



**BOROUGH OF
BROXBOURNE**

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Newgatestreet Road
Development Brief
Supplementary Planning Document

July 2021

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Introduction

The site at Newgatestreet Road has been released from the Green Belt through the new Broxbourne Local Plan in order to provide an enhanced identity for the village of Goffs Oak through provision of a communal green in a prominent location near the centre of the village. This design brief serves an important purpose in adding detail to the Local Plan policy framework in terms of the design of development. In order for planning applications to be approved, the Council expects the final design to have appropriate regard to the vision and objectives set out in this document. An illustrative design solution to achieve the vision and objectives is set out in Appendix A.

Site Description

The site allocation comprises an open field of 2.28 hectares (5.07 acres) immediately to the south west of Goffs Oak Village Centre. Its boundaries are defined by Newgatestreet Road to the west and St James Road to the north west. Two detached dwellings and Goff's Oak public house on Wesley Court form the southern boundary. The eastern boundary comprises open fields, a commercial yard and sports fields. Directly opposite the site on the west side of Newgatestreet Road is Mason's Parade and Goff's Oak Methodist Church.

The site boundaries are well defined by existing trees, hedgerow and vegetation; the boundary with Newgatestreet Road has a good level of self-seeded trees and a hedgerow along its length. The site is also screened from St James Road to the north by a mature hedgerow.

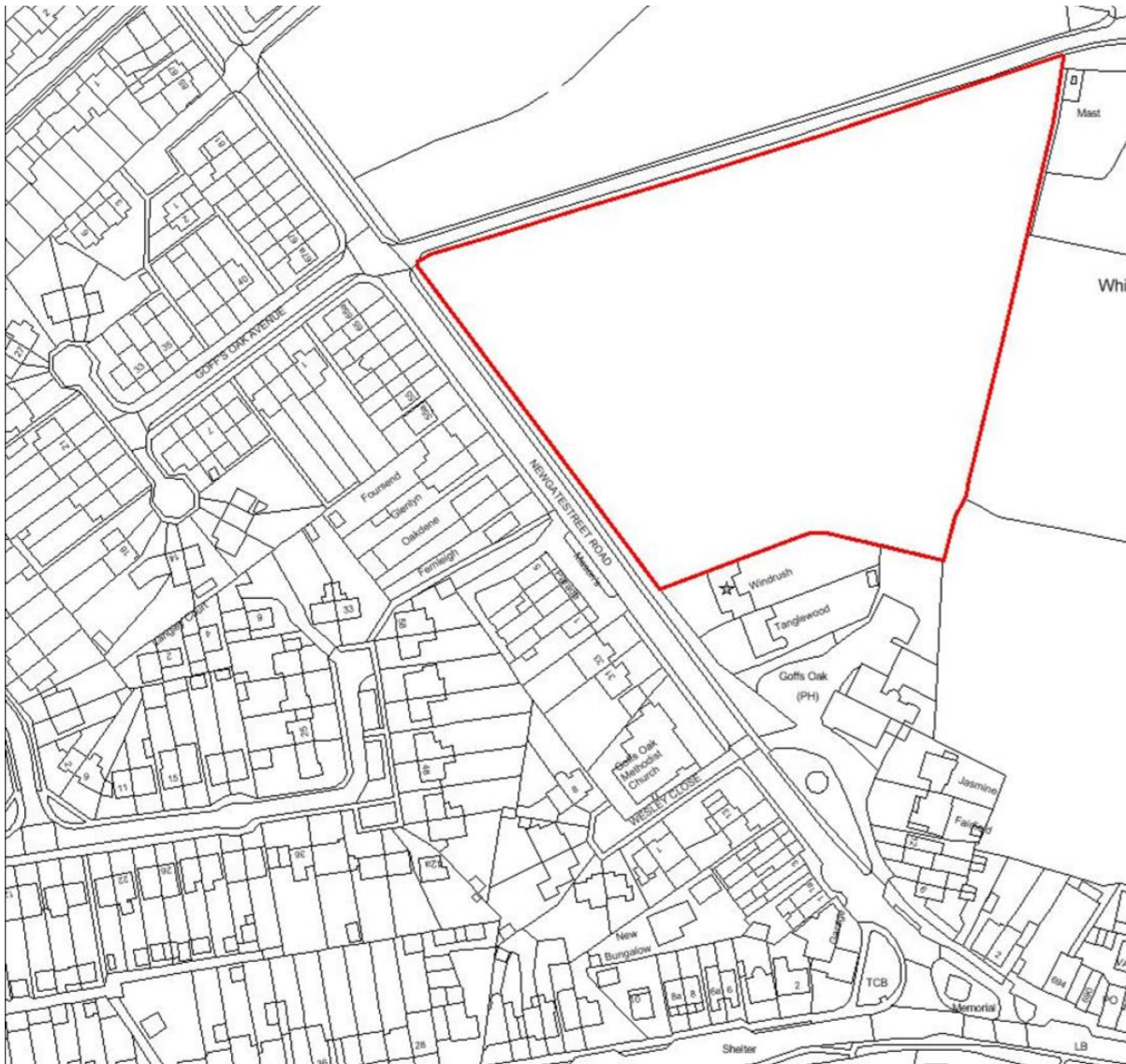


Figure 1: aerial photo showing Green Belt boundary

The site slopes from the south west on Newgatestreet Road to the north east on St. James Road. It has been in use for arable farming land until recently.

In terms of public transport services to the site, the 242 bus route travels along Goffs Lane from Potters Bar through to Waltham Cross via Goffs Oak. The nearest rail station is Cuffley Station which is approximately 1.4km from Goffs Oak.

Figure 2: Site Plan



The Development Plan

Planning applications should have due regard to the requirements of the Development Plan, including Hertfordshire County Council's Waste and Minerals Local Plans and the Broxbourne Local Plan.

Broxbourne Local Plan

The Broxbourne Local Plan 2018-2033 (adopted June 2020) allocates four greenfield extensions to the village of Goffs Oak, as shown within the indicative Concept Plan below. As shown above, the site was released from the Green Belt. The 'exceptional circumstances' for release of the site from the Green Belt related to the provision of the new open space indicated for play on the indicative Concept Plan below¹.

Figure 3: Indicative Concept Plan for Goffs Oak (source: Broxbourne Local Plan)



The accompanying policy GO4: Newgatestreet Road was examined by the Local Plan inspector, whose final report² states at paragraph 180 that “Policy GO4 proposes 25 homes and a new area of public open space on land at Newgatestreet Road, along with improved pedestrian links. Whilst the new homes would encroach into the countryside, they would be close to the village centre and the proposal would present the opportunity to create a village green in an appropriate location.”

¹ Green Belt Topic Paper, 2017

² Broxbourne Local Plan 2018-2033, Inspector’s Final Report (14 April 2020) www.broxbourne.gov.uk/localplan

Policy wording

Relevant extracts from the Local Plan Policy GO4 and supporting text are provided in italics below.

Newgatestreet Road

8.6 *The field at the junction of Newgatestreet Road and St James Road has been promoted for housing development. A limited amount of housing is considered appropriate in order to open up the field for community uses, linked to the existing playing pitches behind the village centre. Land to the east of the identified area will be retained as Green Belt in order to protect the important gap between Goffs Oak village and St James'.*

Policy GO4: Newgatestreet Road

The site identified on the Policies map is allocated for development as follows:

- 1. Approximately 25 homes;*
- 2. 40% affordable housing*
- 3. New public open space – minimum 0.8 hectares;*
- 4. Pedestrian crossing on Newgatestreet Road;*
- 5. Pedestrian links to the existing playing pitches.*

A development brief will be prepared for this site.

Additionally, policy PM1 is considered of relevance to the design and layout of the site, taking account of the available opportunities.

Sustainable Place-Making

4.3 *This Local Plan proposes a number of new places. They will be connected to existing towns and villages and need to respect those relationships. However, they will also be places in their own right. This Plan establishes the framework where new development can achieve sustainable new places but also puts in place policies that seek to improve existing towns, villages and the countryside areas around them.*

Policy PM1: Sustainable Place Making

New developments proposed within the Borough are required to complement existing town and villages and the countryside around them. Major developments must also establish their own identities through the implementation of sustainable place making principles.

Finally, Policy DSC1: *Design and Sustainable Construction* states that ‘where-ever possible, development proposals must...enhance local character and distinctiveness...’

The Design Concept: Evolution and Continuity

Goffs Oak contains an official registered 'village green' at Jones Road (see Concept Plan above), but this is located around 600m from the village centre, and over 1km from the northern areas of the village. The existing playing fields are located more centrally but are concealed from Newgatestreet Road and Cuffley Hill/Goffs Lane. The main objective of the site allocation is to create a new green that is both centrally located and highly visible as a focal point, contributing to a strengthening of the 'village' identity.

The indicative Concept Plan in the adopted Local Plan (Figure 3 above) indicates vehicular access from both Newgatestreet Road and St James' Road, with the open space located to the north of this. However, in response to a recent planning application, Hertfordshire County Council advised that a) vehicular access to St James' Road is not necessary for this scale of development and b) access from Newgatestreet Road should be moved further north to avoid safety issues with Mason's Parade.

The Council has therefore proposed an alternative site layout as set out in **Appendix A: Illustration of a potential acceptable design solution**. This proposal has a number of advantages:

- Strengthening visual connections and the pedestrian desire line between Mason's Parade and the communal green whilst avoiding safety conflicts;
- Reducing the distance between the communal green and the village centre;
- Maintaining the rural character of St James' Road;
- Providing better connections between the communal green and the existing playing fields;
- Retaining the openness of the environs of the existing dwelling known as 'Windrush'.

National Design Guide

The National Design Guide³ sets out the 10 characteristics of well-designed places, which are referenced within this development brief and which will be used to assess proposals for the Newgatestreet Road site allocation, together with the Local Plan.

Context – enhances the surroundings
C1. Understand and relate well to the site, its local and wider context
C2. Value heritage, local history and culture
Identity – attractive and distinctive
I1: Respond to existing local character and identity
I2. Well designed, high quality and distinctive
I3. Create character and identity
Built Form – a coherent pattern of development
B1. Compact form of development
B2. Appropriate building types and forms
B3. Destinations
Movement – accessible and easy to move around
M1. An integrated network of routes for all modes of transport
M2. A clear structure and hierarchy of connected streets
M3. Well considered parking, servicing and utilities infrastructure for all users
Nature – enhanced and optimised
N1. Provide high quality, green open spaces with a variety of landscapes and activities, including play
N2. Improve and enhance water management
N3. Support rich and varied biodiversity
Public spaces – safe, social and inclusive
P1. Create well-located, high quality and attractive public spaces
P2. Provide well-designed spaces that are safe
P3. Make sure public spaces support social interaction
Uses – mixed and integrated
U1. A mix of uses
U2. A mix of home tenures, types and sizes
U3. Socially inclusive
Homes & Buildings – functional, healthy and sustainable
H1. Healthy, comfortable and safe internal and external environment
H2. Well-related to external amenity and public spaces
H3. Attention to detail: storage, waste, services and utilities
Resources – efficient and resilient
R1. Follow the energy hierarchy
R2. Selection of materials and construction techniques
R3. Maximise resilience
Lifespan – made to last
L1. Well-managed and maintained
L2. Adaptable to changing needs and evolving technologies
L3. A sense of ownership

³ MHCLG, October 2019: <https://www.gov.uk/government/publications/national-design-guide>

Vision and Objectives

Four design objectives have been developed for the Newgatestreet Road site. These are informed by an overarching vision for the site to which the eventual design will be expected to aspire:

Development of the Newgatestreet Road site allocation will create a new communal green, providing a community function as a meeting point near the centre of the village, and including space for community events as well as play and recreation. The green will have a prominent role in the life of the village, will be highly visible from Newgatestreet Road, and will be overlooked by attractive residential properties of exemplary design quality. This will be a place to strengthen the identity of the village, enhancing its rural character, and of which both new and existing residents can be proud.

Figure 4 below shows how the key requirements of this Brief may be illustrated spatially. Development areas are shown in grey. Individual buildings are represented by dotted grey lines for illustrative purposes only.

Figure 4: Diagram illustrating the vision and objectives set out in this Brief.



Explanation of the four objectives for the site is provided below.

Objective 1: Create a new communal green as a focal point for the village to achieve social interaction and enhanced character and identity for Goffs Oak.

This objective reflects the following National Design Guide characteristics of well-designed spaces:

- P1. Create well-located, high quality and attractive public spaces
- P2. Create well-designed spaces that are safe
- P3. Make sure public spaces support social interaction
- N1. Provide high quality, green open spaces with a variety of landscapes and activities, including play
- I1. Respond to existing local character and identity
- I2. Well-designed, high quality and distinctive
- I3. Create character and identity
- L1: Well managed and maintained
- L3. A sense of ownership

As set out on page 7 above, the original design concept set out in the Local Plan has evolved in response to Hertfordshire County Council's comments regarding vehicular access to the site, but the core vision remains that set out in the Local Plan of *"a limited amount of housing...in order to open up the field for community uses"*.

How much open space?

0.7 hectares is considered the minimum necessary to enable the creation of a communal green for the local community to come together, for example hosting community events and activities in a prominent location well related to the village centre (N1). Land for additional open space, including sustainable drainage features, should be additional to this amount.

Form and layout of the communal green

In order to maximise its contribution to creating local character and identity (I3) as well as ensuring that it supports social interaction (P3), the communal green should maximise frontage to and visibility from Newgatestreet Road and Mason's Parade.

Appropriate arrangements should be made for the management and maintenance of open space within the site (L1).

Reflecting its importance to the local community, the form and layout of the communal green should be planned in consultation with local residents (L3). Subject to the outcomes of public engagement, it is anticipated that the communal green will at minimum include facilities for informal play (such as informal cricket and football) in a safe location visible from Newgatestreet Road and overlooked by residential development.

Objective 2: provide attractive, convenient, and safe access for all users

This objective reflects the following National Design Guide characteristics of well-designed spaces:

- M1. An integrated network of routes for all modes of transport
- M2. A clear structure and hierarchy of connected streets
- B3. Destinations

Vehicular access

The choice of access location should reflect the requirement to provide a communal green consistent with the Local Plan and vision and objectives within this Brief. As explained on page 7 above in relation to the evolution and continuity of the design concept, for safety reasons vehicular access should also avoid Mason's Parade.

As set out in this Brief, residential development will play an important role in overlooking the communal green. This presents an opportunity for the access road to the properties to provide definition and attractive street scene (M2). The opportunity existing for a secondary internal street leading off this main street to provide additional housing to the rear.

Proposals should also include an appropriate turning head for refuse collection trucks or other large vehicles as necessary (H3). The Council's Waste Supplementary Planning Guidance and Roads in Hertfordshire should be consulted for further information and requirements. As shown in the illustrative design solution at Appendix A, this proposal could also provide a visual connection through to the existing playing fields.

Access for pedestrians and cyclists

The communal green will be a destination for community events. It is therefore essential that access to the green should be suitable for all age ranges.

The Local Plan requires provision of a pedestrian crossing on Newgatestreet Road. The purpose of this is to enable residents of the new development to access Mason's Parade and the existing settlement beyond, and also to enable residents of the existing residential areas to access the communal green. The preferred alignment of such a crossing is indicated in Figure 3 above and on the illustrative design solution in Appendix A. View 1 below shows the desire line across the road from Mason's Parade (right) to the site of the new green (left, behind the hedgerow). Pedestrian and cycle links to the east should form part of a network of paths enabling safe, well-lit, and clearly waymarked connections to the playing fields and new open spaces and to St James' Road and St James. *View 1: South-east along Newgatestreet Road with the Site on the left and Mason's Parade on the right (source: Google streetview).*



The Local Plan states at paragraph 8.6 that “*a limited amount of housing is considered appropriate in order to open up the field for community uses, linked to the existing playing pitches behind the village centre.*” Visual as well as physical linkages between the existing pitches and the new communal green should be provided. The illustrative design solution at Appendix A demonstrates how the proximity and inter-visibility between the two spaces could be maximised through effective layout of residential dwellings and open space.

Objective 3: Enhance the natural environment and rural character

This objective reflects the following National Design Guide characteristics of well-designed spaces:

- C1. understand and relate well to the site, its local and wider context
- I1. respond to existing local character and identity
- I2. well-designed, high quality and attractive
- N1. provide high quality, green open spaces with a variety of landscapes and activities, including play
- N2. Improve and enhance water management
- N3. Support rich and varied biodiversity

The village of Goffs Oak is characterised by a setting within the rolling hills and fields of the Hertfordshire countryside. The immediate environs of the site include the rural lane of St James' Road, flanked on both sides by trees and hedgerows. Development proposals should retain the trees and hedgerows along St James' Road in order to retain the character of the lane and the rural character of this gateway to Goffs Oak, and which may also serve to screen the backs of housing development.

View 2: east along St James Road and south-east along Newgatestreet Road (source: Google streetview).



Along Newgatestreet Road, some thinning of the hedgerow will be necessary in order to achieve vehicular access as well as secure the visibility of the communal green referred to under objective 1. However, proposals should retain as much of this greenery as possible, consistent with the objectives in this Brief.

The site itself is characterised by a large field sloping gently down from west to east away from the village. This provides glimpsed long views from Newgatestreet Road, as for example shown in View 3 below. The layout of development and open space should explore the potential for a new street beyond the communal green to preserve

long views as much as possible consistent with policy GO4 and the practicalities of delivering the site.

Trees should form an important part of the character of the development. Wherever possible, existing trees should be used to frame views into and out of the site. This might include views of trees through to the existing open space. Generous planting of new trees along the new street fronting the communal green will provide shade and enhance the natural feel of the site.

Sustainable urban drainage (SuDs) provision⁴ should take advantage of the sloping nature of the site. It is likely that a pond and/or a natural soakaway (swale) will be located at the lowest point of the site. The landscaping and planting of this area will be a major contributor to achieving net ecological gain for the site as a whole through appropriate management (N2, Local Plan policy NEB1). Depending on the results of community engagement, it may also be appropriate for an area of the communal green to be given over to enhanced habitat provision.

View 3: looking north from Newgatestreet Road across Windrush to the Site and the landscape beyond (source: Google streetview).



⁴ Local Plan policy W4

Objective 4: high quality residential development to enhance the setting of the communal green

This objective reflects the following National Design Guide characteristics of well-designed spaces:

- H1. Healthy, comfortable and safe internal and external environment
- H2. Well-related to external amenity and public spaces
- H3. Attention to detail: storage, waste, services and utilities
- R2. Selection of materials and construction techniques
- B1. Compact form of development
- I2. well-designed, high quality and attractive
- I3. create character and identity
- B2. Appropriate building types and forms
- B3. Destinations
- U2. A mix of home tenures, types and sizes
- U3. Socially inclusive

What form of housing?

Residential development should complement and enhance the qualities of the communal green in a number of ways. Firstly, these dwellings will play an important role in terms of overlooking the green and contributing to a safe environment (H2, P2). Secondly, new dwellings should be visually attractive and distinctive, using appropriate building types and forms (B2), creating a coherent form of development that users of the communal green and Newgatestreet Road, as well as residents of the new development, can enjoy.

The Council believes that the shape and configuration of the site lends itself to the creation of a crescent of houses overlooking the communal green. The National Design Guide provides a relevant example of some design cues for dwellings in this location (see right), although the Council envisages sufficient tree planting around the edge of the green to provide a shady and comfortable environment.

Pairing of houses is shown in the illustrative design solution in Appendix A, which shows larger dwellings in slightly bigger plots at the entrance to the street.

A similar effect could also be achieved through a variation in materials between the paired houses at the street entrance and the other houses fronting the green (see the diagram in Figure 3 above).



This neighbourhood in a semi-rural setting draws on local historical precedents to create a distinctive character. It is defined by the height and massing of buildings, variation in roof forms and material selection. Gables are paired to create a focal point and mark the entrance to a street. Trowse Newton, Norfolk.

It is expected that distinctiveness will be achieved in part through the use of high quality materials, and that new dwellings will contain sufficient detailing and articulation to create distinctiveness (I2, I3), adding to the interest of the streetscene in the vicinity of the communal green.

Affordable housing requirements should be met on-site and therefore the development should be socially inclusive in nature (U3), including provision of an appropriate mix of housing as set out in Local Plan Policy H4: Housing Mix, including provision for accessible and adaptable dwellings.

Housing fronting the communal green is likely to comprise detached or semi detached market housing in order to achieve the necessary high standard of design required in this highly visible location at the focal point of the village. It would therefore be acceptable for affordable housing to be located behind this in a flatted or terraced form. Appendix A illustrates how this could be achieved whilst maintaining a high standard of amenity for all residents regardless of tenure.

How much housing?

As set out in the Local Plan, the primary objective of releasing this site from the Green Belt is to achieve the realisation of a communal green. However the Local Plan recognises that *“a limited amount of housing is considered necessary in order to open up the field for community uses.”* (underlining added). From this it is clear that the primary purpose of the Local Plan allocation is to achieve wider community benefits in terms of the open space, rather than the provision of housing.

Policy GO4 states that the site should provide approximately 25 homes. Paragraph 3.19 of the Local Plan states the following: *“The indicative dwelling figures are neither a minimum nor maximum, but rather an estimate of capacity to inform the plan making process and to provide a starting point for consideration of site-specific issues through the planning application process. In considering the merits of planning applications at the Local Plan sites, the Council will apply the dwelling numbers in the context of sustainable place-making, to achieve efficient use of land through a design-led approach. Proposals at Local Plan sites which differ from the indicative dwelling numbers provided within this Plan should be fully justified with regard to site-specific factors.”*

The illustrative design solution at Appendix A indicates a potential design solution consistent with the Local Plan requirements for this site, including the provision of high-quality communal green. Any alternative proposals will need to set out how the aims set out in the Local Plan and this Brief can be achieved.

Residential car parking

In accordance with Local Plan *Policy TM5: Parking Guidelines*, it is expected that given the location of this site the car and cycle parking guidelines set out in Appendix B of the Local Plan are likely to be realistic. This indicates 2 car parking spaces for 2-bed dwellings, 2.5 spaces for 3-bed dwellings, and 3 spaces for 4+ bed dwellings.

Appendix A: Illustration of potential acceptable design solutions



Three dimensional modelling of the above illustrative scheme



Appendix B: Consultation Report

Consultation on the draft Development Brief took place between 10 September and 23 October 2020. The consultation was promoted on the home page of the Council website and a press release was issued. Email notification was sent to all contacts on the planning policy database with a Goffs Oak address, as well as to statutory consultees and others such as Hertfordshire County Council with a direct interest.

A) Individuals

Consultee	Comments received	Council Response
Paul Bird	<p>Observations –</p> <p>Provision in the Local Plan for a pedestrian crossing on Newgatestreet Road, referenced on page 11, is most welcome. However, not just to serve the new development, as mentioned, but to serve existing residents who have experienced significant increases in traffic volumes on Newgatestreet Road since the ‘village’ infills from the Hammond Street and St James Hamlet Developments and with more to come, following this and the IN-EX Developments. (Hopefully the crossing installation will not be delayed as the Hammond Street, Tesco Express, one was, for several years!)</p> <p>Also, the reference and picture on pages 11 and 12, regarding the pedestrian crossing providing, “access to the bus stop” - shown opposite Mason’s Parade. Much to the regret of Goff’s Oak residents it is some considerable time since any bus served Newgatestreet Road.</p> <p>I fully agree with the statement on page 13, that, “proposals should retain as much of the greenery as possible”.</p>	<p>Noted. No changes proposed.</p> <p>The reference to a bus stop on page 11 has been deleted.</p> <p>Noted.</p>

Consultee	Comments received	Council Response
	<p>Finally, I would suggest serious consideration is given to the construction of a mini roundabout at the junction of St James Road and Newgatestreet Road, as part of this Development. I have been surprised at the volume of traffic turning into and out of this junction. Further, I observe daily vehicles turning right into St James Road, from Newgatestreet Road, dangerously cutting the corner on the wrong side of the road, when drivers obviously cannot see clearly into the junction. (See the junction situation and incline in the picture on page 13).</p> <p>A mini roundabout would also provide an element of speed management around the pedestrian location. In suggesting this I am fully aware of Hertfordshire County Council Speed Management Strategy, July 2020 (Section 9.3.12 (KC42) page 47 and consider this could be applied in the case of the Newgatestreet Road Development.</p>	<p>Traffic management will be considered further through the Goffs Oak improvement plan. The Newgatestreet Road site has no vehicular access to St James' Road and the issue is therefore not a matter for the Brief.</p>
Barry Cressey	<p>As a local resident living in Goffs Oak close to Newgatestreet Road a road I often use, I have serious concerns about the location of this proposed development.</p> <p>The original concept in the Broxbourne Local Plan was for 25 dwellings fronted onto Newgatestreet Road with a New Village Green. As I understand the last application was for 42 dwellings, and was rejected by Broxbourne Councillors at Planning and Regulatory meeting.</p> <p>The access to the proposed dwellings was from both St James' Road and Newgatestreet Road, as I understood from Local Plan. Any access or exit onto St James' Road would be dangerous in my opinion, as this road adjacent to the proposed development is very narrow with no footpath for pedestrians.</p> <p>The access or exit from this proposed development onto Newgatestreet Road, would also present a problem in my opinion. Vehicles are usually parked along this road, sometimes on both sides of road. Which means vehicles travelling along this very busy road, need to give way to oncoming traffic. This greatly affects traffic flow at busy times during the morning and evening.</p>	<p>Noted. The location of this development is established in the Local Plan.</p> <p>Note. See paragraph 3.19 of the Local Plan regarding dwelling numbers.</p> <p>The proposals set out in the Development Brief do not include vehicular access onto St James' Road.</p> <p>The location of the access road was identified by Hertfordshire County Council as highways authority.</p>

Consultee	Comments received	Council Response
	Additional vehicles emerging onto this road would cause more traffic congestion.	Transport modelling indicates that the impacts arising from the development in combination with others can be satisfactorily accommodated.
Bob Henbest	<p>I refer to the brief that sounds very fine and looks like a bonus for the new adjacent residents, but what provisions are being made for the additional parking that will be created to this new 'village feature'?</p> <p>Existing parking along this stretch of Newgate Street Road is already very dangerous for through traffic: most of the other parking spots at the village centre are fully used on a daily basis.</p>	The communal green is within reasonable walking distance of most parts of the village for most able-bodied people.
Dr. D Storey	<p>I strongly object to the proposed Newgatestreet Road development on the following grounds:</p> <p>1. Safety issues:</p> <p>a) The overarching Vision (page 9) states <i>“Development of the Newgatestreet Road site allocation will create a new communal green, providing a community function as a meeting point near the centre of the village, and including space for community events as well as play and recreation..... The green will have a prominent role in the life of the village, will be highly visible from Newgatestreet Road “.</i> One of the Safety Issues is that Newgatestreet Road is a 30mph zone leading in/out of the village centre and there is a very high likelihood that drivers will be distracted by activities on the green e.g. informal football & cricket games, especially if balls bounce at speed onto the road right where the new “zebra crossing” is proposed (adjacent to the exit road from the shops at Masons Parade). This is an unacceptable risk to motorists and pedestrians.</p>	<p>Acceptable uses of the communal green are a matter for the planning application.</p> <p>The location of the access road was identified by Hertfordshire</p>

Consultee	Comments received	Council Response
	<p>b) This Safety Issue is compounded by the proposed vehicular access road from Newgatestreet Road onto the housing around the green, which is just 50 metres from the exit from St James Road, and 40 metres from the exit road from the shops at Masons Parade. The net result is the proposed green will increase the probability of both pedestrian and motorist accidents. This is definitely not a well thought out Vision/concept at all, which appears to lack any safety risk assessment.</p> <p>c) Currently there are virtually no parking restrictions (such as double yellow lines) along the stretch of Newgatestreet Road from the intersection with St James Road to the roundabout in the centre of the village. So both homeowners and customers using the parades of shops along Newgatestreet Road and the Goffs Oak pub currently park along both sides of the road. Introduction of a “zebra crossing” adjacent to the exit road from Masons Parade together with a new road junction to allow access to the proposed new development will undoubtedly lead to a reduction in the amount of onstreet parking, which in turn will restrict access for customers to the shops on Masons Parade/Goffs Oak Pub. This lack of available parking will be exacerbated by having more cars attracted to the vicinity of the proposed green, if it is to serve the intended purpose, which in turn will increase the probability of road accidents as drivers circle the area to find somewhere to park.</p> <p>d) Trying to turn either right or left onto Newgatestreet Road from the top of St James Road is already extremely difficult during morning and afternoon rush-hour. Adding additional traffic linked to proposed development just 50 metres away would make it virtually impossible for the residents of St James Road and local cut through traffic to actually turn onto Newgatestreet Road. Note that St James Road traffic involves not only cars but heavy lorries and local tractors.</p> <p>e) There are no risk reduction measures in the entire document in respect of the above Safety Issues. Which leads one to the conclusion that the proposed green</p>	<p>County Council as highways authority.</p> <p>Any impact on parking from the zebra crossing will be very limited. The zebra crossing is necessary for pedestrian safety.</p> <p>The Council is currently assessing the potential for more car parking in appropriate locations through the forthcoming village improvement plan.</p> <p>The highways authority has not raised an objection to the location of the proposed access. The Brief does not propose access by St James’ Road.</p> <p>Transport and safety relating to the development will be</p>

Consultee	Comments received	Council Response
	is just an excuse to add a further 30+ dwellings to the Village on top of the proposed substantial housing developments on either side of Goffs Lane and on Cuffley Hill, without a thought for the welfare of the existing residents and visitors.	considered through the planning application.
Dr. D Storey	<p>2. Destruction of the Village feel / current environment</p> <p>a) The draft is very contradictory in that the Vision on page 9 states on one hand “The green will have a prominent role in the life of the village, will be highly visible from Newgatestreet Road”, yet in Appendix A the plan on page 19 states the existing hedges and trees will be kept along Newgatestreet Road. Although the second draft plan on page 20 clearly shows the intent is to cut down all the hedgerows and trim any existing trees to enhance visibility onto the proposed green. It would destroy the feel of the village if the existing high hedges and trees along Newgatestreet Road were removed/cut down especially as this stretch is one of the few remaining areas in the village with this natural beauty and associated flora and fauna.</p> <p>b) The current Goffs Oak playing field, football pitch, changing rooms, tennis court, basket ball/five-a-side football pitch, enclosed green child’s play area, Library and the Village Hall behind and adjacent to the Valley View Surgery in the heart of Goffs Oak have all been well used for the 21 years I have lived in Goffs Oak. However, I am sure the relatively recent decision by Broxbourne Council to make motorists pay for the first hour of parking in the car park next to the Valley View Surgery has detracted from the use of these existing facilities and led to more on-street parking. Note that Welwyn Hatfield Council have adopted a different approach just 2 miles away in the Cuffley village car park behind the Cuffley Village Surgery by allowing motorists to park for free for the first hour. Therefore, instead of spending money to add much poorer facilities on the proposed Newgatestreet Road green it would be much better to spend money on upgrading these existing village facilities, which are all co-located and accessible to everyone in the village, especially if one-hour free car parking is provided.</p>	<p>As stated on page 13, some thinning of the hedgerow will be necessary to achieve vehicular access and secure the visibility of the communal green. Proposals should retain as much of this greenery as possible consistent with the objectives of the Brief.</p> <p>The proposals are for informal open space on the new green. The Goffs Oak improvement Plan will address improvements to the existing facilities elsewhere in the village. Car parking charges are beyond the scope of the development brief.</p>

Consultee	Comments received	Council Response
	<p>c) The existing public footpaths and sidewalks which interconnect across Goffs Oak village range from very poorly maintained to not maintained at all in most cases. The proposed green will quickly become an eye-sore as it and the proposed new footpaths to link to other areas will certainly not be adequately maintained by whoever is responsible.</p> <p>d) I am extremely concerned that the proposed green will be a magnet for youths who will be hanging around at all hours of day and night. This will lead to unwanted antisocial behaviour, safety risks to local residents and undoubtedly an increase in crime rate.</p> <p>In light on the above, I am proposing:</p> <ol style="list-style-type: none"> 1. Do not create a new green, but instead invest in and expand the existing facilities focused around the Valley View Surgery/car park. 2. If there is a need for a further ~30 dwellings in the village then distribute these across the other sites identified for housing development in Goffs Oak. 	<p>Maintenance of the green will be addressed through planning condition. This issue will be explored further through the village improvement plan.</p> <p>The green will be overlooked by new houses and visible from Newgatestreet Road, reducing the risk of anti-social behaviour.</p> <p>The principle of development is already established through the Local Plan allocation for site GO4 and the other site allocations.</p>
Murray Scott	<p>I have read your Development Brief with regard to Newgatestreet Road and hereby make the following comments.</p> <p>I have always objected very strongly with regard to any loss of 'Green Belt' land for development purposes. Goffs Oak unfortunately has made a sacrifice in order to achieve a target. I suppose the proposed plan for this Development could be a lot worse. I wish to make the following comments.</p> <p>A) The inevitable consequence of more traffic will be of great concern around Masons Parade (particularly during Friday and Saturday evenings), the B156 and along the narrow St James Road. The area in the centre of Goffs Oak is so congested that vehicles are often driving along the pavement by the Methodist Church in order to avoid oncoming traffic. There needs to be adequate speeding</p>	<p>The site is no longer designated as Green Belt.</p> <p>This is a wider issue which is beyond the scope of the current document but could be</p>

Consultee	Comments received	Council Response
	<p>restrictions, particularly, along St James Road ASAP. Parking along Newgatestreet Road (adjacent) to this site will be an enhanced problem.</p> <p>B) Goffs Oak has over time become a 'free car park', particularly since the Council implemented a parking charge at the library car park. In order to try and resolve this worrying problem the Council should not deter people from parking in village car park.</p> <p>C) You talk about leisure amenities within this development. I and The Goffs Oak Community Association have been asking the Council for years to upgrade the 'play area' behind the library. This play area cannot be used for much of the year due to it having a grass surface. The significant housing developments in and around Goffs Oak must be generating significant 'Section106' contributions. I wonder sometimes whether we, in Goffs Oak, are missing out.</p> <p>D) You are at least aware of the flooding implication on this site. Unfortunately St James Road is seriously prone to flooding (adverse road conditions) in and around this area. This problem needs to be addressed thoroughly.</p> <p>E) The infrastructure around Goffs Oak is in many instances totally inadequate. Any new development around the village centre is, in my opinion, ill conceived.. Only time will tell!</p>	<p>considered by the forthcoming village improvement plan.</p> <p>This point will be considered by the Goffs Oak Improvement Plan.</p> <p>This forms part of the sustainable urban drainage strategy for the site, with soakaways located at the lowest part of the site.</p> <p>A drainage strategy will be considered as part of the planning application.</p> <p>Noted.</p>
C Williams	<p>It seems somebody at BoB has been enjoying himself making 3D images and popping trees around but it would appear has forgotten to depict what is surely the most important tree in the whole of Goffs Oak – the Goffs Oak (albeit a replacement for the original which was blown down years ago). I've always assumed this tree owned/maintained by BoB and subject of TPO – is this in fact the case?</p>	<p>The tree is outside of the area of the Development Brief. It is not subject to a Tree Preservation Order.</p> <p>The majority of pedestrian movements will take place at</p>

Consultee	Comments received	Council Response
	<p>I think plan needs amendment at Newgatestreet Road/St James Road junction to improve visibility for pedestrians needing to cross St James Road – this may involve loss of one plot? I know I have mentioned this poor junction previously.</p> <p>When 07/19/0753/F submitted, I had assumed surface water and sewage would be connected up to Newgatestreet Road but now see it was proposed to connect to a drainage ditch at NE corner of site and thence to connect via underground culvert to drainage ditch on north side of St James Road. If you are thinking of similar for current brief, somebody at BoB and the Flood Dept need to do some joined-up thinking as the planning application for ten houses at Whitehouse Farm also proposes to feed water including treated foul water into this culvert/ditch – so will it cope??</p> <p>Brief says BoB not intending to adopt the public open space – if this is to be public, then I think BoB should adopt and ensure it is within public ownership/control.</p> <p>This proposed public open space not a suitable location for ball games with danger of ball ending up in Newgatestreet Road with potential to cause road traffic accident. Football, cricket and the like more suited to the playing fields.</p> <p>As regards pedestrian crossing to Masons Parade, yes a good idea but not many shops for residents to visit as BoB planners allowed 1 Masons Parade to be converted to flats and the laundrette to be thrown out of 1A Newgatestreet Road and converted to flats.</p> <p>I think your info on bus service 242 may be misleading – as far as I'm aware this bus only visits Welwyn Garden on Sundays?</p> <p>I would emphasise again that Newgatestreet Road/St James Road junction has needed attention for some time – walking from village northwards, need to step</p>	<p>the proposed zebra crossing, not at St James Road.</p> <p>As stated, the sustainable urban drainage for surface water run-off is located where it can be drained by gravity, at the lowest part of the site. Foul water drainage is separate and will be addressed by condition as part of the planning application.</p> <p>The possibility of restrictions on ball games will be considered through the planning application. Small conversions to residential are now permitted by national regulations.</p> <p>Text amended to Potters Bar.</p> <p>See comment about the zebra crossing above. Pedestrian safety may be addressed through the forthcoming village improvement plan.</p>

Consultee	Comments received	Council Response
	<p>into road to see if any traffic coming up St James Road. Another elderly lady doing just this when she spoke to me the other day and I suggested she complain to Council and she said she had but BoB took no notice. This new development gives you ideal chance to provide safe walking route.</p>	

B) Organisations

Consultee	Comments received	Council Response
<p>Natural England</p>	<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England does not consider that this Newgatestreet Road Development Brief poses any likely risk or opportunity in relation to our statutory purpose, and so does not wish to comment on this consultation.</p> <p>The lack of comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may wish to make comments that might help the Local Planning Authority (LPA) to fully take account of any environmental risks and opportunities relating to this document.</p> <p>If you disagree with our assessment of this proposal as low risk, or should the proposal be amended in a way which significantly affects its impact on the natural environment, then in accordance with Section 4 of the Natural</p>	<p>Noted.</p>

Consultee	Comments received	Council Response
	Environment and Rural Communities Act 2006, please consult Natural England again.	
Historic England	Thank you for consulting Historic England on the Newgatestreet Road Development Brief - Draft for public consultation (September 2020). As the Government's adviser on the historic environment Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. We have reviewed the document, and whilst we do not have any specific comments at this stage we thank you for making us aware of this document, and can advise that we will be interested in receiving subsequent consultations on the Development Brief.	Noted.
Environment Agency	Thank you for consulting us on the draft Newgatestreet Road Development Brief. I can confirm that we have no comments to make.	Noted.
Hertfordshire County Council	<p><u>Minerals</u> In relation to minerals, the site falls within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt', is a geological area that spans across the Southern part of the County and contains the most concentrated deposits of sand and gravel throughout Hertfordshire. However, the site does not fall within the sand and gravel Mineral Safeguarding Area within the Proposed Submission Minerals Local Plan, January 2019, nor does British Geological Survey (BGS) data identify superficial sand/gravel deposits in the area on which the development falls.</p> <p>Proposed Submission Minerals Local Plan Policy 8 (Mineral Safeguarding) encourages the use of raised sand and gravel on site prior to non-mineral development, where significant mineral resources would otherwise be sterilised (that is, made unavailable for future extraction and use). Therefore, it would be encouraging to see if this could be incorporated into the development.</p>	A paragraph drawing attention to the Minerals and Waste Local Plans has been added to page 4.

Consultee	Comments received	Council Response
	<p>The county council, as the Minerals Planning Authority, would like to encourage the opportunistic use of mineral deposits from excavating the foundations and footings or landscaping works associated with the development, should they be found when creating the foundations/footings. Opportunistic use of minerals will reduce the need to transport sand and gravel to the site and make sustainable use of these valuable resources.</p>	
<p>Hertfordshire County Council</p>	<p><u>Waste</u> Government policy seeks to ensure that all planning authorities take responsibility for waste management. This is reflected in the County Council's adopted waste planning documents. In particular, the waste planning documents seek to promote the sustainable management of waste in the county and encourage Districts and Boroughs to have regard to the potential for minimising waste generated by development.</p> <p>Most recently, the Department for Communities and Local Government published its National Planning Policy for Waste (October 2014) which sets out the following: 'When determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that:</p> <ul style="list-style-type: none"> • <i>the likely impact of proposed, non- waste related development on existing waste management facilities, and on sites and areas allocated for waste management, is acceptable and does not prejudice the implementation of the waste hierarchy and/or the efficient operation of such facilities;</i> • <i>new, non-waste development makes sufficient provision for waste management and promotes good design to secure the integration of waste management facilities with the rest of the development and, in less developed areas, with the local landscape. This includes providing adequate storage facilities at residential premises, for example by ensuring that there is sufficient and discrete provision</i> 	<p>A paragraph drawing attention to the Minerals and Waste Local Plans has been added to page 4.</p>

Consultee	Comments received	Council Response
	<p><i>for bins, to facilitate a high quality, comprehensive and frequent household collection service;</i></p> <ul style="list-style-type: none"> <i>the handling of waste arising from the construction and operation of development maximises reuse/recovery opportunities, and minimises off-site disposal.'</i> <p>This includes encouraging re-use of unavoidable waste where possible and the use of recycled materials where appropriate to the construction. In particular, you are referred to the following policies of the adopted Hertfordshire County Council Waste Core Strategy and Development Management Policies Development Plan Document 2012 which forms part of the Development Plan. The policies that relate to this proposal are set out below:</p> <p>Policy 1: Strategy for the Provision for Waste Management Facilities. This is in regards to the penultimate paragraph of the policy; Policy 2: Waste Prevention and Reduction; & Policy 12: Sustainable Design, Construction and Demolition.</p> <p>In determining the planning application the Borough Council is urged to pay due regard to these policies and ensure their objectives are met. Many of the policy requirements can be met through the imposition of planning conditions.</p> <p>As a general point, new housing and other built development should have regard to the overall infrastructure required to support it, including a sufficient number of waste management facilities that should be integrated accordingly and address the principles of sustainability and the proximity principle. This includes providing adequate storage facilities for waste arisings through the arrangement of separate storage of recyclable wastes.</p> <p>Waste Policy 12: Sustainable Design, Construction and Demolition requires all relevant construction projects to be supported by a Site Waste Management Plan</p>	

Consultee	Comments received	Council Response
	<p>(SWMP). This aims to reduce the amount of waste produced on site and should contain information including types of waste removed from the site and where that waste is being taken to. Good practice templates for producing SWMPs can be found at:</p> <p>http://www.smartwaste.co.uk/ or http://www.wrap.org.uk/category/sector/waste-management</p> <p>The SWMP or Circular Economy Statement should be set out as early as possible so that decisions can be made relating to the management of waste arisings during demolition and construction so that building materials made from recycled and secondary sources can be used within the development. This will help in terms of estimating what types of containers/skips are required for the stages of the project and when segregation would be best implemented for various waste streams. It will also help in determining the costs of removing waste for a project. The total volumes of waste during enabling works (including demolition) and construction works should also be summarised.</p> <p>SWMPs should be passed onto the Waste Planning Authority to collate the data. The county council as Waste Planning Authority would be happy to assess any SWMP that is submitted as part of this development either at this stage or as a requirement by condition, and provide comment to the Borough Council.</p>	
Hertfordshire County Council	<p><u>Historic Environment</u> On the basis of current knowledge, HCC Historic Environment team have no comments in principle to this Development Brief.</p> <p>However, HCC advise that as per the NPPF and the Local Plan, if a planning proposal is submitted that suitable provision is made for archaeological assessment prior to a decision being made by the local planning authority.</p>	Noted.

Consultee	Comments received	Council Response
	Such measures as may be necessary to conserve any heritage assets should then be made. These may include preservation in situ and redesign and/or archaeological conditions attached to any consent.	
Hertfordshire County Council	<p><u>Transport</u></p> <p>Objective 1: Create a new communal green as a focal point for the village to achieve social interaction and enhanced character and identity for Goffs Oak. It suggests a limited amount of on-street parking should be provided for users of the green. HCC would like to understand what this parking provision would be in number of spaces provided?</p> <p>Objective 2: provide attractive, convenient, and safe access for all users. HCC would support improved access for pedestrians and cyclists as proposed, as access by alternatives to the car means to Mason's Parade, the local bus network the bus stop and other existing residential areas is key to promoting more public transport and active travel. This objective is broadly in line with LTP4 policies.</p> <p>Figure 4: Diagram illustrating the vision and objectives set out in this Brief. The diagram suggests pedestrian links to the East, more detail on what these links are would be helpful, including waymarking, type of path construction materials and how the development adds to a wider and more coherent walking and cycling network in line with the policies of LPT4.</p>	<p>It is expected that most users of the green will walk given its local significance and village location. 2 spaces may be provided for disabled users. The text has been amended to provide this clarification.</p> <p>Noted</p> <p>These are detailed points that can be addressed through planning conditions as necessary.</p>
Hertfordshire County Council.	HCC welcome the Newgatestreet Development Plan and broadly endorse the policies that underpin the document. Relevant HCC services look forward to the opportunity to continue working with BoB and other stakeholders in creating a sustainable development.	Noted.

C) Developer

Consultee	Comments Received	Council Response
Stonebond Properties Ltd	<p>Figure 4, Page 9</p> <p>We have measured the space in the diagram at figure 4 and it equates to 0.54ha as shown. Figure 4 with the inclusion of the rear amenity space (SuDS location) comes to 0.59ha and is below the minimum requirement of 0.8ha sought by the policy</p> <p>SP are proposing a communal green space of 0.7ha in that same location within their own planning application, which is greater than shown in the brief. The policy requirement for this site is for a minimum of 0.8ha of open space across the whole site. SP is proposing to achieve this within their planning application which provides a single communal green of 0.7ha along with additional open space to the rear of the site which will total 0.9ha. This equates to more space than that shown in the brief.</p> <p>As a suggestion, for clarity this could be resolved by adding a label (outside of the communal green area) on Figure 4 referring to 'a minimum of 0.8ha of communal green space is to be provided across the whole site' (as stated in Policy GO4).</p>	<p>The brief has been amended on page 10 to clarify that 0.7hectares is the minimum required for the communal green and that additional open space, including sustainable urban drainage, would be additional to that.</p> <p>The Local Plan does not state 0.8 hectares across the whole site and we do not agree to the suggested wording change.</p>
Stonebond Properties Ltd	<p>Illustrative Design Diagram, Page 19</p> <p>The illustrative design on page 19 also shows the communal crescent space of 80 x 80m and measures approximately 0.64ha. This reinforces the above comments and the need to provide clarity and consistency in the draft brief.</p> <p>This illustrative design also refers to the green space as "Village Green". This term has a different meaning and should be changed to "Communal Green" to be consistent with the text in the brief.</p>	<p>The diagram has been amended to refer to a 'communal green' for consistency with the text.</p>
Stonebond Properties Ltd	<p>Other Open Space, Page 10</p>	<p>See responses above.</p>

Consultee	Comments Received	Council Response
	<p>Page 10 clarifies that a minimum of 0.8ha of open space is required for this site. The brief states that other open space, for example sustainable drainage features, should not be deducted from the total needed to create a communal green.</p> <p>For clarity, the brief itself does not provide the minimum 0.8ha of communal space in the location of the communal green, as referred to above and illustrates the requirement for surface water attenuation to the north east of the site on the lowest part of the site. However, SP has demonstrated that a communal green (contained by a crescent) as shown in Figure 4 and Page 19 can be achieved to an area of approximately 0.7ha free of surface water drainage features.</p>	
Stonebond Properties Ltd	<p>Adoption of Communal Green, Page 10. We are concerned that the Council's statement that it will not adopt open space within the development is premature and could prejudice the determination of SP future application.</p> <p>SP have significant concerns regarding the burden and costs associated with the ongoing maintenance by the future residents of the development for a public space that is sought for use primarily by the village community and hosting public events. This is a matter that requires further consideration and should not be predetermined at this stage.</p>	<p>Noted. Various approaches to future maintenance are currently under discussions. The text has been changed to state "Appropriate arrangements should be made for the management and maintenance of open space within the site."</p>
Stonebond Properties Ltd	<p>Enhancing the Natural Environment and Rural Character and SuDS, Page 14</p> <p>The brief refers to an area of the communal green to be given over to enhance habitat provision. This could conflict with the Council's aspirations to have a cleared multi-functional communal open space to be used for play and village events. This suggestion requires more clarification or should be removed to avoid any ambiguity during the determination of a planning application.</p> <p>Ecological enhancement for the whole site will be provided by SP around the public open space provided to the north east of the site in the location of the Sustainable Urban Drainage Systems (SuDs) and other biodiversity enhancements through this scheme.</p>	<p>It is acknowledged that the principal focus for biodiversity will be the SuDs to the north-east of the site.</p> <p>However the aspirations for the open space should not preclude the possibility of a small area for wildlife within the communal green. The flexibility provided by the text is considered appropriate.</p>

Consultee	Comments Received	Council Response
	<p>With reference to SuDS, SP are proposing a dry basin which is useable open space given its dimensions (a slight depression) and that it will be dry for the majority of the year except in the extreme 1:100 events where there could be a small collection of water in parts for short periods of time.</p>	
<p>Stonebond Properties Ltd</p>	<p>Illustrative Design Solution Diagram Mix of Housing Provision, Page 19</p> <p>The schedule relates to a mix of dwelling sizes and numbers. This mix has not been market tested nor is a policy mix. The schedule should be removed as would conflict with the future consideration of all consultees and members to the SP proposal which does relate to market requirement.</p>	<p>The Brief is very clear that Appendix A presents an 'illustrative' design solution and there is therefore no conflict.</p>
	<p>Potential of Number of Dwellings, Page 16</p> <p>Reference is made to the illustrative design solution diagram and the potential to achieve 33 dwellings, recognising this is more than the approximate figure stated in policy GO4, which states that approximately 25 homes is sought, whilst recognising this is not a definitive number.</p> <p>We do not believe that it is the purpose of the brief to specify the number of homes that can be achieved on site. This has the potential to prejudice the determination of future planning applications that seek to achieve more than 33 dwellings. For example, SP has demonstrated that the site can accommodate 38 dwellings, achieve key planning standards and achieve the key principles of the brief. The brief should retain a certain level of flexibility in this regard and reserve this decision for the planning application process.</p>	<p>The main issue is whether any proposal delivers against the objectives of the Brief. For this reason references to the number of dwellings have been deleted.</p>
<p>Stonebond Properties Ltd</p>	<p>Summary</p> <p>SP are committed to delivering residential development on this site and is seeking refinement and clarity regarding the application of Policy GO4 as set out in this letter to avoid conflict and friction between competing policy requirements during the determination of planning applications. Please record this representation as a</p>	<p>Noted</p>

Consultee	Comments Received	Council Response
	formal submission towards the Newgatestreet Road Development Brief consultation.	

Appendix C: Adoption Statement, July 2021



In accordance with Regulation 14 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) this Adoption Statement hereby gives notice that on 25 May 2021 Broxbourne Borough Council adopted the Newgatestreet Road Development Brief as a supplementary planning document (SPD) to the Broxbourne Local Plan 2018-2033.

The purpose of the SPD is to provide additional detail and clarification to Local Plan Policy GO4, which is regarding the Newgate Road site allocation at the junction of Newgatestreet Road and St James Road, Goff's Oak.

A draft copy of the SPD was subject to public consultation between 10 September and 23 October 2020, in line with Regulation 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Any person with sufficient interest in the decision to adopt the SPD may apply to the High Court for permission to apply for judicial review of that decision. Any such application must be made promptly and in any event not later than three months after the date on which the SPD was adopted.

The adopted SPD, an updated Consultation Statement (setting out the issues raised during the formal consultation period and how these were addressed by the council) and this Adoption Statement can be viewed online at:

www.broxbourne.gov.uk/newgatestreetbrief.

Provided that guidance introduced in response to the coronavirus pandemic is - and remains - lifted, hard copies of the same documents are available for inspection during normal opening hours at the following locations:

- The Council's offices: Bishops' College, Churchgate, Cheshunt, EN8 9XQ
- Goffs Oak Community Library, Goffs Lane, Goff's Oak, Waltham Cross EN7 5ET

If you require further information, please email planningpolicy@broxbourne.gov.uk or phone 01992 785555.