This boundary will be able to last beyond the Plan period.
- The site is considered to be in a relatively sustainable location; 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) to a doctor’s surgery and green space.

| | |
|--|---|
| 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. Although the land is in private ownership, as highlighted in the emerging Local Plan, most of the land within the allocation CH2 is under option to Crest and CEG, who have been working with the Council to produce a comprehensive masterplan for the Rosedale strategic 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. With the exception of its Green Belt designation, there are no planning constraints that would prevent the development of this site. It is anticipated that this site will come forward as part of a comprehensive scheme, which will be able to facilitate the necessary road improvements and provision infrastructure required to support this development. The quantum of development proposed for the Rosedale Park allocation will be able to support the provision of the additional infrastructure/services. |
| 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 | CG-GB-22 | | | | |
| Site Name | Land south of Peakes Way | | | | |
| Site Area | 1.93 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 type="checkbox"/> No | | | | |
| Site Ownership | There are two landowners for this site. | | | | |
| Surrounding Uses | N | Residential | | | |
| | E | Residential | | | |
| | S | Green Belt | | | |
| | W | Green Belt | | | |
| | | | | | |
| Site Description | | | | | |
| The site is broadly rectangular in shape and slopes in a south-eastern direction. The site consists of open fields. Along the sites borders are a number of trees. There are areas along the boundary where the trees are spread out i.e. along the northern boundary. See also CG-GB-44 | | | | | |
| Planning History | | | | | |
| In 1991 an application for 66 dwellings was refused. In 2013, an application for 63 homes was refused. | | | | | |
| Development Proposal | | | | | |
| Residential <input checked="" type="checkbox"/> | | Commercial <input type="checkbox"/> | | Other <input type="checkbox"/> | |
| Local Plan 2005 (Policy H11) | | | | | |
| Submitted Proposal | 65 (when land to the south is included) | | | | |
| 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 included this site within the proposed Rosedale Park allocation (CH2). The policy identifies that this site (Lea Road and land to the south) could accommodate 65 dwellings. | | | |
| Accessibility – distance as the crow flies | | | |
| 330m -Primary School (Fairfields) | 1.05km - Secondary School (Goffs) | 1.87km–Employment Area (New River Trading Estate) | |
| 64m - Green Space (Dig Dag) | 660m -Healthcare Centre (Stockwell Lodge) | 12km - Hospital (with A&E) (Princess Alexandra) | |
| 1.73km - Town/District Centre (Brookfield) | 450m - Local Centre (Hammondstreet) | 2.65km -Leisure Centre (Laura Trott) | |
| 1.9km - A10 Junction (Church Lane) | 2.99km - Railway Station (Cuffley) | 312m - 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 identified for this site. | | | |
| Access and Transport Comments | | | |
| The site can be accessed from Peakes Way. However, the access point will need significant improvement if development was to occur. Another option is to create an additional arm off Peakes Way roundabout. The impact that the site would have on traffic would need to be assessed. There is a footpath on one side of the road at Peakes Way. Cycle access to the site would require improvement. | | | |
| Utility Provision | | | |
| Electricity | Electricity cables located to the urban area in the north and east | | |
| Gas | A low pressure gas main is located along Rags Lane and in Byron Close | | |
| Water | A water main is located along Rags Lane. A trunk mains is located along Peakes Way | | |
| Sewerage | A surface sewer is located along Peakes Way. A foul sewer is located along Rags Lane and within the urban area 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 during 2016 Call for Sites. | | | |
| None submitted. However, during the Local Plan consultation comments were made by the promoter of 'Rosedale Park'. The promoter stated that the site fully accords with the National Planning Policy Framework and place making principles and will provide new homes in a location well related to existing social infrastructure and transport links. The promoters continues by stating that the strategic site will also provide new and enhanced social infrastructure as well as a new public park along the Rags Brook valley enabling the local community to access and enjoy this area for the first time. This promotion and other documents submitted during the Local Plan consultation can be found on the Council's website, using the following link: www.broxbourne.gov.uk/lpsites | | | |

| Suitability Comments | |
|---|--|
| <p>This site is only considered to be suitable for development if it comes forward as part of the Rosedale Park strategic development. The suitability, availability and achievability of the Rosedale Park development can be found below. This site is not considered to be suitable to come forward for development in isolation as it will not be able to demonstrate exceptional circumstances – the site will be an extension to an existing settlement which does not provide/improve the infrastructure within the vicinity, enable strategic place-making or open up Rags Brook Valley to the public.</p> <p>The site is considered to be suitable for development due to the following reasons:</p> <ul style="list-style-type: none"> • The Goffs Oak Development Options Report identified this site within Development Approach 3: Rags Brook Valley. The report states that “<i>The well-developed masterplans and small number of promoters would make deliverability fairly straightforward and a significant amount of housing could be provided</i>”. It also noted that the provision of a two form of entry school, local centre and scope for bus access to the development would largely address its own key infrastructure needs, in addition to providing new facilities for existing residents close to the site. The site was also identified in Development Approach 4: Infill around the green ring, which stated that this site and CG-GB-85, would “<i>continue the existing building line south of Peakes Way and Rags Lane, and occupy meadow land north of the more unspoilt countryside in the Rags Brook Valley</i>”. • The site coming forward as part of a comprehensive development scheme will enable sustainable place-making to occur and the infrastructure required to support the development can be provided. In addition, this comprehensive development will create robust Green Belt boundaries (Rags Lane and Goffs Lane), that will last beyond the Plan period. • The site is considered to be in a relatively sustainable location; it is close to educational facilities, local facilities and some modes of sustainable development. This site is also within the sustainable distance recommended by Barton et al (2010) for a doctor’s surgery and green space. | |
| 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. Although the land is in private ownership, as highlighted in the emerging Local Plan, most of the land within the allocation CH2 is under option to Crest and CEG, who have been working with the Council to produce a comprehensive masterplan for the Rosedale strategic 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. With the exception of its Green Belt designation, it is considered that there are no planning constraints that would prevent the development of this site. It is anticipated that this site will come forward as part of a comprehensive scheme, which will be able to facilitate the necessary road improvements and provide the necessary infrastructure for this development. The quantum of development proposed for the Rosedale Park allocation will be able to support the provision of the additional infrastructure/services. The preparatory works required to bring this site forward for development are not considered |
| 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 | CG-GB-23 | | | | |
| Site Name | Granby Park Road | | | | |
| Site Area | 1.47 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 two landowners for the site. | | | | |
| Surrounding Uses | N | Green Belt | | | |
| | E | Residential | | | |
| | S | Residential, Rosedale Sports Club | | | |
| | W | Green Belt | | | |
| | | | | | |
| Site Description | | | | | |
| The site is rectangular in shape and gently slopes downwards from east to west. The site consists of an open field, and has trees located along its boundaries. See also CG-GB-44 | | | | | |
| Planning History | | | | | |
| No planning history of interest. | | | | | |
| Development Proposal | | | | | |
| Residential | <input checked="" type="checkbox"/> | | Commercial | <input type="checkbox"/> | |
| Other | <input type="checkbox"/> | | | | |
| Local Plan 2005 (Policy H11) | | | | | |
| Submitted Proposal | 115 dwellings (when combined with field to the north) | | | | |
| 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 included this site within the proposed Rosedale Park (CH2) allocation. The draft Plan identifies that this site (Granby Park Road) could provide 115 dwellings in conjunction with the field to the north. | | | | | |

| Accessibility – distance as the crow flies | | |
|--|---|--|
| 410m -Primary School (Fairfields) | 530m - Secondary School (Goffs) | 1.96km –Employment Area (New River Trading Estate) |
| 160m - Green Space (Claremont) | 600m -Healthcare Centre (Stockwell) | 12.2km- Hospital (with A&E) (Princess Alexandra) |
| 1.74km - Town/District Centre (Brookfield) | 560m - Local Centre | 2.33km -Leisure Centre (Laura Trott) |
| 1.6km - A10 Junction (Church Lane) | 3km - Railway Station (Cuffley) | 160m - Bus Service (Granby Park 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 | | |
| There may be some ground water flooding. | | |
| Access and Transport Comments | | |
| The site can be accessed from Andrews Lane. However, this access point will require improvement if development occurred. There is a pathway along one side of the road at Andrews Lane, which then changes to the other side when it reaches the current vehicular entrance of the site. | | |
| Utility Provision | | |
| Electricity | Electricity cables are located to the east of the site. | |
| Gas | A low pressure gas main is located at Granby Park Road. | |
| Water | A water main is located along Andrews Lane and at Granby Park Road. A hydrant is also located at Granby Park Road. | |
| Sewerage | A foul sewer runs through the site, just to the west of the houses at Granby Park Road. A foul sewer is also located at Andrews Lane. | |
| Sewerage Treatment | <input type="checkbox"/> Rye Meads | <input checked="" type="checkbox"/> Deephams |
| | | <input type="checkbox"/> Other |
| Additional Developer Comments submitted as part of the 2016 Call for Sites | | |
| None submitted. However, during the Local Plan consultation comments were made by the promoter of 'Rosedale Park'. The promoter stated that the site fully accords with the National Planning Policy Framework and place making principles and will provide new homes in a location well related to existing social infrastructure and transport links. The promoter continues by stating that the strategic site will also provide new and enhanced social infrastructure as well as a new public park along the Rags Brook Valley enabling the local community to access and enjoy this area for the first time. This promotion and other documents submitted during the Local Plan consultation can be found on the Council's website, using the following link: www.broxbourne.gov.uk/lpsites | | |
| Suitability Comments | | |
| This site is only considered to be suitable for development if it comes forward as part of the Rosedale Park strategic development. The suitability, availability and achievability of the Rosedale Park development can be found below. This site is not considered to be suitable to come forward for development in isolation as it will not be able to demonstrate exceptional circumstances – the site will be an extension to an existing settlement which does not provide/improve the infrastructure within the vicinity, enable strategic place-making or open up Rags Brook Valley to the public. The site is considered to be suitable for development due to the following reasons: | | |

| | |
|---|--|
| <ul style="list-style-type: none"> • The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) identified this site with Development Approach 3: Rags Brook Valley. The report states that “<i>The well-developed masterplans and small number of promoters would make deliverability fairly straightforward, and a significant amount of housing could be provided</i>”. It also noted that the provision of a two form of entry school, a local centre and scope for bus access to the development would largely address its own key infrastructure needs, in addition to providing new facilities for existing residents close to the site. • The site has been identified to come forward as part of a comprehensive scheme. This will enable sustainable place-making to occur and the infrastructure required to support the development can be provided. This will also enable a more robust Green Belt boundary to be created within this area, with Rags Lane and Goffs Lane acting as new defensible Green Belt boundaries. • The site is considered to be in a sustainable location; it is close to education facilities, local shops and within the sustainable distance recommended by Barton et al (2010) for a doctor’s surgery and open space. There are a number of bus stops within close proximity to the site. | |
| 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. Although the land is in private ownership, as highlighted in the emerging Local Plan, most of the land within the allocation CH2 is under option to Crest and CEG, who have been working with the Council to produce a comprehensive masterplan for the Rosedale strategic 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. With the exception of its Green Belt designation, there are no planning constraints that would prevent the development of this site. It is anticipated that this site will come forward as part of a comprehensive scheme, which will be able to facilitate the necessary road improvements and provide the infrastructure required to support this development. The quantum of development proposed for the Rosedale Park allocation will be able to support the provision of the additional infrastructure/services. The preparatory works required to bring this site forward for development are not considered |
| 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 | CG-GB-25 | | | | |
| Site Name | Claremont | | | | |
| Site Area | 3.46 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 | Rosedale Sports Club | | | |
| | E | Residential | | | |
| | S | Residential, Open Field | | | |
| | W | Green Belt | | | |
| Site Description | | | | | |
| The site is broadly rectangular in shape and gradually slopes to the east. The site is greenfield in nature. There are trees located along the boundaries of the site and a few trees within the central region of the site. | | | | | |
| Planning History | | | | | |
| In 1996 consent was granted to use the field for a mixture of pasture and sport facilities. A condition exists that they should only be used as alternative pitches not as an additional to the pitches already in existence at Rosedale Sports Club. This permission was renewed in 2001. | | | | | |
| Development Proposal | | | | | |
| Residential | <input type="checkbox"/> | Commercial | <input type="checkbox"/> | Other | <input checked="" type="checkbox"/> |
| Local Plan 2005 (Policy H11) | | | | Extension to Sport 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 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 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 Sports Pitch Extension for the Rosedale Sports Club, as part of emerging Policy CH2: Rosedale Park. | | |
| Accessibility – distance as the crow flies | | |
| 720m -Primary School (Bonneygrove Primary School) | 430m - Secondary School (Goffs) | 2.3km –Employment Area (New River Trading Estate) |
| 0m - Green Space (adjoins Claremont) | 800m -Healthcare Centre (Stockwell) | 11.9km - Hospital (with A&E) (Barnet) |
| 1.9km- Town/District Centre (Brookfield) | 730m - Local Centre | 2.33km -Leisure Centre (Laura Trott) |
| 1.8km - A10 Junction (Church Lane) | 2.82km - Railway Station (Cuffley) | 265m- Bus Service (Rosedale Way) |
| 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 no vehicle access to the site. This will need to be created if development was to occur. There is no pedestrian or cycle access to the site. | | |
| Utility Provision | | |
| Electricity | Connections required. | |
| Gas | A low pressure gas pipe is located to the south of the site at Thompsons Close. | |
| Water | A water mains is located to the south of the site at Thompsons Close | |
| Sewerage | Surface sewers and foul sewers are located in the residential areas to the east and south of 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 suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> The site local wildlife site, Meadow South of Rosedale Sports Ground. The Council will resist development on Local Wildlife sites, unless it can be demonstrated that the sites development is in the benefit of the community. It is considered that the development of this site for houses is not in the interest of the community, <p>However, it should be noted that the emerging Local Plan has identified this site as an extension to the sports pitches at Rosedale Sports Club. The use of this site as a sports pitch has previously been established through a planning application submitted in 1996. It is considered that this use is appropriate, and the expansion of the sport pitch facilities at the Rosedale Sports Club will be beneficial to the local community.</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-GB-26 | |
| Site Name | Tudor Nursery | |
| Site Area | 15.7 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 type="checkbox"/> No | |
| Site Ownership | There are two owners for the site | |
| Surrounding Uses | N | |
| | E | Local Wildlife Site, Residential |
| | S | Residential dwellings , Goffs Lane |
| | W | Green Belt |

Site Description

The site is irregular in shape and slopes down eastwards. Currently situated on the site are a number of derelict glasshouses, which are concentrated in the sites western and central region. The eastern region is open fields, with a number of trees scattered throughout. There are also trees scattered in the sites north-western and south-western corners. Located around the sites boundaries are trees, which currently separate the site from the adjoining residential development.

Planning History

Various applications have been granted and refused on the site. These were mainly relate to the horticultural trade/use e.g. glasshouses, portacabins and caravans.

Development Proposal

| | | | | | |
|------------------------------|-------------------------------------|------------|--------------------------|------------------|-------------------------------------|
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | Other | <input checked="" type="checkbox"/> |
| Local Plan 2005 (Policy H11) | | | | Park, Open Space | |
| Submitted Proposal | 340 | | | | |

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 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 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 for mixed use development as part of emerging Policy CH2. The emerging policy allocates this site for 340 dwellings, a retirement village, low density parkland and a local shop.

| Accessibility – distance as the crow flies | | |
|---|---|---|
| 750m -Primary School (Bonneygrove) | 700m - Secondary School (Goffs) | 2.6km –Employment Area (News International) |
| 160m - Green Space (Claremont) | 700m-Healthcare Centre (Valley View) | 11.5km - Hospital (with A&E) (Barnet) |
| 2.16km - Town/District Centre (Brookfield) | 780m - Local Centre (684-696 Goffs Lane) | 2.55km-Leisure Centre (Laura Trott) |
| 2.1km - A10 Junction (Church Lane) | 2.33km - Railway Station (Cuffley) | 0m - Bus Service (Goffs 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 | | |
| The site may suffer from some ground and/or surface water flooding. | | |
| Access and Transport Comments | | |
| The main access point for the site is from Burton Lane. Burton Lane has traffic calming measures and is narrow in places. Access to the site could be created from Goffs Lane, however it should be noted that this could be challenging due to the degree of traffic which uses the road currently. A transport assessment will be required if development occurred on this site. There are no footpaths along the majority of Burton Lane, however there are footpaths located along Goffs Lane. Cycle access and pedestrian access to the site would need improvement. | | |
| Utility Provision | | |
| Electricity | Infrastructure may already be available or in the close vicinity | |
| Gas | A low pressure gas main is located along Burton Road and Goffs Lane | |
| Water | Water mains are located along Burton Road and Goffs Lane | |
| Sewerage | A foul sewer is located along Burton Road and Goffs Lane | |
| Sewerage Treatment | <input type="checkbox"/> Rye Meads | <input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other |
| Additional Developer Comments submitted for this site during Call for Sites 2016 | | |
| None submitted. During the Local Plan consultation, the agent for the promoter stated that the site is currently largely developed with both unused/derelict glasshouses and larger underused glass houses associated within an existing but declining horticultural business. The promoter continues by stating that the site appears as part of the existing developed area to the west of Cheshunt and is not 'read' in green belt, landscape, visual or physical terms with the more open Rags Valley situated to the north. As such, the site can be seen as a stand-alone development in itself suitable and deliverable for sustainable development. The promoter continues by stating that Policy CH2 envisages the site to be integrated within the proposed Rags Valley development to the north, therefore, in the interests of providing the most integration as possible accept that integration to the north, east and west would be beneficial. The promoter stated that the site the support the suggestion that the site could accommodate 340 dwellings, however comment that this may change during the detailed planning of the site. The promoter has undertaken a number of studies which demonstrate that there are no constraints to the early delivery of homes on this site. The promoter continues by stating that the site can deliver homes ready for completion within years two and three following any decision to prepare an application for planning permission, therefore, there is a realistic prospect of delivery of homes on the site within the first five years of the Plan. Therefore, as such the site could also contribute to the five year housing land supply requirement. More information, and material submitted by the promoter can be found on the Council's website using the following link: www.broxbourne.gov.uk/lpsites | | |

| 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"> • There are currently a number of derelict glasshouses on this site. The development of this site addresses this area of dereliction, which could worsen if investment into new facilities was not undertaken, and creates a pleasant settlement with better outlooks and links to the open spaces. • The Goffs Oak Development Options Report identified this site as part of Development Approach 3a: Rags Brook Park plus Tudor Nursery. It concluded that this approach “<i>would concentrate development along the Rags Brook Valley</i>”, however, the “<i>well developed masterplans and small number of promoters would make deliverability fairly straightforward, and a significant amount of housing could be provided</i>”. • The site has been identified to come forward as part of a comprehensive scheme, termed in the emerging plan as ‘Rosedale Park’. Bringing the site forward as part of a comprehensive scheme will enable sustainable place-making to occur and the infrastructure required to support the development can be provided. This strategic site could provide a significant share of the borough’s housing need, therefore reducing the pressure to build housing on green belt sites considered to be in less suitable and sustainable locations. • The site has been included within area C21 of the Council’s Green Belt Review (Scott Wilson, 2008). The review states that areas C11-C30 have extremely weak Green Belt boundaries, and there is an option to transform the Green Belt in this location to create a far stronger Green Belt boundary around the edge. The development of this site, in conjunction with those identified in emerging policy CH2, will enable a more robust Green Belt boundary to be created, with Rags Lane and Goffs Lane being a clear defensible Green Belt boundary. This boundary will be able to last beyond the Plan period. • The site is considered to be in a sustainable location; it is close to educational facilities, and local facilities, some modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) for Green Space and Healthcare Centre. | |
| 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. Although the land is in private ownership, as highlighted in the emerging Local Plan, most of the land within the allocation CH2 is under option to Crest and CEG, who have been working with the Council to produce a comprehensive masterplan for the Rosedale strategic site. During the Local Plan Regulation 18 consultation, the promoter states that site could come forward within 2-3 years of planning permission being granted. |
| 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. With the exception of its Green Belt designation, there are no planning constraints that would prevent the development of this site. It is anticipated that this site will come forward as part of a comprehensive scheme, which will be able to facilitate the necessary road improvements and the provision infrastructure required to support this development. The quantum of development proposed for the Rosedale Park allocation will be able to support the provision of the additional infrastructure/services. |
| 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 | CG-GB-27 | | | | |
| Site Name | Elmhurst Ponds, Appleby Street | | | | |
| Site Area | 5.3 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 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 owners for this site | | | | |
| Surrounding Uses | N | | | Green Belt | |
| | E | Green Belt | | | |
| | S | Park Lane, Residential | | | |
| | W | Green Belt | | | |
| Site Description | | | | | |
| <p>The site is predominantly square in shape, which gently slopes downwards from west to east. The site is predominantly open fields, with trees located within the eastern region and running along the sites boundaries. Contained within the boundary of the site are two ponds. Part of the site is set back from Appleby Street behind residential properties and green fields.</p> | | | | | |
| Planning History | | | | | |
| Kennel and Cattery use was refused along with a single dwelling in 2010. | | | | | |
| Development Proposal | | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Local Plan 2005 (Policy H11) | - | | | | |
| Submitted Proposal | 110 | | | | |
| 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 | | | | | |

| Accessibility – distance as the crow flies | | |
|--|---|---|
| 900m -Primary School (Flamstead End) | 1.9km - Secondary School (Goffs) | 1.96km -Employment Area (New River Trading Estate) |
| 30m - Green Space (Appleby Street) | 1.2km -Healthcare Centre | 11.7km- Hospital (with A&E) (Princess Alexandra) |
| 2km - Town/District Centre (Brookfield) | 560m - Local Centre (Tesco Hammondstreet) | 3.1km -Leisure Centre (Laura Trott Leisure Centre) |
| 2.3km - A10 Junction (Church Lane) | 3.4km - Railway Station (Cuffley) | 540m - 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 flooding issues have been identified for this site. | | |
| Access and Transport Comments | | |
| The site can be accessed from Appleby Street, which is narrow in some places. Appleby Street does not have footpaths. The number of potential vehicles exiting from this site would have a significant impact on the local road network (Appleby Street/Park Lane) due to their semi-rural nature. The impact that this site would have on the wider strategic network would require further assessment. | | |
| Utility Provision | | |
| Electricity | Connections to urban area to the south would be required. | |
| Gas | A gas main is available at Holbeck Lane. Connection will be required. | |
| Water | A water main is available at Appleby Street | |
| Sewerage | A foul sewer is located at Upper Shot approximately 100m away. | |
| 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 due to the following reasons:</p> <ul style="list-style-type: none"> • The site is included within area C8 of the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C8 performs a strong role under Green Belt Purpose 1 and therefore merits retention. The review also states that this area performs very well against Green Belt purpose 2 and poorly against Green Belt Purpose 3. No changes to the Green Belt boundary in this location were proposed. • There are no clear defensible Green Belt boundaries that would prevent further encroachment. Into the Green Belt. • An outline application for the erection of kennels and cattery, together with associated buildings and erection of one detached 4 bed appear was dismissed at appeal, with the Inspector concluding that <i>"the proposals is inappropriate development in the Green Belt and that this in itself carries substantial weight against the proposal. In addition [...] the proposal would cause harm to the openness and to the purposes of the Green Belt"</i> and that <i>"very special circumstances"</i> were not present to warrant this development. | | |
| 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-GB-28 | | | | |
| Site Name | Hammondstreet View | | | | |
| Site Area | 6.7 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 unregistered | | | | |
| Surrounding Uses | N | Limes Nursery, Rosary Nursery | | | |
| | E | Residential | | | |
| | S | Local Wildlife Site, Green Belt, Cheshunt Common | | | |
| | W | Residential | | | |
| Site Description | | | | | |
| The site is irregular in shape, due to following the boundaries of parcels of land in separate ownership. The site slopes southwards towards Crouch Lane. Trees and hedgerows line the majority of the sites boundaries. A pylon is located in the eastern region of the site. The site is predominately open field in nature. | | | | | |
| Planning History | | | | | |
| No 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 | 90 | | | | |
| 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 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 checked="" 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 | | |
|---|--|---|
| 1.07km -Primary School (Goffs Oak) | 2.24km - Secondary School (Goffs) | 3.1km –Employment Area (New River Trading Estate) |
| 0m - Green Space (adjoins Bloomfield) | 1.24km -Healthcare Centre (Valley View) | 12km - Hospital (with A&E) (Barnet) |
| 2.87km - Town/District Centre (Brookfield) | 640m - Local Centre (Hammondstreet) | 4.08km -Leisure Centre (Laura Trott) |
| 3.32km - A10 Junction (Church Lane) | 2.2km - Railway Station (Cuffley) | 81m- Bus Service (Smiths 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 type="checkbox"/> |
| Additional Flood Risk Comments | | |
| There may be some surface water flooding on the site. | | |
| Access and Transport Comments | | |
| Current vehicular access to the site exists from Hammondstreet Road. Hammondstreet Road only one footpath on the northern side of the road. Cycle ways to the site would need to be provided. The impact that residential development would have on the local highway would need to be assessed. | | |
| Utility Provision | | |
| Electricity | Underground cables are available to the north at Hammondstreet. | |
| Gas | A low pressure gas mains is located along Hammondstreet Road. | |
| Water | A trunk main and water main is located along Hammondstreet Road. | |
| Sewerage | A foul sewer runs through the middle 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>This 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 C11 of the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C11 performs strongly against Green Belt purposes and proposed no change to the boundary in this location. However, it should be noted that the review stated that areas C11-C30 have weak Green Belt boundaries, and there is an option to transform the Green Belt boundary in this location to create a far stronger Green Belt in this location to create a far stronger boundary. It is considered that the site does not have clear and defensible Green Belt boundaries to the south that would last beyond the Plan period and prevent further encroachment into the countryside, The development of this site will have a detrimental impact on the view corridor to London. | | |
| 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-GB-29 | | | | |
| Site Name | Hazel Grove | | | | |
| Site Area | 2.9 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 two landowners for the site. | | | | |
| Surrounding Uses | N | Wormley-Hoddesdon Park Wood South (SSSI & SAC) | | | |
| | E | Green Belt | | | |
| | S | Green Belt, Hammondstreet Road | | | |
| | W | Green Belt, Calves Croft Farm | | | |
| Site Description | | | | | |
| The linear, rectangular shaped site is predominantly flat. The site is predominantly open fields, with trees located along the sites boundaries. | | | | | |
| Planning History | | | | | |
| No history of note. | | | | | |
| Development Proposal | | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | Other | <input checked="" type="checkbox"/> |
| Local Plan 2005 (Policy H11) | | | | Gypsy and Traveller site. | |
| Submitted Proposal | 100 | | | | |
| 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 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 | | |
|--|---|---|
| 1.24km -Primary School (Goffs) | 3.29km - Secondary School (Goffs) | 3.95km –Employment Area (New River Trading Estate) |
| 170m - Green Space (Richardson Crescent) | 1.84km -Healthcare Centre (Valley View) | 11.6km - Hospital (with A&E) (Barnet) |
| 3.91km - Town/District Centre (Brookfield) | 1.68km - Local Centre (1-5 Masons Parade) | 5.03km -Leisure Centre (Laura Trott) |
| 4.2km - A10 Junction (Church Lane) | 2.1km- Railway Station (Cuffley) | 1.08km - Bus Service (Smiths 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 type="checkbox"/> |
| Additional Flood Risk Comments | | |
| There may be some ground water flooding on the site. | | |
| Access and Transport Comments | | |
| There is current vehicular access to the site via Hammondstreet Road. However, this is a single track and land acquisition may be required in order to facilitate an improved access point. An assessment on the impact development would have on the local roads will need to be carried out prior to any development. The pathways along Hammondstreet Road stop in front of the vehicle entrance to the site. Pedestrian access to the site will need to be created. Cycle access to the site will also need to be created. | | |
| Utility Provision | | |
| Electricity | Overhead electricity pylon crosses the northern part of the site. | |
| Gas | A low pressure gas mains is located along Hammondstreet Road | |
| Water | Water mains are located at the entrance of the site. | |
| Sewerage | The closest surface sewer and foul sewer are located in Brace Close, to the east of the site. | |
| Sewerage Treatment | <input type="checkbox"/> Rye Meads | <input type="checkbox"/> Deephams <input type="checkbox"/> Other |
| Additional Developer Comments submitted during 2016 Call for Sites | | |
| None submitted. | | |
| 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 C1 of the Council's Green Belt Review (Scott Wilson, 2008). The review states that area C1 performs strongly against the Green Belt purposes and therefore should be retained. Apart from the small part of land that lies between Nightingale Close and Dalia Close, no amendments to the boundary were proposed for this area. • Within the boundaries of the site is Derry's Wood Field, a local wildlife site. The Council resists development on local wildlife sites unless it can be demonstrated that the development is in the public interest. The building of residential dwellings on this site is not considered to be in the public interest. • The proximity of the site to Wormley-Hoddesdon Park Wood South, a Special Area of Conservation and an SSSI, will be a constraining factor on any development. • The site is not considered to be in a sustainable location for residential development due to not lying close to a wide range of local facilities, education facilities. It is also not 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No |



| Site Information | | Site Location Map | | | | |
|--|---|--|------------------------------------|--------------------------------|--------------------------|--|
| Site Reference Number | CG-GB-30 | | | | | |
| Site Name | Calves Croft Farm | | | | | |
| Site Area | 9.4 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 | There are two landowners for this site. | | | | | |
| Surrounding Uses | N | Wormley-Hoddesdon Park Wood South (SSSI and SAC) | | | | |
| | E | Green Belt, Local wildlife site | | | | |
| | S | Green Belt | | | | |
| | W | Local Wildlife Site, Wormley-Hoddesdon Park Wood South | | | | |
| Site Description | | | | | | |
| The site is irregular in shape and slopes abruptly to the west towards the border of the Borough of Welwyn and Hatfield. Currently situated on the site are a number of outbuildings and one residential dwelling. | | | | | | |
| Planning History | | | | | | |
| Various agricultural and horticultural related facilities have been granted permission and also refused over the years. A granny annexe and conversion of existing barn/s into residential dwelling/s have been refused on the site. | | | | | | |
| Development Proposal | | | | | | |
| Residential <input checked="" type="checkbox"/> | | Commercial <input type="checkbox"/> | | Other <input type="checkbox"/> | | |
| Local Plan 2005 (Policy H11) | 282 | | | | | |
| 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 | | |
|--|---|--|
| 1.38km -Primary School (Goffs Oak) | 3.43km - Secondary School (Goffs) | 4.11km –Employment Area (New River Trading Estate) |
| 420m - Green Space Richardson Crescent | 2.02km -Healthcare Centre (Valley View) | 11.8km - Hospital (with A&E) (Barnet) |
| 4.03km - Town/District Centre (Brookfield) | 1.83km - Local Centre (Hammondstreet) | 5.17km -Leisure Centre (Laura Trott) |
| 4.5km - A10 Junction (College Road) | 2km - Railway Station (Cuffley) | 1.28km - Bus Service (Smiths 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 type="checkbox"/> |
| Additional Flood Risk Comments | | |
| The site may be susceptible to ground and surface water flooding. | | |
| Access and Transport Comments | | |
| The site can be accessed from a track at Hammondstreet Road, adjacent to Newgatestreet Road. This would require significant improvement if development was to occur. This improvement may require additional land to be acquired in order to facilitate an improved entrance point from Hammondstreet Road. The footpaths along Hammondstreet Road stop just prior to the track which the site can be accessed from. Pedestrian and cycle access would require improvement if development was to occur. | | |
| Utility Provision | | |
| Electricity | | |
| Gas | Gas mains are located along Hammondstreet Road | |
| Water | Water mains are located at Hammondstreet Road. | |
| Sewerage | The closest foul sewers and surface sewers are located at Brace Close | |
| Sewerage Treatment | <input type="checkbox"/> Rye Meads | <input type="checkbox"/> Deephams <input type="checkbox"/> Other |
| Additional Developer Comments submitted during 2016 Call for Sites | | |
| None submitted. | | |
| Suitability Comments | | |
| <p>The site is not considered to be in a suitable for development due to the following reasons:</p> <ul style="list-style-type: none"> The site is included within area C1 of the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C1 strongly against the Green Belt purposes and therefore should be retained. Apart from the small part of land that lies between Nightingale Close and Dalia Close, no amendments to the boundary were proposed for this area. Within the boundaries of the sites is St Lawrence Farm Field, a local wildlife site. The Council resists development on local wildlife sites unless it can demonstrated that the development The site is not considered to be in a sustainable location for residential development due to not lying close to a wide range of local facilities The proximity of the site to Wormley-Hoddesdonpark Wood South, a Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI), will be a constraining factor on any development. | | |
| 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-GB-31 | | | | |
| Site Name | Oak House Farm | | | | |
| Site Area | 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 two landowners for the site. | | | | |
| Surrounding Uses | N | Windyridge, Residential | | | |
| | E | Residential, Nurseries, Green Belt | | | |
| | S | Track, Green Belt | | | |
| | W | Green Belt | | | |
| Site Description | | | | | |
| The linear shaped site gradually slopes to the west and is predominantly open fields. Trees and hedgerows line the sites boundaries. Two trees are located in the eastern region of the site, one being close to the gate which provides vehicular entrance. A cluster of trees is also located in the western region. There are no structures on the site. | | | | | |
| Planning History | | | | | |
| In 2016, a planning application for a two story infill extension linking the house to the double garage to provide annexe accommodation was refused. In 2016, a planning application for the retention of garage conversion into a habitable room and timber frame link extension to the main house was also refused. | | | | | |
| Development Proposal | | | | | |
| Residential <input checked="" type="checkbox"/> | | Commercial <input type="checkbox"/> | | Other <input type="checkbox"/> | |
| Local Plan 2005 (Policy H11) | | | | | |
| Submitted Proposal | 20-30 | | | | |
| 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 | | | | | |



| Accessibility – distance as the crow flies | | |
|--|---|---|
| 320m -Primary School (Goffs Oak) | 2.75km - Secondary School (Goffs) | 4km–Employment Area (New River Trading Estate) |
| 490m - Green Space (Richardson Crescent) | 1.1km -Healthcare Centre (Valley View) | 11km- Hospital (with A&E) (Barnet) |
| 3.89km - Town/District Centre (Brookfield) | 820m - Local Centre (1-5 Masons Parade) | 4.63km -Leisure Centre (Laura Trott) |
| 1.3km - A10 Junction (Church Lane) | 1.18km - Railway Station (Cuffley) | 1km - 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 type="checkbox"/> |
| Additional Flood Risk Comments | | |
| Some ground water flooding may be evident. | | |
| Access and Transport Comments | | |
| The site can be accessed from Newgatestreet Road. Access point would require improvement if development was to occur. Along the western side of Newgatestreet Road is a footpath, with the footpath on the eastern side stopping prior to the entrance of the site. Road, paths and cycle path infrastructure will be required for the site itself. | | |
| Utility Provision | | |
| Electricity | Underground cables available along Newgatestreet Road | |
| Gas | A low pressure gas main is located along Newgatestreet Road | |
| Water | A water mains runs along the sites eastern boundary. A water hydrant is also located on the sites eastern boundary. | |
| Sewerage | The closest foul sewer is located outside 147-149 Newgatestreet Road | |
| Sewerage Treatment | <input type="checkbox"/> Rye Meads | <input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other |
| Additional Developer Comments made during 2016 Call for Sites | | |
| None submitted. However, in the Local Plan (Regulation 18) consultation the promoter stated that the site has the capacity of delivering 20-30 dwellings and that the only constraint listed in the 2016 SLAA is Green Belt. They continue by stating that it would appear to be a favourable location for residential development and that Newgatestreet Road is a wide and straight thoroughfare has the capacity to absorb additional traffic. The promoter states that an additional policy should be added to the local plan, which proposes the preparation of a strategy for the area West of Cheshunt. The policy would set out proposals for housing along Newgatestreet Road. The promoter notes that there are a number of sites that have been examined in the SLAA on both sides of Newgatestreet Road, and that should this site not be deemed suitable for residential development it could be offered for public recreational purposes in associated with the overall strategy for the area. | | |

Suitability Comments

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

- The site is included within area C30 of the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C30 performs strongly against Green Belt purposes, and proposed no change to the boundary in this location. However, section 8 of the report notes that there is the opportunity to transform the Green Belt boundary in the Goffs Oak, Hammondstreet and Rosedale area, in order to create a far stronger Green Belt boundary.
- The development of this site for the above density will create an isolated pocket of development within the Green Belt. This will be a continuation of the haphazard pattern of development that the Council is trying to prevent.
- This site has weak green belt boundaries to the north, south and west. It is considered that these boundaries would not prevent further encroachment or last beyond the Plan period.
- The site plays a role in preventing the outwards sprawl of Goffs Oak

Is this site considered to be suitable for development?

Yes

No



| Site Information | | Site Location Map | | | |
|---|---|-------------------------------------|------------------------------------|--------------------------|--------------------------|
| Site Reference Number | CG-GB-32(a) | | | | |
| Site Name | Bonneygrove Wood Field | | | | |
| Site Area | 1.5 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 type="checkbox"/> No | | | | |
| Site Ownership | There are several land owners for this site. | | | | |
| Surrounding Uses | N | Goffs Lane, Goffs Lane roundabout | | | |
| | E | Open Space, cg-gb-98 Club | | | |
| | S | Green Belt, Wooded area | | | |
| | W | Lieutenant Ellis Way | | | |
| Site Description | | | | | |
| The triangular shaped site which gently slopes to the south east. Trees and hedgerows are located along the sites boundaries. There are a number of trees scattered through the site. There are no existing structures on 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 | - | | | | |
| 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 site was proposed for residential development, as a means to improving the facilities at the V&E sports club, as part of emerging Policy CH7. | | | | | |

| Accessibility – distance as the crow flies | | |
|---|---|--|
| 146m -Primary School (Bonneygrove) | 99m - Secondary School (Goffs Oak) | 2.52km –Employment Area (Fieldings Road) |
| 310m - Green Space (Claremont) | 760m -Healthcare Centre (Cromwell Medical Centre) | 12.3km - Hospital (with A&E) (Barnet) |
| 1.64km- Town/District Centre (Cheshunt Old Pond) | 600m - Local Centre | 1.88km -Leisure Centre (Laura Trott) |
| 1.3km - A10 Junction (Church Lane) | 2.5km - Railway Station (Cheshunt) | 172m - Bus Service (Claremont) |
| 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 may suffer from ground water flooding. Lieutenant Ellis Way, located to the west of the site, suffers from surface water flooding. | | |
| Access and Transport Comments | | |
| There is no current vehicular access to the site – there is a dropped kerb that suggests this site previously had access, however its location on the current road infrastructure would not be appropriate due to being close to a roundabout exit. Land outside the current site ownership and boundary may be required to provide appropriate access. Goffs Lane has footpaths and cycle paths. Connections to this infrastructure from the site will be required. | | |
| Utility Provision | | |
| Electricity | Available in the main urban area | |
| Gas | A low pressure gas main is located along Goffs Lane, with the V&E club located to the east of the site being connected to this. | |
| Water | A water mains is located to the north of the site along Goffs Lane | |
| Sewerage | The V&E club to the east of the site is connected to a foul sewer. A surface sewer is located to the north of the site along Goffs 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. However, during the Local Plan consultation (Regulation 18) the promoter of the site stated that development of this site would entail joint working between the three landowners, and at the present time there is no objection to the proposal. The promoter continues by stating that there are a number of constraints that would need to be addressed prior to its redevelopment for a residential led-scheme, including land ownership, access, and the mix of dwellings and sport pitches, and that there may be viability constraints as well. The promoter noted that the resolution of these constraints may not be achieved during the life of the plan. | | |
| Suitability Comments | | |
| The site is considered to be suitable for development due to the following reasons: | | |
| <ul style="list-style-type: none"> The development of this site for residential will enable facilities at the V&E club to be improved. | | |

| | |
|--|---|
| <ul style="list-style-type: none"> • The site is included within area D6 of the Council’s Green Belt Review (Scott Wilson, 2008). The Review concluded that area D6 “<i>Performs poorly against the Green Belt purposes, its location meaning that it does little in terms of preventing sprawl. In reality, also does little to separate existing settlements</i>” and the possible release of this area from the Green Belt should be considered. • The Review of the Inner Green Belt Boundary (Prospect Planning, 2008) states that this area appears to have development potential and recommended that “<i>detailed consideration be given to the use of this land by the V&E Club with a view to establishing whether it might be relocated and the land designated for housing development, either as a short term Housing allocation or as Reserve Housing Land.</i>” • The site is considered to be 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) to a doctor’s surgery, green space and leisure centre. | |
| 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. During the Local Plan (Regulation 18) consultation no objection to the sites allocation was made from its landowner |
| 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. However, there are a number of constraints, such as vehicle access to the site, which will need to be carefully planned. The site coming forward as part of a wider scheme to improve the facilities at the V&E club could make access issues easier to address. Some flood mitigation measures may be required for the issues identified above, which could impact on the sites viability. With the exception of its Green Belt designation, it is considered that there are no policy constraints that will 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 | 6-10 years |



| Site Information | | Site Location Map | | | |
|---|--|-------------------------------------|------------------------------------|--------------------------|---------------------------------------|
| Site Reference Number | CG-GB-32(b) | | | | |
| Site Name | Bonneygrove Wood Field and V&E Club | | | | |
| Site Area | 3.81 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 checked="" type="checkbox"/> Desktop Study | | | | |
| Site Visit Carried Out | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | |
| Site Ownership | There are several landowners for this site | | | | |
| Surrounding Uses | N | Goffs Lane, Goffs Lane Roundabout | | | |
| | E | Goffs Oak Secondary School | | | |
| | S | Green Belt, Local Wildlife Site | | | |
| | W | Lieutenant Ellis Way | | | |
| Site Description | | | | | |
| The site is irregular in shape and gently slopes down to the east. The site has two structures, a playing field within the eastern region, and a number of trees scattered across a field in the western portion of the site. The open field is separated from the club and its facilities by a line of trees/hedgerows. | | | | | |
| Planning History | | | | | |
| In 1977 outline planning application for a new club house was refused. In 1980 conditional approval was granted for a judo hall. In 1994 conditional approval was granted for a single storey attached changing room block and associated car parking at the V&E club. In 2006, the installation of a temporary office accommodation and construction of a new tiered covered spectator stand was approved. | | | | | |
| Development Proposal | | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | Other | <input checked="" type="checkbox"/> |
| Local Plan 2005 (Policy H11) | - | | | | Improved facilities for the V&E Club. |
| 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 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) (Regulation 18 Consultation) | | |
|--|--|---|
| The site has been allocated for housing and improved facilities at the V&E club under emerging Policy CH7 | | |
| Accessibility – distance as the crow flies | | |
| 90m -Primary School (Bonneygrove) | 0m - Secondary School (adjoins Goffs Oak) | 2.37km –Employment Area (Fieldings) |
| 310m - Green Space (Claremont) | 680m -Healthcare Centre (Cromwell) | 12.3km - Hospital (with A&E) (Barnet) |
| 1.55km - Town/District Centre (Cheshunt Old Pond) | 470m - Local Centre | 1.81km -Leisure Centre (Laura Trott) |
| 1.14km - A10 Junction (Church Lane) | 2.45km - Railway Station (Cheshunt) | 172m - Bus Service (Claremont) |
| 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 site may suffer from ground water flooding. Lieutenant Ellis Way, located to the west of the site, suffers from surface water flooding. | | |
| Access and Transport Comments | | |
| The V&E club can be accessed via Goffs Lane. Improvements to this access point will be required if development was to occur. Goffs Lane has footpaths and cycle paths. Connections to the infrastructure from the site will be required. A transport assessment will be required. | | |
| Utility Provision | | |
| Electricity | Available in the main urban area | |
| Gas | The V&E Club already has connections | |
| Water | A water mains is located to the north of the site along Goffs Lane | |
| Sewerage | The V&E Club already has connections. | |
| 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. However, during the Local Plan consultation (Regulation 18) representations for the part of the site (the field located to the west of the V&E club) were made. These comments can be found on the Site Form for CG-GB-32(a). | | |
| 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 for residential will enable facilities at the V&E club to be improved. • The site is included within area D6 of the Council's Green Belt Review (Scott Wilson, 2008). The Review concluded that area D6 "<i>Performs poorly against the Green Belt purposes, its location meaning that it does little in terms of preventing sprawl. In reality, also does little to separate existing settlements</i>" and the possible release of this area from the Green Belt should be considered. | | |

| | |
|--|--|
| <ul style="list-style-type: none"> The Review of the Inner Green Belt Boundary (Prospect Planning, 2008) states that this area appears to have development potential and recommended that “<i>detailed consideration be given to the use of this land by the V&E Club with a view to establishing whether it might be relocated and the land designated for housing development, either as a short term Housing allocation or as Reserve Housing Land.</i>” The site is considered to be 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) to a doctor’s surgery, green space and leisure centre. | |
| 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. The Council is working with the V&E club to find an alternative site for their improved facilities. Their relocation will mean that the entirety of the site can come forward for residential development. Part of the site has been confirmed as available during the Local Plan (Regulation 18) consultation. |
| 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. However, there are a number of constraints, such as vehicle access to the site, which will need to be carefully planned. The site coming forward as part of a wider scheme to improve the facilities at the V&E club could make access issues easier to address. Some flood mitigation measures may be required for the issues identified above, which could impact on the sites viability. Improved V&E facilities will need to be provided as part of this scheme. With the exception of its Green Belt designation, it is considered that there are no policy constraints that will 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 | 6-10 years |



| Site Information | | Site Location Map | | | |
|--|---|-------------------------------------|------------------------------------|--------------------------------|--------------------------|
| Site Reference Number | CG-GB-34 | | | | |
| Site Name | Manning Ground, Goffs Lane | | | | |
| 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 | Goffs Lane, In-Ex | | | |
| | E | Green Belt, Residential | | | |
| | S | Construction Storage, Open fields | | | |
| | W | Green Belt, Residential | | | |
| Site Description | | | | | |
| The site is rectangular in shape and relatively flat. There are a number of existing structures on the site, and hard standing surfaces. Around the sites boundaries are hedges and trees. | | | | | |
| Planning History | | | | | |
| A one bedroom flat over a garage was refused in 2003. Approval was granted for its existing use as open storage and car parking. | | | | | |
| Development Proposal | | | | | |
| Residential <input checked="" type="checkbox"/> | | Commercial <input type="checkbox"/> | | Other <input type="checkbox"/> | |
| Local Plan 2005 (Policy H11) | | | | | |
| Submitted Proposal | 45 (as part of land allocated in GO2) | | | | |
| 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 | | | | | |
| The draft Local Plan included this site within the proposed residential development at Goffs Lane, as part of emerging Policy GO2. | | | | | |



| Accessibility – distance as the crow flies | | |
|---|--|---|
| 430m -Primary School (Woodside) | 1.64km - Secondary School (Goffs Oak) | 3.32km –Employment Area (New River Trading Estate) |
| 100m - Green Space (Goffs Oak Park) | 164m -Healthcare Centre (Valley View) | 11.2- Hospital (with A&E) (Barnet) |
| 3.09km - Town/District Centre (Brookfield) | 210m - Local Centre (684-696 Goffs Lane) | 3.5km -Leisure Centre (Laura Trott) |
| 2.3km - A10 Junction (College Road) | 1.8km - Railway Station (Cuffley) | 183m - Bus Service (War Memorial) |
| 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 | | |
| There may be some ground and surface water flooding problems. | | |
| Access and Transport Comments | | |
| The site can be currently accessed via Goffs Lane. This access point, particularly its visibility, will require improving if development was to come forward. Goffs Lane has footpaths along both sides of the road. Connections to these will be required. Cycle access to the site should be created. | | |
| Utility Provision | | |
| Electricity | Cables available. | |
| Gas | A low pressure gas mains is located along Goffs Lane | |
| Water | A water mains is located along Goffs Lane | |
| Sewerage | A foul sewer and surface sewer is located along Goffs 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. During the Local Plan (Regulation 18) consultation the landowner made the following comments “RPS notes that the Council recognises the existence of our client’s travelling showpeople’s site on land south of Goffs Lane, and has allocated the land as such in the accompanying Proposals Map”. | | |
| 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 Council’s Green Belt Review (Scott Wilson, 2008) states that this area (C24) performs strongly against Green Belt purposes, however, due to the extremely weak boundaries within sub areas C11-C30 there are no real barriers to prevent encroachment between settlements due to the incremental development that has occurred over the years. The review considered allocating area C24 and provided the following analysis: “Archaeology is the only site constraint against a number of opportunities including reasonable accessibility and proximity to services, high level of derelict/vacant brownfield land and regeneration potential. On this basis the site maybe suitable for built development”. | | |

| | |
|---|---|
| <ul style="list-style-type: none"> The site has been assessed as part of Development Approach 2 in the 'Goffs Oak Development Options Report'. The report notes that the development of this site would enable protection and remediation of the various storage and industrial uses on site, and that the site could be used to create a 'gateway' to Goffs Oak Village. The overall benefits identified for Development Approach 2 included; the provision of an appropriate level of housing through relatively minor Green Belt boundary revisions, in part the Green Belt boundary around Goffs Oak village could be more logical and hence defensible in the future, fairly unattractive sites would be removed from the Green Belt and could potentially create more attractive gateways into the village and residents of the new development would have good access to services, facilities and transport. The site is considered to be in a sustainable location for residential development; it is close to primary education facilities, local facilities and some modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) to a doctor's surgery and local green space. | |
| 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 landowners of the site made reference to its allocation within its Local Plan representation. |
| 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 policy constraints on this site, it is considered that they will not be able to prevent its development. The sites proximity to the built up area of Goffs Oak will enable it to benefit from existing infrastructure. The costs of building on this site are not considered to be significant to have a detrimental impact on the sites overall 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-GB-35 | |
| Site Name | Triangle Nursery | |
| Site Area | 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 type="checkbox"/> No | |
| Site Ownership | There are various landowners for this site. | |
| Surrounding Uses | N | Nurseries, Green Belt |
| | E | Malaya Farm, Green Belt |
| | S | Green Belt |
| | W | Green Belt |



Site Description
 The site is relatively triangular in shape and gently slopes to the south east. There are some structures scattered across the site. The southern region of the site is predominantly open field in nature. There is a significant cluster of trees located with the north eastern region of the site.

Planning History
 A planning application for the demolition of existing dilapidated structures and buildings and construction of a new five bedroom dwelling was refused in 2014.

Development Proposal

| | | | | | |
|------------------------------|-------------------------------------|------------|--------------------------|-------|--------------------------|
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Local Plan 2005 (Policy H11) | 30 | | | | |
| 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 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 | | |
| 890m -Primary School (Goffs Oak) | 1.77km - Secondary School (Goffs Oak) | 3km–Employment Area (New River Trading Estate) |
| 100m - Green Space (Argent Way) | 600m -Healthcare Centre (Valley View) | 11.7km - Hospital (with A&E) (Barnet) |
| 2.83km - Town/District Centre (Brookfield) | 670m - Local Centre (1-5 Masons Parade) | 3.62km -Leisure Centre (Laura Trott) |
| 2.8km - A10 Junction (Church Lane) | 2.06km - Railway Station (Cuffley) | 560m - Bus Service (Macintosh Close) |
| 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 may be surface water problems to the south. | | |
| Access and Transport Comments | | |
| The site can be accessed from Crouch Lane. Crouch Lane is narrow places and semi-rural in nature. Third party land would be required to widen the road to support residential development. There are no footpaths along Crouch Lane. A public right of way is located just outside the site to the north east, which connects to Rags Lane. Cycle access to the site would need to be created. | | |
| Utility Provision | | |
| Electricity | Available in main urban area either to the south or east | |
| Gas | The nearest low pressure gas mains is located along Crouch Lane, approximately 600m away. | |
| Water | A water mains is located along Crouch Lane | |
| Sewerage | Foul sewers and surface sewers are located 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. | | |
| None submitted. The landowners of the site have been in contact with the Council, through the pre-application process, in regards to developing this site for self-build housing. | | |
| Suitability Comments | | |
| <p>The site is not considered to be suitable for residential development due to the following:</p> <ul style="list-style-type: none"> The Council's Green Belt Review (Scott Wilson, 2008) stated that this area (C13) performs strongly against Green Belt purposes 1 and 2, and averagely against Purpose 3. No change to the Green Belt boundary was proposed. However, it should be noted that the review also stated that there is the opportunity to create a stronger Green Belt boundary in areas C11-C30 as these areas have "<i>extremely weak boundaries</i>", which means there are no real barrier to prevent encroachment between settlements. Previous planning applications for residential development on this site have been refused. The most recent application, when went to appeal in 2014, was dismissed. Reasons cited for its refusal include: inappropriate development in the Green Belt, harmful to the Green Belt, the proposed development would reduce the openness of the Green Belt in comparison to the existing buildings on site and the development would be contrary to one of the purposes of the Green Belt which is to assist in safeguarding the countryside from encroachment. | | |

- The residential development along Crouch Lane is spaced out, therefore the development of this site for residential, at the indicative density identified above would not be in keeping with the surrounding area.
- As identified in APP/W1905/A/14/2219300 there is “*little remains of the large former greenhouses other than the base walls*”. From this, and aerial photography it can be concluded that this site has been returned to an open site. It is considered that the development of this site, even for self-build housing, will result in the loss of openness, which the NPPF makes clear is an essential characteristic of Green Belts. Therefore, the development of self-build housing on this site would not comply with the criteria set out in emerging Policy GB2.
- There are no clear defensible Green Belt boundaries to the east, south and west of the site that would prevent further sprawl and last beyond the Plan period

Is this site considered to be suitable for development?

Yes

No



| Site Information | | Site Location Map | | | |
|--|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| Site Reference Number | CG-GB-36 | | | | |
| Site Name | Maxwells Farm | | | | |
| Site Area | 20 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 | Cheshunt School | | | |
| | E | Maxwells West, A10 | | | |
| | S | Green Belt, Lieutenant Ellis Way | | | |
| | W | St Mary's Secondary School | | | |
| Site Description | | | | | |
| The site is irregular in shape and relatively flat. The site is predominantly open fields, with a footpath running through the southern region of the site. Along the sites northern boundary is a tree boundary that shields and separates the site from the playing fields of Cheshunt School. See also CG-GB-45 | | | | | |
| Planning History | | | | | |
| No planning history of note. | | | | | |
| Development Proposal | | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input checked="" 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 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 Plan proposed to safeguard this site for future development beyond 2031, as part of emerging Policy CH8. The supporting text for the policy stated that "Maxwells Farm West may be developed in the long term for either employment and/or residential uses". | | | | | |

| Accessibility – distance as the crow flies | | |
|--|---|--|
| 430m -Primary School (Longlands) | 0m - Secondary School (Cheshunt or St Mary's) | 570m –Employment Area (Park Plaza) |
| 140m - Green Space | 380m -Healthcare Centre (Cromwell Avenue) | 12.18km- Hospital (with A&E) (Princess Alexandra) |
| 820m - Town/District Centre (Cheshunt Old Pond or Waltham Cross) | 340m - Local Centre (15-21 Cromwell Avenue) | 970m -Leisure Centre (Laura Trott) |
| 200m - A10 Junction (Lieutenant Ellis Way) | 750m - Railway Station (Theobalds) | 750m - Bus Service (Theobalds Grove Railway Station) |
| Flood Risk | | |
| Does the site | Contains | Adjoins |
| Zone 2 (Medium Risk) | <input 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 | | |
| There are no flood risks identified for the site, however, the site adjoins flood zone areas to the south due to its proximity to Theobalds Brook. There is also an area of the A10, adjoin the south east corner of the site, which is located in Flood Zone 2. | | |
| Access and Transport Comments | | |
| Vehicular access to the site exists from the A10, however this is not considered to be an appropriate access point for the site. An appropriate access point to the site could be created from Theobalds Lane, located off Lieutenant Ellis Way, or from Lieutenant Ellis Way itself. The impact that this site would have on the adjoin A10 would need to be investigated. A public footpath runs parallel to the sites western boundary and cuts through the southern region of the site (moving east to west). This Public Footpath is connected to the Paul Cully foot/cycle bridge | | |
| Utility Provision | | |
| Electricity | Cables available at the existing mushroom office/storage buildings to the north | |
| Gas | Maxwells West, which adjoins the site to the east, has connections to the low pressure gas main that runs along the A10. | |
| Water | A water main runs through the site, parallel to its eastern boundary. | |
| Sewerage | A foul sewer is located to the north of the development at Cheshunt School. A surface sewer is located in the 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 submitted during Call for Sites 2016. | | |
| None submitted during the Call for Sites 2016. During the Local Plan (Regulation 18) consultation the promoter for the site states that the previous Local Plan inspector acknowledged the importance of Maxwells West, and that in Paragraph 14 of his report he refers that the allocation of Maxwells Farm and Park Plaza can be justified on the grounds of employment need, and that these two areas of search are clearly defined by major highways and river and there is a case for making a strategic allocation now. The promoter continues by stating the Inspectors Report confirms that there are exceptional circumstances for its release to create the critical mass with Park North and West. | | |

| | |
|---|---|
| <p>The Inspector was prepared to find the Plan “sound”, subject to a number of amendments, therefore had the Council accepted the Inspector’s recommendations and moved forward with the Plan, Maxwells Farm West would now be excluded from the Green Belt and available for development. They continue by stating that Maxwells Farm West has been acknowledged by both the Council and the Inspector as a site which should be released from the Green Belt to meet future development needs, and that the site is suitable for both housing and employment. The promoter recommended changing the policy wording so that development is not restricted to post the Plan period as this would restrict the availability of the land to meet a development need during the Plan period.</p> | |
| <p>Suitability Comments</p> | |
| <p>The site is considered to be in a sustainable place for development due to the following reasons:</p> <ul style="list-style-type: none"> • The site is considered to be in a sustainable location to support residential development; it is close to sustainable modes of transport, local facilities and educational facilities. It is also within the sustainable distance recommended by Barton et al (2010) for a doctor’s surgery, open space and a leisure centre. • The identified period for the site to come forward will enable the development to be tailored to meet the needs of the borough. • The Inspectors Report for the Core Strategy stated the allocation of this site can be “<i>justified on grounds of employment needs</i>”; however “<i>considerable uncertainties about the scope and deliverability (including viability) of the sites remain, particularly concerning potential highway improvements.</i>” Therefore, it was concluded that “<i>the approach to identify AoS, rather strategic sites, is sound in the circumstances</i>”. The site coming forward beyond the Plan period will enable these uncertainties to be investigated and appropriate mitigation schemes to be devised. • The development of this site will create clear and defensible Green Belt boundaries, as stated in the Inspectors Report for the Core Strategy, a defensible Green Belt boundary would be formed by the river to the west. | |
| <p>Is this 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, however due to the Council meeting its Objectively Assessed Need on alternative sites; the site will not be required within this Plan period. However, it is considered appropriate to safeguard this site for future development (post plan-period). During the Local Plan Consultation (Regulation 18) the site was confirmed to be available for development.</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 in the long term. This will enable necessary highway works to be completed that will make the site accessible. As identified in the Core Strategy Inspectors report, there are a number of issues that will need to be addressed prior to the delivery of any development. With the exception of its Green Belt designation, there are no policy constraints that would prevent its development.</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>16-20 years</p> |



| Site Information | | Site Location Map | | | |
|--|---|---|------------------------------------|--------------------------|--------------------------|
| Site Reference Number | CG-GB-37 | | | | |
| Site Name | Ashfield Nursery | | | | |
| Site Area | 1.2 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 is one landowner for this site | | | | |
| Surrounding Uses | N | Tetherdown, Green Belt | | | |
| | E | Green Belt | | | |
| | S | Pembrey, Green Belt | | | |
| | W | Newgatestreet Road, Open Fields, Green Belt | | | |
| Site Description The site is rectangular in shape and gently slopes to the east. The site is developed in nature, with a number of glasshouse structures taking up the majority of the site area. To the south of the glasshouse structure is hardstanding surface. Located in the north western region of the site is one residential property. | | | | | |
| Planning History In 1984, an outline application for a detached dwelling on the site was refused. In 1987, permission for a detached dwelling house and garage with vehicular access was granted approval. Permission for replacement glasshouses was approved in 1979 was an extension to the nursery packing being granted permission in 1998. | | | | | |
| 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 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 | | | | | |

| Accessibility – distance as the crow flies | | | |
|---|---|--|--------------------------------|
| 590m -Primary School (Goffs) | 2.71km - Secondary School (Goffs) | 3.84km –Employment Area (New River Trading Estate) | |
| 290m - Green Space (Richardson Crescent) | 1.18km -Healthcare Centre (Valley View) | 11.3km - Hospital (with A&E) (Barnet) | |
| 3.66km - Town/District Centre (Brookfield) | 990m - Local Centre (1-5 Masons Parade) | 4.57km -Leisure Centre (Laura Trott) | |
| 3.9km - A10 Junction (Church Lane) | 1.54km - Railway Station (Cuffley) | 940m - Bus Service (Smiths 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 type="checkbox"/> |
| Additional Flood Risk Comments | | | |
| There may be some ground water flooding on the site. | | | |
| Access and Transport Comments | | | |
| The site can be accessed from Newgatestreet Road. There is a footpath on the western side of Newgatestreet Road. There is no footpath on the eastern side of Newgatestreet Road, therefore this will need to be provided or connections required to the existing footpath on the western edge if development was to come forward. | | | |
| Utility Provision | | | |
| Electricity | Cables available along Newgatestreet Road | | |
| Gas | The site is connected to the low pressure gas main that runs along Newgatestreet Road | | |
| Water | A water mains is located along Newgatestreet Road | | |
| Sewerage | A foul sewer is located to the south of the site, within the main housing area of Newgatestreet Road. | | |
| 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 | | | |
| <p>This site is not considered to be suitable for development due to the following reasons:</p> <ul style="list-style-type: none"> At the time of writing, Ashfield Nursery appears to be in production as a Fruit and Vegetables wholesaler. Emerging Policy GB2 states that “<i>Operating glass house sites will be safeguarded for horticultural production</i>”. The site is included within area C30 of the Council’s Green Belt Review (Scott Wilson, 2008). The Review states that are C30 performs strongly against Green Belt Purposes and proposed no change to the Green Belt boundary in this location. However, it should be noted that the review also stated that there is the opportunity to create a stronger Green Belt boundary in areas C11- C30 as these areas have “extremely weak boundaries”, which means there are no real barriers to prevent encroachment between settlements. | | | |

- The site is not in a particularly sustainable location for residential development in comparison to alternative Green Belt sites in regards to the sites proximity to healthcare, secondary education and local services.
- There are no clear defensible Green Belt boundaries that would prevent further encroachment into the countryside. The development of this site could contribute to the closing of the strategic gap between Goffs Oak and the settlement at Hammondstreet Road.

Is this site considered to be suitable for development?

Yes

No



| Site Information | | Site Location Map | | | |
|--|---|-------------------------------------|------------------------------------|--------------------------|--------------------------|
| Site Reference Number | CG-GB-38 | | | | |
| Site Name | Land at Park House, Appleby Street | | | | |
| Site Area | 0.5 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 | The site is in multiple ownership | | | | |
| Surrounding Uses | N | Open Fields, Green Belt | | | |
| | E | Open Fields, Green Belt | | | |
| | S | Appleby Street, Residential | | | |
| | W | Informal Open Space, Green Belt | | | |
| Site Description The site is broadly rectangular in shape and relatively flat. The site is currently occupied by a number of buildings, garden land and hardstanding surfaces. Trees are located along the sites northern and western boundary. | | | | | |
| Planning History In 1986, conversion of coach house to 'granny flat' was refused. In 1997, a two storey rear extension, conversion of existing outbuilding to residential use, demolition of barns and erection of detached garage was granted conditional approval. In 2002, a first floor rear extension and relocation of existing conservatory was granted conditional approval. | | | | | |
| 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 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 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 (Flamstead End) | 1.7km - Secondary School (Goffs) | 1.64km –Employment Area (New River Trading Estate) |
| 0m - Green Space (adjoins Appleby Street informal) | 980m -Healthcare Centre (Stockwell Lodge) | 11.43km Hospital (with A&E) (Princess Alexandra) |
| 1.6km - Town/District Centre (Brookfield) | 610m - Local Centre (Hammondstreet) | 2.9km -Leisure Centre (Laura Trott) |
| 2km - A10 Junction (Turnford or Church Lane) | 3km - Railway Station (Cheshunt) | 355m - Bus Service (Peakes 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 type="checkbox"/> |
| Additional Flood Risk Comments | | |
| There may be ground water flooding at the site due to it being within a source protection zone. | | |
| Access and Transport Comments | | |
| The site can be accessed from Appleby Street, which is narrow in some places. Appleby Street does not have footpaths. | | |
| Utility Provision | | |
| Electricity | Located in the main residential area to the south of the site | |
| Gas | A low pressure gas main runs directly into Park House | |
| Water | A water main is located along Appleby Street. A water hydrant is located just outside the site to the south. | |
| Sewerage | A surface sewer is located to the south of the site at Tennand 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 not considered to be suitable for 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 (C6) performs strongly under Green belt Purpose 1 and therefore merits retention. The site performs poorly against Green Belt Purposes 2 and 3. The review proposed no change to the Green Belt boundary in this location. This site has weak Green Belt boundaries to the north, east and west. It is considered that the development of this site would not create permanent and defensible Green Belt boundaries or prevent further encroachment into the Green Belt This area of the Green Belt contributes to preventing the urban sprawl of West Cheshunt northwards. | | |
| 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-GB-39 | | | | |
| Site Name | Rowlands Nurseries | | | | |
| Site Area | 0.6 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 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 two landowners for this site | | | | |
| Surrounding Uses | N | Crouch Lane, Residential | | | |
| | E | Rags Lane, Grangebrook | | | |
| | S | Twelve Acre Farm, Green Belt | | | |
| | W | Green Belt | | | |
| Site Description | | | | | |
| The site is irregular in shape. It gently slopes down to the north. A strong tree boundary is located along the sites eastern and northern borders. There are some trees along the southern and western border however these are more spread out in nature. These are some trees scattered through the site. | | | | | |
| Planning History | | | | | |
| A planning application in 1989 for residential development on the site was refused and subsequently dismissed at appeal. An application in 2013 was withdrawn for 22 units. A planning application for the demolition of existing bungalow and outbuildings and erection of 3 single storey detached dwellings was refused in 2014. | | | | | |
| 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 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 | | | | | |

| Accessibility – distance as the crow flies | | | |
|--|---|--|--------------------------------|
| 930m -Primary School (Fairfields) | 1.43km - Secondary School (Goffs) | 2.49km–Employment Area (New River Trading Estate) | |
| 190m - Green Space (Argent Way) | 970m-Healthcare Centre (Valley View) | 12.2km - Hospital (with A&E) (Barnet) | |
| 2.34km - Town/District Centre (Brookfield) | 330m - Local Centre (Hammondstreet) | 3.2km -Leisure Centre (Laura Trott) | |
| 2.4km - A10 Junction (Church Lane) | 2.5km - Railway Station (Cuffley) | 378m - 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 type="checkbox"/> |
| Additional Flood Risk Comments | | | |
| The site adjoins Rags Brook to the south. Although this part of Rags Brook is not located within a flood zone it may be susceptible to flooding issues in the future. The site may suffer from ground water and surface water flooding. | | | |
| Access and Transport Comments | | | |
| The site has two access points from Rags Lane. Rags Lane does not have any pedestrian footpaths; however Crouch Lane (which adjoins the site to the north) has one footpath located on its northern side. Connections to this footpath would be required. Cycle access to the site would need improving. | | | |
| Utility Provision | | | |
| Electricity | The bungalow adjoining the site to the east is already served by underground electricity cables. | | |
| Gas | The nearest low pressure gas pipe is located to the north-east of the site along Crouch Lane | | |
| Water | Water mains are located to the north of the site and to the east along Rags Lane. Within the sites boundaries is one water hydrant. | | |
| Sewerage | A foul sewer is located to the north of the site and along Rags lane. | | |
| Sewerage Treatment | <input type="checkbox"/> Rye Meads | <input checked="" type="checkbox"/> Deephams | <input type="checkbox"/> Other |
| Additional Developer Comments submitted during 2016 Call for Sites | | | |
| None submitted. | | | |
| 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 included within area C14 of the Council's Green Belt Review (Scott Wilson, 2008). The Review stated that area C14 performs strongly against Green Belt purposes 1 and 2, and poorly against Purpose 3. No change to the boundary in this location was proposed. However, it should be noted that the review also stated that there is the opportunity to create a strong Green Belt boundary in areas C11-C30 as these areas have "extremely weak boundaries", which means there are no real barrier to prevent encroachment between settlements. The sites contributes to the preventing the coalescence of West Cheshunt with the St James' settlement. | | | |

- A planning inspector stated in a recent appeal (APP/W1905/A/14/2217163) that the former nursery building that previously occupied part of the site “*ha[s] been removed and although the site is overgrown, any remains of the former buildings have blended into the landscape*”. The site has been returned to the Green Belt. It is considered that the development of this site, even for self-build housing, will result in a loss of openness, which the NPPF makes clear is an essential characteristic of Green Belts. Therefore, the development of self-build housing on this site would not comply with the criteria set out in emerging Policy GB2
- A recent application for 3 single storey detached dwellings was refused at appeal. States that the site is open to views from the northern boundary and
- The most recent planning application for residential development on this site was refused due to the following reasons: the proposal would inappropriate development in the Green Belt and would not fall within any of the exceptions to this as set out in paragraph 89 of the Framework; the development would extend the urban area of Hammondstreet into the open rural area which would conflict with two of the purposes of the Green Belt which are to check the unrestricted sprawl of large built up areas and to assist in safeguarding the countryside from encroachment; the development would cause unacceptable harm to the open rural character of the site and area.

Is this site considered to be suitable for development?

Yes

No



| Site Information | | Site Location Map | | | |
|--|---|-------------------------------------|------------------------------------|--------------------------|--------------------------|
| Site Reference Number | CG-GB-40 | | | | |
| Site Name | Hillside Nursery | | | | |
| Site Area | 0.9 hectares | | | | |
| Site Status | <input 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 | There are two landowners for this site. | | | | |
| Surrounding Uses | N | Travelling showpeople site | | | |
| | E | Lieutenant Ellis Way | | | |
| | S | Wildlife Site, Green Belt | | | |
| | W | Hollow Leys, Green Belt | | | |
| Site Description | | | | | |
| <p>The site is broadly triangular in shape, with the exception of the track which is used to access the site. The site is predominantly formed of open green space between clusters of trees. There are some structures on the site. The site is shielded from its surroundings by the trees which are located along its boundaries.</p> | | | | | |
| Planning History | | | | | |
| No planning history of interest. | | | | | |
| 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 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 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 extension to an existing travelling showpeople site, a part of emerging Policy GT2: Extended Travelling Showpeople Site.</p> | | | | | |

| Accessibility – distance as the crow flies | | |
|--|---|--|
| 250m -Primary School (Bonneygrove) | 245m - Secondary School (Goffs) | 2.66km –Employment Area (Fieldings Road) |
| 170m - Green Space (Claremont) | 920m -Healthcare Centre (Cromwell Avenue) | 11.94km- Hospital (with A&E) (Barnet) |
| 1.8km - Town/District Centre (Cheshunt Old Pond) | 770m - Local Centre | 2km -Leisure Centre (Laura Trott) |
| 1.4km - A10 Junction (College Road) | 2.68km - Railway Station (Cheshunt) | 30m - Bus Service (Claremont) |
| 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 may be some surface water flooding on the site. | | |
| Access and Transport Comments | | |
| The site can be accessed from Goffs Lane. This access point is not wide enough to accommodate two vehicles and pedestrian footpaths and would require widening if development was to occur. There are pedestrian footpaths along Goffs Lane. | | |
| Utility Provision | | |
| Electricity | Located at Goffs Lane | |
| Gas | A low pressure gas main is located to north of the site along Goffs Lane or to the east at Grovedale Close | |
| Water | A water mains is located to north of the site along Goffs Lane or to the east at Grovedale Close | |
| Sewerage | Foul sewers and surface sewers are located to the north of the site along Goffs Lane and to the east at Grovedale 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. During the Regulation 18 Local Plan Consultation the land promoter confirmed that the site is not available for the extension of the travelling showpeople 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 Council's Green Belt Review (Scott Wilson, 2008) stated that this area (D4) performs strongly against the Green Belt purposes and therefore should be retained. The review proposed no changes to the Green Belt boundary in this location, with the exception of a discreet release of land that separates two parts of the existing urban area. | | |

- With the exception of a packing shed, there are no “existing buildings”, such as a glasshouse, on this site. A site with similar characteristics to CG-GB-40 (CG-GB-115 – a previous glasshouse site that is now “*devoid of development other than for a small brick building and some very low remnant walls*”) had an outline application for 14 self-build plots refused at appeal (APP/W1905/W/16/3164574). In the decision notice, the Inspector stated that “*openness in a Green Belt context can be taken to mean absence of development*”, therefore, building self-build plots on a site which is devoid of development would have a detrimental impact on the openness of the Green Belt. It is considered that the development of self-build plots on CG-GB-40 will have the same outcome, therefore, it would fail to comply with both the NPPF, which makes clear in Paragraph 79 that openness is an essential characteristic of Green Belts, and emerging Policy GB2: Residential Development on Derelict Glasshouse Sites (Ilii).

Is this site considered to be suitable for development?

Yes

No



| Site Information | | Site Location Map | | | |
|--|---|-------------------------------------|------------------------------------|--------------------------|--------------------------|
| Site Reference Number | CG-GB-41(a) | | | | |
| Site Name | Ballymour and surrounding land | | | | |
| Site Area | 7.25 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 landowners to this site | | | | |
| Surrounding Uses | N | Open Fields, Green Belt | | | |
| | E | Green Belt, Cheshunt Sports Club | | | |
| | S | Tudor Nursery | | | |
| | W | Residential | | | |
| Site Description | | | | | |
| The site is irregular in shape and slopes down towards Andrews Lane. The site is predominantly open fields with trees separating the land parcels that are in different ownerships. Two residential properties are located in north-western region of the site. See also CG-GB-44. | | | | | |
| Planning History | | | | | |
| There has been a number of planning applications for improvements and extensions to the two residential properties located on this site. A planning application for 6 bungalows was submitted in 1982, however this was later withdrawn. | | | | | |
| Development Proposal | | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Local Plan 2005 (Policy H11) | - | | | | |
| Submitted Proposal | 162-195 | | | | |
| 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 site was included within the 'Rosedale Park' allocation (CH2). The Plan identified that this site could accommodate 95 dwellings and an area of open space (Figure 7 Rosedale Park) | | | | | |

| Accessibility – distance as the crow flies | | |
|---|---|---|
| 660m -Primary School (Fairfields) | 860m - Secondary School (Goffs) | 2.31km –Employment Area (New River Trading Estate) |
| 470m - Green Space (Rosedale) | 680m -Healthcare Centre (Valley View) | 11.8km - Hospital (with A&E) (Barnet) |
| 2.08km- Town/District Centre (Brookfield) | 720m - Local Centre (684-696 Goffs Lane) | 2.7km-Leisure Centre (Laura Trott) |
| 2.1km - A10 Junction (Church Lane) | 2.34km - Railway Station (Cuffley) | 388m - Bus Service (Burton 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 type="checkbox"/> |
| Additional Flood Risk Comments | | |
| No flooding issues identified for this site. | | |
| Access and Transport Comments | | |
| The site can be accessed via Andrews Lane. Andrews Lane is quite narrow in places therefore widening and improvement works to this road may be required if development was to occur. A transport assessment will be required to assess the impact the development of the identified capacity would have on the local and strategic road network. Andrews Lane does not have footpaths along the majority of the road. Pedestrian and cycle infrastructure would need to be installed. | | |
| Utility Provision | | |
| Electricity | Located at Goffs Lane | |
| Gas | A low pressure gas main is located along Andrews Lane | |
| Water | A water main is located along Andrews lane | |
| Sewerage | Surface sewers and foul sewers are located in the 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 submitted during Call for Sites 2016 | | |
| The promoter stated that the site is outside of the flood risk areas shown on Broxbourne Council's website and other than being in the Green and adjacent to a sports field, the site has no other site designations or encumbrances such as TPO's and SSSI's, Listed Buildings etc., that would negatively impact the development coming forward. The promoter continues by stating that the proposal offers a very logical rounding off of the housing constructed approximately 20 years ago to the east of the site, which will allow the new development to seamlessly blend and with the inclusion of significant landscaping enhance the visual appearance of the existing street scene and views from the Green Belt and countryside. The site will represent a relatively small loss of Green belt Land and that the sports ground to the east of the site would check any further sprawl whilst ensuring there is ample separation between settlement areas to the east whilst providing a clear delineation required to stop the wider expanse or urban areas from appearing to merge into one another. The promoter stated that the areas of Green Belt to the north of Andrews Lane and south of the proposed site provide ample land to provide severance between existing urban areas. | | |

The promoter acknowledged that land to the north of Andrews Lane has been subject to a much larger proposal to release Green Belt, however the promoter stated that this would be far more harmful to the five purposes of the Green Belt of land and ultimately result development sprawl, urban spaces merging into one another and loss of special character of the area. The site promoted would be a much smaller loss of Green Belt that is not strategically important in terms of curbing urban sprawl and merging towns and villages. The density for the indicative scheme has been based on the Crest Nicholson site at the former Everest Sports Ground. The promoter concluded that the area of land serves little of the five purposes of Green Belt and in developing this area would provide much needed private and affordable housing whilst providing a greater protection to the wider more appropriate areas of Green Belt.

Suitability Comments

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

- The site does not have any clear and defensible Green Belt boundaries to the west. As a result, it is possible that over time that this will result in the merging of West Cheshunt with St James.
- It is considered that no exceptional circumstances have been demonstrated to warrant the release of this site, outside of the proposed Rosedale Park allocation, from the Green Belt.
- The site contributes to preventing the outward sprawl of St James and preventing the coalescence of this settlement with West Cheshunt.

However, it should be noted that the Council’s Green Belt Topic Paper (2017) makes the following statement:

“Located within the area of the Rosedale Park proposals are a number of small sites (Ballymour and the Langdons, South of Andrew’s Lane and Lea Mount Meadow) which will be released from the Green Belt as part of the redrawing of the Green Belt to Rags Lane/Burton Lane in order to facilitate the Rosedale Park proposal. The Council considers the extension of the place-shaping principles behind Rosedale Park as critical to the grant of planning permission at these small sites. These principles should include securing a comprehensive masterplan for Rosedale Park, including continuous rights of way through a Green Infrastructure network which will help to structure future options for built development and avoid a continuous sprawl. The Council will prepare a masterplan for these sites to illustrate how place-making objectives should be secured in the event of planning applications coming forward at these sites. It is proposed that new Local Green Space will be designated as part of these proposals”.

Is this site considered to be suitable for development?

Yes

No



| Site Information | | Site Location Map | | | |
|---|---|--|------------------------------------|--------------------------|--------------------------|
| Site Reference Number | CG-GB-41(b) | | | | |
| Site Name | South of Andrews Lane | | | | |
| Site Area | 1.86 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 | Open Field, Green Belt, Garryross Farm | | | |
| | E | Residential, Open Field, Green Belt | | | |
| | S | Open Fields, Green Belt | | | |
| | W | Residential | | | |
| Site Description | | | | | |
| The irregular shaped site gradually slopes up to the south. It is predominantly open field in nature with some trees located along its northern, eastern and southern boundaries. A track is located within the southern region of the site. There are at least two structures located on the site, one adjoining the western boundary and another located within the south-western corner. | | | | | |
| 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 | 22 | | | | |
| 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) | | | | | |
| This site was included within the proposed Rosedale Park allocation (CH2). The draft Plan identified that this site, South of Andrews lane, was identified to be local open green space. | | | | | |

| Accessibility – distance as the crow flies | | |
|--|---|---|
| 820m -Primary School (Fairfields) | 980m - Secondary School (Goffs) | 3.23km –Employment Area (Fieldings Road) |
| 530m - Green Space (Argent Way) | 800m -Healthcare Centre (Valley View) | 11.86km- Hospital (with A&E) (Barnet) |
| 2.25km - Town/District Centre (Brookfield) | 860m - Local Centre (684-696 Goffs Lane) | 2.88km -Leisure Centre (Laura Trott) |
| 2.1km - A10 Junction (College Road) | 2.47km - Railway Station (Cuffley) | 470m - Bus Service (Burton 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 type="checkbox"/> |
| Additional Flood Risk Comments | | |
| No flood risk issues identified for this site. | | |
| Access and Transport Comments | | |
| The site can be accessed via Andrews Lane. Andrews Lane is quite narrow in places, and has no footpaths along the majority of the road. Pedestrian and cycle access to the site will be required if it came forward for development. | | |
| Utility Provision | | |
| Electricity | Located at Goffs Lane | |
| Gas | A low pressure gas main is located along Andrews Lane | |
| Water | A water main is located along Andrews Lane | |
| Sewerage | Surface sewers and foul sewers are located in the 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 submitted during Call for Sites 2016 | | |
| None submitted. | | |
| Suitability Comments | | |
| <p>This 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 (C18) performs strongly against Green Belt Purposes 1 and 2, and averagely against Green belt Purpose 3. The review proposed no change to the boundary in this location. However, it should be noted that the review also stated that there is the opportunity to create a stronger Green Belt boundary in areas C11-C30 as these areas have "extremely weak boundaries", which means there are no real barriers to prevent encroachment between settlements. • Subject to the adoption of the emerging Local Plan and the Rosedale Park development being approved, the site will play a local role in preventing the coalescence of West Cheshunt and the St James settlement. • The site does not have any clear and defensible Green Belt boundaries to the south and west, which would prevent further encroachment into the countryside. As a result, it is possible over time that West Cheshunt and the St James settlement will merge together. • The site plays a current role in preventing the outward sprawl of St James. | | |

However, it should be noted that the Council's Green Belt Topic Paper (2017) makes the following statement:

“Located within the area of the Rosedale Park proposals are a number of small sites (Ballymour and the Langdons, South of Andrew’s Lane and Lea Mount Meadow) which will be released from the Green Belt as part of the redrawing of the Green Belt to Rags Lane/Burton Lane in order to facilitate the Rosedale Park proposal. The Council considers the extension of the place-shaping principles behind Rosedale Park as critical to the grant of planning permission at these small sites. These principles should include securing a comprehensive masterplan for Rosedale Park, including continuous rights of way through a Green Infrastructure network which will help to structure future options for built development and avoid a continuous sprawl. The Council will prepare a masterplan for these sites to illustrate how place-making objectives should be secured in the event of planning applications coming forward at these sites. It is proposed that new Local Green Space will be designated as part of these proposals”.

Is this site considered to be suitable for development?

Yes

No



| Site Information | | Site Location Map | | | |
|---|---|-------------------------------------|------------------------------------|--------------------------|--------------------------|
| Site Reference Number | CG-GB-41(c) | | | | |
| Site Name | Ballymour and Langdons | | | | |
| Site Area | 0.52 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 multiple landowners for this site. | | | | |
| Surrounding Uses | N | Garryross Farm, Green Belt | | | |
| | E | Open Field, Green Belt | | | |
| | S | Open Field, Green Belt | | | |
| | W | Open Field, Green Belt, Residential | | | |
| Site Description | | | | | |
| The irregular shaped site consists of two residential dwellings and their gardens. There are a number trees located with the northern region of each of the gardens. Trees are located along the sites eastern and northern boundary. | | | | | |
| Planning History | | | | | |
| There have been several planning applications for improvements and extensions to the two residential properties that form this site. | | | | | |
| Development Proposal | | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Local Plan 2005 (Policy H11) | - | | | | |
| Submitted Proposal | 11-13 | | | | |
| 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 Plan included this site within the Rosedale Park (CH2) allocation. The Plan identified this site, Ballymour and Langdons, as local open green space. | | | | | |

| Accessibility – distance as the crow flies | | |
|--|--|---|
| 770m -Primary School (Fairfields) | 1km - Secondary School (Goffs) | 2.4km –Employment Area (New River Trading Estate) |
| 550m - Green Space (Claremont) | 940m -Healthcare Centre (Valley View) | 12km - Hospital (with A&E) (Barnet) |
| 2.21km - Town/District Centre (Brookfield) | 990m - Local Centre (684-696 Goffs Lane) | 2.88km -Leisure Centre (Laura Trott) |
| 2.23km - A10 Junction (College Road) | 2.6km - Railway Station (Cuffley) | 618m - Bus Service (Burton 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 type="checkbox"/> |
| Additional Flood Risk Comments | | |
| No flooding issues identified for this site. | | |
| Access and Transport Comments | | |
| The site can be accessed via Andrews Lane. Andrews Lane is quite narrow in places and semi-rural in nature. Andrews Lane does not have footpaths along the majority of the road. Pedestrian and cycle infrastructure would need to be installed. | | |
| Utility Provision | | |
| Electricity | Located at Goffs Lane | |
| Gas | A low pressure gas main is located along Andrews Lane | |
| Water | A water main is located along Andrews Lane | |
| Sewerage | Surface sewers and foul sewers are located in the 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 submitted during Call for Sites 2016 | | |
| <p>The promoter of the site stated that it lies outside of the flood risk areas shown on Broxbourne Councils website and other than being Green belt and adjacent to a sports field the site has no other designations or encumbrances such as TPO's, SSSI's, Listed Buildings etc., that would negatively impact the development coming forward. The promoter continues by stating that the proposal offers a very logical rounding off of the housing constructed approximately 20 years ago to the east of the site, which will allow the new development to seamlessly blend and with the inclusion of significant landscaping enhance the visual appearance of the existing street scene and the views from the Green Belt and countryside. The site will represent a relatively small loss of Green Belt land and that the sports ground to the east of the site would check any further sprawl whilst ensuring there is ample separation between settlement areas to the east whilst providing a clear delineation required to stop the wider expanse of urban areas from appearing to merge into one another. The promoter stated that the areas of Green Belt to the north of Andrews Lane and south of the proposed site provide ample land to provide severance between existing urban areas.</p> | | |

The promoter acknowledged that land to the north of Andrews Lane has been subject to a much larger proposal to release Green belt, however the promoter states that this would be far more harmful to the five purposes of the Green Belt of land and ultimately result in development sprawl, urban spaces merging into one another and loss of special character of the area. The site promoted would be a much smaller loss of Green Belt that is not strategically important in terms of curbing urban sprawl and merging towns and villages. The density for the indicative scheme has been based on the Crest Nicholson site at the former Everest Sports Ground. The promoter concluded that the area of land serves little of the five purposes of Green belt and in developing this area would provide much needed private and affordable housing whilst provided a greater protection to the wider more appropriate areas of Green Belt, and that there are no wildlife, trees or flooding issues known at the time to hinder development. The landowners are keen to work together to release the potential of their land within the first five years of the plan period. The size of the site is such that affordable housing can be provided in full and in line with current policy. An investigation into self-build on this site has not been carried out but it appears that there is sufficient space to provide an element of self-build properties within the development.

Suitability Comments

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

- Subject to the adoption of the emerging Local Plan and the Rosedale Park development being approved, the site will play a strategic role in preventing the coalescence of West Cheshunt and Rosedale.
- The site plays a current role in preventing the outward sprawl of St James and preventing the coalescence of this settlement with West Cheshunt.
- The site does not have any clear and defensible Green Belt boundaries to the south and west, which would prevent further encroachment into the countryside. As a result, it is possible over time that West Cheshunt and the St James settlement will merge together.

However, it should be noted that the Council’s Green Belt Topic Paper (2017) makes the following statement:

“Located within the area of the Rosedale Park proposals are a number of small sites (Ballymour and the Langdons, South of Andrew’s Lane and Lea Mount Meadow) which will be released from the Green Belt as part of the redrawing of the Green Belt to Rags Lane/Burton Lane in order to facilitate the Rosedale Park proposal. The Council considers the extension of the place-shaping principles behind Rosedale Park as critical to the grant of planning permission at these small sites. These principles should include securing a comprehensive masterplan for Rosedale Park, including continuous rights of way through a Green Infrastructure network which will help to structure future options for built development and avoid a continuous sprawl. The Council will prepare a masterplan for these sites to illustrate how place-making objectives should be secured in the event of planning applications coming forward at these sites. It is proposed that new Local Green Space will be designated as part of these proposals”.

Is this site considered to be suitable for development?

Yes

No



| Site Information | | Site Location Map | | | |
|---|---|---|------------------------------------|--------------------------|--------------------------|
| Site Reference Number | CG-GB-41(d) | | | | |
| Site Name | Lea Mount | | | | |
| Site Area | 2.98 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 landowners for this site. | | | | |
| Surrounding Uses | N | Open Fields, Green Belt | | | |
| | E | Cheshunt Sports Club, Green Belt | | | |
| | S | Residential, Tudor Nursery | | | |
| | W | 2 residential properties, Open Fields, Green Belt | | | |
| Site Description | | | | | |
| The irregular shaped site is predominantly open field in nature. The site slopes towards Andrews Lane. There are trees located along the sites boundaries which shield it from surrounding sites. There are some trees/shrubs scattered through the site. | | | | | |
| Planning History | | | | | |
| An application for 6 bungalows was submitted in 1982, however this was later withdrawn. | | | | | |
| Development Proposal | | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Local Plan 2005 (Policy H11) | - | | | | |
| Submitted Proposal | 95 | | | | |
| 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 included this site within the Rosedale Park (CH2) allocation. This site, Lea Mount was identified for residential development, with Figure 7-Rosedale Park indicating that this site can accommodate approximately 95 dwellings. | | | | | |

| Accessibility – distance as the crow flies | | |
|---|--|---|
| 650m -Primary School (Fairfields) | 860m - Secondary School (Goffs) | 2.37km –Employment Area (New River Trading Estate) |
| 470m - Green Space (Rosedale) | 930m -Healthcare Centre (Stockwell) | 11.9km - Hospital (with A&E) (Barnet) |
| 2.08km - Town/District Centre (Brookfield) | 880m - Local Centre | 2.7km -Leisure Centre (Laura Trott) |
| 2.1km - A10 Junction (Church Lane) | 2.6km - Railway Station (Cuffley) | 510m - Bus Service (Granby Park 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 type="checkbox"/> |
| Additional Flood Risk Comments | | |
| No flood risk issues identified for this site. | | |
| Access and Transport Comments | | |
| <p>There is no vehicle access for this site. Andrews Lane is located to the north of the site and would be the most appropriate vehicle access point. It should be noted that Andrews Lane is quite narrow in places and semi-rural in nature. Andrews Lane does not have footpaths along the majority of the road. Pedestrian and cycle infrastructure would need to be installed. An assessment on the impact that this site would have on the local and wider road network will be required.</p> | | |
| Utility Provision | | |
| Electricity | Located at Goffs Lane | |
| Gas | A low pressure gas main is located along Andrews Lane | |
| Water | A water main is located along Andrews Lane | |
| Sewerage | Surface sewers and foul sewers are located in the residential area 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. This site has been included in the promotion CG-GB-41(a). | | |
| Suitability Comments | | |
| <p>This site is not considered to be suitable for residential development in isolation due to the following reasons:</p> <ul style="list-style-type: none"> The site does not have clear and defensible Green Belt boundaries to the east and south that will last beyond the Plan period or prevent further encroachment into the Green Belt. It is considered that over time this could lead to the coalescence of the St James settlement and West Cheshunt. The development of this site will result in an isolated pocket of development within the Green Belt that is not related to any existing settlement. | | |

| | |
|--|--|
| <p>This site is considered to be suitable for residential development if it comes forward as part of the Rosedale Park strategic site due to the following reasons:</p> <ul style="list-style-type: none"> • The Goffs Oak Development Options Report identified this site within Development Approach 3: Rags Brook Valley. The report states that “<i>The well-developed masterplans and small number of promoters would make deliverability fairly straightforward, and a significant amount of housing could be provided</i>”. It is also noted that the provision of a two form of entry school, local centre and scope for bus access to the development would largely address its own key infrastructure needs, in addition to providing new facilities for existing residents close to the site. • The site has been identified to come forward as part of a comprehensive scheme termed ‘Rosedale Park’. This will enable sustainable place-making to occur and the infrastructure required to support the development can be provided. | |
| 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 site was included within a Call for Sites 2016 submission, which stated that the landowners are keen to work together to release the potential of their land within the first few years of the Plan period. The Local Plan (Regulation 18) highlights that most of the land within the allocation CH2 is under option to Crest and CEG, who have been working with the Council to produce a comprehensive masterplan. |
| 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, with the exception of the sites Green Belt designation, there are no planning constraints that would prevent development on this site. Some TPO trees may need to be removed in order for vehicle access to the site to be gained. It is anticipated that this site will come forward as part of a comprehensive scheme, which will be able to facilitate the necessary road improvements and provide infrastructure required for this development. |
| 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 | CG-GB-42 | | |
| Site Name | Laurel Park | | |
| Site Area | 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 land is not registered. | | |
| Surrounding Uses | N | | |
| | E | Residential | |
| | S | Residential, Green Belt | |
| | W | Newgatestreet Road, Linden Cottage, Green Belt | |
| Site Description | | | |
| <p>The site is relatively rectangular in shape. There are a number of structures on the site; the structure which adjoins Newgatestreet is a residential dwelling. With the exception of these structures, the site is predominantly open field in nature, with some tree clusters located near the structures. Trees are located along the sites boundary.</p> | | | |
| Planning History | | | |
| <p>Agricultural workers dwelling approved in the late 70s. A further two bedroom bungalow for agricultural worked refused in 1980.</p> | | | |
| Development Proposal | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> |
| Local Plan 2005 (Policy H11) | 150 | 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 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 | | |
|---|---|---|
| 850m -Primary School (Goffs Oak) | 2.9km - Secondary School (Goffs) | 3.75km –Employment Area (New Rivers Trading Estate) |
| 0m - Green Space (adjoins Richardson Crescent) | 1.4km -Healthcare Centre (Valley View) | 11.5km - Hospital (with A&E) (Barnet) |
| 3.83km - Town/District Centre (Brookfield) | 1.23km - Local Centre (1-5 Masons Parade) | 4.73km -Leisure Centre (Laura Trott) |
| 3.89km - A10 Junction (Church Lane) | 1.74km - Railway Station (Cuffley) | 1km - Bus Service (Smiths 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 type="checkbox"/> |
| Additional Flood Risk Comments | | |
| There may be some ground water flooding. | | |
| Access and Transport Comments | | |
| There are two vehicle access points to the site from Newgatestreet Road. These access points would require improvement if development was to occur. There is a footpath along the western site of Newgatestreet Road which leads to Goffs Oak Village. Connections to this path would be required if development came forward. | | |
| Utility Provision | | |
| Electricity | Available along Newgatestreet Road | |
| Gas | A low pressure gas main is located along Newgatestreet Road | |
| Water | A water main is located along Newgatestreet Road and Hammondstreet Road | |
| Sewerage | The closest foul and surface sewer is located in the residential 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. | | |
| 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 C30 of the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C30 performs strongly against Green Belt purposes and proposed no change to the Green Belt boundary in this location. However, it should be noted that the review also stated that there is the opportunity to create a stronger Green Belt boundary in C11-C30 as these areas have "extremely weak boundaries", which means that there are no real barriers to prevent encroachment between settlements. The site contributes to preventing the outward sprawl of the development at Hammondstreet Road. It also contributes to maintaining the strategic local gap between Goffs Oak Village and the Hammondstreet settlement. The Local Plan Second Review 2001-2011 Inspectors report concluded that there was no strong reasons to alter the Green Belt boundary on grounds of physical features in the landscape, and that the site does not lie close to a wide range of facilities. It was deemed in the Inspectors view to not be in a particularly sustainable position for development. | | |
| 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-GB-43 | | | | |
| Site Name | South Lodge Pastures | | | | |
| Site Area | 9.4 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 | The site is owned by a trust. | | | | |
| Surrounding Uses | N | Residential, Goffs Lane | | | |
| | E | Travelling Show peoples site, Lieutenant Ellis Way | | | |
| | S | Open Fields, Nursery, Green Belt | | | |
| | W | Residential Properties, Green Belt, Halstead Hill | | | |
| Site Description | | | | | |
| The site is irregular in shape and predominately open field in nature. Scattered across the site are a number of trees. A line of trees runs north to south, starting behind the gardens of 289 Goffs Lane to Hollow Leys nursery. | | | | | |
| Planning History | | | | | |
| Application for residential use was refused in the late 1950s. | | | | | |
| Development Proposal | | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Local Plan 2005 (Policy H11) | - | | | | |
| Submitted Proposal | 34 | | | | |
| 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 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 keep this site within the Green Belt. The western region of the site has also been identified as a local wildlife site. | | | | | |

| Accessibility – distance as the crow flies | | |
|--|---|---|
| 300m -Primary School (Bonneygrove) | 310m - Secondary School (Goffs) | 2.33km –Employment Area (New River Industrial Estate) |
| 180m - Green Space (Claremont) | 970m -Healthcare Centre (Cromwell Medical Centre) | 11.7km - Hospital (with A&E) (Princess Alexandra) |
| 1.86km - Town/District Centre (Cheshunt Old Pond) | 800m - Local Centre | 2.09km -Leisure Centre (Laura Trott) |
| 1.48km - A10 Junction (College Road) | 2.65km - Railway Station (Cuffley) | 140m - Bus Service (Claremont) |
| 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 suffers from some surface water flooding. | | |
| Access and Transport Comments | | |
| There is no current vehicular access to the site. Gaining access to the site from the westerly gap between the houses may require the demolition of an existing residential building. The gap between the existing properties to the east is currently being used as an access point to the public footpath that runs through the site. Halstead Hill, which adjoins the site to the west, is a quiet rural lane. Cycle access to the site would need to be installed if development was to occur. Connections to the existing footpaths along Goffs Lane will be required. | | |
| Utility Provision | | |
| Electricity | Electricity cables available along Goffs Lane | |
| Gas | A low pressure gas main is located along Goffs Lane to the north of the site. | |
| Water | A water main is located along Goffs Lane to the north of the site. | |
| Sewerage | A surface sewer and foul sewer is located along Goffs Lane 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 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 within area D4 of the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area D4 performs a strong role under Green Belt Purpose 1 and therefore merits retention. It also states that the area performs a medium to poor role against Green Belt purposes 2 and 3. The review proposed no change to the Green Belt boundary in this location. The site has weak boundaries (Tree-lines, non –protected hedgerow) to the south of the site. Therefore, development could lead to further encroachment into the countryside. | | |

- Within the sites boundaries is South Lodge Pasture, a local wildlife site. The Council strongly resists development on local wildlife sites unless it can be shown that it is of high community benefit. It is considered that the development of this site for housing would not be in the benefit of the community.
- The development of this site for the above density will not be in keeping with the prevailing pattern of shallow, loose knit ribbon development found along Halstead Hill.
- Accessing the site may be problematic as there is no ideal location for a vehicle access point. Halstead Hill is not considered to be suitable. The development of this site as such a density will require improvements to Halstead Hill (i.e. cutting back trees/hedges, installing footpaths and widening the road) that will have a detrimental impact on the distinctive green character and appearance of the lane.

Is this site considered to be suitable for development?

Yes

No



| Site Information | | Site Location Map | | | |
|---|--|----------------------------|--------------------------|---|-------------------------------------|
| Site Reference Number | CG-GB-44 | | | | |
| Site Name | Rags Brook Valley Site | | | | |
| Site Area | 44 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 | There are various landowners for this site. | | | | |
| Surrounding Uses | N | Residential, Green Belt | | | |
| | E | Residential | | | |
| | S | Tudor Nursery, Residential | | | |
| | W | Green Belt , St James' | | | |
| Site Description | | | | | |
| <p>The irregular shaped site has an undulating topography. There are a various land uses on this site, however they are predominantly agricultural and sport related in nature. The majority of the site is open field in nature, with trees separating the parcels of land in different ownership. There are some structures located on some land parcels that form this site.</p> | | | | | |
| Planning History | | | | | |
| <p>See planning history from the following site appraisals: CG-GB-21, CG-GB-22, CG-GB-24, CG-GB-25, CG-GB-41(a, b, c, and d) and CG-GB-89. A planning application for the demolition of existing buildings at Garryross Farm and development of a mixed use scheme to include a new linear park and comprising up to 380 dwellings, 64 bed care home, local centre comprising up to 604 sqm (GIA) of A1, A2, A3, A4,A5 and D1/D2 uses and associated ancillary facilities, a primary school, improved recreational, leisure and sporting facilities and association open space, landscaping and car parking for Land North and South of Andrew's Lane and South of Peakes Way has been submitted.</p> | | | | | |
| Development Proposal | | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | Other | <input checked="" type="checkbox"/> |
| Local Plan 2005 (Policy H11) | | | | Two form of entry school Rags Brook Park | |
| Submitted Proposal | 380 | | | | |

| 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 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 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 included within the 'Rosedale Park' development, allocated under emerging Policy CH2. This site has been identified to deliver 375 dwellings, two form of entry primary school and a fully accessible public park between Rosedale Way and Burton lane | | | | | |
| Accessibility – distance as the crow flies | | | | | |
| 210m -Primary School (Fairfields) | | 420m - Secondary School (Goffs) | | 1.83km –Employment Area (New River Industrial Estate) | |
| 0m - Green Space (adjoins Rosedale and Claremont) | | 450m -Healthcare Centre (Stockwell) | | 12km - Hospital (with A&E) (Princess Alexandra or Barnet) | |
| 1.67km- Town/District Centre (Brookfield) | | 400m - Local Centre | | 2.33km -Leisure Centre (Laura Trott) | |
| 1.8km - A10 Junction (Church Lane) | | 2.6km - Railway Station (Cuffley) | | 163m - Bus Service (Granby Park Road) | |
| 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 type="checkbox"/> | | <input type="checkbox"/> | | |
| Additional Flood Risk Comments | | | | | |
| Due to Rags Brook running through the site, mitigation measures will be required if development was to occur in close proximity. There may be some ground and surface water flooding. | | | | | |
| Access and Transport Comments | | | | | |
| The site is separated into two segments by Andrews Lane. Andrews Lane is quite narrow in places and semi-rural in nature. Adjoining the site to the west is Rags Lane. Rags Lane is also quite narrow in places and semi-rural in nature. Andrews Lane and Rags Lane do not have footpaths along the majority of the road. Access to the northern region of the site could also be achieved from Peakes Way. An investigation into the impact that this site would have on the local and strategic road network will be required. Pedestrian and cycle access to the site will need to be improved. | | | | | |

| Utility Provision | | |
|---|---|---|
| Electricity | Connections in the main urban area. Infrastructure required on site. | |
| Gas | A low pressure gas main is located along some of Andrews Lane, stopping at the Langdons and Ballymour. A low pressure gas main is also located along Rags Lane | |
| Water | Water mains are located along Andrews Lane and Rags Lane. | |
| Sewerage | A foul sewer and an abandoned sewer runs through the northern segment of the site. A foul sewer is also located along part of Andrews 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 | | |
| <p>None submitted. The promoter for the site made comments about the site during the Local Plan (Regulation 18 consultation). The promoter supported the Council's identification of Rosedale Park as a strategic development site and states that the site would provide new homes in a location well related to existing social infrastructure and transport links and also provides new and enhanced social infrastructure as well as a new public park along the Rags Brook valley enabling the local community to access and enjoy this area for the first time. The promoter also suggested a number of amendments to Policy CH2. This representation and other information submitted on this site can be viewed on the Council's website using the following link: www.broxbourne.gov.uk/lpsites</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 Goffs Oak Development Option Report identified this site within Development Approach 3: Rags Brook Valley. The report states that "<i>The well-developed masterplans and small number of promoters would make deliverability fairly straightforward, and a significant amount of housing could be provided.</i>" It is also noted that the provision of a two form of entry school, local centre and scope for bus access to the development would largely address its own key infrastructure needs, in additional to providing new facilities for existing residents close to the site. • The introduction of housing in this area will open up Rags Brook Valley, providing a significant amount of green space for residents of West Cheshunt. This is in line with the Housing White Paper 2017, which states that "<i>where land is removed from the Green Belt, local policies should require the impact to be offset by compensatory improvements to the environmental quality or accessibility of remaining Green Belt land</i>". • The site coming forward as part of a comprehensive development will enable sustainable place-making to occur and the infrastructure required to support the development can be provided. • The site could accommodate a significant amount of the borough's housing need in a relatively sustainable location. This will aid in preventing less suitable Green Belt sites coming forward for development. <p>However, the following planning constraints will need to be considered; the inclusion of a local wildlife sites (Meadow South of Rosedale Sports Ground) within the site boundary, the location of TPOs and ensuring their continued protection.</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. Although the land is in multiple ownership, as highlighted in the emerging Local Plan, most of the land within the allocation CH2 is under option to Crest and CEG, who have been working with the Council to produce 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 | <p>The site is considered to be achievable. These are some policy constraints within the site which would require mitigation measures i.e. loss of TPO trees, reduction in land area available for housing due to not building on wildlife sites, however these would not prevent development on the site. The site coming forward as a comprehensive scheme will enable the necessary road, utilities and social infrastructure to be provided. A planning application for the development of this site has been submitted by a large housebuilder. This suggests that the site is viable.</p> |
| 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 | CG-GB-45 | |
| Site Name | Rush Meadow Junction | |
| Site Area | 2.15 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 owned by a private company | |
| Surrounding Uses | N | Residential, Green Belt, Open Fields, |
| | E | A10, Lieutenant Ellis Way Roundabout |
| | S | Lieutenant Ellis Way |
| | W | Green Belt, St Mary's Secondary School |



Site Description

The loosely tear dropped shaped site is relatively flat. The site is predominantly open field in nature, with one structure located in the south western region of the site. There are trees located along the sites boundaries which help to shield the site from its surrounding uses. The tree boundary is stronger on some boundaries more than others. See also Maxwells Farm West CG-GB-36

Planning History

In 2002, permission was refused for the change of use of land to recreational greyhound gallop with pavilion. In 2013, permission was refused for change of use of part of barn to greyhound kennels including installation of door. An application for a sports/social club was withdrawn.

Development Proposal

| | | | | | |
|------------------------------|--------------------------|-------------------------|-------------------------------------|-------|--------------------------|
| Residential | <input type="checkbox"/> | Commercial | <input checked="" type="checkbox"/> | Other | <input type="checkbox"/> |
| Local Plan 2005 (Policy H11) | | Hotel and Business Park | | | |
| 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 safeguard this site for future development beyond 2031, as part of emerging Policy CH8. | | |
| Accessibility – distance as the crow flies | | |
| 490m-Primary School (Longlands) | 230m - Secondary School (St Mary's) | 320m –Employment Area (News Work International) |
| 30m - Green Space (Cedars Park) | 910m-Healthcare Centre (Crossbrook Street) | 12.4km - Hospital (with A&E) (Barnet) |
| 700m- Town/District Centre (Waltham Cross) | 750m - Local Centre (239-267 High Street) | 1.21km -Leisure Centre (Laura Trott) |
| 20m- A10 Junction (Lieutenant Ellis Way) | 710m- Railway Station (Theobalds Grove) | 763m - Bus Service (Theobalds Grove Railway Station) |
| 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 type="checkbox"/> |
| Additional Flood Risk Comments | | |
| There are no flood risk issues on site. It does adjoin to the east an area of the A10 located within Flood Zone 2. This will require further investigation, and mitigation measures implemented if required. | | |
| Access and Transport Comments | | |
| The site does not have vehicle or pedestrian access, except for former field gate access. The site could be accessed via Theobalds Lane, however this will require improving if development was to occur on this site. Commercial development on this site, as suggested by the promoter, will have an additional impact on A10 junctions in close proximity and Lieutenant Ellis Way. The site is in close proximity to the site is Paul Cully Bridge. | | |
| Utility Provision | | |
| Electricity | | |
| Gas | A local pressure gas main is located to the south east of the site, along the A10 and Theobalds Lane. | |
| Water | A water main is located along Theobalds Lane to the south of the site. A trunk main is located along the A10 to the east of the site. | |
| Sewerage | The closest foul sewers to the site are located to the east in the main residential area. A sewer pressure main is also located to the east of the site, near the Cheshunt Football Club | |
| Sewerage Treatment | <input type="checkbox"/> Rye Meads | <input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other |
| Additional Developer Comments submitted during 2016 Call for Sites | | |
| The promoter stated that the proposal could see the creation of a new business part of 9,600 sqm on land that has reasonable levels of sustainable transport access with bus and rail services available within a 10 minute walk via the new foot/cycle bridge over the A10 to the north west of the site. The promoter continues by stating that the proposed development could lead to increases of around 108 vehicle trips during AM and PM peak hours which would access and egress the site via a new priority 'left-in/left out' junction on Lieutenant Ellis Way approximately 110m to the west of the A10 roundabout. The promoter stated that the proposed development would not be expected to make the existing capacity issues at the A10 roundabout significantly worse in the short term and that any mitigation measures identified and proposed to address these issues in the medium to long term would be able to accommodate the proposed development with negligible impact. | | |

| | |
|--|--|
| Suitability Comments | |
| <p>The site is considered to be suitable for development, in the long term, due to the following reasons:</p> <ul style="list-style-type: none"> • The site coming forward for commercial development would complement the proposed development at Park Plaza North and Park Plaza West. • The development of this site, in conjunction with Maxwells Farm (CG-GB-36) will create a strong and defensible Green Belt boundary. This boundary will be formed by the New River, located to the west of the site. • The site is close to modes of sustainable transport, within the sustainable distance recommended by Barton et al (2010) for a leisure centre, doctor's surgery and open space, and close to local and educational facilities. • The site is strategically located for a business park – it adjoins the A10, close to the M25 and is close to Theobalds Grove Station. • The site coming forward after the Plan period will enable issues identified above (particularly that of vehicle access) to be investigated and appropriate mitigation schemes devised. | |
| 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, however due to the Council meetings its need for employment on alternative sites, the site is not considered to be needed for development until beyond the Plan period. During the Call for Sites 2016, the promoter stated that this site can come forward within the first five years. |
| Is the site considered to be available for development | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Achievability Comments | The achievability of this site could be impacted by the necessary highway improvements required to bring the site forward for development. With the exception of its Green Belt designation, there are no policy 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 | 16-20 years |



| Site Information | | Site Location Map | | | |
|---|---|-------------------------------------|------------------------------------|--------------------------|--------------------------|
| Site Reference Number | CG-GB-46 | | | | |
| Site Name | White Bungalow | | | | |
| 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 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, Local Wildlife site | | | |
| | | | | | |
| Site Description | | | | | |
| The rectangular shaped site is relatively flat. It is open field in nature. Trees are located on the sites southern and western boundary. | | | | | |
| Planning History | | | | | |
| The erection of a sustainable, environment friendly 4 bed dwelling using renewable energies was refused in 2015. | | | | | |
| Development Proposal | | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Local Plan 2005 (Policy H11) | 9 | | | | |
| 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 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 | | |
|---|--|---|
| 1.03km -Primary School (Goffs) | 1.53km - Secondary School (Goffs) | 2.91km –Employment Area (New River Industrial Estate) |
| 270m - Green Space (Argent Way) | 650m-Healthcare Centre (Valley View) | 11.8km - Hospital (with A&E) (Barnet) |
| 2.64km - Town/District Centre (Brookfield) | 670m - Local Centre (Hammondstreet) | 3.38km -Leisure Centre (Laura Trott) |
| 2.65km - A10 Junction (Church Lane) | 2.19km - Railway Station (Cuffley) | 700m - 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 type="checkbox"/> |
| Additional Flood Risk Comments | | |
| No flood risk issues identified for this site. It should be noted that Rags Brook is located just over 200m away, therefore this may need to be investigated further if development was to come forward. | | |
| Access and Transport Comments | | |
| The site is accessed from a narrow track at St James Road. This access would need to be improved if development was to come forward. The improvements requirement may require additional land to be brought outside of the site boundary. | | |
| Utility Provision | | |
| Electricity | Closest electricity cables located at St James residential area to the south of the site. | |
| Gas | The closest low press gas main is location to the south of the site at Mallow Walk. | |
| Water | The closest water mains is located to the east of the site (Petts Lane) or the south (Mallow Walk) | |
| Sewerage | A foul sewer and surface sewer borders the site 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. | | |
| 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 C14 of the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C14 performs strongly against Green Belt Purposes 1 and 2, and poorly against Green Belt Purpose 3. No amendment to the boundary in this location was proposed. However, it should be noted that the review also stated that there is the opportunity to create a stronger Green belt boundary in areas C11-C30 as these areas have "extremely weak boundaries", which means that there are no real barriers to prevent encroachment between settlements. The site contributes to preventing the outward sprawl of the St James settlement. A previous application for a residential dwelling on this site was refused on Green Belt grounds. The reasons cited in the decision notice were: the proposal is inappropriate development in the Green Belt, the development will reduce the openness of the Green Belt, and, no very special circumstances were demonstrated which outweighed this harm. | | |
| 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-GB-47 | | | | |
| Site Name | Churchview Nursery | | | | |
| 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | |
| Site Ownership | There are two landowners for this site | | | | |
| Surrounding Uses | N | Green Belt | | | |
| | E | Residential | | | |
| | S | Residential | | | |
| | W | Green Belt | | | |
| | | | | | |
| Site Description | | | | | |
| The site is irregular in shape, and gently slopes down to the north. Trees are located along the sites north, eastern and western boundaries. The site is predominantly hard standing surface with the exception of a mound, back gardens and a structure within the southern regions. | | | | | |
| Planning History | | | | | |
| Churchview Nursery was partly redeveloped for housing in the late nineties (now Nursery Gardens). There is no other history of note. | | | | | |
| Development Proposal | | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Local Plan 2005 (Policy H11) | 24 | | | | |
| 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 | | | | | |

| Accessibility – distance as the crow flies | | |
|---|--|---|
| 1.11km –Primary School (Goffs) | 1.44km - Secondary School (Goffs) | 2.73km –Employment Area (New River Industrial Estate) |
| 220m - Green Space (Argent Way) | 620m -Healthcare Centre (Valley View) | 11.8km - Hospital (with A&E) (Barnet) |
| 2.61km- Town/District Centre (Brookfield) | 630m - Local Centre (Hammondstreet) | 3.32km -Leisure Centre (Laura Trott) |
| 2.5km - A10 Junction (Church Lane) | 2.22km - Railway Station (Cuffley) | 560m - Bus Service (Burton 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 type="checkbox"/> |
| Additional Flood Risk Comments | | |
| The site may suffer from surface water flooding. | | |
| Access and Transport Comments | | |
| The site current has vehicular access via a track from St James Road; however this will not be suitable to support residential development on this site. A more appropriate access point would be via two existing residential properties at Nursery Gardens. The impact that this site would have on the local network would require investigation. The track used to currently access the site doubles up as a public right of way. Pedestrian and cycle access to the site would require improvement. | | |
| Utility Provision | | |
| Electricity | Available at the existing residential properties to the east and south | |
| Gas | A low pressure gas main is located to the east at Poets Gate and to the south at Nursery Gardens | |
| Water | A water main is located to east at Poets Gate and to the south at Nursery Gardens | |
| Sewerage | A surface sewer and foul sewer run along the sites western boundary. | |
| 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 due to the following reasons:</p> <ul style="list-style-type: none"> • The site contributes to preventing the outward sprawl of the St James settlement. • The site is included within area C13 of the Council's Green Belt Review (Scott Wilson, 2008). The Review states that this area performs strongly against the Green Belt purposes 1 and 2, and averagely against Purpose 3. No amendment to the boundary in this location was proposed. However, it should be noted that the review also stated that there is the opportunity to create a stronger Green belt boundary in areas C11-C30 as these areas have "extremely weak boundaries", which means that there are no real barriers to prevent encroachment between settlements. • The site does not have any clear, defensible Green Belt boundaries that would prevent further encroachment into the countryside or last beyond the Plan period. | | |
| 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-GB-48 | | | | |
| Site Name | 104 Cuffley Hill (CG Edward) | | | | |
| Site Area | 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 type="checkbox"/> No | | | | |
| Site Ownership | The site is owned by a private company. | | | | |
| Surrounding Uses | N | Green Belt, Open Fields | | | |
| | E | Green Belt | | | |
| | S | Residential, Goffs Lane | | | |
| | W | Wooded area, Green Belt | | | |
| Site Description | | | | | |
| The site is relatively rectangular in shape and has several variations in its topography. It is predominantly hard standing surface with a number of structures. Along the southern boundary of the site is a wooded region. Trees are also located on the sites southern, western and eastern boundary. | | | | | |
| Planning History | | | | | |
| In 2012 a certificate of lawfulness for the existing use of the site as a retail centre for garden landscape and building materials to trade to the public was approved. | | | | | |
| Development Proposal | | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Local Plan 2005 (Policy H11) | | | | | |
| Submitted Proposal | 20 | | | | |
| 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 allocate this site for residential development, as part of emerging Policy GO5. The CG Edward site was identified as having the capacity to accommodate 20 dwellings. | | | | | |

| Accessibility – distance as the crow flies | | |
|---|--|---|
| 190m-Primary School (Goffs) | 2.53km - Secondary School (Goffs) | 4.14m –Employment Area (New River Industrial Estate) |
| 490m - Green Space (Jones Road) | 710m -Healthcare Centre (Valley View) | 10.56km- Hospital (with A&E) (Barnet) |
| 3.96km - Town/District Centre (Brookfield) | 460m - Local Centre (1-5 Masons Parade) | 4.4km -Leisure Centre (Laura Trott) |
| 3.8km - A10 Junction (Church Lane) | 910m- Railway Station (Cuffley) | 135m - Bus Service (Robinson Avenue) |
| 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 may be susceptible to ground water flooding and some surface water flooding in the northern end. | | |
| Access and Transport Comments | | |
| The site benefits from vehicular access from Cuffley Hill. This access also serves three additional properties (106, 106a, 106b). Vehicle access to this site would require improvement if development was to occur. There are no footpaths into the site; however Cuffley Hill does have footpaths on both sides. Pedestrian and cycle infrastructure would require improvements if development was to occur. | | |
| Utility Provision | | |
| Electricity | Connections available in the existing residential area to the south or east | |
| Gas | A low pressure gas main is located along Cuffley Hill | |
| Water | A water main is located along Cuffley Hill. | |
| Sewerage | A foul sewer is located to the residential properties to the south of the site (106b). A surface sewer is located along Cuffley Hill | |
| 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 consultation, the promoter for this site stated that the allocation of residential development on this site is fully supported by the client and that site fully accords with the requirements of the National Planning Policy Framework in respect of being deliverable, available and achievable. The promoter continues by stating that the capacity proposed is fully supported and that bringing forward the site for development is wholly consistent with national and the emerging local planning policy given it is one of the very few undeveloped brownfield sites in Goffs Oak. The site is capable of being brought forward for development quickly, thereby allowing for delivery of much needed housing. The promoter stated that due to the site comprising of brownfield land, it is capable of being brought forward in advance of the plan, and that the site provides the opportunity to meet the needs of the local community, deliver significant benefits to the local community and maximise the efficient of investment in existing infrastructure. The promoter continued by stating that the redevelopment of this site is likely to have a beneficial impact on the Green Belt and the character of the area as it will provide defensible boundaries for the settlement which will protect the Green Belt functions of the wider lands and that its development will have a positive impact on the local economy. | | |

| | |
|--|---|
| <p>Included within the submission was an access appraisal which suggested that the site access was upgraded to a formal Minor Access of 4.8m width with a 2m footway. Based on HCC guidance this would allow development up to 100 dwellings.</p> | |
| <p>Suitability Comments</p> | |
| <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 Councils Green Belt Review (Scott Wilson, 2008) stated that this area (C34) performed strongly against Green Belt purposes 1 and 2, and poorly against purpose 3. Under approach 2, it was proposed to remove part of C31, C33 and C34 from the Green Belt and move the boundary to the northern edge of the woodland and field boundary and re-designate with appropriate environmental policies. However, the report also states that <i>“lack of constraints and good accessibility means that this site [C34] would be worth allocating”</i>. • The development of this site will enable a more robust and defensible Green Belt boundary to be created. This boundary will last beyond the Plan period. • This site was considered as part of ‘Development Approach 2: Goffs Oak Village Expansion’ in the Goffs Oak Development Options report. The benefits of adopting this approach included the creation of a more logical and defensible Green belt boundary and providing an appropriate level of housing through relatively minor Green Belt boundary revision which is considered to not have a significant impact on the village as a whole. • The site is previously developed land. Paragraph 89 of the NPPF states that <i>“A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are: [bullet point 6] 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”</i>. • The site is in a sustainable location for residential development; it is close to primary educational 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 and open space. | |
| <p>Is this 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 has been actively promoted to the Council for development. During the Local Plan Regulation 18 consultation, the promoter confirmed that the site is available for development.</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. Developer interest in the site suggests that it is deliverable. The site benefits from existing vehicle access. Its proximity to the urban area of Goffs Oak means that it can benefit from existing infrastructure. With the exception of the Green Belt designation, it is considered that there are no policy constraints that would prevent the development of this site.</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-GB-49 | | |
| Site Name | Doverfield | | |
| 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 checked="" type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study | | |
| Site Visit Carried Out | <input type="checkbox"/> Yes <input type="checkbox"/> No | | |
| Site Ownership | The site is owned by a private company | | |
| Surrounding Uses | N | Residential | |
| | E | Allotments | |
| | S | Open Field, Green Belt | |
| | W | Residential | |
| Site Description | | | |
| The site is irregular in shape and relatively flat. The site is open field in nature, with a number of trees located within and on the sites boundary. The site is also known as 'Oakfield' | | | |
| Planning History | | | |
| Planning permission for the development of 8 detached 4 bed dwellings with associated car parking and amenity space was refused in 2016. A development of 2 three bed and 5 four bed detached dwellings with associated private amenity space and car and cycle spaces was withdrawn in 2016. | | | |
| Development Proposal | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> |
| Local Plan 2005 (Policy H11) | | Other | <input type="checkbox"/> |
| Submitted Proposal | 8 | | |
| 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 proposed for residential development of 8 dwellings under emerging Policy GO6:Oakfield | | | |

| Accessibility – distance as the crow flies | | |
|--|--|--|
| 80m -Primary School (Woodside) | 1.97km - Secondary School (Goffs) | 3.64km –Employment Area (New River Industrial Estate) |
| 220m - Green Space (Jones Road) | 290m -Healthcare Centre (Valley View) | 10.8km - Hospital (with A&E) (Barnet) |
| 3.45km - Town/District Centre (Brookfield) | 230m - Local Centre (684-696 Goffs Lane) | 3.76km -Leisure Centre (Laura Trott) |
| 3.13km - A10 Junction (College Road) | 1.46km - Railway Station (Cuffley) | 225m - 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 type="checkbox"/> |
| Additional Flood Risk Comments | | |
| The site may suffer from ground water. | | |
| Access and Transport Comments | | |
| The site does not currently benefit from vehicular access; however the area to the north of the site has consent for four units with an access point available. The site adjoins a public right of way. Pedestrian access to the site can be provided through the development of four units to the north. | | |
| Utility Provision | | |
| Electricity | Electricity cables are located to the north at Doverfield. | |
| Gas | A low pressure gas main is located at Doverfield, to the north of the site. | |
| Water | A water mains is located at Doverfield to the north of the site and Pollards Close to the west | |
| Sewerage | A foul sewer is located to the north of the site at Doverfield | |
| 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>This 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 D2 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area D2) performs strongly against Green Belt purposes and proposed no change to the Green Belt boundary in this location as there is no further opportunity to provide a stronger boundary. | | |

- A planning application for the 8 dwellings on this site was refused in 2016 for the following reasons; the proposed development constitutes as inappropriate development in the green belt and reduces the openness of the green belt without very special circumstances which clearly outweigh this harm, it fails to provide for delivery of affordable housing, it would 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, the size, scale, bulk and overall appearance of the proposed dwellings would not reflect, or relate to the characteristics and context of the surrounding area, the proposed layout and design of the dwellings would result in overlooking and loss of privacy to occupiers of existing and future occupiers of proposed neighbouring dwellings and insufficient information has been provided with respect to vehicle and pedestrian access arrangements onto Doverfield.
- The Council's Green Belt Topic paper (June 2017) states that the proposed link to Woodside Primary School, which formed part of the case for 'very special circumstances', is "*unviable due to intervening landownerships*". The paper continues by stating that "*Although located near the village centre, the site meets few of the sustainable development criteria set out in Table 1. It is therefore considered that Oak Field does not present the exceptional circumstances necessary for release of Green Belt*".

Is this site considered to be suitable for development?

Yes

No



| Site Information | | Site Location Map | | | |
|--|---|---|------------------------------------|--------------------------|-------------------------------------|
| Site Reference Number | CG-GB-50 | | | | |
| Site Name | Meadow Farm | | | | |
| 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | |
| Site Ownership | There are two landowners for this site | | | | |
| Surrounding Uses | N | Green Belt | | | |
| | E | Appleby Street Recreational Area, Wildlife Site | | | |
| | S | Appleby Street, Residential | | | |
| | W | Green Belt | | | |
| Site Description | | | | | |
| The site is irregular in shape and relatively flat. The majority of the site is open field in nature, with the south region containing a residential dwelling and a structure situated in the south western region. There are trees and hedgerows located along the sites boundaries. A cluster of trees is just located to the north of the residential dwelling (Meadow View). | | | | | |
| Planning History | | | | | |
| In 2004 planning permission for four dwellings on the site was refused. | | | | | |
| Development Proposal | | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Local Plan 2005 (Policy H11) | 12 | | | | |
| 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 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 keep this site within the Green Belt | | | | | |

| Accessibility – distance as the crow flies | | |
|---|--|---|
| 690m-Primary School (Flamstead End) | 1.66km - Secondary School (Goffs) | 1.88km–Employment Area (New River Industrial Estate) |
| 0m - Green Space (Appleby Street) | 1km -Healthcare Centre (Stockwell) | 11.5km - Hospital (with A&E) (Princess Alexandra) |
| 1.73km - Town/District Centre (Brookfield) | 590m - Local Centre (Hammondstreet) | 3.05km -Leisure Centre (Laura Trott) |
| 2.13km - A10 Junction (Church Lane) | 3.41km - Railway Station (Cuffley) | 370m - Bus Service (Peakes Way) |
| 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 may suffer from ground water flooding. | | |
| Access and Transport Comments | | |
| The site can be accessed from Appleby Street. Appleby Street does not have footpaths. | | |
| Utility Provision | | |
| Electricity | Cables available to the south, closer to the residential area | |
| Gas | A gas main is located along Appleby Street | |
| Water | A water main is located along Appleby Street | |
| Sewerage | A foul sewer is located to the south at the site at Appleby 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 | | |
| 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 within area C7 of the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C7 performs a strong role under Green Belt purpose 1 and thus merits retention. It performs poorly against Green Belt purposes 2 and 3. No changes to the Green Belt boundary in this location were proposed. This site has weak Green Belt boundaries to the north, east and west. It is considered that these boundaries would not last beyond the Plan period or prevents further encroachment into the countryside. The area contributes to the preventing the outward urban sprawl of West Cheshunt. | | |
| 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-GB-51 | | | | |
| Site Name | Chase Field | | | | |
| Site Area | 2.4 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 | The site is in single ownership | | | | |
| Surrounding Uses | N | Footpath, Green Belt | | | |
| | E | Cheshunt Common | | | |
| | S | Theobalds Nursery | | | |
| | W | Newgatestreet Road, Green Belt | | | |
| Site Description | | | | | |
| The site is broadly rectangular in shape and gently slopes to the south east. It is open field in nature. Trees are located along the sites boundary, and a cluster of trees are located within the sites north eastern region. | | | | | |
| 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 | c. 45 | | | | |
| 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 checked="" 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 | | |
|---|---|---|
| 230m-Primary School (Goffs) | 2.54km - Secondary School (Goffs) | 4.03km –Employment Area (New River Industrial Estate) |
| 450m - Green Space (Richardson Crescent) | 890m -Healthcare Centre (Valley View) | 11km - Hospital (with A&E) (Barnet) |
| 3.63km - Town/District Centre (Brookfield) | 660m - Local Centre (1-5 Masons Parade) | 4.44km -Leisure Centre (Laura Trott) |
| 3.6km - A10 Junction (Church Lane) | 1.36km - Railway Station (Cuffley) | 20m - Bus Service (Newgatestreet 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 type="checkbox"/> |
| Additional Flood Risk Comments | | |
| The site may suffer from ground water flooding. | | |
| Access and Transport Comments | | |
| There is currently gate access to the site via Newgatestreet Road. This access would require improvement if development was to occur. The impact that this site would have on the local network would require further investigation. This section of Newgatestreet Road has footpaths on both sides. A public footpath runs parallel to the sites northern boundary. | | |
| Utility Provision | | |
| Electricity | Electricity cables available along Newgatestreet Road | |
| Gas | A low pressure gas main is located along Newgatestreet Road | |
| Water | A water main is located along Newgatestreet Road | |
| Sewerage | A foul sewer and surface sewer is located to the south of the site, along Newgatestreet Road (near 147-149) | |
| 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 there is no ownership or functional relationship between land to the west and east of Newgatestreet Road as suggested in the 'Goffs Oak Area Development Options' Broxbourne Borough Council, 2016. The promoter notes that the Options report indicates that this site and CG-GB-79 (land to the west of Newgatestreet Road) should be considered together, however states that the sites have different characteristics with land to the west of Newgatestreet Road, which has significantly open character with wide ranging views across Cuffley as the land dramatically falls away to the west. In contrast land to the east of Newgatestreet Road displays a much greater level of physical and visual self-containment with no medium or long range views across the site. The display of different characters for each sites means that there is no justification for them being considered simultaneously for development. The promoter states the site is deliverable, available now and offers a suitable location for development being located immediately adjacent to the existing northern settlement boundary of Goffs Oak, and that the site is achievable as it is being promoted for development by a company who have an established-track record of delivering new housing in the borough. The site is located in Flood Zone 1 and does not include any ecological, landscape, heritage or archaeological destinations.</p> | | |

The land has been used for agriculture and grazing, with no evidence of past contaminative uses present. The promoter confirms that the site is in single ownership with no legal impediments. To support the site submission, a Green Belt and Landscape assessment was submitted. The assessment concluded that the proposed development of land off Newgatestreet Road would only create modest harm to Green Belt purposes, and specifically has a low effect on the purposes of preventing towns from merging. It also concluded that the scheme would have a number of tangible benefits including: delivering housing in a sustainable location, within a very short walk of the existing Primary School, have minimal visibility in the wider landscape, form a logical change to the overall settlement pattern, without distorting or coalescence, provide a comprehensive design solution, resulting in an enhanced entrance to Goffs Oak when entering from the north , and, retain and enhance existing public footpath route, which is enclosed by vegetation.

Suitability Comments

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

- The site is included within area C30 identified in the Council’s Green Belt Review (Scott Wilson, 2008) The Review states that this area strongly against Green Belt purposes and proposed no change to the boundary in this location. However, it should be noted that the review also stated that there is the opportunity to create a stronger Green Belt boundary in C11-C30 as these areas have “extremely weak boundaries”, which means that there are no real barriers to prevent encroachment between settlements.
- This site has weak green belt boundaries to the north. It is considered that this boundary will not prevent further encroachment into the countryside or last beyond the Plan Period. It is possible that the development of this site could lead to the coalescence of Goffs Oak and the Hammondstreet development
- The site prevents the further outward sprawl of Goffs Oak.
- In comparison to alternative sites around Goffs Oak, the distance of this site from the services and facilities of Goffs Oak is greater.

Is this site considered to be suitable for development?

Yes

No



| Site Information | | Site Location Map | | | |
|--|---|-------------------------------------|------------------------------------|--------------------------|-------------------------------------|
| Site Reference Number | CG-GB-52(a) | | | | |
| Site Name | Westgate Nurseries and Nurseries east of Crouch Lane | | | | |
| Site Area | 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 | There are a number of landowners for this site. | | | | |
| Surrounding Uses | N | Green Belt, Residential | | | |
| | E | Green Belt | | | |
| | S | Local Wildlife Site, Green Belt | | | |
| | W | Green Belt, Residential | | | |
| Site Description | | | | | |
| <p>The site is broadly rectangular, thinning in the southern end due to following the boundaries of different landowners. Located within the northern region of the site are glasshouse structures, a residential dwelling (Weald View Nursery), garden, some structures and open green field is located in the central region. There is a significant coverage of trees within the southern region of the site. Trees/hedgerows are located along the sites southern and eastern boundary, and the majority of the eastern.</p> | | | | | |
| Planning History | | | | | |
| <p>Weald View Nursery was granted permission for two glasshouses in 1990. An agricultural dwelling was refused at Springfield Nursery. In 1990 an application was refused for residential development between St James Road and Crouch Lane, which included this site.</p> | | | | | |
| Development Proposal | | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Local Plan 2005 (Policy H11) | 122 | | | | |
| Submitted Proposal | - | | | | |
| 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 checked="" 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 | | | |
|---|---|--|--|
| 360m -Primary School (Goffs) | 2.08km - Secondary School (Goffs) | 3.52km–Employment Area (New River Industrial Estate) | |
| 200m - Green Space (Goffs) | 370m -Healthcare Centre (Valley View) | 11.2km- Hospital (with A&E) (Barnet) | |
| 3.28km- Town/District Centre (Brookfield) | 237m - Local Centre (1-5 Masons Parade) | 3.94km -Leisure Centre (Laura Trott) | |
| 3.2km - A10 Junction (Church Lane) | 1.48km - Railway Station (Cuffley) | 400m - 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 type="checkbox"/> |
| Additional Flood Risk Comments | | | |
| There may be surface water flood issues on the site. | | | |
| Access and Transport Comments | | | |
| The site can be accessed from Crouch Lane. Crouch Lane is narrow in places and semi-rural in nature. There are no footpaths along Crouch Lane. There is no cycle access to the site. | | | |
| Utility Provision | | | |
| Electricity | | | |
| Gas | The closest low pressure gas main is located in the residential area to the west of the site. | | |
| Water | A water mains runs along Crouch Lane | | |
| Sewerage | The closest foul sewer is located just outside Weald View Nursery | | |
| Sewerage Treatment | <input type="checkbox"/> Rye Meads | <input checked="" type="checkbox"/> Deephams | <input type="checkbox"/> Other |
| Additional Developer Comments submitted during 2016 Call for Sites | | | |
| None submitted. | | | |
| Suitability Comments | | | |
| <p>This 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 C28 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C28 performs strongly against Green Belt purposes 1 and 2, and plays an average role against Purpose 3. However, it should be noted that review also stated that there is the opportunity to create a strong Green Belt boundary in C11-C30 as these areas have "extremely weak boundaries", which means that there are no real barriers to prevent encroachment between settlements. The site plays a key local role in preventing the coalescence of Goffs Oak and St James'. This site has weak boundaries to the east and south. This means that the development of this site would not assist in safeguarding the countryside from encroachment or check unrestricted sprawl. <p>However, emerging Policy GB2 may be applicable to part of this site. This policy enables derelict greenhouse site to be developed into self-build housing, subject to a number of conditions being met.</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-GB-52(b) | | | | |
| Site Name | Springfield and Westgate | | | | |
| Site Area | 2.46 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, Residential | | | |
| | E | Green Belt | | | |
| | S | Local Wildlife Site, Green Belt | | | |
| | W | Green Belt, Weald View Nursery, Crouch Lane | | | |
| | | | | | |
| Site Description | | | | | |
| The site is irregular in shape due to following the boundaries of different landowners. The northern region of the site has a number of glasshouse structures, with the southern region having a significant number of trees, with some small areas of open field. There are some trees located on the sites boundaries. | | | | | |
| Planning History | | | | | |
| An agricultural dwelling was refused at Springfield Nursery. In 1990 an application was refused for residential development between St James Road and Crouch Lane, which included this site. | | | | | |
| 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 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 checked="" 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 | | |
|--|---|---|
| 360m -Primary School (Goffs) | 2km - Secondary School (Goffs) | 3.4km –Employment Area (New River Industrial Estate) |
| 300m - Green Space (Goffs) | 450m -Healthcare Centre (Valley View) | 11.3km- Hospital (with A&E) (Barnet) |
| 3.3km - Town/District Centre (Brookfield) | 330m - Local Centre (1-5 Masons Parade) | 3.96km -Leisure Centre (Laura Trott) |
| 3.2km - A10 Junction (Church Lane) | 1.53km - Railway Station (Cuffley) | 507m - 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 type="checkbox"/> |
| Additional Flood Risk Comments | | |
| There may be surface water flood issues on the site. | | |
| Access and Transport Comments | | |
| The site can be accessed from Crouch Lane. Crouch Lane is narrow in places and semi-rural in nature. There are no footpaths along Crouch Lane. There is no cycle access to the site. | | |
| Utility Provision | | |
| Electricity | Connections may exist at Crouch Lane to the west | |
| Gas | The closest low pressure gas main is located in the residential area to the west of the site. | |
| Water | A water main runs along Crouch Lane | |
| Sewerage | The closest foul sewer is located just outside Weald View Nursery | |
| 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 the site could come forward within 5 years and that the density (4.4 mph) is low enough for the site to remain in the Green Belt and secure long term benefits for the openness and attractiveness of the Green Belt. The promoter states that the site is not within or adjacent to a flood zone and there are no fluvial flooding issues, and that there are few constraints that would need to be overcome. No detailed studies or assessments have net been undertaken. | | |
| 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 C28 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C28 performs strongly against Green Belt purposes 1 and 2, and plays an average role against Purpose 3. However, it should be noted that review also stated that there is the opportunity to create a strong Green Belt boundary in C11-C30 as these areas have "extremely weak boundaries", which means that there are no real barriers to prevent encroachment between settlements. The site plays a key local role in preventing the coalescence of Goffs Oak and St James'. This site has weak boundaries to the east and south. This means that the development of this site would not assist in safeguarding the countryside from encroachment or check unrestricted sprawl. <p>However, subject to the sites compliance with emerging Policy GB2: Residential Development on Derelict Glass House Sites, the site could be subdivided into self-build housing plots.</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-GB-53 | | | | |
| Site Name | Brookwall Nursery, St James | | | | |
| 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | |
| Site Ownership | The site is in single ownership | | | | |
| Surrounding Uses | N | Woodham Nursery, Green Belt | | | |
| | E | Brackendale (residential), Green Belt | | | |
| | S | St James Road, White Gates Cottages, Green Belt | | | |
| | W | Green Belt | | | |
| Site Description | | | | | |
| The squared shaped site is relatively flat. The site is open field in nature. There are some trees located along the sites northern and western and southern boundary. There is an area of hardstanding within the sites southern region. There is one shed like structure located in the north-eastern corner of the site. | | | | | |
| Planning History | | | | | |
| In 1992, outline planning permission was refused for one 4 bed two storey detached dwelling. In 2011, an application for the erection of 1.8m timber fence facing St James's Road was granted conditional approval. | | | | | |
| Development Proposal | | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | | |
| Local Plan 2005 (Policy H11) | | Other | <input type="checkbox"/> | | |
| Submitted Proposal | 1-4 | | | | |
| 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 | | | | | |

| Accessibility – distance as the crow flies | | |
|---|--|---|
| 630m -Primary School (Goffs) | 1.84km - Secondary School (Goffs) | 3.41km –Employment Area (New River Trading Estate) |
| 220m - Green Space (Goffs) | 290m -Healthcare Centre (Valley View) | 11.3km - Hospital (with A&E) (Barnet) |
| 3.2km - Town/District Centre (Brookfield) | 320m - Local Centre (1-5 Masons Parade) | 3.72km -Leisure Centre (Laura Trott) |
| 3km - A10 Junction (Church Lane) | 1.74km - Railway Station (Cuffley) | 350m - 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 type="checkbox"/> |
| Additional Flood Risk Comments | | |
| No flood risk issues identified for this site. | | |
| Access and Transport Comments | | |
| There is current vehicular access to the site from St James Road. There are no footpaths along this part of St James' road. Pedestrian and cycle access to the site would need to be created if development was to come forward. | | |
| Utility Provision | | |
| Electricity | Electricity connections available at residential properties to the east. | |
| Gas | The closest gas main is located at the entrance to The Asters. | |
| Water | A water main is located along St James Road, to the south of the site. | |
| Sewerage | A foul sewer is located at the entrance to The Asters. | |
| 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 due to the following:</p> <ul style="list-style-type: none"> • The site is included within area C28 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C28 performs strongly against Green Belt purposes 1 and 2, and an average role against Purpose 3. No amendment to the Green Belt boundary in this area was proposed. • The site performs a strong role in maintaining the local gap between the St James' settlement and Goffs Oak Village. • The proposed development capacity of the site is below the threshold for its inclusion within the SLAA. • With the exception of a single structure located in the south eastern region of site, there are no 'existing buildings', such as glasshouses, present. As identified in a recent appeal decision (APP/W1905/W/16/3164574), the sense of openness in a Green Belt context can be taken to mean absence of development. Therefore, it is considered that the development of this site, even for self-build housing, will result in a loss of openness, which the NPPF is clear is an essential characteristic of Green Belts. Therefore, it is considered that the development of this site for self-build housing will not comply with emerging Policy GB2. | | |
| 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-GB-54 | | | | |
| Site Name | Hazelwood | | | | |
| 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | |
| Site Ownership | The land is not registered. | | | | |
| Surrounding Uses | N | Crouch Lane, Residential | | | |
| | E | Rowland Nurseries, Green Belt | | | |
| | S | Twelve Acre Farm, Green Belt | | | |
| | W | Green Belt , Open Field, Singular residential dwelling | | | |
| Site Description The rectangular shaped site gradually slopes towards Rags Brook. There are a number of structures on the site, including a residential dwelling that fronts onto Crouch Lane. There are a number of trees located within and on the sites boundaries. The majority of central region of the site is open field in nature. | | | | | |
| Planning History No history of note. | | | | | |
| Development Proposal | | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Local Plan 2005 (Policy H11) | 12 | | | | |
| 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 | | | | | |



| Accessibility – distance as the crow flies | | |
|--|--|---|
| 1.03km -Primary School (Fairfields) | 1.46km - Secondary School (Goffs) | 2.63km–Employment Area (New River Industrial Estate) |
| 140m - Green Space (Argent Way) | 940m -Healthcare Centre (Valley View) | 12km - Hospital (with A&E) (Barnet) |
| 2.4km - Town/District Centre (Brookfield) | 333m - Local Centre (Hammondstreet) | 3.27km -Leisure Centre (Laura Trott) |
| 2.45km - A10 Junction (Church Lane) | 2.49km - Railway Station (Cuffley) | 386m- Bus Service (Oaklands) |
| 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 | | |
| Rags Brook adjoins the site to the south. This may need some consideration if development was to come forward. | | |
| Access and Transport Comments | | |
| The site can be accessed from Crouch Lane. Crouch Lane is narrow in places and semi-rural in nature. There are no footpaths along Crouch Lane. | | |
| Utility Provision | | |
| Electricity | Electricity cables are located at the site. | |
| Gas | A gas main is located 153m to the north east of the site, along Rags Lane | |
| Water | A water main is located along Crouch Lane, to the north of the site. | |
| Sewerage | A foul sewer and surface sewer are located at Crouch Lane, 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 during Call for Sites 2016 | | |
| None submitted. | | |
| Suitability Comments | | |
| <p>This 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 within the area identified as C14 in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C14 performs strongly against Green Belt purposes 1 and 2, and poorly against Purpose 3. No change to the boundary was proposed in this area. However, it should be noted that the review also stated that there is the opportunity to create a strong Green Belt boundary in C11-C30 as these areas have "extremely weak boundaries", which means that there are no real barriers to prevent encroachment between settlements. • The site plays a local role in preventing the outward sprawl of St James. The site also contributes to preventing the coalescence of the St James settlement and West Cheshunt • This site does not have strong, defensible Green Belt boundaries on the east and west that would prevent further encroachment into the Green Belt or last beyond the Plan period. | | |

- The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) identifies two categories of Green Belt sites which are not favoured. It is possible to include this site within the second category, which comprises of Green Belt sites that do not adjoin or only marginally adjoin urban development. The Report states that the “*development of these sites would create unconnected pockets of housing that are totally unrelated to one another or to existing urban areas, and in any case of many sites would only be accessible via narrow rural lanes*”. The Report also states that the development of these sites would exacerbate the areas haphazard development pattern and could over time, lead to the merging of urban areas which would erode the character of Goffs Oak.

Is this site considered to be suitable for development?

Yes

No



| Site Information | | Site Location Map | | | |
|---|---|-------------------------------------|------------------------------------|--------------------------|-------------------------------------|
| Site Reference Number | CG-GB-55 | | | | |
| Site Name | Cheshunt Pavilion | | | | |
| Site Area | 0.9 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. The site is on lease of the Cheshunt Club | | | | |
| Surrounding Uses | N | Green Belt, Residential | | | |
| | E | Residential | | | |
| | S | Cheshunt Club | | | |
| | W | Open Field, Green Belt | | | |
| Site Description | | | | | |
| The site is irregular in shape; the site is relatively squared-shape in the northern region, with thin strip of land branching out from the eastern edge and following the Cheshunt Sports Club boundary to the track off Albury Ride. Located within the northern region of the site is a number of trees and a bowling green. Trees and hedgerows are also located along the eastern boundary of the thin strip of land adjoining Albury Ride and the Cheshunt Club. See also CG-GB-08, CG-GB-100 and CG-GB-05. | | | | | |
| Planning History | | | | | |
| Various extensions/improvements have been granted consent, most in 80/90s. In 2003 a gymnasium was approved. | | | | | |
| Development Proposal | | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | Other | <input checked="" type="checkbox"/> |
| Local Plan 2005 (Policy H11) | - | | | Primary School | |
| Submitted Proposal | 30 | | | | |
| 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 | | | | | |



| Accessibility – distance as the crow flies | | |
|--|---|--|
| 220m -Primary School (Longlands) | 226m - Secondary School (Cheshunt) | 850m –Employment Area (Park Plaza North) |
| 0m - Green Space (adjoins) | 350m -Healthcare Centre (Crossbrook Street) | 11.7km- Hospital (with A&E) (Princess Alexandra) |
| 360m- Town/District Centre (Cheshunt Old Pond) | 290m - Local Centre (127-137 Crossbrook Street) | 470m -Leisure Centre (Laura Trott) |
| 370m- A10 Junction (College Road) | 650m - Railway Station (Theobalds Grove) | 295m - Bus Service (The Roman Urn PH) |
| 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 may be some surface water flooding on the site. | | |
| Access and Transport Comments | | |
| The site can be accessed by using the track from Albury Ride that leads to the Cheshunt Club. This is considered to be the most appropriate access point; therefore, its continued use would require negotiations with the landowner of the site. Due to the sites close proximity to the A10, a transport assessment would need to be undertaken. There is no pedestrian or cycle access to this site. Albury Walk, a public right of way adjoins the site to the east. | | |
| Utility Provision | | |
| Electricity | Located in the urban area to the east of the site | |
| Gas | A low pressure gas main is located to the east of the site, at Rushleigh Avenue | |
| Water | A water mains is located to the east of the site, at Brinley Close and Rushleigh Avenue | |
| Sewerage | A foul sewer is located within the site. A surface sewer is located along Albury Walk. | |
| 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 consultation (Regulation 18) the landowner indicated that they would like to discuss the option of a land swap between the proposed primary school at Albury Ride and the Cheshunt Club | | |

| | |
|---|--|
| Suitability Comments | |
| This area of land is a former pavilion associated with the Cheshunt Club, which is now privately owned. The County Council is working with the Club in order to prepare a masterplan for the area to allow improvements to the clubs' facilities whilst also providing a primary school site near Albury Ride. A small amount of residential development may be considered acceptable as part of this proposal, as part of a comprehensive and carefully planned approach (including sites CG-GB-08(a), CG-GB-55 and CG-GB-99). The quantum and location of any residential development will depend on a satisfactory masterplan agreed with the Borough Council, taking account of the capacity of Albury Ride (including the junction with Crossbrook Street) and any impacts on existing residential properties. | |
| 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. The landowners and Hertfordshire County Council are working together on creating a masterplan for this area. |
| 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. In the draft Local Plan, it is proposed to remove this site from the Green Belt. With the removal of this site from the Green Belt, it is considered that there are no policy constraints that would prevent the development of the site. The capacity constraints at Albury Ride may place some restrictions on development. |
| Is the site considered to be achievable? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Delivery Period | 6-10 |



| Site Information | | Site Location Map | | | |
|--|---|---|------------------------------------|--------------------------|--------------------------|
| Site Reference Number | CG-GB-56 | | | | |
| Site Name | Brackendale | | | | |
| Site Area | 1.21hectares | | | | |
| 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 is owned by a single family. | | | | |
| Surrounding Uses | N | Laurel Bank , Green Belt | | | |
| | E | Laurel Bank Farm, Green Belt | | | |
| | S | St James' Road, the Pendine, Green Belt | | | |
| | W | Woodham Nursery, Green Belt | | | |
| Site Description | | | | | |
| <p>The site is broadly rectangular in shape, gently sloping to the north. There are a number of structures located at Brackendale, including a residential dwelling and associated outbuildings, within extensive gardens. There is an area of hardstanding located in the northern region of the site. There are trees located along the sites western boundary, with a cluster of trees located in the south eastern region.</p> | | | | | |
| Planning History | | | | | |
| <p>Certificate of lawfulness for the existing use of the pool house as beauticians was refused in 2015. Another certificate of lawfulness for the existing use of the outbuilding as a graphics design and sign making business was refused in 2015. Certificate of lawfulness for the existing use of the garage as a residential dwelling was granted unconditional approval in 2015.</p> | | | | | |
| 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 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. | | | | | |

| Accessibility – distance as the crow flies | | |
|---|--|---|
| 690m-Primary School (Goffs) | 1.8km - Secondary School (Goffs) | 3.26km –Employment Area (New River Industrial Estate) |
| 170m - Green Space (Goffs) | 290m -Healthcare Centre (Valley View) | 11.4km - Hospital (with A&E) (Barnet) |
| 3.3km - Town/District Centre (Brookfield) | 360m - Local Centre (1-5 Masons Parade) | 3.68km -Leisure Centre (Laura Trott) |
| 2.95km - A10 Junction (Church Lane) | 1.78km - Railway Station (Cuffley) | 370m - 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 type="checkbox"/> |
| Additional Flood Risk Comments | | |
| There may be some surface water flooding issues. | | |
| Access and Transport Comments | | |
| The site benefits from a number of existing vehicular access points from St James Road. There are no footpaths along this part of St James' road. Depending on development density, an assessment on the impact that the proposed development would have on the local strategic road network would be required. Pedestrian and cycle access to the site would need to be created if development was to come forward. | | |
| Utility Provision | | |
| Electricity | Electricity connections available at the existing property. | |
| Gas | The closest gas main is located at the entrance to The Asters | |
| Water | A water main is located along St James Road, to the south of the site. | |
| Sewerage | A foul sewer is located at the entrance to The Asters | |
| 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 due to the following:</p> <ul style="list-style-type: none"> The site is included within area C28 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C28 performs strongly against Green Belt purposes 1 and 2, and an average role against Purpose 3. No amendment to the Green Belt boundary in this area was proposed. The site performs a strong role in maintaining the strategic gap between St James' Village and Goffs Oak Village and preventing their coalescence. The site also prevents the outwards sprawl of St James' village and assists in safeguarding the surrounding countryside from further encroachment. | | |
| 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-GB-58 | | |
| Site Name | Cuffley Brook Site, Jones Road | | |
| Site Area | 10.87 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 two landowners for this site | | |
| Surrounding Uses | N | Residential, Cuffley Hill | |
| | E | Residential | |
| | S | Green Belt, Cuffley Brook | |
| | W | Green Belt | |
| Site Description | | | |
| The site is irregular in shape and falls from north east to south east, towards the centre of the Cuffley Brook valley. There are some hedges/trees located along the sites northern, eastern and western boundary. Hedgerows are located on the boundary line located in the sites eastern region. | | | |
| Planning History | | | |
| Redevelopment of the area for residential, south of Moorhurst Avenue/Cuffley Hill and west of Jones Road, was refused in the mid-50s. | | | |
| Development Proposal | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> |
| Local Plan 2005 (Policy H11) | 326 | 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 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 | | |
|---|--|---|
| 115m -Primary School (Woodside) | 2.33km - Secondary School (Goffs) | 3.76km –Employment Area (News International) |
| 20m - Green Space (Jones Road) | 760m -Healthcare Centre (Valley View) | 10km- Hospital (with A&E) (Barnet) |
| 3.95km - Town/District Centre (Brookfield) | 608m- Local Centre (1-5 Newgatestreet Road) | 4.11km -Leisure Centre (Laura Trott) |
| 3.71km - A10 Junction (Church Lane) | 690m- Railway Station (Cuffley) | 245m- Bus Service (Cuffley Hill) |
| 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 | | |
| There may be some ground and surface water flooding on the site. | | |
| Access and Transport Comments | | |
| The site can be accessed from Jones Road; however part of this section of the road is private access only. Due to the amount of dwellings this site could accommodate a transport assessment will be required. There are footpaths located at the entrance to Broadfields. Connections to these footpaths will be required. | | |
| Utility Provision | | |
| Electricity | Connections available at the residential properties to the north and east. | |
| Gas | A low pressure gas main is located at Jones Road, Broadfields, Moorhurst Avenue and Cuffley Hill | |
| Water | Water mains are located at Greenways, Broadfields, Jones Road, Moorhurst Avenue and Cuffley Hill. | |
| Sewerage | A foul sewer crosses the site. Surface sewers are located along Cuffley Hill and at the Greenways, Moorhurst Avenue, Broadfields and Jones 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 due to the following reasons:</p> <ul style="list-style-type: none"> • The site is included within area D27 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area D27 performs strongly against Green Belt purposes and proposed no change to the Green Belt boundary as there "<i>is no further opportunity to provide a stronger boundary</i>". • The development of this site will have a detrimental impact on the landscape character of this area of the Green Belt. • Development on this site will erode the Green Belt gap between Goffs Oak and Cuffley, in | | |

additional to having a detrimental impact on this area of the

- The Borough Wide Options and Scenarios (Broxbourne Borough Council, 2016) states that this site *“forms part of a high quality valley landscape which maintains separation between Cuffley and Goffs Oak. In addition, the only direct access which leaves the majority of the site essentially unattached to the village. It is not considered to be a suitable site for development”*.

Is this site considered to be suitable for development?

Yes

No



| Site Information | | Site Location Map | | | |
|---|---|--|------------------------------------|--------------------------|-------------------------------------|
| Site Reference Number | CG-GB-59(a) | | | | |
| Site Name | Four Winds and Forest View | | | | |
| Site Area | 2.1 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 | There are several landowners for this site. | | | | |
| Surrounding Uses | N | Green Belt, Laurel Park | | | |
| | E | Green Belt, Wooded Area, Open Field | | | |
| | S | Green Belt, Tetherdown | | | |
| | W | Newgatestreet Road, Open Field, Green Belt | | | |
| Site Description The site is relatively rectangular in shape. Two residential dwellings front on to Newgatestreet Road, with another structure located in the north easterly region of the site. The remainder of the site is predominantly open field in nature, with a wooded area located in the central region of the site, extending to the eastern boundary. A number of trees line the sites boundary. | | | | | |
| Planning History In 2014, the demolition of some existing out-buildings and replacement with new out-buildings to use as tack room, garage and storage was granted permission at Four Winds. In 1973 a two storey side extension was approved a Forest View. A change of use to mixed residential/business (parking for five limousines) was refused at Forest View in 1996. | | | | | |
| Development Proposal | | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Local Plan 2005 (Policy H11) | 63 | | | | |
| 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 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 | | |
|--|---|---|
| 740m -Primary School (Goffs) | 2.8km - Secondary School (Goffs) | 3.93km –Employment Area (New River Industrial Estate) |
| 0m - Green Space (adjoins Richardson Crescent) | 1.31km -Healthcare Centre (Valley View) | 11.37km- Hospital (with A&E) (Barnet) |
| 3.71km - Town/District Centre (Brookfield) | 1.15km - Local Centre (1-5 Masons Parade) | 4.65km -Leisure Centre (Laura Trott) |
| 3.81km - A10 Junction (Church Lane) | 1.67km - Railway Station (Cuffley) | 961m - Bus Service (Smiths 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 type="checkbox"/> |
| Additional Flood Risk Comments | | |
| The site may be susceptible to ground water flooding. | | |
| Access and Transport Comments | | |
| The site benefits from existing access points from Newgatestreet Road. A review of current access points would be required if development was to come forward. An assessment into the impact that this site would have on the local and wider strategic road network would require further investigation. There are footpaths on the western site of Newgatestreet Road, which leads to Goffs Oak Village Centre. Connections to these would be required. Cycle access to the site would need to be provided. | | |
| Utility Provision | | |
| Electricity | Cables available along Newgatestreet Road | |
| Gas | A low pressure gas main is located along Newgatestreet Road | |
| Water | A water main is located along Newgatestreet Road | |
| Sewerage | The closest foul sewer and surface sewer is located to the north east of the site, at Richardson Crescent | |
| 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 development due to the following reasons:</p> <ul style="list-style-type: none"> The site is included within area C30 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C30 performs strongly against the Green Belt purposes and proposed no change to the boundary in this location. However, it should be noted that the review also stated that there is the opportunity to create a stronger Green Belt boundary in C11-C30 as these areas have "extremely weak boundaries", which means that there are no real barriers to prevent encroachment between settlements. This site has weak boundaries to the north and east that are not likely to endure beyond the Plan period or prevent further encroachment into the countryside. | | |

- Contained within the sites boundaries is Meadow by Forest View, a local wildlife site. The Council will resist the development on a wildlife site unless it can be shown that it benefits the local community. The development of this site for housing is not considered to be in the interests of the community.

Is this site considered to be suitable for development?

Yes

No



| Site Information | | Site Location Map | |
|---|---|--|--------------------------|
| Site Reference Number | CG-GB-59(b) | | |
| Site Name | Four Winds, Forest View and Tetherdown | | |
| Site Area | 3.8 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| Site Ownership | There are various landowners for this site | | |
| Surrounding Uses | N | | |
| | E | Green Belt, Wooded Area, Open Field | |
| | S | Green Belt, Ashfield Nursery | |
| | W | Newgatestreet Road, Open Field, Green Belt | |
| Site Description | | | |
| <p>The site is relatively rectangular in shape. There are three residential dwellings fronting on to Newgatestreet Road, a structure located in the north easterly region, and another structure with hardstanding surrounding in the south. The remainder of the site is predominantly open in nature, with the northern region containing a wooded area that starts in the centre of the site and spans to the eastern boundary. A tree line separates Forest View from Tetherdown. There are some trees located on the sites boundary.</p> | | | |
| Planning History | | | |
| <p>For planning history of Four Winds and Forest View please refer to CG-GB-59(a). In 1984 planning permission was refused for a two storey side extension, single storey front and rear extensions and alterations to existing house to form separate unit of living accommodation at Tetherdown. In 1981 outline planning was granted for a glasshouse at Tetherdown. A two storey side extension and detached garage was granted approval in 1984 at Tetherdown.</p> | | | |
| Development Proposal | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> |
| Other | <input type="checkbox"/> | | |
| Local Plan 2005 (Policy H11) | 114 | | |
| 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 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 | | | | | |
| 670m -Primary School (Goffs) | | 2.74km - Secondary School (Goffs) | | 3.93km–Employment Area (New River Industrial Estate) | |
| 0m - Green Space (adjoins Richardson Crescent) | | 1.23km -Healthcare Centre (Valley View) | | 11.3km - Hospital (with A&E) (Barnet) | |
| 3.71km - Town/District Centre (Brookfield) | | 1km - Local Centre (1-5 Masons Parade) | | 4.6km -Leisure Centre (Laura Trott) | |
| 3.8km - A10 Junction (Church Lane) | | 1.6km - Railway Station (Cuffley) | | 961mm - Bus Service (Smiths Close) | |
| 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 may be susceptible to ground water flooding. | | | | | |
| Access and Transport Comments | | | | | |
| The site benefits from a number of access points from Newgatestreet Road. It is considered that should development come forward, some of these access points would require closing. An assessment into the impact that this site could have on the local and wider strategic road network would require further investigation. There are footpaths on the western side of Newgatestreet Road, which lead to Goffs Oak Village Centre. Connections to these would be required. Cycle access to the site would need to be provided. | | | | | |
| Utility Provision | | | | | |
| Electricity | Cables available along Newgatestreet Road | | | | |
| Gas | A low pressure gas main is located along Newgatestreet Road | | | | |
| Water | A water main is located along Newgatestreet Road | | | | |
| Sewerage | The closest foul sewer and surface sewer is located to the north east of the site, at Richardson Crescent. | | | | |
| 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 | |
|---|---|
| <ul style="list-style-type: none"> • The site is included within area C30 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C30 performs strongly against the Green Belt purposes and proposed no change to the boundary in this location. However, it should be noted that the review also stated that there is the opportunity to create a stronger Green Belt boundary in C11-C30 as these areas have "extremely weak boundaries", which means that there are no real barriers to prevent encroachment between settlements. • This site has weak boundaries to the north and east that are not likely to endure beyond the Plan period or prevent further encroachment into the Green Belt. • Contained within the sites boundaries is Meadow by Forest View, a local wildlife site. The Council will resist the development on a wildlife site unless it can be shown that it benefits the local community. The local wildlife designation does not cover the entirety of the site, but a significant proportion, which will reduce the sites developable 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 | CG-GB-60 | | | | |
| Site Name | Rosedale Meadow | | | | |
| 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 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 two private companies. | | | | |
| Surrounding Uses | N | Local Wildlife Site, Green Belt | | | |
| | E | Residential | | | |
| | S | Residential, Green Belt | | | |
| | W | Green Belt | | | |
| Site Description The site is broadly rectangular in shape and relatively flat. It is predominantly open field in nature, with a number of trees scattered throughout. | | | | | |
| Planning History A planning application for the erection of 1five bed and 4 four bed dwellings with access road, associated landscaping, car and cycle parking was refused in 2013. | | | | | |
| Development Proposal Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other <input type="checkbox"/> Local Plan 2005 (Policy H11) Submitted Proposal <input type="checkbox"/> 5 <input type="checkbox"/> | | | | | |
| 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 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 was proposed to be designated as a local wildlife site in the emerging Local Plan. | | | | | |

| Accessibility – distance as the crow flies | | |
|--|---|---|
| 790m-Primary School (Bonneygrove) | 630m - Secondary School (Goffs) | 2.5km –Employment Area (New River Industrial Estate) |
| 110m - Green Space (Claremont) | 1km -Healthcare Centre (Stockwell Lodge) | 12km - Hospital (with A&E) (Barnet) |
| 2.17km - Town/District Centre (Brookfield) | 960m - Local Centre | 2.51km -Leisure Centre (Laura Trott) |
| 1.86km- A10 Junction (Church Lane) | 2.75km - Railway Station (Cuffley) | 171m - Bus Service (Colesgrove Farm) |
| 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 may be some surface water flooding. | | |
| Access and Transport Comments | | |
| There is no current vehicular access to the site. There is a set of gates at Faints Close which can be used to access the site. Faints Close is considered to be the only feasible access point to the site. There are no footpaths through Faints Close. Footpaths begin when Faints Close and Caldecote Avenue meet. | | |
| Utility Provision | | |
| Electricity | Connections available at the existing properties to the east and south. | |
| Gas | A low pressure gas main is located to the south at Faints Close. | |
| Water | A water main is located to the south at Faints Close | |
| Sewerage | A foul sewer and surface sewer is located to the south at Faints 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. However, the promoter stated during the Local Plan (Regulation 18) consultation that this site is adjacent to the proposed Rosedale Park development and could be developed as part of the series of integrated communities. They continue by stating that the development on the Faints Close site is also important being able to provide important pedestrian connections as required in relation to both Rosedale Park North and Rosedale Park South. The site can be delivered at an early stage to provide much needed family dwellings – the site could provide 5 dwellings by 2018. The promoter states that access to the site already exists and all the utilities are available. The promoter submitted a map which shows that the site is no longer designated as a wildlife site. | | |
| 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 still designated as a local wildlife site, Meadow South of Rosedale Sports Ground, as shown by Council records. The Council will resist development on local wildlife sites unless it can be shown that its development benefits the wider community. The Council will be checking the exact boundaries through the Local Plan process. | | |

- A scheme (07/13/0954/F) similar to the proposal submitted by the promoter during the Local Plan consultation was refused, not only due to its being inappropriate form of development within the Metropolitan Green Belt and resulting in built form on land which is currently designated as a local wildlife site, but the development would fail in meeting Privacy Guidelines laid out in the Borough Wide Supplementary Guidance (Adopted August 2004 – updated 2013) which means that the proposal would create a material loss of privacy at the rear of the properties in Thompson Close. The scheme was also refused due to an unacceptable impact on the TPO trees within the site.

Is this site considered to be suitable for development?

Yes

No



| Site Information | | Site Location Map | |
|---|---|--|--------------------------|
| Site Reference Number | CG-GB-61(a) | | |
| Site Name | Limes Nursery | | |
| Site Area | 3.3 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 multiple owners for this site. | | |
| Surrounding Uses | N | Green Belt, Cheshunt Common, Bridleway | |
| | E | Green Belt, Hawthorn Nursery | |
| | S | Hammondstreet Road, Green Belt | |
| | W | Hammondstreet Open Space | |
| | | | |
| Site Description | | | |
| <p>The site is relatively square in shape and relatively flat. The sites consists of a number of glasshouse structures, in varying conditions (i.e. one glasshouse had no glass at all and scrubs growing around the frame, some glasshouses just had areas of broken glass, one was still in active use). In between these glasshouses are areas of track, areas where there was a build-up of rubbish/debris and a single agricultural dwelling. There are areas of the track which runs through the site which is in poor condition. There are some trees located within the site and on the sites boundary; however, it should be noted that the bridleway to the north is clearly visible from the site as well as the adjoining nursery to the east. The glasshouses can also be seen from the park to the west of the site; however there is some shielding from the trees that line this boundary. There were low-lying wires in some areas of the site which are connected to a number of telegraph poles.</p> | | | |
| Planning History | | | |
| <p>Residential Development was refused in 1990. The siting and use of caravan for seasonal workers each year from 1st March until 31st October was granted conditional approval. The erection of an agricultural workers bungalow was refused in 2005. Various extensions and improvements have been granted for the glasshouse. A prior notification for the erection of an agricultural workers bungalow was refused in 2010.</p> | | | |
| Development Proposal | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> |
| Local Plan 2005 (Policy H11) | 100 | Other | <input type="checkbox"/> |
| 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 checked="" type="checkbox"/> |
| Lee Valley Regional Park | <input type="checkbox"/> | <input type="checkbox"/> | Cheshunt Common | <input checked="" type="checkbox"/> | <input checked="" 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 | | | | | |
| 1.4km -Primary School (Goffs Oak) | | 2.5km- Secondary School (Goffs) | | 3km -Employment Area (New River Industrial Trading Estate) | |
| 0m - Green Space (Hammondstreet) | | 1.5km -Healthcare Centre (Valley View) | | 12.25km- Hospital (with A&E) (Barnet) | |
| 2.95km - Town/District Centre (Brookfield) | | 700m - Local Centre (Hammondstreet) | | 4km -Leisure Centre (Laura Trott) | |
| 3.2km - A10 Junction (Church Lane) | | 2.52km- Railway Station (Cuffley) | | 138m - Bus Service (Smiths) | |
| 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 flooding issues identified for this site. | | | | | |
| Access and Transport Comments | | | | | |
| The site can be currently accessed from Hammondstreet Road. There are footpaths along the northern side of Hammondstreet Road. The current vehicular access point will require improvement if development was to occur. Depending upon the density of the site a transport assessment may be required. There is a public right of way to the rear of the site. | | | | | |
| Utility Provision | | | | | |
| Electricity | | Available at Bread and Cheese Lane or to the south at Hammondstreet Road | | | |
| Gas | | A low pressure gas main is located along Hammondstreet Road | | | |
| Water | | A water main and trunk main is located along Hammondstreet Road | | | |
| Sewerage | | A foul sewer is located to the south of the site, near 431 and 433 Hammondstreet 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 of the site stated that is unviable to continue the existing use of the site and that any attempt to revive any such use would not be possible. Without there being significant incentive to redevelop the site, it will fall into disrepair, with the cost of repair and upgrading the premises being unjustifiable. The promoter stated that the site represents a significant opportunity of turning a derelict brownfield site into a high quality housing development, providing much needed housing and helping to meet the Council’s need for housing as part of its 5-year supply. The site is effectively constraint free in respect of the principle of redevelopment for convention residential use, rather than solely for self-build which is unlikely to be viable in isolation. A feasibility scheme was carried out which identified that there is scope for around 109 dwellings, subject to factors such as mix of units and density, which could be amended. The promoter stated that the site is deliverable and that the Council’s own Green Belt Review identified the site as “relatively unconstrained and a derelict brownfield site [which] means this should be considered as a possibility for development”.

Suitability Comments

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

- The site is included within area C10 identified in the Council’s Green Belt Review (Scott Wilson, 2008). The review states that area C10 performs strongly against Green Belt purposes and no change to the boundary in this location were proposed.
- The 2005 Local Plan Inspectors Report states that Limes Nursery performs the green belt functions of separating the built up area of Cheshunt and Hammondstreet, and although partly developed with glasshouses and some small outbuildings, prevent these settlements from encroaching into the countryside.
- The ‘Goffs Oak Development Options Report’ notes that development to address dereliction on sites such as Limes would result in the creation of ‘villages’ of development isolated from services and transport. It continues by stating that the adoption of this approach would result in unsustainable urban sprawl, the likely merging of settlements and the steady erosion of the character of Goffs Oak.

However, subject to the sites compliance with emerging Policy GB2: Residential Development on Derelict Glass House Sites, the site could be subdivided into self-build housing plots.

| | |
|--|---|
| 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-GB-61(b) | | | |
| Site Name | Limes Nursery and Rosary Nursery | | | |
| Site Area | 4.27 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 multiple owners for this site | | | |
| Surrounding Uses | N | | | Green Belt, Cheshunt Common |
| | E | | | Green Belt, Hawthorn Nursery |
| | S | | | Hammondstreet Road, Green Belt |
| | W | Hammondstreet Open Space | | |
| Site Description | | | | |
| <p>Refer to CG-GB-61(a) for site description for Limes. Rosary Nursery is irregular in shape. The majority of the site consists of a number of derelict glasshouses, none of which are currently in use and have areas of broken glass. To the north/north-east of the glasshouse structure is a water tower building (which is taller than the glasshouse structures). Also located to the north of the structures is a shed and a port –a-cabin and an untidy area of grass/scrub land. Adjoining the western boundary is a number of containers. There is a clear view into Limes Nursery from the western border. The northern, southern and eastern boundary do have trees, however, there is a gap in the north eastern corner which provides a clear view into the adjoining field. To the south of the glasshouse structures is an area of hardstanding, a residential dwelling and shed. Over-head power lines are located over the site.</p> | | | | |
| Planning History | | | | |
| For the planning history of Limes Nursery, please refer to CG-GB-61. No planning history of note for Rosary nursery. | | | | |
| Development Proposal | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | |
| | | Other | <input type="checkbox"/> | |
| Local Plan 2005 (Policy H11) | - | | | |
| Submitted Proposal | 109 | | | |

| 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 checked="" type="checkbox"/> |
| Lee Valley Regional Park | <input type="checkbox"/> | <input type="checkbox"/> | Cheshunt Common | <input type="checkbox"/> | <input checked="" 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 | | | | | |
| 1.4km -Primary School (Goffs) | | 2.27km - Secondary School (Goffs) | | 2.9km –Employment Area (New River Industrial Trading Estate) | |
| 0m - Green Space (Hammondstreet) | | 1.5km -Healthcare Centre (Valley View) | | 12.25km - Hospital (with A&E) (Barnet) | |
| 2.8km - Town/District Centre (Brookfield) | | 620m - Local Centre (Hammondstreet Road) | | 4km -Leisure Centre (Laura Trott) | |
| 3.1km - A10 Junction (Church Lane) | | 2.52km - Railway Station (Cuffley) | | 90m - Bus Service (Dahlia Close) | |
| 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 flooding issues identified for this site. | | | | | |
| Access and Transport Comments | | | | | |
| The site can be currently accessed from Hammondstreet Road. There are footpaths along the | | | | | |
| Utility Provision | | | | | |
| Electricity | | Available at Bread and Cheese Lane or to the south at Hammondstreet Road | | | |
| Gas | | A low pressure gas main is located along Hammondstreet Road | | | |
| Water | | A water main and trunk main is located along Hammondstreet Road | | | |
| Sewerage | | A foul sewer is located to the south of the site, near 431 and 433 Hammondstreet 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 | |
| <p>The promoter of the site stated that is unviable to continue the existing use of the site and that any attempt to revive any such use would not be possible. Without there being significant incentive to redevelop the site, it will fall into disrepair, with the cost of repair and upgrading the premises being unjustifiable. The promoter stated that the site represents a significant opportunity of turning a derelict brownfield site into a high quality housing development, providing much needed housing and helping to meet the Council's need for housing as part of its 5-year supply. The site is effectively constraint free in respect of the principle of redevelopment for convention residential use, rather than solely for self-build which is unlikely to be viable in isolation. A feasibility scheme was carried out which identified that there is scope for around 109 dwellings, subject to factors such as mix of units and density, which could be amended. The promoter stated that the site is deliverable and that the Council's own Green Belt Review identified the site as "relatively unconstrained and a derelict brownfield site [which] means this should be considered as a possibility for development".</p> | |
| Suitability Comments | |
| <p>The site is not considered to 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 (C10) performs strongly against Green Belt purposes and no change to the boundary in this location were proposed. • The 2005 Local Plan Inspectors Report states that Limes Nursery performs the green belt functions of separating the built up area of Cheshunt and Hammondstreet, and although partly developed with glasshouses and some small outbuildings, prevent these settlements from encroaching into the countryside. • The 'Goffs Oak Development Options Report' notes that development to address dereliction on sites such as Limes and Rosary would result in the creation of 'villages' of development isolated from services and transport. It continues by stating that the adoption of this approach would result in unsustainable urban sprawl, the likely merging of settlements and the steady erosion of the character of Goffs Oak. • The site forms part of the strategic gap separating West Cheshunt from the Hammondstreet development. The development of this site could result in their coalescence. <p>However, subject to the sites compliance with emerging Policy GB2: Residential Development on Derelict Glass House Sites, the site could be subdivided into self-build housing plots.</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-GB-62 | | | | |
| Site Name | Cuffley Hill Comprehensive | | | | |
| Site Area | 4.3 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 landowners for this site. | | | | |
| Surrounding Uses | N | | | Green Belt, Residential | |
| | E | Residential | | | |
| | S | Cuffley Hill, Residential | | | |
| | W | Wooded Area, Green Belt | | | |
| Site Description | | | | | |
| This site is formed of three different sites: CG-GB-02, CG-GB-48 and CG-GB-65. Please refer to these forms for site descriptions. | | | | | |
| Planning History | | | | | |
| Please refer to CG-GB-02, CG-GB-48 and CG-GB-65 for the sites planning history. | | | | | |
| Development Proposal | | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Local Plan 2005 (Policy H11) | | | | | |
| Submitted Proposal | 46 (Local Plan 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 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 for residential development in emerging Policy GO5: North of Cuffley Hill. The draft Plan identified that this site has the ability to provide 46 dwellings and public open space. | | | | | |

| Accessibility – distance as the crow flies | | |
|--|--|---|
| 190m -Primary School (Goffs) | 2.4km - Secondary School (Goffs) | 4km –Employment Area (New River Trading Estate) |
| 420m - Green Space (Jones Road) | 550m -Healthcare Centre (Valley View) | 10.56km- Hospital (with A&E) (Barnet) |
| 3.77km - Town/District Centre (Brookfield) | 400m - Local Centre (1-3 Newgatestreet Road) | 4.24km -Leisure Centre (Laura Trott) |
| 3.62km - A10 Junction (Church Lane) | 930m - Railway Station (Cuffley) | 50m - Bus Service (Robinson Avenue) |
| 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 may be some ground water and surface water issues. | | |
| Access and Transport Comments | | |
| The site benefits from vehicular access from Cuffley Hill. It is considered that as this site can come forward in two different sections, there will need to be two different access points. | | |
| Utility Provision | | |
| Electricity | Connections available in the existing residential area to the south or east. | |
| Gas | A low pressure gas main is located along Cuffley Hill | |
| Water | A water main is located along Cuffley Hill. | |
| Sewerage | A foul sewer is located at the residential properties (102-100) to the south of the site. A surface sewer is located along Cuffley Hill. | |
| 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 | | |
| Refer to forms CG-GB-02. CG-GB-48 and CG-GB-65. | | |
| 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 included within area C33 of the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C33 performs poorly against the Green Belt purposes, its location meaning that it does little in terms of preventing sprawl. The other part of this site lies within area C34, which the review states performs strongly against Green Belt purposes 1 and 2, and plays a poor role against Purpose 3. However, under Option 2 parts of C31, C33 and C34 are proposed for removal as "<i>the removal of these sub areas would enable a more robust and defensible long-term boundary that would more effectively prevent encroachment westwards from Goffs Oak</i>". The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) identifies this site as part of Development Approach 2: Goffs Oak Village Expansion. The sites which form this site are considered suitable in principle. The report concluded that this approach would minimise the impact of development, and by adding more residents to the village could strengthen the provision of services and public transport within and to it. The site is considered to be in a sustainable location for residential development; it is close to local facilities, primary provision and modes of sustainable transport. . | | |

| | |
|---|---|
| <p>However, it should be noted that there are a number of protected trees on this site. Due to this it is considered that the density outlined in the Local Plan is appropriate for this site and would be able to provide a number of dwellings within a spacious woodland setting.</p> | |
| <p>Is this 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 representations received during the Local Plan (Regulation 18) Consultation indicate that this site is available for development, with two developers having options over this site. It is considered that there are no legal/ownerships constraints that would prevent this site from coming forward.</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>There are two developers associated with this site. Their interest in the site indicates that it is viable. With the exception of its currently Green Belt designation, it is considered that there are no planning constraints that would prevent the site coming forward for development. It is considered that road works necessary to gain vehicle access to this site will not have a significant impact on the sites viability. The proximity of the site to the urban area means that it will be able to benefit from existing infrastructure (i.e. road network, utilities).</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-GB-63 | | | | |
| Site Name | Goffs Lane Comprehensive | | | | |
| Site Area | 2.55 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 multiple owner for this site | | | | |
| Surrounding Uses | N | Goffs Lane, InEx nurseries | | | |
| | E | Green Belt | | | |
| | S | Green Belt , Theobalds Brook | | | |
| | W | Green Belt, Myles Court, Goffs Oak House | | | |
| Site Description | | | | | |
| Refer to CG-GB-09, CG-GB-34 and CG-GB-121 for site description. | | | | | |
| Planning History | | | | | |
| Refer to CG-GB-09, CG-GB-34 and CG-GB-121 for the planning history. | | | | | |
| Development Proposal | | | | | |
| Residential <input checked="" type="checkbox"/> | | Commercial <input type="checkbox"/> | | Other <input type="checkbox"/> | |
| Local Plan 2005 (Policy H11) | | | | | |
| Submitted Proposal | 45 (Local Plan allocation) | | | | |
| 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 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 allocate this site for 45 dwellings in emerging Policy GO3: South of Goffs Lane. | | | | | |



| Accessibility – distance as the crow flies | | |
|---|--|---|
| 360m -Primary School (Woodside) | 1.56km - Secondary School (Goffs) | 3.3km –Employment Area (News International) |
| 80m - Green Space (Goffs) | 140m-Healthcare Centre (Valley View) | 11km - Hospital (with A&E) (Barnet) |
| 3km - Town/District Centre (Brookfield) | 170m - Local Centre (684-696 Goffs Lane) | 3.4km -Leisure Centre (Laura Trott) |
| 2.75m - A10 Junction (Churchgate) | 1.75km - Railway Station (Cuffley) | 300m - 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 type="checkbox"/> |
| Additional Flood Risk Comments | | |
| There may be some ground and surface water flooding problems. | | |
| Access and Transport Comments | | |
| There are various access points to the site from Goffs Lane. If this site came forward, it is considered that only one vehicular access points will be required. The most appropriate access point, and the impact that this site would have on the local strategic road network, should be investigated. Goffs Lane has footpaths along both sides of the road. Connections to these will be required. Cycle access to the site should be created. | | |
| Utility Provision | | |
| Electricity | Cables available along Goffs Lane | |
| Gas | A low pressure gas main is located along Goffs Lane | |
| Water | A water mains is located along Goffs Lane | |
| Sewerage | A foul sewer and surface sewer is located along Goffs 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 | | |
| Refer to CG-GB-09, CG-GB-34 and CG-GB-121 | | |
| Suitability Comments | | |
| <p>This site is considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> The site is included within area C24 identified in the Council's Green belt Review (Scott Wilson, 2008). The review states that area C24 performs strongly against Green Belt purposes, however, due to the extremely weak boundaries within sub areas C11-C30 there are no real barriers to prevent encroachment between settlements due to the incremental development that has occurred over the years. Therefore, there is the opportunity to transform the Green Belt boundary in this location in order to create a far stronger boundary around the edge. The review considered allocating area C24 and provided the following analysis: <i>"Archaeology is the only site constraint against a number of opportunities including reasonable accessibility and proximity to services, high level of derelict/vacant brownfield land and regeneration potential. On this basis the site maybe suitable for built development"</i>. | | |

- The site has been assessed as part of Development Approach 2 in the Goffs Oak Development Options Report (Broxbourne Borough Council, 2016). The report notes that the development of this site would enable protection and remediation of the various storage and industrial uses on site, and that the site could be used to create a 'gateway' to Goffs Oak Village. The overall benefits identified for Development Approach 2 included; the provision of an appropriate level of housing through relatively minor Green Belt boundary revisions, in part the Green Belt boundary around Goffs Oak village could be more logical and hence defensible in the future, fairly unattractive sites would be removed from the Green Belt and could potentially create more attractive gateways into the village and residents of the new development would have good access to services, facilities and transport.
- The site is considered to be in a sustainable location for residential development; it is close to local facilities, education provision and some modes of sustainable transport. It is also with the sustainable distance recommended by Barton et al (2010) for a doctor's surgery and green space.

However, it is considered that the field located in the south-western corner of this site should not be included within the proposed allocation/developed on. This is due to the site being predominantly green field in nature and development on this site would have a detrimental impact on the views into Theobalds Brook Valley. Please refer to the Council's Green Belt Topic Paper (June 2017) for a revised site outline for GO3: South of Goffs Lane. 3w

| | |
|--|---|
| Is this site considered to be suitable for development? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Availability Comments | The sites that form this site have been actively promoted to the Council for development through the Local Plan (Regulation 18) consultation. As part of these representations, one of the landowners confirmed the sites availability for development while another noted its inclusion within the allocation. Since the Local Plan consultation, a developer has obtained an option over part of this site and is currently in discussions with the other landowner. |
| 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 is developer interest in this site, which suggests that it is viable. The sites proximity to the built up area of Goffs Oak will enable it to benefit from existing infrastructure. Remediation work may be required due to the previous industrial use, which could have an impact on its viability. The costs of building on this site are not considered to be significant to have a detrimental impact on the sites overall viability. The mitigation measures required as a result of the policy constraints on this site may impact 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-GB-64 | | | | |
| Site Name | Thorn Nursery | | | | |
| Site Area | 0.7 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 | There are various landowners for this site. | | | | |
| Surrounding Uses | N | Green Belt, Open Fields | | | |
| | E | Cheshunt Common | | | |
| | S | Residential | | | |
| | W | Newgatestreet Road, Residential | | | |
| Site Description | | | | | |
| The main part of the site is rectangular in shape and relatively flat. The site is open field in nature, with a number of trees scattered across the site, with a large cluster located in the western region. There are two structures located in the western region of the site. A small, narrow track connects the site to Newgatestreet Road. | | | | | |
| Planning History | | | | | |
| No history of note. | | | | | |
| Development Proposal | | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Local Plan 2005 (Policy H11) | 20 | | | | |
| 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 checked="" 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 | | |
|--|---|---|
| 230m -Primary School (Goffs) | 2.5km - Secondary School (Goffs) | 3.83km –Employment Area (New River Trading Estate) |
| 550m - Green Space (Richardson Crescent) | 830m -Healthcare Centre (Valley View) | 11.1km- Hospital (with A&E) (Barnet) |
| 3.61km - Town/District Centre (Brookfield) | 620m - Local Centre (1-5 Masons Parade) | 4.35km -Leisure Centre (Laura Trott) |
| 3.55km - A10 Junction (Church Lane) | 1.36km - Railway Station (Cuffley) | 831m - Bus Service (Goffs Oak 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 type="checkbox"/> |
| Additional Flood Risk Comments | | |
| The site may suffer from ground water flooding. | | |
| Access and Transport Comments | | |
| The site can be accessed from Newgatestreet Road; however this is via a gate and track. This track is narrow and would require widening if development was to come forward. The visibility of the entrance would also require improving. There are footpaths along both sides of Newgatestreet Road which lead to Goffs Oak Village Centre. Connections to these would be required. Cycle access to the site would need to be installed. | | |
| Utility Provision | | |
| Electricity | Cables available at Newgatestreet Road | |
| Gas | A low pressure gas main is located along Newgatestreet Road | |
| Water | A water main is located along Newgatestreet Road | |
| Sewerage | A foul sewer and surface 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>This 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 in area C30 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C30 area performs strongly against the Green Belt boundary and proposed no change to the boundary in this location. However, it should be noted that the review also stated that there is the opportunity to create stronger Green Belt boundary in C11-C30 as these areas have "extremely weak boundaries" which means that there are no real barriers to prevent encroachment between settlements. This site has weak Green Belt boundaries to the south. These weak boundaries are not likely to ensure beyond the Plan period or prevent further encroachment into the countryside. This site contributes to preventing the outward sprawl of Goffs Oak and plays a role in maintaining the strategic gap between Goffs Oak Village and the Hammondstreet settlement. | | |
| 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-GB-65 | | | | | |
| Site Name | Fairmead Nursery | | | | | |
| Site Area | 0.87 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 landowners for this site | | | | | |
| Surrounding Uses | N | Residential | | | | |
| | E | Residential | | | | |
| | S | Residential | | | | |
| | W | Derelict Nursery Site, Green Belt | | | | |
| | | | | | | |
| Site Description | | | | | | |
| <p>The site is rectangular in shape. The southern region of the site is formed of the garden land for the residential dwelling to the south of the site (90 Cuffley Hill). There are various structures within the northern region of the site (portacabins, sheds, abandoned cars) within bramble and. Within the central region of the site, there is a cluster of trees along the eastern boundary. The site is separated from its neighbouring nursery to the west by line trees/hedgerows. See also CG-GB-62, CG-GB-02 and CG-GB-48</p> | | | | | | |
| Planning History | | | | | | |
| A bungalow and garage were 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 | 12 (Local Plan allocation) | | | | | |
| 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 allocate this site for residential development, as part of emerging Policy GO5. The Plan identifies that this site, Fairmead Nursery, has the capacity to deliver 12 dwellings. | | |
| Accessibility – distance as the crow flies | | |
| 203m -Primary School (Goffs) | 2.5km - Secondary School (Goffs) | 4km –Employment Area (New River Trading Estate) |
| 410m - Green Space (Jones Road) | 560m -Healthcare Centre (Valley View) | 10.6km - Hospital (with A&E) (Barnet) |
| 3.8km - Town/District Centre (Brookfield) | 310m - Local Centre (1-5 Masons Parade) | 4.35km -Leisure Centre (Laura Trott) |
| 3.6km - A10 Junction (Church Lane) | 1.08km - Railway Station (Cuffley) | 25m- Bus Service (Robinson Avenue) |
| 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 may be some ground water and surface water issues. | | |
| Access and Transport Comments | | |
| There is no vehicular access to this site. The residential property to the south of the site (90 Cuffley Hill) does have vehicular access, which could be extended to this site. Connections to the footpaths along Cuffley Hill will need to be created. Cycle access to the site will also need to be created. | | |
| Utility Provision | | |
| Electricity | Connections available in the existing residential area to the south or east | |
| Gas | A low pressure gas main is located along Cuffley Hill | |
| Water | A water main is located along Cuffley Hill. | |
| Sewerage | A foul sewer is located at the residential properties (102-100) to the south of the site and to the east at Robinson avenue. A surface sewer is located along Cuffley Hill | |
| 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 this site, in conjunction with CG-GB-02, is in a highly sustainable location on the western edge of Goffs Oak, within a short distance of the local amenities and services. The promoter stated that the site has the capacity to accommodate development, whilst maintaining the overall purpose of the borough's Green Belt. There are no impediments constraining the development of this site. A number of technical documents were submitted to support the sites promotion; this included a tree assessment, landscape and Green Belt appraisal, Initial Development Design Framework and a Transport Appraisal. These documents, and the representations made for this site and CG-GB-02 can be found on the Council's website by using the following link: www.broxbourne.gov.uk/lpsites | | |

| Suitability Comments | |
|--|---|
| <p>This site is considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> • The site is included within area C33 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C33 <i>"Performs poorly against Green Belt purposes, its location meaning that it does little in terms of preventing sprawl. In reality, also does little to separate existing settlements and thus, if anything, could score lower than attributed here"</i> and proposed its removal (in full and in part) as part of Option 1 and 2. • The Council's 'Review of the Inner Boundary of the Metropolitan Green Belt within the Borough of Broxbourne' concluded that it is not necessary to "retain an area of physically enclosed land" and that the land has potential for residential development and should be allocated as either a short term Housing site or as Reserve Housing Land. • The site was considered as part of Development Approach 2: Goffs Oak Village Expansion (Broxbourne Borough Council, 2016), in the Goffs Oak Development Options report. The report states that this site, in conjunction with CG-GB-02 and CG-GB-48, is suitable in principle, but notes that there are a number of protected trees within the site which should be retained if development came forward. • The site is considered to be in a sustainable location for development; it is close to local facilities, primary education and modes of sustainable transport. This point is reiterated in the 2005 Local Plan Inspector's Report. | |
| Is this site considered to be suitable for development? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Availability Comments | The site has actively been promoted to the Council through the Local Plan consultation (Regulation 18). During this consultation, the promoter of the site stated that it was available for development in the short-term. |
| 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. With the exception of the sites Green Belt designation, it is considered that there are no policy constraints that would prevent the development of this site. Due to the sites proximity to the urban area of Goffs Oak means that it can benefit from existing infrastructure i.e. roads, utilities. |
| 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-GB-66 | | | | |
| Site Name | Burleigh Field | | | | |
| Site Area | 3.7 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 two landowners for this site | | | | |
| Surrounding Uses | N | Open Field, Green Belt | | | |
| | E | Newgatestreet Road, Residential | | | |
| | S | Green Belt, Residential | | | |
| | W | Open field, Green Belt | | | |
| | | | | | |
| Site Description | | | | | |
| The square-shaped site and slopes down to the west. It is open field in nature, with a number of bushes/shrubs scattered through the site. There is a high concentration of bushes/shrubs within the south western central region of the site. A number of trees are located on the sites northern, eastern and western boundaries. There are some trees on the southern boundary however these are spaced out. | | | | | |
| Planning History | | | | | |
| Residential development west of Newgatestreet Road was refused in the late 50s. | | | | | |
| Development Proposal | | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Local Plan 2005 (Policy H11) | 111 | | | | |
| 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 | | | | | |

| Accessibility – distance as the crow flies | | |
|---|---|---|
| 460m -Primary School (Goffs) | 2.82km - Secondary School (Goffs) | 4.1km –Employment Area (New River Trading Estate) |
| 520m - Green Space (Richardson Crescent) | 1.17m -Healthcare Centre (Valley View) | 11.2km - Hospital (with A&E) (Barnet) |
| 3.86km - Town/District Centre (Brookfield) | 930m - Local Centre (1-5 Masons Parade) | 4.71km -Leisure Centre (Laura Trott) |
| 3.9km - A10 Junction (Church Lane) | 1.31km - Railway Station (Cuffley) | 1.1km -Bus Service (Goffs Oak 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 | | |
| The site may suffer from ground water flooding and surface water flooding. | | |
| Access and Transport Comments | | |
| Current access to the site is via a gate from Newgatestreet Road. This access point and its visibility will need to be improved if development came forward. Due to the amount of development that this site could accommodate, a transport assessment will be required. There are footpaths on the western side of Newgatestreet Road. Connections to this footpath will be required. Cycle access to the site will be required. | | |
| Utility Provision | | |
| Electricity | Electricity cables available at Newgatestreet Road | |
| Gas | A low pressure gas main is located along Newgatestreet Road | |
| Water | A water main is located along Newgatestreet Road | |
| Sewerage | The closest foul sewer and surface sewer are located to the south of the site, by the entrance to Chiltern 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>This 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 C30 identified in the Council's Green Belt Review. The Review states that area C30 performs strongly against the Green Belt purposes and proposed no change to the boundary in this location. However, it should be noted that the review also stated that there is the opportunity to create stronger Green Belt boundaries in C11-C30 as these areas have "extremely weak boundaries" which means that there are no real barriers to prevent encroachment between settlements. This site has weak Green Belt boundaries to the north, south and west. These weak boundaries are not likely to endure beyond the Plan period or prevent further encroachment into the countryside. The site plays a role in maintaining the strategic gap between the Hammondstreet settlement and Goffs Oak Village. | | |
| 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-GB-67 | | | | |
| Site Name | Cross Nursery | | | | |
| Site Area | 2.2 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 | Green Belt | | | |
| | E | Green Belt | | | |
| | S | Theobalds Nursery, Green Belt | | | |
| | W | Newgatestreet Road, Green Belt | | | |
| Site Description | | | | | |
| <p>The site is relatively rectangular in shape and slopes to the east. There are a number of derelict structures located on the site, which include glasshouse structures and sheds. Within the southern regions there are also remnants of a previous structure. There are areas of hardstanding across the site, with an area of scrubland and a pond located within the eastern region.</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 | 28 | | | | |
| 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 | | | | | |

| Accessibility – distance as the crow flies | | |
|---|---|---|
| 460m -Primary School (Goffs) | 2.61km - Secondary School (Goffs) | 3.84km –Employment Area (New River Trading Estate) |
| 300m - Green Space (Richardson Crescent) | 1.02km -Healthcare Centre (Valley View) | 11.2km - Hospital (with A&E) (Barnet) |
| 3.67km - Town/District Centre (Brookfield) | 820m - Local Centre (1-5 Masons Parade) | 4.47km -Leisure Centre (Laura Trott) |
| 3.68km - A10 Junction (Church Lane) | 1.44km- Railway Station (Cuffley) | 1.01km- 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 type="checkbox"/> |
| Additional Flood Risk Comments | | |
| There may be ground water and surface water flooding. | | |
| Access and Transport Comments | | |
| The site can be accessed via a narrow track from Newgatestreet Road. This track would require widening if development was to occur. The visibility of the access point would also require improving. This area of Newgatestreet Road has a footpath on its western side. Connections to this footpath will be required. | | |
| Utility Provision | | |
| Electricity | Located at Newgatestreet Road. | |
| Gas | A low pressure gas main is located along Newgatestreet Road. | |
| Water | A water main is located along Newgatestreet Road | |
| Sewerage | A foul sewer and surface sewer is located to the south of the site, along Newgatestreet Road (near 147-149) | |
| 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>This site is not considered to be suitable for residential development (market) due to the following reasons:</p> <ul style="list-style-type: none"> The site is included within area C30 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C30 performs strongly against the Green Belt purposes and proposed no change to the Green Belt boundary in this location. However, it should be that the review also stated that there is the opportunity to create a stronger Green Belt boundary in C11-C30 as these areas have "extremely weak boundaries", which means that there are no real barriers to prevent encroachment between settlements. This site has weak green belt boundaries to the north, east and south. There are no permanent and defensible Green Belt boundaries for this site which will remain over a long period of time and prevent further encroachment into the countryside. | | |

- The site plays a role in maintaining the strategic gap between Goffs Oak and the Hammondstreet settlement.
- The development of this site will result in a small-scale isolated development. The site is too small to facilitate sustainable place-making.
- The Inspector for the Borough of Broxbourne Local Plan Second Review 2001-2011 made the following conclusions for this site: *“A substantial part of the objection site is covered with vacant glasshouses in various states of dereliction, and some other outbuildings. Although some of the buildings and storage areas do not contribute much to the openness of the green belt, the site and its surroundings remain essentially rural in character. It fulfils the Green Belt functions of preventing Cheshunt from sprawling into the countryside, and maintaining the gap between Goffs Oak and Hammondstreet. The site does not constitute PDL as defined in PPG3 and at present it does not represent a particularly sustainable location for new housing compared to other parcels of Green Belt land.”*

However, the Council’s emerging policy GB2 permits self-build development at low densities on derelict glasshouse sites. This is subject to the site meeting a number of conditions i.e. being erected prior to 20th October 2015; evidence that the site has been marketed for a period of a least one year at a realistic value for use as a horticultural business, and/or evidence is provided that the site is incapable of accommodating a viable horticultural business. Following a site visit, it is considered that part of this site (western region where derelict glasshouse sites are situated) would meet criteria II ii) of emerging Policy GB2.

Is this site considered to be suitable for development?

Yes

No



| Site Information | | Site Location Map | | | |
|---|---|---|------------------------------------|--------------------------|-------------------------------------|
| Site Reference Number | CG-GB-68 | | | | |
| Site Name | Park Lane Meadow | | | | |
| Site Area | 6 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 three landowners for this site. | | | | |
| Surrounding Uses | N | Green Belt, Paradise House, Open Field | | | |
| | E | Park Lane Paradise, Green Belt | | | |
| | S | Appleby Street, Appleby Street Open Space | | | |
| | W | Green Belt, Open Field | | | |
| Site Description | | | | | |
| The irregular shaped site gradually slopes to the north. It is predominantly open field in nature, with trees and hedgerows located along the sites boundary, with the exception of the boundary which adjoins Park House to the west. There is one structure located on the site, located roughly centrally along the sites northern boundary. From this structure a line of trees runs southwards, stopping within the middle of the upper segment 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 | 120 | | | | |
| 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 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 keep this site within the Green Belt | | | | | |

| Accessibility – distance as the crow flies | | |
|---|---|---|
| 570m -Primary School (Fairfields) | 1.56km - Secondary School (Goffs) | 1.62km –Employment Area (New River Trading Estate) |
| 0m - Green Space (Appleby Street) | 850m -Healthcare Centre (Stockwell) | 11.5km - Hospital (with A&E) (Princess Alexandra) |
| 1.46km - Town/District Centre (Brookfield) | 630m - Local Centre (Hammondstreet) | 2.84km -Leisure Centre (Laura Trott) |
| 1.75km- A10 Junction (Turnford) | 3.48km- Railway Station (Cuffley) | 450m - Bus Service (Peakes 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 | | |
| There may be some ground water flooding. The site is within a source protection zone. | | |
| Access and Transport Comments | | |
| There is gated access to the site from Appleby Street. The access point will require widening if development was to occur. To the east of the site is Park Lane Paradise, which is semi-rural in nature. The impact that this site would have on the local and strategic network of the borough will require further investigation. There are no public footpaths of street lighting along Appleby Street or Park Lane Paradise. Footpaths and lighting along Appleby Street will need to be installed if development came forward. Cycle infrastructure to the site will need to be installed. | | |
| Utility Provision | | |
| Electricity | Located in the main residential area to the south | |
| Gas | A low pressure gas main is located at Park House | |
| Water | A water main is located along Appleby Street to the south and to the east of the site at Park Lane Paradise | |
| Sewerage | A surface sewer is located to the south of the site at Springwood and Tennand 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 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 C5 and C6 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that both areas C5 and C6 perform strongly against Green Belt Purpose 1 and therefore merit retention. However, both areas perform poorly against Green Belt Purpose 2 and 3. No changes were proposed to the boundaries in these areas were proposed. • This site does not have strong defensible boundaries to the north, south and west. These green Belt boundaries would not be permanent and defensible over a long period. They would also not prevent further encroachment into the Green Belt. • The site contributes to preventing the outward sprawl of West Cheshunt. | | |
| 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-GB-69 | | | | |
| Site Name | Lucas House Farm | | | | |
| Site Area | 6.9 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. There is also a caution over part of this site. | | | | |
| Surrounding Uses | N | Crouch Lane, Open Field, Green Belt | | | |
| | E | Open Field, Woodham Nursery, Green Belt | | | |
| | S | Woodham Nursery, Local Wildlife Site, Green Belt | | | |
| | W | Nurseries, Green Belt, Crouch Lane | | | |
| | | | | | |
| Site Description | | | | | |
| The irregular shaped site slopes to the east. The site is predominantly open field in nature, with the exception of a small segment located within the northern region of the site which contains hardstanding a number of structures. Located in the southern region of the large cluster of trees. Additional clusters and lone trees are located throughout the site. A number of trees are located along the sites boundaries. | | | | | |
| Planning History | | | | | |
| No history of note. | | | | | |
| Development Proposal | | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Local Plan 2005 (Policy H11) | 207 | | | | |
| 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 type="checkbox"/> | <input type="checkbox"/> | Cheshunt Common | <input type="checkbox"/> | <input checked="" 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 | | |
| 430m-Primary School (Goffs) | 2km - Secondary School (Goffs) | 3.34km –Employment Area (New River Industrial Estate) |
| Goffs - Green Space (170m) | 310m -Healthcare Centre (Valley View) | 11.3km - Hospital (with A&E) (Barnet) |
| 3km - Town/District Centre (Brookfield) | 260m - Local Centre (1-5 Masons Parade) | 3.78km -Leisure Centre (Laura Trott) |
| 2.98km - A10 Junction (Church Lane) | 1.6km - Railway Station (Cuffley) | 3712 - 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 flooding issues identified. | | |
| Access and Transport Comments | | |
| The site can be accessed from Crouch Lane. Crouch Lane is narrow in places and semi-rural in nature. There is also a dropped kerb and gated entrance to this site from St James Road. Crouch Lane access point is considered to be the most suitable, if development was to come forward/ This access point will need to be improved to ensure that it is highway compliant. Due to the development capacity this site can deliver, an assessment into the impact that this would have on the local and wider strategic network will be required. There are no footpaths or street lighting along Crouch Lane. These will need to be installed if development was to come forward. Cycle access to the site would need to be provided. | | |
| Utility Provision | | |
| Electricity | Located in the main residential areas to the east and west | |
| Gas | The closest low pressure gas main is located to the east of the site (Poppy Walk, Bartrop Close) or to the west (Colston Crescent, Melvyn Close) | |
| Water | A water main is located along Crouch Lane | |
| Sewerage | Surface sewer and foul sewers are located to the west of the site at Poppy 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

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

- The site is included in area C29 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that this area performs strongly against Green Belt purposes, and proposed no amendment to the boundary in this location. However, it should be noted that the review also stated that there is the opportunity to create stronger Green Belt boundary in C11-C30 as these areas have "extremely weak boundaries" which means that there are no real barriers to prevent encroachment between settlements.
- This site has weak Green Belt boundaries to the east that would not be permanent and last beyond the Plan period or prevent further encroachment into the countryside. As a consequence of these weak Green Belt boundaries, it is possible that the development of could contribute to the coalescence of Goffs Oak Village and the St James settlement.
- The site contributes to preventing the further outward sprawl of St James'.

Is this site considered to be suitable for development?

Yes

No



| Site Information | | Site Location Map | | | |
|--|---|--|------------------------------------|--------------------------|--------------------------|
| Site Reference Number | CG-GB-70 | | | | |
| Site Name | Land at White Bungalow, St James' | | | | |
| Site Area | 0.9 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 three landowners for this site. | | | | |
| Surrounding Uses | N | Open Field, Green Belt | | | |
| | E | Twelve Acre Farm, Green Belt | | | |
| | S | Open Field, Residential Garden, Green Belt | | | |
| | W | Open Field, Green Belt | | | |
| | | | | | |
| Site Description | | | | | |
| The square-shaped site is relatively flat. It is open field nature, with trees located along its northern, eastern and western boundaries. A small cluster of trees is located in the south western corner. A fence follows the route of the public footpath that runs through 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) | 27 | | | | |
| 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 | | | | | |

| Accessibility – distance as the crow flies | | |
|--|--|--|
| 1.05km -Primary School (Goffs) | 1.52km - Secondary School (Goffs) | 2.87km –Employment Area (New River Trading Estate) |
| 180m - Green Space (Argent Way) | 670m -Healthcare Centre (Valley View) | 11.9km - Hospital (with A&E) (Barnet) |
| 2.61km - Town/District Centre (Brookfield) | 570m - Local Centre (Hammondstreet) | 3.4km -Leisure Centre (Laura Trott) |
| 2.6km - A10 Junction (Church Lane) | 2.2km - Railway Station (Cuffley) | 608m - Bus Service (Macintosh Close) |
| 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 | | |
| Consideration should be given to the impact that Rags Brook, located 100m to the north, could have on the site. There may be surface water flooding on the site | | |
| Access and Transport Comments | | |
| The site can be accessed via a track from St James Road. This access will require widening if development was to come forward. These improvements may require land to be brought outside of the site's boundaries. The track access doubles up as a public footpath. This footpath will need to be retained. A public footpath also runs through the site. Pedestrian and cycle access to the site will need to be created. | | |
| Utility Provision | | |
| Electricity | Electricity cables available to the south east of the site at Poets Gate | |
| Gas | A low pressure gas main is located to the south east of the site at Poets Gate | |
| Water | The closest water mains is located to the south east of the site at Poets Gate | |
| Sewerage | A foul sewer and surface sewer adjoin the site 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. | | |
| 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 C14 identified in the Council's Green Belt (Scott Wilson, 2008). The review states that this area C14 performs strongly against Green Belt Purposes 1 and 2, and poorly against Purpose 3. However, it should be noted that that the review also stated that there is the opportunity to create stronger Green Belt boundaries in C11-C30 as these areas have "extremely weak boundaries" which means that there are no real barriers to prevent encroachment between settlements. The sites boundaries are weak on all sides and would not be permanent and defensible over a long period of time. They would also not prevent further encroachment into the countryside. The development of this site will result in a small area of isolated development that is not close to | | |

local facilities and amenities. The site is also not large enough to facilitate sustainable place-making.

- The site plays a role in maintaining the local gap between West Cheshunt and St James' village.

Is this site considered to be suitable for development?

Yes

No



| Site Information | | Site Location Map |
|------------------------|---|-----------------------------|
| Site Reference Number | CG-GB-71(a) | |
| Site Name | In-Ex Nursery | |
| Site Area | 1.82 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 landowners for this site. | |
| Surrounding Uses | N | Green Belt, Residential |
| | E | Nursery, Green Belt |
| | S | Goffs Lane, Belt |
| | W | Goffs Oak Recreation Ground |



Site Description

The majority of the site is rectangular in shape and relatively flat. Located within the southern region of the site are the closed garden centre, small shops, car park and a café. Within the northern region of the site are glasshouse structures and hardstanding. Trees are located on the southern boundary. A strong tree line is located along the sites western boundary. See also CG-GB-16 and CG-GB-98

Planning History

There have been various planning applications for this site, which include a conditional approval for the continued use of change of position of part of car park for car wash and retention and colour treatment of canopy in 2013, and an application for the use of "The Mall" building for retail sales, demolition of bungalow, revised and extended parking layout, revised radii to point of access, erection of secure storage area which was withdrawn in 2012.

Development Proposal

| | | | | | |
|------------------------------|-------------------------------------|---------------------|-------------------------------------|-----------------------------------|-------------------------------------|
| Residential | <input checked="" type="checkbox"/> | Commercial | <input checked="" type="checkbox"/> | Other | <input checked="" type="checkbox"/> |
| Local Plan 2005 (Policy H11) | - | Commercial building | | 1.5 hectares of Public Open Space | |
| Submitted Proposal | 126 | | | | |

Site Designations

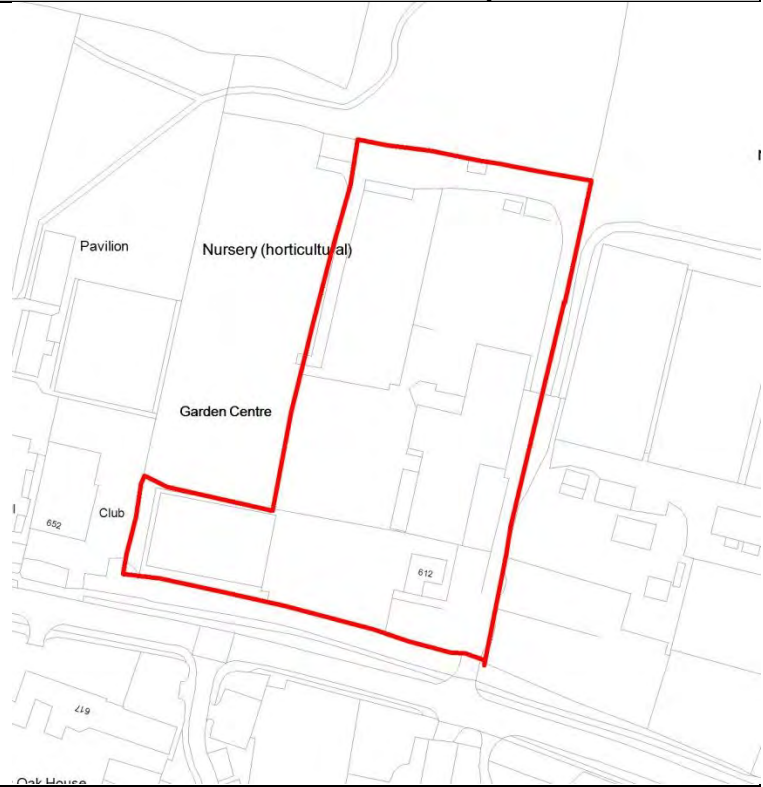
| | Contains | Adjoins | | Contains | Adjoins |
|-----------------------------|-------------------------------------|-------------------------------------|------------------------------------|--------------------------|--------------------------|
| Green Belt | <input checked="" type="checkbox"/> | <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 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 was proposed for mixed use development under emerging Policy GO2: North of Goffs Lane. The policy identifies the site as having the capacity to deliver 80 homes, a commercial development site for restaurant and related uses and public open space to the north to provide separation from St James Village. | | |
| Accessibility – distance as the crow flies | | |
| 490m -Primary School (Woodside) | 1.58km - Secondary School (Goffs) | 3.25km –Employment Area (News International) |
| 0m - Green Space (adjoins Goffs) | 90m-Healthcare Centre (Valley View) | 11.2km - Hospital (with A&E) (Barnet) |
| 3km - Town/District Centre (Brookfield) | 120m - Local Centre (684-696 Goffs Lane) | 3.44km -Leisure Centre (Laura Trott) |
| 2.78km - A10 Junction (Churchgate) | 1.74km - Railway Station (Cuffley) | 85m - Bus Service (Goffs Oak 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 | | |
| There may be surface water flooding. | | |
| Access and Transport Comments | | |
| The site benefits from vehicular access of Goffs Lane. This current access point will require improvements if development was to come forward on this site. A transport assessment will be required which demonstrates the likely impact of a development proposal on movement patterns and flows in an area, and identifies measures to deal with this. Goffs Lane has pedestrian footpaths on both sides of the road. The site will need to provide connections to these. Cycle access to the site will need to be created. | | |
| Utility Provision | | |
| Electricity | Electricity available | |
| Gas | A low pressure gas main is located along Goffs Lane | |
| Water | A water main is located along Goffs Lane | |
| Sewerage | A foul sewer and surface sewer is located along Goffs 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. During the Local Plan (Regulation 18) consultation, the promoter of the site states that they fully support the inclusion of the site within the draft Local Plan. They state that the development is wholly sustainable in the context of the NPPF and will deliver substantial benefits for the area – in addition to providing much needed housing the proposals has the potential to enhance the commercial facilities in the village. The proposal submitted provides a balanced scheme which has been designed to ensure that the scheme does not harm the character of the area. The promoters prepared an indicative masterplan for this site which suggests indicates provision for 126 dwellings comprising primarily 2,3 and 4 dwellings with a small number of apartments, commercial buildings to accommodate the cafe and compatible commercial uses in the southwest corner and public open space with an area of 1.5 hectares. The promoters state that providing an increase in the number of homes would make more efficient use of the released Green Belt land and would be far more beneficial for both the Council and for the case of sustainable development. | | |

| | |
|--|--|
| <p>The promoter continues by stating that the sustainable location of the site means that it is an ideal location for residential development as it will help to reduce the need for future residents to travel as future occupiers can avail of the range of local amenities and the public transport provision. The 1.5 hectares of publically accessible open space will provide a buffer between the proposed development and St James Village. The promoter states that this space will act as a high quality open space for future residents and as a buffer to ensure separation of Goffs Oak and St James Village is preserved. They also state that the redevelopment of the site and the delivery of the publically open space will create new linkages to connect in with the existing rights of way in the area, which will provide new walking routes for the local community.</p> | |
| <p>Suitability Comments</p> | |
| <p>The site is considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> • The development of this site will address an area of dereliction within Goffs Oak and provide the opportunity to provide an attractive gateway into the Village Centre. • The site is considered to be in a sustainable location for residential development; it is close to local facilities and primary education, close to modes of sustainable transport and within the sustainable distance recommended by Barton et al (2010) to a doctor's surgery and green space. • The site is included within area C24 identified in the Council's Green Belt Review (Scott Wilson, 2008). Appendix 5 of the Review states that the only constraint to this area is archaeology and there is a number of opportunities including reasonable accessibility and proximity to services, high level of derelict/vacant brownfield land and regeneration potential. The Review concludes that on this basis the site may be suitable for built development. The suggested policy approach for this area was 'Consider Allocating Site'. | |
| <p>Is this 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. During the Local Plan Consultation (Regulation 18) the landowners of the site stated that they are supportive of the inclusion of the site as a residential allocation with an element of commercial use within the emerging Local Plan.</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>Developer interest in the land suggests that it is achievable. It is considered that, with the exception of its Green Belt designation, there are no policy constraints that would prevent the development of this site. Due to previous use, contamination investigations may be required. Subject to the result of this investigation, if remediation work is required financial viability of the site could be impacted... Due to the sites location closer to the urban area of Goffs Oak, and previously developed nature it will be able to benefit from existing infrastructure i.e. local roads, utilities etc.</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-GB-71(b) | | | | |
| Site Name | In-Ex Nursery | | | | |
| Site Area | 1.19 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 numerous landowners for this site. | | | | |
| Surrounding Uses | N | Green Belt, Residential | | | |
| | E | Glasshouse, Green Belt | | | |
| | S | Goffs Lane, Green Belt | | | |
| | W | Area of Hardstanding, Goffs Oak Recreation Ground | | | |
| Site Description The site is irregular in shape and relatively flat. Located within the southern region of the site is the now closed garden centre, car park and one other building. Towards the northern end of the site are glasshouse structures and more areas of hardstanding. There are trees located at the south of the site and along its western edge. | | | | | |
| Planning History Please refer to CG-GB-71(a). | | | | | |
| 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 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 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 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) | | | |
|---|---|--|--------------------------------|
| This site forms part of the mixed use allocation identified in emerging Policy GO2. The policy states that the area identified in GO2 can accommodate 80 homes, a commercial development site for restaurant and related uses and public open space to the north to provide separation from St James Village. | | | |
| Accessibility – distance as the crow flies | | | |
| 490m-Primary School (Woodside) | 1.63km - Secondary School (Goffs) | 3.25km –Employment Area (New International) | |
| 0m - Green Space (adjoins Goffs) | 88m -Healthcare Centre (Valley View) | 11.2km - Hospital (with A&E) (Barnet) | |
| 3km - Town/District Centre (Brookfield) | 120m - Local Centre (684-696 Goffs Lane) | 3.5km -Leisure Centre (Laura Trott) | |
| 2.84km - A10 Junction (Church Lane/Church Gate) | 1.74km - Railway Station (Cuffley) | 85m - 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 may be surface water flooding. | | | |
| Access and Transport Comments | | | |
| The site benefits from vehicular access from Goffs Lane. This current access point will require improvements if development was to come forward on this site. A transport assessment will be required which demonstrates the likely impact of a development proposal on movement patterns and flows in an area, and identifies measures to deal with this. Goffs Lane has pedestrian footpaths on both sides of the road. The site will need to provide connection to these. Cycle access to the site will need to be created. | | | |
| Utility Provision | | | |
| Electricity | Electricity available | | |
| Gas | A low pressure gas main is located along Goffs Lane | | |
| Water | A water main is located along Goffs Lane | | |
| Sewerage | A foul sewer is located along Goffs 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 | | | |
| Please refer to CG-GB-71(b) for promoter comments submitted during the Local Plan (Regulation 18) consultation. | | | |
| 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 development of this site will address an area of dereliction within Goffs Oak and provide the opportunity to provide an attractive gateway into the Village Centre. The site is considered to be in a sustainable location for residential development; it is close to local facilities and primary educational facilities, close to modes of sustainable transport and within the sustainable distance recommended by Barton et al (2010) to a doctor's surgery and green space. | | | |

| | |
|--|---|
| <ul style="list-style-type: none"> Appendix 5 of the Council's Green Belt Review (Scott Wilson, 2008) identified that area C24 only constraint is archaeology and that there are a number of opportunities including reasonable accessibility and proximity to services, high level of derelict/vacant brownfield land and regeneration potential and concluded on this basis that the site may be suitable for built development. The suggested policy approach for this area was 'Consider Allocating Site' | |
| 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. During the Local Plan Consultation (Regulation 18) the landowners of the site stated that they are supportive of the sites allocation. |
| Is the site considered to be available for development | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Achievability Comments | Developer interest in the site suggests that it is achievable. With the exception of the sites Green Belt designation, it is considered that there are no constraints that would prevent the development of this site. Due to previous use, contamination investigations may be required. Subject to the result of this investigation, if remediation work is required financial viability of the site could be impacted. |
| Is the site considered to be achievable? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Delivery Period | 1-6 years |



| Site Information | | Site Location Map | | | |
|---|---|-------------------------------------|------------------------------------|--------------------------|-------------------------------------|
| Site Reference Number | CG-GB-72 | | | | |
| Site Name | Derry's Wood Field | | | | |
| Site Area | 9.43 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 multiple ownership | | | | |
| Surrounding Uses | N | Green Belt | | | |
| | E | Green Belt | | | |
| | S | Residential, Green Belt | | | |
| | W | Green Belt | | | |
| Site Description The site is irregular in shape and sloping down to the east. The site is predominantly open field in nature. There are a number of trees scattered throughout the site, however there is a higher concentration within the northern region of the site. Trees/hedges are located along the majority of the sites boundaries. | | | | | |
| Planning History In the mid-60s permission was refused for residential development on the site. A decade later permission was also refused for a golf driving range. In 1996 the County Council approved landfill remediation and landscaping on the land. | | | | | |
| Development Proposal Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other <input type="checkbox"/> | | | | | |
| Local Plan 2005 (Policy H11) | - | | | | |
| Submitted Proposal | 562 individual 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 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 checked="" 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 | | |
|---|---|---|
| 1.24km -Primary School (Goffs) | 3.03km - Secondary School (Goffs) | 3.78km –Employment Area (New River Trading Estate) |
| 440m - Green Space (Hammondstreet) | 1.82km -Healthcare Centre (Valley View) | 11.72km- Hospital (with A&E) (Barnet) |
| 3.57km - Town/District Centre (Brookfield) | 1.44km - Local Centre (Hammondstreet) | 4.81km -Leisure Centre (Laura Trott) |
| 3.85km - A10 Junction (Turnford) | 2.09km - Railway Station (Cuffley) | 921m - Bus Service (Smiths 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 type="checkbox"/> |
| Additional Flood Risk Comments | | |
| The site is susceptible to ground water flooding. A strip of land half way through the site is susceptible to surface water flooding and will therefore need consideration. | | |
| Access and Transport Comments | | |
| The site can be accessed from Walters Close or by using the country track from Newgatestreet Road which serves Calves Croft Farm. Due to the potential development capacity of the site a transport assessment will be required. Walters Close has footpaths on both sides. Connections to these will be required if development on this site came forward. Cycle access to the site will need to be created. | | |
| Utility Provision | | |
| Electricity | Available at Brace Close to the south. | |
| Gas | A low pressure gas mains is located along Hammondstreet Road | |
| Water | Water mains are located to the south of the site at Brace Close and Walters Close. A water hydrant is located on the southern boundary of the site, near Walters Close. | |
| Sewerage | A foul sewer and surface sewer is located at Walters Close and Brace Close, to the south 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 not considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> The site is included within area C1 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C1 performs strongly against Green Belt purposes and therefore should be retained. The only amendments to this area of the Green Belt were the removal of a thin strip between Nightingale Road and Dalia Close. The site contributes to preventing the further the outward sprawl of the Hammondstreet settlement. | | |

- Located within the boundary of this site is Derry's Wood Fields, a local wildlife site. The Council will resist development on a local wildlife site unless it can be demonstrated that the development is in the public interest. The building of residential dwellings on this site is not considered to be in public interest.
- The site is not considered to be in a sustainable location for residential development due to not lying close to a wide range of local facilities.
- The close proximity of the site to Wormley-Hoddesdon Park Wood South, a Special Area of Conservation and an SSSI, will be a constraining factor on any development.

Is this site considered to be suitable for development?

Yes

No



| Site Information | | Site Location Map | | | |
|---|---|--|------------------------------------|--------------------------|--------------------------|
| Site Reference Number | CG-GB-73(a) | | | | |
| Site Name | Darnicle Hill Nursery | | | | |
| Site Area | 3.997 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 owned by a private company | | | | |
| Surrounding Uses | N | St Lawrence Bush Farm, Open Fields, Green Belt | | | |
| | E | Green Belt, Residential Dwelling | | | |
| | S | Darnicle Hill, Open Field, Green Belt | | | |
| | W | Open Field, Green Belt | | | |
| Site Description The site is irregular in shape and relatively flat. The majority of the site is covered in glasshouse structures and associated buildings. A small track runs parallel to the sites eastern boundary. Located along the sites northern, eastern and southern boundaries are trees and hedgerows. | | | | | |
| Planning History The site, and land to the west was granted approval in the late 70s for horticultural glasshouses. A bungalow and garage were refused on the land to the west in 1985. | | | | | |
| 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 150-180 | | | | | |
| 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 site was designated as Green Belt in the draft Local Plan | | | |
| Accessibility – distance as the crow flies | | | |
| 1.15km -Primary School (Goffs) | 3.26km - Secondary School (Goffs) | 4.26km –Employment Area (New River Trading Estate) | |
| 260m - Green Space (Richardson Crescent) | 1.81km -Healthcare Centre (Valley View) | 11.5km - Hospital (with A&E) (Barnet) | |
| 4.03km - Town/District Centre (Brookfield) | 1.8km - Local Centre (Hammondstreet) | 5.08km -Leisure Centre (Laura Trott) | |
| 4.27km - A10 Junction (Church Lane) | 1.89km - Railway Station (Cuffley) | 1.46km - Bus Service (Smiths 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 type="checkbox"/> |
| Additional Flood Risk Comments | | | |
| A small area in the middle of the site suffers from surface water flooding. The site is in an area susceptible to ground water flooding. | | | |
| Access and Transport Comments | | | |
| The site can be accessed from Darnicle Hill. This access point will need to be improved if development came forward. Due to the scale of development proposed a transport assessment will be required. There are no footpaths located along Darnicle Hill. These will need to be created if development came forward. Cycle access to the site will need to be provided. | | | |
| Utility Provision | | | |
| Electricity | Nearest cables located at Darnicle Hill near the Thames Water Reservoir to the East | | |
| Gas | A low pressure gas main is located to the east of the site, where Hammondstreet meets Newgatestreet Road. | | |
| Water | A water mains I located along Darnicle Hill | | |
| Sewerage | The closest foul sewer and surface sewer are located to the east of the site, along Shambrook 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. However, the promoter of the site has submitted an updated statement in response to the Borough's Glass House Industry report. They state that there are three options available for the nursery (Do Nothing, Invest in a new boiler and thermal screen or Develop the site with new glasshouse) and concluded that none are economically viable to maintain a sustainable horticultural business. The statement concludes that it is considered that the Report is flawed, particularly with regards to the assessment of the individual sites viability. They continue by stating that the assumptions made regarding the viability of the local horticultural industry and the level of investment required for Darnicle Hill Nursery is not correct due to it not conveying the "real life" situation. They also note that the Nursery site is now outdated compared with the "new specification glasshouses" within the industry. | | | |

The nursery is becoming increasingly unsustainable and it is considered by the owners to be more viable to build new glasses at one of their alternative sites, rather than demolish the glasshouses at Darnicle Hill Nursery and rebuilding them again. The promoter of the site suggests that the site should be given further consideration as an allocation for residential in the draft Local Plan as it constitutes a previously development site with an unsustainable commercial use.

Suitability Comments

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

- The site is included in area C36 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C36 performs a strong role under Green Belt purpose 1 and therefore merits retention. It also performs a medium to poor role against Green Belt Purposes 2 and 3. No changes to the Green Belt boundary were proposed for this area.
- The horticultural glasshouse business located on this site is still in operation. Emerging Policy GB2 seeks to safeguard glass houses sites that are still in operation for horticultural production.
- The site is not considered to be in a sustainable location for residential development; it is not close to modes of sustainable transport or lies close to a wide range of facilities. It is also above the sustainable distance recommended to a leisure centre, doctor's surgery and hospital.

Is this site considered to be suitable for development?

Yes

No



| Site Information | | Site Location Map | | | |
|---|---|--|------------------------------------|--------------------------|--------------------------|
| Site Reference Number | CG-GB-73(b) | | | | |
| Site Name | Darnicle Hill Nursery | | | | |
| Site Area | 5.75 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 owned by a private company | | | | |
| Surrounding Uses | N | St Lawrence Bush Farm, Open Fields, Green Belt | | | |
| | E | Green Belt, Residential Dwelling | | | |
| | S | Darnicle Hill, Open Field, Green Belt | | | |
| | W | Open Field, Green Belt | | | |
| | | | | | |
| Site Description | | | | | |
| The site is irregular in shape and relatively flat. The majority of the site is covered in glasshouse structure and associated buildings. A small track runs parallel to the sites eastern boundary. An area of open field is located within the western region of the site. Located along the sites northern, eastern and southern boundaries are trees and hedgerows. | | | | | |
| Planning History | | | | | |
| Please refer to CG-GB-73(a) | | | | | |
| Development Proposal | | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Local Plan 2005 (Policy H11) | | | | | |
| Submitted Proposal | 150-180 | | | | |
| 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 | | | |
| Accessibility – distance as the crow flies | | | |
| 1.15km -Primary School (Goffs) | 3.26km - Secondary School (Goffs) | 4.26km –Employment Area (New River Trading Estate) | |
| 260m - Green Space (Richardson Crescent) | 1.81km -Healthcare Centre (Valley View) | 11.5km - Hospital (with A&E) (Barnet) | |
| 4.03km - Town/District Centre (Brookfield) | 1.8km - Local Centre (Hammondstreet) | 5.08km -Leisure Centre (Laura Trott) | |
| 4.27km - A10 Junction (Church Lane) | 1.89km - Railway Station (Cuffley) | 1.46km - Bus Service (Smiths 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 | | | |
| A small area in the middle of the site suffers from surface water flooding. The site is in an area susceptible to ground water flooding. | | | |
| Access and Transport Comments | | | |
| The site can be accessed from Darnicle Hill. This access point will need to be improved if development came forward. Due to the scale of development proposed a transport assessment will be required. There are no footpaths located along Darnicle Hill. These will need to be created if development came forward. Cycle access to the site will need to be provided. | | | |
| Utility Provision | | | |
| Electricity | Nearest cables are located at Darnicle Hill near the Thames Water Reservoir to the east | | |
| Gas | A low pressure gas main is located to the east of the site, where Hammondstreet meets Newgatestreet Road. | | |
| Water | A water mains I located along Darnicle Hill | | |
| Sewerage | The closest foul sewer and surface sewer are located to the east of the site, along Shambrook Road. | | |
| Sewerage Treatment | <input type="checkbox"/> Rye Meads | <input checked="" type="checkbox"/> Deephams | <input type="checkbox"/> Other |
| Additional Developer Comments | | | |
| Please refer to CG-GB-73(a). | | | |
| 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 site is included in area C36 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that this area of the Green Belt (C36) performs a strong role under Green Belt purpose 1 and therefore merits retention. It also performs a medium to poor role against Green Belt Purposes 2 and 3. No changes to the Green Belt boundary were proposed for this area. | | | |

- The horticultural glasshouse business located on this site is still in operation. Emerging Policy GB2 seeks to safeguard glass houses sites that are still in operation for horticultural production.
- The site is not considered to be in a sustainable location for residential development; it is not close to modes of sustainable transport or lies close to a wide range of facilities. It is also above the sustainable distance recommended by Barton et al (2010) for a leisure centre, doctor's surgery and hospital.

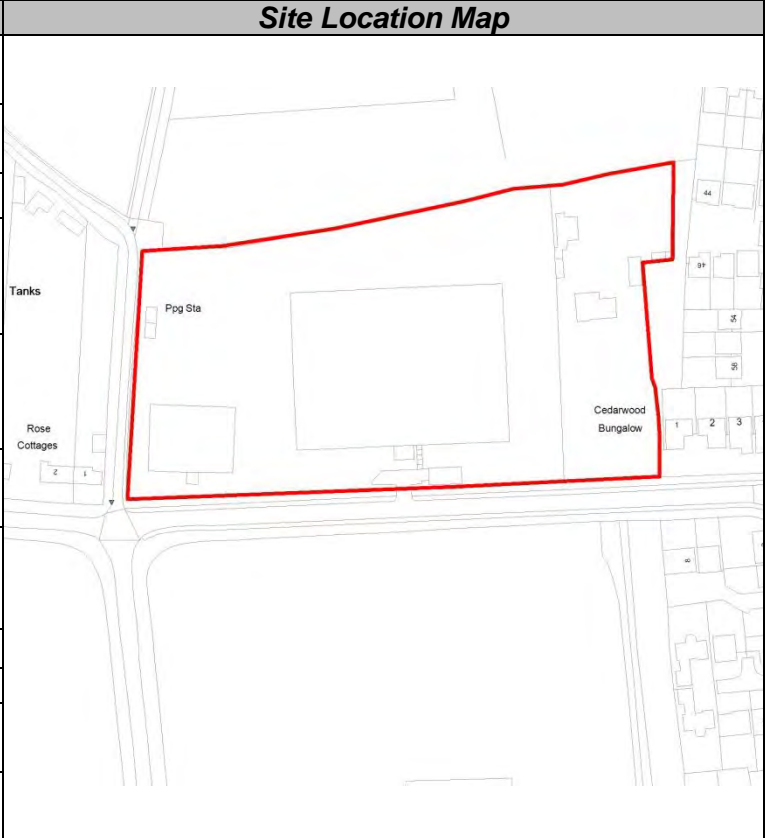
Is this site considered to be suitable for development?

Yes

No



| Site Information | | Site Location Map | | | |
|---|---|---|------------------------------------|--------------------------|--------------------------|
| Site Reference Number | CG-GB-74 | | | | |
| Site Name | Hammondstreet Reservoir and Cedarwood Bungalow | | | | |
| Site Area | 2 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 | Part of the site is owned by a private company and part is unregistered | | | | |
| Surrounding Uses | N | Open Field, Green Belt | | | |
| | E | Green Belt, Residential | | | |
| | S | Hammondstreet Road, Laurel Park, Green Belt | | | |
| | W | Track, Green Belt, Darnicle Hill Nursery | | | |
| Site Description The broadly rectangular site is relatively flat. There are two small areas in the site where ground level drops by 2m. The majority of the site is open field in nature. Cedarwood Bungalow and its garden land are located in the eastern region of the site. Located in the north-western and south-eastern corner of the site are cluster of trees. Two structures are located in the central region of the site, near the southern boundary. Trees are located along the sites boundaries. | | | | | |
| 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) | 60 | | | | |
| 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. | | | | | |



| Accessibility – distance as the crow flies | | |
|--|---|--|
| 1.14km -Primary School (Goffs) | 3.09km - Secondary School (Goffs) | 3.98km –Employment Area (New River Trading Estate) |
| 30m - Green Space (Richardson Crescent) | 1.7km -Healthcare Centre (Valley View) | 11.6km- Hospital (with A&E) (Barnet) |
| 3.77km - Town/District Centre (Brookfield) | 1.53km - Local Centre (Hammondstreet) | 4.89km -Leisure Centre (Laura Trott) |
| 4km - A10 Junction (Church Lane) | 2.02km - Railway Station (Cuffley) | 1.02km - Bus Service (Smiths 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 | | |
| The site may be susceptible to ground water flooding. | | |
| Access and Transport Comments | | |
| There are two access points to the site from Hammondstreet Road. Due to the potential development capacity of this site, a transport assessment will be required. The assessment will need to take into consideration the sites proximity to Newgatestreet/Hammondstreet junction. There are footpaths along Hammondstreet Road. Connections to these will be required. Cycle access to the site will need to be created. | | |
| Utility Provision | | |
| Electricity | Nearest cables are located at Darnicle Hill near the Thames Water Reservoir to the east | |
| Gas | A low pressure gas main is located along Hammondstreet Road. | |
| Water | A water main and trunk main is located along Hammondstreet Road | |
| Sewerage | A foul sewer and surface sewer is located along Shambrook Road | |
| 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>This 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 C1 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C1 performs strongly against the Green Belt purposes and therefore should be retained. The only proposed amendments to this area of the Green Belt were the removal of a thin strip between Nightingale Road and Dalia Close. • The site is not considered to be in a sustainable location for residential development. It does not lie close to a wide range of facilities. It is not within the sustainable distance recommended by Barton et al (2010) for a hospital, leisure centre or doctors surgery. • The site prevents the outward urban sprawl of the Hammondstreet settlement. • The site has weak Green Belt boundaries to the north and east. These Green Belt boundaries are not considered to be robust and defensible, and will not prevent further encroachment into the countryside. | | |
| 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-GB-75 | | | | |
| Site Name | Tetherdown | | | | |
| Site Area | 1.7 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | | | |
| Site Ownership | The site is owned by two landowners | | | | |
| Surrounding Uses | N | Local Wildlife Site, Green Belt | | | |
| | E | Green Belt, Open Fields | | | |
| | S | Ashfield Nursery, Green Belt | | | |
| | W | Newgatestreet Road, Open Field, Green Belt | | | |
| Site Description | | | | | |
| The rectangular shaped site slopes to the east. It is predominantly open field in nature. Located within the western region of the site is a residential dwelling and associated garden lands. In the north eastern region of the site is a cluster of trees. Trees are located along most of the sites boundary. | | | | | |
| Planning History | | | | | |
| In 1984 planning permission was refused for a two storey side extension, single storey front and rear extensions and alterations to the existing house to form a separate unit of living accommodation. In 1981 outline planning was granted for a glasshouse. A two storey side extension and detached garage was granted approval in 1984, | | | | | |
| Development Proposal | | | | | |
| Residential | <input checked="" type="checkbox"/> | Commercial | <input type="checkbox"/> | Other <input type="checkbox"/> | |
| Local Plan 2005 (Policy H11) | 51 | | | | |
| 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 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 | | |
|--|--|---|
| 670m -Primary School (Goffs) | 2.74km - Secondary School (Goffs) | 3.87km –Employment Area (New River Trading Estate) |
| 110m - Green Space (Richardson Crescent) | 1.23km -Healthcare Centre (Valley View) | 11.3km - Hospital (with A&E) (Barnet) |
| 3.71km - Town/District Centre (Brookfield) | 1km - Local Centre (1-5 Masons Parade) | 4.6km-Leisure Centre (Laura Trott) |
| 3.78km - A10 Junction (Church Lane) | 1.6km - Railway Station (Cuffley) | 945m - Bus Service (Smiths 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 type="checkbox"/> |
| Additional Flood Risk Comments | | |
| The site may be susceptible to ground water flooding | | |
| Access and Transport Comments | | |
| The site can be accessed from Newgatestreet Road. An impact into the impact that this site could have on the local and strategic road network will require further investigation. There are footpaths on the western side of Newgatestreet Road, which lead to Goffs Oak Village Centre. Connections to these would be required. Cycle access to the site would need to be created. | | |
| Utility Provision | | |
| Electricity | Available at Newgatestreet Road | |
| Gas | A low pressure gas main is located along Newgatestreet Road | |
| Water | A water main is located along Newgatestreet Road | |
| Sewerage | The closest foul sewer and surface sewer is located to the north east of the site at Richardson Crescent | |
| 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 development due to the following reasons:</p> <ul style="list-style-type: none"> The site is included in area C30 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C30 performs strongly against the Green Belt purposes and proposed no change to the boundary in this location. However, it should be noted that the review also stated that there is the opportunity to create a stronger Green Belt boundary in C11-C30 as these areas have "extremely weak boundaries" which means that there are no real barriers to prevent encroachment between settlements. The site contributes to preventing the outward sprawl of Goffs Oak. The site also contributes to maintaining the local gap between the Hammondstreet settlement and Goffs Oak. This site has weak Green Belt boundaries to the north and east that are not likely to endure beyond the Plan period or prevent further encroachment into the countryside. | | |

- The site is not within the sustainable distance recommended by Barton et al (2010) for the following facilities and amenities: hospital, leisure centre and doctors surgery. The site does not also lie close to modes of sustainable transport.

Is this site considered to be suitable for development?

Yes

No



| Site Information | | Site Location Map | | | |
|--|---|--|------------------------------------|--------------------------|--------------------------|
| Site Reference Number | CG-GB-76 | | | | |
| Site Name | Warden Nursery | | | | |
| Site Area | 1.21 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 multiple owners for this site. | | | | |
| Surrounding Uses | N | Ashfield Nursery, Green Belt | | | |
| | E | Open Field, Green Belt | | | |
| | S | Glasshouse, Residential Dwelling, Green Belt | | | |
| | W | Newgatestreet Road, Open Field, Green Belt | | | |
| | | | | | |
| Site Description | | | | | |
| <p>The site is broadly triangular in shape and slopes down to the east. Located within the western region of the site is three residential dwellings and their associated garden land. A small strip of hardstanding extends beyond the residential property referred to as Pembrey. Within the south-western region of the site is a cluster of trees. Trees are located along the sites southern and eastern boundary.</p> | | | | | |
| Planning History | | | | | |
| <p>In 1980 planning permission was granted for a single storey extension at Pembrey. In 1978 planning permission was granted for the erection of stables, tack room, store and toilet at Pembrey. In 2013, a two storey side and single storey rear extension was granted conditional approval at The Nest.</p> | | | | | |
| 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 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 | | | | | |

| Accessibility – distance as the crow flies | | |
|---|--|--|
| 530m-Primary School (Goffs) | 2.69km - Secondary School (Goffs) | 3.86km –Employment Area (New River Trading Estate) |
| 250m - Green Space (Richardson Crescent) | 1.14km -Healthcare Centre (Valley View) | 11.3km - Hospital (with A&E) (Barnet) |
| 3.65km - Town/District Centre (Brookfield) | 1km - Local Centre (1-5 Masons Parade) | 4.57km -Leisure Centre (Laura Trott) |
| 3.81km - A10 Junction (Church Lane) | 1.52km- Railway Station (Cuffley) | 956m- Bus Service (Smiths 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 | | |
| The site is susceptible to ground water flooding | | |
| Access and Transport Comments | | |
| The site has a number of access points from Newgatestreet Road. Some of these accesses will need to be closed if the site comes forward for development. A footpath is located on the eastern side of Newgatestreet Road. Connections to this footpath will be required. | | |
| Utility Provision | | |
| Electricity | Available at Newgatestreet Road | |
| Gas | A low pressure gas main is located along Newgatestreet Road | |
| Water | A water main is located along Newgatestreet Road | |
| Sewerage | A foul and surface sewer is located along Newgatestreet Road, by the entrance of Chiltern Close. Foul and surface sewers are also located to the north east of the site at Richardson Crescent | |
| 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 suitable for development due to the following reasons:</p> <ul style="list-style-type: none"> The site is included within area C30 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C30 performs strongly against the Green Belt purposes and proposed no change to the boundary in this location. However, it should be noted that the review also stated that there is the opportunity to create a stronger Green Belt boundary in C11-C30 as these areas have "extremely weak boundaries" which means that there are no real barriers to prevent encroachment between settlements. The site contributes to maintaining the local gap between Hammondstreet and Goffs Oak. This site has weak Green Belt boundaries to the north, east and south which are not likely to endure beyond the Plan period. It is considered that these boundaries would not prevent the further encroachment into the countryside. | | |

- The site is not considered to be in a sustainable location for residential development; it is above the sustainable distance recommended by Barton et al (2010) for a hospital, leisure centre and doctors surgery and does not lie close to modes of sustainable transport.
- The majority of the site is green field in nature and from aerial photography there does not appear to be any derelict glasshouse structures. Therefore, it is considered that this site would not comply with the conditions, such as the redevelopment of the site benefitting the overall openness of the Green Belt, contained in emerging Policy GB2 which permits self-build development on derelict glasshouse sites.

Is this site considered to be suitable for development?

Yes

No