



**BOROUGH OF
BROXBOURNE**
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Emerging Local Plan

Borough-Wide Options and Scenarios

April 2016

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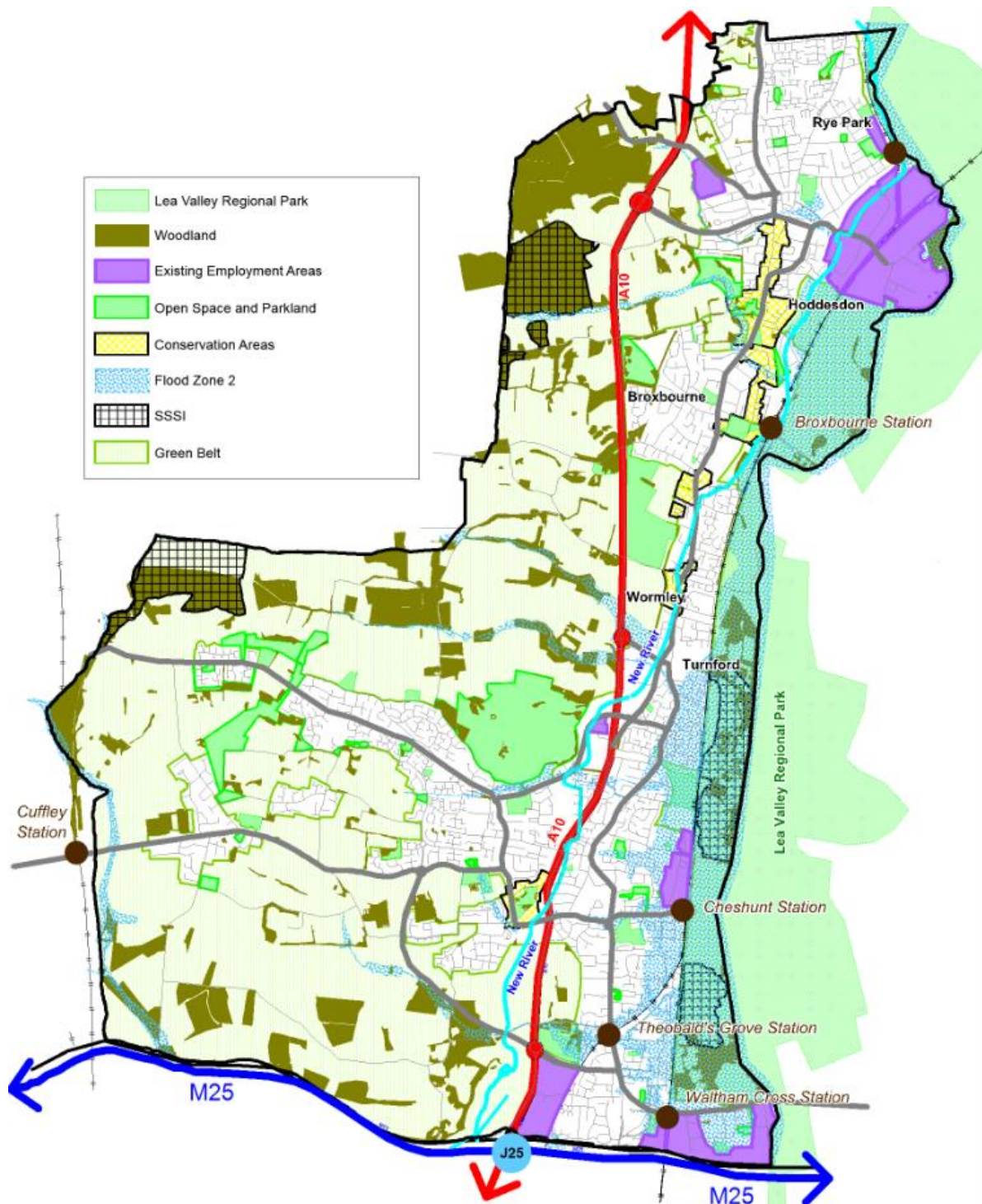
1. Introduction

- 1.1 This document sets out alternative development options for residential, employment, and retail growth considered in preparing the emerging Local Plan. **Appendix A** presents the results of a screening exercise to identify reasonable alternatives for sustainability appraisal and further assessment, and is accompanied by a numbered map.
- 1.2 **Section 2** of this report examines the potential urban capacity of the Borough (the sites within the current built-up area which could be brought forward for development) and considers other options for intensification of the urban area.
- 1.3 **Section 3** then looks beyond the existing built-up area at options within the Green Belt. It looks at a range of options in this location, including release of Green Belt for urban extensions and new settlements and development at different densities. This document will help to inform the Council's deliberations in respect of potential Green Belt release, however the justification of the adopted approach will be set out separately in the Local Plan and Supporting Document, taking account of the overall Borough-wide development strategy.
- 1.4 **Section 4** draws the various options into a range of reasonable scenarios which form the basis for a meaningful comparison of alternatives. This section puts the various options considered within this wider strategic planning context. **Section 5** identifies particular options where there may be cross-boundary strategic planning issues and further consideration of these will be needed in the context of the Duty to Co-Operate.
- 1.5 The Borough-wide options have been prepared alongside more detailed Development Options Area Reports for Bury Green, Brookfield, Goffs Oak, Park Plaza, and West of Wormley, and these are referred to extensively in this report. These and a wide range of other evidence studies used in the preparation of this report are at www.broxbourne.gov.uk/evidencestudies.
- 1.6 On 20 October 2015 Cabinet agreed a document entitled "*The Broxbourne Local Plan: A Framework for the Future Development of the Borough: A Duty to Co-Operate Document*" (the 'Framework'). The Framework set out an interim direction of travel on the Local Plan to facilitate meaningful discussions with key stakeholder bodies. Discussions based on the document have assisted in the consideration of realistic alternatives set out in this document.
- 1.7 Members of Broxbourne Council were engaged during the preparation of this document. A list of points raised by Members at a workshop on 10 March 2016 is included in **Appendix B**.

Key planning issues in Broxbourne

1.8 Figure 1 illustrates a number of the main planning considerations, including transport links, existing policy designations, and constraints including flood risk and woodland.

Figure 1: Key features of the Borough of Broxbourne



2. Urban Capacity

2.1 Much of the Borough is designated Green Belt, which should only be released in exceptional circumstances. Therefore prior to considering site options in the Green Belt it is necessary to assess the potential for non-Green Belt sites to accommodate the identified levels of development. Urban sites collectively are referred to as 'urban capacity'.

2.2 Within the existing urban area of the Borough, there are significant development opportunities and these are set out in the Strategic Land Availability Assessment (SLAA), which includes site appraisals for residential and commercial land uses.

Residential Capacity

2.3 The Council's Objectively Assessed Need (OAN) for housing has been assessed as 419 per annum, or around 7,000 over 17 years (see Table 1 below). This document forms a basis for considering the alternative ways in which the Council could achieve this, and the implications for sustainable development. Much of the thinking underlying this document formed a basis for the Framework Document published in October 2015. This will be considered further through a Sustainability Appraisal based on this document and the draft Local Plan.

2.4 The table below indicates the **potential for 1,669 dwellings on urban sites** at c, d, and e.

Table 1: Residential Urban Capacity

	Indicative Housing Trajectory – Urban Capacity	
a	Objectively Assessed Needs (419 x 17 years)	7,123
b	Completions 2014-15	179
c	Commitments at Feb 2016 (SLAA Appendix 4)	1,574
d	SLAA Sites 2016-2021 (SLAA Appendix 3)	267
e	SLAA Sites 2021-2026 (SLAA Appendix 3)	1,154
f	SLAA Sites 2026 onwards (SLAA Appendix 3)	248
g	Estimated total capacity (b+c+d+e)	3,243
h	Estimated gap (a-g)	3,701

2.5 As shown in row g, once urban capacity sites have been developed, there remains a **shortfall of 3,701 dwellings** when assessed against the OAN.

2.6 National policy places particular emphasis on maintaining a five-year housing land supply, and therefore the period 2016-2021 is particularly crucial. The phasing of urban capacity sites at rows c, d, and e demonstrates that a significant number of urban sites are anticipated to deliver housing outside the

first five years. Having reviewed each site in the SLAA, it is not considered realistic to bring forward a significant proportion of the urban capacity into the first five years of the plan.

- 2.7 Taking account of pressure to deliver housing in the first five years, and the overall shortfall against OAN, it is therefore necessary to consider the implications of development options elsewhere in the Borough, including Green Belt locations, as set out in Section 3 below.

Delivering more Dwellings within the Existing Urban Area

- 2.8 There are four main options for achieving residential intensification within the existing urban area: commuter hubs, the redevelopment of existing employment land, town centre intensification, and redevelopment of existing residential areas at higher densities.
- 2.8 The Borough's railway stations already act as important '**Commuter hubs**'. The potential introduction of Crossrail 2 into Broxbourne is associated with an examination of the potential of land in the vicinity of existing stations to provide more homes and jobs, in particular through the **redevelopment of existing employment land**. It is acknowledged that there is significant potential particularly in the Waltham Cross area. However, many of those opportunities are long term, and prospectively their implementation would be beyond the Local Plan period and the opening of Crossrail 2 in 2032. Within the Plan period, the main potential is considered to be in the vicinity of Cheshunt station. That opportunity has been accelerated by the imminent relocation of Tesco's which occupies much of the land at Delamare Road in Cheshunt. Table 3 on page 29 of this document presents three potential redevelopment scenarios for this area.
- 2.9 Given the prospective loss of employment land, it is not considered prudent for this Local Plan to introduce strategic scale redevelopments around other stations – this being a matter for a future Local Plan as more certainty emerges around the Crossrail 2 proposals. Some other minor opportunities have been identified within the Plan period and those are incorporated within the SLAA.
- 2.10 **Town centre intensification** would seek to support the vitality and viability of the town centres through redevelopment. In Hoddesdon, most of the opportunity sites have been developed through the implementation of the Hoddesdon Town Centre Strategy. Other sites may still come forward but those are not considered to be of a strategic scale. It is a similar picture around Cheshunt District Centre where most opportunities have already been implemented. Large scale redevelopment of the centre is not considered to be viable or practicable. The one outstanding strategic opportunity in the

Borough is the prospective redevelopment of the northern High Street in Waltham which is identified in the Waltham Cross Town Centre Strategy (2015). This is shown in Figure 2 below, and the wider location is shown in Figure 3 no. 4.

Figure 2: Waltham Cross Northern High Street Opportunity Area



2.11 The **redevelopment of existing residential areas** at higher densities is normally triggered by the imperatives for regeneration. Most of Broxbourne’s residential areas are suburban in nature, are popular locations in which to reside and are inherently not appropriate for comprehensive regeneration/redevelopment. There are estates of former council housing that are either being regenerated or in the need of a regeneration approach. However, that regeneration would involve very limited redevelopment or new development and the delivery of strategic scale numbers of new homes is not considered to be tenable.

Retail and Commercial Development

2.12 The Council’s Economic Development Strategy ‘Ambition Broxbourne’ (May 2014) has a vision to achieve 6,300 new jobs by 2030, including attracting more knowledge-based blue chip companies.

2.13 There are three principal opportunity sites within the existing urban area of the Borough, at Park Plaza North, the old Tesco’s Headquarters at Delamare Road, and at Brookfield.

2.14 **Park Plaza North (Figure 3 site 1)** is a highly visible site in an accessible location, and is well connected to Waltham Cross. However, as set out in the Park Plaza Development Options Report, it has struggled to attract

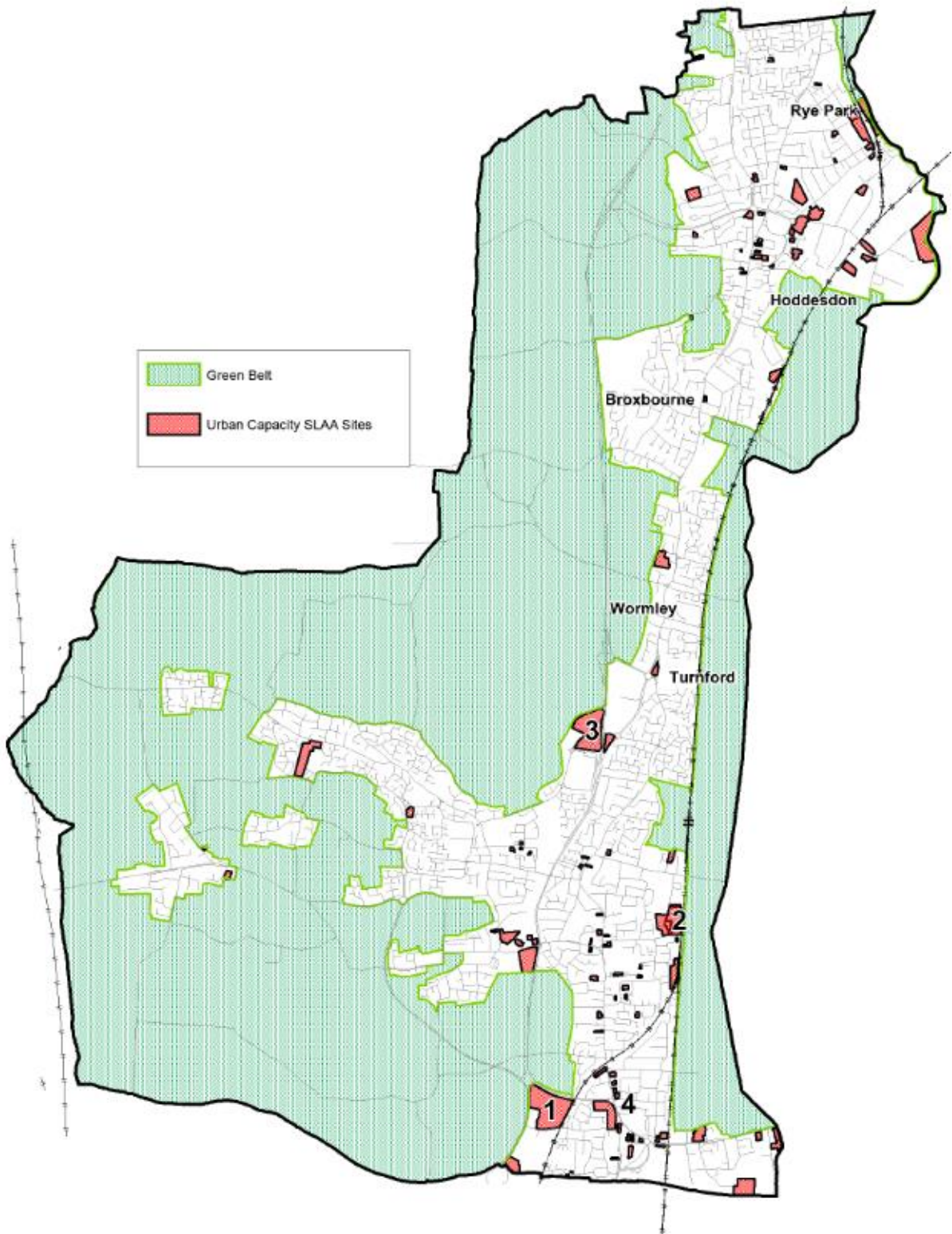
knowledge-based companies and one option would be to use the site for relocation of business and retail uses, freeing up other sites nearby for alternative and more appropriate mix of uses and to assist in achieving regeneration aspirations.

- 2.15 **Tescos (Figure 3 site 2)** has announced the relocation of its headquarters away from its current Delamare Road site to a location outside the borough. This site is located in close proximity to Cheshunt station and is an attractive location for residential development. Significant questions around the site include whether it remains an attractive and appropriately located site for alternative employment uses, or whether it would be better redeveloped as a mixed-use residential site.
- 2.16 The **land at Brookfield (Figure 3 site 3)** could form part of an expanded retail and employment offer linked to expansion around the existing Brookfield retail park, which is located adjacent to the south. The Brookfield Development Options Report contains various options which could see the redevelopment of the New River Trading Estate as a focal point of a new 'Brookfield Riverside' scheme to provide a Borough Centre to enable local residents to meet a wider range of their needs locally, including comparison shopping and leisure.

Conclusion – Urban Capacity

- 2.17 The undertaking of the SLAA process and examinations of urban opportunities in the foregoing has identified significant options for development within the urban area within the Plan period and those will be further examined as the Local Plan progresses. There may also be further long term opportunities that will be introduced through the implementation of Crossrail 2. However those are either considered to be beyond the current Local plan period or possibly to be introduced towards the end of the Plan period through a future review of the Local Plan. As a result, the Council has determined that if its full development needs are to be met, it will need to consider whether the exceptional circumstances exist to justify release of the Green Belt for development within the Local Plan period. This decision can only be taken in the light of the overall balance of sustainability considerations, and those will be set out in the Local Plan and/or its Supporting Document. The following section sets out the options that have been and will be considered within the Green Belt.

Figure 3: Urban Capacity Options



3. The Green Belt

- 3.1 From the assessment in Section 2 above it appears unlikely that there will be sufficient urban capacity to accommodate development needs, and therefore Section 3 considers options for development in the Green Belt. This document will help to inform the Council's deliberations in respect of potential Green Belt release, however the justification of the adopted approach will depend on a number of factors which will be set out separately in the Local Plan and Supporting Document, taking account of the overall Borough-wide development strategy.

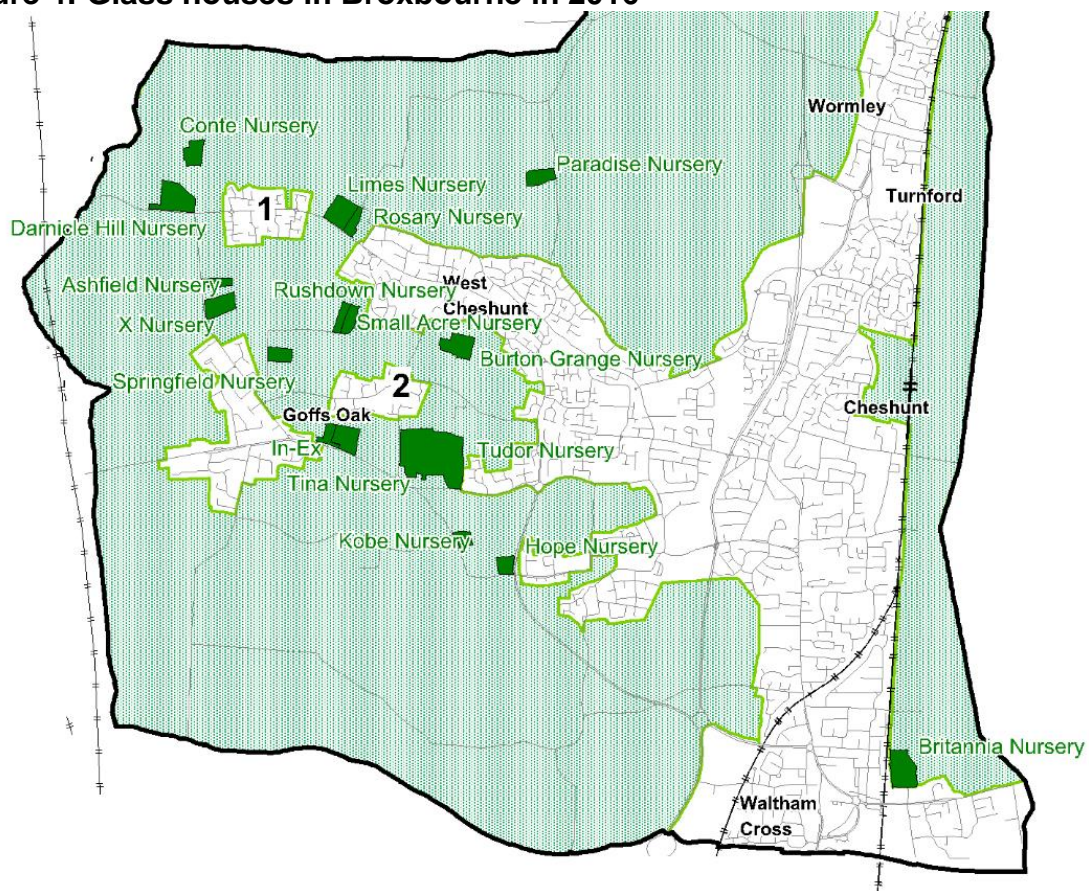
The Green Belt Review

- 3.2 The Green Belt Review (2008) proposed a number of minor Green Belt amendments under Option 1 (map 6 of the review) and more substantial changes under Option 2 (map 7 of the review). Option 2 changes suggest redrawing the Green Belt boundary at Bury Green along Lieutenant Ellis Way and at Hoddesdon north of Hertford Road along the A10, as well as safeguarding land to the rear of Cuffley Hill north-west of Goffs Oak.
- 3.3 The Option 2 changes were explored further in the Bury Green Area Development Options study, which presented options for the release of two sites promoted for development following redrawing of the Green Belt along Lieutenant Ellis Way (see Appendix A below, areas 32 and 33).
- 3.4 The Green Belt Review identified a number of weak areas in the inner Green Belt boundary *“especially where the Green Belt boundary ran along the rear gardens of homes or curtilages of existing buildings with no clear or permanent barrier between the two.”* (Paragraph 7.6.4). Based on this assessment the Review proposed three **‘Long-Term Areas of Search’**: a) Hoddesdon, b) Wormley, and c) Hammond Street/Goffs Oak/Rosedale.
- 3.5 The study suggested that one option would be to remove these areas from Green Belt *“to improve the urban fringes, create a robust boundary, and ensure in the future that the land is properly planned in an integrated fashion to best mesh with the existing built-up areas. There is also an opportunity to use other environmental protection policies to encourage green infrastructure, greenways, and better land management.”* The review suggests that land removed should be either safeguarded for longer-term development or protected by alternative policies (Green Belt Review, Section 8.4)

Glass Houses in the Green Belt

- 3.6 Broxbourne has a long history of small horticultural businesses based on access to markets, which led to the erection of a large number of glass houses around the Borough, which are now located in Green Belt.
- 3.7 However in recent decades a number of glasshouse sites fell into dereliction and these sites were redeveloped as part of the strategy for previous Local Plans. This led to some isolated blocks of development as shown on **Figure 4**, for example at Hammondstreet Road (area 1) and at St James' (area 2). The remaining glasshouses are located in the Green Belt and are also shown below. Britannia Nurseries has recently been granted planning permission for residential development.

Figure 4: Glass houses in Broxbourne in 2016



- 3.8 The **Glass House Study (Laurence Gould Associates, 2013)** suggests that glasshouses in Broxbourne have declined to a cottage industry scale and are currently making a minimal contribution to the economy. The study found that the sector in Broxbourne is unlikely to be able to compete with other glasshouse areas in the UK and on the Continent. Glasshouses in Broxbourne are less modern and efficient than elsewhere in the UK and the continent.
- 3.9 The Lea Valley Growers association has identified some businesses that may be interested in investing, and the Borough has high light levels, good transport links, and location close to distribution centres. However the study notes that some growers may need to sell off some land for high value investment to fund such investment.
- 3.10 The study suggests that of the remaining glasshouses, Tudor Nursery is most likely to be viable with investment, with potential for large scale glasshouse production. If funds were available, Darnicle Hill Nursery, Burton Grange Nursery, and Limes Nursery (if combined with the adjacent Rosary Nursery) could potentially become viable.
- 3.11 The study states that without support and investment the glasshouse businesses in the Borough will fall further behind UK and international competitors and become even less viable, resulting in more dereliction, planning applications for non-horticultural use, and potential unauthorised uses.
- 3.12 The Glass House study states that *“in terms of derelict or unused glasshouses, although the problem is not entirely resolved it is greatly reduced from when it was considered at the time of previous Local Plans. There is however a concern that the ‘hope value’ attached to glasshouse sites (of eventually receiving planning permission for housing or another financially beneficial use) may have a dampening effect on the vitality and viability of the industry, disincentivising investment”* (page 43). For these reasons clarity in Local Plan policy is important, in order to provide certainty to glasshouse operators and local residents.
- 3.13 Based on the Glasshouse study, the main decision for the Borough Council is whether there are some glasshouse sites that can be actively revived through policy and active intervention (a strategy advocated by the Lea Valley Food Taskforce and pursued by Epping Forest District Council and others), or whether policy reflects existing trends and plans to facilitate the redevelopment of the remaining sites for alternative uses, potentially including residential uses, and allow other sites to be cleared to return to nature.

- 3.14 If the Council decides not to follow a policy of residential development there are two basic approaches that could be pursued, based on either a) conventional densities or b) low densities.
- 3.15 According to the **Goffs Oak Area Development Options report** (April 2016), the development of glasshouse sites under previous Local Plans resulted in the creation of dispersed need for new primary schools, and further ‘villages’ of development isolated from services and transport, as shown in Figure 4. In other places it would result in extensions of existing urban areas into the green ring around St James. The study states that “*Such an approach would result in unsustainable urban sprawl, the likely merging of settlements, and a steady erosion of the character of Goffs Oak. Assessment of the majority of derelict sites have judged most of them not to be preferable for development at conventional densities*” (page 37).
- 3.16 The Options report proposes an alternative approach involving the retention of glass house sites in the Green Belt with construction of residential development at very low densities, which it calls ‘building to address dereliction’. An example of this is contained in the Goffs Oak Development Options report, based on a recently consented scheme in the Green Belt at Halstead Hill Nursery, which was developed at 5 dwellings per hectare and remains washed over by Green Belt (see Figure 5).

Figure 5: Example of low-density building to address dereliction

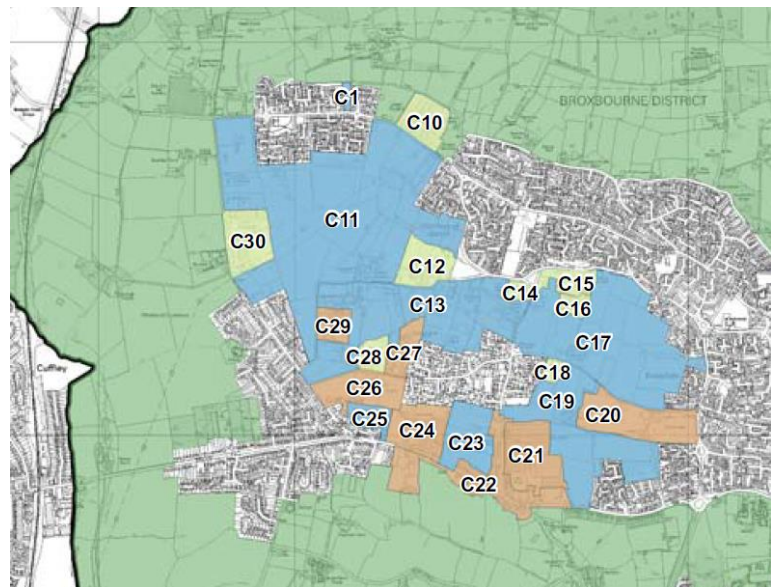


- 3.17 The advantage of this approach is that it allows often unsightly and derelict land in the Green Belt to be tidied up, although it provides a much smaller contribution to meeting overall housing needs than would building at conventional densities.

Goffs Oak and West Cheshunt Areas

- 3.18 The **Green Belt Review (2008)** identifies a number of glasshouse sites in the Goffs Oak and West Cheshunt areas, shown in yellow in Figure 6 below. The study suggests that the Council could consider safeguarding of these sites for long-term development needs, in combination with redesignation of the blue areas with more appropriate land-use protections, for example relating to open space, leisure, and wildlife. (Green belt Review, page 87)
- 3.19 The Green Belt Review states that *“this area has extremely weak boundaries. Indeed, it is incremental development that has taken place apparently without regard to the integrity of the Green Belt that has led to the creation of these various settlements...an option, therefore, is to transform the Green Belt in this location, in order to create a far stronger boundary around the edge, using existing distributor roads...If this land is removed from the Green Belt, it is strongly recommended that much of the removed Green Belt land is re-designated under environmental protection policies and/or safeguarded land, unless it can be demonstrated that small pockets of land are needed for development within the plan period.”* (Green Belt Review, page 87)
- 3.21 The sites proposed by the Green Belt Review for consideration are set out in Figure 6. These are Limes Nursery/Rosary Nursery (C10), Cross Nursery and Ashfield Nursery (C30), Lindrick Paddock, Rushdown Nursery and Small Acre Nursery (C12), and Woodham Nursery (C28). Grangebrook nurseries have recently gained consent for 14 dwellings (C14). Burton Grange Nurseries is not being promoted for development (C15/C16).

Figure 6: West Cheshunt Long-term Green Belt Areas of Search



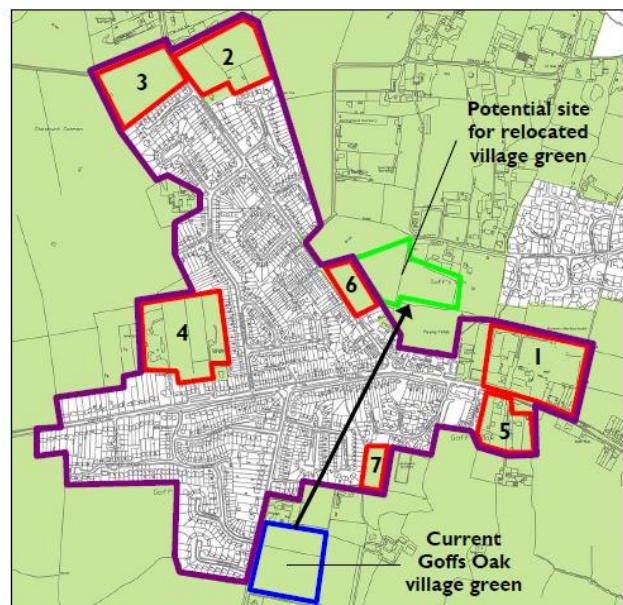
- 3.22 These areas have been considered further in Appendix A below (Appendix A, Areas 22-29), drawing on the Goffs Oak Area Development Options report. This points to access difficulties along Crouch Lane, and the important role of gaps between existing blocks of development, including St James', Goffs Oak, and Rosedale. Comprehensive infilling of the area shown in blue is not considered reasonable option for these reasons, although some small-scale development could be considered further.

3.23 Taken at a low density of 5 dwellings per hectare (dph) these could accommodate a total of 88 dwellings. At a conventional 30 dph the same land could yield 525 dwellings.

Table 2: Glass house site options

GB sub-area	Area	At 5 dph	At 30dph
C10	3.5	18	105
C12	5.3	27	159
C28	2.2	11	66
C30	6.5	33	195
TOTAL	17.5	88	525

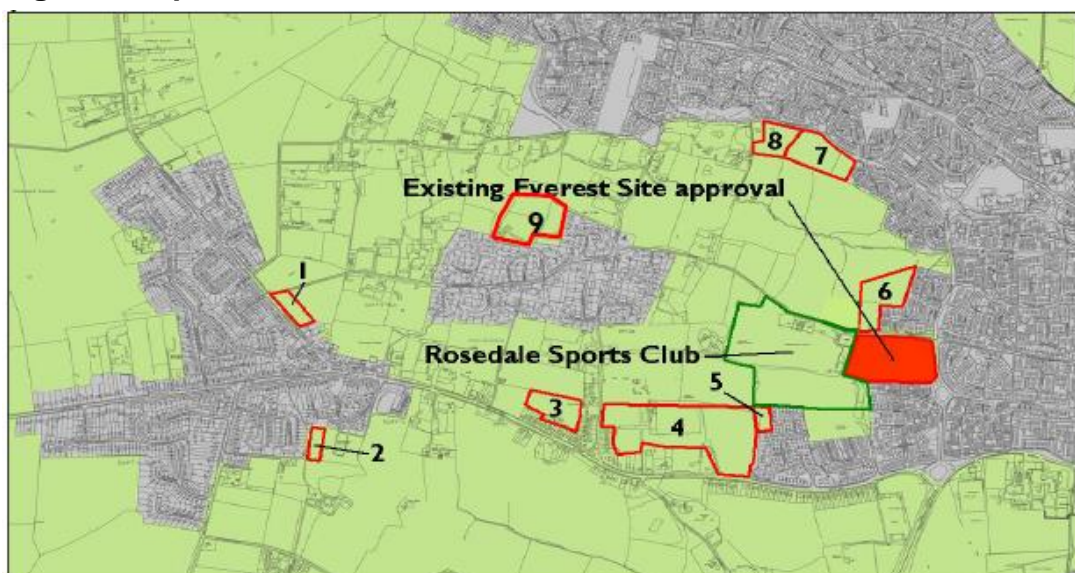
3.24 The Goffs Oak Area Development Options report (April 2016) identifies a number of other options in the area. One of these options is to relocate the current village green from Jones Road, to provide a permanent long-term buffer between Goffs Oak Village and St James as shown in **Figure 7**.



3.25 Other options include the tidying up of development north and south of Goffs Lane (sites 1 and 5 below), Cuffley Hill (site 4) and potential small extensions to the north of the village.

3.26 In the wider area, the study identifies opportunities set out in **Figure 8**, including a small extension to the north of St James' (site 9), and further options either side of the Rosedale Sports club (sites 4, 5, and 6).

Figure 8: Options in West Cheshunt area



3.27 The largest scheme to have emerged in this area is for the Rags Brook Valley (Appendix A, Area 23), where a comprehensive masterplan has been submitted for residential development, a new primary school and a linear park along the brook. An early masterplanning proposal submitted by the site promoters and reproduced within the Goffs Oak Development Options report is shown in Figure 9. This proposal includes around 430 dwellings.



Figure 9: Rags Brook – Site Promoter proposal

3.28 The Council has promoted an alternative concept, based on a lower level of development and more open space/parkland in order to preserve long views and the parkland setting of the area.

3.29 Based on work undertaken as part of the Goffs Oak Area Development Options report, the Duty to Co-Operate Framework Document (October 2015) proposed some development in this area linked with development promoted at Tudor nurseries as a 'Rosedale Park' proposal to open up access to a wider range of facilities and parkland to existing and new residents in the area. This option is expressed more fully in the diagram on the right (see **Figure 10**). This proposal includes around 350 dwellings.

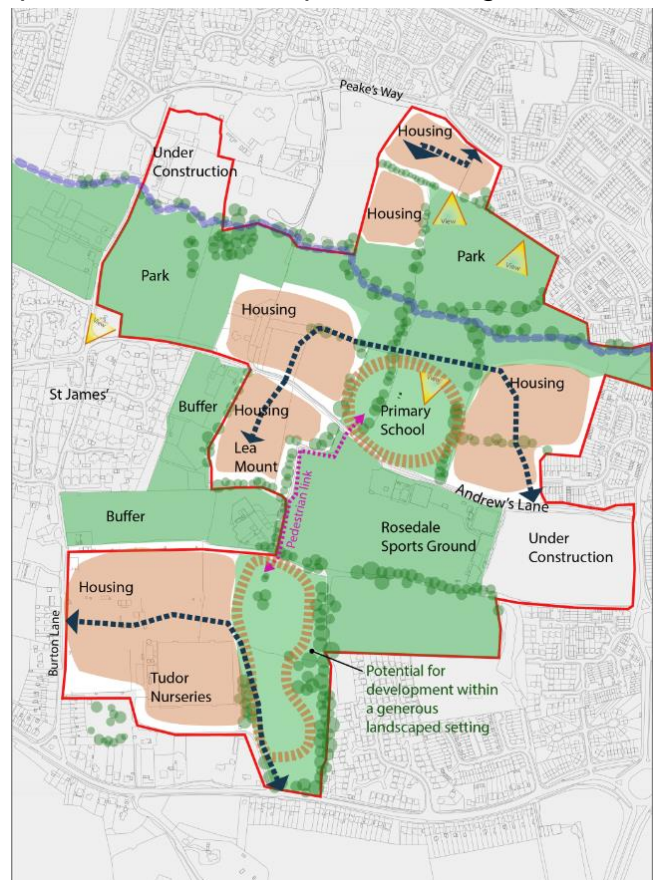
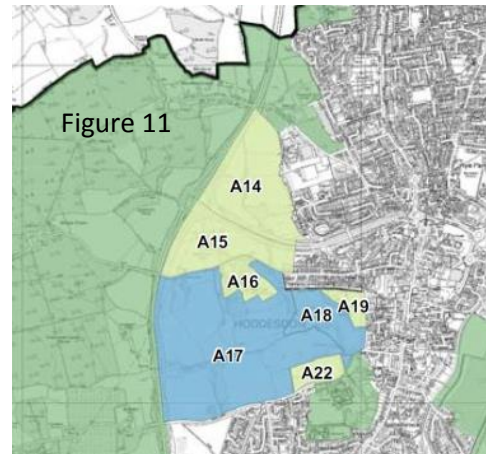


Figure 10: Rosedale Park - Council proposal

The Hoddesdon Area

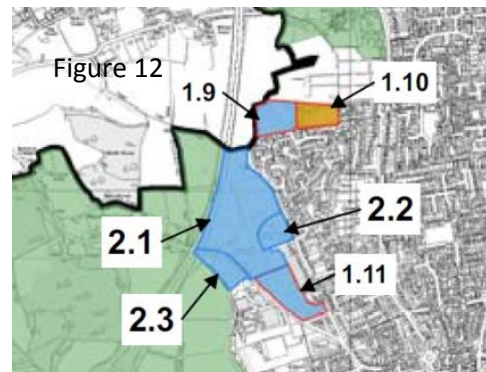
3.30 The first two long-term areas of search involve redrawing the Green Belt in the Hoddesdon and Wormley areas along the A10, which would “enable the creation of an extremely robust, permanent Green Belt inner boundary in the form of the A10 dual carriageway”.

3.31 As shown in **Figure 11**, this would mean redesignating area A17 and A18 (Spital Brook and environs) with an environmental protection policy. Areas A14 and A15 have been granted planning permission for around 500 dwellings as part of the High Leigh development. Area A17 protects the valley and is not considered suitable for development.



3.32 The Green Belt review suggests further potential sites at A16 (High Leigh Conference Centre) A19 (Hoddesdon Town FC and the tennis courts and cricket ground) and A22 (the recreation ground north of Cock Lane). However the existing Green Belt boundaries in this area are considered defensible and important to the integrity of the Green Belt function in protecting the Spital Brook Valley, and these are therefore none of these sites are considered appropriate for development allocation.

3.33 Having discounted area A17, the only remaining Green Belt option in Hoddesdon is for development of the area north of Hertford Road including Cutthroat Field and Roselands House, shown as nos 2.1, 2.2 and 2.3 in **Figure 12**. The Green Belt Review suggests that this area could be either redesignated with an environmental protection policy or safeguarded for development (see Area 5 in Appendix A below for further information). Area 1.11 is woodland and not suitable for development.



The Wormley Area

3.34 At Wormley there are a number of options which have been considered further in the West of Wormley Development Options report (April 2014). These include the potential for residential development to support the expansion and refurbishment of Broxbourne School (see Figure 13).



Figure 13: Option for Broxbourne School

3.35 South of Church Lane is known as Wormleybury Field and is Council-owned land currently designated as a Local Wildlife Site. The Development Options study suggests that the only options which could potentially outweigh constraints would be for provision of a secondary school site.

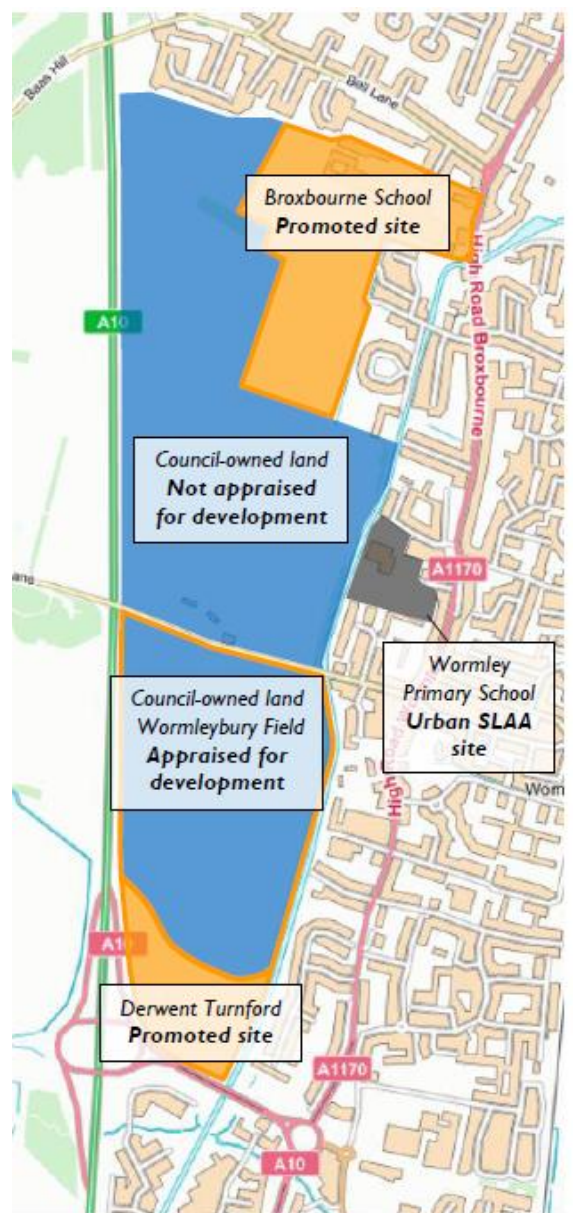
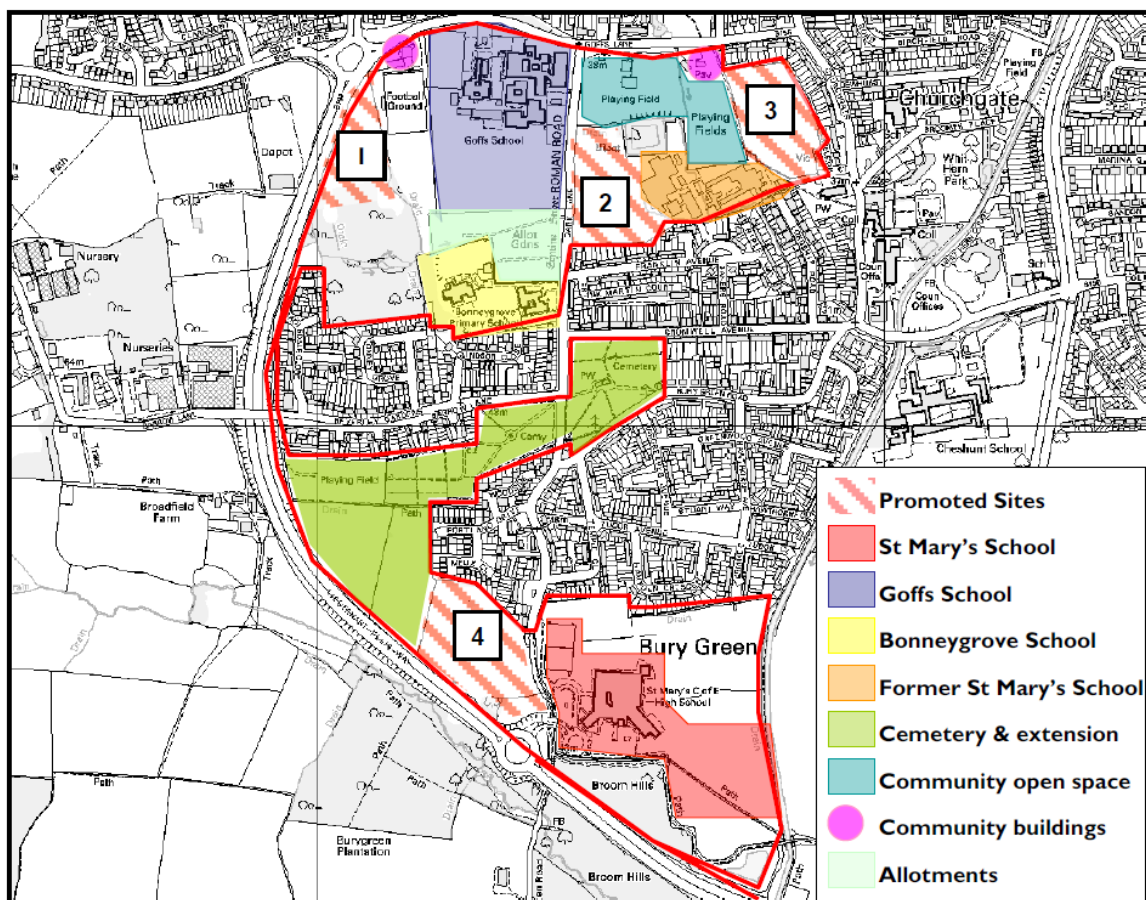


Figure 14: Church Lane

The Bury Green Area

- 3.36 Significant parts of this area are designated Green Belt. The Green Belt Review suggests that Lieutenant Ellis Way could provide a robust long-term Green Belt boundary. The relocation of St Mary's School to a site currently designated Green Belt further supports this suggestion.
- 3.37 Four sites have been promoted in this area, as shown in Figure 15. **Site 1** is the Bonneygrove Field site, and access could be provided through reconfiguration of the adjoining V&E Sports club and football ground. **Site 2** is the Dark Lane site, which the Bury Green Area Development Options report (April 2014) suggests could accommodate 60 dwellings. **Site 3** has been promoted by Hertfordshire County Council as a new primary school site. The Development Options report suggested that **Site 4** could accommodate 100 dwellings.
- 3.38 All four sites are currently designated Green Belt. However, as suggested by the Green Belt review, it could be considered appropriate to introduce new policy designations for each of the areas shown in Figure 16, including for the schools sites, allotments, and for the cemetery.

Figure 15: The Bury Green Area



The Bury Green area already includes a number of planned projects as well as sites which have been promoted for other uses

The Park Plaza Area

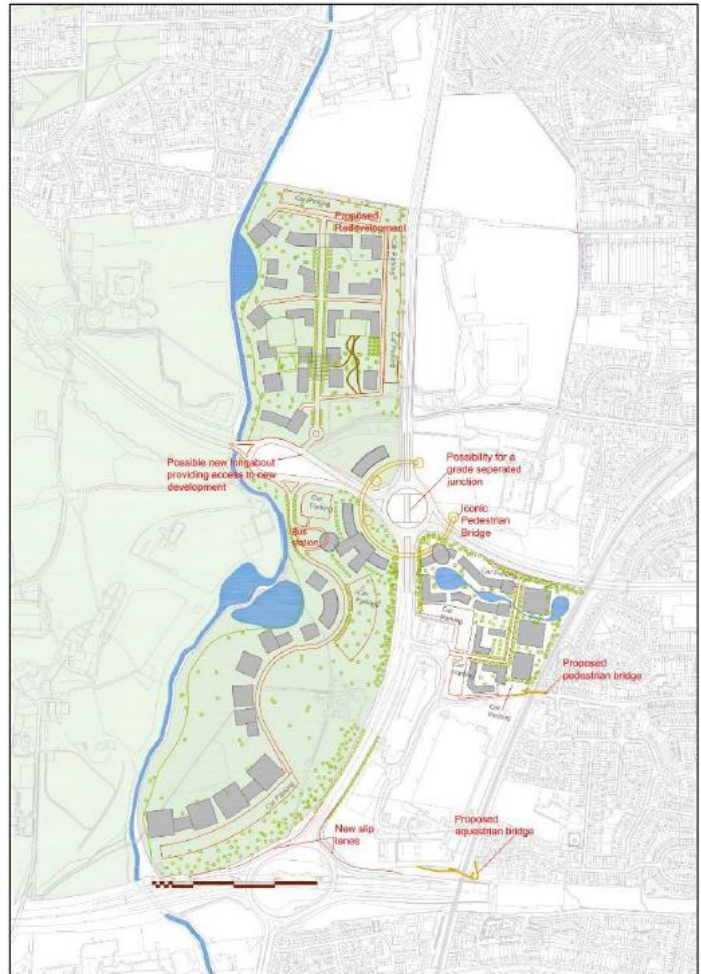
- 3.39 This area provides a southern gateway to the Borough and is highly accessible to the M25, presenting a rare opportunity for the provision of step-change in employment provision, in line with 'Ambition Broxbourne', the Economic Development Strategy for the Borough. The proposals set out in the Duty to Co-Operation framework document (October 2015) align with the economic development strategy and suggest that the Council could release Green Belt at Park Plaza West to provide a new business park and a critical mass of employment opportunities in combination with Park Plaza North.
- 3.40 The Park Plaza Development Options report notes that a lot of the land in the Park Plaza area is open with long vistas across agricultural fields which are currently preserved in agricultural use by virtue of their Green Belt status. The Council therefore has to strike an appropriate balance in finalising its position in relation to the alternative options for this area. The Park Plaza Development options report (April 2016) includes an early layout proposal for Park Plaza West combining a business park in a landscaped setting, in order to retain Green Belt separation whilst delivering a new business park, as shown in Figure 16.

Figure 16: Layout Option for Park Plaza – North and West



3.41 The Maxwells Farm area west of the A10 was previously identified as an Area of Search for employment in the 2010 Core Strategy. The Park Plaza Development Options report identifies vehicular access difficulties and sets out a potential access from the south via a new 'longabout' on Lieutenant Ellis Way, with a potential grade separated junction on the A10, as show in **Figure 17**. These access solutions are likely to be very expensive and would need further investigation of their feasibility.

Figure 17: Access options – Park Plaza West and Maxwells Farm West



3.42 Maxwells Farm West has greater potential than Park Plaza west for access on foot and by bicycle, with the recently constructed foot and cycle bridge over the A10 providing connections to Theobalds Grove Station and Cheshunt. It is also located in close proximity to St Mary's High School and Cheshunt High School.

3.43 The Duty to Co-Operate Framework Document (October 2015) did not propose this area for development but instead promoted Park Plaza West for a modern business park. If the Council decides to follow through the strategy favouring Park Plaza West, a further option could be to consider release of the majority of the Maxwells Farm West site for housing, accompanied by the Rush Meadow site fronting the A10 roundabout for an employment/leisure development. Applying a standard density of 30 dwellings per hectare to the Maxwells Farm area of 20 hectares could yield 600 homes, probably for delivery late in the plan period, once the access issues could be resolved. However, further work would be needed to confirm these figures, which could reduce once account has been taken of other land uses and a suitable buffer with the A10.

3.44 To the east of the A10 is the Cheshunt Football Club, which has aspirations to enlarge and improve its facilities. Some housing could be provided in order to help facilitate these ambitions, and a primary school could be provided in the same area, as shown in Figure 18 below.

Figure 18: Cheshunt Football Club



The Brookfield Area

- 3.45 The 2010 Core Strategy proposed an expansion of retail at the existing Brookfield retail park by 50,000 square metres to provide a better comparison retail offer to reduce leakage of expenditure from the Borough. However, concerns were raised about the potential impact of this on other retail centres within and outside the Borough, and the Council did not adopt the Core strategy.
- 3.46 The Duty to Co-Operate Framework document (October 2015) proposes a different concept for the Brookfield area based on the creation of a mixed-use, sustainable garden suburb, including 35,000 square metres of retail uses, leisure and civic facilities, additional employment, 1,500 new homes, and associated infrastructure including new primary schools. This new concept anchors an expanded Brookfield within the context of a Borough centre to enable Borough residents to remain within the Borough for the majority of their needs. The emerging concept masterplan for Brookfield from the Brookfield Area Development Options report is presented in Figure 19.

Figure 19: Brookfield Concept Masterplan



- 3.47 The concept masterplan for Brookfield is based on a 'Garden Village' design principles. An alternative approach could involve higher density development, particularly around the core of the new settlement and in the mixed-used 'Brookfield Riverside' area.
- 3.48 The Brookfield proposals are the largest and most ambitious development proposals under consideration as part of the emerging Local Plan. The

location of the proposed development is unique in the Borough in that it is the only location with good access to the A10 as well as a range of nearby jobs and facilities. It is considered that there are no realistic alternative locations in the Borough for development sites of a similar scale (see below). Whilst the Green Belt Review concluded that the Green Belt is strong in this area, the consideration is whether there are exceptional circumstances for release of the Green Belt based on these wider objectives.

Other Green Belt Options

- 3.49 A number of other Green Belt options have been considered as part of the initial long-list of sites in Appendix A below but then subsequently discounted and so do not appear on the short-list. These include a number of small and isolated sites west of the A10 (option 7), the strategic gap between Goffs Oak and Cuffley including east of Cuffley and Cuffley Brook (options 20 and 21), and the Halstead Hill Triangle area (option 31) which is not considered to offer good potential for a sustainable urban extension.
- 3.50 Consideration has been given to options for strategic scale development in the form of urban extensions and free-standing new settlements in the Green Belt. As can be seen from Figure 1, the east of the Borough is constrained by the River Lea floodplain. The west of the Borough is characterised by large residential estates and there are no clear opportunities for urban extensions to west Cheshunt with the exception of the Rags Brook/Tudor nurseries proposals.
- 3.51 In terms of locations for potential new settlements, there are only two locations with sufficient space. The first is the area of open countryside immediately north of the M25 and south of Goffs Lane and Lieutenant Ellis Way. This area is remote from opportunities to create sustainable patterns of development linked to existing land uses, and would therefore only be appropriate for a very large-scale self-contained new development. However such a concept is not considered reasonable in light of the difficulty of direct access to the M25, the attractive nature of the countryside, and the lack of any coherent proposals from the landowners.
- 3.52 The only reasonable option for a strategic scale mixed-use Green Belt development within the Borough is therefore considered to be the comprehensive development scenario for the Brookfield Area, reflecting the existing advantages of the location and Brookfield retail area, with access to the A10 provided by the existing Turnford junction, and potential opportunities for sustainable transport and accessibility for residents on both sides of the A10.

4. Strategic Options and Scenarios

- 4.1 The main options identified as a result of the review of evidence are set out for housing, retail, and employment below. Appendix A provides further information on each area, and can be cross-referenced with the numbers shown on the map accompanying this report.

Housing Options

- 4.2 Five strategic housing options have been identified, together with a number of smaller opportunity sites.

Housing Option A: Glass House sites

- 4.3 Redevelopment of all the glass house sites at conventional densities is not considered reasonable, given that some of them remain viable businesses, and some are small, isolated sites remote from the existing built-up area and services. Two reasonable options have emerged as follows:
- i. Development of sites located in close proximity to centres of population and with the potential to share new services and facilities between developments. This was an option set out in the Duty to Co-Operate Framework Document (October 2015). Based on this paper, Tudor Nurseries and Inex/Tina could yield 380 homes in total.
 - ii. Low-density development of glasshouses within the proposed safeguarded areas within the areas of Hammondstreet and Newgatestreet roads, suggested as Long Term Areas of Search as set out in the Green Belt Review. These glasshouse sites could yield 88 homes in total, subject to masterplanning.
 - iii. High density development of the same glasshouses listed under ii above, but at the higher density of 30 dwellings per hectare, yielding 525 dwellings in total, subject to masterplanning.
 - iv. The approach set out in Paragraph 40 of the Duty to-Co-Operate Framework Document (October 2015) whereby self-build housing is allowed on derelict or redundant nursery sites, subject to demonstration that the individual nursery sites are no longer viable for commercial food production. Under this approach allowance is made for approximately 5 dwellings per year coming forward across the existing glasshouse sites, amounting to around 100 dwellings in total. This approach would apply to all redundant nursery sites across the Borough.

Housing Option B: Brookfield

- 4.4 Two options are considered reasonable:
- i. The Council's proposals for 1,500 homes including a mix of retail, leisure, employment, and civic uses. Much of the housing element is proposed as 'Brookfield Garden Village'.
 - ii. An alternative would be to increase the densities on part of the site, across the whole site, and/or to reduce the amount of employment land. These options could yield an additional 500 dwellings at Brookfield, although this would be subject to confirmation through further masterplanning work.

Housing Option C: Rags Brook Area

- 4.8 Two options have been identified as follows:
- i. Site promoter proposals for up to 430 dwellings around a linear park following the Rags Brook, including a primary school and a link to development at Tudor Nurseries (see Figure 4).
 - ii. Council proposals for around 350 dwellings in the Rags Brook valley, including a primary school, a link to development at Tudor Nurseries, and additional areas of parkland in order to retain the openness of the valley and provide strategic green infrastructure for the area.

Housing Option D: Delamare Road

- 4.9 Options to retain the vacated Tesco's site at Delamare road in employment use are not considered realistic. Two options are considered reasonable:
- i. The Council has considered options for 400 homes in the Duty to Co-Operate Framework Document;
 - ii. However, there may be some opportunities to expand this number, either by increasing the density or by increasing the site area. Therefore an additional option reasonable option would be to increase the residential proposals at Delamare road to 1,000 dwellings.
 - iii. A further option would be to redevelop the whole of the Delamare Road employment area to provide a residentially-led scheme including 1,500 dwellings.

Housing Option E: North of Hertford Road, Hoddesdon

- 4.10 The Green Belt Review considered that this area including Cutthroat Field and Roselands House could be considered worthy of safeguarding for longer-term development. Subject to masterplanning and protection of the woodland areas of the site, the area could be capable of yielding 200 dwellings.

Housing Option F: North of Goffs Oak

- 4.11 This option includes small urban extensions to the village north of Chilterns Close, and at Chase Field/Thorn Nursery, for a total of 145 dwellings.

Housing Option G: Maxwells Farm

- 4.12 This option includes up to 400 dwellings with access provided from Lieutenant Ellis Way, and a separate employment/leisure uses on the Rush Meadow site fronting the A10 roundabout. The alternative options are to allocate this area for employment, either together with Park Plaza West or alone, or to retain as farmland.

Strategic Housing Scenarios

- 4.13 From the review of options undertaken for this study, it is clear that there is no single option or location which is capable of meeting the shortfall in housing provision. However, there are a number of combinations of options based on the information contained in this report which can be combined into distinct scenarios in order to assist in consideration of the cumulative impacts across the Borough and beyond.
- 4.14 Having completed the review of the long-list of options contained in Appendix A and reduced this to a short-list of reasonable alternative options, it is necessary to consider how these options could combine to form alternative Borough-wide scenarios. These scenarios enable the Council to consider the implications of high, medium, and low levels of residential development based on the Objective Assessed Need (OAN) of approximately 7000 dwellings over the plan period. These are set out in Table 3 below. The relevant reference number given in the first column may be used to locate further information in Appendix A. **Note: At this stage none of the options under the ‘maximum housing’ scenario can be considered suitable until they have been subject to further assessment as part of the Local Plan process.**

Table 3: Strategic Scenarios - residential

Appendix A	Housing Supply	Framework Document (October 2015)	Maximum housing	No Green Belt release
n/a	Completions 2014-25	179	179	179
n/a	Existing permissions at 1 Feb 2016 ¹	1,396	1,396	1,396
n/a	Urban capacity (SLAA sites) ²	1,669	1,669	1,669
9	Brookfield	1,500	2,000	250
2	Delamare Road	0 ³	600 ⁴	1,100 ⁵
34	South of Bury Green	60	60	0

¹ Includes 523 at High Leigh Garden Village, 115 at Haslemere Marina, 90 at Britannia Nurseries, and a number of other smaller sites

² Includes 300 at Northern High Street, Waltham Cross and a number of other smaller sites

³ 400 included within SLAA urban capacity figure of 1,690

⁴ 600 dwellings in addition to the 400 identified in the SLAA, making 1,000 in total at Delamare Road.

⁵ 1,100 dwellings in addition to the 400 identified in the SLAA, making 1,500 in total at Delamare Road.

Appendix A	Housing Supply	Framework Document (October 2015)	Maximum housing	No Green Belt release
35	Dark Lane, Bury Green	100	100	0
11	Broxbourne School	140	140	0
41a	Cheshunt Football Club	130	130	0
25	Inex/Tina Nursery, Goffs Oak	80	80	0
20	Manning Ground, Goffs Oak	50	50	0
27	Tudor Nursery	300	300	0
26,29	Rags Brook Valley ⁶	340	430	0
19	Cuffley Hill Site, Goffs Oak	50	50	0
5	North of Hertford Road, Hoddesdon	0	100	0
Various	Glasshouse sites	100	525 ⁷	88
38	Bonneygrove Field, Bury Green	0	45	0
25	Whitehouse Farm (part)	0	25	0
31	North of St James'	0	30	0
15,18	North of Goffs Oak ⁸	0	145	0
22	Oak Field, Goffs Oak ⁹	0	8	0
38	Bonneygrove Field/sports club	0	45	0
40	Maxwells Farm West	0	400	0
	TOTAL	6,094	8,507	4,682

4.15 The alternative Borough-Wide scenarios will be subject to Sustainability Appraisal (SA) using the framework set out in the SA Scoping Report.

⁶ Includes 70 south of Peakes Way, 190 either side of the primary school north of Andrews Lane, and 80 at Lea Mount

⁷ a. Lindrick Paddock/Rushdown/Small Acre (Appendix A no. 32) , b. Limes/Rosary (no. 14) , c. Cross/Ashfield (no. 16). The Green Belt Review suggested that these areas could be safeguarded for long-term development, along with redrawing of the Green Belt to the Newgatestreet and Hammondstreet Roads.

⁸ Includes Land rear of Chiltern Close (Appendix A no. 15) and Chase Field/Thorn Nursery (no.18).

⁹ This site is not considered strategic in scale but is included on the grounds that it could provide access to an extended primary school

Retail Options

- 4.16 The only significant retail proposal in the Borough is for 35,000 m² net additional floorspace at Brookfield, to create a new Borough Centre, including retail, leisure, and civic facilities and link in with the new housing opportunities. A sequential assessment is set out in the Retail and Leisure Study (2015). Following on from this, the Council is preparing a Retail Impact Assessment which will address the impact on other retail centres within the Borough (Hoddesdon, Cheshunt Old Pond, and Waltham Cross) as well as retail centres outside the Borough (including Harlow, Enfield, and Welwyn Garden City).

Employment Options

- 4.17 The Council's ambitious approach to new employment is set out in the Economic Development Strategy 'Ambition Broxbourne' (2014). Three reasonable employment site options have been identified as follows:
- a. **Park Plaza West:** This scenario proposes additional employment at Park Plaza West (a Business Park up to 100,000m²). The site is in a very prominent location on the M25 Junction 25 and likely to be attractive to business, but is unsuitable for housing.
 - b. **Maxwells Farm West:** Up to 100,000m² and 1,500 general industrial jobs, as identified in the 2010 Core Strategy. Maxwells Farm West could be kept as a reserve site for employment in the event that Park Plaza West is successful, or if not then released for housing in the longer term.
 - c. **Employment at Brookfield:** this option was contained in the Council's Duty to Co-Operate Framework Document (October 2015), which suggests 47,000 m² as part of a major mixed-use scheme at Brookfield.
- 4.18 Continued use of the former Tesco's Headquarters site at Delamare Road for employment uses is another employment option. However it is considered that whilst this site could provide significant employment as part of a residential-led scheme, there is insufficient demand for the existing configuration of office space in this location, and therefore this is not considered to be a reasonable alternative.
- 4.19 Redevelopment and refurbishment of the existing employment areas is another option. Whilst there may be longer-term opportunities to increase the employment densities on some of these sites through redevelopment, these are not clear at present and therefore cannot be considered reasonable alternatives.

Secondary School Site Options

- 4.20 Secondary schools require significant space as their pupil numbers are significantly larger than primary schools and require much larger playing fields. Primary schools can often be accommodated as part of larger development sites, and these proposals are evident for example at Brookfield and at Rags Brook.
- 4.21 The Council has been seeking to support existing secondary schools to expand where possible, where necessary through the provision for some housing development in order to assist with funding arrangements. Examples of this are at Cheshunt School, Goffs School, both of which have new blocks under construction, and proposals to support expansion at Broxbourne School through the Local Plan.
- 4.22 However, the County Council's longer-term pupil forecasts suggest that additional 6.5 Forms of Entry (FE) secondary school capacity may be required by 2030. Given the strategic significance of this issue, it is considered necessary to examine the strategic options prior to finalisation of the draft Local Plan.
- 4.23 Sites need to be flat, with convenient access to the main road network, good public transport links and be located on the edge of the urban area, and have sufficient area for both the school buildings and associated playing fields. The County Council has indicated a preference for a location in the mid part of the Borough, rather than north or south. Two secondary school site options have been identified as follows:
- a. **Secondary School site south of Church Lane, Wormley:** This is the Council-owned site east of the A10. Further details in relation to this site are provided under area 12 in Appendix A.
 - b. **Secondary School site at Brookfield development area:** an alternative option could be for the provision of a secondary school site within the area of Brookfield, near the residential component of the proposals in that area. However, the topography of the Brookfield site means that this option may not be practical.
- 4.24 Further details of schools capacity planning, including for primary school provision, will be set out in the Infrastructure Delivery Plan in due course.

5. Cross-Boundary Strategic Planning Issues

5.1 Within the context of the options set out in this report, the following cross-boundary issues have been identified as informing the emerging Local Plan:

- **Housing:** Local Planning Authorities approached in the context of the Duty to Co-Operate Framework Document (October 2015) have indicated that it is unlikely that the shortfall in housing provision against the OAN identified in the document can be met in their areas. The Council will therefore need to redouble its efforts to identify additional ways of addressing the housing shortfall within the Borough;
- **Retail:** the Retail Impact Assessment will engage relevant Local Planning Authorities to address the potential impacts of an expanded retail centre at Brookfield on retail centres in adjoining areas, as well as on Hoddesdon, Cheshunt, and Waltham Cross;
- **Employment:** There is support for the development of a strategic employment centre at Park Plaza, as set out in the emerging vision for the London Stansted Cambridge Corridor Consortium.
- **Highways:** There is a need to consider the cumulative impact of traffic growth on the A10, and this will be considered further as part of the Borough Transport Strategy;
- There is support for the regeneration opportunities offered by **CrossRail 2**, including at Harlow and Broxbourne;

5.3 Cross-boundary issues will be considered further as part of ongoing work on the Local Plan, in particular as the Council firms up its draft Local Plan.

Appendices

Appendix A: Area Assessments

A numbered map showing the location of the reference areas accompanies this report.

Map area no.	Description	Commentary	Shortlist for further assessment?
1	Northern High Street, Waltham Cross	<p>This site was identified in the Waltham Cross Town Centre Strategy (SLAA ref WX-U-13) and has been identified by the Council as having the potential for 300 new dwellings. It consists of land either side of Sturlas Way and would require the relocation of a number of existing retailers, perhaps to Park Plaza North (area 44 in Appendix A).</p> <p>The Waltham Cross Town Centre Strategy (2015) states the following: <i>“The northern end of the High Street presently sees relatively low levels of footfall and has a level of vacancy significantly higher than the southern end. Whilst the ‘big box’ Wickes and Homebase DIY stores at this end of the High Street play a recognised role in the broad retail offer of the town centre, capturing a customer catchment from a wider area, they are also see as turning their back on this end of the high street and clearing close to the pedestrianized core, consequently limited footfall and the viability of the retail units. The Council believes that the exposure of this area could be improved by sharing this part of the High Street with light one-way traffic from the Eleanor Cross Road intersection through the northern High Street to join the intersection at Monarch’s Way and bringing more traffic – both vehicular and pedestrian – through the area to make the units more viable and improve the public realm, creating a lively and more balanced town centre right from its northern to southern gateways. The Council further considers that doing this could unlock the opportunity for a better mixed-use redevelopment of the area north of Park Lane, and it will seek to work with landowners and tenants of</i></p>	Yes

Map area no.	Description	Commentary	Shortlist for further assessment?
		<p><i>the Wickes site, as well as the adjacent Homesbase site to its west, to investigate the potential for development for a mix of uses that complement and connect more strongly to the town centre. The Council is actively considering the use of Compulsory Purchase powers to enable this element of the strategy to proceed.”</i></p> <p>The site is in multiple landownerships and as yet no comprehensive proposals have been submitted by the landowners. It is therefore considered to be a medium term development opportunity.</p>	
2	Old Tesco House, Delamare Road, Cheshunt	<p>Tesco Headquarters is relocating to the Welwyn base and as a result it makes a number of Tesco owned and Tesco leased sites available for development at Delamare Road.</p> <p>The site is located within the existing Delamare Road Business Park to the west of the railway line and east of the urban area. It is within walking distance of Cheshunt station and the Old Pond District Centre, and adjoins a number of industrial and commercial uses.</p> <p>Old Tesco House could continue to be used for commercial purposes but it could also be redeveloped for residential uses (SLAA ref CG-U-50). There could be potential for the expansion of the area of interest to a wider area of the Delamare road.</p>	Yes
3a	Broxbourne Leisure Pool	<p>A development brief for this site was adopted in 2008. The site is located with the Lee Valley Regional Park, designated Green Belt, and there are potential flood risk issues. This concluded that there could be opportunities for short-stay accommodation and further leisure facilities. Housing has previously been suggested to enable a high quality leisure led development and a small amount of housing could be considered further, although it is not possible to estimate a number at this stage.</p>	Yes

Map area no.	Description	Commentary	Shortlist for further assessment?
3b	Spital Brook	<p>The land lying opposite the Broxbourne Leisure Pool site was the original proposed site for the Olympic White Water Centre. The Lee Valley Regional Park Authority has suggested that it may be suitable for development. However, it is low lying, within the flood plain, within the Park, within the existing Green Belt, has known contamination issues and in landscape terms has largely assimilated back in to the valley landscape. It is acknowledged that the site requires remediation but it is not considered to be well suited to significant built development which would include housing and commercial use.</p>	No
4	North of Lord Street, east of A10, Hoddesdon	<p>This area includes land east of the A10 including the consented scheme at High Leigh Garden Village. Outline permission was granted on 2 April 2015 for either 523 homes plus a 1FE primary school or 485 homes plus a 2FE primary school.</p>	n/a
5	Land North of Hertford Road, East of A10, Hoddesdon	<p>Green Belt Review suggests at Appendix 4 (sub Areas A10-A13) that this area could be considered for release from Green Belt, with the woodland (sub-area A12) covered by an environmental protection policy, the potential release of sub-area A11 (Roselands House) and safeguarding of sub-area A10 for future development.</p> <p>The SLAA notes that the area of Cutthroat Field Hertford Road (HOD-GB-03) is promoted for 225 houses and 35 flats on a developable area of 6.58 hectares. On the basis of a site visit carried out during March 2016 a much lower capacity is suggested, taking account of the significant tree cover of the site. Subject to further investigation, it is also believed that there may be a disused reservoir on the site. The adjoining site at Roselands House Field (HOD-GB-08) is promoted for 20 'executive houses'. However the SLAA notes the presence of a significant number of trees and woodland to the southern end of the site. North of Cutthroat Field lies within East Hertfordshire District. Subject to more detailed masterplanning, an initial</p>	Yes

Map area no.	Description	Commentary	Shortlist for further assessment?
		figure of 100 dwellings for both sites together is proposed for further assessment.	
6	South of Lord Street, and north of Cock Lane, east of A10.	Cock Lane, Lord Street, and Park View currently provide strong Green Belt boundaries. This area includes the High Leigh Conference centre as well as the Spital Brook Valley, Barclay Park, and Hoddesdon Football Club and the tennis club. Development on these sites would erode the integrity of the Green Belt in this area, which includes the high-quality landscape of the Spital Brook Valley. It is considered that the existing Green Belt serves an important function on preserving the Green Wedge between Hoddesdon and Broxbourne and should not be altered. Land in this area has not been promoted for development and therefore is not included within the SLAA.	No
7	South of Cock Lane, east of A10.	This area is designated Green Belt and comprises the existing Lucern Warren designated informal Open Space (Local Plan 2005 policies CLT1, CLT2, CLT3.)	No
8	Small Green Belt sites west of A10	Includes the Herts Golf and Country Club, Nursery Grove Cock lane, Woollens Brook, and Volker Fitzpatrick, Holy Cross Hill Cock Lane, and the disused quarry site on Church Lane, as well as land north of Church lane adjacent to the A10. These sites are all located in the Green Belt and severed from the urban area by the A10. It is considered that there are no exceptional circumstances necessary to release Green Belt in these areas because these sites are too small to facilitate sustainable place-shaping and would result in small-scale, isolated developments. If planning applications were received for these or similar sites then the Council would need to consider whether there were very special circumstances to enable permission to be granted within the Green Belt. At the Member Workshop on 10 March a suggestion was made to develop west of High Leigh using the existing A10 junction (see Appendix B). However this is not considered a reasonable option because of the impact on Broxbourne Hoddesdonpark Woods Special Area of Conservation.	No

Map area no.	Description	Commentary	Shortlist for further assessment?
9	Brookfield	<p>This area extends for approximately 180 hectares to the north of Cheshunt and Cheshunt Park and west of Wormley and Turnford. It is within close proximity of the Turnford Junction of the A10. It includes part of the existing urban area south and east of the B156 including the New River Trading estate and existing Brookfield retail area, as well as a large area of largely undeveloped Green Belt as far west as Park Lane Paradise. The Green Belt Review notes that the area checks sprawl and safeguards the countryside but does not play a role in preventing coalescence between settlements. The Brookfield Area Development Options report (April 2016) includes three options for this area – 1) Do Nothing, 2) 2005 Local Plan Plus Scheme, and 3) Comprehensive development.</p> <p>Option 2 consists of proposals for ‘Brookfield Riverside’ including 8,000 sqm of bulky retail use with some leisure facilities and a hotel. This option would provide approximately 47,000 sqm of commercial floorspace, but no residential development would be provided.</p> <p>Option 3 includes a more comprehensive scheme at Brookfield Riverside including approximately 35-40,000 sqm of retail and leisure uses with a central pedestrian-friendly road running through its heart. This option would include flats above the shops to provide a more mixed use proposal as well as 47,000 sqm of commercial floorspace. Brookfield Garden Suburb is a development to provide up to 1,500 houses with associated schools and community facilities around a brook with a tree lined avenue street.</p> <p>The study notes that whilst option 3 would require significant amounts of Green Belt land to deliver in comparison to options 1 and 2, it would reduce pressure for development on other parts of the Green Belt within the Borough.</p>	Yes

Map area no.	Description	Commentary	Shortlist for further assessment?
10	Cheshunt Park	This is a designated leisure and recreation space and is an important recreational asset.	No
11a Broxbourne School area 11b remainder of area	North of Church Lane, east of A10.	This area includes Cozens Lane and Top Field Local Nature Reserve and Wormley Open Space. These areas are not considered suitable for development and will not be considered further. However, the West of Wormley Development Options study notes that the area around Broxbourne school (SLAA ref BWT-GB-04) has been promoted as part of a comprehensive scheme to relocate the school within the site, expanding it from 7 to 8 forms of entry. The school seeks to do this by building up to 130 homes on the site.	11a Yes 11b No
12	South of Church Lane, east of A10	<p>This area is designated Green Belt. It is addressed in the West of Wormley Development Options study. The SLAA indicates that this area includes the privately owned Derwent Turnford site (BWT-GB-02) as well as the Council-owned Wormleybury Field (BWT-GB-06). Derwent Turnford site is partially in Flood Zone 3 around Wormleybury Brook and vehicular access from the south is complicated by the level differences with the existing dual carriageway. Wormleybury Field is a designated Wildlife Site and there are a number of mature trees designated by a Tree Protection Order. The study also acknowledges the potential access complications which are subject to ongoing investigation.</p> <p>The West of Wormley Development Options study notes the constraints at Wormleybury Field and assess the impacts of five options as follows:</p> <ul style="list-style-type: none"> • Option 1 – do nothing. • Option 2 – designate Wormleybury Field as public open space/parkland. • Option 3 – horticultural uses such as glasshouses • Option 4 – medium-density development of 250 homes at 	Yes – option for secondary school site only

Map area no.	Description	Commentary	Shortlist for further assessment?
		<p>Wormleybury Fields</p> <ul style="list-style-type: none"> Option 5 – reserve secondary school site: to meet an identified shortfall in provision across the Plan period. <p>The study concludes that provision of a secondary school is the only option under which the potential benefits could outweigh the detrimental impacts.</p>	
13	North of Hammondstreet Road, West Cheshunt	Calves Croft Farm, St Lawrence Bush Farm, and Tanfield Farm do not adjoin the urban area and do not present opportunities for provision of services and facilities. The Green Belt Review considers the Green Belt in this area to be strong. These sites are detached from the built-up area and would form no clear relationship to the urban area, and would be likely to form detached islands of development with little or no sustainability benefit.	No
14	Limes Nursery and Rosary Nursery	The Green Belt Review (Appendix 5) suggests that nursery sites (Sub-Area C10) could be safeguarded as development allocations. However there does remain a concern, identified in the Goffs Oak Development Options report, that building at conventional densities in such locations would result in isolated ‘villages’ of development. These sites were considered as part of the Goffs Oak Area Development Options report (see Options 2 and 3 on Map 4, Appendix B below)	Yes
15	West of Newgatestreet Road, Goffs Oak	The Green Belt Review suggests that the long-term Green Belt boundary could be relocated to Newgatestreet Road, which would exclude the sites to the west of the Road. However, the Goffs Oak Development Options study suggests that Land Rear of Chiltern Close (SLAA site CG-GB-79) could be considered as an extension to Goffs Oak village for 55 dwellings.	Yes
16	East of Newgatestreet Road, Goffs Oak	The Green Belt Review (Appendix 5) suggests that the nursery sites in this area could be safeguarded for development, in combination with a redrawing of the Green Belt boundary to Newgatestreet Road. <i>“Unconstrained and reasonably well connected, this site could be considered for release. Its location away from the built up area and distance from services means that</i>	Yes

Map area no.	Description	Commentary	Shortlist for further assessment?
		<i>this may not be a priority.</i> The nursery sites include Cross Nursery (CG-GB-67) and Theobalds Nursery (CG-GB-78). However, set against this is the consideration that development could contribute to further isolated 'villages' of development, a concern identified in the Goffs Oak Development Options report.	
17	North of Goffs Lane (Goffs Oak Development Options report area 1)	This area includes Tina Nursery (CG-GB-16), In-Ex Garden Centre (CG-GB-98) and Greenleaf nursery (CG-GB-98). The Goffs Oak Development Options report suggests that this area could provide for 100 homes plus the re-provision of In-Ex garden centre. Existing trees and landscaping would need to be retained, the builders yard remediated and development used to create a 'gateway' to Goffs Oak. A larger proposal including the nurseries and the gap between Goffs Oak and St James has also been promoted (see	Yes
18	North of Goffs Oak Village (Goffs Oak Development Options report areas 2 and 3)	The Goffs Oak Development Options report suggests that Thorn Nursery (SLAA ref CG-GB-64) and Chase Field (CG-GB-51) could be considered further for 90 dwellings but suggests that they would extend the village unduly northwards (page 28).	Yes
19	Cuffley Hill, Goffs Oak (Goffs Oak Development Options report area 4)	This area consists of three sites: 90a & 102 Cuffley Hill (CG-GB-02), Land at 104 Cuffley Hill (CG-GB-48), and Fairmead Nursery (CG-GB-48). The Goffs Oak Development Options report suggests that the sites could accommodate an estimated 50 dwellings in a spacious woodland setting, and might prove suitable for a self-build scheme (page 27).	Yes
20	South of Goffs Lane (Goffs Oak Development Options report area 5)	There are a number of Green Belt sites in this area east of Jones Road and south of Goffs Lane. These include M O'Connor Land (CG-GB-09), Land Rear of Goffs Lane (CG-GB-63), Manning Ground Goffs Lane (CG-GB-34), and Goffs Oak House (CG-U-52). The Goffs Oak Development Options report notes that the area includes a local wildlife site (page 28)	Yes
21	Whitehouse Farm,	The Goffs Oak Development Options report notes that the enlargement of	Yes

Map area no.	Description	Commentary	Shortlist for further assessment?
	Goffs Oak (Goffs Oak Development Options report area 6)	Woodside School (off Jones Road to the south) could be enabled by relocation of the village green on Jones Road (CG-GB-80) to land on Whitehouse Farm (CG-GB-14), which could be facilitated by the development of 25 new homes.	
22	Oak Field, off Doverfield, Goffs Oak (Goffs Oak Development Options report area 7)	The Goffs Oak Development Options report notes that Oak Field (CG-GB-49) could provide enhanced access to the allotments to the east, as well as a more traffic-free route to an enlarged Woodside School. Planning permission was refused on this site for a number of reasons including Green Belt and loss of TPO protected trees (Decision Notice 07/15/1105/F, dated 26 January 2016). The Development Options study notes that it could be appropriate for 8 dwellings.	Yes
23	Cuffley Brook Site Jones Road, Goffs Oak.	This large Green Belt site is being promoted by the landowner for residential development (SLAA site CG-GB-58). However, it forms part of a high quality valley landscape which maintains separation between Cuffley and Goffs Oak. In addition, the only direct access is along Jones Road which leaves the majority of the site essentially unattached to the village. It is not considered to be a suitable site for development.	No
24	East of Cuffley	This includes two sites, Brook Farm North Cuffley Hill (CG-GB-118) and Brook Field Cuffley Hill (CG-GB-113). The Goffs Oak Development Options report approach no. 5 (page 36) notes the proposals for a joint approach to Welwyn Hatfield and Broxbourne Borough Councils for a cross-boundary development of 300 homes, including 100 in Broxbourne. The study notes the proximity of the site to Cuffley and the railway station and also notes the erosion of the strategic gap between Cuffley and Goffs Oak from such a scheme. Whilst this would undoubtedly be an advantage in sustainability terms, 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.	No
25	Sites south of St	There are a number of Green Belt sites in this area which form part of the	Yes

Map area no.	Description	Commentary	Shortlist for further assessment?
	James' village and Andrews Road	<p>separation or 'Green Ring' around the modern hamlet of St James. Erosion of the green ring would lead to merging between Goffs Oak village and St James' and development of these sites is therefore considered unacceptable.</p> <p>These sites include the majority of Whitehouse Farm (CG-GB-14), and the former Nuckold Nursery (CG-GB-17). A large part of this area has been promoted as 'Goffs Oak Living Village', including the Tina/In-Ex site. These proposals including a new school and sports pitches as well as significant residential development. Comprehensive development of this area could undermine the important local gap between Goffs Oak and St James.</p> <p>As identified in the Goffs Oak Development Options report, a small amount of development in this area could facilitate the relocation of the village green from Jones Road nearer the heart of the village, providing a long-term buffer between the existing settlements. Masterplanning work is still underway to address the most suitable location for this development but initial work suggests that 25 dwellings could be appropriate.</p>	
26	Rags Brook Valley	This area forms the area enclosed by Rags Lane to the west, Peakes Way to the north, and Rosedale Way to the east. It has been submitted as separate	Yes

Map area no.	Description	Commentary	Shortlist for further assessment?
		<p>sites by the various landowners including Garyross Farm (CG-GB-21), land at Peakes Way (CG-GB-22), and Granby Park Road (CG-GB-23) as well as in a single comprehensive submission for the area by Crest Strategic (CG-GB-44), for which the promoters have prepared comprehensive masterplans for 500-600 dwellings. It also includes some land south of Andrews Lane (shown as Site 3 in the diagram on page 30 the in Goffs Oak Development Options study) and the Claremont Site (CG-GB-25). It does not include Burton Grange Nursery (CG-GB-85), which is not being promoted by the landowner.</p> <p>The Rags Brook valley is visible from a number of points in the area, in particular from Andrews Lane, Rags Lane, and Peakes Way. However there is no public access to the valley or to the brook, and the introduction of some housing in the area could potentially open up access to significant amounts of green space for residents of West Cheshunt.</p> <p>However, whilst opening up access would be a desirable objective, there is a difficult balance to strike in terms of opening up access, set against considerations including retention of the local gaps between the existing settlements and the openness of the countryside including preservation of long views. Therefore a lower level of development should be considered against the site promoters proposals for comprehensive development around a linear park along the brook. The latter proposal was contained in the Council's Local Plan Duty to Co-Operate Framework Document (October 2015). At the lower level of development it is anticipated that the primary school would be provided at an adjoining development site at Tudor Nurseries.</p>	
27	Tudor Nurseries	This site consists of a large nursery including buildings in various states of repair (CG-GB-26) and has been promoted for 350 dwellings, although the	Yes

Map area no.	Description	Commentary	Shortlist for further assessment?
		<p>Council's masterplanning work suggests that a figure nearer 300 is more appropriate. The Goffs Oak Development Options report notes that the nursery has until recently been in use for horticultural production and is also partly derelict (page 31). The site owner contends that the site is unviable, although the Glasshouse Study contends that the Tudor Nurseries is one of the more viable glasshouse businesses in the Borough. The Development Options study suggests that <i>“with the right investment Tudor Nursery is the site most likely to succeed for horticulture by virtue of its size”</i> (page 33).</p> <p>A potential strategic scenario for further consideration is suggested in the Development Options report under approach 3 is to link Rags Brook and Tudor Nurseries development in order to share services and facilities. The SLAA notes that Tudor Nurseries would either need to provide a new primary school or make a significant contribution towards provision in the local area.</p> <p>The Goffs Oak Development Options report (page 37) identifies a potential alternative approach (no 6) which retains such sites in the Green Belt and allows low-density development to address dereliction.</p>	
28	South of Andrews Lane	This area consists of Land South of Andrews Lane (CG-GB-118) which abuts the urban area of St James to the west. The promoters have suggested that the area could form a connecting corridor between masterplanned development at Rags Brook and Tudor nurseries, accompanied by 18 detached dwellings on the remainder of the land.	Yes

Map area no.	Description	Commentary	Shortlist for further assessment?
29	Lea Mount	Lea Mount lies between (SLAA ref CG-GB-41) land south of Andrews Lane and the Rosedale Sports ground. One option promoted could be to link this area to a potential development in the Rags Brook (see the early masterplan put forward by the Rags Brook site promoters, Figure 3 above – Section 3 – Green Belt). Initial masterplanning suggests that around 80 dwellings could be accommodated in this area.	Yes
30	South and east of Crouch Lane	<p>This area includes a number of sites between the modern hamlet of St James' and Crouch Lane, including Westgate Nursery (CG-GB-52), Lucas House Farm (CG-GB-69), Longmead and Pylon Farm (CG-GB-18), Twelve Acre Farm (CG-GB-19), Brook Farm (CG-GB-94), Laurel Bank Farm (CG-GB-84), Woodham Nursery (CG-GB-13), Malaya Farm (CG-GB-92) and a number of smaller sites. Crouch Lane could offer a line for a potential new inner Green Belt boundary.</p> <p>Crouch Lane itself is a narrow rural lane with mature trees on either side, although a number of the frontages to the south and east are unsightly.</p> <p>The area includes a designated Wildlife Site at Longmead Farm Meadows adjoining St James' and Elm Farm is a Grade 2 listed building. However it does not contain extensive areas of wildlife habitat or open countryside and differs in character from land north of Crouch Lane.</p> <p>Given the fragmented nature of landownership in the area, and the difficulty of access along Crouch lane, an alternative approach could be to secure environmental improvements through provision of a small number of self-build plots. This could potentially be achieved without release of Green Belt.</p>	No – apart from glasshouse options considered in Section 3 above.
31	North of St. James'	The Goffs Oak Development Options report identifies a potential site north of St James' combining part of the sites at Longmead/Pylon Farm (CG-GB-18) and Churchview Nursery (CG-GB-47). This comprises a small northern	Yes

Map area no.	Description	Commentary	Shortlist for further assessment?
		extension to St James covering existing farm, storage, and paddock land, to provide around 30 dwellings.	
32a	Lindrick Paddock, Rushdown Nursery and Small Acre Nursery	The Green Belt Review (Appendix 5) suggests that Lindrick Paddock, Rushdown Nursery and Small Acre Nurseries could be safeguarded as a long-term Areas of Search (Sub-Area C12) but may not be considered a priority. The Review suggests this approach in combination with the redesignation of land in this area from Green Belt to other uses. Given access constraints and the setting a lower-density scheme could be considered further.	Yes
32b	North of Crouch Lane	The 2013 Wildlife and Habitat Survey proposed that the area north of Crouch Lane would be suitable for designation as a wildlife site. This includes the whole of the area of the Theobalds Park Estate grassland (CG-GB-10), which also provides a landscape setting for the Hertfordshire Way long-distance footpath and Cheshunt Common (which is currently designated as a Wildlife Site) and is not considered suitable for development. The Goffs Oak Development Options report concludes that the Green Belt north of Crouch Lane plays an important role in preserving the local gaps between urban areas and preventing merging (pages 21-22).	No
33	Land between Argent Way and Hammondstreet Road	This site is greenfield but not Green Belt. It forms a narrow strip of undeveloped land which runs between Hammondstreet Road to the north and Argent Way to the South, and is surrounded by residential development to the west and the east. There are currently no designations on the site and it forms part of the urban area of West Cheshunt. A public footpath runs along the western edge of the site and it appears to be used as informal public space. According to the SLAA (CG-U-29) the site was identified as part of a residential scheme at Hammondstreet in the early 2000s but was never brought forward. The site has been proposed for 40 residential units and some public open space.	Yes
34	Halstead Hill	The site is located to the south of Goffs Lane and north of Halstead Hill in	No

Map area no.	Description	Commentary	Shortlist for further assessment?
	Triangle	<p>Goffs Oak. This area covers nearly 29 hectares in total known as the Halstead Hill Triangle in the SLAA (CG-GB-108). It contains a number of different landowners and uses including residential properties, industrial/agricultural buildings, green spaces and hardstandings, as well as the existing Travelling Showperson site (see no. 29 below). There have been some planning permissions granted in this area, for example at Halstead Hill, in efforts to address dereliction.</p> <p>The SLAA notes that at 30 dwellings per hectare a comprehensive development would achieve 860 dwellings, but that none of the access points are entirely suitable.</p> <p>The Goffs Oak Development Options report notes however that this approach was pursued by the 1994 Local Plan which resulted in the development of St James and Hammondstreet Road, creating further 'villages' of development isolated from services and transport. <i>“Such an approach would result in unsustainable urban sprawl, the likely merging of settlements, and a steady erosion of the character of Goffs Oak.”</i> (page 37)</p> <p>There are a number of permissions granted in this area and other applications expected. Given the fragmented pattern of landownership in this area the potential for a comprehensive development are very limited. In addition, the area is severed from other Bury Green by the dual carriageway of Lieutenant Ellis Way and the opportunities for integration northwards are poor.</p> <p>Taking all the above considerations together, the Halstead Hill Triangle is not considered to be a reasonable alternative option for further assessment.</p>	
35	Land South of Bury	SLAA site CG-GB-05 Theobalds Brook Field is located north of Lieutenant	Yes

Map area no.	Description	Commentary	Shortlist for further assessment?
	Green	<p>Ellis way. To the west lies the new cemetery extension. There is a new cycle path and bridge over the A10 to Theobalds Brook station.</p> <p>The Green Belt review recommended release of all of the Bury-Green sub-areas due to weak boundaries, weak performance in relation to the five purposes of Green Belt and because of its urban character. The study recommends that Lieutenant Ellis Way should become the new Green Belt boundary, providing a strong and defensible boundary to prevent further development to the west.</p> <p>The Bury Green Area Development Options report includes an option for 'more comprehensive development including promoted sites', which includes this site south of Bury Green for up to 100 homes with a mix of small units and family accommodation. The study notes that access could be provided from the new junction onto the B198 Lieutenant Ellis Way which also serves St Mary's High School.</p>	
36	Land east of Dark Lane	<p>This land is part of the playing fields of the former St Mary's School which lies adjacent to the east and has planning consent for 85 new homes. The Bury Green Area Development Options report includes an option for development of this site south of Bury Green for 60 homes two, three and four bed houses, taking into consideration the design and layout of the neighbouring development at the former St Mary's school site. It would be accessed via Dark Lane and provide connections to the community open space to the north. The Green Belt Review recommends release of the site from Green Belt.</p> <p>The study also proposed to reserve the Hertfordshire County Council land to the east of Goffs Lane playing fields and to the west of Churchgate for a primary school in order to serve the future needs of residents in the east</p>	Yes

Map area no.	Description	Commentary	Shortlist for further assessment?
		Cheshunt area (SLAA ref CG-GB-110). The 2 Form of Entry primary school and its playing fields would be accessed via Churchgate.	
37	Goffs Lane Travelling Showperson site	<p>The site to the south-west of the Goffs Oak roundabout is an existing travelling showpeople's site and is also known as Manning land. It forms part of the north-east corner of the Halstead Hill triangle area (area 34 above).</p> <p>The Green Belt Review has recommended that the Green Belt boundary should be redrawn along the B138 Lieutenant Ellis Way, which would retain this site within the Green Belt. The Bury Green Development Options report states that housing development on the existing travelling showperson site would not be supported as this would be in an area of the Green Belt outside the Bury Green area. It is not considered to be appropriate for housing as it makes an important contribution to the maintenance of the Borough's Green Belt. However, it is considered appropriate as an option travelling showpersons site.</p>	No
38	Bonneygrove Field in association with the V&E sports club.	<p>Bonneygrove Field (SLAA ref CG-GB-32) lies north of an area of woodland and could accommodate 45 new homes at 30 dwellings per hectare. It is located south-east of the Goffs Lane roundabout between Lieutenant Ellis Way and the football ground.</p> <p>The site is described in the SLAA as 'overgrown scrubland' and as a 'Green Wedge' in the Bury Green Development Options study. However, the Bury Green Development Options study states that access to the site which is located between Lieutenant Ellis Way and the V&E Youth Club is poor as a fifth arm from the Goffs Lane roundabout would be difficult to deliver and it would be inappropriate to have an access point through the residential estates and woodland to the south.</p> <p>The study suggests therefore that this site could be considered in</p>	Yes

Map area no.	Description	Commentary	Shortlist for further assessment?
		<p>association with the adjoining V&E site with vehicular access from Goffs Lane. On the positive side this would improve the appearance of an unattractive area of land and make good use of a vacant site in a reasonably accessible location. The V&E club would need to be relocated. This could provide an opportunity to improve the club's facilities.</p> <p>However to date there have been no proposals received from the V&E club and this option would require further investigation.</p>	
39	Cedars Park	Cedars Park lies to the north-east of the A10/Winston Churchill way roundabout. Theobalds Lane lies to the north. The park contains the remains of Theobalds Palace, a scheduled ancient monument and development in this area is not considered appropriate.	No
40	Maxwells Farm west of A10	<p>This site contains Maxwells Farm (SLAA ref CG-GB-36) and the adjacent triangle of land adjoining the A10 roundabout at Rush Meadow (CG-GB-45). Both sites are being promoted by the landowners and are available, and both are currently Green Belt.</p> <p>This area was identified as an 'Area of Search' for long-term employment use in the Core Strategy in 2010. The site has cycle/foot access to Theobald's Grove station via the new Paul Cully bridge over the A10.</p> <p>However, the main difficulty with this site has been securing safe vehicular access, since there is no safe access to the A10 to the east, and access from Lieutenant Ellis Way to the south is complicated by the one-way system. To the north access to College Road is blocked by Cheshunt School and there is no access across the New River to the west. Access options are therefore likely to require a direct connection onto Lieutenant Ellis Way to the south.</p>	Yes

Map area no.	Description	Commentary	Shortlist for further assessment?
		If the Rush Meadow site were to come forward then it should do so as part of a comprehensive development including Maxwells Farm.	
41	Albury area east of A10	<p>This area comprises a mix of open land around Albury Farm and the environs of Cheshunt Football Club. It is promoted by five separate landowners, including land parcels at Albury Walk (SLAA ref CG-GB-08), Cheshunt Sports Club Albury Ride (CG-GB-Cheshunt Pavilion (CG-GB-55), Albury Farm (CG-GB-07), Cheshunt Football Club (CG-GB-100) and Albury Walk Field Albury Ride (CG-GB-08).</p> <p>The Park Plaza Development Options study identifies a number of options for this area, including provision of a new primary school at Albury Walk Field to satisfy a request from the County Council for an additional site for a primary school for the area, and enabling the Cheshunt Football Club and the Cheshunt Sports Club to redevelop within their own area, thereby improving the sporting offer. However, the study notes that removing the residential development/primary school land from green belt to facilitate redevelopment of the sports clubs would lead to pressure to remove the remaining land between the Clubs and the A10 from the green belt also. The study also notes access complications onto the A10 via Theobalds Lane.</p> <p>The study suggests development would be better sited to the eastern edge of the area and kept away from the A10, where the Green Belt plays an important role in maintaining the openness and character of the area. Albury Farm is being promoted for 93 residential units but this is immediately adjacent to the A10 and would result in the erosion of the openness of the gap.</p>	Yes
42	Park Plaza West	The Park Plaza Development Options report notes that the area does potentially therefore have very good access to the strategic road network and has potential to accommodate high value commercial development in a	

Map area no.	Description	Commentary	Shortlist for further assessment?
		<p>strategic gateway location. The Hertfordshire Strategic Employment Sites Study defines Park Plaza West as a prime business location. It was identified as part of the Southern A10 Corridor Employment Area of Search in the Core Strategy and judged to offer a unique opportunity for high-value employment activities that should only be brought forward for development in a highly landscaped environment that minimises impact and maximises gateway potential. It is therefore considered that the development potential of the area should be considered as part of the Local Plan process so long as this has regard to the important green belt function that this area performs.</p> <p>The Green Belt review identified Park Plaza as an important undeveloped green corridor which prevents the urban area of Broxbourne merging with the London Borough of Enfield. It is very open to view and rural in character and therefore if brought forward there should be a wide belt of landscaping provided.</p> <p>The Development Options study states that the critical mass provided by Park Plaza West could help to kick-start development on Park Plaza North: <i>“landowners and consultants suggest that office and high tech uses sought in the development brief are not viable in this location as the site is not of sufficient size to accommodate the scale of development required for a viable business park development. Further high quality commercial development of business type uses in the area may be required to kick-start Park Plaza North e.g. further development at Park Plaza West and/or Maxwells Farm West.”</i> (Park Plaza Development Options study, page 23)</p>	
43	The Country Club and Theobalds Park	A smaller site to the west of Park Plaza has also been promoted for a mix of employment and leisure uses and this comprises the Country Club at Theobalds Park, also known as the Tesco sports ground (SLAA ref WX-	No

Map area no.	Description	Commentary	Shortlist for further assessment?
		<p>GBC-03).</p> <p>There are a number of negative considerations relating to this site, including poor accessibility by sustainable transport modes, poor relationship to the more strategic development proposals at Park Plaza West adjoining, and lack of a clear line for a new Green Belt boundary. This site is therefore not considered to merit inclusion on the shortlist of sites for further assessment.</p>	
44	Park Plaza North	<p><i>Park Plaza North</i> is allocated in the 2005 Local Plan for employment development and has a development brief which supports high technology uses or businesses of national/regional interest. It is 10 hectares in size and continues to be promoted by the Co-operative Wholesales Society (existing landowner) for commercial uses as set out in the adopted development brief but no planning application for the site has yet been submitted at the time of writing. It is understood that the Co-operative Wholesale Society will shortly be marketing the site to potential developers.</p> <p>The Park Plaza Development Options study states that Park Plaza North could generate about 50,000 sqm of gross floorspace and 1,500 jobs. This is based on two-thirds development area, roads and car parking and one-third landscaping and a broadly equal mix of business park and high-tech industry plus some hotel/conferencing provision in the north- western corner of the site. A Development Brief for the site was adopted in 2010.</p>	Yes
45	North of M25	<p>This is an area of open countryside immediately north of the M25 and south of Goffs Lane and Lieutenant Ellis Way. This area is remote from opportunities to create sustainable patterns of development linked to existing land uses, and would therefore only be appropriate for a very large-scale self-contained new development. However such a concept is not considered reasonable in light of the difficulty of direct access to the M25 and the A10, the attractive nature of the countryside, the integrity of the Metropolitan</p>	No

Map area no.	Description	Commentary	Shortlist for further assessment?
		Green Belt, and the lack of any coherent proposals from the landowners, this area is not considered to be a reasonable alternative option.	

Appendix B: Member Workshop 10 March 2017

- B1. A Local Plan workshop for all Councillors was held on Thursday 10 March 2016, and was attended by 20 out of the total 30 (i.e. two-thirds) of Broxbourne Borough Councillors. At the workshop it was explained to Councillors that national policy requires that Local Planning Authorities should “*make every effort to identify and then meet objectively assessed housing need*”. Members were reminded that according to the Local Plan *Duty to Co-Operate Framework Document* (October 2015) the housing supply fell short of the objectively assessed need by 1,000 dwellings. The challenge was then set for Members to identify ways in which the shortfall could be addressed through the Local Plan.
- B2. All participants were handed a map showing the sites and housing numbers underlying the Framework document, and asked to brainstorm ideas for further housing options which could then be considered through the Local Plan process. Members broke out into smaller discussion groups and submitted feedback at the end of the session. The points recorded here are without prejudice to the Council’s final decisions on the local plan, and should be understood in the context of individuals participating in a brainstorming exercise, rather than as a formal policy-making session.
- B3. The following points were submitted by Members during the session:
- Redevelop all the remaining glasshouse sites for housing: Limes Nursery, Tanfield Farm, Newgatestreet road, Hope Nurseries
 - Manning site, Goffs Oak
 - Fieldings Road, Cheshunt
 - Cock Lane 10 acres (?) - 300 dwellings
 - Increase densities at Rags Brook
 - Council-owned industrial units at Hoddesdon Business Park could become part of a mixed-use redevelopment including residential
 - Increase size/density of Brookfield
 - 303 Ware Road
 - Maxwells Farm West (south of Cheshunt School)
 - Delamare Road – redevelop for housing and move employment to Brookfield/Park Plaza
 - Cheshunt football club enabling development
 - Park Plaza West for houses
 - Residential above Spotlight?
 - Use Council’s employment land for business with residential above.
 - Green Belt land that does not have a great value
 - Consider higher densities and storey heights

- Consider future opportunities arising from Crossrail 2
- Hoddesdon police station will be vacated this summer and can be redeveloped as business use with apartments above
- Further consider/audit Council's own landownerships
- Consider building to the west of High Leigh across the A10 using existing junction
- Northern extension to Goffs Oak
- Wolsey Hall site could be relocated with a new library alongside the Laura Trott Leisure centre and site used for housing
- Waltham Cross Pavilion
- Increase density of all existing proposed allocations by a given percentage
- Redevelop existing Council offices for housing
- Add additional stories to existing apartments
- Cadmore Lane, Cheshunt




B4. The following points raised during the discussion are not directly part of the options report but will be considered further through the Local Plan process:

- The Council should seek to meet its Objectively Assessed Housing needs
- There have been a number of examples of poor quality design and building in the past and Members were keen to see an improvement in the quality of design in the future
- Infrastructure capacity should be an integral part of the plan-making process, and in particular the capacity of roads, schools, and water infrastructure should be carefully considered
- Valley view doctors surgery could be extended
- Ensure that the value of productive agricultural land is taken in to account and prefer development of inert landfill e.g. Cheshunt football club site and others
- Provide 'step down' housing for 50/60 year olds to release family housing
- Rags Brook has to be sustainable – enough development to pay for park/schools/doctors surgeries etc. Various views about either infilling the whole of Rags Brook valley, not developing northern section.
- Park Plaza North as a relocation site to release land in Waltham Cross for development e.g. Sorting office, Wickes, Jewsons. Combination of retail and apartments above
- Park Lane Copse adjacent to Cheshunt Park – land within development could be opened to leafy greens/trees and access to Cheshunt Park for new residents.

Emerging Local Plan Borough-wide Options and Scenarios (April 2016)



Numbers Colour Key

-  = Permission Granted
-  = Not suitable for further assessment
-  = Suitable for further assessment

Please see accompanying report