



Site Information		Site Location Map			
Site Reference Number	CG-GB-77				
Site Name	Windyridge Nursery				
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 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 a number of landowners for this site.				
Surrounding Uses	N	Open Field, Green Belt			
	E	Newgatestreet Road, Residential Dwellings, Green Belt			
	S	Open Field, Green Belt			
	W	Open Fields, Green Belt			
Site Description There are a number of structures on this site, of which there is a concentration within the southern region. The northern region of the site has four-five structures and is more open field in nature. A number of trees are located throughout the site, with a cluster in the north-western and north-eastern region.					
Planning History The most recent planning history for this site includes the conditional approval for 3 stables, hay store and tack room in 2016, the refusal of a two storey infill extension linking house to double garage to provide annexe accommodation in 2016 and the refusal for the retention of garage conversion into habitable room and timber frame link extension to main house in 2016.					
Development Proposal Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other <input type="checkbox"/> Local Plan 2005 (Policy H11) 55 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		
370m-Primary School (Goffs)	2.8km - Secondary School (Goffs)	4.06km –Employment Area (New River Trading Estate)
430m - Green Space (Richardson Crescent)	1.1km -Healthcare Centre (Valley View)	11km - Hospital (with A&E) (Barnet)
3.9km - Town/District Centre (Brookfield)	880m - Local Centre (1-5 Masons Parade)	4.67km -Leisure Centre (Laura Trott)
3.89km - A10 Junction (Church Lane)	1.23km - Railway Station (Cuffley)	1.04km - 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		
The site suffers from ground water flooding. This will require further investigation.		
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 along the eastern side of Newgatestreet Road. Connections to this footpath will be required.		
Utility Provision		
Electricity	Available at Newgatestreet	
Gas	A low pressure gas main is located along Newgatestreet	
Water	A water main is located along Newgatestreet Road	
Sewerage	The closest foul sewer and surface sewer is located b7y the entrance of 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>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 C30 identified in the Council’s Green Belt Review (Scott Wilson, 2008). The Review states that this 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 states 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. • This site has weak boundaries to the north, south and west that are not likely to endure beyond the Plan period. These boundaries would not prevent further encroachment into the countryside, 		
Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No



Site Information		Site Location Map			
Site Reference Number	CG-GB-78(a)				
Site Name	Theobalds 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 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 owners for this site.				
Surrounding Uses	N	Cross Nursery, Green Belt			
	E	Open Field, Green Belt			
	S	Open Field, Green Belt			
	W	Newgatestreet Road, Green Belt			
Site Description					
<p>The site is irregular in shape. Fronting onto the Newgatestreet Road, and forming the majority of the sites western region is two residential properties and their associated garden land, and a Place of Worship. The eastern region of the site is open field in nature, and contains an electricity pylon.</p>					
Planning History					
<p>In 1990, a single storey religious meeting room with associated car parking facilities was granted conditional approval. A single storey building to house Christian Meeting Room and associated works was withdrawn in 1988. In 2000, the construction of a temporary wooden building for associated religious activities and associated car parking was refused. Various extensions have been approved and refused for the two residential properties.</p>					
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		
320m -Primary School (Goffs)	2.58km - Secondary School (Goffs)	3.87km –Employment Area (New River Trading Estate)
410m - Green Space (Richardson Crescent)	1km -Healthcare Centre (Valley View)	11.1km - Hospital (with A&E) (Barnet)
3.65km - Town/District Centre (Brookfield)	800m - Local Centre (1-5 Masons Parade)	4.44km -Leisure Centre (Laura Trott)
3.67km - A10 Junction (Church Lane)	1.37km - Railway Station (Cuffley)	972m - 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		
The site is susceptible to ground water flooding.		
Access and Transport Comments		
The site has a number of access points from Newgatestreet Road. Some access points will require closing if development came forward. There are footpaths along both sides of Newgatestreet Road; however the footpath on the eastern side stops at the site. Connections to these footpaths 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 is located to the south of the site, by the entrance of 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>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 all 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. The site plays a role in maintaining the strategic gap between the Hammondstreet settlement and Goffs Oak Village. The site has weak boundaries to the north, east and south. These weak boundaries are not likely to ensure beyond the Plan period or 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-78(b)				
Site Name	Former Theobald's Nursery Site including Meeting Hall				
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	Cross Nursery, Residential dwellings, Green Belt			
	E	Open Field, Green Belt			
	S	Open Field, Green Belt			
	W	Newgatestreet Road, Green Belt			
Site Description					
The site is broadly rectangular in shape and gradually slopes down to the north. There are trees and shrubs located along the sites northern, eastern and southern boundary. An electricity pylon is located centrally within the site. Located in the western region of the site is a single structure, while the eastern region of the site is open field in nature.					
Planning History					
Please refer to CG-GB-78(a)					
Development Proposal					
Residential <input checked="" type="checkbox"/>		Commercial <input type="checkbox"/>		Other <input type="checkbox"/>	
Local Plan 2005 (Policy H11)					
Submitted Proposal		25-30			
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)	2.58km - Secondary School (Goffs)	3.87km –Employment Area (New River Trading Estate)
420m - Green Space (Richardson Crescent)	1km -Healthcare Centre (Valley View)	11.1km - Hospital (with A&E) (Barnet)
3.65km - Town/District Centre (Brookfield)	800m - Local Centre (1-5 Masons Parade)	4.44km -Leisure Centre (Laura Trott)
3.67km - A10 Junction (Church Lane)	1.37km - Railway Station (Cuffley)	972m - 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		
The site is susceptible to ground water flooding.		
Access and Transport Comments		
The site has a number of access points from Newgatestreet Road. Some access points will require closing if development came forward. There are footpaths along both sides of Newgatestreet Road; however the footpath on the eastern side stops at the site. Connections to these footpaths 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 is located to the south of the site, by the entrance of 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		
The promoter stated that the site can be delivered within 5 years. The site is no longer in use and vacation of the entire site could be arranged quickly. The Trust would have to be relocated so there is no loss of service provision. The promoter continues by stating that there is an existing electricity pylon on the site, however there is an opportunity to develop around this.		
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 all 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. 		

- The site plays a role in maintaining the strategic gap between the Hammondstreet settlement and Goffs Oak Village.
- The site has weak boundaries to the north, east and south. These weak boundaries are not likely to ensure beyond the Plan period or prevent further encroachment into the countryside.

Is this site considered to be suitable for development?

Yes

No



Site Information		Site Location Map			
Site Reference Number	CG-GB-79				
Site Name	Land rear of Chiltern Close				
Site Area	2.54 hectares				
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	There are two landowners for this site.				
Surrounding Uses	N	Track, Green Belt			
	E	Newgatestreet Road, Green Belt			
	S	Residential			
	W	Open Field, Green Belt			
Site Description					
The site is relatively square and gradually slopes to the north east. The site is open field in nature. An electricity pylon is located on the sites western boundary. Hedges/trees are located along the sites northern, eastern and southern boundary.					
Planning History					
Permission has been refused for residential development, a golf course and a garden centre.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)	76				
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		
170m -Primary School (Goffs)	2.68km - Secondary School (Goffs)	4.1km–Employment Area (New River Trading Estate)
550m - Green Space (Richardson Crescent)	940m -Healthcare Centre (Valley View)	10.9km - Hospital (with A&E) (Barnet)
3.65km - Town/District Centre (Brookfield)	700m - Local Centre (1-5 Masons Parade)	4.56km -Leisure Centre (Laura Trott)
3.8km - A10 Junction (Church Lane)	1.14km - Railway Station (Cuffley)	900m- 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		
The site may be susceptible to ground water flooding.		
Access and Transport Comments		
The site can be accessed from Newgatestreet Road via a gate. Access to the site from the existing residential properties to the south is not possible due to the layout. There are footpaths on both sides of Newgatestreet Road. Connections to these will be required. Cycle access to the site will 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	A foul sewer and surface sewer is located to the south at the site, at the entrance of Chiltern Close	
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 C31 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review state that area C31 performs strongly against the Green Belt purposes and proposed no change of the Green Belt boundary in this area. It should be noted that as part of Option 2, part of sub-area C31 was identified for removal; however this did not include the identified site. • The site has weak boundaries to the north 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 significant role in preventing the further outward sprawl of 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-80				
Site Name	Silver Street Field				
Site Area	4.7 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	Part of the site is in public ownership and part is privately owned.				
Surrounding Uses	N	Woodside Primary School			
	E	Poyndon Farm, Green Belt			
	S	Silver Street, Residential, Green Belt			
	W	Jones Road, Residential			
Site Description					
The rectangular shaped site is relatively flat. The site is predominantly open field in nature. There are lines of trees located within the site, identifying the boundaries of the different landowners. Three football pitches are located in the south-western region of the site. Trees are located along the sites northern, southern and western boundary. A registered village green is contained within the sites boundaries.					
Planning History					
In 2003, part of the site was granted village green status. In 1982 permission was granted for the eastern half of the site for a sports field with ancillary car park.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>
Local Plan 2005 (Policy H11)	-				Primary school expansion.
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 checked="" 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)					
Part of the site was proposed to be allocated for the expansion of Woodside Primary School. This is identified in emerging Policy INF10: New and Expanded Primary Schools.					

Accessibility – distance as the crow flies		
0m -Primary School (adjoins Woodside)	2km - Secondary School (Goffs)	3.49km –Employment Area (News International)
0m - Green Space (contained within boundary)	530m -Healthcare Centre (Valley View)	10.4km- Hospital (with A&E) (Barnet)
3.56km - Town/District Centre (Brookfield)	490m - Local Centre (684-696 Goffs Lane)	3.8km -Leisure Centre (Laura Trott)
3.15km - A10 Junction (Churchgate)	1.24km - Railway Station (Cuffley)	377m - 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		
No flooding issues identified for this site.		
Access and Transport Comments		
The site can be currently accessed from Jones Road. An alternative access to the site could be created from Silver Street. Silver Street is considered to be a rural road and may require improving, depending on the type of development that comes forward. A public footpath runs along the eastern part of the site. There is a footpath along the western side of Jones Road; however this footpath stops at Broadfields. There are no footpaths along Silver Street. Cycle access to the site will need to be created.		
Utility Provision		
Electricity		
Gas	A low pressure gas main is located along Jones Road and Silver Street	
Water	A water main is located along Jones Road and Silver Street	
Sewerage	A foul sewer and surface sewer is located along 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. During the Local Plan (Regulation 18) consultation, one of the landowners of the site commented that they are supportive of the relocation of the village green to Newgatestreet Road as this would facilitate the availability of land to enable Woodside Primary School to expand and provide sufficient site area and external play space for a 2FE primary school.		
Suitability Comments		
The Regulation 18 draft Local Plan (Summer 2016) proposed to relocate the village green to a new site at Newgatestreet Road, thereby freeing up the existing site to provide an extension to the sports pitches at Woodside School within the Green Belt. However , following public consultation the Council's preferred option is to expand the school pitches on land to the east (rather than the south as previously proposed) and to retain the registered Village Green unchanged. Silver Street Field, which includes both the registered Village Green and the designated Jones Road Informal Open Space in the field to the south, is not considered suitable 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-81				
Site Name	Lucasend Farm				
Site Area	3.1 hectares				
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	There are two landowners for this site.				
Surrounding Uses	N	Cheshunt Common, Local Wildlife Site, Green Belt			
	E	Open Field			
	S	Crouch Lane, Green Belt			
	W	Open Fields, Green Belt			
Site Description					
<p>The site is irregular in shape and slopes down to the north east. A number of structures are contained within the site; however, these are concentrated in the southern region. The northern region is predominantly open field in nature. There are a number of trees scattered throughout the site. Trees are located along the sites northern, western, southern and part of the eastern boundary.</p>					
Planning History					
Various minor household extensions have been approved on the residential property at Lucas End Farm.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)	96				
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 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 emerging Local Plan.					

Accessibility – distance as the crow flies		
650m-Primary School (Goffs)	2.13km - Secondary School (Goffs)	3.23km –Employment Area (New River Trading Estate)
360m - Green Space (Argent Way)	730m -Healthcare Centre (Valley View)	11.5km- Hospital (with A&E) (Barnet)
3km - Town/District Centre (Brookfield)	650m - Local Centre (1-5 Masons Parade)	4km -Leisure Centre (Laura Trott)
3.69km - A10 Junction (Church Lane)	1.83km - Railway Station (Cuffley)	580m- 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 northern tip of the site is susceptible to surface water flooding.		
Access and Transport Comments		
The site can be currently accessed via Crouch Lane. Crouch Lane is narrow in places and semi-rural in nature. Due to the scale of development that could come forward on this site, Crouch Lane may require improving. In addition, due to the potential development capacity of this site, a transport assessment will be required. There are no footpaths along Crouch Lane. This will need to be created if development came forward. Cycle access to the site will also need to be created.		
Utility Provision		
Electricity	Connections available.	
Gas	The closest low pressure gas main is located to the west of the site at Colston Crescent.	
Water	A water mains is located along Crouch Lane	
Sewerage	The closest surface sewer and foul sewer are located to the west of the site at Colston 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 residential development due to the following reasons:</p> <ul style="list-style-type: none"> The site is included in area C11 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review concludes that area C11 performs strongly against Green Belt purposes and no change to the boundary. 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 area have "extremely weak boundaries" which means that there are no real barriers to prevent encroachment between settlements. 		

- Located within the boundary of the site is Lucas End Meadows, 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 the public interest.
- The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) states that the area north of Crouch Lane is “*judged to be an area that forms part of a local gap between urban areas and performs an important role in preventing the merging of those urban areas*”.

Is this site considered to be suitable for development?

Yes

No



Site Information		Site Location Map			
Site Reference Number	CG-GB-82				
Site Name	High View Kennels and Cattery				
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	There are two landowners for the site.				
Surrounding Uses	N	Wooded area, Green Belt, Local wildlife site			
	E	Green Belt, Lindrick Paddock, Open Field			
	S	Crouch Lane, Green Belt			
	W	Green Belt, Open Field, Lucas End Farm			
Site Description The site is irregular in shape and slopes down to the north east. The site is open field in nature. There is a small cluster of buildings located within the south western region of the site. Trees are located along the sites northern and southern boundary, with some trees scattered along the sites eastern and western boundary.					
Planning History In 1992 planning permission for the change of use of storage buildings to nursery accommodation for children aged 2-5 was refused.					
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 6-8					
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 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		
700m -Primary School (Goffs)	2km - Secondary School (Goffs)	3.13km –Employment Area (New River Trading Estate)
268m - Green Space (Argent Way)	750m-Healthcare Centre (Valley View)	11.6km - Hospital (with A&E) (Barnet)
2.95km- Town/District Centre (Brookfield)	660m - Local Centre (Hammondstreet Road)	3.85km -Leisure Centre (Laura Trott)
3km - A10 Junction (Church Lane)	1.89km Railway Station (Cuffley)	460m - 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		
The site may suffer from surface water flooding at the far northern part.		
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	Connections required to access underground electricity cables	
Gas	The closest low pressure gas main is located to the west of the site at Colston Crescent.	
Water	A water mains is located along Crouch Lane	
Sewerage	The closest surface sewer and foul sewer are located to the west of the site at Colston 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		
The promoter stated that the site is available within the first five years and that there are no known constraints on development of the site. No special preparation work is anticipated beyond small scale demolition and site strip. The promoter noted that the former agricultural use of the site will be subject to a contamination survey.		
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 in area C11 of the Council's Green Belt Review (Scott Wilson, 2008). The Review concludes that this area performs strongly against Green Belt purposes and no change to the boundary. 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 area have "extremely weak boundaries" which means that there are no real barriers to prevent encroachment between settlements. 		

- The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) states that the area north of Crouch Lane is “*judged to be an area that forms part of a local gap between urban areas and performs an important role in preventing the merging of those urban areas*”.

Is this site considered to be suitable for development?

Yes

No



Site Information		Site Location Map			
Site Reference Number	CG-GB-83				
Brambles	The Brambles				
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 type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	There are two landowners for this site.				
Surrounding Uses	N	Crouch Lane, Green Belt			
	E	Green Belt, Green Acre			
	S	Laurel Bank Farm, Green Belt			
	W	Green Belt, Open Field			
Site Description					
The site is irregular in shape and slopes down to the south/south-east from the sites north-western corner. It is predominantly open field in nature, with a residential property located in the north-western corner of the site. There are trees located on the sites northern, southern and western boundary.					
Planning History					
In 1997, an application for a single storey side extension, front extension to garage and alterations to roofline was granted conditional approval at the Brambles.					
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 checked="" type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The draft Local Plan proposed to keep this site within the Green Belt					

Accessibility – distance as the crow flies			
740m -Primary School (Goffs)	1.86km - Secondary School (Goffs)	3.27km –Employment Area (New River Trading Estate)	
250m - Green Space (Argent Way)	500m-Healthcare Centre (Valley View)	11.5km - Hospital (with A&E) (Barnet)	
3km- Town/District Centre (Brookfield)	510m - Local Centre (1-5 Masons Parade)	3.7km -Leisure Centre (Laura Trott)	
2.96km - A10 Junction (Church Lane)	1.9km - Railway Station (Cuffley)	553m - 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 be susceptible to water flooding on the southern boundary.			
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. A transport assessment or statement may be required if development was to come forward. These will need to be created if development came forward. Cycle access to the site will also need to be created.			
Utility Provision			
Electricity	Connections will be required.		
Gas	The closest low pressure gas main is located to the west of the site at Colston Crescent.		
Water	A water mains is located along Crouch Lane		
Sewerage	The closest surface sewer and foul sewer are located to the west of the site at Colston 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 residential development due to the following reasons:</p> <ul style="list-style-type: none"> The site is included in area C13 identified in the Council's Green Belt Review (Scott Wilson. 2008). The Review states that are C13 performs strongly against Green Belt purposes 1 and 2, and averagely against Purpose 3. No change to the Green Belt 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 boundaries in C11-C30 as these areas have "extremely weak boundaries" which means that there are no real barriers to prevent encroachment between settlements. 			

- Although not referenced within the Goffs Oak Development Option Report (Broxbourne Borough Council, 2016), this site can be included within the second category of 'Green Belt sites which are not favoured', 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 the case of many sites would only be accessible via narrow rural lanes."* The report continues by stating that it is likely that the development of such sites would exacerbate the area's haphazard development pattern, and over time lead to the merging of urban areas. This 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-84				
Site Name	Laurel Bank Farm				
Site Area	2.5 hectares				
Site Status	<input type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input checked="" 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	Residential			
	S	St James Road, Pendine, Green Belt			
	W	Brackendale, Green Belt			
Site Description The site is irregular in shape and slopes down to the north. There are a number of structures, which include residential dwellings, workshops and agricultural buildings on the site, which take up the majority of the sites area. There is only a small area within the northern region of the site that is open field in nature. There are some trees located on all of the sites boundaries.					
Planning History In 2017, a certificate of lawfulness for the existing use the site for a mixture of uses within use classes B1, B2 and B8 – not yet been determined. In 2013 Certificate of Lawfulness for the existing use of a barn for maintenance and repair of motor vehicles was granted unconditional approval. A prior notification to erect an agricultural storage building was granted approval in 2008. Various farm buildings and storage units have been approved on the farm. Various extensions have also been granted consent for the residential properties on the site. In 1979 the development of 4 blocks of greenhouses was granted consent at the Writtles.					
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 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 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		
760m-Primary School (Goffs)	1.74km - Secondary School (Goffs)	3.1km –Employment Area (New River Trading Estate)
200m - Green Space (Goffs)	290m-Healthcare Centre (Valley View)	11.4km - Hospital (with A&E) (Barnet)
2.9km - Town/District Centre (Brookfield)	330m - Local Centre (684-696 Goffs Lane)	3.62km -Leisure Centre (Laura Trott)
2.84km - A10 Junction (Church Lane)	1.86km - 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 checked="" type="checkbox"/>
Additional Flood Risk Comments		
The northern tip of the site may be susceptible to some surface water flooding		
Access and Transport Comments		
The site is currently accessed via a track from St James' Road. From the masterplan submitted by the promoters, this track would not be used to enter the development, but a new access point will be created. Existing footpaths along St James Road end at the current vehicle access point to the site. Connections to these footpaths will be required if development came forward. Cycle access to the site will need to be improved.		
Utility Provision		
Electricity	Located to the west in the main residential area	
Gas	A low pressure gas main is located at the entrance of The Asters.	
Water	A water main is located along St James Road.	
Sewerage	A foul sewer and surface sewer is located at the entrance of 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.		
The promoter of the site states that the site is a commercial brownfield site within the Green Belt that is well located with regards to the existing built up area, lies in a sustainable location and has been identified by the Council as a site worth of consideration as a housing allocation. The promoter notes that the site was at one point to be included as part of the St James development boundaries. It was assessed in 2008 as part of the Green Belt Assessment which found that the site		
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 within area C27 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C27 performs strongly against green Belt Purposes 1 and 2, and plays an average role against Purpose 3. No amendment to the boundary in this location was proposed. However, it should be noted that the review also states that there is the opportunity to transform the Green Belt boundaries in areas C11-C30 as these areas have "extremely weak boundaries" 		

- This site is considered to have weak Green Belt boundaries to the north, part of the east and west. These weak boundaries are no likely to endure beyond the Plan period or prevent further encroachment into the countryside.
- In the 2005 Local Plan Inspectors Report it was stated that Laurel Bank Farm “*would not lead to any more defensible green belt boundary than exists at present; it would merely add to the encroachment of built form into the countryside. [I] consider inclusion of the site within St James would not create any more logical green boundary than that shown on the 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 Council will explore the potential for developing this area of the site through the Brownfield Register.

Is this site considered to be suitable for development?

Yes

No



Site Information		Site Location Map
Site Reference Number	CG-GB-85	
Site Name	Burton Grange Nursery	
Site Area	4.2 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Site Ownership	The site is owned by a private company and two landowners.	
Surrounding Uses	N	
	E	Open Field, Green Belt
	S	Rags Brook, Green Belt
	W	Rosemary Cottage, Green Belt

Site Description

The irregular shaped site slopes towards Rags Brook. The majority of the site is occupied by glass house structures. Located within the north-western corner of the site is a residential dwelling and its garden land. The northern region of the site is green in nature, with a number of trees scattered throughout. A number of trees are located on the sites northern, eastern, southern and part of the western boundary.

Planning History

In 2005 the erection of a glasshouse (including removal of existing derelict glasshouse) was approved. In 2005 the construction of a holding reservoir to retain storm water falling on greenhouse was approved. In 1976, an agricultural workers dwelling was refused, however in 1987 a detached two bedroom bungalow for agricultural worker was granted permission. The erection of glasshouses was granted approval in 1996.

Development Proposal

Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)	126				
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 checked="" type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>

Draft Local Plan Designation (Regulation 18)		
The site was not designated within the draft Local Plan		
Accessibility – distance as the crow flies		
530m-Primary School (Fairfields)	1.07km - Secondary School (Goffs)	2.1km –Employment Area (New River Trading Estate)
180m - Green Space (Dig Dag)	880m-Healthcare Centre (Stockwell)	12.1km - Hospital (with A&E) (Princess Alexandra)
1.9km - Town/District Centre (Brookfield)	340m - Local Centre (Hammondstreet)	2.82km -Leisure Centre (Laura Trott)
1.98km - A10 Junction (Church Lane)	2.72km - Railway Station (Cuffley)	220m - Bus Service (Hammond 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		
A small element of the mid-part of the site is susceptible to some surface water flooding. The site is also susceptible to groundwater flooding.		
Access and Transport Comments		
The site can be accessed from Rags Lane. There are footpaths on the northern side of Rags lane. Connections to these footpaths will be required.		
Utility Provision		
Electricity	Connections available at the northern end of the site	
Gas	A low pressure gas main is located along Rags Lane.	
Water	A water main is located along Rags Lane. A hydrant is located in close proximity to the site.	
Sewerage	A foul sewer runs through the site. A surface sewer is located along Rags 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		
The site is not considered to be suitable for residential development due to the following reason: <ul style="list-style-type: none"> Burton Grange is an active nursery. As detailed in emerging Policy GB2, operating glasshouse sites will be safeguarded for horticultural production. 		
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-86				
Site Name	Land north of Colesgrove Manor				
Site Area	1.1 hectares				
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	There are various landowners for this site.				
Surrounding Uses	N	Goffs Lane, residential properties, Green Belt			
	E	Residential properties, Green Belt			
	S	Colesgrove Manor, Green Belt			
	W	Halstead Hill, Green Belt			
Site Description					
The irregular shaped site and gently slopes to the south east. Shrub is scattered throughout the site. A cluster of trees is located in the north-western corner. Trees and/or hedges line the sites eastern, southern and western boundary. There are some trees spread out on the sites northern boundary.					
Planning History					
In 1973 permission was refused for the erection of 4 detached houses with detached garages and 6 linked houses with detached garages and communal open space.					
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 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					

Accessibility – distance as the crow flies		
1.06km -Primary School (Woodside)	860m - Secondary School (Goffs)	2.62km–Employment Area (News International)
360m - Green Space (Claremont)	900m-Healthcare Centre (Valley View)	11.6km - Hospital (with A&E) (Barnet)
2.41km - Town/District Centre (Cheshunt Old Pond)	930m - Local Centre (684-696 Goffs Lane)	2.65km -Leisure Centre (Laura Trott)
1.99km - A10 Junction (Churchgate)	2.47km - Railway Station (Cuffley)	25m- 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		
No flooding issues identified for this site.		
Access and Transport Comments		
There is no current vehicular access to the site. The site could be accessed via Goffs Lane or Halstead Hill. It should be noted that Halstead Hill is semi-rural in nature. There are no footpaths along Halstead Hill; however there are footpaths on both sides of Goffs Lane. Connections to the footpaths at Goffs Lane will be required if development came forward. Cycle access to the site will be required.		
Utility Provision		
Electricity	Connections located at existing residential properties at Goffs Lane.	
Gas	A low pressure gas main is located Goffs Lane and Halstead Hill	
Water	A water main is located along Goffs Lane.	
Sewerage	A surface sewer and foul 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 suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> The site is included in area D5 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area D5 performs strongly against the Green Belt purposes, and therefore in theory should be retained. The review noted that a strip of houses within the Green Belt is odd, but there are no further opportunities to provide a stronger boundary and therefore proposed no change. The site contributes to maintaining separation between the Cheshunt and Goffs Oak settlements. The site does not have clear defensible Green Belt boundaries to the south, east and west that would last beyond the Plan period or 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-87(a)				
Site Name	Kobe Nursery and Kobe House				
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 type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	There are two landowners for this site.				
Surrounding Uses	N	Open Field, Green Belt, Local Wildlife Site			
	E	Scrubland, Green Belt			
	S	Green Belt, Halstead Hill Site (14 dwellings)			
	W	Halstead Hill, Residential Dwellings, Green Belt			
Site Description					
<p>The site is broadly squared-shape and relatively flat. A residential dwelling and its associated garden land is located in the sites south western corner. The remainder of the site predominantly consists of glasshouse structures, with some shed structures located in the eastern corner. Trees/hedgerows are located on the sites northern and western boundaries. There is a small area of scrubland in the eastern region of the site.</p>					
Planning History					
<p>In 2014 temporary consent for 24 months was granted for the use of Unit 1 and Unit 2 for B2/B8 uses (Bespoke Cabinet Makers/Storage). This permission was renewed for a further 24 months in 2016. In 2012 the change of use of unit 2 from agricultural use to commercial storage (sui generis) was granted conditional approval. The development of a 5 bed detached dwelling (including the demolition of the existing dwelling) was granted approval in 2003. A current planning application is register for the site which seeks the demolition of the derelict glasshouses and erection of 9 residential dwellings.</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 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		
590m-Primary School (Bonneygrove)	640m - Secondary School (Goffs)	2.26km –Employment Area (News International)
450m - Green Space (Claremont)	1.26km -Healthcare Centre (Cromwell)	11.6km - Hospital (with A&E) (Barnet)
2.19km - Town/District Centre (Cheshunt Old Pond)	1.21km - Local Centre	2.39km -Leisure Centre (Laura Trott)
1.74km - A10 Junction (Churchgate)	2.76km - Railway Station (Cuffley)	300m- 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		
No flood risk issues identified for this site.		
Access and Transport Comments		
The site can be accessed from Halstead Hill. Halstead Hill is semi-rural in nature. There are no footpaths along Halstead Hill and this part of the highway is unlit. The closest public footpaths to this site are those located on Goffs Lane to the north and the footpath along Barrow Lane to the south east. Concern for pedestrian safety will need to be addressed if development came forward. A public right of way is located to the north of the site. Cycle access to the site will need to be created if development came forward.		
Utility Provision		
Electricity	Connections available at Halstead Hill	
Gas	A low pressure gas main is located along Halstead Hill.	
Water	A water main is located along Halstead Hill	
Sewerage	The closest foul sewer and surface sewer are 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 in area D9 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review concludes that area D9 performs strongly against Green Belt Purposes 1 and 2, and plays an average role against Purpose 3. The review proposed no change to the Green Belt in this area. 		

- This area of the Green Belt contributes to preventing the further outward sprawl of West Cheshunt
- In 2017, planning permission for the development of 9 dwellings. Reasons cited in the decision noticed included: inappropriate development within the Green Belt and would result in harm to the openness of the Green Belt, which would not be clearly outweighed by very special circumstances; the location of the proposed residential development, due to the distance from services and facilities, the proposed dwellings are not considered to be situated within a sustainable location; due to the size and prominence of the proposed garages within the layout, the garages would be detrimental to the character and design of the surrounding area; and, the proposed development would not provide a safe and convenient environment for pedestrians to connect to the existing public highway footway network without harm to the Green Belt and rural character of the area
- The site does not have any clear and defensible Green Belt boundaries to the north, east, south and west that would prevent further encroachment into the countryside

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?

Yes

No



Site Information		Site Location Map			
Site Reference Number	CG-GB-87(b)				
Site Name	Kobe Nursery				
Site Area	1.06 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	There are two landowners for this site.				
Surrounding Uses	N			Open Field, Green Belt, Local Wildlife Site	
	E	Scrubland, Green Belt			
	S	Green Belt, Halstead Hill site (14 dwellings)			
	W	Halstead Hill, Residential Dwellings, Green Belt			
Site Description					
The site is irregular in shape and relatively flat. The site predominantly consists of glasshouse structures, with some shed structures and areas of hardstanding located in the eastern corner. There are lines of trees located between some of the glasshouse structures. Trees/hedgerows are located along the sites northern and part of the western boundary.					
Planning History					
Please refer to CG-GB-87(a)					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)					
Submitted Proposal	9				
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		
590m-Primary School (Bonneygrove)	640m - Secondary School (Goffs)	2.26km –Employment Area (News International)
450m - Green Space (Claremont)	1.26km -Healthcare Centre (Cromwell)	11.6km - Hospital (with A&E) (Barnet)
2.19km - Town/District Centre (Cheshunt Old Pond)	1.21km - Local Centre	2.39km -Leisure Centre (Laura Trott)
1.74km - A10 Junction (Churchgate)	2.76km - Railway Station (Cuffley)	300m- 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		
No flood risk issues identified for this site.		
Access and Transport Comments		
The site can be accessed from Halstead Hill. Halstead Hill is semi-rural in nature. There are no footpaths along Hals5tead Hill and this part of the highway is unlit. The closest public footpath to this site is those located on Goffs Lane top the north and the footpath along Barrow Lane to the south east. Concern for pedestrian safety will need to be addressed if development came forward. A public right of way is located to the north of the site. Cycle access to the site will need to be created if development came forward.		
Utility Provision		
Electricity	Connections available at Halstead Hill	
Gas	A low pressure gas main is located along Halstead Hill	
Water	A water main is located along Halstead Hill	
Sewerage	The closest foul sewer and surface sewer are 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 in area D9 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review concludes that area D9 performs strongly against Green Belt Purposes 1 and 2, and plays an average role against Purpose 3. The review proposed no change to the Green Belt in this area. This area of the Green Belt contributes to preventing the further outward sprawl of West Cheshunt 		

- In 2017, planning permission for the development of 9 dwellings. Reasons cited in the decision noticed included: inappropriate development within the Green Belt and would result in harm to the openness of the Green Belt, which would not be clearly outweighed by very special circumstances; the location of the proposed residential development, due to the distance from services and facilities, the proposed dwellings are not considered to be situated within a sustainable location; due to the size and prominence of the proposed garages within the layout, the garages would be detrimental to the character and design of the surrounding area; and, the proposed development would not provide a safe and convenient environment for pedestrians to connect to the existing public highway footway network without harm to the Green Belt and rural character of the area
- The site does not have any clear and defensible Green Belt boundaries to the north, east, south and west that would prevent further encroachment into the countryside

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.

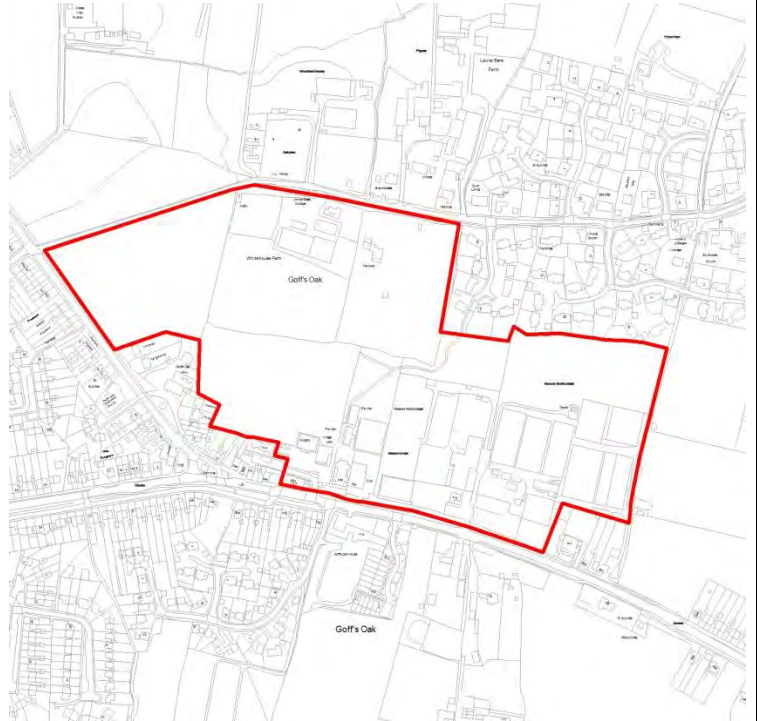
Is this site considered to be suitable for development?

Yes

No



Site Information		Site Location Map			
Site Reference Number	CG-GB-88				
Site Name	Goffs Oak Living Village				
Site Area	15.6 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 a number of landowners				
Surrounding Uses	N	St James Road, Brackendale, Laurel Bank Farm, Green Belt, Local Wildlife Site, St James'			
	E	St James', Residential, Green Belt			
	S	Goffs Lane, Residential			
	W	Newgatestreet Road, Residential			
Site Description					
The site is irregular in shape and gradually slopes down to the south east. The site is formed of a number of smaller sites which enclose around community open space located in the south-western region of the site.					
Planning History					
Please refer to the CG-GB-14, CG-GB-15, CG-GB-16, CG-GB-71, CG-GB-98 and CG-GB-90					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input checked="" type="checkbox"/>	Other	<input checked="" type="checkbox"/>
Local Plan 2005 (Policy H11)		Shops and Restaurants		Sports facilities and pavilion, School, Doctor's Surgery, Hall	
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 type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Community Open Space	<input checked="" type="checkbox"/>	<input 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 checked="" 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)		
There are two separate proposed allocations within this site – some of the site was proposed to be allocated for mixed-use development as part of emerging Policy GO2: South of Goffs Lane. Another part of the site was also allocation for the development of a village green and 22 dwellings as part of emerging Policy GO4: Newgatestreet Road		
Accessibility – distance as the crow flies		
360m -Primary School (Goffs)	1.45km - Secondary School (Goffs)	3.11km –Employment Area (New River Trading Estate)
0m - Green Space (Goffs Informal contained within)	0m-Healthcare Centre (Valley View contained within site)	11.1km - Hospital (with A&E) (Barnet)
2.82km - Town/District Centre (Brookfield)	30m- Local Centre (684-696 Goffs Lane)	3.33km -Leisure Centre (Laura Trott)
2.66km - A10 Junction (Church Lane/Churchgate)	1.48km - Railway Station (Cuffley)	25m - 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 major flooding issues identified for this site.		
Access and Transport Comments		
There are many vehicle access points along Newgatestreet Road, Goffs Lane and St James Road which could be used for this site. It is considered appropriate to close some of the existing access points if development was to come forward. The selection of an appropriate access point should be informed by a technical assessment. The scale of development that could come forward on this site would create a significant impact on the local road networks. A transport assessment and travel plan will be require. The transport impact assessment will need to demonstrate the likely impact that the development proposal will have on movement patterns and flows in the area, while the travel plan will need to demonstrate that mitigation of the transport impacts of the proposal is achievable. There are footpaths along Newgatestreet Road and Goffs Lane. Connections to these will be required. There are no footpaths along this part of St James Road. These will need to be created if development came forward. Cycle access to the site will need to be created.		
Utility Provision		
Electricity	Cables located along Newgatestreet and within the main residential area to the east/north of the site (St James settlement)	
Gas	A low pressure gas main is located along Goffs Lane, Newgatestreet Road and at the entrance to The Asters.	
Water	A water main is located along Goffs Lane, Newgatestreet Road and St James' Road. There are several water hydrants located in close proximity to the site.	
Sewerage	A foul sewer and surface sewer are located along Goffs Lane, Newgatestreet Road and 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 development due to the following reasons:</p> <ul style="list-style-type: none"> • The development would result in the coalescence of the St James settlement and the Goffs Oak Garden Village. • The Borough-wide Options and Scenario Report (Broxbourne Borough Council, 2016) concludes that the comprehensive development of this area could undermine the important local gap between Goffs Oak and St James. • The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) concludes that the comprehensive development of this site could be <i>“difficult to deliver given the multiple landowners and use involved”</i>. 	
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-89				
Site Name	Rosedale Sports Club				
Site Area	6.4 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 checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The site is in public ownership.				
Surrounding Uses	N	Andrews Lane, Open Field, Green Belt			
	E	Residential (Everest Site)			
	S	Local Wildlife Site, Green Belt			
	W	Lea Mount, Green Belt			
Site Description					
The site is broadly rectangular in shape and slopes to the east. The site is mainly greenfield in nature. Located within the site is the Rosedale Sports Club and pitches. A day nursery is located within the northern region of the site. Hardstanding car parking and one other building is located along the sites eastern boundary. Trees are situated along the sites boundaries.					
Planning History					
The most recent application for this site was in 2014. This sought the erection of a new clubhouse including manager's flat for the Rosedale Sports Club and was granted conditional approval. Prior to this					
Development Proposal					
Residential	<input type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>
Local Plan 2005 (Policy H11)		Expansion of Rosedale Sports 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 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 designated as Local Green Space in the draft Local Plan					

Accessibility – distance as the crow flies		
550m -Primary School (Fairfields)	530m - Secondary School (Goffs)	2.22km –Employment Area (New River Trading Estate)
130m - Green Space (Claremont)	810m -Healthcare Centre (Stockwell Lodge)	12km - Hospital (with A&E) (Barnet)
1.85km - Town/District Centre (Brookfield)	710m - Local Centre	2.37km -Leisure Centre (Laura Trott)
1.63km - A10 Junction (Church Lane)	2.74km - Railway Station (Cuffley)	280m - 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		
The site may be susceptible to ground water and some surface water flooding.		
Access and Transport Comments		
The site can currently be accessed from 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. It is proposed than Andrews Lane will become a local access route only in the emerging Local Plan. Pedestrian and cycle access to the site would need to be installed.		
Utility Provision		
Electricity		
Gas	A low pressure gas main is located to the north east of the site at Granby Park Road and to the south east of the site at Conifer Close.	
Water	A water main is located along Andrews Lane.	
Sewerage	A foul sewer is located within the site. Surface sewer is located to the North East at Granby Park Road and to the east at the new development.	
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 with the masterplan for Rosedale Park, which seeks to retain this site as Rosedale Sports Club and improve and enhance its facilities. The master plan for this site seeks to create the opportunity to create new and expanded developments around a newly created park that protects the long term future of the Rosedale Sports Club. Currently occupied on the site is Rosedale Sports Club, a community use facility. Both the emerging Local Plan and current Local Plan strongly resist development that will result in the loss of open spaces, recreational, leisure and sports facilities. The proposed expansion and enhancement of the current sports facilities on this site is considered of special circumstances. 		
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-90		
Site Name	The Asters		
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 three landowners for this site.		
Surrounding Uses	N		
	E	Nurseries, Green Belt	
	S	Nurseries, Garden Centre, Green Belt	
	W	Community Open Space, Green Belt	
Site Description			
The site is irregular in shape and relatively flat. The site is green field in nature. A number of trees are located within the site. A footpath from the north to the south west corner runs through the site.			
Planning History			
In 2005 permission for refused for a residential care home. In 1999 permission was refused for seven detached dwellings. In 1996 a footpath was approved on the site linking the Asters to Goffs Oak facilities.			
Development Proposal			
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>
Local Plan 2005 (Policy H11)	-	Other	<input type="checkbox"/>
Submitted Proposal	6		
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		
570m -Primary School (Woodside)	1.63km - Secondary School (Goffs)	3.28km –Employment Area (New River Trading Estate)
50m - Green Space (Goffs)	120m -Healthcare Centre (Valley View)	11.3km - Hospital (with A&E) (Barnet)
2.99km - Town/District Centre (Brookfield)	230m - Local Centre 684-696 Goffs Lane	3.5km -Leisure Centre (Laura Trott)
2.82km - A10 Junction (Church Lane)	1.79km - Railway Station (Cuffley)	340m- 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		
There is no current vehicular access to the site; however site access can be created via The Asters. Due to the proposed development capacity it is considered that the development of this site would have impact on the local and wider strategic network. A footpath, which connects The Asters to the Goffs Oak village facilities run through the site. Connections to the footpaths at The Asters will be required. Cycle access to the site will need to be created.		
Utility Provision		
Electricity	Cables located within the residential area to the north or at the nurseries to the south of the site	
Gas	A low pressure gas main is located to the north of the site at The Asters.	
Water	A water mains is located at The Asters	
Sewerage	A foul sewer and surface sewer is located to the north 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 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 C24 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C24 performs strongly against the Green Belt purposes and proposed no changes to the boundary in 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 C11-C30 as these areas have "extremely weak boundaries" which means that there are no real barriers to prevent encroachment between settlements. 		

- As shown in the emerging Local Plan allocation GO2, the Council has allocated land at the nurseries to the south of the site for mixed-use development. Subject to this allocation being approved, this site will play a strong role in preventing the coalescence of St James and Goffs Oak.
- Previous applications for development on this site have been refused. The outline application for the construction a residential care home in 2005 was refused due to not being able to justify very special circumstances and the provision of insufficient detail to assess the highway and access implications of the proposal.

Is this site considered to be suitable for development?

Yes

No



Site Information		Site Location Map			
Site Reference Number	CG-GB-91				
Site Name	Old Elm Farm				
Site Area	0.5 hectares				
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	There are various landowners for this site				
Surrounding Uses	N	Crouch Lane. Green Belt			
	E	Residential Dwelling, Open Field, Green Belt			
	S	Lucas House Farm, Green Belt			
	W	Lucas House Farm, Green Belt			
Site Description					
<p>The site is broadly square shaped and relatively flat. Two residential dwellings are located within the centre of the site, with the associated garden land extending to the eastern boundary. There are number of trees located on the sites boundaries. Within the western region of the site is cleared area, separated from the residential properties by a line of trees.</p>					
Planning History					
<p>Various applications for the extensions, home improvements (i.e. change of windows, removal and replacement of doors) have been granted for this property.</p>					
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 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 checked="" 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		
600m -Primary School (Goffs)	2.07km - Secondary School (Goffs)	3.37km –Employment Area (New River Trading Estate)
410m - Green Space (Argent Way)	680m -Healthcare Centre (Valley View)	11.6km - Hospital (with A&E) (Barnet)
3.15km - Town/District Centre (Brookfield)	590m - Local Centre (1-5 Masons Parade)	3.94km -Leisure Centre (Laura Trott)
3.17km - A10 Junction (Church Lane)	1.81km- Railway Station (Cuffley)	690m- 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 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 Crouch Lane. Crouch Lane is narrow in places and semi-rural in nature. Improvements to the sites access will be required if development came forward. Although the will not be able to deliver a high density, the impact that it could have on the local road network, particularly Crouch Lane, will need to be considered. There are no footpaths along Crouch Lane. Pedestrian safety, including the provision of footpaths will need to be considered if development came forward on this site. Cycle access to the site will need to be created.		
Utility Provision		
Electricity	Connections may be required.	
Gas	The closest low pressure gas main is located to the south of the site at Poppy Walk, Bartrop Close and Mallow Walk.	
Water	A water mains is located along Crouch Lane	
Sewerage	A foul sewer and surface sewer is located to the west of the site at Colston 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 C13 identified in 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 Purpose 3. No change to the Green Belt boundary was 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 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 east, south and west. These boundaries would not last beyond the Plan period or prevent further encroachment into the countryside.
- The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) identifies two categories of Green belt sites which are not favoured. This site can fall into the second category which states that this site would “*create unconnected pockets of housing that are totally unrelated to one another or to existing urban areas, and in the case of many sites would only be accessible via narrow rural lanes. An option that favoured such sites would need to provide new services/facilities such as primary schools in an appropriate location(s), collectively and proportionately funded by each scheme*”. The Report continues that the development of such sites would exacerbate the area’s already haphazard development pattern, and over time lead to the merging of urban areas. This 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-92				
Site Name	Malaya Farm				
Site Area	2.42 hectares				
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	There are two landowners for this site.				
Surrounding Uses	N	Crouch Lane, Green belt			
	E	Cottage Farm, Green Belt			
	S	Open Field, Green Belt			
	W	Triangle Nursery, Green Belt			
Site Description The site is broadly rectangular in shape and slopes from the south west to the north east. Located within the north region of the site are various structures, which include holiday homes and agricultural sheds. The remainder of the site is Green Field in nature. A number of trees line the sites boundaries. There are also trees scattered throughout the site. Hedgerows separate the structures garden lands in the northern region of the site from the open field in the south.					
Planning History Permission was granted for the conversion of existing outbuildings to form 6 bed and breakfast units. The change of use from horticultural maintenance and storage buildings to D1 (day nursery/pre-school children's unit) went to appeal in 2003, where it was dismissed.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)	72				
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		
940m-Primary School (Goffs)	1.65km - Secondary School (Goffs)	2.89km –Employment Area (New River Trading Estate)
10m - Green Space (Argent Way)	640m -Healthcare Centre (Valley View)	11.7km - Hospital (with A&E) (Barnet)
2.68km - Town/District Centre (Brookfield)	490m - Local Centre (Hammondstreet)	3.5km -Leisure Centre (Laura Trott)
2.71km - A10 Junction (Church Lane)	2.11km - Railway Station (Cuffley)	485m - 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 some surface water flooding on the site.		
Access and Transport Comments		
The site can be currently accessed from Crouch Lane. Crouch Lane is a narrow, winding road that is semirural in nature. It has a ditch running alongside much of its length. Due to the amount of dwellings that the site could deliver, a transport assessment will be required. There are no footpaths along Crouch Lane. Pedestrian safety, including the provision of footpaths will need to be considered if development came forward on this site. Cycle access to the site will need to be created.		
Utility Provision		
Electricity	Available at Crouch Lane	
Gas	The closest low pressure gas main is located to the north east of the site at Rags Lane	
Water	A water main is located along Crouch Lane	
Sewerage	A foul sewer and surface sewer are located at the junction of Argent Way and Crouch 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>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 C13 identified in 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 Purpose 3. No change to the Green Belt boundary was 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 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, south and west. These boundaries would not last beyond the Plan period or prevent further encroachment into the countryside.
- The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) identifies two categories of Green Belt sites which are not favoured. This site can fall into the second category which states that this site would “*create unconnected pockets of housing that are totally unrelated to one another or to the existing urban areas, and in the case of many sites would only be accessible via narrow rural lanes. An option that favoured such sites would need to provide new services/facilities such as primary schools in an appropriate location(s), collectively and proportionately funded by each scheme.*” The Report continues by stating that the development of such sites would exacerbate the area’s already haphazard development pattern, and over time lead to the merging of urban areas. This 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-93				
Site Name	Cottage Farm				
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 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					
Surrounding Uses	N	Crouch Lane			
	E	Open Field, Green Belt			
	S	Rags Brook, Green Belt			
	W	Malaya Farm, Green Belt			
Site Description The irregular shaped site gradually slopes to the east. A number of structures and areas of hardstanding is located on the site. There is a small area of open field located within the eastern region of the site. The site is shielded from Crouch Lane by trees. Trees also densely line the sites eastern and southern boundaries. There are a few trees located along the sites western boundary.					
Planning History In 1999, the siting of a temporary mobile home was refused. In 1997 the erection of a 3 bed detached dwelling (entailing demolition of existing dwelling) was refused. In 1998 the erection of 2 bed detached dwelling (entailing demolition of existing dwelling) was approved.					
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 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			
1.1km -Primary School (Goffs)	1.63km - Secondary School (Goffs)	2.8km –Employment Area (New River Trading Estate)	
10m - Green Space (Argent Way)	790m-Healthcare Centre (Valley View)	12km - Hospital (with A&E) (Barnet)	
2.61km - Town/District Centre (Brookfield)	417m - Local Centre (Hammondstreet)	3.45km -Leisure Centre (Laura Trott)	
2.63km - A10 Junction (Church Lane)	2.28km - Railway Station (Cuffley)	460m- 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 is some evidence of surface water flooding on the site.			
Access and Transport Comments			
The site can be accessed via Crouch Lane. Crouch Lane is a narrow, winding road that is semi-rural in nature. It has a ditch running alongside much of its length. The impact that the development of this site would have on the roads within the local area, particularly Crouch lane, will need to be investigated. There are no footpaths along Crouch Lane. Pedestrian safety, including the provision of footpaths, will need to be considered if development came forward on this site. There is a public right of way to the east of the site which will need to be retained. Cycle access to the site will need to be created.			
Utility Provision			
Electricity	Available at Crouch Lane to the north east		
Gas	The closest low pressure gas main is located to the north east of the site at Rags Lane.		
Water	A water main is located along Crouch Lane.		
Sewerage	A foul sewer and surface sewer is located at the junction of Argent Way and Crouch 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 suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> The site is included in area C13 identified in 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 Purpose 3. No change to the Green Belt boundary was proposed for this area. 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, south and west. These boundaries would not last beyond the Plan period or prevent further encroachment into the countryside. The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) identifies two 			

categories of Green Belt sites which are not favoured. This site can fall into the second category which states that sites such as this would “*create unconnected pockets of housing that are totally unrelated to one another or to the existing urban areas, and in the case of many sites would only be accessible via narrow rural lanes. An option that favoured such sites would need to provide new services/facilities such as primary schools in an appropriate location(s), collectively and proportionately funded by each scheme*”. This Report continues by stating that the development of such sites would exacerbate the area’s already haphazard development pattern, and over time lead to the merging of urban areas. This 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-94				
Site Name	Brook Farm				
Site Area	1.285 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 four landowners for this site				
Surrounding Uses	N	Crouch Lane, Residential			
	E	Dwelling, Green Belt			
	S	Rags Brook, Twelve Acre Farm, Green Belt			
	W	Brookside Farm, Cottage Farm, Green Belt			
Site Description					
<p>The site is broadly rectangular in shape and slopes down towards Rags Brook. Within the eastern region of the site is a residential dwelling and associated garden land, and a shed like structure. There are a few trees scattered throughout the eastern region of the site. A cluster of trees is located in the western region of the site. The central region of the site is open field in nature. There are a number of trees located on the sites northern, southern and western boundaries.</p>					
Planning History					
<p>In 2016, conditional approval was granted for the removal of condition 1 of planning permission E/626-50 "That the bungalow shall be occupied by persons employed in agriculture as defined by section 119(1) of the Town and Country Planning Act 1947, or in an industry mainly dependent upon agriculture, this includes, also the dependants of such persons as aforesaid".</p>					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)	38				
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		
1km -Primary School (Fairfield)	1.5km - Secondary School (Goffs)	2.67km –Employment Area (New River Trading Estate)
7m - Green Space (Argent Way)	890m-Healthcare Centre (Valley View)	12km - Hospital (with A&E) (Barnet)
2.47km- Town/District Centre (Brookfield)	340m - Local Centre (Hammondstreet)	3.3km -Leisure Centre (Laura Trott)
2.51km - A10 Junction (Church Lane)	2.4km - Railway Station (Cuffley)	370m- 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		
The site is susceptible to surface water flooding and over 50% of the site is susceptible to ground water flooding.		
Access and Transport Comments		
The site can be accessed via Crouch Lane. Crouch Lane is a narrow, winding road that is semi-rural; in nature. It has a ditch running alongside much of its length. The impact that the development of this would have on the roads within the local area, particularly Crouch Lane, will need to be investigated. There are no footpaths along Crouch Lane. Pedestrian safety, including the provision of footpaths, will need to be considered if development came forward on this site. Cycle access to the site will need to be created.		
Utility Provision		
Electricity	Available to the north at Crouch Lane	
Gas	The closest low pressure gas main is located to the north east of the site at Rags Lane.	
Water	A water main is located along Crouch Lane.	
Sewerage	A foul sewer and surface sewer is located at the junction of Argent Way and Crouch 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>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 C14 identified 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 changes to the boundary were proposed. 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, south and west. These boundaries would not last beyond the Plan period or prevent further encroachment into the countryside.
- The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) identifies two categories of Green Belt sites which are not favoured. This site can fall into the second category which states that sites such as this would “*create unconnected pockets of housing that are totally unrelated to one another or to the existing urban areas, and in the case of many sites would only be accessible via narrow rural lanes. An option that favoured such sites would need to provide new services/facilities such as primary schools in an appropriate location(s), collectively and proportionately funded by each scheme*”. This Report continues by stating that the development of such sites would exacerbate the area’s already haphazard development pattern, and over time lead to the merging of urban areas. This 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-95				
Site Name	St James Traveller Site and Land (Oakdene)				
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 type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	There are three landowners for this site.				
Surrounding Uses	N	Nursery, Green Belt			
	E	Open Field, Green Belt			
	S	St James Road, Pendine, Green Belt			
	W	Open Field, Green Belt, Wildlife Sites			
Site Description					
<p>The site is square in shape and slopes down to the north. There are a number of structures on the site and areas of hardstanding. The majority of these structures are located in the sites western region. A number of trees are located on the site and on its northern and southern boundaries. A track follows the sites eastern and part of the northern boundary. This site is also known as Oakdene.</p>					
Planning History					
<p>Planning permission for residential caravan site for four Gypsy Families was refused in 1985. In 1995, planning permission was granted for a residential caravan site for 3 caravans for one gypsy family (renewal on permanent basis of previous temporary permission).</p>					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)	18				
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 expand this site by 3 pitches, as part of emerging Policy GT1: Gypsy and Traveller sites. This expansion would meet the needs of that community on land to the immediate north (Woodham Nursery).			
Accessibility – distance as the crow flies			
556m -Primary School (Goffs)	1.91km - Secondary School (Goffs)	3.41km –Employment Area (New River Trading Estate)	
180m - Green Space (Goffs Informal)	300m-Healthcare Centre (Valley View)	11.3km - Hospital (with A&E) (Barnet)	
3.16km - Town/District Centre (Brookfield)	270m - Local Centre (1-5 Masons Parade)	3.86km -Leisure Centre (Laura Trott)	
3.14km - A10 Junction (Church Lane)	1.68km - 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 checked="" 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 currently be accessed from St James Road. The access to the site will require improving if development came forward. There are no footpaths along this part of St James' Road. Pedestrian safety will need to be considered as part of any planning application for residential development at this site.			
Utility Provision			
Electricity	Available within main urban area		
Gas	A low pressure gas main is located at the entrance to The Asters		
Water	A water main is located along St James Road		
Sewerage	A foul sewer and surface 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			
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 in active use as a Gypsy and Traveller site. The development of this site for residential will require the relocation of the pitches currently on this site to an alternative location. There are limited alternative options within the borough for new Gypsy and Traveller sites. 			

- The site is included in area C26 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C26 performs strongly against Green Belt purposes 1 and 2, and plays an average role against Purpose 3. No changes to the boundary for this area were proposed. However, it should be noted that the Review states that there is the opportunity to create a stronger Green Belt boundary within 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 is in active use as a Gypsy and Traveller site.
- The site contributes to preventing the outward sprawl of St James Village and maintaining the local gap between St James Village and Goffs Oak Village

The site is considered to be suitable to retain its use as a Gypsy and Traveller site. Planning permission for the use of this site for a gypsy and traveller site, on a permanent basis, was granted in 1995. The Case Officer Report from 1995 states that "*This is a well-established site with the use having been in existence for nearly 10 years. This site contributes towards gypsy site provision within the Borough and satisfies a need for a family who had long-established links with the area. In visual terms it is unobtrusive and there are no records of the use having given rise to any loss of amenity or complaints*". It is considered that the points raised in this report are still relevant today. It should be noted that while this site was granted permanent permission, there is a condition that it will benefit the applicant and their immediate family.

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 to continue its use as a gypsy and traveller site for one family. A planning application has been made by the family to retain additional residential caravans and grant temporary planning permission for the stationing of 3 caravans.
Is the site considered to be available for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Achievability Comments	The use of this site as a gypsy and traveller site has already been established. A current planning application is being determined to assess whether the site could accommodate more pitches.
Is this site considered to be achievable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



Site Information		Site Location Map			
Site Reference Number	CG-GB-96				
Site Name	Lea Mount Meadow				
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 type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The site is in single ownership.				
Surrounding Uses	N	Residential, Open Field, Green Belt			
	E	Lea Mount, Green Belt			
	S	Tudor Nursery, Green Belt			
	W	Burton Lane, Residential			
Site Description The site is relatively rectangular in shape and gradually slopes down to the north east. The site is open field in nature. There are trees located on the sites eastern, southern and western boundary. A few trees are scattered along the sites northern boundary. An electric substation adjoins part of the sites northern boundary.					
Planning History No planning history of note.					
Development Proposal Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other <input type="checkbox"/> Local Plan 2005 (Policy H11) 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 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 included this site within the proposed Rosedale park (CH2) allocation. The draft Plan identified proposed to designate this site as Local Open Green Space.					

Accessibility – distance as the crow flies		
900m-Primary School (Fairfields)	970m - Secondary School (Goffs)	2.59km –Employment Area (New River Trading Estate)
420m - Green Space (Claremont)	680m-Healthcare Centre (Valley View)	11.7km- Hospital (with A&E) (Barnet)
2.29km - Town/District Centre (Brookfield)	720m - Local Centre (684-696 Goffs Lane)	2.82km -Leisure Centre (Laura Trott)
2.14km - A10 Junction (Church Lane)	2.35km - Railway Station (Cuffley)	370m- 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 checked="" type="checkbox"/>
Additional Flood Risk Comments		
The site may be susceptible to some ground water flooding.		
Access and Transport Comments		
There is no current vehicular access to the site; however this could be created from Burton Lane. There are footpaths located at the entrance of White Haven Close and The Gateways. Connections to these will be required if development came forward on the site.		
Utility Provision		
Electricity	Available to the north at Whitehaven Close	
Gas	A low pressure gas main is located along Burton Lane.	
Water	A water main is located along Burton lane. There is also a water main along part of the sites northern boundary.	
Sewerage	A foul sewer and surface sewer is located at the entrance of The Gateways	
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 prevents the further outwards sprawl of St James Village. Subject to Rosedale Park allocation being approved, this site will also form a local gap preventing the coalescence of St James and West Cheshunt. The site is included within area C18 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C18 performs strongly against Green Belt Purposes 1 and 2, and averagely against 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 that there are no real barriers to prevent encroachment between settlements. <p>However, a small amount of development may be appropriate on this site if it is in keeping with the comprehensive masterplan prepared for the Rosedale Park strategic site, and maintains the green corridor between St James and the proposed Rosedale development. A scheme has not yet come forward for this site which demonstrates that it fulfils this criteria.</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-97(a)				
Site Name	Hollow Leys and adjoining lands				
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 type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	There are various landowners for this site.				
Surrounding Uses	N	Local wildlife site, open field, Green Belt			
	E	Lieutenant Ellis Way, Green Belt			
	S	Hope Nursery, Green Belt			
	W	Scrub Land, Nurseries, Green Belt			
Site Description					
The site is irregular in shape and gently slopes from east to west. The site is predominately green in nature, with one structure being located near the sites northern boundary. There are a number of trees and scrub scatter throughout the site; however, there is a concentration within the northern/central region. Trees are located on the sites boundaries.					
Planning History					
In 1963, the site was identified for residential development. This was refused.					
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 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 Plan proposed to allocate the northern part of this site for an extension to an existing travelling showpeople site. The site was also designated as Green Belt. The southern region of the site was designated as a Local Wildlife Site.					

Accessibility – distance as the crow flies		
260m-Primary School (Bonneygrove)	340m - Secondary School (Goffs)	2km –Employment Area (News International)
270m - Green Space	940m -Healthcare Centre (Cromwell)	11.75km- Hospital (with A&E) (Barnet)
1.9km - Town/District Centre (Cheshunt Old Pond)	900m - Local Centre	2km-Leisure Centre (Laura Trott)
1.41km - A10 Junction (Churchgate)	2.7km - Railway Station (Cheshunt)	180m- 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		
There may be some areas within the northern region of the site that are vulnerable to surface water flooding.		
Access and Transport Comments		
The site is currently accessed via a shared track from Goffs Lane. This track would require widening if development came forward on this site. The widening of this track would require third party land to be purchased. Due to the potential number of dwellings that this site could deliver, a transport assessment will be required to assess the impact that the development would have on roads within the area. Goffs Lane has footpaths on both sides, however there are no footpaths leading to this site. Pedestrian access to the site will need to be created if development comes forward. Cycle access to the site will need to be provided.		
Utility Provision		
Electricity	Cables located at Goffs Lane to the north or Barrow Lane directly to the south of the site.	
Gas	Low pressure gas main is located to the south west of the site at Halstead Hill and the south east at Grovedale Close	
Water	A water mains is located to the south of the site at the Halstead Hill development site for 14 dwellings, and to the south west at Lloyd Close.	
Sewerage	The closest foul sewer and surface sewer are located to the east of the site 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.		
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 D4 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area D8 performs strongly against the Green Belt Purposes, and therefore should be retained. No change to the boundary was proposed in this location. 		

- The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) identifies two categories of sites which are not favoured. This site would fall into the second category (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 to the existing urban areas, and in the case of many sites would only be accessible via narrow rural lanes.*” The Report also noted that the development of such sites would exacerbate the area’s already haphazard development pattern, and over time lead to the merging of urban areas.
- Contained within the sites boundaries is ‘Meadow North of Barrow Lane’, a local wildlife site. The Council will resist development on local wildlife sites unless it can be demonstrated that it is in the interest of the community. The development of this site for residential is not considered to be in the interest of the community.
- With the exception of 1-2 structures, there are no “existing buildings”, such as a glasshouse, on this site. A site with similar characteristics to CG-GB-97(a) (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-79(a) 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-97(b)				
Site Name	Hollow Leys				
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	There are two landowners for this site.				
Surrounding Uses	N	Local Wildlife Site, Green Belt, Open Field			
	E	Green Belt,			
	S	Open Field, Local Wildlife Site, Green Belt			
	W	Local Wildlife Site, Green Belt, Scrubland			
Site Description					
The site is broadly square in shape and gradually slopes down to the north east. The majority of the site is green in nature, with one structure located near the northern boundary. The other structures identified by the promoter in the Call for Sites form are no visible from the aerial photography. There are a number of trees and shrubs located on the site; with there being is a high concentration within the southern and eastern region.					
Planning History					
In 1963, residential development 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)	-				
Submitted Proposal	10				
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 site was proposed to be allocated as an extension to an existing Gypsy and Traveller site under emerging Policy GT1.					

Accessibility – distance as the crow flies		
300m -Primary School (Bonneygrove Primary School)	340m - Secondary School (Goffs)	2km –Employment Area (News International)
270m - Green Space	990m -Healthcare Centre (Cromwell)	11.8km- Hospital (with A&E) (Barnet)
1.89km - Town/District Centre (Cheshunt Old Pond)	900m - Local Centre	2.12km -Leisure Centre (Laura Trott)
1.44km - A10 Junction (Churchgate)	2.76km - Railway Station (Cheshunt)	180m - 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		
There may be some areas within the northern region of the site that are vulnerable to surface water flooding.		
Access and Transport Comments		
The site is currently accessed via a shared track from Goffs Lane. This track would require widening if development came forward on this site. The widening of this track may require third party land from adjoining sites. Goffs Lane has footpaths on both sides, however there is no footpath leading to this site. Pedestrian access to the site will need to be created if development comes forward. Cycle access to the site will need to be provided.		
Utility Provision		
Electricity	Cables located at Goffs Lane to the north or Barrow Lane directly to the south of the site.	
Gas	Low pressure gas main is located to the south west of the site at Halstead Hill and the south east at Grovedale Close	
Water	A water mains is located to the south of the site at the Halstead Hill development site for 14 dwellings, and to the south west at Lloyd Close.	
Sewerage	The closest foul sewer and surface sewer are located to the east of the site 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		
The promoter of the site stated that it would take 12 months for the current use of the site to cease and that they anticipate that the site preparation and remediation works would approximately take 12 months. The promoter states that there are no legal/landownership issues and that there are 4 existing structures on the site, one of which is still in use. There may be some contaminated land present from previous use however this is not apparent without soil investigation.		
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 D4 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area D4 performs strongly against the Green Belt Purposes, and therefore should be retained. No change to the boundary in this location was proposed. 		

- The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) identifies two categories of Green Belt sites which are not favoured. This site would fall into the second category (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 the existing urban areas, and in the case of many sites would only be accessible via narrow rural lanes.*” The Report also noted that the development of such sites would exacerbate the area’s already haphazard development pattern, and over time lead to the merging of urban areas.
- With the exception of 1-2 structures, there are no “existing buildings”, such as a glasshouse, on this site. A site with similar characteristics to CG-GB-97(b) (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-97(b) 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-98				
Site Name	Green Leaf Nurseries				
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Site Ownership	There are two landowners for the site.				
Surrounding Uses	N	Green Belt			
	E	InEx Nursery, Green Belt			
	S	Goffs Lane, Residential			
	W	Pavilion, Goffs Oak Recreation Ground			
Site Description					
The site is broadly rectangular and relatively flat. There are a number of structures located within the site northern region. Trees are located along the sites western borders and part of the northern boundary. A hedgerow in close proximity to southern boundary separates this site from an adjoining building. See also CG-GB-71 and CG-GB-16					
Planning History					
In 1993, planning permission was granted for the development of a storage building.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)	15				
Submitted Proposal	-				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input 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 site forms part of GO2: North of Goffs Lane, which was proposed to be allocated for 80 homes, a commercial development site for restaurant and related uses and public open space.					

Accessibility – distance as the crow flies		
470m-Primary School (Woodside)	1.72km - Secondary School (Goffs)	3.35km –Employment Area (News International)
0m - Green Space (adjoins Goffs Informal)	85m -Healthcare Centre (Valley View)	11.2km - Hospital (with A&E) (Barnet)
3km - Town/District Centre (Brookfield)	120m - Local Centre (684-696 Goffs Lane)	3.57km -Leisure Centre (Laura Trott)
2.9km - A10 Junction (Church Lane/Churchgate)	1.76km - Railway Station (Cuffley)	90m - 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 have been identified.		
Access and Transport Comments		
The site can be accessed from Goffs Lane, via InEx. 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. Please refer to CG-GB-71(a) for promoter comments on draft Local Plan allocation GO2: South of Goffs Lane.		
Suitability Comments		
<p>The site is considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> The site is considered to be in a sustainable location for residential development; it is close to local facilities 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 in area C24 identified in the Council's Green Belt Review (Scott Wilson, 2008). Appendix 5 of the Review states that the only constraint for area C24 is archaeology and there are 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'. 		

<ul style="list-style-type: none"> • This site was included within site 1 of Development Approach 2 identified within the Goffs Oak Development Options Report (Broxbourne Borough Council, 2016). The Report identifies that a positive consequence of developing this site would be the removal of this fairly unattractive site from the Green Belt, and creating an attractive gateway into Goffs Oak Village centre. • Developing this site will enable a far stronger Green Belt boundary to be created between St James and Goffs Oak through the provision of Local Open Green Space. The inclusion of local open green space will prevent the coalescence of the two settlements and ensure that this gap is maintained beyond the Plan period. 	
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 inclusion of the site as a residential allocation with an element of commercial use within the emerging Local Plan.
Is the site considered to be available for development	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Achievability Comments	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. The site preparatory works are not considered to be significant to have a detrimental impact on the sites viability. However, it should be noted that due to the previous use of the site, a contamination investigation will be required which could accrue extra costs.
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-99					
Site Name	The Cheshunt Club					
Site Area	2.865 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	Bowls Green, Green Belt				
	E	Residential				
	S	Cheshunt Football Club, Green Belt				
	W	Open field, Green Belt				
Site Description The site is irregular in shape and relatively flat. The site is largely open field in nature. There are a number of buildings and area of hardstanding stretching the length of the western boundary. The structures are separated from the open field by hedges in the north-western region of the site. There are trees located on the sites southern and western region.						
Planning History In 1986 a single storey rear extension was granted conditional approval. A single storey extension to form new family room, entrance lobby and porch, first floor extensions to provide access to new first floor area and use of ground floor for restaurant/banqueting/dancing facilities was refused in 1987.						
Development Proposal						
Residential		<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)						
Submitted Proposal	Between 70-115 units but could unlock Council owned land to the west providing a further 159-265 units					
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 proposed to be allocated as an Open Space, Sport, Recreation and Leisure Facility, as part of emerging Policy ORC2		
Accessibility – distance as the crow flies		
220m -Primary School (Longlands)	220m - Secondary School (Cheshunt School)	980m–Employment Area (News International)
0m - Green Space (Contained within site)	360m-Healthcare Centre (Crossbrook Street)	11.76km- 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)
410m- A10 Junction (Churchgate)	630m- Railway Station (Theobalds Grove)	305m- 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 checked="" type="checkbox"/>
Additional Flood Risk Comments		
There may be issues concerning ground water and surface water flooding.		
Access and Transport Comments		
The site can be currently be accessed off Albury Ride. Due to the amount of dwellings this site could accommodate a transport assessment will be required. This transport assessment will need to assess the impact that this development would have on roads in the area, such as the A10 which is located to the west of the site. Albury Ride has footpaths on both sides. Connections to these will be required if development came forward. A public right of way is located to the east of the site.		
Utility Provision		
Electricity	Located in residential area.	
Gas	The club is connected to a low pressure gas main.	
Water	A water main is located at Albury Ride. A water hydrant is located at the entrance to the site.	
Sewerage	A foul sewer is located within the site. A pressure main runs parallel to the sites western boundary. A surface sewer adjoins 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		
This area of land comprises the main site of the Cheshunt Club, including the clubhouse and associated pitches. 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 years



Site Information		Site Location Map			
Site Reference Number	CG-GB-100				
Site Name	Cheshunt Football Club				
Site Area	10.6 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	The site is owned by Hertfordshire County Council but the Borough of Broxbourne holds a lease of the site for 999 years.				
Surrounding Uses	N	Cheshunt Club, Green Belt			
	E	Residential			
	S	Theobald's Lane, Cedars Park			
	W	A10			
Site Description					
The site is irregular in shape and gently slopes down to the east, with some localised dips close to the road adjoining the southern boundary. The majority of the site is open field in nature. Structures and area of hardstanding are located in the sites south western corner. Just to the north of these structures is a football pitch. Along the southern boundary are a number of trees.					
Planning History					
A planning application has been submitted for the below development proposal in 2016.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input checked="" type="checkbox"/>	Other	<input checked="" type="checkbox"/>
Local Plan 2005 (Policy H11)		New facilities for Cheshunt Sports Club in use classes D1, D2 and Sui Generis		New sports, community, leisure and commercial facilities in use classes A1, A3, A4, B1, D1 and D2	
Submitted Proposal	186				
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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input 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 the southern region of this site for the development of 120 dwellings, community and commercial facility which would enable the development of the Cheshunt FC stadium. The remained of the site was designated as Open Space, Sport, Recreation and Leisure Facility		
Accessibility – distance as the crow flies		
0m -Primary School (adjoins Longlands)	160m - Secondary School (Cheshunt School)	520m –Employment Area (News International)
0m - Green Space (adjoins Cedars Park)	340m-Healthcare Centre (Crossbrook Street)	11.84km Hospital (with A&E) (Princess Alexandra)
470m- Town/District Centre (Cheshunt Old Pond)	240m - Local Centre (113-125 Crossbrook Street)	560m-Leisure Centre (Laura Trott)
210- A10 Junction (Lieutenant Ellis Way)	370m - Railway Station (Theobalds Grove)	380m- 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 checked="" type="checkbox"/>
Additional Flood Risk Comments		
Only the southern region of the site is located within Flood Zone 3a due to Theobalds Brook running the length of the southern boundary. The site may also suffer from some ground water flooding and some small areas of surface water flooding.		
Access and Transport Comments		
The site is currently accessed via Theobald's Lane. To the west of the current site entrance, Theobald's Lane is narrow in places, allowing only one vehicle to pass. Due to the amount of development that could come forward on the site, a transport assessment will be required. As Theobald's Lane leads out onto the A10, this assessment will need to look at the impact that this site will have on this road. There are footpaths on the southern side of Theobald's Lane. Connections to these will be required if development comes forward on this site.		
Utility Provision		
Electricity	Electricity connections located in the residential area to the east of the site	
Gas	A low pressure gas main is located along Great Cambridge Road and Theobald's Lane.	
Water	A water main is located to the south of the site at Theobald's Lane. A trunk main is located in the southern region of the site.	
Sewerage	A high pressure main adjoins part of the site to the west. A foul sewer and surface sewer is located to the east of the site at Theobald's Lane, Montayne 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 considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> • The provision of residential dwellings on this site will act a means to funding the construction of a new stadium and other facilities. • The development will support the long-term future of Cheshunt Football Club • The removal of this site and those adjoining to the north and west will enable a stronger Green Belt boundary to be created by the A10. It is considered that this boundary will last beyond the Plan period and prevent further encroachment into the countryside. • The site is in a reasonably sustainable location for residential development; it is close to education facilities, local facilities and modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) for a doctor's surgery, leisure centre and local park/green space 	
Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Availability Comments	The site (southern part only) has been actively promoted to the Council for development. A planning application for the development of a new stadium with up to 5,192 seats, 66 1 bedroom apartments, 70 2-bed apartments, 22 3-bed houses and 28 4-bed houses, highway access works, new facilities for Cheshunt Football Club in use classes D1, D2 and sui generis has been submitted for this site.
Is the site considered to be available for development	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Achievability Comments	The submission of a planning application for this scheme suggests that it is viable. With the exception of the sites Green Belt designation, there are no constraints that would prevent the development of the southern part of the site.
Is the site considered to be achievable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delivery Period	1-10years



Site Information		Site Location Map			
Site Reference Number	CG-GB-101				
Site Name	Hope 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	The site is owned by a private company.				
Surrounding Uses	N	Local Wildlife Site, Green Belt			
	E	Lieutenant Ellis Way			
	S	Barrow Lane, Green Belt			
	W	Halstead Hill Residential Development Site (14 dwellings)			
Site Description					
<p>The broadly rectangular shape is relatively low-lying with some fluctuating ground levels. The majority of the site is covered by glasshouse structures, and an area of hardstanding in the central region of the site. Lining the site boundaries to the north and east are trees. Hedgerows are located on the southern boundary.</p>					
Planning History					
<p>In 1991, development comprising the extension to greenhouse, raising the boiler chimney and the erection of a water tank was approved. In 1995, a single storey extension to toilet block, mess room and storage shed was approved. There have been various approvals for the renewal of a residential caravan.</p>					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)	-				
Submitted Proposal	6				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The draft Local Plan proposed to keep this site within the Green Belt					

Accessibility – distance as the crow flies		
320m-Primary School (Bonneygrove)	390m - Secondary School (Goffs)	1.9km –Employment Area (News International)
120m - Green Space (Cheshunt Cemetery)	1km -Healthcare Centre (Cromwell Avenue)	11.73km- Hospital (with A&E) (Barnet)
1.9km - Town/District Centre (Cheshunt Old Pond)	920m - Local Centre (15-21 Cromwell Avenue)	2.11km -Leisure Centre (Laura Trott)
1.43km - A10 Junction (Churchgate)	2.49km - Railway Station (Cheshunt)	458m - 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		
There are no flooding issues for this site.		
Access and Transport Comments		
The site can be accessed from Barrow Lane. There are areas of Barrow Lane, such as that which adjoins the site that is narrow in places. There are footpaths along the northern side of Barrow Lane. Connections to these will be required. There are not footpaths along Halstead Hill. Cycle access to the site will need to be created.		
Utility Provision		
Electricity	Electricity available	
Gas	The closest low pressure gas mains are located in the residential area to the east of the site (Grovedale Close, Beverly Gardens)	
Water	A water main is located at Barrow Lane, to the south of the site.	
Sewerage	The closest foul sewer and surface sewer is located to the east of the site 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.		
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 D9 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area D9 performs strongly against Green Belt purposes 1 and 2, and plays an average role against Purpose 3. There was no proposal to removal this site from the Green Belt. 		

- The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) identifies two categories of Green Belt sites that are not favoured. It is possible to include this site within the secondary 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 the case of many sites would only be accessible via narrow rural lanes*”. An option that favours this site would need to provide new services/facilities, collectively and proportionately funded by each scheme. The report continues by stating that this would be a significant challenge to address and likely to exacerbate the area’s already haphazard development pattern, and over time lead to merging of urban areas.

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?

Yes

No



Site Information		Site Location Map	
Site Reference Number	CG-GB-102		
Site Name	Rainbow End Stables		
Site Area	0.71 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	Crouch Lane, Green Belt	
	E	The Brambles, Green Belt	
	S	Open Field, Green Belt	
	W	Elm Farm, Old Elm Farm, Green Belt	
Site Description			
<p>The site is broadly square in shape and gently slopes from west to east. The site is predominantly open field in nature, with a structure located within the north western region. There are trees located along the sites boundaries. There are some trees and scrubs scattered throughout the site, however this is not in high quantity.</p>			
Planning History			
<p>Planning permission for a house and livery stable was refused in 1976. An outline application for land between St James and Crouch Lane to the west, which included this site for housing, was refused in 1990.</p>			
Development Proposal			
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>
Local Plan 2005 (Policy H11)		Other	<input type="checkbox"/>
Submitted Proposal	7		
Site Designations			
	Contains	Adjoins	
Green Belt	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Scientific Interest (SSSI)
Archaeological Interest	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ancient Monument
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common
Listed Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locally Listed Building
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species

Draft Local Plan Designation (Regulation 18)		
The draft Local Plan proposed to keep this site within the Green Belt		
Accessibility – distance as the crow flies		
655m -Primary School (Goffs)	2km - Secondary School (Goffs)	3.3km –Employment Area (New River Trading Estate)
340m - Green Space (Claremont)	660m-Healthcare Centre (Valley View)	11.6km - Hospital (with A&E) (Barnet)
3.12km - Town/District Centre (Brookfield)	580m - Local Centre (1-5 Masons Parade)	3.86km -Leisure Centre (Laura Trott)
3km - A10 Junction (Church Lane)	1.86km - Railway Station (Cuffley)	715m - 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 checked="" type="checkbox"/>
Additional Flood Risk Comments		
No flooding issues at this site.		
Access and Transport Comments		
The site can be accessed from Crouch Lane. Crouch Lane is narrow in places and semi-rural in nature. Improvements to the sites access will be required if development came forward. Although the site will not be able to deliver a high density, the impact that it could have on the local road network particularly that of Crouch Lane will need to be considered. There are no footpaths along Crouch Lane. Pedestrian safety, including the provision of footpaths, will need to be considered if development came forward on this site. Cycle access to the site will need to be created.		
Utility Provision		
Electricity	Within main residential area	
Gas	The closest low pressure gas main is located to the south of the site at Poppy Walk, Bartrop Close and Mallow Walk.	
Water	A water main is located along Crouch Lane.	
Sewerage	A foul sewer and surface sewer is located to the west of the site at Colston 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 residential development due to the following reasons:</p> <ul style="list-style-type: none"> The site is included within area C13 identified in 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 Purpose 3. No change to the Green Belt boundary was 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 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 east, south and west. These boundaries would not last beyond the Plan period or prevent further encroachment into the countryside.
- The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) identifies two categories of Green Belt sites which are not favoured. This site can fall into the second category which states that this site would “*create unconnected pockets of housing that are totally unrelated to one another or to existing urban areas, and in the case of many sites would only be accessible via narrow rural lanes. An option that favoured such sites would need to provide new services/facilities such as primary schools in an appropriate location(s), collectively and proportionately funded by each scheme*”. The Report continues by stating that the development of such sites would exacerbate the area’s already haphazard development pattern, and over time lead to the merging of urban areas.

Is this site considered to be suitable for development?

Yes

No



Site Information		Site Location Map			
Site Reference Number	CG-GB-103				
Site Name	St Lawrence Bush Farm				
Site Area	3.74 hectares				
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The site is in single ownership.				
Surrounding Uses	N	Calves Croft Farm, Green Belt			
	E	Track, Open Field, Green Belt			
	S	Nursery, Green Belt			
	W	Open Field, Green Belt			
Site Description The site is irregular in shape and slopes to the north west. The majority of the site is open field in nature. Located relatively centrally within the site are a number of buildings. Just to the east of the buildings is a line of hedges/trees that separate this part of the site from the western region. A track runs parallel to the majority of the sites southern boundary. Trees line the sites northern, southern and western boundary.					
Planning History Prior notification for the change of use from storage building to three two bed dwellings was refused in 2016. In 2013 an application for the conversion of existing barn to a 5 bedroom residential house was refused and dismissed at appeal. The demolition of existing dwelling and construction of replacement dwelling was approved in 2008					
Development Proposal Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other <input type="checkbox"/> Local Plan 2005 (Policy H11) 112 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		
1.25km -Primary School (Goffs)	3.31km - Secondary School (Goffs)	4.2km –Employment Area (New River Trading Estate)
220m - Green Space (Richardson Crescent)	1.86km – Healthcare Centre (Valley View)	11.67km- Hospital (with A&E) (Barnet)
4km - Town/District Centre (Brookfield)	1.77km - Local Centre (Hammondstreet)	5.11km -Leisure Centre (Laura Trott)
4.23km - A10 Junction (Church Lane)	2.06km - Railway Station (Cuffley)	1.2km - 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 and surface water flooding.		
Access and Transport Comments		
The site is assessed using a track from Hammondstreet Road. This track would require improving if development was to come forward on this site. This may require additional land to be purchased. Due to the amount of dwellings this site could facilitate a transport assessment will be required. The footpaths along Hammondstreet Road stop prior to the track which the site can be accessed. Connections to these footpaths will be required if development comes forward.		
Utility Provision		
Electricity		
Gas	A low pressure gas main is located to the south east of the site at Hammondstreet Road.	
Water	A water main is located at Hammondstreet Road.	
Sewerage	The closest foul sewer and surface sewer are located to the south east of the site at Brace 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 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 the Green Belt purposes, and did not propose any amendments to the boundary in this location. • The site is not considered to be in a suitable location for development; it is not close to local facilities, education facilities and modes of sustainable transport. It is also above the sustainable distance recommended by Barton et al (2010) to a doctor's surgery, leisure centre and hospital. • The development of this site will result in an isolated pocket of development within the Green Belt. The site is too small to facilitate sustainable place-making 		
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-104				
Site Name	Hawthorn and Rosary				
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 checked="" 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, Open Field			
	S	Hammondstreet Road, Green Belt			
	W	Limes Nursery			
Site Description					
Hawthorn comprises of a residential dwelling fronting on to Bread and Cheese Lane and its associated garden land, and a residential building within this sites south eastern corner. Separating the two sites is a hedgerow. There are some trees located within the garden area of the site.					
Planning History					
For the planning history of Hawthorn please refer to CG-GB-112. For the planning history of Rosary please refer to CG-GB-61(b).					
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 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 Estate)
160m - Green Space (Hammondstreet)	1.5km -Healthcare Centre (Valley View)	12.3km - Hospital (with A&E) (Barnet)
2.78km - Town/District Centre (Brookfield)	620m - Local Centre (Hammondstreet)	4km -Leisure Centre (Laura Trott)
3.1km - A10 Junction (Turnford)	2.52km - Railway Station (Cuffley)	93m - 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		
No flood risk issues identified for this site.		
Access and Transport Comments		
The site can be accessed from Hammondstreet Road or Bread and Cheese Lane. Due to the semi-rural nature of Bread and Cheese Lane, it is considered that Hammondstreet Road would be the most appropriate access point if development was to occur. There are no footpaths along Bread and Cheese Lane. There are footpaths on the northern side of Hammondstreet Road. 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 and Bread and Cheese Lane	
Water	A water main and trunk main is located along Hammondstreet Road. A water main is located along Bread and Cheese Lane. A hydrant is located just outside Hawthorn.	
Sewerage	A foul sewer is located to the south of the site, near 432 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		
No comments were submitted for Hawthorn. Promoter comments for Rosary can be found on CG-GB-61(b)		
Suitability Comments		
The site is not considered to be suitable for high-density residential development due to the following reasons:		
<ul style="list-style-type: none"> The site is included within area C10 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review concludes that this area performs strongly against Green Belt purposes and no change to the boundary in this location was 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 is not considered to be in a sustainable location for development; it is not close to local facilities, it is not relatively close to education provision, and it is above the sustainable distance recommended by Barton et al (2010) for a leisure centre, hospital and doctor's surgery.

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?

Yes

No



Site Information		Site Location Map			
Site Reference Number	CG-GB-105(a)				
Site Name	424 Goffs Lane				
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 two landowners for this site.				
Surrounding Uses	N	Tudor Nursery, Green Belt			
	E	Residential dwelling, Green Belt			
	S	Goffs Lane, Green Belt			
	W	Tudor Nursery, Green Belt			
Site Description					
<p>The site is broadly square in shape and has a slight incline from the south-east to the north west. Located within the eastern region of the site are a number of structures, which includes a residential dwelling. The western region of the site is predominately open field in nature. A number of trees are scattered throughout the site, with a concentration located centrally on the sites southern boundary.</p>					
Planning History					
<p>There have been various applications approved for works to the house. In 2012, permission was refused for a new vehicle crossover. In 2011, a certificate of lawfulness for existing use of stables as residential accommodation was refused. In 2004, the conversion, alteration and extension of northern part of stable block to self-contained accommodation (3 bed semi-detached bungalow) including the demolition of existing outbuildings was refused.</p>					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)	21				
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 checked="" 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 the site within an area of archaeological interest.		
Accessibility – distance as the crow flies		
900m -Primary School (Bonneygrove)	850m - Secondary School (Goffs)	2.73km –Employment Area (News International)
310m - Green Space (Claremont)	920m -Healthcare Centre (Valley View)	11.66km- Hospital (with A&E) (Barnet)
2.39km - Town/District Centre (Brookfield)	980m - Local Centre (684-696 Goffs Lane)	2.68km -Leisure Centre (Laura Trott)
2km - A10 Junction (Churchgate)	2.54km - Railway Station (Cuffley)	60m- 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		
No flooding issues have been identified for this site.		
Access and Transport Comments		
The site can be accessed from Goffs Lane. There are footpaths on both sides of Goffs Lane, however, the footpaths stop on northern side just outside of the site due to there being a layby. Connections to the existing footpaths will be required if development comes forward on this site.		
Utility Provision		
Electricity	Connections already 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 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 suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> Contained within the site is The Old Barn 424, a Grade 2 Listed Building. It is considered that development on this site would adversely affect the setting and character of the Old Barn. Emerging Policy HA1 states that “<i>Development proposals that would harm the significance of a heritage asset will not be generally permitted</i>”. The development of this site for the above density would not be in keeping with the current character along this section of frontage onto Goffs 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-106				
Site Name	Paradise 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 type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The site is in single ownership.				
Surrounding Uses	N	Green Belt, Local Wildlife Site			
	E	Green Belt, Residential Property, Park Lane Paradise			
	S	Open Field, Green Belt			
	W	Open Field, Green Belt			
Site Description The site is irregular in shape and relatively flat, but is surrounded by undulating land. The site is currently occupied by a single horticultural glasshouse and areas of hardstanding around the glasshouse. There are a small number of trees located to the east and west of the glasshouse building.					
Planning History The current glasshouses on the site were erected in 1992. There have been a small number of planning approvals related to the business since then, for example covering the stationing or a horticultural workers' caravan.					
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 checked="" type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The draft Local Plan proposed to keep this site within the Green Belt					

Accessibility – distance as the crow flies			
1.6km -Primary School (Flamstead End)	2.8km - Secondary School (Goffs)	3.8km –Employment Area (Cheshunt)	
550m - Green Space (Cheshunt Park)	1.9km -Healthcare Centre (Stockwell Lodge)	11.2km - Hospital (with A&E) (Princess Alexandra)	
1.64km- Town/District Centre (Brookfield)	1km - Local Centre (Hammondstreet)	3.3km -Leisure Centre (Laura Trott)	
2.9km - A10 Junction (Church Lane)	3.6km - Railway Station (Cheshunt)	1km - Bus Service (Hammond 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			
No flooding issues have been identified on this site.			
Access and Transport Comments			
The site can be accessed via a short unmade track from Park Lane Paradise. This track will require improvements if development is to come forward on this site. Park Lane Paradise is narrow and semi-rural in nature, with no roads markings. The road has no footpaths, and with a speed limited of 60mph, this would be unsafe for pedestrians.			
Utility Provision			
Electricity	Connections already available		
Gas	The closest low pressure gas main is located to the south of the development at Park House		
Water	A water main is located at Cheshunt Park Farm cottages		
Sewerage	The closest foul sewer and surface sewer is located at Springwood, 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 development due to the following reasons:</p> <ul style="list-style-type: none"> • The site is in active use; therefore it does not fulfil the criteria of emerging Policy GB2 which permits self-build housing on derelict glass house sites. • The site is included within area C4 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C4 performs strongly against Green Belt Purpose 1 and therefore merits retention. No changes to the Green Belt boundary in this location were proposed. • Residential development at this site will be visually intrusive on the rural setting of the Green Belt in this area and have a detrimental impact on its sense of openness. 			

- The site is not considered to be in a sustainable location; it is not in proximity to educational facilities, modes of sustainable transport or local facilities. It is also above the sustainable distance recommended by Barton et al (2010) for facilities and amenities, with the exception of Open Space.

Is the site considered to be suitable for development?

Yes

No



Site Information					
Site Reference Number	CG-GB-108				
Site Name	Halstead Hill Triangle				
Site Area	28.7 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 type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Site Ownership	There are multiple owners for this site.				
Surrounding Uses	N Residential, Roads				
	E B198				
	S Country Road				
	W Road, some Residential Development				
Site Description					
<p>The site is segmented, with the predominant use of the land appearing to be paddocks; however there are areas of derelict glasshouse in the western region of the site and residential houses in the east. Insignificant shrubbery throughout the site. Along western, northern and southern boundary are mature trees. There are variations in topographical levels throughout, but the site sloped towards Lieutenant Ellis Way. Some development has been granted permission. See also CG-GB-43. CG-GB-97, CG-GB-101, CG-GB-87, CG-GB-40</p>					
Planning History					
<p>There are a number of planning applications on the site due to the number of individual properties and uses. The most recent includes the granting of permission to build 14 residential units at Halstead Hill Nursery.</p>					
Development Proposal					
Residential <input checked="" type="checkbox"/>	Commercial <input type="checkbox"/>	Other <input type="checkbox"/>			
Local Plan 2005 (Policy H11)	861				
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 checked="" 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 checked="" type="checkbox"/>

Draft Local Plan Designation (Regulation 18)		
The draft Local Plan proposed to keep this site within the Green Belt. There are areas of this site which were also proposed to be designated as Local Wildlife Sites		
Accessibility – distance as the crow flies		
560m -Primary School (Bonneygrove)	700m - Secondary School (Goffs)	2.7km -Employment Area (Delamare Road)
330m - Green Space (Claremont)	1.3km -Healthcare Centre (Cromwell)	11.5km - Hospital (with A&E) (Barnet)
1.8km - Town/District Centre (Cheshunt Old Pond)	670m - Local Centre (Andrews Lane)	2km -Leisure Centre (Laura Trott Leisure Centre)
1.7km - A10 Junction (College Road)	2.6km - Railway Station (Theobalds Grove)	0m -Bus Service (Claremont, 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 type="checkbox"/>
Additional Flood Risk Comments		
No flood risk issues have been identified for this site.		
Access and Transport Comments		
There are various points where access may be possible, however it is considered that the most suitable would be from Goffs Lane but this could require the demolition of existing houses. Halstead Hill and Barrow Lane do not have/have limited pathway provision, therefore if residential development was to occur at this site this would need to be installed. Halstead Hill and Barrow Lane are semi-rural in nature; therefore it is possible that residential development at this size would result in these roads being used for rat-running. Significant volume of cars would be added to the local and strategic road network.		
Utility Provision		
Electricity	Electricity cables available along Goffs Lane, serving existing residential properties.	
Gas	Low pressure and medium pressure gas mains available to the north at Goffs Lanes	
Water	Water mains available either at Goffs Lane or Halstead Hill	
Sewerage	Foul sewers located at 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>This site was considered in the Borough-wide Options and Scenarios Report (April 2016) which states that the Halstead Hill Triangle (Options 31) was “<i>not considered to offer good potential for a sustainable urban extension</i>”. The site is not considered to be suitable for a sustainable urban extension for the following reasons:</p> <ul style="list-style-type: none"> The site is included within area D4 and D9 identified in the Council’s Green Belt Review (Scott Wilson, 2008). The review states that area D4 performs strongly against all Green Belt purposes, and therefore should be retained. The review states that area D9 performs strongly against Green Belt Purposes 1 and 2, and plays an average role against Purpose 3. The review proposed no change to either of these areas boundaries. 		

- It is considered that this site has weak Green Belt boundaries that would not last beyond the Plan period and prevent further encroachment into the countryside.
- The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) states that this area has a number of environmental designations which would limit the amount of land available for 'coherent options'. The Report also states that the site would be difficult to access as it can only "*realistically be reached via narrow rural roads*".
- The fragmented pattern of landownership throughout the site would limit the potential for comprehensive development. The fragmented landownership will complicate the potential for the provision of a local centre/school or other infrastructure. It will also make it difficult to implement sustainable-place making.
- Included within the site boundaries are two local wildlife sites – Albury Fields and Meadow North of Barrow Lane. The Council will resist the development on local wildlife sites unless it can be demonstrated that it is in the interest of the community. The Council considers that the development of these wildlife sites is not in the interests of the community. It should be noted that this would not prevent the development of this site, but reduce its developable area and complicate the potential for provision of a local centre, school, or other requirements of sustainable place-making

Taking all the above considerations together, the Halstead Hill Triangle is not considered to be a reasonable option for comprehensive development. Smaller-scale options for sub parcels within the triangle are considered under separate entries within the SLAA.

Is the site considered to be suitable for development?

Yes

No



Site Information		Site Location Map			
Site Reference Number	CG-GB-109				
Site Name	Watercress Road Field				
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 type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The site is in single ownership				
Surrounding Uses	N	Residential			
	E	Argent Way Informal, Argent Way			
	S	Local Wildlife Site, Green Belt			
	W	Cheshunt Common, Green Belt			
Site Description					
The site is broadly square in shape and gradually slopes to the south. Located in the north western region of the site is a single structure. The majority of the site is covered in trees, with a small area of open field located close to the structure.					
Planning History					
The site was previously part of Burnham Nursery. Burnham nursery was granted permission for residential use, but this site remains. Bungalows, caravans and fencing were approved/refused at Burnham Nursery over the years.					
Development Proposal					
Residential <input checked="" type="checkbox"/>		Commercial <input type="checkbox"/>		Other <input type="checkbox"/>	
Local Plan 2005 (Policy H11)	18				
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 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 designate this site as Green Belt and a local wildlife site					

Accessibility – distance as the crow flies		
1.19km -Primary School (Goffs)	1.88km - Secondary School (Goffs)	2.86km –Employment Area (New River Trading Estate)
0m - Green Space (Argent Way)	1.08km-Healthcare Centre (Valley View)	12.11km- Hospital (with A&E) (Barnet)
2.65km - Town/District Centre (Brookfield)	380m - Local Centre (Hammondstreet)	3.65km -Leisure Centre (Laura Trott)
2.8km - A10 Junction (Church Lane)	2.4km - Railway Station (Cuffley)	185m - 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 checked="" type="checkbox"/>
Additional Flood Risk Comments		
Rags Brook is located 100m to the south of the site.		
Access and Transport Comments		
The site can be accessed from Watercress Road. There are pathways on both sides of Watercress Road. Connections to these will be required. A public right of way runs through the middle of the site. This will need to be retained.		
Utility Provision		
Electricity	Connections available in the residential area to the north of the site.	
Gas	The closest low pressure gas main is located to the north of the site at Macintosh Close.	
Water	A water main is located to the south of the site at Ferny Road and Water Cress Road. A hydrant adjoins the site to the north.	
Sewerage	A foul sewer and surface sewer is located to the south of the site at Ferney Road and Watercress 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 C11 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that are C11 performs strongly against Green Belt purposes and proposed no amendment to the boundary in this area. However, it should be noted that the Review also states 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 is designated as 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. 		
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-110				
Site Name	Former East Playing Fields of St Mary's High School				
Site Area	2.0 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 public ownership.				
Surrounding Uses	N	Residential			
	E	Residential			
	S	Residential, Church			
	W	Playing Fields			
Site Description					
The site is broadly rectangular in shape and relatively flat. However, a small mound can be found in the southern region of the site. The site is open field in nature with shrubs/trees lining its boundaries.					
Planning History					
Planning permission (07/14/0076/F) has been granted for the development of 79 residential dwellings comprising 12 apartments and 67 houses, provision of open spaces and landscaping, provision of an internal vehicular network and associated highway works at the Former St Marys High School site, located to the east and north of this site.					
Development Proposal					
Residential <input checked="" type="checkbox"/>		Commercial <input type="checkbox"/>		Other <input type="checkbox"/>	
Local Plan 2005 (Policy H11)	-				
Submitted Proposal	Up to 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 checked="" type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input 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 checked="" type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>

Draft Local Plan Designation (Regulation 18)		
The site was proposed to be designated as Green Belt and Open Space in the draft Local Plan.		
Accessibility – distance as the crow flies		
160m -Primary School (Dewhurst Primary)	260m - Secondary School (Goffs)	1.72km –Employment Area (Fieldings Road)
0m - Green Space (contains and adjoins Goffs Lane Local Parks)	280m-Healthcare Centre (Cromwell)	11.79km- Hospital (with A&E) (Princess Alexandra)
880m- Town/District Centre (Cheshunt Old Pond)	210m - Local Centre (16 Cromwell Avenue)	1.15km -Leisure Centre (Laura Trott)
500m- A10 Junction (Churchgate)	1.76km - Railway Station (Cheshunt)	62m- Bus Service (Dewhurst Road)
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		
The sites proximity to an area located in Zone 2 will need to be considered.		
Access and Transport Comments		
There is no current vehicle access to the site. However, vehicle access could be possible through the new residential development at the Former St Mary's School site or from Goffs Lane. Goffs Lane and the new residential development to the south of the site have footpaths. Connections to these will be required. There is a public right of way along the sites western border. Cycle access to the site will need to be created.		
Utility Provision		
Electricity	Connections available to the east of the site	
Gas	A low pressure gas main is located along Goffs Lane and Churchgate	
Water	A water main is located to the south of the site at the new residential development on the Former St Mary's school site, to the north along Goffs Lane and to the east at Churchgate	
Sewerage	A foul sewer and surface sewer is located along Goffs Lane and Churchgate	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
The promoter states that the site is no longer required for service needs. The former school playing fields were replaced and enlarged at the new site of St Mary's High School at Bury Green Road, Cheshunt. The promoter continues by stating that the former playing fields were taken out of use in 2009 when the school relocated and they have been unused since that date. Consent to the disposal of these former playing fields has been granted under the provisions of s77 of the School Standards and Framework Act 1998. The promoter states that the site is available and vacant and can come forward within 1-5 years. Some feasibility work for this site has been undertaken in 2013, which the promoter stated will be refreshed to support the promotion of this site.		

Suitability Comments	
<p>The site is considered to be suitable for residential development due to the following:</p> <ul style="list-style-type: none"> • The site is included within area D8 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area D8 performs poorly against the Green Belt purposes, its location meaning that it does little in terms of preventing sprawl and separating existing settlements. The Review proposes, under Option 1 and Option 2, to redraw the Green Belt boundary to Lieutenant Ellis Way as this would provide a much stronger boundary. • Prospect Planning (2008) Review of the Inner Boundary of the Metropolitan Green Belt states that <i>"land south of Goffs Lane and north of the existing residential area known as Bury Green, bounded to the west by Lieutenant Ellis Way, is currently designated as MGB. Having regard to its character and to the purposes of including land within a Green Belt, as set out in PPG2: Green Belts, no reason is seen to retain this Green Belt designation"</i>. • The site is considered to be in a relatively sustainable location for residential development – it is close to education facilities, local facilities and within the sustainable distance recommended by Barton et al (2010) for a doctor's surgery, a leisure centre and green space. <p>A feasibility study carried out by the Council indicates that this site could accommodate 75 dwellings.</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. It has been promoted to the Council in the 2016 Call for Sites by the landowner, who stated the site was vacant and could come forward for development in 1-5 years.
Is the site considered to be available for development	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Achievability Comments	With the exception of its Green Belt designation, it is considered that there are no policy constraints that would prevent the development of this site. Due to the sites close proximity to the urban area, it will be able to benefit from existing infrastructure and services. It is considered that the site preparatory costs to bring this site forward for development are not significant enough to have a detrimental impact on the sites viability.
Is the site considered to be achievable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delivery Period	1-10 years



Site Information		Site Location Map			
Site Reference Number	CG-GB-112				
Site Name	Limes Nursery and Hawthorn				
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 checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Site Ownership	There are multiple landowners for this site.				
Surrounding Uses	N	Green Belt, Cheshunt Common			
	E	Green Belt, Rosary Nursery			
	S	Hammondstreet Road, Green Belt			
	W	Hammondstreet Open Space			
Site Description					
Please refer to CG-GB-61(a) and CG-GB-104					
Planning History					
<p>For the planning history of Limes Nursery, please refer to CG-GB-61(a). In 1976 planning permission was granted for a single storey rear extension and packing shed at Hawthorn Nursery. A number of planning applications have been received for Hawthorn, which includes the demolition of the existing dwelling and construction of a new 5 bed dwelling (approved), the use of a storage barn and summerhouse for purposes ancillary to the main residential dwelling (approved) and a single storey rear extension and increase in roof height to provide accommodation at first floor level with front and rear dormers (refused).</p>					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)	120				
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 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)	2.35km - Secondary School (Goffs)	2.9km –Employment Area (New River Industrial Estate)
0m - Green Space (Hammondstreet)	1.5km -Healthcare Centre (Valley View)	12.25km - Hospital (with A&E) (Barnet)
2.78km - Town/District Centre (Brookfield)	700m - Local Centre (Hammondstreet)	4km -Leisure Centre (Laura Trott)
3.1km- A10 Junction (Turnford)	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 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 or Bread and Cheese Lane. The most appropriate access point for this site would be via Hammondstreet Road. This access point will require improvement if development was to occur. Depending on the density of the site, a transport assessment may be required. There are no footpaths along Bread and Cheese Lane. There are footpaths along the northern side of Hammondstreet Road. 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 and Bread and Cheese Lane	
Water	A water main and trunk main is located along Hammondstreet Road. A water main is located along Bread and Cheese Lane. A hydrant is located just outside Hawthorn.	
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.		
No representations were received for Hawthorn Nursery. Please refer to CG-GB-61(a) for the promoters comments on Limes Nursery.		
Suitability Comments		
The site is not considered to be suitable for high density residential development due to the following reasons: <ul style="list-style-type: none"> The site is included in 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 changes 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 Hawthorn 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 is not considered to be in a sustainable location for development; it is not close to local facilities, not relatively close to education provision and above the sustainable distance recommended by Barton et al (2010) for a leisure centre, doctor's surgery and hospital.

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?

Yes

No



Site Information		Site Location Map			
Site Reference Number	CG-GB-113(a)				
Site Name	Brook Field				
Site Area	15.77 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	Cuffley Hill			
	E	Cuffley Brook, Open Field, Green Belt			
	S	Open Field, Green Belt			
	W	Railway Line, Industrial Estate			
Site Description The site is irregular in shape and not particularly flat as it undulates down the valley before rising again into Cuffley Village. Located in the north western corner of the site, fronting onto Cuffley Hill is a youth and community centre. There are a number of trees throughout the site, used to separate the different land parcels that form this site. Trees and hedgerows are located along the majority of the sites boundaries. Located in the south eastern region of the site is an electricity pylon. The western part of the site is located within the Welwyn Hatfield Borough.					
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 504					
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		
50m-Primary School (Cuffley School)	3.16km - Secondary School (Goffs)	4.48km –Employment Area (News International)
920m - Green Space (Jones Road)	1.38km -Healthcare Centre (Valley View)	9.21km- Hospital (with A&E) (Barnet)
4.6km - Town/District Centre (Brookfield)	1.21km - Local Centre (1-3 Newgatestreet Road)	4.98km -Leisure Centre (Laura Trott)
4.32km - A10 Junction (Lieutenant Ellis Way/Churchgate)	180m- Railway Station (Cuffley)	170m- Bus Service (Cuffley Railway Station)
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Flood Risk Comments		
Due to Cuffley Brook adjoining the site to the east, there are parts of the eastern region of this site that are located within Flood Zone 2 and Flood Zone 3a. Any development should be avoided in this area and appropriate mitigation measures put in place. Any proposal should be required		
Access and Transport Comments		
The site can be accessed from Cuffley Hill. Vehicle access to this site will require improvements if development was to come forward. Due to the amount of dwellings this site could accommodate a transport assessment will be required. A public right of way runs through the centre of the site. This will need to be retained or diverted (if absolutely necessary). Cuffley Hill has footpaths on both sides. Connections to these will be required. Cycle access to the site will need to be created.		
Utility Provision		
Electricity	Available at the existing properties to the east of the site	
Gas	A low pressure gas main is located along Cuffley Hill.	
Water	A water main is located to the north east of the site at Cuffley Hill	
Sewerage	A foul sewer is located within the site. A surface sewer is located just 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 suitable 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 D27. The Review states that area D27 performs strongly against Green Belt purposes and proposed no amendment to the boundary in this location. 		

- The Inspector for the Broxbourne Local Plan Second Review 2001-2011, stated that land adjacent to Sopers Road “forms part of the important green wedge between Cuffley and Goffs Oak. It thus fulfils two of the important green belt functions of maintaining openness and preventing the coalescence of these two settlements. The existing boundary forms a firm edge to the built-up area of Cuffley which would be broken in an obtrusive manner if changed in the way sought by the objector”. It is considered that these comments are still relevant.
- It is considered that this site has weak Green Belt boundaries to the south that would not last beyond the Plan period or prevent further encroachment into the Green Belt.

Is this site considered to be suitable for development?

Yes

No



Site Information		Site Location Map			
Site Reference Number	CG-GB-113(b)				
Site Name	Land south of Cuffley Hill				
Site Area	2.05 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	Open Field, Green Belt			
	E	Cuffley Brook, Open Field, Green Belt			
	S	Open Field, Green Belt			
	W	Soper's Road Industrial Estate			
Site Description					
The squared-shape site that slopes. The site is open field in nature. There are trees located on the sites northern, eastern and western boundary. There are hedges/scrub located on the sites southern boundary.					
Planning History					
No planning history of note.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)	-				
Submitted Proposal	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 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		
330m-Primary School (Cuffley School)	3.18km - Secondary School (Goffs)	4.62km –Employment Area (News International)
920m - Green Space (Jones Road)	1.49km -Healthcare Centre (Valley View)	9.63km - Hospital (with A&E) (Barnet)
4.67km - Town/District Centre (Brookfield)	1.28km - Local Centre (1-3 Newgatestreet Road)	4.98km -Leisure Centre (Laura Trott)
4.34km - A10 Junction (Churchgate)	280m - Railway Station (Cuffley)	220m- Bus Service (Cuffley Railway Station)
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Flood Risk Comments		
Due to Cuffley Brook adjoining the site to the east, there are parts of the eastern region of this site that are located within Flood Zone 2 and Flood Zone 3a. Any development should be avoided in this area and appropriate mitigation measures put in place.		
Access and Transport Comments		
The site can currently be accessed via a track from Cuffley Hill. This track will require widening if development came forward on this site. This will require additional land to be purchased. Due to the proposed capacity of the development, a transport assessment will be required. There are footpaths on both sides of Cuffley Hill. Connections to these footpaths will be required. Cycle access to the site will be required.		
Utility Provision		
Electricity	Available at the existing properties to the east of the site	
Gas	A low pressure gas main is located along Cuffley Hill.	
Water	A water main is located to the north east of the site at Cuffley Hill	
Sewerage	A foul sewer is located within the site. A surface sewer is located just 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		
The promoter stated that the site is in a natural location for an urban extension to Cuffley. The site is in a sustainable and accessible site with the Brook acting as a natural barrier for an urban extension to Cuffley. This natural boundary will prevent the coalescence with the neighbouring urban areas of Goffs Oak. The promoter stated that this site, for which the eastern part is within the flood zone due to being within the floodplain for Cuffley Brook, is of sufficient site that flood risk could be mitigated and is therefore considered that flood risk is not a justifiable reason to discount this site for future residential development. The site can be accessed from Cuffley Hill via an established entrance off which an established track leads into the north eastern corner of the site. Within 600m of the north-eastern entrance of the site is a parade of shops, including a Tesco Express. The promoter stated that the site is also in close proximity to Cuffley railway station which has direct regular services to Moorgate, Letchworth Garden City and Hertford North. Therefore, the site is considered to be in a highly accessible location and represents a sustainable site capable of delivering an urban extension to Cuffley.		

Suitability Comments

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

- The site is included in 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 amendment to the boundary in this location.
- The Inspector for the Broxbourne Local Plan Second Review 2001-2011, stated that land adjacent to Sopers Road "*forms part of the important green wedge between Cuffley and Goffs Oak. It thus fulfils two of the important green belt functions of maintaining openness and preventing the coalescence of these two settlements. The existing boundary forms a firm edge to the built-up area of Cuffley which would be broken in an obtrusive manner if changed in the way sought by the objector*". It is considered that these comments are still relevant for this site.
- It is considered that this site has weak Green Belt boundaries to the south that would not last beyond the Plan period or prevent further encroachment into the Green Belt.

Is this site considered to be suitable for development?

Yes

No



Site Information		Site Location Map			
Site Reference Number	CG-GB-115				
Site Name	East of Halstead Nursery				
Site Area	3.2 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 checked="" type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The site is owned by a private company				
Surrounding Uses	N	Kobe Nursery, Green Belt, local Wildlife Site			
	E	Local Wildlife Site, Green Belt			
	S	Residential dwelling, Green belt			
	W	Halstead Hill. Green Belt			
Site Description					
The site is irregular in shape and gently slopes to the east. The site comprises of an area of scrubland, however it was previously used as a nursery. Within the south western region of the site is a small pond and a hedgerow fronting onto Halstead Hill. The site contains hardstanding and the bases of structures; the majority of the site comprises an unused field. The site contains one brick structure in the centre.					
Planning History					
Three planning applications have been submitted recently for the development of 14 self-build plots on this site. Of these applications, two have been refused and one withdrawn.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)	-				
Submitted Proposal	14				
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		
460m-Primary School (Bonneygrove)	490m - Secondary School (Goffs)	2km –Employment Area (News International)
420m - Green Space	1.09km -Healthcare Centre (Cromwell Avenue)	11.6km- Hospital (with A&E) (Barnet)
2.04km- Town/District Centre (Cheshunt Old Pond)	1km - Local Centre (15-21 Cromwell Avenue)	2.26km -Leisure Centre (Laura Trott)
1.58km - A10 Junction (Churchgate)	2.82km- Railway Station (Cuffley)	347m - 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 type="checkbox"/>
Additional Flood Risk Comments		
The site itself is not within a flood zone and Theobalds Brook is located 200m to the south and has no direct impact. The site does not suffer from surface water or ground water flooding but this may alter depending on the type of development.		
Access and Transport Comments		
The site can be accessed from Halstead Hill. Halstead Hill is semi-rural in nature. There are no footpaths along Halstead Hill and this part of the highway is unlit. The closest public footpaths to this site are those located on Goffs lane to the north and footpath along Barrow Lane to the south east.		
Utility Provision		
Electricity	Connections available at Halstead Hill	
Gas	A low pressure gas main is located along Halstead Hill	
Water	A water main is located along Halstead Hill.	
Sewerage	The closest foul sewer and surface sewer to the site are 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 in area D9 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area D9 performs strongly against Green Belt Purposes 1 and 2, and plays an average role against Purpose 3. The Review proposed no amendment to the boundary in this location. The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) identifies two categories of Green Belt sites that are not favoured. This site can fall within the second category, which comprises of Green Belt sites that do not adjoin or only marginally adjoin urban development, such as those along Crouch Lane, Newgatestreet Road and Halstead Hill. The Report states that "<i>development of these sites would create unconnected pockets of housing that are totally unrelated to one another or to the existing urban areas, and in the case of many sites would only be accessible via rural lanes</i>". The report also states that it likely the development of these sites would exacerbate the area's already haphazard development pattern, and over time lead to the merging of urban areas. 		

- A recent application (07/16/0612/F) for 14 self-build dwellings was refused for this site, with the decision notice provided the following reasons for its refusal: the proposed development is inappropriate within the Green Belt and would result in harm to the openness of the Green Belt, which would not be clearly outweighed by very special circumstances; due to insufficient information submitted the scale of the development, and the impact to the openness of the Green Belt and the impact to the rural character of the area, the proposed development would be contrary to Policy GB2 of the draft Broxbourne Local Plan 2016; the applicant has failed to demonstrate that the site could successfully accommodate a sustainable development of 14 self-build plots; the proposed development would not positively contribute towards the rural character and appearance of the area; and, the proposed development would not provide a safe and convenient environment for pedestrians to connect to the existing public highway footway network without harm to the Green Belt and the rural character of the area. This applicant appealed the Council's decision; however, the appeal was dismissed.

Is this site considered to be suitable for development?

Yes

No



Site Information		Site Location Map				
Site Reference Number	CG-GB-116					
Site Name	Land north of Church Lane					
Site Area	3.4 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 checked="" type="checkbox"/> Desktop Study					
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Site Ownership	The site is in public ownership					
Surrounding Uses	N	Open Field, Green Belt				
	E	A10, Playing Fields				
	S	Church Lane, Green Belt				
	W	Open Field, Green Belt,				
Site Description						
The site is relatively triangular in shape and slopes up to the north. The site is open field in nature. A pond is located in the northern portion of the site. There are a number of trees located along the sites boundaries; however, the trees on the sites western boundary are more spread out.						
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)	96					
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		
910m -Primary School (Wormley)	230m - Secondary School (Broxbourne)	1.66km –Employment Area (New River Trading Estate)
40m - Green Space (Wormley)	668m -Healthcare Centre (Wormley Medical Centre)	8.93km - Hospital (with A&E) (Princess Alexandra)
1.8km - Town/District Centre (Brookfield)	600m - Local Centre	3.63km-Leisure Centre (Laura Trott)
820m- A10 Junction (Turnford)	1.76km - Railway Station (Broxbourne)	875m - Bus Service (Bell Lane)
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Flood Risk Comments		
No flooding issues identified for this site.		
Access and Transport Comments		
The site can be accessed from Church Lane via a gate. This access point will require improvement if development was to come forward. Due to the amount of dwellings that this site could accommodate a transport assessment will be required.		
Utility Provision		
Electricity	Connections will be required.	
Gas	A low pressure gas main is located along Church Lane	
Water	A water main is located along Church Lane, to the south of the site	
Sewerage	The closest foul sewer and surface sewer is located to the east of site, close to the entrance of the Croft	
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 is included within area B19 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area B19 performs a strong role under Green Belt Purpose 1 and 3, and therefore strongly merits retention. The site does achieve a low score against Green Belt Purpose 2. The Review proposed no amendment to the boundary in this location. • The site is located within Wormleybury Registered Historic Park and Garden. The Council will resist development within the Park • It is considered that this site has weak Green Belt boundaries to the north, and west, which will not last beyond the Plan period or prevent further encroachment. • This site is too small to facilitate sustainable place-making. The sites development will result in a small-scale, isolated pocket of development within the Green Belt. 		
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-117				
Site Name	Tudor Lodge				
Site Area	0.11 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 dwelling, Green Belt			
	E	Tudor Nurseries, Green Belt			
	S	Tudor Nurseries, Green Belt			
	W	Burton Lane, Green Belt			
Site Description					
The site is irregular in shape and is relatively flat. There are a number of structures located on the site and areas of hardstanding. The largest of the structures occupies the majority of the sites southern region.					
Planning History					
A planning application for 4 3-bed houses and 1 2-bed bungalow was withdrawn in 2016. A certificate of lawfulness for existing uses as B1 (a) offices was granted unconditional approval in 2002.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)	-				
Submitted Proposal	5				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input 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 included this site within the proposed mixed-use residential development at Rosedale Park, as part of emerging Policy CH2.					

Accessibility – distance as the crow flies		
1km -Primary School (Woodside)	1.15km - Secondary School (Goffs)	2.7km –Employment Area (New River Trading Estate)
580m - Green Space (Goffs)	680m -Healthcare Centre (Valley View)	11.64km- Hospital (with A&E) (Barnet)
2.53km - Town/District Centre (Brookfield)	730m - Local Centre (684-696 Goffs Lane)	3km -Leisure Centre (Laura Trott)
2.31km - A10 Junction (Church Lane)	2.34km - Railway Station (Cuffley)	310m- 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 checked="" type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Flood Risk Comments		
No flooding issues identified for this site		
Access and Transport Comments		
The site can be accessed via Burton Lane. There are no footpaths on either side of this part of Burton Lane. Footpaths begin at the entrance to White Haven Close and The Gateways. Pedestrian safety will need to be considered as part of any planning application for this site. Cycle access to the site will need to be created.		
Utility Provision		
Electricity	Connections available at the site	
Gas	A low pressure gas main is located along Burton Lane	
Water	A water main is located within the site	
Sewerage	A foul sewer begins close to the sites south western corner.	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> As indicated in emerging Policy CH2, it is proposed that the Green Belt boundary is to be redrawn to Rags Lane and Burton Lane. Subject to this amendment to the Green Belt being approved by the Planning Inspectorate, this site will be removed from the Green Belt. With the proposed removal of the sites Green Belt designation, residential development on this site is accepted in principle. However, it should be noted that if the Green Belt boundary is not amended, this site will not be suitable for development as the above proposal will have a detrimental impact on the openness of the Green Belt and would encroach into the countryside. <p>It is considered that the development of this site for 5 dwellings will be overdevelopment. An appropriate density for this site should be determined through the pre-application/planning application process.</p>		
Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Availability Comments	The site has not been promoted to the Council through the 2016 Call for Sites or through the Local Plan consultation. The Council has not received any further planning application for the development of this site since an application was withdrawn in 2016.
Is the site considered to be available for development	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Achievability Comments	The site is not available and therefore is not considered to be achievable.
Is the site considered to be achievable?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Delivery Period	-



Site Information		Site Location Map			
Site Reference Number	CG-GB-119				
Site Name	Brook Farm				
Site Area	7.1 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 three landowners for this site.				
Surrounding Uses	N	Green Belt, Cuffley Brook			
	E	Cuffley Brook, Green Belt			
	S	Cuffley Hill, Green Belt			
	W	Residential			
Site Description The site is irregular in shapes and gradually slopes from west to east. The majority of the site is open field in nature, with a number of farm buildings and structures located within the south eastern corner. There are two lines of trees/hedgerows located within the site, which separate the site into three different segments. There are trees located along the sites boundaries, some of which are more spaced out in comparison to others. Part of the site is located within the Welwyn Hatfield district.					
Planning History There have been various planning applications for this site. The most recent include the change of use of land for holding 15 wedding receptions during the months from 1 March to 30 September each year with camping for a maximum of 50 wedding guests which was granted conditional approval, a prior approval for change of use of agricultural building to residential which was refused and extensions and alterations to existing milk parlour and conversion to new dwelling which was refused.					
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 270					
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		
680m-Primary School (Goffs)	3.19km - Secondary School (Goffs)	4.72km –Employment Area (News International)
940m - Green Space (Jones Road)	1.365km -Healthcare Centre (Valley View)	- Hospital (with A&E)
4.59km - Town/District Centre (Brookfield)	1.11km - Local Centre (1-5 Masons Parade)	5km -Leisure Centre (Laura Trott)
4.36km - A10 Junction (Churchgate)	150m - Railway Station (Cuffley)	- Bus Service
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
Due to Cuffley Brook adjoining the site to the east, there are parts of the eastern region of this site located within Flood Zone 2 and 3a. Any development should be avoided in these areas and appropriate mitigation measures put in place. Any proposals for this site should be supported by a Flood Risk Assessment.		
Access and Transport Comments		
The site benefits from existing vehicular access from Cuffley Hill. Due to the amount of dwellings this site could accommodate a transport assessment will be required. There are footpaths along both sides of Cuffley Hill. Connections to these will be required. Cycle access to the site will be required.		
Utility Provision		
Electricity	Connections may be required.	
Gas	A low pressure gas main is located along Cuffley Hill and The Meadway	
Water	A water main is located to the east of the site, near the residential properties on Cuffley Hill	
Sewerage	A surface sewer is located along Cuffley Hill. A foul sewer can be found within the site	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
The promoter states that the site can come forward within 2 years from a grant of planning permission. The concept masterplan provided for this site identifies that access can either be from The Meadway or the B156 Cuffley Hill. The promoter of the site states that the Landscape, Visual and Green Belt Review (prepared by CSA Environmental, September 2015) has identified that the Site makes limited or no contribution to the National Green Belt purposes, and therefore its release for development would not be contrary to such purposes in order to meet objectively assessed need. The promoter has also submitted an Accessibility Note for the site which concluded that the site is well located with respect to a good range of important everyday facilities and amenities including schools, employment, and retail opportunities such that walking and cycling will represent realistic alternatives to car use for many journeys. There are bus services available within short walking distance and the railway station can be easily accessed by foot.		

On this basis, the development proposals accords with national and local policy objectives to locate development where it can: be linked to public transport; provide realistic alternatives to the private car; and, enable people to carry out their everyday activities with less need to travel and make it easier to walk, cycle and use public transport.

Suitability Comments

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

- The site is included within area C31 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C31 performs strongly against Green Belt purposes and did not propose to remove this site from the Green Belt.
- Development on this site will erode the Green Belt gap between Goffs Oak and Cuffley, in addition to having a detrimental impact on this area of the Green Belt openness.
- The Borough-wide Options and Scenario Report (Broxbourne Borough Council, 2016) concludes that developing east of Cuffley would be an advantage in sustainability terms, however, it is not considered to outweigh the substantial damage to the Green Belt from development in the already narrow strategic gap between the two settlements.

Is this site considered to be suitable for development?

Yes

No



Site Information		Site Location Map			
Site Reference Number	CG-GB-121				
Site Name	Land at Burnt Farm Ride				
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 type="checkbox"/> No				
Site Ownership	The site is in single ownership				
Surrounding Uses	N	Residential properties, Green Belt			
	E	Open Field, Green Belt			
	S	Track, Open Field, Green Belt			
	W	Burnt Farm Ride, Open Field, Green Belt			
Site Description					
The site is irregular in shape and gradually slopes from north to south/south east. The site is open field in nature. A line of trees/hedgerow, runs from north to south within the eastern region of the site, approximately 20m shy of the eastern boundary. There are trees located on the sites northern, western and southern boundary.					
Planning History					
No planning history of note					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)	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 checked="" 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 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		
970m-Primary School (Woodside)	2.57km - Secondary School (Goffs)	3.61km –Employment Area (News International)
780m - Green Space (Jones Road)	1.5km -Healthcare Centre (Valley View)	9.57km - Hospital (with A&E) (Barnet)
4.17km- Town/District Centre (Cheshunt)	1.42km - Local Centre (1-3 Newgatestreet Road)	4.25-Leisure Centre (Laura Trott)
3.48km - A10 Junction (Lieutenant Ellis Way)	1.5km - Railway Station (Cuffley)	1.34km - Bus Service (Athenia 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		
No flooding issues identified for this site.		
Access and Transport Comments		
The site can be accessed from Burnt Farm Ride. Burnt Farm Ride is only accessible to residents through a gated entrance. Pedestrian accessibility to the nearby urban areas will need to be considered for this site. Cycle access to the site will need to be created.		
Utility Provision		
Electricity	Connections may be required	
Gas	The closest low pressure gas main is located to the north of the site at Orchid Close.	
Water	The closest water main is located to the north of the site at Orchid Close	
Sewerage	A foul sewer is located to the north of the site at Orchid Close.	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during call for Sites 2016		
The promoter of the site states that the site is vacant and can come forward within five years. It is considered that there are no contamination or legal/ownership issues that would prevent this site coming forward. The promoter notes that the site can be accessed directly from Burnt Farm Ride, or an alternative access is possible from Old Park Ride. The promoter of the site states that the site is in close proximity to the conurbation at Goffs Oak, it has direct access to Jones Road, close to Woodside Primary School. The promoter believes that this site could fulfil this requirement, including self-build potential as it adjoins a small existing cluster of residential accommodation and is generally well screened site. A below average housing density is propped in recognition of the site characteristics.		
Suitability Comments		
This site is not considered to be suitable for residential development due to the following reasons: <ul style="list-style-type: none"> The site is included in area D10 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that this area performs a strong role under Green Belt Purpose 1 and therefore merits retention. The area also performs well against Purpose 3, and poorly against Purpose 2. It was not proposed to amend the Green Belt boundary in this location. It is considered that this site does not have strong Green belt boundaries on any side that would last beyond the Plan period and prevent further encroachment. 		

- The site is not considered to be in a suitable location for residential development. It is not close to local facilities and is above the sustainable distance recommended by Barton et al (2010) for a leisure centre, local green space, a doctor's surgery and hospital.
- The development of this site will create an isolated pocket of housing within the Green Belt. In addition, the site is too small to facilitate sustainable place-making.

Is this site considered to be suitable for development?

Yes

No



Site Information		Site Location Map		
Site Reference Number	CG-GB-122			
Site Name	Land rear of 118 Cuffley Hill			
Site Area	0.35 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			Open Field, Green Belt
	E			Wooded area, Green Belt
	S			Wooded area, Green Belt, Residential
	W	Woodland, Green Belt		
Site Description				
The site is broadly rectangular in shape with a gentle incline from west to east. The site is covered in dense woodland. Located between the trees is scrub. There is a small stream located within the northern region of the site.				
Planning History				
No planning history of note.				
Development Proposal				
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	
Local Plan 2005 (Policy H11)		Other	<input type="checkbox"/>	
Submitted Proposal	10			
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 draft Local Plan proposed to keep this site within the Green Belt				

Accessibility – distance as the crow flies		
267m-Primary School (Goffs)	2.62km - Secondary School (Goffs)	4.26km –Employment Area (News International/New River Trading Estate)
540m - Green Space (Jones Road)	810m -Healthcare Centre (Valley View)	10.48km- Hospital (with A&E) (Barnet)
4km - Town/District Centre (Brookfield)	630m - Local Centre (1-3 Newgatestreet Road)	4.47km -Leisure Centre (Laura Trott)
3.8km - A10 Junction (Churchgate)	852m- Railway Station (Cuffley)	120m- Bus Service (Athenia 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		
-		
Access and Transport Comments		
There is no current vehicular access to this site. The site can be accessed through an adjoining site to the west, which can be accessed via a gate from Cuffley Hill.		
Utility Provision		
Electricity	Connections available along Cuffley Hill	
Gas	A low pressure gas main is located along Cuffley Hill	
Water	A water main is located along Cuffley Hill	
Sewerage	A surface sewer is located along Cuffley Hill. A foul sewer is located just to the 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		
The promoter states that the site is vacant and is available. There are no preparations or remediation required. The promoter states that access to the site would need to be either via the “L” shaped piece of adjacent land, or by the demolition of a property on Cuffley Hill, or from the adjacent site (CG-GB-65) where outline planning permission has been granted.		
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"> To accommodate development on this site a number of TPO trees (dense woodland) will need to be removed. There are no large enough clearings within the site that will enable dwellings to be built without the removal of these trees. It is considered that there are not exceptional circumstances that would warrant the removal of these trees. The site is included within area C31 identified in the Council’s Green Belt Review (Scott Wilson, 2008). The Review states that area C31 performs strongly against the Green Belt purposes and did not propose to remove this site from the Green Belt. The development of this site would have a detrimental impact on the character of this Green Belt area (woodland). 		
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-124				
Site Name	Burton Grange and land west of Rags Lane				
Site Area	1.457 hectares				
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input checked="" type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Site Ownership	The site is privately owned by a single family				
Surrounding Uses	N	Rags Lane, Residential			
	E	Nursery, Green Belt			
	S	Nursery, Green Belt, Residential dwellings under construction			
	W	Green Space, Rags Lane, Residential			
Site Description					
<p>The site is irregular in shape and gradually slopes from north to south. Located in the north eastern region of the site is a large building and an area of hardstanding to the building west. A car park is located in the southern region of the site. Located in the western region of the site is an area of woodland. Trees are located along the sites eastern, southern and western boundary. There are two breaks in the sites northern tree boundary as a result of the sites two access roads.</p>					
Planning History					
<p>Various applications have been approved and refused for the modification of Burton Grange. An outline application for 7 houses and garages was refused in 1974. In 1976, an application for the change of use of flats on the ground floor to a country club was approved.</p>					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)					
Submitted Proposal	15				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input 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 checked="" 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 site had no designation within the draft Local Plan					

Accessibility – distance as the crow flies		
720m-Primary School (Fairfields)	1.29km - Secondary School (Goffs)	2.32km –Employment Area (New River Trading Estate)
280m - Green Space (Argent Way)	1.06km-Healthcare Centre (Stockwell Lodge)	12.23km- Hospital (with A&E) (Princess Alexandra)
2.1km- Town/District Centre (Brookfield)	240m - Local Centre (Hammondstreet)	3.03km -Leisure Centre (Laura Trott)
2.16km - A10 Junction (Church Lane)	2.68km- Railway Station (Cuffley)	340m- 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		
No flood risk issues identified for this site.		
Access and Transport Comments		
The site can be accessed via Rags Lane. This part of Rags Lane has footpaths along the northern side. Connections to these footpaths will be required. Cycle access to the site will need to be provided.		
Utility Provision		
Electricity	Connections may be available.	
Gas	A low pressure gas main is located along Rags Lane	
Water	A water main is located along Rags Lane	
Sewerage	The site is connected to a foul sewer. A surface sewer is located just to 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		
The promoter states that the site is partly occupied, but can come forward within the first five years. There are no constraints that will prevent development.		
Suitability Comments		
<p>The site is only considered to be suitable for residential development if the Rosedale Park Development (CH2) is approved and the Green Belt boundaries are redrawn to Rags Lane and Burton Lane. This would remove the site from the Green Belt. If this development was not come forward, and then it is considered that the proposal for 15 dwellings on this site would have a detrimental impact on the openness of the Green Belt in this location, with there being no clear defensible Green Belt boundaries that would prevent further sprawl. The use of this site for residential purposes has been previously established, through an application to change the use of the ground floor from flats to a Country Club. However, due to the site containing a locally listed build, any development scheme will need to be sympathetic to setting of the building, which is one of the reasons for its inclusion on the Council's local list. This site will need to be subject to masterplanning to be agreed through the pre-app process.</p>		
Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Availability Comments	The site has been promoted by the landowners to the Council through the Call for Sites process. It is considered that there are no legal/ownership issues that would prevent this site from coming forward.
Is the site considered to be available for development	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Achievability Comments	The site is considered to be achievable. The preparation works required to bring this site forward are considered to be minimal due to the sites developed nature. It is considered that with the removal of the Green Belt designation, there will be no policy constraints that will prevent the site from coming forward.
Is the site considered to be achievable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delivery Period	1-5 years



Site Information		Site Location Map			
Site Reference Number	CG-GB-127				
Site Name	Lafiya House and grounds				
Site Area	3.94 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 four landowners for this site.				
Surrounding Uses	N	Goffs Lane, In-Ex Nursery			
	E	Residential Dwelling, Green Belt			
	S	Theobalds Brook, Open Fields, Green Belt, Local Wildlife Site			
	W	Local wildlife site			
Site Description					
The site is irregular in shape. Located within the northern region of the site is a residential dwelling, which sits in extensive garden land. The southern region of the site, which slopes towards Theobalds Brook, is open field in nature.					
Planning History					
The part re-development of site to include detached double garage with one bed flat over and garden workshop was refused in 2004. A single storey side extension was approved in 2004. The development of a detached double garage was refused in 1983.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)	118				
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)					
Part of this site was proposed to be allocated for residential development in accordance with emerging policy GO3. The remainder of the site was proposed to be kept within the Green Belt.					

Accessibility – distance as the crow flies		
357m-Primary School (Woodside)	1.55km - Secondary School (Goffs)	3.2km –Employment Area (News International)
210m - Green Space (Goffs)	220m-Healthcare Centre (Valley View)	10.98km- Hospital (with A&E) (Barnet)
3.01km - Town/District Centre (Brookfield)	250m - Local Centre (684-696 Goffs Lane)	3.38km-Leisure Centre (Laura Trott)
2.74km - A10 Junction (Church Lane)	1.77km - Railway Station (Cuffley)	195m - 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 have been identified for this site.		
Access and Transport Comments		
The site can be accessed via Goffs Lane. This access point will require improving if development comes forward on this site. Road infrastructure within the site will need to be installed. Due to the amount of dwellings this site could accommodate, a transport assessment will be required. There are footpaths on both sides of Goff Lane. Connections to these will be required.		
Utility Provision		
Electricity	Underground cables available at Goffs Lane	
Gas	A low pressure gas main is located along Goffs Lane	
Water	A water main is located along Goffs Lane. A water hydrant is located just to the north of the site	
Sewerage	A foul sewer and surface sewer is located along Goffs Lane	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
The promoter states that the site can come forward within 5 years.		
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"> Lafiya House and the field within the southern region of the site is Green Field in nature, in comparison to the brownfield nature of the remainder of the site. It is considered that the development on these areas of the site would significantly impact on the openness of the Green Belt Lafiya House contributes to a green frontage of Goffs Lane. The development of this area of the site will have a detrimental impact on the character of this area and will erode the separation of Goffs Oak and West Cheshunt The Council's Green Belt Topic Paper (July 2017) states that "<i>The Land at Lafiya House to the east of this site contains a large garden which has been promoted to the Council as a possible extension to the site allocation. However, given the largely greenfield nature of the site, and the contribution of the green frontage on Goffs Lane to the outskirts of the village, it is not considered that the Green Belt release should extend to encompass this site</i>". 		
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-129				
Site Name	Rushdown Nursery				
Site Area	1.24 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	There are various landowners for this site.				
Surrounding Uses	N	Theobalds Brook, Green Belt			
	E	Small Acre Nursery, Green Belt			
	S	Crouch Lane, Green Belt			
	W	Lindrick, Green Belt			
Site Description					
<p>The site is broadly rectangular in shape and gently slopes from the south-west towards Theobalds Brook. Contained within the southern region of the site is a number of structures and areas of hardstanding. The northern region of the site is predominantly open field in nature. There are trees located on the northern, southern and parts of the eastern and western boundary (southern end).</p>					
Planning History					
<p>Three Barns and a mobile home were approved in 1998. The renewal of permission for mobile home and was approved in 1990. A renewal for the continued siting of 3 cattle barns and mobile home was approved in 1990. The renewal of permission for a mobile home was approved in 1992.</p>					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)					
Submitted Proposal	15				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input 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		
880m-Primary School (Goffs)	1.88km - Secondary School (Goffs)	3.03km–Employment Area (New River Trading Estate)
140m- Green Space (Argent Way)	740m -Healthcare Centre (Valley View)	11.91km- Hospital (with A&E) (Barnet)
2.81km- Town/District Centre (Brookfield)	550m - Local Centre (Hammondstreet)	3.73km -Leisure Centre (Laura Trott)
2.92km- A10 Junction (Church Lane)	2.07km - Railway Station (Cuffley)	391m - 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 checked="" type="checkbox"/>
Additional Flood Risk Comments		
There may be some surface water issues on the site.		
Access and Transport Comments		
The site can be accessed from Crouch Lane. Crouch Lane is quite narrow in parts and would require improvements to bring it up to highway standards. Consideration will need to be given to the impact this development would have on the local road network. There are no footpaths along Crouch Lane. Pedestrian safety will need to be considered. Cycle access will need to be provided.		
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		
The promoter states that the site can come forward within 5 years. There are no constraints that would prevent development. No studies or assessments have been carried out for this site.		
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 C12 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C12 performs strongly against Green Belt Purpose 1 and 2, and averagely against Purpose 3. The Review proposed no change to the boundary in this location. 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 of 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 strong green belt boundaries to the east and west that would prevent further encroachment and last beyond the Plan period.

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?

Yes

No



Site Information		Site Location Map			
Site Reference Number	CG-GB-131				
Site Name	Land rear of 122-126 Cuffley Hill				
Site Area	1.36 hectares				
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input checked="" type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Site Ownership	There are three landowners for this site.				
Surrounding Uses	N	Open Field, Green Belt			
	E	Woodland, Green Belt			
	S	Residential Dwellings, Cuffley Hill			
	W	Woodland, Green Belt			
Site Description					
The "L" shaped site slopes from east to West. The small strip of land between two residential dwellings contains bramble, scrub, with the area of the site located at the back of the residential properties being dense woodland. In between the trees is scrub. A stream is located within the central region of the site.					
Planning History					
No planning history of note.					
Development Proposal					
Residential <input checked="" type="checkbox"/>		Commercial <input type="checkbox"/>		Other <input type="checkbox"/>	
Local Plan 2005 (Policy H11)	-				
Submitted Proposal	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 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 (Goffs)	2.64km - Secondary School (Goffs)	4.26km –Employment Area (New River Trading Estate)
500m - Green Space (Jones Road)	790m-Healthcare Centre (Valley View)	10.39km- Hospital (with A&E) (Barnet)
4km - Town/District Centre (Brookfield)	530m - Local Centre (1-5 Mason’s Parade)	4.51km-Leisure Centre (Laura Trott)
3.86km- A10 Junction (Churchgate)	800m- Railway Station (Cuffley)	30m- Bus Service (Athenia 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		
No flood risk comments for this site.		
Access and Transport Comments		
The site can be accessed via a gate from Cuffley Hill. The access point, including the sites visibility, will require improvements. If the access requires widening to ensure that it is highway compliant, additional land will need to be purchased. There are footpaths on both sides of Cuffley Hill. Connection to these footpaths will be required. Cycle access to the site will need to be created.		
Utility Provision		
Electricity	Electricity cables available along Cuffley Hill	
Gas	A low pressure gas main is located along Cuffley Hill	
Water	A water main is located along Cuffley Hill	
Sewerage	A surface sewer is located along Cuffley Hill. A foul sewer is located within 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 of the site states that it is vacant and available. There are no known problems; therefore preparation/remediation work should be quick and low cost. The promoter stated that the site has road access; however, development would require access either from the adjacent Policy GO5 site to the East (CG-GB-62) or the demolition of one house on Cuffley Hill. The promoter states that there are no contamination or legal/ownership constraints. There are no constraints that would prevent this site from coming forward.		
Suitability Comments		
<p>The site is not considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> To accommodate development on this site a number of TPO trees will need to be removed. There are no large clearings that would be able to accommodate dwellings without requiring the need to remove any of the protected trees. It is considered that there are no exceptional circumstances that would warrant the removal of these trees. The site is included within area C31 of the Council’s Green Belt Review (Scott Wilson, 2008). The Review states that area C31 performs strongly against Green Belt purposes and did not proposed to remove this site from the Green Belt. The development of this site would have a detrimental impact on the character of this Green Belt area. 		
Is this site considered to be suitable for development?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Waltham Cross

Urban Sites



Site Information		Site Location Map			
Site Reference Number	WX-U-01				
Site Name	Conservative Club				
Site Area	0.12 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input checked="" type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The landownership is not registered.				
Surrounding Uses	N	Ramp to Car Park, Monarchs Way			
	E	Residential Dwellings			
	S	Eleanor Cross Road, Bus Station			
	W	Multi-storey Car Park			
Site Description The site is broadly rectangular in shape and relatively flat. Taking up the majority of the site area is a two storey club building that was built in the 1930s. Located to the south and part of the western side of the building is area of hardstanding that is being used as a car park.					
Planning History In 2011, planning permission was granted for the demolition of existing building and construction of a new eight storey building, comprising retail unit (A1) on ground and part first floor, car parking on ground floor, Conservative Club on first floor and 60 residential units on the six floors above. An application to renew this planning permission was withdrawn in 2014.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)					
Submitted Proposal	60				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The draft Local Plan proposed to allocate this site as a urban capacity site, as part of emerging Policy DS3: Urban Capacity Sites					

Accessibility – distance as the crow flies			
50m-Primary School (Four Swannes)	1.56km - Secondary School (St Mary's)	290m–Employment Area (Waltham Cross Business Park)	
90m - Green Space (Kings Road)	165m -Healthcare Centre (Stanhope)	12.4km - Hospital (with A&E) (Princess Alexandra)	
0m- Town/District Centre (within Waltham Cross Town Centre)	410m - Local Centre (228-256 High Street)	1.61km -Leisure Centre (Laura Trott)	
1km - A10 Junction (Lieutenant Ellis Way)	670m- Railway Station (Theobalds Grove)	25m - Bus Service (Waltham Cross Bus and Coach Station)	
Flood Risk			
Does the site	Contains		Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>		<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>		<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>		<input checked="" type="checkbox"/>
Additional Flood Risk Comments			
No flood risk comments for this site			
Access and Transport Comments			
The site can be accessed from Eleanor Cross Road. The case officer report for the 2011 approved planning application notes that the scheme submitted would provide 20 spaces, 56 cycle storage spaces and would set up a car club. Pedestrians can access the site via Eleanor Cross Road.			
Utility Provision			
Electricity	Connections already available		
Gas	The site is connected to a low pressure gas main.		
Water	A water main is located along Eleanor Cross Road		
Sewerage	A foul sewer and surface sewer is located along Eleanor Cross 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 considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> • The site is previously developed land, located within an existing settlement boundary. The re-use of previously developed land is one of the 12 core land-use planning principles that under plan-making and decision-making. • The site is considered to be in a sustainable location for residential development – it is close to local facilities, primary education and modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) for a leisure centre, local park/green space and a doctor's surgery 			

<ul style="list-style-type: none"> The principle of developing this site has been established through a previous planning application. The case officer report for the above scheme concluded that <i>“the proposal complies with the following policies SUS3, SUS8, SUS9, SUS10, H6, H8, H11, H12, H14, H15, RTC4, HD13, HD16, T3, T11 of the Borough of Broxbourne Local Plan Second Review (December 2005). In summary, the townscape aspect of the buildings and the proposed highway/parking arrangements are considered to be acceptable as is the impact on neighbouring residential occupiers. The scheme is therefore considered acceptable in planning terms.</i> 	
Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Availability Comments	The site is not considered to be available for development. The Council has not received any application to renew planning permission since the withdrawn application in 2014.
Is the site considered to be available for development	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Achievability Comments	The site is considered to be achievable for development. The granting of planning permission for the above scheme indicates that there are no planning constraints that would prevent the development of this site. It is considered that the site preparatory works required will not have a detrimental impact on the sites viability.
Is the site considered to be achievable?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Delivery Period	-



Site Information		Site Location Map			
Site Reference Number	WX-U-11				
Site Name	232-285 High Street				
Site Area	0.51 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	There are various landowners for this site.				
Surrounding Uses	N	Residential dwellings, Trinity Lane			
	E	Residential dwellings			
	S	Residential dwellings			
	W	High Street			
Site Description The site consists of three different land parcels, of which all are different shapes. Contained within these land parcels are a number of buildings and structures, of varying height levels.					
Planning History There have been various applications for buildings located within this SLAA site. These applications include from advertisement consent, new shop fronts and change of use.					
Development Proposal Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other <input type="checkbox"/> Local Plan 2005 (Policy H11) 35 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 allocate this site as an urban capacity site, as part of emerging policy DS3: Urban Capacity Sites					

Accessibility – distance as the crow flies		
260m-Primary School (St Josephs)	1.17-1.25km - Secondary School (St Mary's)	600-660m–Employment Area (News International)
60-80m - Green Space (Cornwall Close)	240-396m -Healthcare Centre (Stanhope)	12-12.14km - Hospital (with A&E) (Princess Alexandra)
92-228m- Town/District Centre (Waltham Cross)	0m - Local Centre (contained within site boundary)	1.02.1.19km -Leisure Centre (Laura Trott)
723m - A10 Junction (Lieutenant Ellis Way)	84-220m- Railway Station (Theobalds Grove)	20-100m - Bus Service (The Vine PH)
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
A flood risk assessment will need to accompany any planning application for the development of this SLAA site. Appropriate mitigation measures should be implemented.		
Access and Transport Comments		
The sites can be accessed from High Street. High Street has footpaths on both sides. Cycle access to the sites will need to be provided.		
Utility Provision		
Electricity	Available in the close vicinity of the site.	
Gas	A low pressure gas main is located along High Street	
Water	A water main is located along High Street.	
Sewerage	A surface sewer and foul sewer are located along High Street. Some of the buildings are connected to this foul sewer.	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> The site is previously developed land, located within an existing settlement boundary. The re-use of previously developed land is one of the 12 core land-use planning principles that under plan-making and decision-making. The site is considered to be in a sustainable location for residential development – it is close to local facilities, primary education and modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) for a leisure centre, local park/green space and a doctor's surgery 		
Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Availability Comments	The site is not considered to be available for development. The site has been identified by the Council through a desk-top study. Since the publication of the Broxbourne Borough Council, 2016 SLAA, the Council has not received any promotion for the site. No representation for the site has been received during the 2016 Call for Sites or Local Plan consultation (Regulation 18). Due to the amount of landowners that there are for this site it is considered that it will be difficult to bring forward a comprehensive scheme.
Is the site considered to be available for development	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Achievability Comments	The site is not considered to be available, therefore is not considered to be achievable.
Is the site considered to be achievable?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Delivery Period	-



Site Information		Site Location Map			
Site Reference Number	WX-U-13				
Site Name	Land off Sturlas Way				
Site Area	2.94 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Site Ownership	There are various landowners for this site.				
Surrounding Uses	N	Winston Churchill Way			
	E	Monarchs Way, Residential			
	S	Waltham Cross Town Centre, Residential			
	W	Residential			
Site Description					
The site is irregular in shape and relatively flat. It consists of a number of buildings, of varying heights, and areas of hardstanding. The two largest structures (Homebase and Wickes) are located in the north eastern region and the centrally in the eastern region.					
Planning History					
There have been various planning applications for this site. These planning applications range from alterations to existing buildings, advertisement consent and the use of car park as open air market.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)					
Submitted Proposal	300				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The site was proposed to be allocated for mixed use development as part of Policy WC2. Emerging Policy WC2 identified that the site could to accommodate 300 new homes, with shops/commercial/community ground floor uses.					

Accessibility – distance as the crow flies		
120m-Primary School (Four Swannes)	1.14km - Secondary School (St Mary's)	470m–Employment Area (News International)
220 - Green Space (Kings Road/Cornwall Close)	80m-Healthcare Centre (Stanhope)	12.27km- Hospital (with A&E) (Princess Alexandra)
0m- Town/District Centre (Waltham Cross)	110m - Local Centre (228-256 High Street)	1.31km -Leisure Centre (Laura Trott)
580m- A10 Junction (Lieutenant Ellis Way)	310m - Railway Station (Theobalds Grove)	200m- Bus Service (Waltham Cross Bus Station)
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
Part of the eastern region of the site lies within Flood Zone 2. A flood risk assessment will need to accompany any planning application for this site and appropriate mitigation schemes implemented.		
Access and Transport Comments		
The majority of the site can be accessed from Sturlas Way. Due to the amount of development this site can accommodate, a transport assessment will be required. Consideration will need to be given to part of the sites location within an Air Quality Management Area. There are footpaths on both sides of Sturlas Way. Connections to these footpaths will be required. Increasing the sites accessibility to the shops within the other area of the town centre is desirable. Cycle access to the site will need to be provided.		
Utility Provision		
Electricity	Connections available in the urban area.	
Gas	Part of the site is connected to a low pressure gas main. A low pressure gas main is located along Sturlas Way, but stops at the entrance to Ruthven Avenue.	
Water	A water main is located along Park Lane and High Street. Part of the northern region of the site contains a water main. There are water hydrants located in close proximity to the site northern and eastern boundaries.	
Sewerage	A pressure main is located within the northern region of the site. Just to the south of this pressure main (by 25m) is a surface sewer. A foul sewer is located along High Street and Park Lane.	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams
		<input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is considered to be suitable for development due to the following reasons:</p> <ul style="list-style-type: none"> The site is previously developed land, located within an existing settlement boundary. The re-use of previously developed land is one of the 12 core land-use planning principles that underpin plan-making and decision-making. 		

	<ul style="list-style-type: none"> • The site is considered to be in a sustainable location for development – it is close to local facilities, modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) for a leisure centre, local park/green space and a doctor’s surgery. • As identified in the Waltham Cross Town Centre Strategy, the northern end of the High Street presently sees low levels of footfall and has a level of vacancy significantly higher than the southern end. The retail units within this area turn are seen as ‘turning their back’ on this end of the street and creating closure to the pedestrianized core, consequently limiting footfall and the viability of the retail units. The redevelopment of this area for mixed use of high density development of apartments, shops and community uses, would help to create a lively and more balanced town centre, make the units viable and improve the centres public realm. • The NPPF (Paragraph 23) states that “<i>residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites</i>”.
Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Availability Comments	The Council is working with Homebase and Wickes on their relocation. The Council has indicated in their emerging Policy that if necessary, compulsory purchase will be pursued to deliver this scheme. However, as a result of this, it is considered that the site will not come forward until the end of the Plan period.
Is the site considered to be available for development	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Achievability Comments	The site is considered to be achievable. There are no planning constraints that would prevent this site from coming forward for development. The amount of development this site could accommodate will support the works required to make this development achievable and economically viable.
Is the site considered to be achievable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delivery Period	11-15 years



Site Information		Site Location Map			
Site Reference Number	WX-U-14				
Site Name	Medlock Electrical, 107-115 Eleanor Cross Road and The Friary				
Site Area	1.31 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	There are various landowners for this site.				
Surrounding Uses	N	Lee Valley Regional Park,			
	E	Residential			
	S	Eleanor Cross Road, Petrol Station			
	W	Residential			
Site Description					
<p>The site is irregular in shape and relatively flat. The site consists of a numbers of structures, of varying levels and uses (residential and warehouse), and areas of hardstanding. A large residential building, which is broadly H-Shaped, takes up the majority of the central region of the site. The warehouse fronts on to Eleanor Cross Road, within the southern region of the site. There are a number of trees located within the site.</p>					
Planning History					
<p>There have been various applications for 107-115 Eleanor Cross Road, which includes temporary change of use (1985), additional roller shutter door to front of warehouse and alterations to car park area (1987), change of use from wholesale electrical goods warehouse to wholesale goods warehouse and workshop (1985, a similar application was refused in 1984).</p>					
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 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 checked="" type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>

Draft Local Plan Designation (Regulation 18)		
The draft Local Plan proposed to allocate this site as an urban capacity site, as part of emerging Policy DS2: Urban Capacity Sites.		
Accessibility – distance as the crow flies		
120m-Primary School (Holdbrook Primary School)	2.1km - Secondary School (St Mary's)	50m –Employment Area (Waltham Cross Business Park)
0m - Green Space (adjoins Lee Valley Regional Park)	650m-Healthcare Centre (Stanhope)	11.96km- Hospital (with A&E) (Princess Alexandra)
720m - Town/District Centre (Waltham Cross)	120m - Local Centre (192-194 Eleanor Cross Road)	1.74km -Leisure Centre (Laura Trott)
1.55km - A10 Junction (Lieutenant Ellis Way)	1.06km - Railway Station (Theobalds Grove)	110m- Bus Service (Queensway)
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
A flood risk assessment will need to accompany any application for development on this site. Appropriate mitigation schemes will need to be implemented.		
Access and Transport Comments		
The site can currently be accessed via Eleanor Cross Road and Eleanor Way. Eleanor Cross Road and Eleanor Cross way have footpaths on both sides. Connections to these footpaths will be required. Cycle access to the site will need to be provided.		
Utility Provision		
Electricity	Already available to most units	
Gas	Parts of the site are already connected to a low pressure gas main. A low pressure gas main is located along Eleanor Way and Eleanor Cross Road.	
Water	The warehouse is connected to a water main. A water main is located along Eleanor Way and Eleanor Cross Road. There are two water hydrants in close proximity to the site.	
Sewerage	A surface sewer runs along part of the sites western boundary. A foul sewer is located along Eleanor Cross Road and Eleanor Way.	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams
		<input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		

Suitability Comments	
<p>The site is considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> • The site is previously developed land located within the existing settlement boundary. The re-use of land for residential housing would comply with one of the 12 core land-use planning principles that underpin plan-making and decision making. • The site is considered to be in a sustainable location for residential development – it is close to local facilities, primary education and some modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) for green space, doctor's surgery and a 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 not considered to be available. The site is in active use. There has been no promotion for the development of this site from any of the landowners in the Local Plan consultation (Regulation 18) and the Call for Sites 2016. This site could come forward in a piece-meal style due to the number of landowners.
Is the site considered to be available for development	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Achievability Comments	The site is not considered to be available, and therefore it not considered to be achievable.
Is the site considered to be achievable?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Delivery Period	-



Site Information		Site Location Map			
Site Reference Number	WX-U-18				
Site Name	Land between Eleanor Cross Road and Monarchs Way				
Site Area	0.1 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Site Ownership	Part of the site is owned by a private company				
Surrounding Uses	N	Monarchs Way			
	E	Monarchs Way Roundabout			
	S	Eleanor Cross Road, Residential			
	W	Residential, Eleanor House			
Site Description					
The site is irregular in shape and flat. Contained within the site is a single structure, which is currently being used as a fast food restaurant with a drive-thru. Located within the northern region of the site is a path that leads a subway under the adjoining roundabout. To the north of this path is an area of shrubs/trees.					
Planning History					
Outline application for the construction of a new restaurant with drive-through/take-away facility (entailing demolition of existing public house) was granted permission in 1998. In 2008, planning permission was granted for the replacement of illuminated signage to existing building, new directional signage, 3 new replacement canopies over entrance and 2 windows, new replacement single entrance door and sidelights.					
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 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 checked="" type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input 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 proposed to allocate this site as an urban capacity site as part of emerging Policy DS3: Urban Capacity Sites.			
Accessibility – distance as the crow flies			
50m-Primary School (Four Swannes)	1.7km - Secondary School (St Mary's)	230m –Employment Area (Waltham Cross Business Park)	
30m - Green Space (Kings Road)	230m-Healthcare Centre (Stanhope)	12.35km- Hospital (with A&E) (Princess Alexandra)	
0m - Town/District Centre (Waltham Cross)	480m - Local Centre (228-256 High Street)	1.67km -Leisure Centre (Laura Trott)	
1.11km - A10 Junction (Lieutenant Ellis Way)	750m - Railway Station (Theobalds Grove)	55m- Bus Service (Waltham Cross Bus Station)	
Flood Risk			
Does the site	Contains		Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>		<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>		<input type="checkbox"/>
Additional Flood Risk Comments			
Only small areas along the sites northern, eastern and southern boundaries are located within Flood Zone 2. Any application for the residential development of this site should be accompanied by a Flood Risk Assessment. Mitigation measures, if required, should be implemented.			
Access and Transport Comments			
The site can be accessed Eleanor Cross Road. Eleanor Cross Road has footpaths on both sides. Connections to these footpaths will be required. Cycle access to the site will be required.			
Utility Provision			
Electricity	Connections available		
Gas	A low pressure gas main is located along Eleanor Cross Road.		
Water	A water main is located along the sites western boundary and along Eleanor Cross Road		
Sewerage	The site is connected to a foul sewer. A foul sewer and surface sewer are located along Eleanor Cross 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 considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> The site is previously developed land located in an existing settlement boundary. The re-use of land for residential housing would comply with one of the 12 core land-use planning principles that underpin plan-making and decision making. The site is considered to be in a sustainable location for residential development – it is close to local facilities, primary education and some modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) for green space, doctor's surgery and a leisure centre. 			

<ul style="list-style-type: none"> The Waltham Cross Town Centre Strategy identifies that this site is disconnected from the town centre shops and services, which limits the sites potential for linked trips, and consequently results in the site making little contribution to the town centre's success. The Strategy states that the site's redevelopment for high quality residential and the re-provision of the retail unit at ground floor level would enable the creation of an attractive, landmark gateway to the town centre from Monarch's way. The site is located within Waltham Cross Town Centre. The NPPF (Paragraph 23) states that <i>"residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites"</i>. 	
Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Availability Comments	The site is not considered to be available. The site was identified by the Council are part of the Waltham Cross Town Centre Strategy. The Council has not received any promotion for the sites development from the landowner during the Call for Sites 2016 or the Local Plan (Regulation 18) consultation.
Is the site considered to be available for development	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Achievability Comments	The site is not considered to be available, and therefore it not considered being achievable.
Is the site considered to be achievable?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Delivery Period	-



Site Information		Site Location Map			
Site Reference Number	WX-U-19				
Site Name	Royal Mail Sorting Office				
Site Area	0.4 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input checked="" type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The site owned by a private company.				
Surrounding Uses	N	Waltham Cross Bus Station			
	E	Car Park, Residential			
	S	Residential			
	W	Retail Units, Shops			
Site Description					
The site is broadly rectangular in shape and relatively flat. The site consists of one large structure within the northern region. The area to the south of this building is hardstanding, and is being used as a car park. A smaller structure is located in the sites south eastern corner.					
Planning History					
In 1978, formation of new branch post office within existing sorting office was granted conditional approval. Advertisement consent for an externally illuminated fascia sign was approved in 2012.					
Development Proposal					
Residential <input checked="" type="checkbox"/>		Commercial <input type="checkbox"/>		Other <input type="checkbox"/>	
Local Plan 2005 (Policy H11)					
Submitted Proposal		30			
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The draft Local Plan proposed to allocate this site as an urban capacity site, as part of emerging Policy DS3: Urban Capacity Sites.					

Accessibility – distance as the crow flies		
137m-Primary School (Four Swannes)	1.63km - Secondary School (St Mary's)	150m–Employment Area (Waltham Cross Business Centre)
125m - Green Space (Kings Road)	84m-Healthcare Centre (Abbey Road)	12.42km- Hospital (with A&E) (Princess Alexandra Hospital)
0m- Town/District Centre (Waltham Cross)	510m - Local Centre (228-256 High Street)	1.74km -Leisure Centre (Laura Trott)
1.06km- A10 Junction (Lieutenant Ellis Way)	790m- Railway Station (Theobalds Grove)	0m- Bus Service (adjoins Waltham Cross Bus Station)
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Flood Risk Comments		
No flood risk comments for this site.		
Access and Transport Comments		
The site can be accessed from Abbey Road. There is a footpath on the eastern side of Abbey Road. Connections to these will be required. Cycle access to the site should be created.		
Utility Provision		
Electricity	Electricity connections for the site are available	
Gas	The site is connected to a low pressure gas main.	
Water	A water main is located at Eleanor Cross Road	
Sewerage	A surface sewer runs along the sites northern and western boundaries.	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> • The site is previously developed land, located within an existing settlement boundary. The re-use of previously developed land is one of the 12 core land-use planning principles that underpin plan-making and decision-making. • The site is considered to be in a sustainable location for development – it is close to local facilities, modes of sustainable transport and primary education. It is also within the sustainable distance recommended by Barton et al (2010) for a leisure centre, local park/green space and a doctor's surgery. • The site is located within Waltham Cross Town Centre. The NPPF (Paragraph 23) states that <i>“residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites”</i>. 		
Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Availability Comments	During the Local Plan Consultation (Regulation 18), the landowner requested that the site is removed from the SLAA, stating that since requesting the sites inclusion within the SHLAA in 2011, the company has reviewed their operational property requirements and that the site will no longer be available for redevelopment within the plan period.
Is the site considered to be available for development	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Achievability Comments	The site is not considered to be available, and therefore it not achievable.
Is the site considered to be achievable?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Delivery Period	-



Site Information		Site Location Map
Site Reference Number	WX-U-22	
Site Name	Waltham Cross Trade Centre	
Site Area	0.5 hectares	
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed	
Source of Site	<input 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	
	E	Railway Line
	S	Trust Road, Residential, Offices
	W	Residential

Site Description

The site is irregular in shape and relatively flat. The site consists of four industrial units located within the northern region of the site, with areas of hardstanding to the east and south, which is being used as car parking. There are some trees located within the site.

Planning History

There have been various applications received for the 4 industrial units located on this site. These applications include advertisement consent, change of use to Class B8 (Unit 1, 1995, approved), change of use B8 to B1, B2 and B8 uses (Unit 1, 2002, withdrawn), change of use to A1 (Unit 4, 2009, approved).

Development Proposal

Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)					
Submitted Proposal	60				

Site Designations

	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input 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 a urban capacity site, as part of emerging Policy DS3: Urban Capacity Sites

Accessibility – distance as the crow flies		
177m-Primary School (Four Swannes)	1.79km - Secondary School (St Mary's)	180m–Employment Area (Waltham Cross Business Park)
100m - Green Space (Waltham Cross Local Park)	335m-Healthcare Centre (Stanhope)	12.16km- Hospital (with A&E) (Princess Alexandra)
120m- Town/District Centre (Waltham Cross Town Centre)	550m- Local Centre (228-256 High Street)	1.65km -Leisure Centre (Laura Trott Leisure Centre)
1.24km - A10 Junction (Lieutenant Ellis Way)	120m- Railway Station (Waltham Cross)	90m- Bus Service (Waltham Cross Railway Station)
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Flood Risk Comments		
A flood risk assessment will need to accompany any planning application for the development of this site. Mitigation measures, if necessary, should be implemented.		
Access and Transport Comments		
The site can be accessed from Trust Road. Trust Road has footpaths on both sides. Connections to these footpaths will be required. Cycle access to the site will need to be created.		
Utility Provision		
Electricity	Electricity connections already available.	
Gas	A low pressure gas main is located within the site, just to the south of the 4 industrial units.	
Water	A water main is located along Trust Road and York Road.	
Sewerage	A foul sewer is located within the site, to the east of the 4 industrial units. A surface sewer is located along York Road. A pressured main is located along Trust Road.	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
The promoter stated that the site is currently occupied and the timescale for the existing use to cease is 6-8 years. The site has an existing safe access point, no site designations and to the promoters knowledge does not contain contaminated land nor had any previous hazardous uses at the site. The promoter noted that part of the site is subject to a restrictive covenant not to build within 100 feet of land owned by another without obtaining approval and complying with requirements. The promoter states that there a two-storey industrial buildings comprising 4 units currently situated on the site.		

Suitability Comments

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

- Emerging Policy ED2: loss of Employment Uses – Rest of the Borough states the “*Development which would cause the loss of an existing employment use, will only be permitted where all the following criteria are met: a) The retention of the site or premises for Use Classes B1, B2 and B8 or sui generis employment use has been fully explored without success, and that there is no reasonable prospect of the site/premises being suitable and viable for any alternative employment generating use; or (b) continued use of the site for employment generating purposes is incompatible with surrounding land uses; and (c) The proposal does not prejudice the continued viability of existing Strategic Employment Areas and neighbouring uses.* It is considered that the development of this site for residential use would not comply with the criteria set out in this policy.

However, the development opportunities for this site may be explored further through the Waltham Cross Area Action Plan.

Is this site considered to be suitable for development?

Yes

No



Site Information		Site Location Map			
Site Reference Number	WX-U-23				
Site Name	Industrial Premises off Bryanstone Road				
Site Area	0.17 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The site is owned by a private company				
Surrounding Uses	N	Hard Standing Land			
	E	Britannia Nurseries, Green Belt			
	S	Hard Standing Land			
	W	Track, Railway Line			
Site Description					
<p>The site is broadly rectangular in shape and relatively flat. Located in the south eastern region of the site are six oil drums. To the south west of these drums is a single structure. A large structure takes up the majority of the northern region. Surrounding all of these structures is hardstanding areas. A tree boundary along the sites eastern and southern separates the site from the adjoining nursery and road.</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)	34				
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 type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
<p>The draft Local Plan proposed to allocate this site as a urban capacity site, as part of emerging Policy DS3: Urban Capacity Sites</p>					

Accessibility – distance as the crow flies		
290m-Primary School (Four Swannes)	1.87km - Secondary School (St Mary's)	150m–Employment Area (Waltham Cross Business Park)
180m - Green Space (Lee Valley Regional Park)	440m -Healthcare Centre (Stanhope)	12.02km- Hospital (with A&E) (Princess Alexandra)
300m- Town/District Centre (Waltham Cross)	400m - Local Centre (192-194 Eleanor Cross Road)	1.59km -Leisure Centre (Laura Trott)
1.35km - A10 Junction (Lieutenant Ellis Way)	210m - Railway Station (Waltham Cross)	135m- Bus Service (Waltham Cross Railway Station (Stop E))
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Flood Risk Comments		
A flood risk assessment will need to accompany any application for this site and appropriate flood mitigation measures implemented.		
Access and Transport Comments		
The site can be accessed from a track at Bryanstone Road. This road will require improvements if development was to come forward on this site. There is a footpath on the southern side of Bryanstone Road. Connections to this footpath will be required. Cycle access to the site will need to be provided.		
Utility Provision		
Electricity	Connections may already be available	
Gas	A low pressure gas main is located to the site, to the west of Latimer Court.	
Water	A water main is located along Bryanstone Road, approximately 40m to the south of the site.	
Sewerage	A foul sewer runs adjacent 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		
None submitted.		
Suitability Comments		
<p>The site is considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> • The site is previously developed land, located within an existing settlement boundary. The re-use of previously developed land is one of the 12 core land-use planning principles that underpin plan-making and decision-making. • The site is considered to be in a sustainable location for development – it is close to local facilities, modes of sustainable transport and primary education. It is also within the sustainable distance recommended by Barton et al (2010) for a leisure centre, local park/green space and a doctor's surgery • The principle of developing in this area for residential has been established through the granting of planning permission at Britannia Nurseries and Gwendoline Court. The density of the development should reflect these neighbouring /nearby developments. 		
Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

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



Site Information		Site Location Map			
Site Reference Number	WX-U-24				
Site Name	PR Pallets				
Site Area	0.36 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input checked="" type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The site is in private ownership				
Surrounding Uses	N	Station Road			
	E	Waltham Cross Business Park, Industrial Units			
	S	Waltham Cross Business Park, Industrial Units			
	W	Residential, Open Space			
Site Description					
<p>The site is relatively rectangular in shape and relatively flat. The site consists of a number of structures located along the eastern boundary, with an area of hardstanding that to the west of these structures. This area of hardstanding is used to store pallets. There are some trees along the sites western boundary which separates it from the adjoining open space.</p>					
Planning History					
No planning history of note.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)					
Submitted Proposal					
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
<p>The draft Local Plan proposed to allocate this site as a urban capacity site, as part of emerging Policy DS3: Urban Capacity Sites.</p>					

Accessibility – distance as the crow flies		
410m-Primary School (Holdbrook)	2.65km - Secondary School (St Mary's School)	0m–Employment Area (Waltham Cross Business Park)
0m - Green Space (adjoins Fisher Close)	1.15km -Healthcare Centre (Key Health)	11.64km- Hospital (with A&E) (Princess Alexandra)
1.07km- Town/District Centre (Waltham Cross)	390m - Local Centre (192-194 Eleanor Cross Road)	2.07km -Leisure Centre (Laura Trott)
2.12km - A10 Junction (Lieutenant Ellis Way)	840m- Railway Station (Waltham Cross)	10m- Bus Service (Lea Road)
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Flood Risk Comments		
A flood risk assessment will need to accompany any planning application for the development of this site. Appropriate mitigation measures will need to be implemented.		
Access and Transport Comments		
The site can be accessed from Station Road. There are footpaths along both sides of Station Road. Connections to these will be required. Cycle access to the site will need to be provided.		
Utility Provision		
Electricity	Electricity available	
Gas	A low pressure gas main is located along Station Road.	
Water	A water hydrant is located within the site. A water main is located along Station Road.	
Sewerage	A foul sewer is located 25m 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 by developer 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 the Waltham Cross Business Park. There is a general presumption against the loss of employment uses within the borough's employment areas. As indicated in the emerging text, changes to non-employment uses within Strategic Employment Areas are less likely to be granted. 		
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	WX-U-25				
Site Name	Theobalds Grove Station Car Park				
Site Area	0.36 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input checked="" type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Site Ownership	The site is owned by a private company.				
Surrounding Uses	N	Railway Lines			
	E	High Street			
	S	Residential, Local Centre			
	W	Residential			
Site Description					
The site is broadly rectangular in shape and relatively flat. The site consists of hardstanding which is currently being used as a station car park. A fence along the sites northern boundary separates is from the adjoining road.					
Planning History					
There have been a number of applications for Theobalds Grove Station. None of these applications relate to Theobalds Grove Car Park.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)					
Submitted Proposal	50				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The draft Local Plan proposed to allocate this site as a urban capacity site as part of emerging Policy DS3: Urban Capacity Sites					

Accessibility – distance as the crow flies		
360m-Primary School (St Josephs)	1.05km - Secondary School (St Mary's)	580m–Employment Area (News International)
190m - Green Space (Cedars Park)	460m-Healthcare Centre (Stanhope)	12km- Hospital (with A&E) (Princess Alexandra)
230m- Town/District Centre (Waltham Cross)	20m - Local Centre (239-267 High Street)	980m-Leisure Centre (Laura Trott)
560m- A10 Junction (Lieutenant Ellis Way)	10m- Railway Station (Theobalds Grove)	35m- 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 type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Flood Risk Comments		
Further investigation into the sites proximity to Flood Zone 2 may be required.		
Access and Transport Comments		
The site is currently accessed by The Arches, which is accessed from High Street. The Arches has a footpath on the northern side. There are footpaths on both sides of High Street. Connections to these footpaths will be required. Cycle access to the site will need to be provided.		
Utility Provision		
Electricity	Connections at the station would need to be extended to the car park	
Gas	A low pressure gas main is located within the site.	
Water	A water main adjoins the sites northern boundary	
Sewerage	A foul sewer and surface sewer adjoins the sites northern boundary	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams
		<input checked="" type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
The promoter stated that the site has no known contamination issues, no legal/ownership issues and no site designations. There are no public right of ways that pass through or are adjacent to the site and no structures are required to be demolished.		
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 site is previously developed land, located within an existing settlement boundary. The re-use of previously developed land is one of the 12 core land-use planning principles that underpin plan-making and decision-making. The site is in a sustainable location for development – it is close to local facilities, modes of sustainable transport and primary education. It is also within the sustainable distance recommended by Barton et al (2010) for a leisure centre, open/green space and a doctor's surgery. The site is located next to a train station. 		
Consideration will need to be given to the loss of station parking as a result of the sites development.		

Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Availability Comments	The landowner of the site has promoted the site for development through the Call for Sites 2016. As part of this promotion, it was stated that the site would be able to come forward within 6-10 years. There are no legal/ownership issues that would prevent this site from coming forward
Is the site considered to be available for development	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Achievability Comments	The site is considered to be achievable. There are no site designations that would prevent the sites development. The site preparatory works required to bring this site forward is not considered to have a detrimental impact on the viability of the scheme. Due to the urban location of the site it can benefit from existing infrastructure.
Is the site considered to be achievable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delivery Period	6-10 years



Site Information		Site Location Map	
Site Reference Number	WX-U-27		
Site Name	Station Approach Industrial Units		
Site Area	0.17 hectares		
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed		
Source of Site	<input checked="" type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study		
Site Visit Carried Out	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Site Ownership	There are various landowners for this site		
Surrounding Uses	N	Eleanor Cross Road	
	E	Waltham Cross Station	
	S	Station Approach, Local Open Space	
	W	Station Road	
Site Description			
The site is irregular in shape and relatively flat. The site consists of a number of structures, the largest of which is located extends the majority of the site, from east to west. Surrounding these structures are areas of hardstanding.			
Planning History			
No planning history of note			
Development Proposal			
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>
Local Plan 2005 (Policy H11)	14	Other	<input type="checkbox"/>
Submitted Proposal			
Site Designations			
	Contains	Adjoins	
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species
Draft Local Plan Designation (Regulation 18)			
The draft Local Plan proposed to allocate this site as a urban capacity site, as part of emerging Policy DS23: Urban Capacity Sites			

Accessibility – distance as the crow flies		
205m-Primary School (Four Swannes)	1.87km - Secondary School (St Mary's)	40m–Employment Area (Waltham Cross Business Park)
15m - Green Space (Waltham Cross)	290m-Healthcare Centre (Abbey Road)	12km - Hospital (with A&E) (Princess Alexandra)
160m - Town/District Centre (Waltham Cross Town Centre)	470m - Local Centre (192-194 Eleanor Cross)	1.78km -Leisure Centre (Laura Trot)
1.32km - A10 Junction (Lieutenant Ellis Way)	30m- Railway Station (Waltham Cross)	10m- Bus Service (Waltham Cross Railway Station)
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Flood Risk Comments		
A flood risk assessment will need to accompany any planning application for the development of this site. Mitigation measures, if required, should be implemented.		
Access and Transport Comments		
The site can be accessed from Station Approach. Station Approach has footpaths on both sides. Connections to these footpaths will be required.		
Utility Provision		
Electricity	Connections available	
Gas	The site is connected to a low pressure gas main.	
Water	A water main adjoins the boundary to north. A water main is located on the sites northern boundary, on the western side. A trunk main is located along Station Approach	
Sewerage	A foul sewer and two manholes are located within the site. A surface sewer is located along Station Approach.	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> The site is previously developed land, located within an existing settlement boundary. The re-use of previously developed land is one of the 12 core land-use planning principles that underpin plan-making and decision-making. The site is considered to be in a sustainable location for development – it is close to local facilities, modes of sustainable transport and primary education. It is also within the sustainable distance recommended by Barton et al (2010) for a leisure centre, local park/green space and a doctor's surgery. The site is close to Waltham Cross railway station. 		
Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Availability Comments	The site was identified by the Council as part of a desk top	

	<p>study. The Council has not received any promotion for the development of this site during the Call for Sites 2016, as part of Pre-application or Planning Application or during the Local Plan (Regulation 18) consultation. The site may be explored further as part of the Waltham Cross Area Action Plan proposed by the Council in emerging Policy WC3: Waltham Cross Area Action Plan. As a result of this work, the site may become available in the future.</p>
Is the site considered to be available for development	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Achievability Comments	<p>The site is not considered to be available, therefore is not considered to be achievable.</p>
Is the site considered to be achievable?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Delivery Period	-



Site Information		Site Location Map			
Site Reference Number	WX-U-28				
Site Name	Gala Bingo Site				
Site Area	0.21 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The site is in private ownership				
Surrounding Uses	N	Public House			
	E	Track, Post Office Sorting Office			
	S	Shops, Residential			
	W	High Street			
Site Description					
<p>The site is relatively rectangular in shape and relatively flat. The site consists of two structures, the largest adjoining the sites southern boundary. These structures are of varying height levels, with the larger structure being taller than the three storey buildings that adjoin the site to the south. To the north and east of these structures is an area of hardstanding. There are some trees located along the sites eastern boundary.</p>					
Planning History					
No planning history of note.					
Development Proposal					
Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)					
Submitted Proposal	88				
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The site was not designated within the draft Local Plan.					

Accessibility – distance as the crow flies		
210m-Primary School (Four Swannes)	1.6km - Secondary School (St Mary's)	275m–Employment Area (Waltham Cross Business Park)
213m - Green Space (Waltham Cross)	110m-Healthcare Centre (Abbey View)	8.2km- Hospital (with A&E) (Barnet)
0m- Town/District Centre (within Waltham Cross)	560m - Local Centre (228-256 High Street)	1.8km -Leisure Centre (Laura Trott)
1.05km - A10 Junction (Lieutenant Ellis Way)	380m- Railway Station (Waltham Cross)	345m - Bus Service (Waltham Cross Bus Station)
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Flood Risk Comments		
No flood risk comments for this site.		
Access and Transport Comments		
The site can be accessed from High Street Road. High Street Road has footpaths on both sides. Connections to these footpaths will be required.		
Utility Provision		
Electricity	Connections may already be available.	
Gas	The site is connected to a low pressure gas main	
Water	The site is already connected to a water main.	
Sewerage	The site is already connected to a foul sewer. A surface sewer is located along High Street.	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> • The site is previously developed land, located within an existing settlement boundary. The re-use of previously developed land is one of the 12 core land-use planning principles that underpin plan-making and decision-making. • The site is in a sustainable location for development – it is close to local facilities, modes of sustainable transport and primary education. It is also within the sustainable distance recommended by Barton et al (2010) for a leisure centre, open/green space and a doctor's surgery. • The NPPF (Paragraph 23) states that "<i>residential development can play an important role in ensuring the vitality of centres and [LPA's should] set out policies to encourage residential development on appropriate sites.</i> <p>However, the development of this site for 88 units is considered to be an overdevelopment and does not reflect the density within the surrounding area. The Council considers that a more appropriate scale for this site would be between 40-50.</p>		
Is this site considered to be suitable	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

for development?	
Availability Comments	The site has been actively promoted to the Council for development.
Is the site considered to be available for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Achievability Comments	The site is considered to be achievable. There are no policy designations that would prevent this site from coming forward. Due to the sites urban nature it will be able to benefit from existing infrastructure. The cost for the site preparatory work to bring this site forward for development will depend on the scheme (i.e. conversion of existing building or demolition of existing building and creation of new building).
Is the site considered to be achievable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delivery Period	1-5 years

Waltham Cross
Green Belt Sites



Site Information		Site Location Map	
Site Reference Number	WX-GB-02		
Site Name	Theobalds Park Farm		
Site Area	36.59 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 in single ownership		
Surrounding Uses	N	Lieutenant Ellis Way	
	E	A10	
	S	M25 Junction 25	
	W	The New River, Tesco Country Club, Green Belt	
Site Description			
<p>The site is irregular in shape and slopes gently from west to east towards the A10. The site is open field in nature. The site is separated into four different fields, which are separated from one another by tracks and/or hedges and trees. Adjoining the eastern boundary, in a central location is a number of buildings that form Theobalds Park Farm. There are three tracks which extend from this property – one from the north east corner of the farm (travelling in a north west direction) one from the west (which then travels to the south west near once the track reaches the middle of the site) and one from the south. There are some trees found within the site, with a higher concentration being found around the buildings that form Theobalds Park Farm. This site is also referred to as Park Plaza West in the emerging Local Plan. The site is also referred to as TwentyFive25.</p>			
Planning History			
<p>An application for the development of circa 72, 372 metre squared B1(a) and B1(b) and associated uses together with access and highway works, parking, landscaping and such demolition as required pursuant to accordance within Policy E3 of the adopted Borough of Broxbourne Local Plan was withdrawn in 1997. There has been various applications for Theobalds Park Farm, which includes: the use of the greenhouse for the storage and sale of specified goods and produce not grown on the farm (approved, 1992), the use of the farm barn as motor car workshop (approval, 2003); single storey building for storage and sale of farm produce (approval, 1981), listed building consent for repairs to patch slates to the roof (approval 2012); and, demolition of clay lump barn (appeal dismissed, 2005).</p>			
Development Proposal			
Residential	<input type="checkbox"/>	Commercial	<input checked="" type="checkbox"/>
Local Plan 2005 (Policy H11)		Up to 100,000sqm gross floorspace	Other <input checked="" type="checkbox"/>
Submitted Proposal			Local Open Green Space

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 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 checked="" 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 for the development of a business campus, as part of emerging Policy PP1: Park Plaza West. The Policy states that the development will provide: up to 100,000 sqm gross floorspace; gateway development sensitive to the Green Belt setting; restricted to use classes B1a or B1b or others that support the campus; generous and well landscaped setting including southern area of the site to be laid out as public open space; landmark development at corner of A10 and Lieutenant Ellis Way; bus service; parking in accordance with Local Plan Guidelines; Pedestrian and cycle connections to be made to the urban area; New River and environs to be developed as a Green Corridor; and, Cecils Pond to be restored.</p>					
Accessibility – distance as the crow flies					
370m-Primary School (Hurst Drive)		210m - Secondary School (St Mary's)		140m–Employment Area (News International)	
150m - Green Space (Cedars Park)		960m-Healthcare Centre (Stanhope)		11.66km- Hospital (with A&E) (Barnet)	
640m- Town/District Centre (Waltham Cross)		810m - Local Centre (239-267 High Street)		1.43km -Leisure Centre (Laura Trott)	
0m- A10 Junction (adjoins Lieutenant Ellis Way and M25 J25)		820m- Railway Station (Theobalds Grove)		386m - Bus Service (Bullsmoor 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 ground and surface water flooding and the southern area is within a source protection zone.					
Access and Transport Comments					
<p>There is vehicle access to Theobalds Park Farm from the A10. This access point will need to be improved significant to be able to accommodate the amount of traffic that this site could generate. An additional entrance/exit point – how many and the location of these should be informed by modelling. Due to the amount of development this site could accommodate, a transport assessment will be required. It is considered that improvements to the highway capacity along the A10 corridor will be required to support development of this site. Improvements to the cycle and pedestrian access to this site will be required. The New River path adjoins the site to the west. This path will need to be maintained.</p>					

Utility Provision			
Electricity	There are some electricity cables at the farm. New infrastructure will need to be installed to support the development of this site.		
Gas	A medium pressure gas main is located to the east of the site. The closest low pressure gas main is located to the east of the site, within the built up residential area.		
Water	A trunk main adjoins the sites eastern boundary. The building Theobalds park Farm is connected to a water main.		
Sewerage	A surface sewer enters the site in the south western corner. This sewer does not run through the site. A foul sewer is located at the News International Site 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. During the Local Plan consultation the promoter submitted a number of documents which support the allocation of this site. This information can be found on the following webpage: www.broxbourne.gov.uk/lpsites . As part of these representations, the promoter stated that the site presents a unique opportunity to deliver a sub-regional business park of exceptional quality in a sustainable location that can lead a step change in employment opportunities within the borough. The promoter continues by stating that sites strategic location at the nexus of several dynamic and fast growing sub-regional economic areas provides a strong opportunity for the borough to take advantage of the economic potential in these areas to promote higher value growth. The site is of suitable size, excellent road accessibility, good public transport accessibility and has the requisite profile with a frontage to the M25 and A10.			
Suitability Comments			
<p>The site is considered to be suitable for employment/economic development due to the following reasons:</p> <ul style="list-style-type: none"> • The Core Strategy Inspectors Report states that the site provides an <i>“important opportunity to extend Park Plaza North to create enough critical mass for ‘high end’ jobs. The Council acknowledged the value of the green belt in providing separation of Enfield/M25 from Cheshunt. But there is nowhere else in the Borough where the necessary critical mass can be achieved, with such good transport links. The loss of green belt can be justified by the exceptional circumstances of a highly constrained urban area and consequent limited opportunity to achieve a step change in employment profile without release of such land.”</i> The Inspector also noted that the site has strong locational advantage for road travel <i>“and it would be possible to make much needed improvements to the links between the whole south A10 area and the nearest railway stations through the provision of public transport support and better footpaths and cycleways”</i>. • Aecom’s Employment Land Study (July 2016) refers to the site as Twentyfive25. The study states that the sites prominent location fronting onto the M25 means that it is a gateway site that <i>“could be considered a prime location for a headquarters location or high quality business park”</i>. The study also notes that the scale of the site lends itself to the creation of a critical mass of high quality employment provision. The site could be particularly attractive to many economic sectors, which includes life sciences. The suitability of the Park Plaza sub-area to accommodate life science is set out in the LSCC Growth Spaces for Life Sciences: Land, Floorspace and Facilities (2015). The study notes that the <i>“potential for this site to play a major role in supporting economic growth in Broxbourne and the wider area has been identified in a number of documents including sub-regional documents such as the Hertfordshire LEP Strategic Economic Plan (SEP) (2014) and the LSCC An Agenda for Jobs, Growth and Improved Liveability (2014); and Council planning documents.</i> • The development of this site would create a significant amount of jobs and employment floorspace that will make a significant contribution to meeting the Council’s development needs. 			
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 site has been actively promoted for development during the Local Plan consultation. During the Local Plan representations the promoted stated the allocation of the Park Plaza West site to accommodate up to 100,000 sqm of B1a and B1b business floorspace.
Is the site considered to be available for development	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Achievability Comments	The site is considered to be achievable. The amount of development that this site can accommodate will be able to support the installation of the necessary infrastructure and road improvements. With the exception of the sites Green Belt designation, it is considered that there are no policy constraints that would prevent this site from coming forward for development.
Is the site considered to be achievable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delivery Period	1-15 years



Site Information		Site Location Map			
Site Reference Number	WX-GB-03				
Site Name	Theobalds Sport Ground				
Site Area	5.39 hectares				
Site Status	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input checked="" type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The site is owned by a private company.				
Surrounding Uses	N	Woodland, Green Belt, Theobalds lane			
	E	New River			
	S	Woodlands, Green Belt, Theobalds Park Hotel			
	W	Woodlands, Green Belt			
Site Description					
<p>The site is irregular in shape and gradually slopes from west to east. The site is open field in nature, with the development/structure of this site concentrated in part of the eastern and western region. Located within the eastern region is a bowling green, two tennis courts and a playground, with the club building being located in the western region.</p>					
Planning History					
<p>The redevelopment of existing sports and social club to provide training academy with ancillary overnight accommodation and association parking facilities was granted conditional approval in 2007. This planning permission was renewed in 2010. There have been several applications to alter and extend the existing County Club building. These applications include: two additional squash courts (approval, 1978); change of use of storage portacabin to office for company (refusal, 2001), construction of a children's playground (approval, 1987) and office/lecture/conference room extension (refusal, 1984).</p>					
Development Proposal					
Residential	<input checked="" type="checkbox"/>		Commercial	<input type="checkbox"/>	
Local Plan 2005 (Policy H11)				Improved sports facilities	
Submitted Proposal	Up to 200				
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. The site was also covered by emerging Policy CS1: Cheshunt Country Club, which seeks to secure a sustainable future for the Cheshunt Country Club that is compatible with its countryside location.		
Accessibility – distance as the crow flies		
750m-Primary School (Hurst Drive)	280m - Secondary School (St Mary's)	360m–Employment Area (News International)
350m - Green Space (Cedars Park)	1.24km -Healthcare Centre (Stanhope)	12.24km- Hospital (with A&E) (Barnet)
930m- Town/District Centre (Waltham Cross)	1.04km - Local Centre (239-267 High Street)	1.57km -Leisure Centre (Laura Trott)
270m- A10 Junction (Lieutenant Ellis Way)	1.01km - Railway Station (Theobalds Grove)	1.10km - Bus Service (The Vine 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		
The sites proximity to an area in Flood Zone 3a may require further investigation.		
Access and Transport Comments		
The site is accessed from Theobalds Lane. Theobalds Lane is semi-rural in nature. The site is in close proximity to the A10. Due to the amount of dwellings this site could accommodate a transport assessment will be required.		
Utility Provision		
Electricity	Connections may be required.	
Gas	A medium pressure gas main is located along Theobalds Lane.	
Water	A water main is located along Theobalds Lane	
Sewerage	A surface sewer is located at Bulls Cross Road, 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		
The promoter states that the proposed development at the Theobalds Site represents sustainable development. The proposals for the site would contribute to building a stronger and competitive economy by providing a deliverable development opportunity. This would help support the overall growth objectives of the Council and meeting objectively assessed housing needs. The promoter continues by stating that there is an established principle of development on site and that it is previously development land as it contains built development in the form of the Clubhouse. The quantum of housing development proposed acts as enabling development to bring forward enhanced community sport facilities. The need to redevelop and enhance the existing sports facilities is clear and outdoor recreational land use are considered to be appropriate development in the Green Belt to enhance the beneficial use of the land. Therefore, such land uses are considered to be compatible with the Green Belt/Countryside as envisaged in draft Policy CS1.		

The promoter states that the Park Plaza proposals will dramatically change the setting of the site, therefore, the site should be considered against this radically evolving context rather than the existing predominant countryside setting. Ensuring the site is well integrated and connected to the Park Plaza proposals is a priority. The promoter states that the site and proposals will not have any additional impact on surrounding roads because there is already an established recreational use on site and it is currently operational. The site will also be able to benefit from the significant transport improvements proposed as part of the Park Plaza West development. A landscape-led design approach has been adopted which seeks to respect the existing character and nature of the site and surroundings.

Suitability Comments

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

- The site is included in areas D21 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area D21 performs a strong role under Green Belt Purpose 1 and therefore merits retention. The site performs a medium to poor role against Green Belt Purposes 2 and 3. The Review proposed no change to the Green Belt in this location.
- The Council's Green Belt Review identifies a number of weak and strong Green Belt boundaries. It is considered that this site has weak green belt boundaries to the south and east (non-protected woodland/trees). These boundaries would not last beyond the Plan period or prevent further encroachment.
- The site is not considered to be in a sustainable location for residential development. It is currently severed from local facilities by the A10, primary education facilities. It is also not within the sustainable distance recommended by Barton et al (2010) to a doctor's surgery and hospital.

Is this site considered to be suitable for development?

Yes

No

Commercial
Urban



Site Information		Site Location Map			
Site Reference Number	HOD-UC-01				
Site Name	Plots F and L, RD Park Essex Road				
Site Area	1.281 hectares				
Site Status	<input type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input checked="" type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The sites are owned by the Council				
Surrounding Uses	N	Essex Road/Eagle House, Commercial			
	E	Essex Road Roundabout/Essex Way			
	S	Essex Way/ Industrial Units			
	W	Railway Line			
Site Description Both sites are relatively flat. The site closest to the railway line is broadly oval in shape and developed in nature. Currently situated on the site is a scaffolding yard, which takes up a significant proportion of the site, and a car business, which is located in the eastern region. There are trees located along this sites boundaries, however, there are gaps where the vehicle access points on the southern boundary are located and on part of the northern boundary. The second site is irregular in shape. It contains no structures and has a number of trees along the boundaries.					
Planning History An application for the continued use of vacant industrial site as open storage, parking and containers was withdrawn in 2013.					
Development Proposal					
Residential	<input type="checkbox"/>	Commercial	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)		3,844 sqm			
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 included this site within Hoddesdon Business Park, which was proposed to be allocated as an Employment Area as part of emerging Policy ED2.		
Accessibility – distance as the crow flies		
710-740m -Primary School (St Augustines)	1.5-1.55km - Secondary School (Sheredes)	0m–Employment Area (within Hoddesdon Business Park)
750-840m - Green Space (Pound Close)	1.11-1.13km -Healthcare Centre (Fawkon Walk)	5.66-5.68km- Hospital (with A&E) (Princess Alexandra)
700-730m- Town/District Centre (Hoddesdon)	770-890m - Local Centre (95-105 Rye Road)	1.6-1.7km -Leisure Centre (John Warner)
2.2-2.24km - A10 Junction (Hoddesdon)	930m-1.06km - Railway Station (Rye House)	560-580m- Bus Service
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Flood Risk Comments		
A flood risk application will need to accompany any planning application for this site. Flood mitigation measures will need to be implemented.		
Access and Transport Comments		
The sites can be accessed from Essex Way (Plot F) and St Martins Road (Plot L). A transport assessment may be required depending on the development capacity of the scheme(s) that come forward. Both St Martins Road and Essex Way has footpaths on both sides. Connections to these will be required.		
Utility Provision		
Electricity	Connections may be required.	
Gas	A medium pressure gas main adjoins the site to the east of the two sites.	
Water	A water main is located along Essex Way and Essex Road. One of the sites is already connected to a water main.	
Sewerage	A pressure main and abandoned sewer passes through the broadly oval shaped site. A foul sewer and surface sewer are located along Essex Road.	
Sewerage Treatment	<input checked="" type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
The site is considered to be suitable for development due to the following reasons: <ul style="list-style-type: none"> The principle of developing this site for the above use has been established through a previous planning application. 		

<ul style="list-style-type: none"> The site is located within a designated Employment Area. As indicated in current and emerging policies, the Council strongly encourages new employment uses within the borough's employment areas. 	
Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Availability Comments	The site is owned by Broxbourne Borough Council. The Council are in the process of exploring the development opportunities for this site.
Is the site considered to be available for development	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Achievability Comments	The site is considered to be achievable. The site has previously been granted planning permission for economic development, which indicates 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	6-10 years



Site Information		Site Location Map		
Site Reference Number	HOD-UC-02			
Site Name	South side of Essex Road and Railway, Plots H1 and H2			
Site Area	0.966 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	The site is owned by a private company			
Surrounding Uses	N			Industrial Unit
	E			St Martins Road
	S			Industrial Unit
	W	Railway Line		
Site Description				
The site is rectangular in shape and relatively flat. The site is an area of hardstanding that is currently being used for storage purposes. There does not appear to be any permanent structures on site.				
Planning History				
In 2007, a reserved matters application pursuant to outline application 7/0581/03/O/HOD for development comprising class B8 (storage and distribution) and ancillary class B1 (business) uses, for proposed 'Units F, G, H1 and H2' with landscaping was granted conditional approval.				
Development Proposal				
Residential	<input type="checkbox"/>	Commercial	<input checked="" type="checkbox"/>	
Local Plan 2005 (Policy H11)		2,454 sqm	Other <input type="checkbox"/>	
Submitted Proposal				
Site Designations				
	Contains	Adjoins		
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	
Draft Local Plan Designation (Regulation 18)				
The draft Local Plan included this site within Hoddesdon Business Park, which was proposed to be allocated as an Employment Area as part of emerging Policy ED2.				

Accessibility – distance as the crow flies		
520m-Primary School (St Augustines)	1.3km - Secondary School (Sheredes)	0m–Employment Area (with Hoddesdon Business Park)
790m - Green Space (Pound Close)	940m-Healthcare Centre (Fawkon Walk)	5.92km - Hospital (with A&E) (Princess Alexandra)
600m- Town/District Centre (Hoddesdon Town Centre)	880m - Local Centre (95-105 Rye Road)	1.63km -Leisure Centre (John Warner)
2.16km - A10 Junction (Hoddesdon)	1.17km - Railway Station (Rye Road)	460m- Bus Service (Fish and Eels)
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Flood Risk Comments		
A flood risk assessment will need to accompany any application for the development of this site. Appropriate flood mitigation measures will need to be implemented.		
Access and Transport Comments		
The site can be accessed from St Martins Way. St Martins Way has footpaths on both sides. Connections to these will be required.		
Utility Provision		
Electricity	Available in the local area	
Gas	A medium pressure gas main is located to the east of the site.	
Water	A water main is located to the north of the site, along St Martins Road.	
Sewerage	A pressure main and an abandoned sewer are located in the western region of the site (running north to south).	
Sewerage Treatment	<input checked="" type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is considered to be suitable for commercial development due to the following reasons:</p> <ul style="list-style-type: none"> The principle of developing this site for the above has been established through previously planning application. The site is located within Hoddesdon Business Park, where there is an established industrial/commercial nature. The proposed use will be compatible. It also complies with emerging and existing policies, which supports the creation of new employment uses within business parks. 		
Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Availability Comments	The site is currently listed as a commitment. However, since 21/12/2007 (the date in which permission was granted) there has been little progress on the build out of this scheme. The Council has not received any correspondence from the landowner regarding the completion of this site. As a result, it is considered that this site is not currently available. However, this position will be reviewed in the next update of the SLAA.
Is the site considered to be available for development	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Achievability Comments	The site is not considered to be available, therefore is not achievable.
Is the site considered to be achievable?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Delivery Period	-



Site Information		Site Location Map			
Site Reference Number	HOD-UC-03				
Site Name	Hoddesdon Fire Station				
Site Area	0.15 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input checked="" type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The site is owned by Hertfordshire County Council				
Surrounding Uses	N	Dinant Link Road			
	E	Burford Street			
	S	Residential, Morrison's			
	W	Residential			
Site Description					
The site is irregular in shape and relatively flat. The site consists of a number of buildings, of varying height levels, with an area of hardstanding located centrally.					
Planning History					
The site has been granted outline planning permission for the demolition of existing buildings and structures, construction of new hotel, associated car parking, landscaping and other ancillary facilities in 2011. Planning permission for the replacement of external staircase was granted conditional approval in 2005.					
Development Proposal					
Residential	<input type="checkbox"/>	Commercial	<input type="checkbox"/>		
Local Plan 2005 (Policy H11)			Other <input checked="" type="checkbox"/>		
Submitted Proposal			Hotel		
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The site was not designated within the draft Local Plan.					

Accessibility – distance as the crow flies		
100m-Primary School (St Catherines)	1.28km - Secondary School (John Warner)	500m–Employment Area (Hoddesdon Business Park)
270m - Green Space (Pound Close)	370m-Healthcare Centre (Fawkon Walk)	6.65km - Hospital (with A&E) (Princess Alexandra)
0m- Town/District Centre (Hoddesdon Town Centre)	390m - Local Centre (38-54 Ware Road)	1.44km-Leisure Centre (John Warner)
1.25km - A10 Junction (Hoddesdon)	1.23km - Railway Station (Rye House)	190m- Bus Service (Clock Tower)
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Flood Risk Comments		
No flood risk comments for this site.		
Access and Transport Comments		
The site can be accessed by Burford Street or Dinant Link Road. The Local Highway Authority were previously consulted on the development of this site for the above use; they raised no objection subject to five planning conditions: to secure any amendments to the Burford Street and Dinant Link Road prior to first occupation; measures to prevent dust and mud being transferred onto public highway; provision for off road parking prior to first occupation; all delivery vehicles and storage materials shall be clear of the public highway and a Travel Plan statement shall be provided prior to first occupation to the satisfaction of the Highway Authority and Local Planning Authority. There are footpaths located along Dinant Link Road and Burford Street. Connections to these footpaths will be required.		
Utility Provision		
Electricity	The site is already connected.	
Gas	The site is connected to a low pressure gas main.	
Water	The site is connected to a water mains	
Sewerage	A foul sewer and surface sewer is located to the east of the site at Burford Street	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is considered to be suitable for development due to the following reasons:</p> <ul style="list-style-type: none"> The principle of developing this site for a hotel has been established through the granting of outline planning permission in 2011. The case officer report for this application concluded that <i>“the means of access and principle of a hotel use on this town centre site is considered acceptable. The proposals would broaden the services offered and contribute to the regeneration of Hoddesdon town centre”</i>. 		

<ul style="list-style-type: none"> The site is within Hoddesdon Town Centre. As defined in the NPPF, tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities) are main town centre uses. The NPPF (Paragraph 24) states that “<i>Local Planning Authorities....should require applications for main town centres uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered</i>”. Therefore, the development of this site for a hotel accords with National Planning Policy. The re-use of land that has been previously developed is encouraged within the National Planning Policy Framework. 	
Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Availability Comments	For the development of this site to occur, the Fire Station and Ambulance station will need to be relocated to an alternative location. No alternative location has been promoted to the Council.
Is the site considered to be available for development	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Achievability Comments	The site is not considered to be available, therefore is not considered to be achievable.
Is the site considered to be achievable?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Delivery Period	-



Site Information		Site Location Map			
Site Reference Number	HOD-UC-08				
Site Name	Land east of Dinant Link Road				
Site Area	1.57 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 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 Broxbourne Borough Council and Hertfordshire County Council				
Surrounding Uses	N	Essex Road			
	E	Allotments, New River			
	S	Lampits Estate			
	W	Dinant Link Road Roundabout			
Site Description					
The site is irregular in shape and gently slopes towards Woollens Brook. The site is green field in nature, containing a number of trees and scrub land. A footpath is located within the south-eastern region which adjoins the Lampits Estate to the adjoining allotments. Located in the northern region of the site is Woollens Brook.					
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)	50				
Submitted Proposal					
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The site was not designated in the draft Local Plan.					

Accessibility – distance as the crow flies		
30m -Primary School (St Catherines)	1.11km - Secondary School (Sheredes)	80m–Employment Area (Hoddesdon Business Park)
210m - Green Space (Pound Close)	520m -Healthcare Centre (Fawkon Walk)	6.21km - Hospital (with A&E) (Princess Alexandra)
140m- Town/District Centre (Hoddesdon Town Centre)	420m - Local Centre (107-117 Rye Road)	1.35km -Leisure Centre (John Warner)
1.65km - A10 Junction (Hoddesdon)	950m- Railway Station (Rye Road)	410m- Bus Service (Clock Tower (Stop B))
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Flood Risk Comments		
The northern region of the site is located within Flood Zone 2. Woollens Brook, which is located within the northern region, is within Flood Zone 3. A flood risk assessment will need to accompany any planning application for the development of this site. Appropriate mitigation measures will need to be implemented.		
Access and Transport Comments		
There is no current vehicular access to the site. It is possible that vehicle access can be created from Essex Road or the adjoining roundabout to the west of the site. The development brief prepared for this site in 2011 stated that a “ <i>through route to Lampits would not be acceptable</i> ”. The existing footpath through the site that connects Lampits with the New River should be retained.		
Utility Provision		
Electricity	Available at Dinant Roundabout	
Gas	A medium pressure gas main is located to the north of the site.	
Water	A water main is located along the sites western boundary and along Essex Road.	
Sewerage	A foul sewer and surface sewers is located within the site	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> • The site is considered to be in a sustainable location for residential development – it is close to local facilities, Hoddesdon Town Centre, primary education and some modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) for a doctor’s surgery, green space/local park, leisure centre and hospital. • The site is located within the urban area, within an existing settlement boundary. The re-use of this land for residential housing would comply with one of the 12 core land-use planning principles that underpins plan-making and decision making. • The site will be a gateway development into Hoddesdon Business Park and will offer the opportunity to enhance the Essex Road gateway into the Hoddesdon Business Park through road widening, bridge enhancement, footway, and cycleway and signage improvements. 		

<ul style="list-style-type: none"> The principle of developing part of this site for “a landmark B1 office scheme facing the roundabout and link road” has been established through the production of a development brief. The development brief can be viewed by using the following link: www.broxbourne.gov.uk/developmentbriefs 	
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 landowner of the site is working with a number of stakeholders to bring forward a masterplan for this site.
Is the site considered to be available for development	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Achievability Comments	The site is considered to be achievable for residential development. Following feasibility work, it has been concluded that the use of this site for commercial purposes is not viable. There are no policy constraints that would prevent this site from coming forward. The implementation of flood mitigation measures may reduce the developable area of the site.
Is the site considered to be achievable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delivery Period	6-10 years



Site Information		Site Location Map			
Site Reference Number	HOD-UC-09				
Site Name	Ryelands Primary School				
Site Area	1.82 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The site is owned by Hertfordshire County Council				
Surrounding Uses	N	Pound Close Playing Field, Residential			
	E	Residential			
	S	Residential			
	W	Pound Close Playing Field, Residential			
Site Description					
<p>The site is irregular in shape. The majority of the site is flat; however, there is some variation in levels near the boundaries of the site. The site consists of a school building (located in a central location within the site) and playing fields. To the east of the school buildings is a single football pitch. There are small areas of hardstanding to the north and east of the school building, in addition to an area along the sites western boundary. There are a number of trees located within the site. There is a strong tree/hedegrows boundary along the sites southern boundary, which extends halfway up the eastern boundary.</p>					
Planning History					
<p>In 2001, two garages to be used for storage purposes ancillary to the school to the rear of the school and adjacent to the swimming pool were approved.</p>					
Development Proposal					
Residential	<input type="checkbox"/>	Commercial	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)		Approx. 2,500 sqm – brought back into use as a primary school			
Submitted Proposal					
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The site was designated as an educational facility, as part of emerging policy INF11.					

Accessibility – distance as the crow flies		
250m-Primary School (St Catherines)	920m - Secondary School (John Warner)	110m–Employment Area (Hoddesdon Business Park)
0m - Green Space (Pound Close)	680m-Healthcare Centre (Fawkon Walk)	6.24km - Hospital (with A&E) (Princess Alexandra)
290m- Town/District Centre (Hoddesdon Town Centre)	110m - Local Centre (107-117 Ware Road)	1.03km-Leisure Centre (John Warner)
1.56km- A10 Junction (Hoddesdon)	810m- Railway Station (Rye House)	216m- Bus Service (Crossfield Road)
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Flood Risk Comments		
A significant proportion of the site is located in Flood Zone 2 and 3. Any planning application for the development of this site should be accompanied by a flood risk assessment. Appropriate mitigation measures will need to be implemented.		
Access and Transport Comments		
The site can be accessed from Essex Road. There are footpaths along Essex Road.		
Utility Provision		
Electricity	Electricity connections already available	
Gas	A low pressure gas main is located along Essex Road and River Avenue	
Water	A water main is located within the site	
Sewerage	A foul sewer and surface sewer is located along River Avenue and Stortford Road	
Sewerage Treatment	<input checked="" type="checkbox"/> Rye Meads	<input type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
The site is considered to be suitable for the above development due to the following reasons: <ul style="list-style-type: none"> The site has previously been used as a primary school. Therefore, the use of this site for educational purposes has been established. The re-use of land that has been previously developed is encouraged within the National Planning Policy Framework. 		
Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Availability Comments	The Council has not received a promotion for the development/re-use of this site during the Call for Sites process and the Local Plan process.	

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



Site Information		Site Location Map		
Site Reference Number	WX-UC-03			
Site Name	Magnum 25			
Site Area	3.15 hectares			
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed			
Source of Site	<input type="checkbox"/> Call for Sites <input checked="" type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study			
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Site Ownership	The site is in private ownership			
Surrounding Uses	N			Industrial Units
	E			The I O Centre
	S			M25
	W	Small River Lea or Lee		
Site Description				
<p>The site is irregular in shape and relatively flat. It consists of one large structure which is surrounded by areas of hardstanding. The hardstanding to the west of the building is being used as a car park. Within this car park there are a number of trees. Located along the site's northern, southern and western boundary.</p>				
Planning History				
<p>In 2011, mezzanine floor incorporating additional office space with associated windows, louvres and doors, formation of small glazed transport office extension, detached guardhouse, entrance barrier and installation of cooling plant within enclosure was granted permission. In 2011, installation of new electrical transformer enclosure was approved.</p>				
Development Proposal				
Residential	<input type="checkbox"/>	Commercial	<input checked="" type="checkbox"/>	
Local Plan 2005 (Policy H11)		9,487 sqm	Other <input type="checkbox"/>	
Submitted Proposal				
Site Designations				
	Contains	Adjoins		
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	
Draft Local Plan Designation (Regulation 18)				
<p>The draft Local Plan included this site within Waltham Cross Business Park, which was proposed to be allocated as an Employment Area as part of emerging Policy ED2.</p>				

Accessibility – distance as the crow flies		
220m-Primary School (Holdbrook)	2.68km - Secondary School (St Mary's)	0m–Employment Area (within Waltham Cross Business Park)
25m - Green Space (Goodman Centre Local Park)	970m-Healthcare Centre (Abbey Road)	12km- Hospital (with A&E) (Princess Alexandra)
980m- Town/District Centre (Waltham Cross)	350m - Local Centre (192-194 Eleanor Cross Road)	2.35km -Leisure Centre (Laura Trott)
2.15km - A10 Junction (M25 Junction 25)	700m- Railway Station (Waltham Cross)	181m - Bus Service (Long Croft Drive)
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
For the permission previously granted planning permission, there is no need for a flood risk assessment. A flood risk assessment will need to accompany any planning application for further work and appropriate mitigation measures implemented.		
Access and Transport Comments		
The site can be accessed from New Ford Road or Lea Road. On the southern side of New Ford Road is a footpath. Connections to these will be required.		
Utility Provision		
Electricity	Connections already available	
Gas	The site is connected to a low pressure gas main.	
Water	The site is connected to a water main	
Sewerage	A foul sewer and surface sewer are located within the site boundary. A pressure main is located in part of the northern boundary (running east-west).	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams <input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is considered to be suitable for commercial development due to the following reasons:</p> <ul style="list-style-type: none"> • The principle of developing this site for the above has been accepted through a previous application for the site. • The site is previously developed land. The re-use of previously developed land is strongly encouraged within the National Planning Policy Framework. • The site is located within a designated Employment Area. The development/extension of this site for the above use will be appropriate. 		
Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Availability Comments	The site is not considered to be available. The Council has not received any promotion for the development of this site. The Council has not received any application for the renewal of the extant planning permission.	

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



Site Information		Site Location Map			
Site Reference Number	WX-UC-05				
Site Name	Plot D				
Site Area	1.4 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input checked="" type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The site is in private ownership				
Surrounding Uses	N	News International Print Works			
	E	News International Print Works			
	S	M25			
	W	A10			
Site Description					
The site is irregular in shape and relatively flat. The site is green field in nature. There are a number of trees scattered throughout the site. There are also a number of trees located on the sites eastern, southern and western boundaries. There is a higher concentration of trees along the sites southern boundary. There are some trees located on the northern boundary of the site, but these are quite spaced out.					
Planning History					
The development of this site has been established through previous planning application (07/10/0784/F).					
Development Proposal					
Residential	<input type="checkbox"/>	Commercial	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)		19,000 sqm			
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 type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input type="checkbox"/>	<input type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18)					
The draft Local Plan proposed to allocate this site for officer development as part of emerging Policy PP3: Plot D. The policy stated that the development should be in accordance with the outline planning permission 07/10/0784/F.					

Accessibility – distance as the crow flies		
281m-Primary School (Hurst Drive)	1.04km - Secondary School (St Mary's)	0m–Employment Area (adjoins News International)
740m - Green Space (Cedars Park)	1.04km-Healthcare Centre (Abbey Road)	12.23km- Hospital (with A&E) (Barnet)
850m- Town/District Centre (Waltham Cross)	1.09km - Local Centre (228-256 High Street)	1.53km-Leisure Centre (Laura Trott)
0m- A10 Junction (adjoins Lieutenant Ellis Way junction)	1.18km- Railway Station (Theobalds Grove)	375m- Bus Service (Bullsmoor Lane, Great Cambridge 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 are no flood risk comments for this site.		
Access and Transport Comments		
The site can be accessed from the A10 at a traffic light junction.		
Utility Provision		
Electricity	Connections may be required	
Gas	A medium pressure gas main is located 225m to the east of the site.	
Water	News International Print Works is connected to a water main.	
Sewerage	An abandoned sewer is located within the site. A surface sewer is located 65m 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 submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is considered to be suitable for residential development due to the following reasons:</p> <ul style="list-style-type: none"> • The principle of developing this site has been established through a previous planning application. • The site is strategically located (adjoining the A10 and M25) to support the proposed use of the site. • The site is located next to News International, which is a designated employment area. Therefore, it is considered that the development of this site for employment use will be compatible with its surrounding. 		
Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Availability Comments	The site is not considered to be available. The Council has been in correspondence with the landowner of this site regarding the development of this site.	
Is the site considered to be available for development	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Achievability Comments	The site is considered to be achievable. Planning permission has previously be granted for the development of this site, which indicates that any planning constraints can be effectively mitigated.
Is the site considered to be achievable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delivery Period	1-5 years



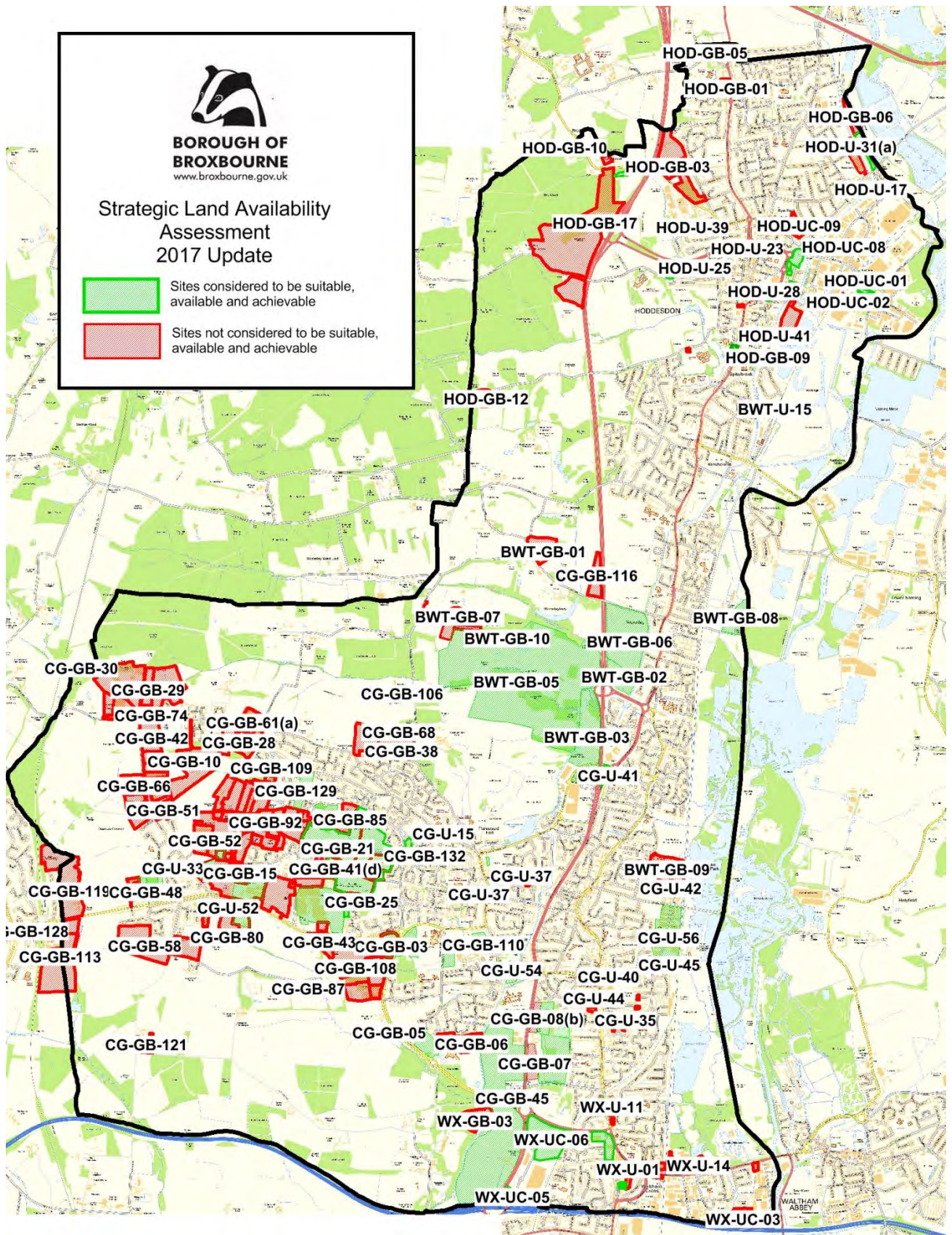
Site Information		Site Location Map			
Site Reference Number	WX-UC-06				
Site Name	Park Plaza North				
Site Area	10.31 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input checked="" type="checkbox"/> Planning Application <input type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Site Ownership	The site is owned by a private company				
Surrounding Uses	N	Winston Churchill Way			
	E	Railway Line			
	S	News International, Travelodge			
	W	Travelodge, A10			
Site Description The site is irregular in shape and gradually slopes from west to east. The site is green field in nature. A number of trees/hedges are scattered throughout the site, with a pond located in the north eastern region. There is a track that runs from north to south located just off centre through the site.					
Planning History In 2002 outline planning permission was granted for the demolition of existing buildings and the development within Class b (Business Use) of up to 32,650 sqm with associated ancillary uses including the provision of car parking, access and infrastructure including highway and landscaping works.					
Development Proposal					
Residential	<input type="checkbox"/>	Commercial	<input checked="" type="checkbox"/>	Other	<input type="checkbox"/>
Local Plan 2005 (Policy H11)		50,000 sqm			
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 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 allocated the site for commercial use as part of emerging Policy PP2: Park Plaza North. This police stated that the site is allocated for a variety of small and medium sized enterprises.					

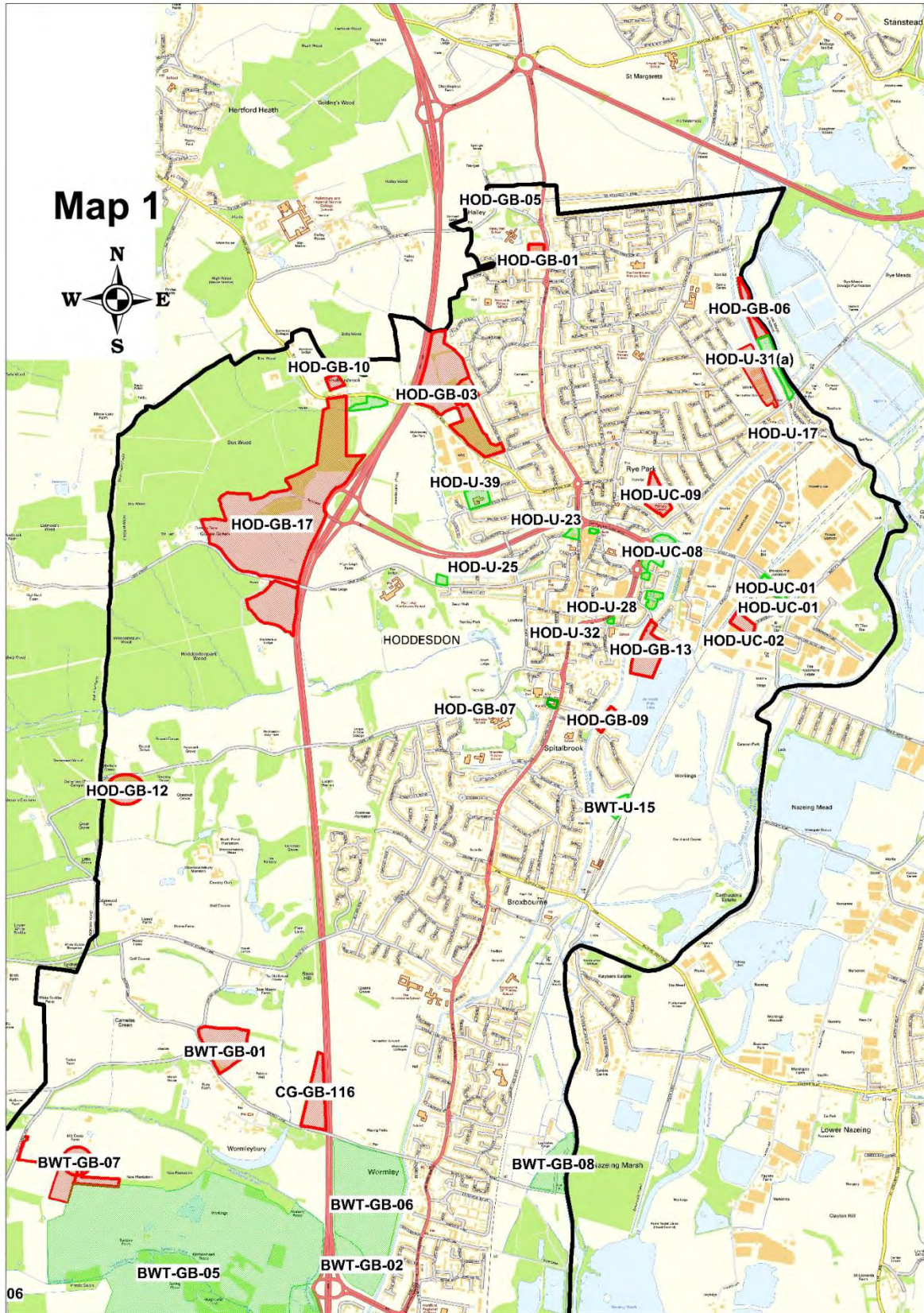
Accessibility – distance as the crow flies		
200m-Primary School (Hurst Drive)	570m - Secondary School (St Mary's)	0m–Employment Area (adjoins News International)
40m - Green Space (Cedars Park)	520m-Healthcare Centre (Stanhope)	12.09km- Hospital (with A&E) (Princess Alexandra)
210m- Town/District Centre (Waltham Cross)	400m - Local Centre (228-256 High Street)	1.36km -Leisure Centre (Laura Trott)
0m- A10 Junction (adjoins Lieutenant Ellis Way Junction)	420m- Railway Station (Theobalds Grove)	425m- Bus Service (The Vine PH)
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional Flood Risk Comments		
No flood risk comments for this site		
Access and Transport Comments		
The site could be accessed from the roundabout at Great Eastern Road, which currently serves the Travelodge. Due to the amount of commercial development this site could accommodate a transport assessment will need to accompany any planning application. There are footpaths along Great Eastern Road. Connections to these footpaths will be required.		
Utility Provision		
Electricity	Electricity cables available at the main urban area to the east or at News International Print Works	
Gas	The Travel Lodge to the west of the site is connected to a medium pressure main. A medium pressure main is also located along Great Cambridge Road.	
Water	The Travel Lodge to the south/west of the site is connected to a water main. A water main is also located in the residential area to the east of the site and along the Park Lane (Path) which forms the sites southern boundary.	
Sewerage	A foul sewer is located along the Park Lane (Path) to forms the sites southern 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. During the Local Plan (Regulation 18) consultation, the landowner of the site states that they support the proposals for Park Plaza North to be developed for a variety of small and medium sized enterprises and to accommodate the relocation of businesses. However, the landowner raised concern that the site policy (PP2) does not give certainty to the overall strategy set out in section 10.4 of the Plan. The landowner/promoter continues by stating that to fairly complete with other strategic employment sites the borough and best meet occupier demands most successful business parks require ancillary and complementary uses that may not fall within the proposed uses set out in Policy PP2 and therefore recommends that the policy should increase flexibility of uses to encourage business to the borough.		
Suitability Comments		
The site is considered to be suitable for commercial development due to the following reasons: <ul style="list-style-type: none"> The site is strategically located to support the commercial use of this site. It adjoins the A10 and is close to the M25. It is also in close proximity to Theobalds Grove Train Station. 		

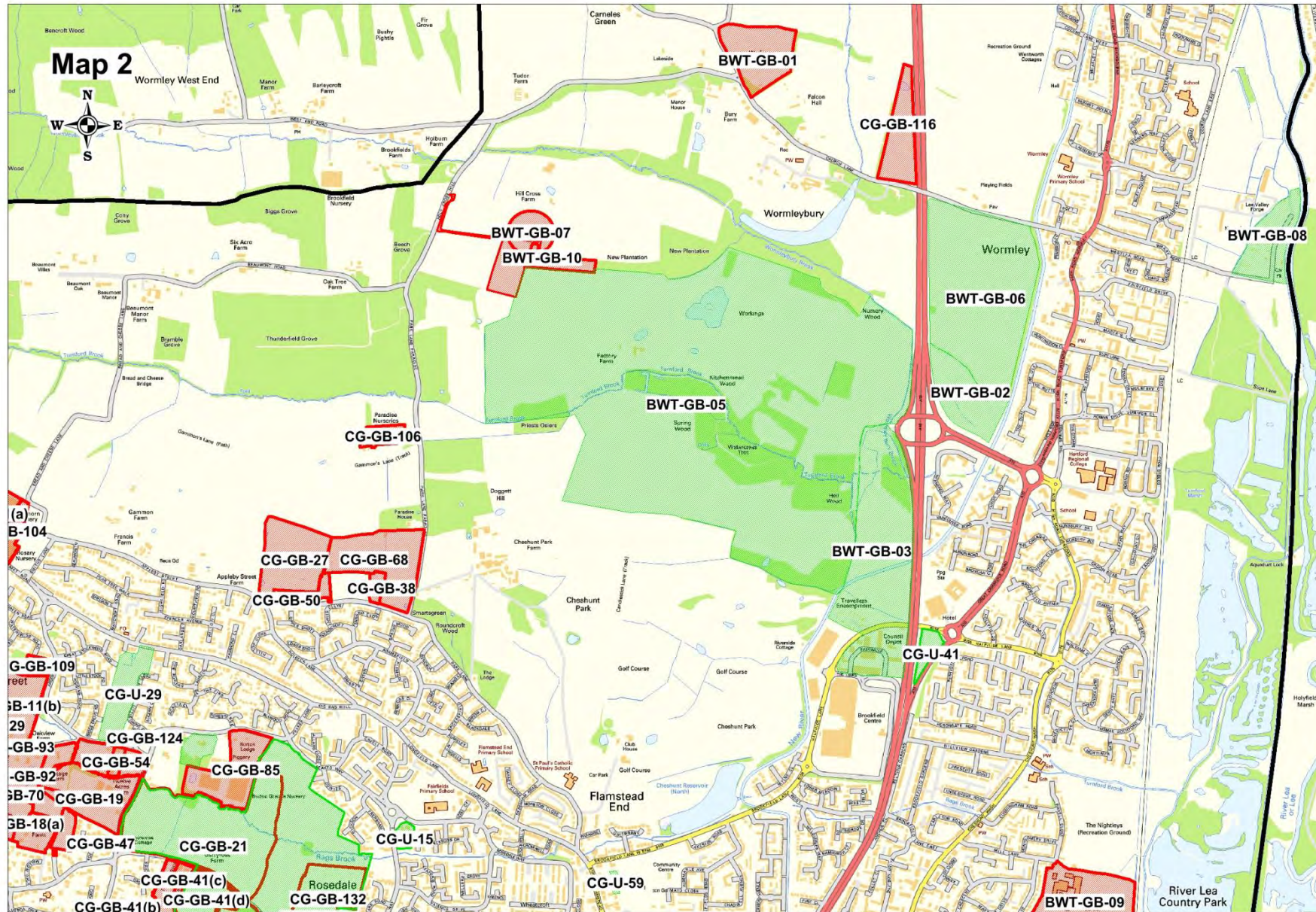
<ul style="list-style-type: none"> • The principle of developing this site has been established through the preparation of a development brief and through a previous planning application. • The site is an established location for commercial use; it was included within Policy 15 of the Herts Structure Plan. The site was also allocated in the 2005 Local Plan as part of Policy EMP2. 	
Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Availability Comments	It is understood that this piece of land is being sold off to a third party. This third party has not yet approached the Council regarding the development of this site. Information about the availability of this site will be updated through subsequent SLAA updates.
Is the site considered to be available for development	<input type="checkbox"/> Yes <input type="checkbox"/> No
Achievability Comments	As mentioned in the Inspector's Report for the Core Strategy, there have previously been some concerns about the deliverability of the sites previous objectives. The Council has worked with the previous landowner in regards to developing a masterplan for this site, however, have not yet had any correspondence with the potential new landowner.
Is the site considered to be achievable?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Delivery Period	1-15 years

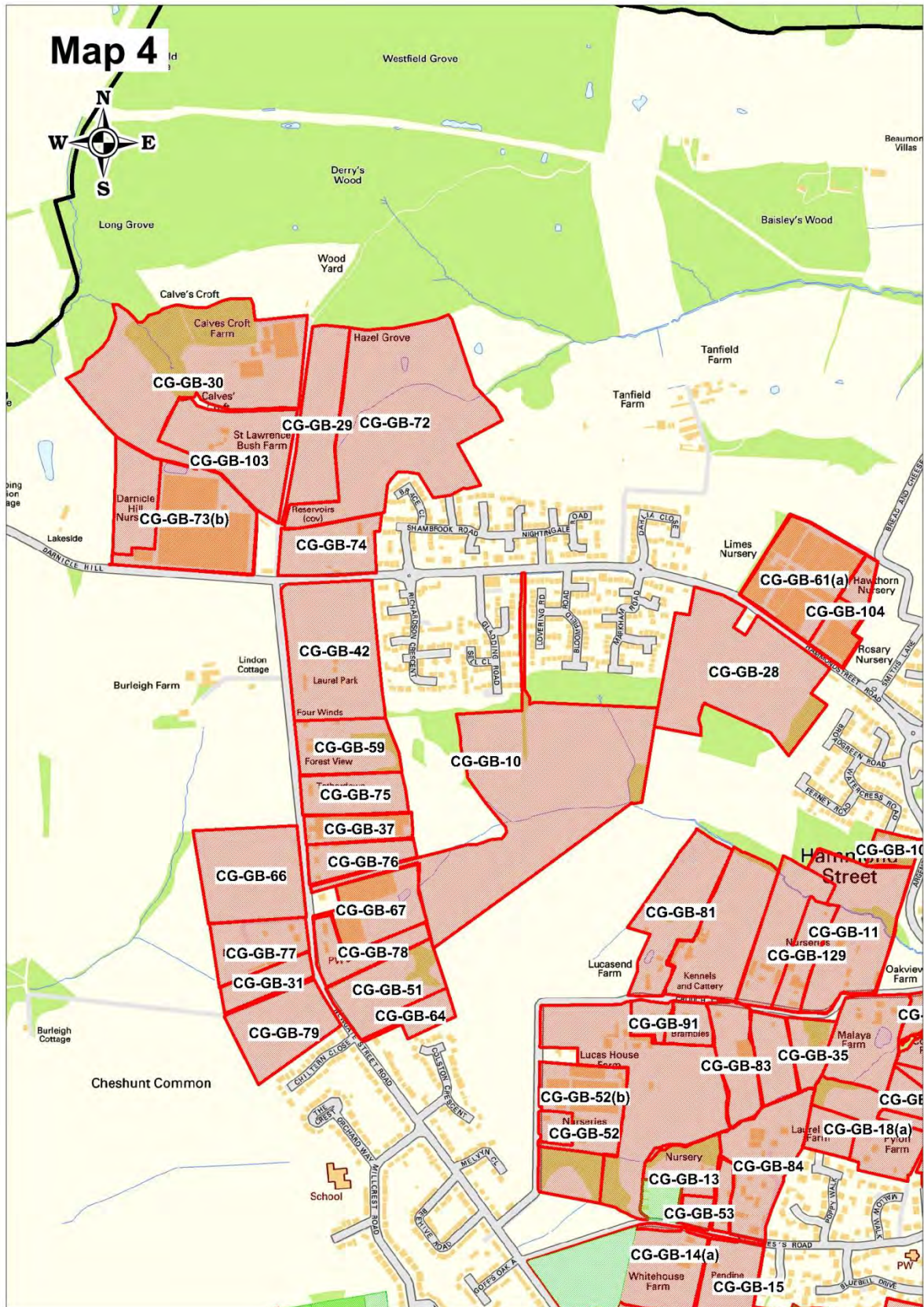
Appendix 4

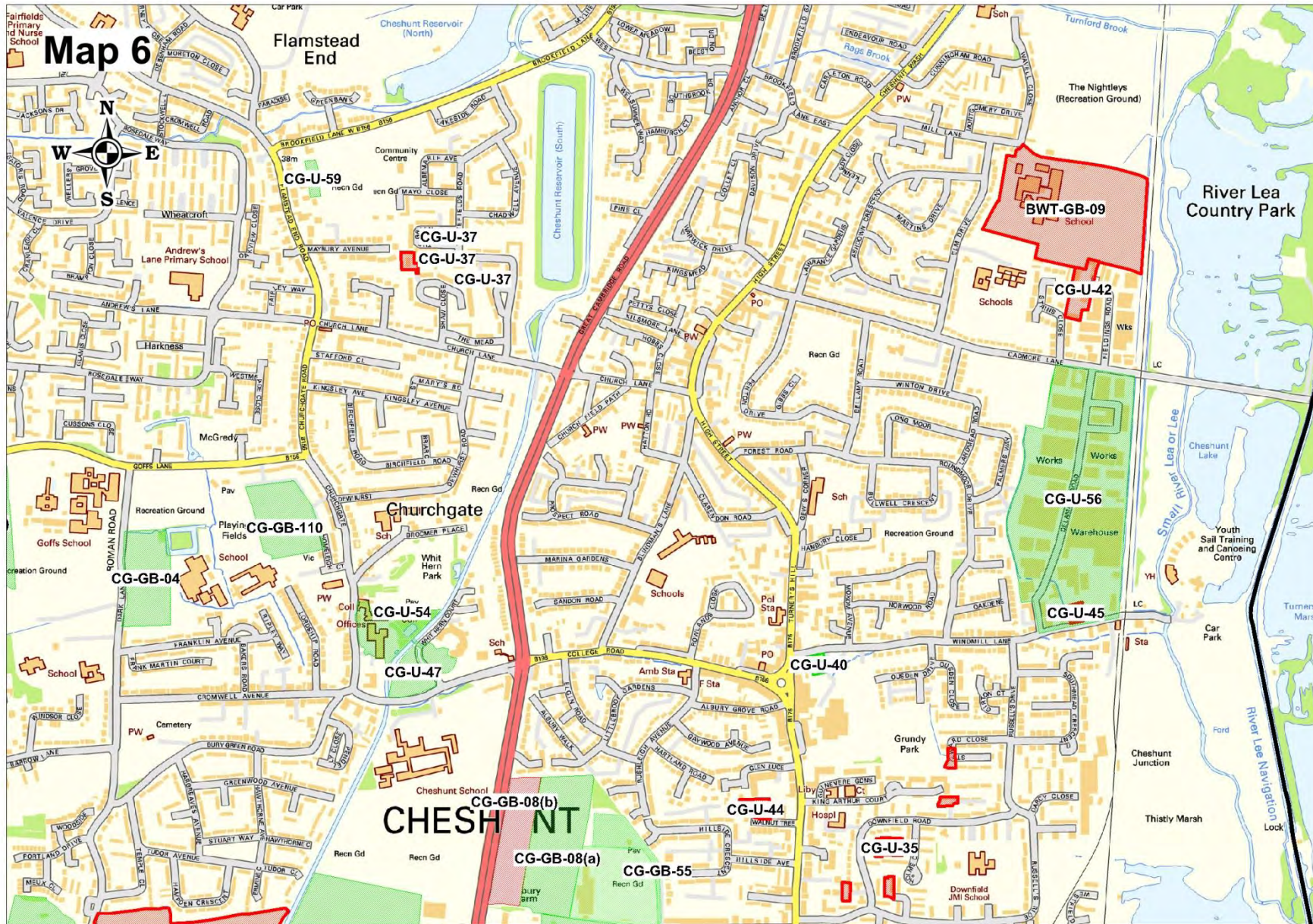
Strategic Land Availability Maps

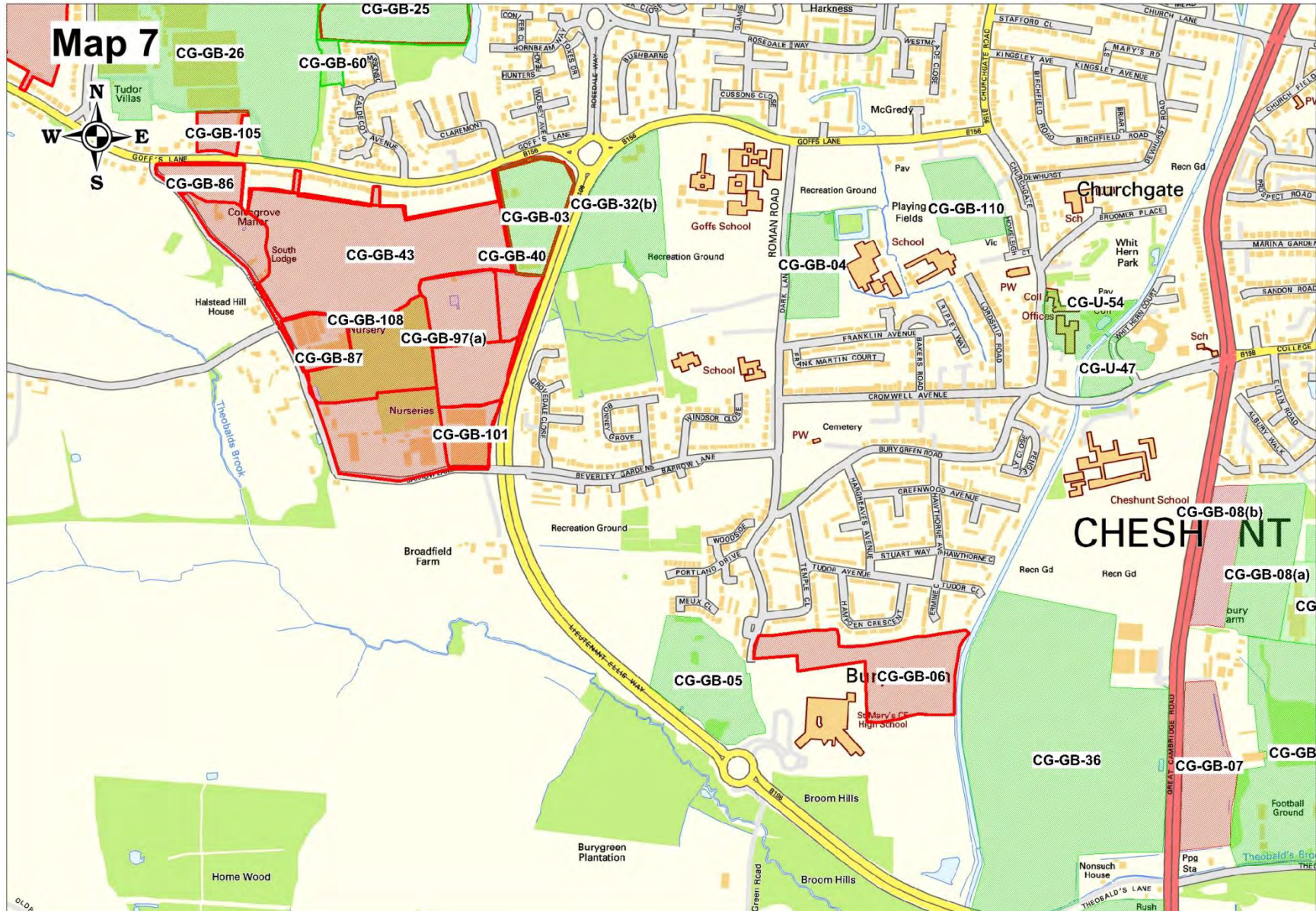


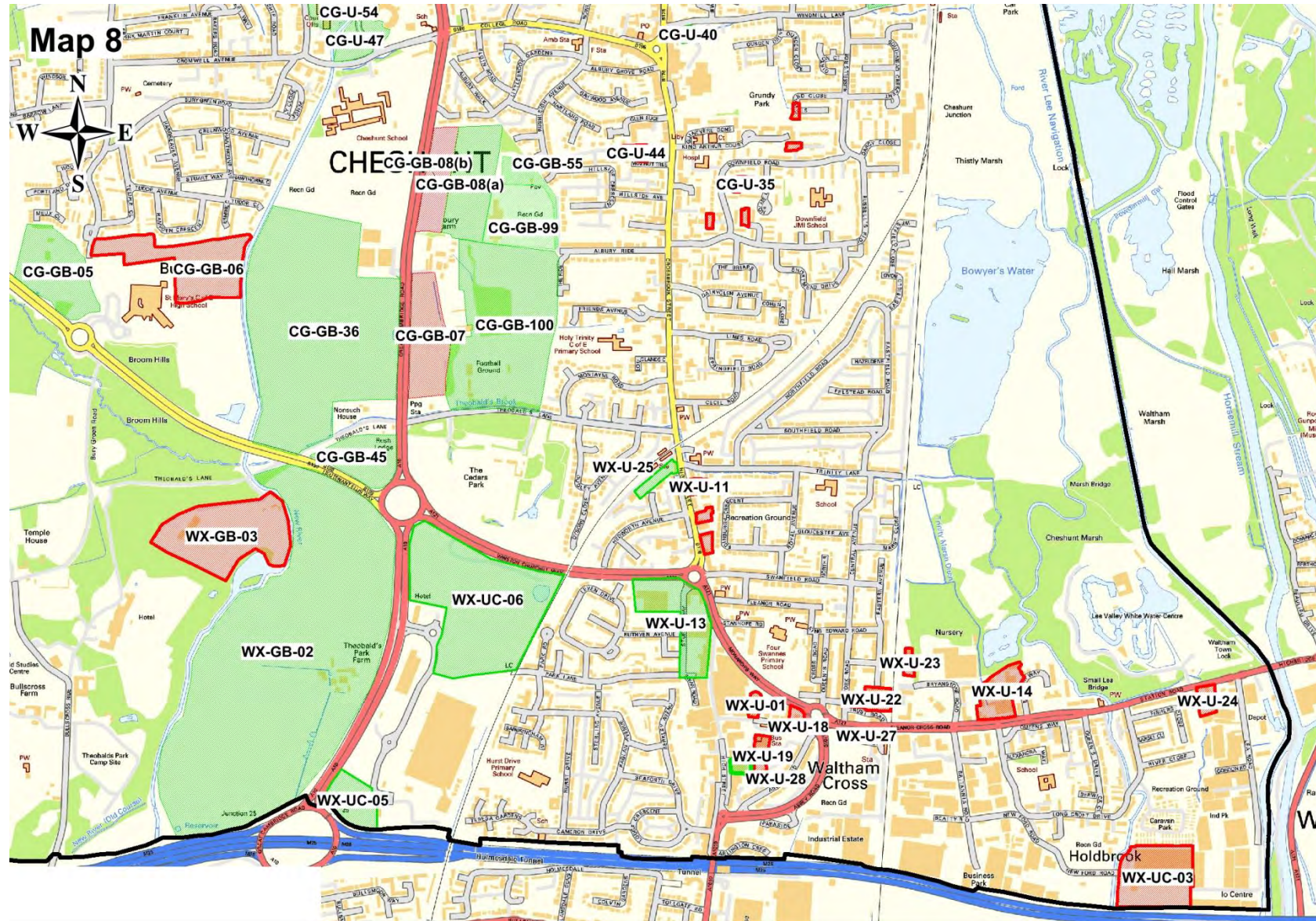












Appendix 5

Housing Supply Trajectory

SLAA Site Reference	Current Status	Address	Settlement	Gross Commitment	Net Commitment	Under construction	Not started	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32
	Commitments			1543	1512	496	1047	388	207	217	136	123	147	119	104	73	0	0	0	0	0	0
BWT-GB-04	Commitment/Proposed Local Plan Allocation	Broxbourne School	Broxbourne	153	153	0	153	0	53	50	50	0	0	0	0	0	0	0	0	0	0	0
HOD-U-12	SLAA Site/Proposed Local Plan Allocation	Former Turnford Surfacing Site	Hoddesdon	40	40	0	40	0	0	0	0	20	20	0	0	0	0	0	0	0	0	0
BWT-GB-03	SLAA Site/Local Plan Allocation	Brookfield Riverside	Turnford	250	250	0	250	0	0	0	50	75	75	50	0	0	0	0	0	0	0	0
BWT-GB-05	SLAA Site/Proposed Local Plan Allocation	Brookfield Garden Village	Turnford	1250	1250	0	1250	0	0	0	0	0	100	105	105	140	140	140	140	140	120	120
CG-U-56	SLAA Site/Proposed Local Plan Allocation	Cheshunt Lakeside	Cheshunt	1750	1750	0	1750	0	0	97	125	125	201	201	201	201	201	199	199	0	0	0
CG-GB-04	SLAA Site/Proposed Local Plan Allocation	Half Moat Manor House	Cheshunt	60	60	0	60	0	0	0	20	40	0	0	0	0	0	0	0	0	0	0
CG-GB-05	SLAA Site/Proposed Local Plan Allocation	Theobalds Brook Field	Cheshunt	100	100	0	100	0	0	0	50	50	0	0	0	0	0	0	0	0	0	0
CG-GB-44	SLAA Site/Proposed Local Plan Allocation	Rags Brook Valley Site	Cheshunt	444	444	0	444	0	0	0	74	74	74	74	74	0	0	0	0	0	0	0
CG-GB-26	SLAA Site/Proposed Local Plan Allocation	Tudor Nursery	Cheshunt	370	370	0	370	0	0	0	74	74	74	74	74	0	0	0	0	0	0	0
CG-GB-62	SLAA Site/Proposed Local Plan Allocation	Cuffley Hill Comprehensive	Goffs Oak	46	46	0	46	0	0	20	26	0	0	0	0	0	0	0	0	0	0	0
CG-GB-63	SLAA Site/Proposed Local Plan Allocation	Goffs Lane Comprehensive	Goffs Oak	45	45	0	45	0	0	0	30	15	0	0	0	0	0	0	0	0	0	0
CG-GB-100	SLAA Site/Proposed Local Plan Allocation	Cheshunt Football Club	Cheshunt	186	186	0	186	0	0	45	45	48	48	0	0	0	0	0	0	0	0	0
CG-GB-14(b)	SLAA Site/Proposed Local Plan Allocation	White House Farm Field	Goffs Oak	22	22	0	22	0	0	22	0	0	0	0	0	0	0	0	0	0	0	0
CG-GB-71, CG-GB-98 and CG-GB-16	SLAA Site/Proposed Local Plan Allocation	In-Ex Nursery, Green Leaf Nursery and Tina Nursery	Goffs Oak	80	80	0	80	0	0	0	40	40	0	0	0	0	0	0	0	0	0	0
CG-GB-32(b)	SLAA Site/Proposed Local Plan Allocation	Bonneygrove Wood Field and V&E Club	Cheshunt	100	100	0	100	0	0	0	0	0	0	0	45	45	10	0	0	0	0	0

SLAA Site Reference	Current Status	Address	Settlement	Gross Commitment	Net Commitment	Under construction	Not started	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32
CG-U-29	SLAA Site/Proposed Local Plan Allocation	Land south of Hammondstreet Road	Cheshunt	44	44	0	44	0	0	0	0	0	0	0	0	0	0	0	0	0	44	0
WX-U-13	SLAA Site/Proposed Local Plan Allocation	Land off Sturlas Way	Waltham Cross	300	300	0	0	0	0	0	0	0	0	0	0	0	0	75	75	75	75	0
CG-U-59	SLAA Site	Land rear of Flamstead End Shops	Cheshunt	10	10	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0
CG-U-47	SLAA Site	Whit Hern	Cheshunt	28	28	0	28	0	0	0	28	0	0	0	0	0	0	0	0	0	0	0
CG-U-54	SLAA Site	Borough Council Offices	Cheshunt	45	45	0	45	0	0	0	0	0	0	0	0	0	0	0	20	25	0	0
WX-U-28	SLAA Site	Gala Bingo Site	Waltham Cross	40	40	0	40	0	0	0	0	40	0	0	0	0	0	0	0	0	0	0
CG-GB-110	SLAA Site	Former east Playing Fields of St Mary's High School	Cheshunt	75	75	0	75	0	0	0	0	30	45	0	0	0	0	0	0	0	0	0
BWT-U-15	SLAA Site	Gas Distribution Station	Broxbourne	36	36	0	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36
CG-U-15	SLAA Site	Fourfields	Cheshunt	15	15	0	15	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0
CG-U-40	SLAA Site	Wolsey Hall	Cheshunt	24	24	0	24	0	0	0	0	24	0	0	0	0	0	0	0	0	0	0
HOD-U-23	SLAA Site	19 Amwell Street and Scania House	Hoddesdon	60	60	0	60	0	0	0	0	0	60	0	0	0	0	0	0	0	0	0
HOD-U-39	SLAA Site	Westfield Primary School	Hoddesdon	40	40	0	40	0	0	0	0	0	0	0	0	30	10	0	0	0	0	0
HOD-UC-08	SLAA Site	Land east of Dinant Link	Hoddesdon	50	50	0	50	0	0	0	0	0	0	25	25	0	0	0	0	0	0	0
HOD-U-36	SLAA Site	Lampit Mansard Roofs	Hoddesdon	33	33	0	33	0	33	0	0	0	0	0	0	0	0	0	0	0	0	0
HOD-GB-15	SLAA Site	Rosehill Bowls Club	Hoddesdon	9	9	0	9	0	0	0	0	0	0	0	0	9	0	0	0	0	0	0
WX-U-25	SLAA Site	Theobalds Grove Station	Waltham Cross	22	22	0	22	0	0	0	0	0	0	0	0	0	0	0	0	22	0	0
HOD-U-27	SLAA Site	Land to the south of Brewery Road	Hoddesdon	22	22	0	22	0	0	22	0	0	0	0	0	0	0	0	0	0	0	0
HOD-U-35	SLAA Site	Former Hoddesdon Police station	Hoddesdon	30	30	0	0	0	0	0	0	0	0	15	15	0	0	0	0	0	0	0
CG-U-57	SLAA Site	The Whitehouse	Cheshunt	61	15	0	61	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0
	Windfall			444	444	0	444	0	0	0	37	37	37	37	37	37	37	37	37	37	37	37

SLAA Site Reference	Current Status	Address	Settlement	Gross Commitment	Net Commitment	Under construction	Not started	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32
	Sites																					
	Self-Build Sites			70	70	0	0	0	5	5	5	5	5	5	5	5	5	5	5	5	5	5
			Total	7891	7820	496	7001	388	313	503	790	820	886	705	685	540	403	456	476	304	281	198

Appendix 6

Urban Capacity

SLAA Reference Number	Site Name	Settlement	Gross Commitment	Net Commitment
HOD-U-12	Former Turnford Surfacing Site	Hoddesdon	40	40
CG-U-56	Cheshunt Lakeside	Cheshunt	1750	1750
CG-U-29	Land south of Hammondstreet Road	Cheshunt	44	44
WX-U-13	Land off Sturlas Way	Waltham Cross	300	300
CG-U-59	Land rear of Flamstead End Shops	Cheshunt	10	10
CG-U-47	Whit Hern	Cheshunt	28	28
CG-U-54	Borough Council Offices	Cheshunt	45	45
BWT-U-15	Gas Distribution Station	Broxbourne	36	36
CG-U-15	Fourfields	Cheshunt	15	15
CG-U-40	Wolsey Hall	Cheshunt	24	24
HOD-U-23	19 Amwell Street and Scania House	Hoddesdon	60	60
HOD-U-39	Westfield Primary School	Hoddesdon	40	40
HOD-UC-08	Land east of Dinant Link	Hoddesdon	50	50
HOD-U-36	Lampit Mansard Roofs	Hoddesdon	33	33
CG-U-57	The Whitehouse	Cheshunt	61	15
WX-U-25	Theobalds Grove Station	Waltham Cross	22	22
HOD-U-27	Land to the south of Brewery Road	Hoddesdon	22	22
HOD-U-35	Former Hoddesdon Police station	Hoddesdon	30	30
Total			2610	2564

Appendix 7

Commercial Land Trajectory

SLAA Site Name	Settlement	Commitment	Loss Total	Net Gain	1-5 years	6-10 years	11-15 years	15 years +
Park Plaza North	Waltham Cross	50,000	0	50,000	20,000	30,000	0	0
Plot D	Waltham Cross	19,000	0	19,000	19,000	0	0	0
Plots F and L, RD Park Essex Road	Waltham Cross	3,844	0	3,844	0	3844	0	0
Theobalds Park Farm (Park Plaza West)	Waltham Cross	100,000	0	100,000	20,000	30,000	30,000	20,000
Land to the south of Brewery Road	Hoddesdon	502	0	502	502	0	0	0
In-Ex	Goffs Oak	500	0	500	500	0	0	0
Brookfield Riverside (Retail Convenience)	Turnford	3500	0	3,500	0	3,500	0	0
Brookfield Riverside (Retail Comparison)	Turnford	30,000	0	30,000	10,000	20,000	0	0
Brookfield Riverside (Business Campus)	Turnford	50000	0	50,000	10,000	20,000	20,000	0
Brookfield Riverside (Leisure Floorspace)	Turnford	10000	0	10,000	5,000	5,000	0	0
Cheshunt Lakeside	Cheshunt	19,000	57,000	-38,000	-15000	-11,500	-11,500	0
Land off Sturlas Way	Waltham Cross	4000	9,000	-5,000	0	0	-5,000	0
	Total	290,346	66,000	224,346	70,002	100,844	33,500	20000

Housing Implementation Strategy Appendices

Appendix A
Build Out Rates

		Gross Commitments	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	Total Completions	Total Dwellings Lapsed		Total Dwellings Not Yet Built	
Consent Date	2005/06	340	51	97	116	18	23	1							306	34		0	
	%Built		15	29	34	5	7	0								% Lapsed	10	% not built	
	2006/07	321		2	137	86	23	12	10						270	51		0	
	%Built			1	43	27	7	4	3							% Lapsed	16	% not built	0
	2007/08	614			33	84	221	89	47	65	21				560	54		0	
	% Built				5	14	36	14	8	11	3					% Lapsed	9	% not built	0
	2008/09	311				9	57	31	1	6	1		2		107	201		3	
	% Built					3	18	10	0	2	0		1			% Lapsed	65	% not built	1
	2009/10	506					4	142	53	89	54	40			382	124		0	
	%Built						1	28	10	18	11	8				% Lapsed	25	% not built	
	2010/11	90						1	56	17	2	1	1		78	12		0	
	%Built							1	62	19	2	1	1			% Lapsed	13	% not built	
	2011/12	164							12	18	15	33	1		79	85		0	
	%Built									7	11	9	20	1		% Lapsed	52	% not built	0
	2012/13	162								9	17	44	17	23	110	43		9	
	%Built									6	10	27	10	14		% Lapsed	27	% not built	6
	2013/14	359									8	59	140	108	315	21		23	
	%Built										2	16	39	30		% Lapsed	6	%not built	6
	2014/15	358										7	12	36	55	0		303	
	%Built											2	3	10		% Lapsed	0	% not built	85
2015/16	1180												10	92	0		1078		
%Built													1	8	% Lapsed	0	%not built	91	
2016/17	358													15	0		343		
%Built														4	% Lapsed	0	% not built	96	
Total Completions during Financial Year			494	283	298	202	333	279	180	204	118	184	183	274					

Appendix B
Build Out Rates for Large Scale Sites

FY	Address	Developer	Date Permission Granted	Date Work Started	Date Work Completed	Dwellings (Gross)	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	Build Period (Months)	Time taken since permission granted (months)
15/16	Eleanor House, 33-35 Eleanor Cross Road, Waltham Cross	Smith New Homes	24/04/15	31/03/17	31/03/17	40										0	40	12	23
13/14	Durkan House, 214-224 High Street, Waltham Cross	Galliard Homes	25/10/13	11/03/16	20/03/17	60								0	0	0	60	12	41
13/14	Former Everest Sports Ground, Andrews Lane, Cheshunt,	Crest Nicholson	11/11/13	16/01/14	12/08/16	96								0	39	51	6	31	33
13/14	Former Petron Amusements and Precision site, Salisbury Road, Hoddesdon	Hill Group	12/11/13	24/02/15	04/03/16	52								0	0	52	0	13	28
2012/13	Vacant- Closed Snooker Club, Conduit Lane	Sandhill Homes Ltd	12/07/2012	08/03/2013	25/02/2015	14							0	0	14	0	0	23	31
12/13	110-114 High Street, Hoddesdon	PCL Transport Ltd	28/12/2012	12/08/2015	01/03/2017	13							0	0	0	0	13	19	51
12/13	Land at 111-113 Crossbrook Street, Cheshunt	Paradigm Housing Group	24/01/2013	07/03/2017	03/03/2015	16							0	0	16	0	0	12	26
11/12	Part phase 3, Land at Cheshunt South Reservoir, Brookfield Lane West, Cheshunt	Crest Nicholson	23/08/11	23/05/13	11/11/14	20						0	0	2	18	0	0	18	39
11/12	The Old Manor House, High Road	Ellerbeck and Williamson	12/04/2011	02/05/2012	23/08/2013	10						0	0	10	0	0	0	15	28

FY	Address	Developer	Date Permission Granted	Date Work Started	Date Work Completed	Dwellings (Gross)	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	Build Period (Months)	Time taken since permission granted (months)
11/12	Land at Hadleigh Court	Wybourne Limited	05/08/2011	29/09/2011	08/03/2013	10						0	10	0	0	0	0	18	19
11/12	Eugena House, Trust Road	W Jones	05/03/2012	08/03/2013	03/03/2015	11						0	0	0	11	0	0	24	36
10/11	Land rear of and adjacent to 10 and 12 Eaton Gardens, Wormley	Bellway	10/06/10	23/05/11	01/06/12	13					0	4	9	0	0	0	0	11	24
10/11	37 Eleanor Cross Road, Waltham Cross	Taylor Wimpey	25/08/10	29/07/10	04/11/11	35					0	35	0	0	0	0	0	16	37
09/10	Cheshunt Reservoir South, Brookfield Lane West, Turnford	Crest Nicholson	01/02/10	20/04/10	11/11/14	229				0	27	45	65	54	38	0	0	55	57
09/10	Corner of Lord Street and Taverners Way	Broxbourne Housing Association Ltd	25/11/2009	31/03/2010	31/03/2011	20				0	20	0	0	0	0	0	0	12	18
09/10	The Clockhouse Building	Ricotta	10/07/2009	28/02/2012	27/01/2014	12				0	0	0	12	0	0	0	0	23	54
09/10	The Bungalow, St Cross Chambers	St Cross Developments Ltd	22/10/2009	31/03/2010	31/03/2011	12				0	12	0	0	0	0	0	0	12	17
09/10	Land off Hertford Road, Hoddesdon	Barratt	06/07/09	31/03/10	31/03/11	55				0	55	0	0	0	0	0	0	12	20

FY	Address	Developer	Date Permission Granted	Date Work Started	Date Work Completed	Dwellings (Gross)	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	Build Period (Months)	Time taken since permission granted (months)
08/09	Former WX Service Station	Cornerstone Property Ltd	26/03/2009	31/03/2010	31/03/2011	14			0	0	14	0	0	0	0	0	0	12	24
08/09	260-264 Turners Hill, Cheshunt	Broxbourne Housing Association	21/08/2008	31/03/2009	31/03/2010	22			0	22	0	0	0	0	0	0	0	12	19
08/09	201 & 205 High Road, Broxbourne	GG Properties UK Ltd	29/08/2008	31/03/2009	31/03/2010	13			0	13	0	0	0	0	0	0	0	12	19
07/08	Hertford Regional College, High Road	Belling Homes	23/07/07	31/03/08	27/09/13	225		0	13	70	19	45	64	20	0	0	0	66	70
07/08	Turnford Triangle, Turnford	London Merchant Securities PLC	09/11/2007	31/03/2009	31/03/2011	80		0	0	32	48	0	0	0	0	0	0	24	40
07/08	Land south of Cock Lane	Hubert C Leach Limited	27/04/2007	31/03/2008	31/03/2011	75		18	34	5	18	0	0	0	0	0	0	36	47
07/08	Grove House, 281 High Street	Urban Vision Land Developments Ltd	17/05/2007	31/03/2009	31/03/2010	30		0	0	30	0	0	0	0	0	0	0	12	34
07/08	9-11 High Street, Waltham Cross	Constable Homes	24/07/2007	31/03/2009	31/03/2010	37		0	0	37	0	0	0	0	0	0	0	12	32
06/07	Eleanor Cross Road (north) Waltham Cross	L W Developments	28/12/06	31/03/07	31/03/08	58	0	58	0	0	0	0	0	0	0	0	0	12	15