

Strategic Housing Land Availability Assessment

August 2010



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SHLAA Update July 2010

The latest Strategic Housing Land Availability Assessment (SHLAA) was published in March 2010. The Council has now updated the SHLAA to reflect the housing target in the Pre-Submission Core Strategy publication and to take account of new legislation and national guidance introduced by the coalition Government. The trajectory for the period 2010-2026 has therefore also been amended in this report and the accompanying appendices will shortly be updated to correspond with the main report.

Introduction

1. The purpose of a Strategic Housing Land Availability Assessment (SHLAA) is to identify sites with potential for housing, to assess their housing potential and to assess when they are likely to be developed. It seeks to identify as many sites with housing potential as possible. Its ultimate aim is to ensure that housing delivery is not constrained by land availability.
2. The SHLAA forms a key part of the Local Development Framework (LDF) evidence base to understand how much housing development is likely to take place in existing urban areas and how much land might need to be released from the Green Belt. It should be noted that the SHLAA does not allocate land for housing or establish planning policies to guide development. Any sites identified in the SHLAA must be tested through the LDF process in order to be formally allocated.
3. Planning Policy Statement 3 (Housing) states that local authorities should plan for a 15 year period from the date of adoption of the Core Strategy and subsequent Site Allocations DPDs. Plans should identify specific deliverable sites that are ready for development in the first 5 years, specific developable sites for years 6-10 and specific sites or broad locations in years 11-15. These time periods correlate to 2010-2016, 2016-2021 and 2021-2026 in the Core Strategy. Plans should not make an allowance for windfalls in the first 10 years unless there are justifiable local circumstances that prevent specific sites from being identified.
4. To be considered deliverable, sites should be **available** for development now, in a **suitable** location and able to contribute to the creation of sustainable mixed communities and **achievable** in that there is a reasonable prospect of housing being delivered within 5 years.
5. The Council has sought to undertake a comprehensive SHLAA assessment to inform its Core Strategy and Site Allocations DPDs. It will be updated as an integral part of the Annual Monitoring Report (AMR). Sites which have been developed or which have intractable

issues surrounding their delivery will be removed from the SHLAA and suitable new sites will be added as they are identified. A full re-survey will only be undertaken when the LDF is rolled forward or some other significant change makes it necessary.

6. Housing trajectories are used to calculate how many new dwellings must be built in any particular period. The East of England Plan stated that Broxbourne should plan for at least 5,600 dwellings in the period 2001-2021 and should extrapolate annual averages to plan for future years. This equated to a further 1,400 dwellings in the period 2021-2026 and a further 1,400 dwellings in the period 2026-2031.
7. However the coalition Government has abolished Regional Spatial Strategies, including the East of England Plan and as a result the Council has now looked towards its own evidence for future housing targets. The **London Commuter Belt (East) Strategic Housing Market Assessment** (ORS and Savills, 2010) undertaken in partnership with East Hertfordshire and several Essex local authorities, estimated a housing requirement of 240 dwellings per annum for Broxbourne. This annual figure has been used to inform the SHLAA.
8. Table 1 therefore reveals that Broxbourne needs to plan for at least 3,840 dwellings in the plan period to 2026.

Table 1: Housing Trajectory as at 2010

	Dwellings
Dwelling Requirement 2010-2016	1,440
Dwelling Requirement 2016-2021	1,200
Dwelling Requirement 2021-2026	1,200
Total	3,840

SHLAA Methodology

9. The methodology for this assessment is based on the Government's SHLAA Practice Guidance published in July 2007. A description of the detailed methodology undertaken by the Council is in Appendix 1. The purpose of placing this information at the back is to enable early sections of the report to focus on information that will be annually updated; namely any consultation efforts, housing market commentary and the latest SHLAA figures.
10. The deliverability and developability potential of each site were assessed using a standard appraisal form (see Appendix 2). The form uses a traffic light system to examine whether

local environmental designations will affect delivery, the impact of sites on surrounding uses and the ease to which sites can access services and facilities.

SHLAA Consultation

11. SHLAA Practice Guidance states that “... *housebuilders and local property agents should provide expertise and knowledge to help take a view on the deliverability and developability of sites and how market conditions may affect economic viability.*” A summary of consultation efforts with stakeholders and members of the public is therefore set out below.

- **January 2008.** The Council published the draft SHLAA methodology for consultation.
- **February 2008.** The Council approved the SHLAA methodology.
- **February – March 2008.** The Council issued a “call for sites” which requested information from residents, developers, land agents and landowners regarding any suitable sites. A total of 62 sites were proposed, many of them in the Green Belt.
- **April – July 2008.** In addition to the “call for sites” consultation the Council also undertook a desktop review of existing information and used that to determine sites in the urban area that were considered deliverable and developable. A detailed overview of the process can be found in the Council’s SHLAA Methodology (Appendix 1).
- **September 2008.** The Council carried out consultation on those sites proposed by stakeholders and members of the public as suitable for development. This focussed on urban sites only. A total of 95 responses were received. Over half of these were objections to the identification of domestic garden land. It was argued that there is little prospect of such land being sold or made available for development. Concerns also focused on the impact of such schemes on residential character and the practical implications of access and parking arrangements. Further objections were directed at the identification of allotments and open spaces. The suitability of some employment sites was questioned and it was suggested that Green Belt sites should be included in the assessment.
- **February 2009.** The Council hosted its first Developer Workshop to discuss potential SHLAA sites (an attendee list is available in Appendix 3). The discussion focused on density assumptions in light of the fact that Registered Social Landlord’s consider housing to be more favoured over flatted schemes, that there would be difficulties

associated with the redevelopment of employment sites and that there were difficulties associated with bringing forward schemes on domestic gardens.

- **June 2009.** A first full draft version of the SHLAA was produced, having taken into account consultation responses and comments made at the Developer Workshop. This version was reviewed by the Planning Officers Group (POS). POS advised that prior to future consultation events, contact must be made with the developer workshop (see below) to obtain advice and guidance. The Council's approach towards Green Belt land must be considered in the final report as would the phasing of development over the periods. Deliverability of sites must also be fully explained in the final report. The Council has considered those comments in the POS report.
- **August – October 2009.** To help demonstrate a five year supply of deliverable sites and to determine progress made on commitments the Council wrote to applicants and agents with existing planning applications. Approximately 34% of applicants responded to the Council providing information on their sites expected delivery. The results of the process inform the assessment.
- **October 2009.** The Council hosted a second Developer Workshop to discuss current economic circumstances and the implications on housing delivery in urban areas (an attendee list is available in Appendix 3). It was broadly agreed that the market is depressed and will continue to be this way for some time. The difficulty of securing funding, the difficulty of obtaining mortgages, the land value of existing commercial uses and the potential burden of affordable housing provision, Code Level 6 and the Community Infrastructure Levy all limit development supply and demand. Commercial SHLAA sites may only be able to come forward if new employment land and premises are made available. The Council should consider other interventions such as higher densities and relaxed affordable housing targets and sustainability and infrastructure requirements.
- **November 2009.** The Council benefited from an advisory visit by a mock Planning Inspector. The purpose of the visit was to consider what has been done so far in preparing the Core Strategy. The Inspector noted that the evidence base will need to explain and justify potential small Green Belt boundary releases around settlements that would later lead to development i.e. edge of urban sites. The Inspector commented on the SHLAA, stating that it should sieve out sites which are non-runners and also sites which the Core Strategy policies are likely to preclude. The SHLAA

should concisely identify the reasons for sieving out these sites, list them and record the fact that they have not been assessed in more detail.

- **March 2010.** The Council publishes the SHLAA.
- **June 2010.** The Council wrote to landowners who failed to respond to the initial consultation held in 2008. This provided clarification on the deliverability of identified sites. Background information was also sought from the County Council monitoring section on the types of sites given planning permission over the last 10 years. Results reveal that:
 - 1% of housing development was constructed on green space;
 - 1% of housing development was as a result of converting or redeveloping public houses;
 - 27% of housing development was as a result of converting or redeveloping previous employment uses;
 - 4% of car showrooms were lost to housing redevelopment; and
 - 5% of garage sites and parking areas were lost to housing redevelopment.
- **August 2010.** The Council re-publishes the main SHLAA report to take account of completions, commitments, revised housing targets, revocation of East of England Plan and new government legislation.

Housing Market Commentary

12. The main conclusion to be drawn from the second Developer Workshop and other housing market evidence is that housing delivery in urban areas is very much dependent on the rate of economic recovery. At present it appears to be less viable for developers to pursue urban schemes, particularly if the site has a profitable commercial use. Such sites are only likely to come forward through the use of intervention mechanisms.
13. The fundamental question is therefore when will the UK economy start to recover and how many years will it take for urban development to become more viable?
14. The Bank of England Governor, Mervyn King, has recently suggested that there are signs of recovery but that gains will be modest and that the path to sustained recovery is far from clear. The National Institute of Economic and Social Research forecast that GDP will rise in

2010 and 2011. EEDA's East of England Forecasting Model (Spring 2009) projects that job growth will start recovering in 2010, but will not reach 2008 levels until about 2015.

15. At the October 2009 Developer Workshop it was suggested that the downturn could play itself out in many ways. A U-shaped recession would witness steady decline followed by a period of stagnation before steady growth. A V-shaped recession would equate to a period of sharp decline quickly followed by a period of sharp recovery. A W-shaped recession would mean decline and recovery followed by a second period of decline and recovery. A bath-shaped recession would equate to a longer period of stagnation before recovery.
16. In late January 2010 it was announced that the UK had experienced its first quarter of economic growth, which suggests that the recovery process may have started. However the growth was only 0.1% which is the lowest and slowest of any of the major global economies. The likely cutbacks in public expenditure may stifle recovery further.
17. Given the continuing uncertainties however, the Council considers it sound to work on the broad assumption that economic circumstances will remain unfavourable in the short-term but that many urban sites will become more viable in the latter part of the 2009-2016 period and throughout the 2016-2021 period. Stricter banking rules may mean that development does not return to its 2007 peak however.
18. The **Strategic Housing Market Assessment** concludes that existing affordability problems in Broxbourne warrant a long-term target of 33% social rented housing, 19% intermediate housing and 48% market housing. It clarifies that this should be tempered by viability evidence however.
19. The results of the **Broxbourne Affordable Housing Viability Study** (Fordhams, 2010) indicate that about half of the sites appraised in Broxbourne are currently viable. The same remains true when a 30% affordable housing target is applied. Most of the commercial and employment sites are found to be unviable in current market conditions.
20. Past trends reveal that Broxbourne has built 55% of dwellings on previously developed land since 2001.

Sites Considered to be Deliverable and Developable

21. Tables 3, 4 and 5 list SHLAA sites that are considered to be deliverable and developable within the Core Strategy plan period to 2026. They specifically identify all sites over 5 dwellings or 0.15 hectares which have planning permission and provide a cumulative figure for sites under this threshold. Table 6 identifies Green Belt sites which are considered developable that either adjoin or are considered separate to the urban area.

22. A map and appraisal of each site, including those in the urban area and Green Belt, can be found in Appendices 4a, 4b, 4c and 4d. The appendices have been divided into the four main urban areas of the Borough – Hoddesdon; Broxbourne, Wormley and Turnford; Cheshunt and Goff’s Oak; and Waltham Cross – to make it easier to plan for new services and facilities. Those SHLAA sites that have been discounted from both the urban area and Green Belt are listed in Appendix 5.

23. To help manage future amendments and changes as sites progress from SHLAA proposals to commitments to completions, each site has its own unique reference number. The first two or three letters indicate the area, the middle letter/s signify the category of land and the final two or three numbers indicate the specific reference for that site. Table 2 clarifies the acronym and its reference.

Table 2: Reference Table

Acronym	Reference
HOD	Hoddesdon
BWT	Broxbourne, Wormley and Turnford
CG	Cheshunt and Goff’s Oak
WX	Waltham Cross
U	Urban land that falls within an urban area
GB	Green Belt land promoted to the Council during the “call for sites” consultation
Number	The specific reference number of a site

Table 3: SHLAA Sites 2010-2016 (Short-Term)

Site Ref	Site Location	Dwellings
Sites with Planning Permission with Expected Completion by March 2011 (above 5 units)		
HOD-U-04	Fawkon Walk, Taverners Way, Hoddesdon	44
CG-U-07	The Woolpack Public House, 57-59 High Street	5
WX-U-05	Former Service Station, Crossbrook Street	14
<i>Sub Total</i>		63
Sites with Planning Permission (above 5 units that are identified in the 5 year supply)		
HOD-U-01	Land off Hertford Road, Hoddesdon	55
HOD-U-02	The Vicarage, 11 Amwell Street	14
HOD-U-05	Clock House Buildings, Brewery Road, Hoddesdon	11
HOD-U-15	76 High Street and land to the rear of Conservative Club, Hoddesdon	42
HOD-U-09	90 Ware Road, Hoddesdon	7
HOD-U-10	R/O 100-104 High Street Hoddesdon	6
HOD-U-03	Hoddesdon Snooker Club, Conduit Lane, Hoddesdon	14
HOD-U-06	The Bungalow, St Cross Chambers, Hoddesdon	11
HOD-U-14	Corner of Lord Street & Taverners Way, Hoddesdon	23
HOD-U-16	Petron Amusements, Hoddesdon	33
BWT-U-01	Hertford Regional College, Turnford	142
BWT-U-02	Turnford Triangle, Turnford	48
BWT-U-03	Land off Cock Lane, Broxbourne	18
BWT-U-16	3, 4, 5 Woodlands Drive, Broxbourne	6
BWT-U-06	Lichfield Way, Wormley	10
BWT-U-07	Garages at Fern Close, Wormley	6
BWT-U-11	9a-11 High Road, Broxbourne	11
CG-U-01	Cheshunt South Reservoir	249
CG-U-04	88-92 Turners Hill, Cheshunt	19
CG-U-05	111-113 Crossbrook Street, Cheshunt	18
CG-U-10	167 Turners Hill, Cheshunt	9
CG-U-11	Whitefields Road Community Hall	8
CG-U-22	Force & Firkin 99 Turners Hill, Cheshunt	6
CG-U-24	38-40 High Street Cheshunt	11
WX-U-01	Conservative Club, Eleanor Cross Road, Waltham Cross	60
WX-U-03	37 Eleanor Cross Road, Waltham Cross	35

Site Ref	Site Location	Dwellings
WX-U-06	262 High Street Waltham Cross	9
<i>Sub Total</i>		<i>881</i>
SHLAA Sites Identified by the Council		
HOD-U-11	23&25 Whitely Road, Hoddesdon	5
HOD-U-07	Fitzpatrick Contractors Ltd	9
HOD-U-32	25, 25a and 25b High Street Hoddesdon	11
HOD-U-30	Ryelands Primary School, Hoddesdon	40
HOD-U-26	"The Old Highway" Whitley Road, Hoddesdon	14
HOD-U-28	Crown buildings and former Squash Club, Conduit Lane, Hoddesdon	6
BWT-U-05	Land north of Eaton Gardens, Broxbourne	10
BWT-U-08	Wormley Primary School, St Laurence Drive, Wormley	40
BWT-U-09	Garages & parking area on Groom Road, Wormley	10
BWT-U-10	Rear gardens of 72 High Road (Old Manor House), Wormley	10
CG-U-08	51 Churchgate, Cheshunt	11
CG-U-13	R/O 45-47 High Street Cheshunt	6
CG-U-15	Fourfields Elderly Peoples Home, Rosedale Way	30
CG-U-16	Land at Cheshunt School, College Road, Cheshunt	60
CG-U-18	Garage Court Lawrence Garden	11
CG-U-20	68 Flamstead End Road, Cheshunt	30
CG-U-23	23-25 High Street Cheshunt	10
CG-U-25	Littlebury College, College Road, Cheshunt	15
CG-U-30	Parking next to Cheshunt railway station, Cheshunt	40
WX-U-24	PR Palletts, Station Road, Waltham Cross	40
WX-U-25	Theobalds Grove Station car park	10
WX-U-26	Shopping Centre High Street Waltham Cross	22
WX-U-08	Garage to the south of Shortmead Drive, Waltham Cross	5
WX-U-10	Land off Park Lane, Waltham Cross	10
WX-U-15	Hazlemere Marina, Station Road	40
<i>Sub Total</i>		<i>495</i>
TOTAL		1,376

Table 4: SHLAA Sites 2016-2021 (Medium-Term)

Site Ref	Site Location	Dwellings
SHLAA Sites Identified by the Council		
HOD-U-12	Former Turnford Surfacing Site, Hoddesdon	70
HOD-U-13	Oaklands Industrial Estate, Essex Road, Hoddesdon	44
HOD-U-19	Speakerbus Premises off Ware Road, Hoddesdon	21
HOD-U-20	Fourways Garage, Corner of Amwell Street and Hertford Road, Hoddesdon	7
CG-GB-01	Old St Mary's School Site, Goffs Lane, Cheshunt	80
HOD-U-23	19 Amwell Street and Scania House, Hoddesdon	52
HOD-U-25	Garages off Burnside, Hoddesdon	7
HOD-U-27	Land off Brewery Road, Hoddesdon	16
HOD-U-31	Lea Road Industrial Works, Hoddesdon	60
BWT-U-13	Bridge House, High Road, Broxbourne	12
CG-U-27	Crocodile Pub parking area, 92 Great Cambridge Road, Cheshunt	14
CG-U-29	Land to the south of Hammondstreet Road, Goffs Oak	40
WX-U-11	258-224 High Street Waltham Cross	35
WX-U-12	Land between High Street and Seaforth Drive, Waltham Cross	30
WX-U-13	Land off Sturlas Way, High Street units and rear , Waltham Cross	56
WX-U-14	Medlock Electrical 107-115 Eleanor Cross Road and rear of 238 Eleanor Way, The Friary and factory units, Waltham Cross	40
WX-U-27	Jewsons, Station Road, Waltham Cross	80
TOTAL		664

Table 5: SHLAA Sites 2021-2026 (Long-Term)

Site Ref	Site Location	Dwellings
SHLAA Sites Identified by the Council		
HOD-U-17	Rye Road Industrial Premises Hoddesdon	20
HOD-U-18	Bollescroft, south of Cock Lane, Hoddesdon	15
BWT-U-15	Gas Distribution Station, St Catherine's Road, Hoddesdon	36
CG-U-31	Colemans Warehouse, Windmill Lane, Cheshunt	71
WX-U-17	The Vine public house, High Road, Waltham Cross	39
WX-U-18	Land between Eleanor Cross Road and Monarchs Way, Waltham Cross	35
WX-U-19	Royal Mail Sorting Office and car park, Eleanor Cross Road, Waltham Cross	50

WX-U-20	Land bounded by Station Road, Lea Road and Gordon Road, Waltham Cross	130
WX-U-21	Car showrooms south of Eleanor Cross Road, Waltham Cross	64
WX-U-22	Waltham Cross Trade Centre, Waltham Cross	40
WX-U-23	Industrial premises off Bryanstone Road, north of Eleanor Cross Road, Waltham Cross	19
TOTAL		519

24. Table 6 shows a list of Green Belt sites promoted to the Council during the “call for sites” consultation and the period leading up to this published document. The sites are considered developable both within and beyond the Core Strategy plan period. The Council has not estimated the potential number of units for each of the Green Belt sites at this stage; however where a promoter has estimated housing numbers this has been referred to in the assessment.

25. Some sites will be considered Green Belt, rather than Edge-of-Urban, as a comprehensive masterplan process will be required to deliver them. The differentiation between Green Belt and Edge-of-Urban sites will be further clarified in the Council’s Core Strategy. All Green Belt sites promoted to the Council which are considered developable during the plan period are listed in Appendices 4a to 4d. Those considered not deliverable are listed in Appendix 5 alongside discounted urban sites.

Table 6: Promoted Green Belt Sites which are Considered Suitable

Site Ref	Site Location
HOD-GB-01	303 Ware Road
HOD-GB-02	Land North and South of Dinant Link Road
HOD-GB-03	Land North of Hertford Road
BWT-GB-03	Land North of Brookfield
CG-GB-02	Land between 90a and 102 Cuffley Hill
CG-GB-03	Existing Showpeoples Site, South of Goffs Lane
CG-GB-04	Land East of Dark Lane
CG-GB-05	Land South of playing fields/ Bury Green Cemetery
CG-GB-06	Land South of Bury Green
CG-GB-07	Land East of A10, North of Theobalds Lane
CG-GB-08	Albury Farm
CG-GB-09	Land off Myles Court and Goffs Lane
CG-GB-10	Land East of NewgateStreet Road

Site Ref	Site Location
CG-GB-11	Oakview, Small Acre and Rushdown Nursery
CG-GB-12	Land south of Crouch Lane
CG-GB-13	Woodham Nursery
CG-GB-14	Whitehouse Farm
CG-GB-15	Pendine and land to the East
CG-GB-16	Tawe Cheyne Nursery
CG-GB-17	Land West of Burton Lane
CG-GB-18	Longmead and Pylon Farm
CG-GB-19	Twelve Acre Farm
CG-GB-20	Grangebrook
CG-GB-21	Land North of Andrews Lane
CG-GB-22	Land South of Peakes Way
CG-GB-23	Land North of Andrews Lane, West of Granby Park Road
CG-GB-24	Everest Site, Andrews Lane
CG-GB-25	Land North of Thompsons Close
CG-GB-26	Tudor Nurseries
CG-GB-37	Ashfield Nursery
CG-GB-39	Rowland Nurseries, Rags Lane
CG-GB-41	Land south of Andrews Lane
CG-GB-42	Laurel Park, Newgatestreet Road
CG-GB-44	Land west of Cheshunt
WX-GB-01	Britannia Nurseries

Implementation and Non-Implementation Rates

26. The Council, in its initial SHLAA consultation document, applied a 10% capacity discount rate to each 5 year period to take account of potential infrastructure requirements on the site e.g. the provision of roads, footpaths, open spaces, play areas and parking spaces. The March 2010 version applied a non-implementation rate of 5% and 10% to sites within SHLAA period 2009-2016 and a 5% rate in the period 2016-2026.
27. Past trends since 2001 reveal that the majority of planning permissions are built in the second or third year after permission was granted. The past two years show a lower build rate, partly due to applications remaining live but also as a result of the recession. Trends also suggest that over the past 7 years only 5% of planning applications have lapsed i.e. the deadline for building work to begin has past.

28. As a result of past trends and current circumstances, the Council has applied both a non-implementation rate to commitments and urban SHLAA sites and an assumption of over development i.e. more sites will come forward than the Council initially estimated. Therefore Commitments and urban SHLAA sites have been given a 10% non-implementation rate and an assumption that 10% more development will be delivered.

Council's Trajectory Based on SHLAA Findings

29. Tables 3, 4, 5 and 6 show that a total of **2,622** dwellings can be delivered on sites of 5 units and above in urban areas in the period 2010-2026. This increases to **2,702** dwellings if committed sites of under 5 units are included, as normally calculated by the AMR.
30. The trajectory in table 7 shows what would happen if commitments and urban SHLAA sites were subject to non-implementation rates. A worse case scenario equates to **2,432** dwellings and a best case scenario equates to **2,972** dwellings.
31. As a result the Council must plan for somewhere between **802** and **1,354** dwellings in the Green Belt during the plan period. This averages out at **1,078** without any implementation assumptions.
32. It will be the role of the Site Allocations DPD to allocate specific sites for development, including those within the Green Belt.

Table 7: Council's Trajectory Based on SHLAA Findings

			Lower Implementation (-10% / -20%)	Higher Implementation (+10% / +20%)
a	Dwelling Requirement 2010-2016	1,440		
b	Dwelling Requirement 2016-2021	1,200		
c	Dwelling Requirement 2021-2026	1,200		
d	Total (a + b + c)	3,840		
e	Completions 2001-2010	2,992		
f	Commitments as at 2010 (includes sites under 5 units)	1,024		
g	Urban SHLAA Sites 2010-2016	495		
h	Urban SHLAA Sites 2016-2021	664		
i	Urban SHLAA Sites 2021-2026	519		
j	Estimated Total Capacity (f + g + h + i) <i>(not including completions)</i>	2,702	2,432*	2,972*
k	Dwellings required in the Green Belt 2010-2016 (a – f – g)	0		
l	Dwellings required in the Green Belt 2016-2021 (b – h)	536		
m	Dwellings required in the Green Belt 2021-2026 (c – i)	681		
n	Dwellings Required in the Green Belt 2010-2026 (d – j)	1,078	1,354*	802*

* Subject to +/- 10% implementation

Monitoring and Contact Details

33. The Council will look to update the SHLAA once a year as soon as information is available on completions and commitments in the monitoring year (1st April to 31st March). The Council may also wish to conduct further “call for site” consultations and developer workshops where appropriate. Dialogue will be maintained with the development industry throughout the update process.
34. The Council is looking to submit its Core Strategy for public examination in October 2010 following pre-submission consultation in August and September. It is anticipated that, if and when information is available, the SHLAA will be updated as part of the Core Strategy’s evidence base.
35. If you have any queries regarding the information presented in this SHLAA please contact:

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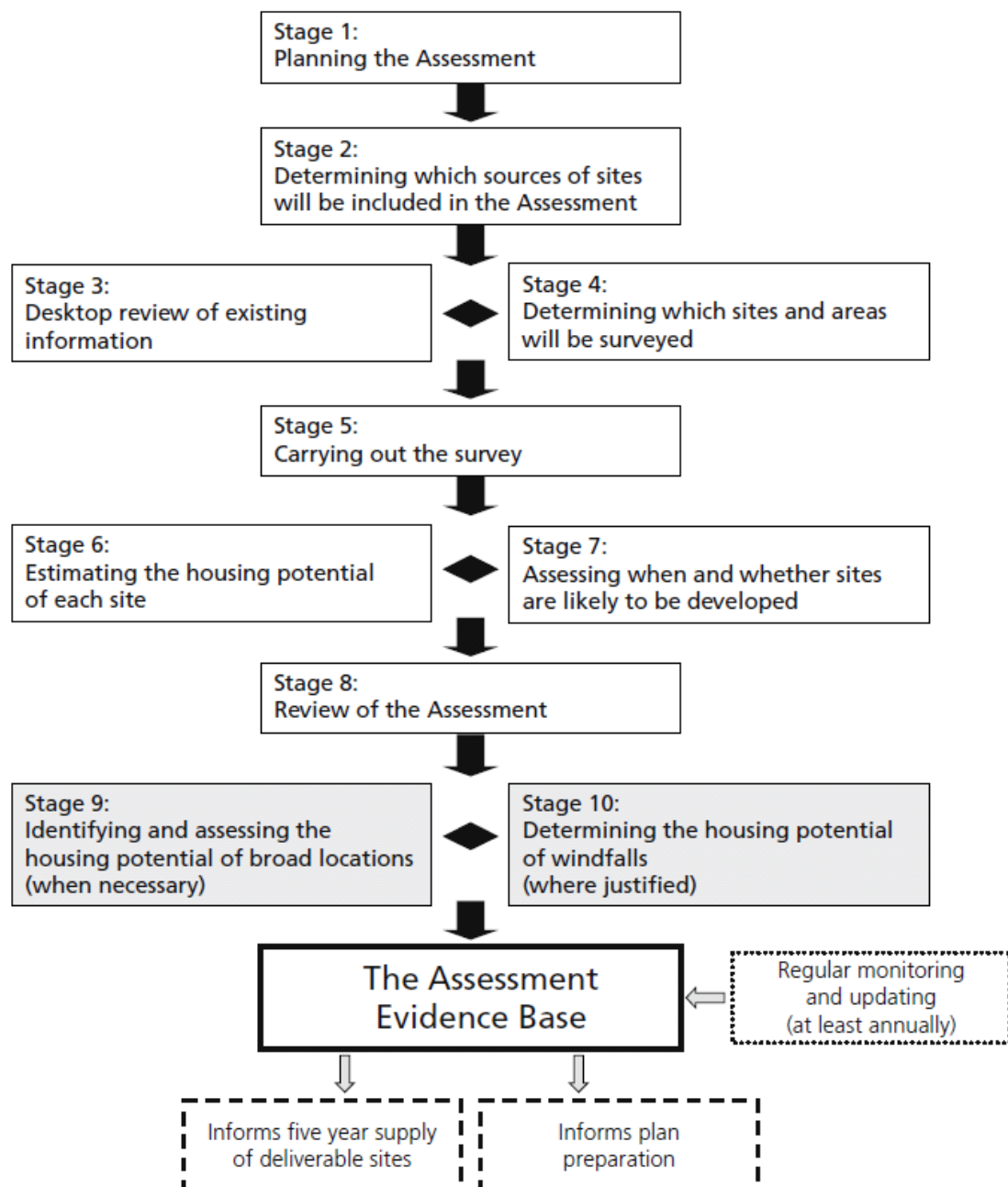
Copies of the SHLAA can be found at One Stop Shops and on the Council’s website:
www.broxbourne.gov.uk/ldf

Title of document: Strategic Housing Land Availability Assessment

Version	Author(s)	Date	Circulation	Amendments	Comments
1	Vicky Carter	08/09/08	Formal consultation with landowners, residents and statutory consultees. Document was also presented to Developer Workshop 05/02/09	Minor amendments include taking out sites and adding detail from consultation and developer workshop	Removal of sites confirmed by Planning and Licensing Committee 11/03/09
2	Vicky Carter	06/09	Internal circulation, Planning Officers Society (POS) and Developer Workshop 29/10/09	Developer contribution and POS contribution made on the SHLAA. Green Belt sites added to final document.	Commentary added to final document based on workshop and POS advice
3	Vicky Carter	02/10	Internal circulation for final comment/ approval. Circulated to members of Developer Workshop, website, one stop shops	N/A	SHLAA published on the 01/03/10
4	Vicky Carter	07/10	Internal circulation for final comment/ approval.	Amendments based on changing circumstances and additional information	SHLAA main report re-published on the 23 rd August?

Appendix 1 – SHLAA Methodology

1. The methodology for this assessment is based on the Government's SHLAA Practice Guidance published in July 2007. The chart below identifies the eight main stages and two optional stages that should be carried out to produce a comprehensive assessment.
2. The practice guidance is available at:
<http://www.communities.gov.uk/publications/planningandbuilding/landavailabilityassessment>



Stage 1: Planning the Assessment

3. Practice guidance recommends that SHLAAs should be undertaken at a sub-regional level and in partnership with adjoining local authorities and other stakeholders to ensure a joined-up and robust approach. Broxbourne recognises the merits of this approach and has sought to involve relevant stakeholders at all stages of the SHLAA process. Due to the timescale differences with adjoining local authorities however, the Council has proceeded individually in order to avoid any delays to the Core Strategy.
4. The SHLAA has, and will continue to be, validated by undertaking consultation with stakeholders and members of the public.
5. The SHLAA is resourced by the Planning Policy Team, with additional input from other Council departments as and when necessary. A Member Steering Group has helped to oversee the process and compliance with national guidance has, and will continue to be, ensured through stakeholder and public consultation.

Stage 2: Potential Sites

6. In accordance with SHLAA guidance, the following sources of sites have been considered:
 - ***Sites subject to undetermined and outstanding planning permission for housing and other uses.*** Information was gathered from the Council's Development Control function and Hertfordshire County Council's Forward Planning Unit on unimplemented and outstanding planning permissions for housing and other uses and planning permission for housing schemes that are currently under consideration.
 - ***Review of existing housing allocations.*** Any sites allocated in the Broxbourne Local Plan Second Review for housing, which have not yet been developed, were re-assessed in terms of their deliverability and developability for housing.
 - ***Broxbourne Urban Capacity Study 2006.*** Sites identified in this study that have not been developed were re-assessed in terms of their

deliverability and developability for housing. This included removing windfall sites.

- ***Vacant and derelict land and buildings.*** This assessment identified land which is vacant and derelict and included reviewing the National Land Use Database (NLUD), undertaking site surveys using maps and consultation with relevant stakeholders.
- ***Surplus public sector land.*** The Homes and Communities Agency (previous English Partnerships') register of surplus public sector land was reviewed and other public sector sites owners such as Hertfordshire County Council were contacted.
- ***Housing opportunities in established residential areas.*** A site survey was undertaken and stakeholders were consulted.
- ***Land in non-residential use which may be suitable for redevelopment for housing.*** All landowners were given an opportunity to inform the Council about the availability of their site via an extended consultation exercise. This included contacting respondents who made representations as part of the LDF process.
- ***Large-scale redevelopment and redesign of existing residential areas.*** All landowners were given an opportunity to inform the Council about the availability of sites via an extended consultation exercise. This included contacting respondents who made representations as part of the LDF process.
- ***Urban extensions.*** Urban extensions were considered in order to allow for development in the Green Belt as identified in the East of England Plan.
- ***New free standing settlements.*** The previous Urban Capacity Study showed that there was no significant contribution available from this source given the size of the Borough.
- ***Sites in rural settlements and rural exception sites.*** The previous Urban Capacity Study showed that there was no significant contribution

available from this source given the size of the Borough and the lack of rural settlement.

7. The SHLAA does not automatically exclude any sites. However, sites have been ruled out for development based on factors such as their location and environmental designations. For example, sites have been ruled out if they fall entirely within Flood Zone 3b or if they would have a clear impact on nationally important nature conservation areas. Some urban sites have also been ruled out where they are not achievable or deliverable.

Stage 3: Desktop Review of Existing Information

8. Existing information reveals that housing development in Broxbourne frequently takes place on small unidentified sites within existing urban areas. This is because the majority of sites allocated in the Local Plan Second Review have already been built. Windfall sites include infilling, the sub-division of existing residential units and the conversion or redevelopment of non-residential units. However, SHLAA guidance states that windfall sites should not be included in the first 10 years of the assessment. To help avoid this circumstance the Council has applied a minimum site threshold of 5 dwellings (gross) or 0.15 hectares.
9. Other sources of information utilised as part of the SHLAA include inviting members of the public to submit potential sites, examining planning application refusals, the preparation of site specific development briefs and the review of any pre-application discussions that may have taken place.

Stage 4: Determining which Sites and Areas will be Surveyed

10. In accordance with SHLAA practice guidance and given the small size of the Borough, all potential sites have been visited by planning officers to review progress where planning permission has been granted and to identify any possible constraints where no planning permission has been sought or granted.
11. Before carrying out a site visit, officers sought to obtain as much data as possible from Local Plan maps, Ordnance Survey maps, geographical information systems and Google Earth.

Stage 5: Carrying out the Survey

12. A standard site assessment form was prepared to ensure consistency and the following characteristics were subsequently verified or obtained at each site visit:
 - site size and boundaries
 - current use(s)
 - surrounding land uses and character
 - physical constraints, such as access, slopes, potential for flooding, natural features, etc
 - development progress, such as ground works, number of dwellings built, etc
 - initial assessment of whether the site is suitable for housing

13. Conclusions about site suitability were based on information gathered during site visits and professional knowledge. This exercise has resulted in the addition of sites which have potential to come forward through the LDF process, reduced yield for sites with some constraints and the elimination of sites where constraints render development unrealistic. The assessment has also sought to identify opportunities to overcome constraints in order to make a site viable.

Stage 6: Estimating the Housing Potential of Each Site

14. The East of England Plan leaves it for local authorities to set local density policies via LDFs. As the Council has not yet adopted its Core Strategy, the SHLAA uses housing densities from the Local Plan Second Review to identify housing potential on a site-by-site basis. Each site was also assessed according to its proximity to public transport services.

15. The housing potential of each site is based on net developable area. Smaller sites typically make more use of existing roads, services and facilities thereby enabling them to use up to 100% of the site area for housing. Housing yield on larger sites is often reduced by the provision of internal access road, open space and landscaping. Development may also be affected by constraints such as wildlife, protected trees or listed buildings.

16. The SHLAA has therefore applied the following ratios to calculate net developable area:

Site Size	Gross-to-Net Ratio
Up to 0.4 hectares	100%
0.4 – 2 hectares	80%
Over 2 hectares	60%

Stage 7: Assessing When and Whether Sites are Likely to be Developed

17. The SHLAA has undertaken a detailed assessment of whether sites are deliverable and developable.
18. A site is deemed **suitable** for housing if it is a suitable location for development and would help to create sustainable, mixed communities. Existing allocations and sites with planning permission are regarded as suitable, unless there have been any changes in circumstance which alter their status. The standard site assessment form used by officers covers a wide range of issues. Stage A examined conformity with national and regional policy guidance, the impact on biodiversity and the risk of flooding. Stage B covered the potential impact on the local environment, landscape character, access to public transport, access to services and facilities, infrastructure capacity, compatibility with adjoining land uses and any other constraints. Where a site failed Stage A it was not tested at Stage B.
19. The **availability** of potential sites was identified via consultation responses.
20. The **achievability** of a site has been judged by determining whether there is a reasonable prospect of housing being developed at a particular point in time. This is influenced by market conditions, the costs associated with development and the relocation of existing uses. The SHLAA also considers abnormal costs that may be incurred as part of the development, such as infrastructure, affordable housing provision, open space, community facilities and biodiversity considerations needed to make the scheme acceptable in sustainability terms.
21. The assessment considers whether there are any **constraints** which prohibit development taking place on suitable sites and examines ways to overcome these constraints.

Stage 8: Review of the Assessment

22. In accordance with SHLAA practice guidance, the assessment will be kept up-to-date via the Annual Monitoring Report (AMR). The following information will be recorded:
- whether sites have been completed or are under construction
 - whether sites have been subject to a planning application(s) or planning permission(s)
 - progress made on removing constraints
 - the deliverability / developability of sites
 - the identification of any new constraints
 - whether any previously unidentified sites have come forward that were not included in the SHLAA but which exceed the minimum site threshold of 5 dwellings / 0.5 hectares
 - details of any small sites below the 5 dwelling / 0.5 hectare threshold to provide important monitoring data on windfalls, which can be used to inform SHLAA revisions

Stage 9: Identifying and Assessing the Housing Potential of Broad Locations

23. The identification and assessment of broad locations for housing development has been undertaken through a separate Green Belt review process. Officer reports to the Council's LDF Steering Group are appended to the back of this assessment to demonstrate how the process has been carried out.

Stage 10: Determining the Housing Potential of Windfall

24. The Council has not sought to determine the housing potential of windfall sites. It is considered that the release of Areas of Search from the Green Belt have sufficient capacity to meet future housing targets. Windfall sites that do come forward will either help to reduce the amount of development that needs to take place in Areas of Search or they will count towards the policy requirement for housing targets to be treated as minimums to be achieved rather than ceilings not to be exceeded.

APPENDIX 2:
SITE SUITABILITY APPRAISAL FORM

Stage A
<p>Conformity with Strategic Policy for Development Distribution / Settlement Hierarchy</p> <p>Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.</p> <p>Yes:</p> <p>Greenfield (previously undeveloped) site which is within adjoins the built up area for the settlement</p> <p>Brownfield (previously developed) site that is within or is well-related to the settlement</p> <p>Greenfield site that is not within, or adjoin or which may not form part of a direction of growth, or brownfield site that is not within or well related to the settlement – site will be discounted</p> <p>No: – site will be discounted</p>
<p>Biodiversity, Geodiversity and Heritage</p> <p>Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?</p> <p>Yes: – site will be discounted</p> <p>No: – Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?</p> <p>Yes:</p> <p>Opportunity to enhance/no significant adverse impact</p> <p>Significant adverse impact that can be mitigated</p> <p>Significant adverse impact that cannot be mitigated – site will be discounted</p> <p>No: no significant adverse impact of biodiversity</p>
<p>Land at risk of flooding</p> <p>Is the site situated within Flood Risk Zone 3b?</p> <p>Yes: – site will be discounted</p> <p>No:</p> <p>Little or no risk – zone 1</p> <p>Low to medium risk – zone 2</p> <p>High risk – zone 3a – exception test required</p> <p>If only part of the site is susceptible to flood risk a pragmatic approach will be taken to the assessment.</p>
Stage B
<p>Impact on the historic, cultural and built environment</p> <p>How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?</p> <p>Opportunity to enhance/no adverse impact</p> <p>Adverse impact/impact but could be mitigated</p> <p>Significant adverse impact that cannot be mitigated</p>
<p>Impact on landscape character</p> <p>How would the site impact on character of the landscape?</p> <p>Opportunity to enhance/no adverse impact</p> <p>Adverse impact/impact but could be mitigated</p> <p>Significant adverse impact that cannot be mitigated</p>

Mineral Resources

Would development result in the sterilization of mineral resources?

No: site not within Minerals Consultation Area

No: site within Minerals Consultation Area but minerals extracted/land in process of restoration, pre-extraction possible or extraction in progress

Yes: site within Minerals Consultation Area, pre-extraction not possible

Air Quality

Would development impact on air quality or an Air Quality Management Area (AQMA)?

No impact on air quality/opportunity for improvement

Indirect/direct impact on AQMA in operation but mitigation possible

Indirect/direct impact on AQMA and no mitigation possible

Access to Public Transport

Is the site well related to a bus stop (or railway station)?

Less than 400m (or 800m)

Higher than 400m (or 800m) but sustainable mitigation possible*

Between 400m and 800m (1600m) and no mitigation possible

Over 800m and 1200m (2400m), or ineffective service and no mitigation possible

Access to services and facilities

Does the site benefit from good access to employment provision?

Less than 1500m

Higher than 1500m but sustainable mitigation possible*

Between 1500m and 3000m

Over 3000m

Distance to nearest nursery/primary/community school:

Less than 600m

Higher than 600m but sustainable mitigation possible*

Between 600m and 1200m

Over 1200m

Distance to nearest local centre/post office:

Less than 800m

Higher than 800m but sustainable mitigation possible*

Between 800m and 1600m

Over 1600m

Distance to nearest health centre:

Less than 1000m

Higher than 1000m but sustainable mitigation possible*

Between 1000m and 2000m

Over 2000m

Distance to nearest secondary school:

Less than 1500m

Higher than 1500m but sustainable mitigation possible*

Between 1500m and 3000m

Over 3000m

Distance to nearest city, town or district centre/superstore:

Less than 2000m

Higher than 2000m but sustainable mitigation possible*

Between 2000m and 4000m

Over 4000m

*Sustainable mitigation possible means that developer is able to provide facilities and improve accessibility at a cost borne by the developer and that such mitigation is sustainable on a long-term basis.

<p>Land Status Does the site represent a redevelopment opportunity, Greenfield site or a combination? 51 – 100% Previously Developed Land (PDL) 1 – 50% PDL Greenfield</p>
<p>Constraints to Delivery Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc) No constraint Constraint which could be overcome through major mitigation Constraint which cannot be overcome through mitigation</p>
<p>Source Protection Zones Does the site lie within a water Source Protection Zone? No Yes: but low risk of contamination Yes: high risk of contamination</p>
<p>Open space and recreation Would the site result in the loss of these facilities? No Yes, but indication of replacement provision possible on, next to or near to the site as part of the development Yes. No possibility of replacement provision</p>
<p>Employment Land Would development of the site result in the loss of employment land? No Yes, but indication of replacement provision possible on, next to, or near to the site as part of the development Yes. No possibility of replacement provision</p>
<p>Infrastructure Capacity Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served? Sufficient infrastructure in place to serve development Infrastructure constraints that would require investment to overcome but can be addressed by developer contributions Significant infrastructure constraints, i.e. strategic infrastructure required which will rely on Government grants</p>
<p>Highway Access Can the site be accessed by vehicle from the highway? Vehicle access is currently possible and in accordance with County or Manual for Streets standards The provision of vehicle access would require investment but can be addressed by developer contributions No possibility of vehicle access to the site in accordance with County or Manual for Streets standards.</p>
<p>Pedestrian and Cycle Links Is pedestrian and/or bicycle access available to the site? Yes The provision of pedestrian and/or bicycle links would require investment but can be addressed by developer contributions No possibility of pedestrian and/or bicycle access to the site</p>

Compatibility with adjoining uses

Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?

Residential development only compatible

Insignificant or moderate compatibility issues

Residential development considered incompatible (discount site for residential)

APPENDIX 3: Workshop Attendees

Workshop 1: Held February 2009

- Representative from Paul Wallace Estates – Independent Estate Agents
- Representative from Woodhall Properties – Independent Estate Agents
- Representative from CGMS – Planning Consultants (Agent on behalf of Woodhall properties)
- One land owner
- Representative from CB Richard Ellis - commercial property and real estate services adviser
- Hertfordshire County Council Infrastructure and Property Officer
- Two representatives from Bellway Homes – Property Developers
- Representative from Bidwells – Residential and Commercial Property Consultants
- Representative from Drivers Jonas – Commercial Property Consultants
- Two representative from the Council's Planning Policy Section

Workshop 2: Held October 2009

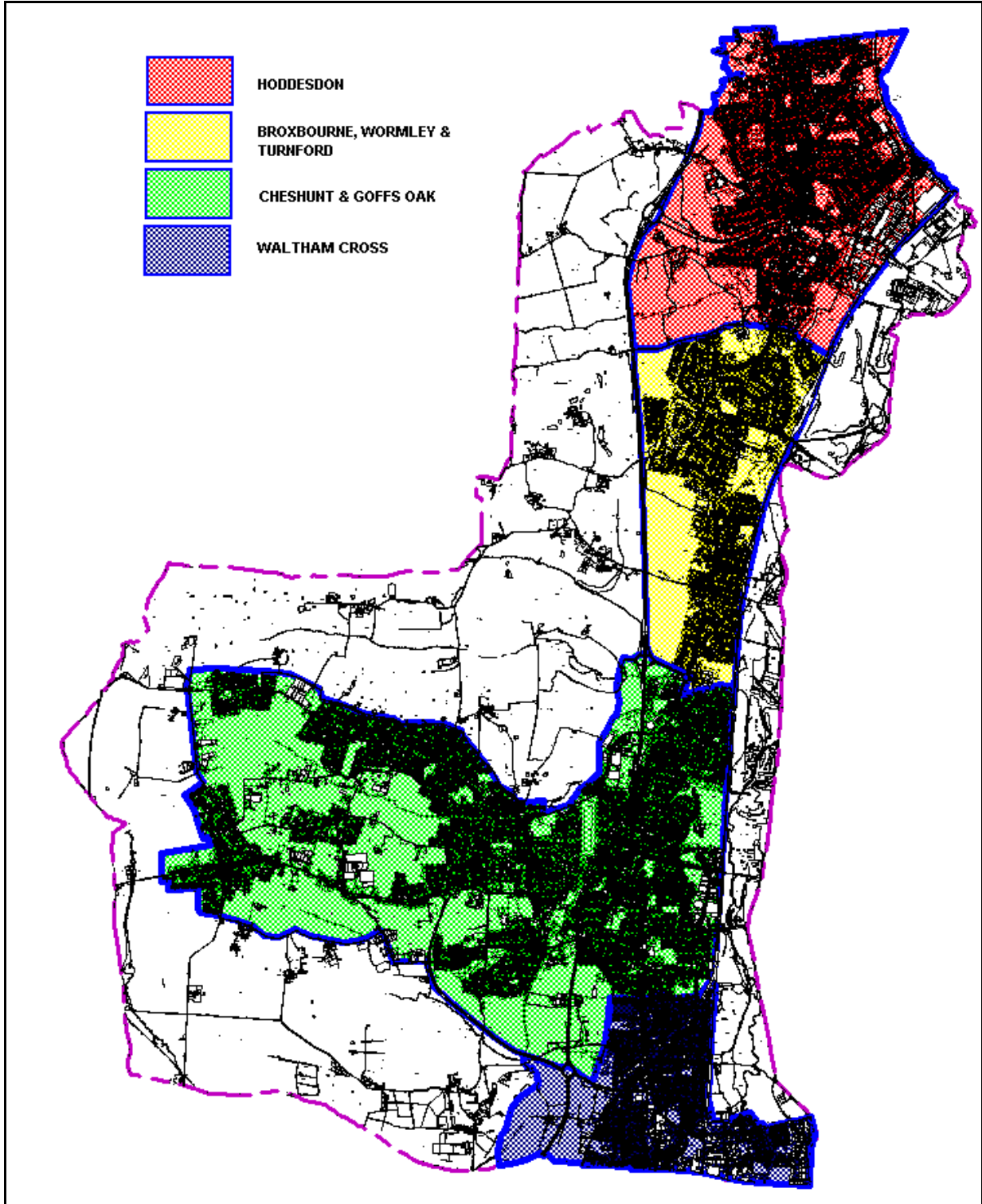
- Representative from Leach Homes
- Representatives from Paul Wallace Estates – Planning Consultant and Commercial Consultant
- Representatives from Woodhall Properties
- Representatives from Crest Nicholson
- Representatives from Bayfordbury Estates
- Representative from CB Richard Ellis
- Three representatives from Broxbourne Housing Section – Director and two officers
- Fordhams Research Consultants
- Representative from DPA Consultants
- Representatives from the Environment Agency
- Representative from Broxbourne Housing Association
- Representative from Easton Associates
- Representatives from Hightown Praetorian and Churches Housing Association
- Three representatives from Hertfordshire County Council – Two highway officers and one Principle Planner.
- Representatives from Bidwells
- Landowner
- Representative from Bellway Homes
- Representative from Smith Stuart Reynolds Independent Town Planning Consultancy
- Representative from Fairview Homes
- Representative from Paradigm Housing

Appendix 4 a - HODDESDON

Each location area has been divided into the following sections:

- Allocated sites
- Commitment sites
- Identified SHLAA sites
- Green Belt sites considered deliverable

The map below shows how the borough areas have been divided for purposes of the SHLAA.



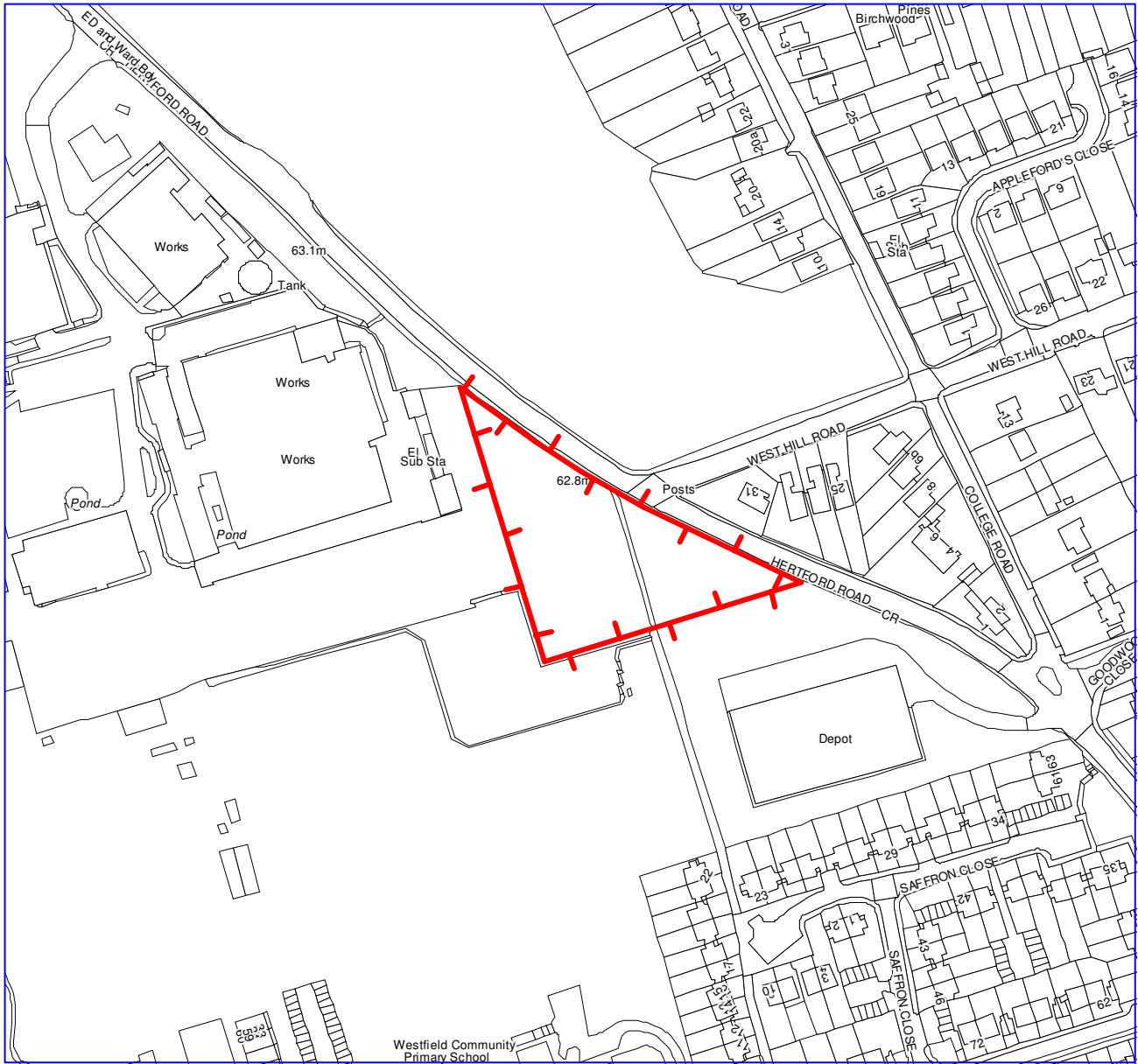
Allocated Sites

There are no allocated housing sites in the Hoddesdon area

Commitment Sites (Over 5 units in size)

Reference	Site	Total No. of units/ No. of units left to build
HOD-U-01	Land off Hertford Road, Hoddesdon	55
HOD-U-02	The Vicarage, 11 Amwell Street	14
HOD-U-03	Hoddesdon Snooker Club, Conduit Lane	14
HOD-U-04	Fawkon Walk/ Taverners Way (phase 2&3)	44
HOD-U-05	Clock House Buildings, Brewery Road, Hoddesdon	11
HOD-U-06	The Bungalow, St Cross Chambers	11
HOD-U-09	90 Ware Road, Hoddesdon	7
HOD-U-10	R/O 100-104 High Street Hoddesdon	6
HOD-U-14	Corner of Lord Street & Taverners Way, Hoddesdon	23
HOD-U-15	76 High Street and Land to rear of Conservative Club, Hoddesdon	42
HOD-U-16	Part of site 4 Petron Amusements	33
Total number of units		260

HOD-U-01: Land off Hertford Road, Hoddesdon



Description of Development:

Triangle of land fronting Hertford Road and adjacent to the Merck Sharpe and Dhome site. The site is bisected by a public footpath and approval has been given for residential development. The site currently is open land. There are no planning constraints on the site.

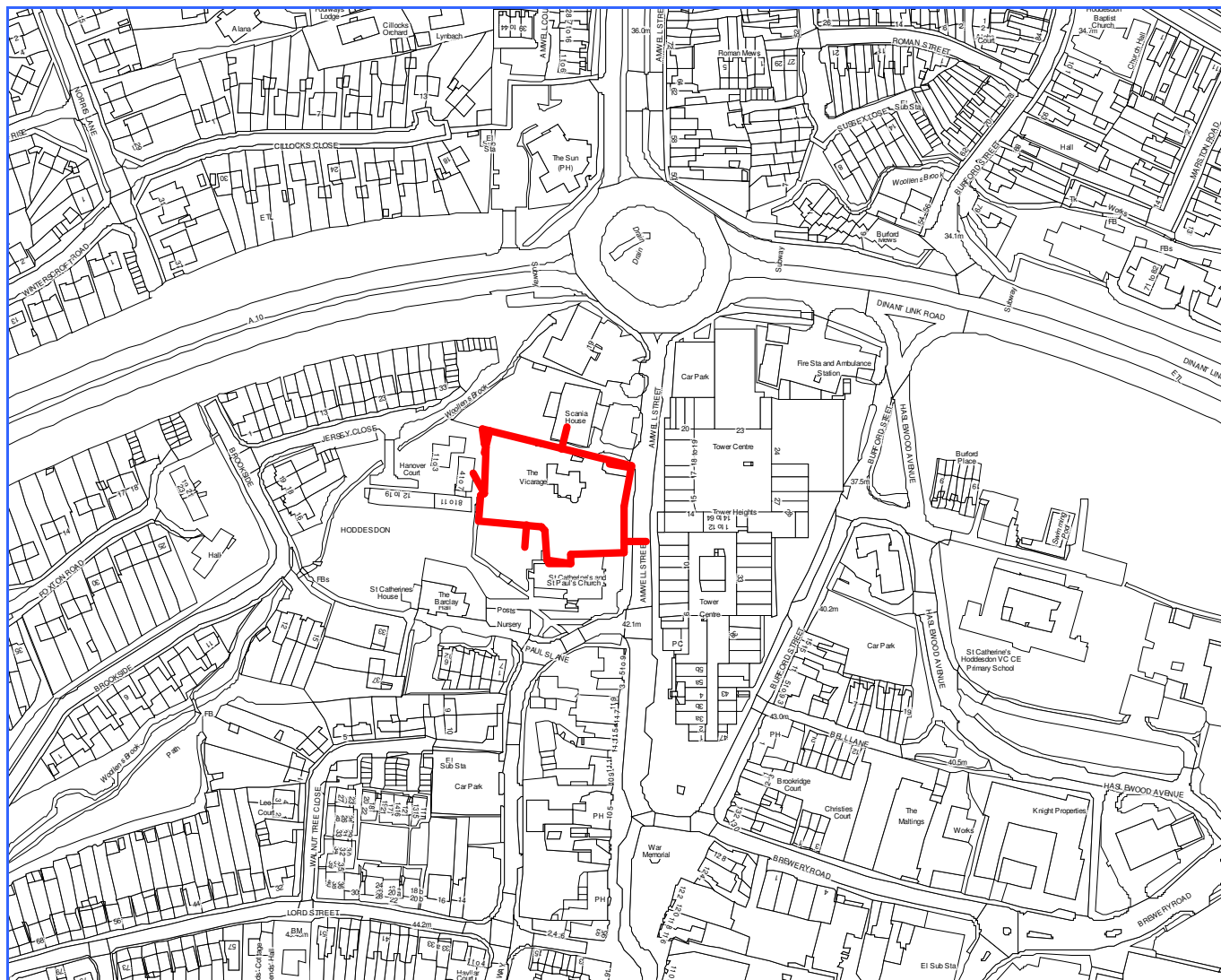
Existing use	Employment allocation/open land
Net Area	0.5 ha
Proposed density	110 dph
Potential number of homes	55
Status of the land	Greenfield site which adjoins built up area
Development period	2010-2016

Comments:

Permission was granted in November 2008 for 55 flats.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Greenfield (previously undeveloped) site which is within adjoins the built up area for the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Higher than 400m (or 800m) but sustainable mitigation possible
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	1 – 50% PDL
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	Yes – allocated site
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	The provision of vehicle access would require investment but can be addressed by developer contributions
Is pedestrian and/or bicycle access available to the site?	The provision of pedestrian and/or bicycle links would require investment but can be addressed by developer contributions
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Insignificant or moderate compatibility issues

HOD-U-02: The Vicarage, 11 Amwell Street Hoddesdon



Description of Development

The Vicarage is situated within Hoddesdon town centre in a designated Conservation Area. The building is not listed. It has good links to retail and employment, public transport and other services and facilities. The site can be accessed from Amwell Street to the east which is adjacent to the Tower Centre.

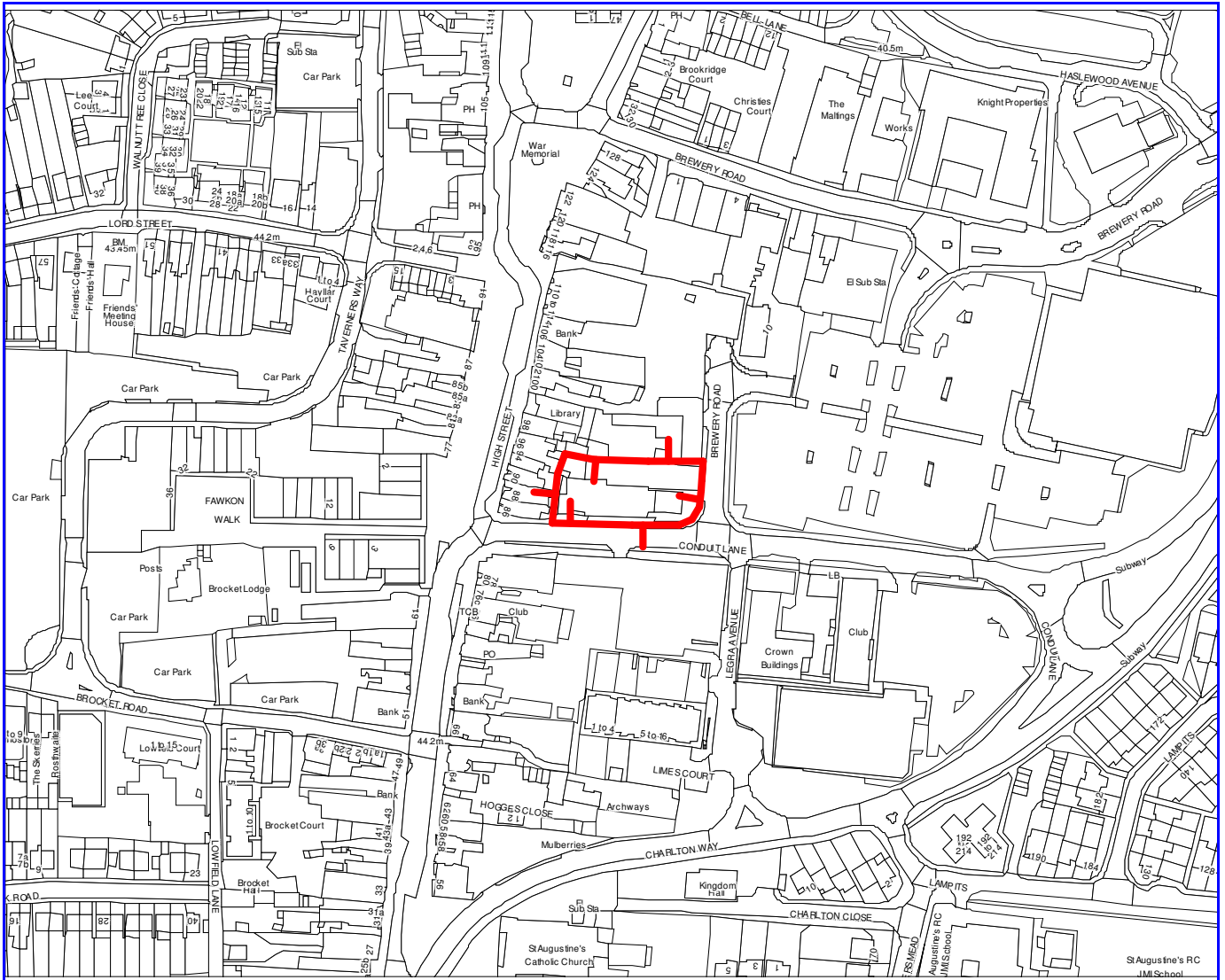
Existing use	Vicarage building
Net Area	0.3 ha
Proposed density	47 dph
Potential number of homes	14
Status of the land	Brownfield site
Development period	2010-2016

Comments:

In 2007 an application was approved for the conversion of the Vicarage into 3 houses and Rose Cottage into 1 bed house, erection of 4 houses and 2 two bed and 4 one bed flats. The permission has not been implemented. Due to the grant of permission the site is considered deliverable and developable.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement.
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Adverse impact but could be mitigated
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51-100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	Yes but low risk of contamination
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Insignificant or moderate compatibility issues

HOD-U-03: Hoddesdon Snooker Club, Hoddesdon High Street



Description of Development

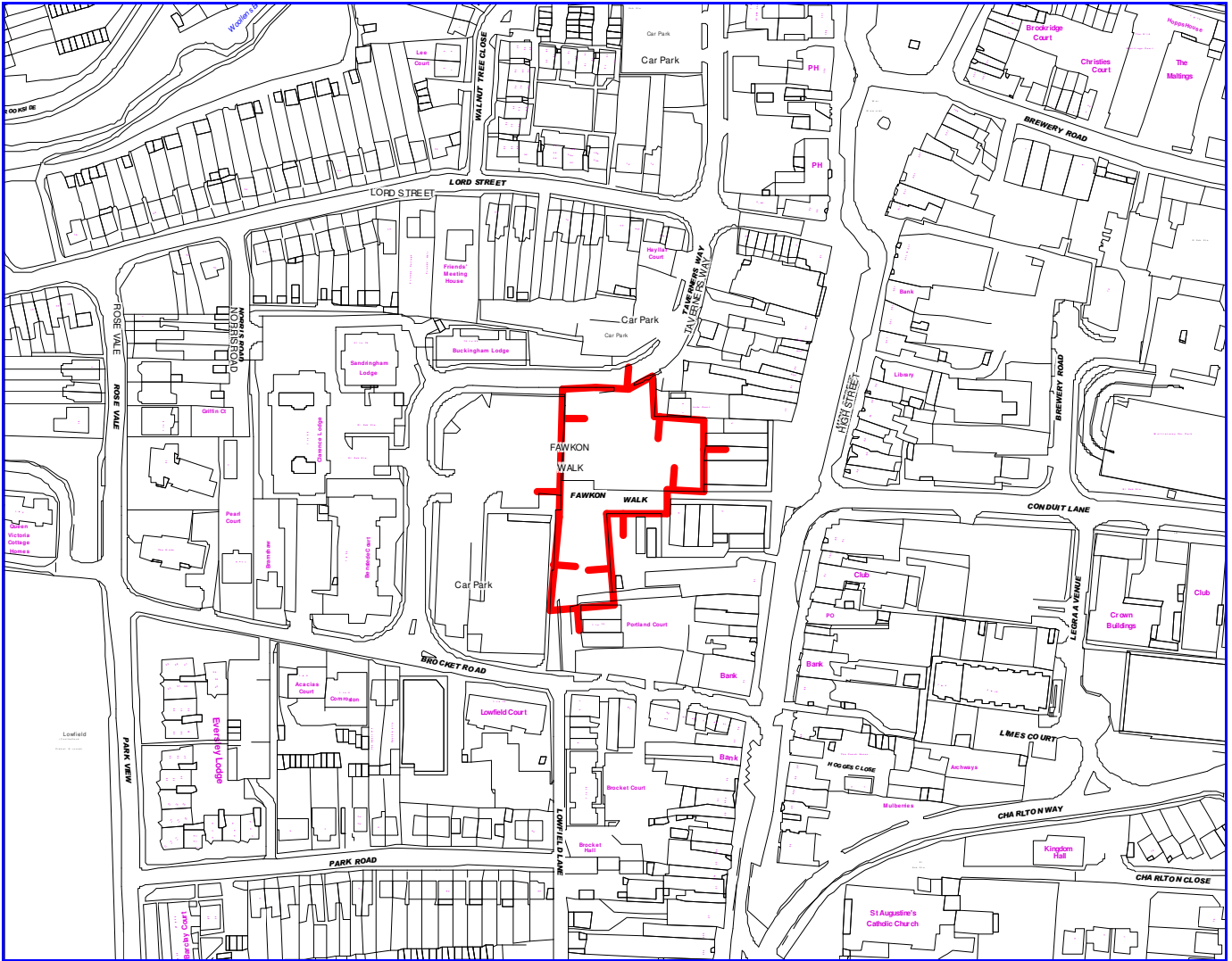
Hoddesdon Snooker Club, which is neither vacant nor closed at present, is situated to the rear of 86 to 94 High Street Hoddesdon, on the corner of Brewery Road and Conduit Lane. The Snooker Club is within the Conservation Area and is within walking distance of services and facilities in Hoddesdon town centre. This includes shops, health facilities, public transport and employment opportunities. Permission was granted in 2005 for a mixed use development including 1 no 3 storey block comprising, 2 A1 retail units, 1 no A1,A2 or A3 unit on ground floor, 14 no 2 bed flats and offices above.

Existing use	Vacant-Closed Snooker Club
Net Area	0.11 ha
Proposed density	120 dph
Potential number of homes	14
Status of the land	Brownfield
Development period	2010-2016

No Comments

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Adverse impact but could be mitigated
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Insignificant or moderate compatibility issues

HOD-U-04: Fawkon Walk/ Taverners Way (phase 2&3)



Description of Development

The Fawkon Walk development is situated to the rear of Hoddesdon High Street adjacent to Aldi car park. The original application was approved in 2005 for the erection of one 4 storey block with 6 retail units on ground floor and 42 residential units on 3 levels above, one 4 storey block with medical centre on 2 floors and 5 residential units on 1 level above, 1 floor of offices and construction of basement car park. The application above was submitted and approved for the deletion of the proposed office uses and to convert them into an additional 9 residential units.

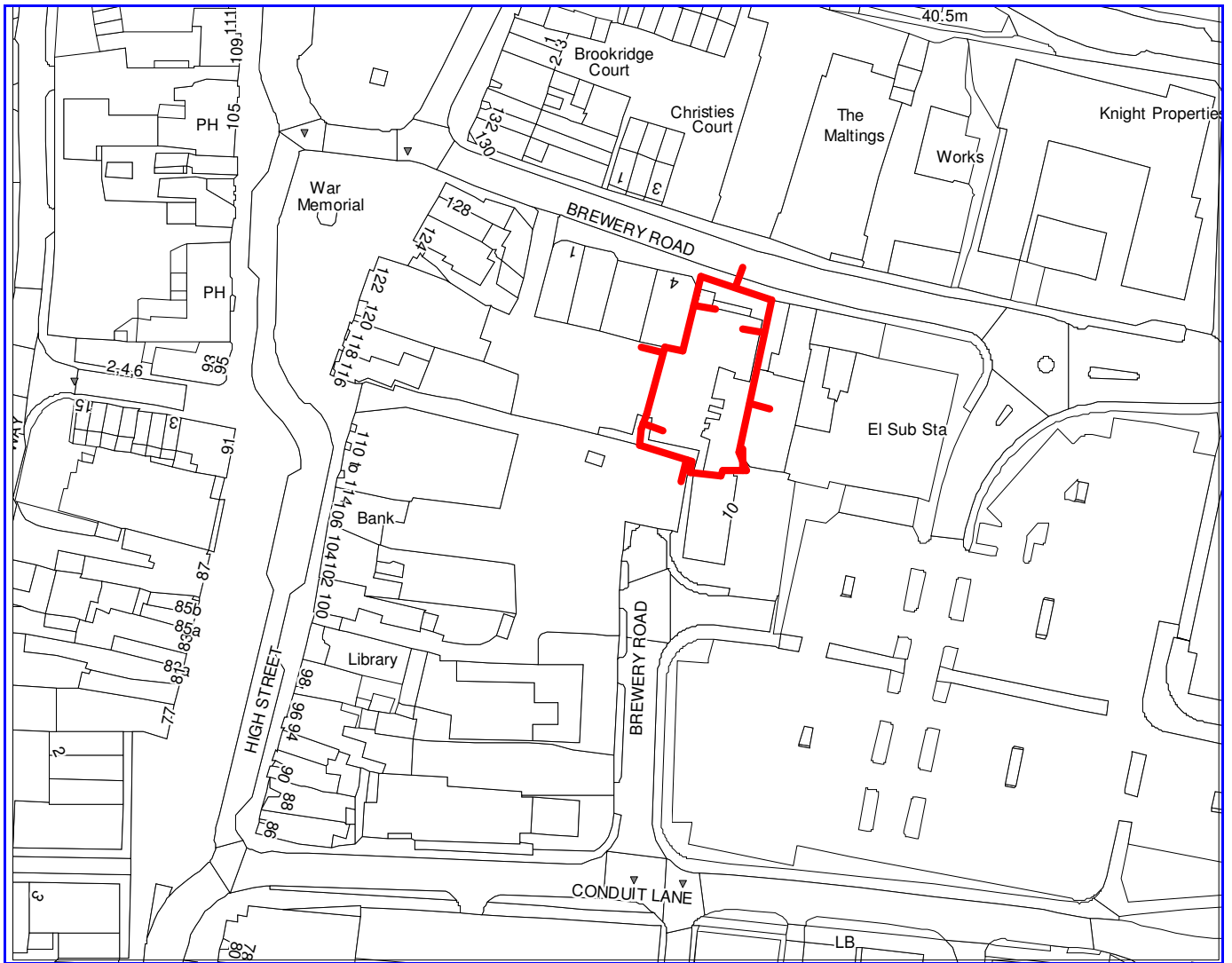
Existing use	Office proposed in original application
Net Area	0.46 ha
Proposed density	95 dph
Potential number of homes	44
Status of the land	Brownfield
Development period	2010-2016

Comments:

Development is still in progress.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Adverse impact but could be mitigated
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

HOD-U-05: Clock House Buildings, Brewery Road, Hoddesdon



Description of Development:

1-4 Brewery Road currently faces other retail units and Faces Nightclub, the building east of 4 Brewery Road is currently used as a gym. The units are situated in Hoddesdon town centre and would result in the loss of retail units if residential development took place. Land to the south of 1-4 Brewery Road is currently used for parking and to service retail units. The site is situated within the Hoddesdon Conservation area and is within the accessibility corridor.

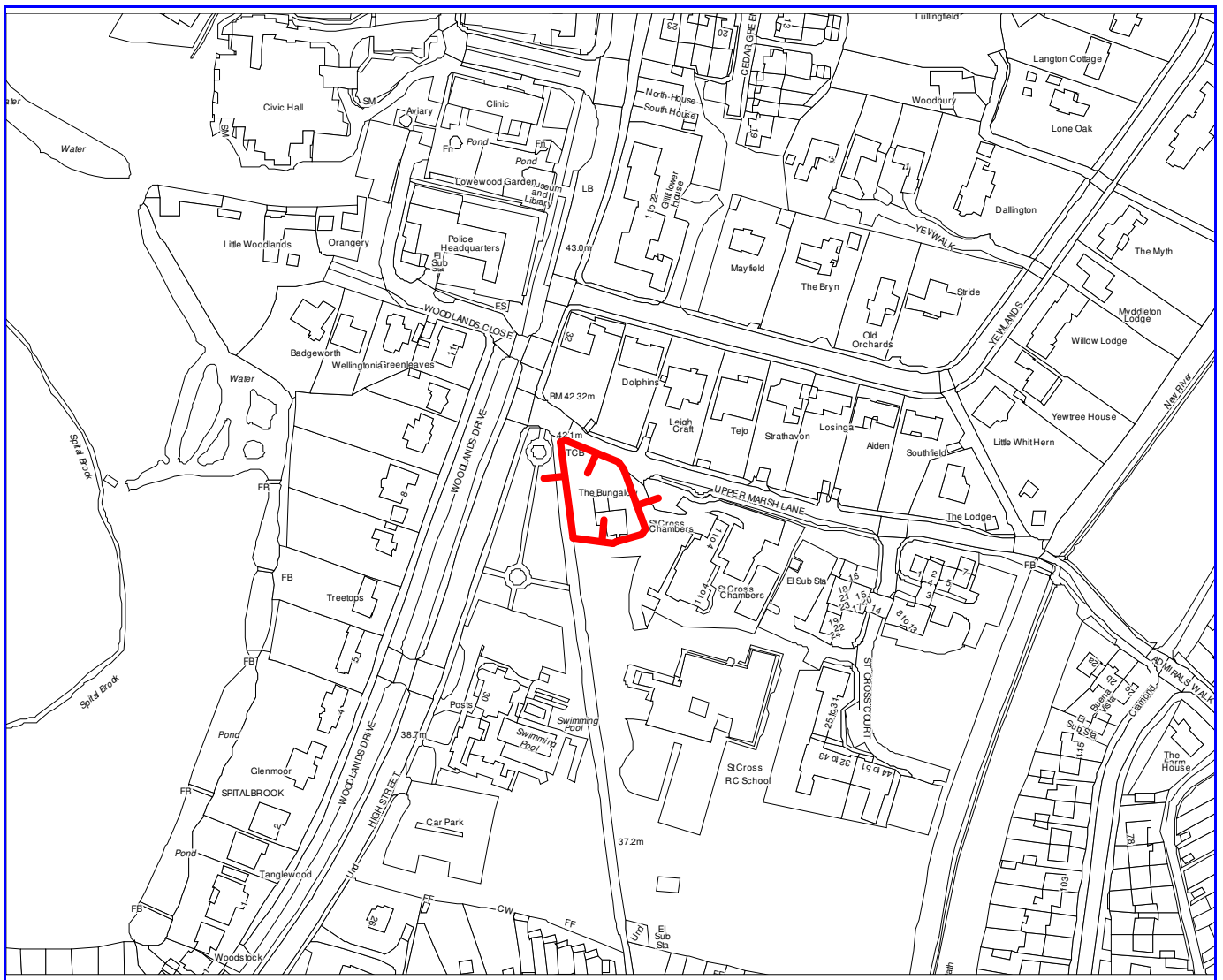
Existing use	Retail units
Net Area	0.33 ha
Proposed density	33 dph
Potential number of homes	11
Status of the land	Brownfield
Development period	2010-2016

Comments:

The boundary of the site has been redrawn to take into account permissions on the site. Due to this, dwelling numbers have also been revised from 27 units to 11. Permission was granted in October 2008 for 12 units on the clockhouse buildings to the east of the site.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Adverse impact but could be mitigated
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Insignificant or moderate compatibility issues

HOD-U-06: The Bungalow, St Cross Chambers



Description of Development

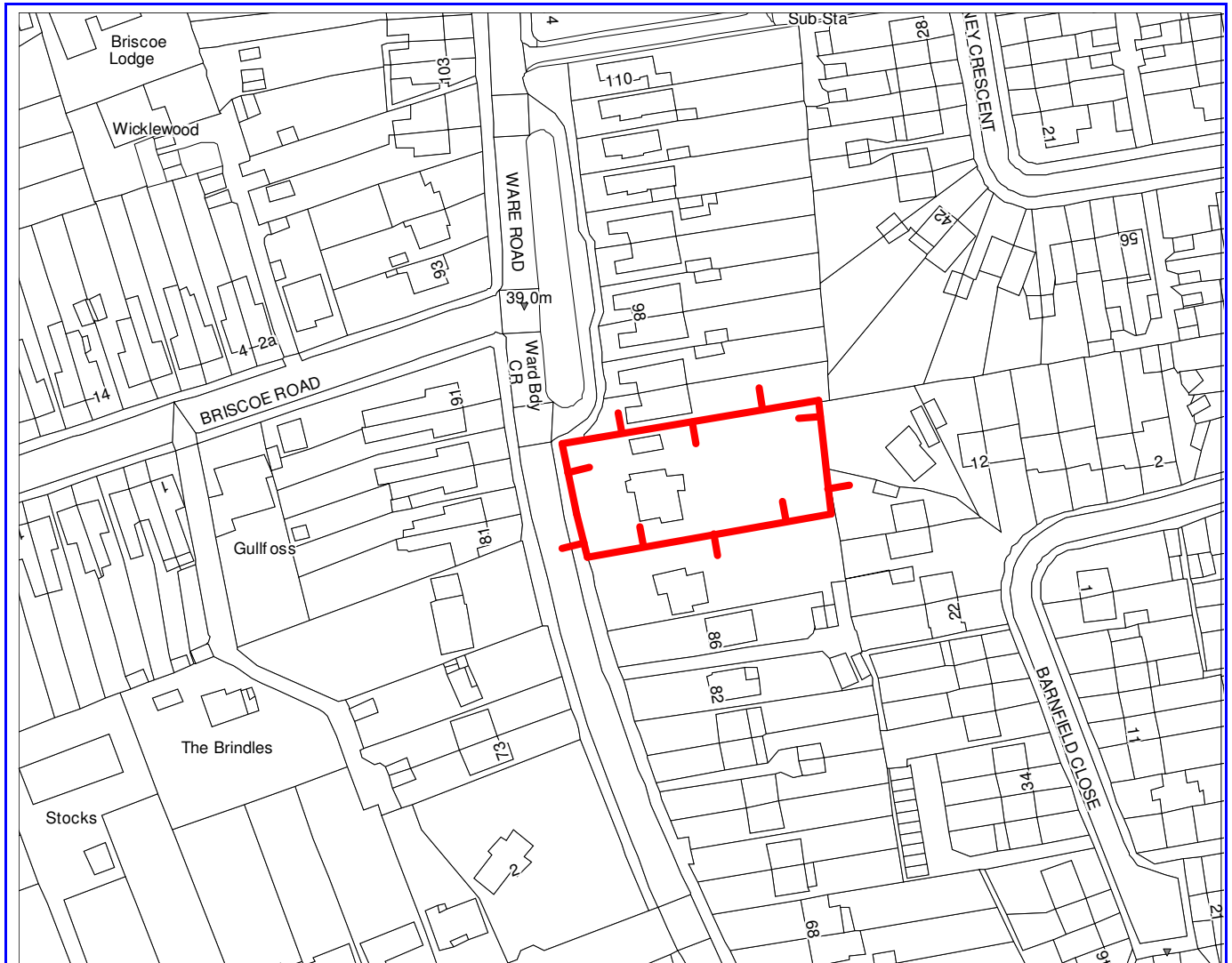
The Bungalow is situated on the corner of Upper Marsh Lane and the High Street. The site is also located to the rear of the Spinning Wheel site and forms part of the St Cross Chambers site. The Bungalow is within the Conservation Area but is not listed. There are no environmental constraints on the site and a new access is to be created as part of the application. An application was approved in 2009 for the erection of two 2/3 storey block of flats.

Existing use	Residential
Net Area	0.19 ha
Proposed density	60 dph
Potential number of homes	11
Status of the land	Brownfield
Development period	2010-2016

No Comments.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Adverse impact but could be mitigated
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Only residential compatible

HOD-U-09: The Coach House, 90 Ware Road, Hoddesdon



Description of Development

The Coach House at 90 Ware Road is a single dwelling with a large front and rear garden. The site is 0.15 hectares in size and is accessible from Ware Road. The site is within walking distance of the cemetery and Hoddesdon town centre. The site is also within the accessibility corridor.

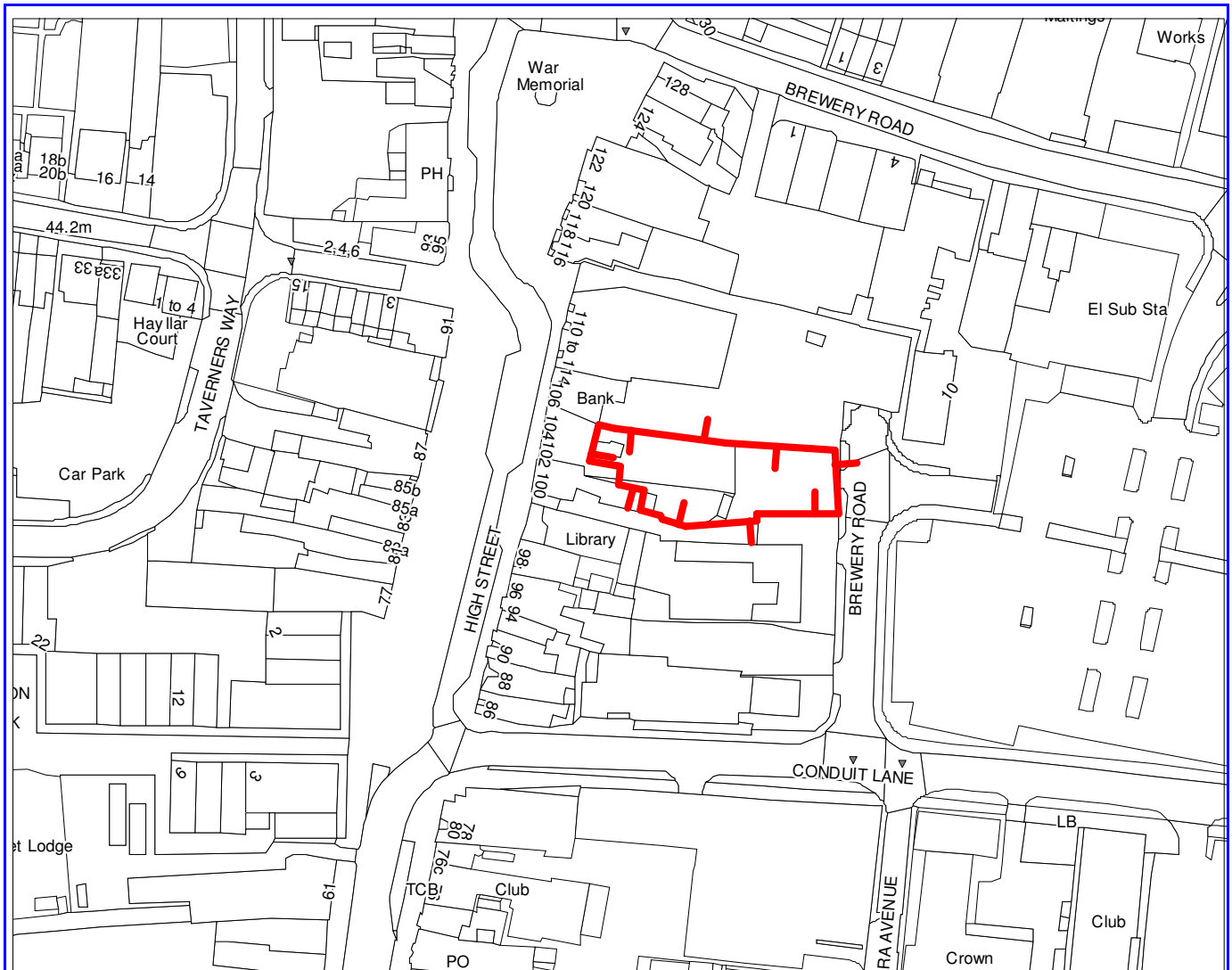
Existing use	Dwelling and garden
Net Area	0.15 ha
Proposed density	50 dph
Potential number of homes	7
Status of the land	Brownfield (some Greenfield due to garden area)
Development period	2010-2016

Comments:

Approval was granted in 2007 for demolition of existing dwelling and erection of a two storey block of 8 two bed flats with new access, parking and landscaping.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	No adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

HOD-U-10: R/O of 100-104 High Street Hoddesdon



Description of Development

The application in question is situated to the rear of 100-104 High Street Hoddesdon adjacent to Brewery Road and Sainsbury's car park. Pedestrian access is possible from the side of the site via an alley way which connects Sainsbury's to the town centre. Access is also possible by car from Brewery Road and Conduit Lane. The area is designated as Conservation Area.

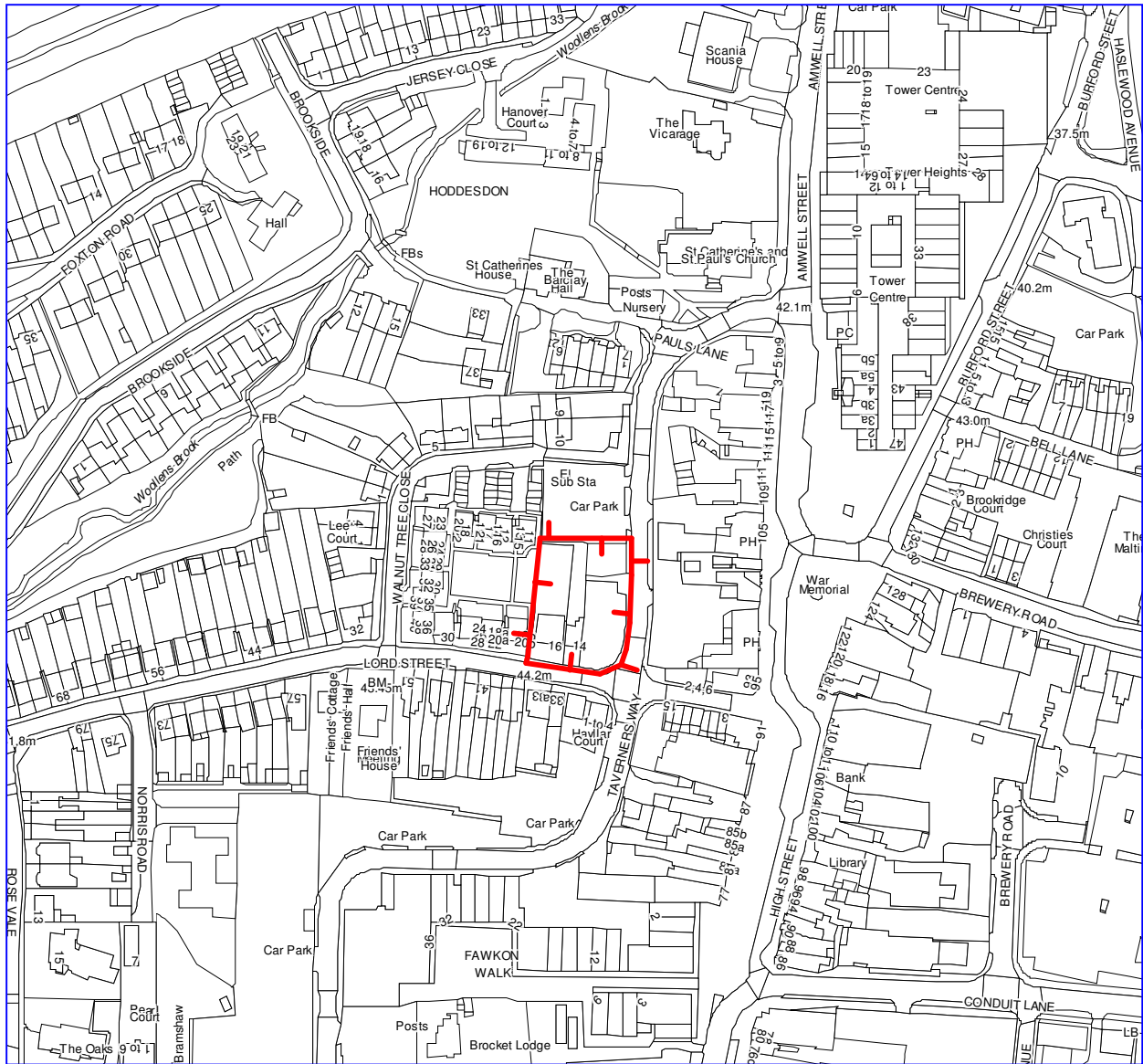
Existing use	Land to the rear of retail units
Net Area	0.13 ha
Proposed density	80 dph
Potential number of homes	6
Status of the land	Brownfield
Development period	2010-2016

Comments:

The original application was refused by the Council but allowed by the Planning Inspector at appeal. The site is already under construction for the development of 2 retail units with 4 two bed and 2 one bed dwellings.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Adverse impact but mitigation measures possible
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	Yes but low risk of contamination
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Insignificant or moderate compatibility issues

HOD-U-14: Corner of Lord Street & Taverners Way, Hoddesdon



Description of Development:

The site is bounded by residential development to the south and west. To the east of the site is Hoddesdon town centre therefore the site has a car park to the north and excellent access to local services and public transport. The Borough council is currently investigating the possibility of providing a 100% affordable housing scheme on this site in partnership with a housing association. Any development on this site would need to be sympathetic to the conservation area to the east. The site itself is within the accessibility corridor.

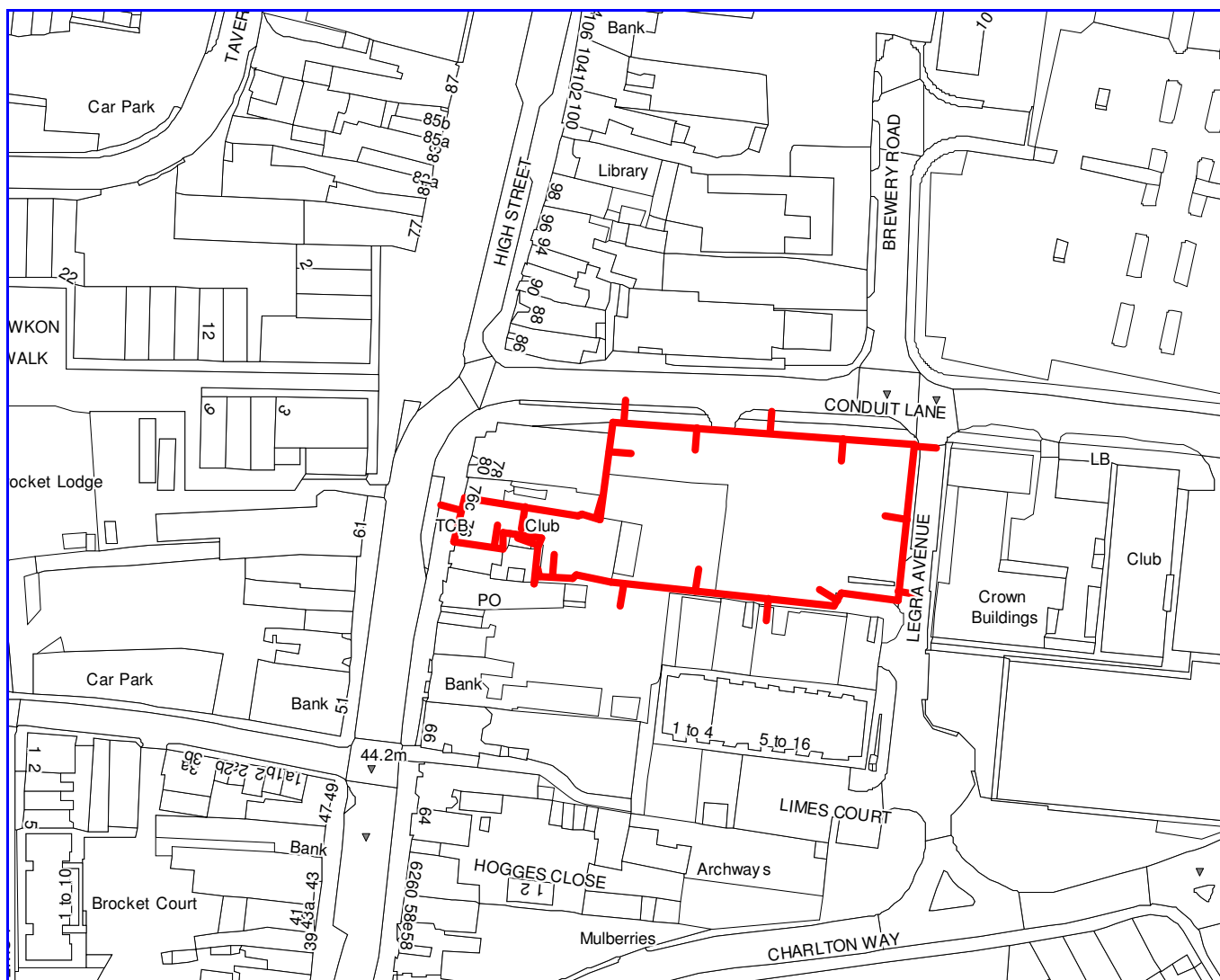
Existing use	Residential, car park and green space
Net Area	0.25 ha
Proposed density	80 dph
Potential number of homes	23
Status of the land	Brownfield
Development period	2010-2016

Comments:

The total number of units on the site has increased from 20 to 23 as an application for the potential development for 23 flats was deferred.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	Yes: but low risk of contamination
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

HOD-U-15: 76 High Street & land to rear of Conservative Club Hoddesdon



Description of Development:

The site consists of some retail units, the Hoddesdon Conservative Club and parking to the rear of these units. The site is within the Hoddesdon town centre boundary, the Hoddesdon Conservation Area and an Area of Archaeological Interest. Both properties and some walls within the proposed boundary are listed and the site is also within the accessibility corridor.

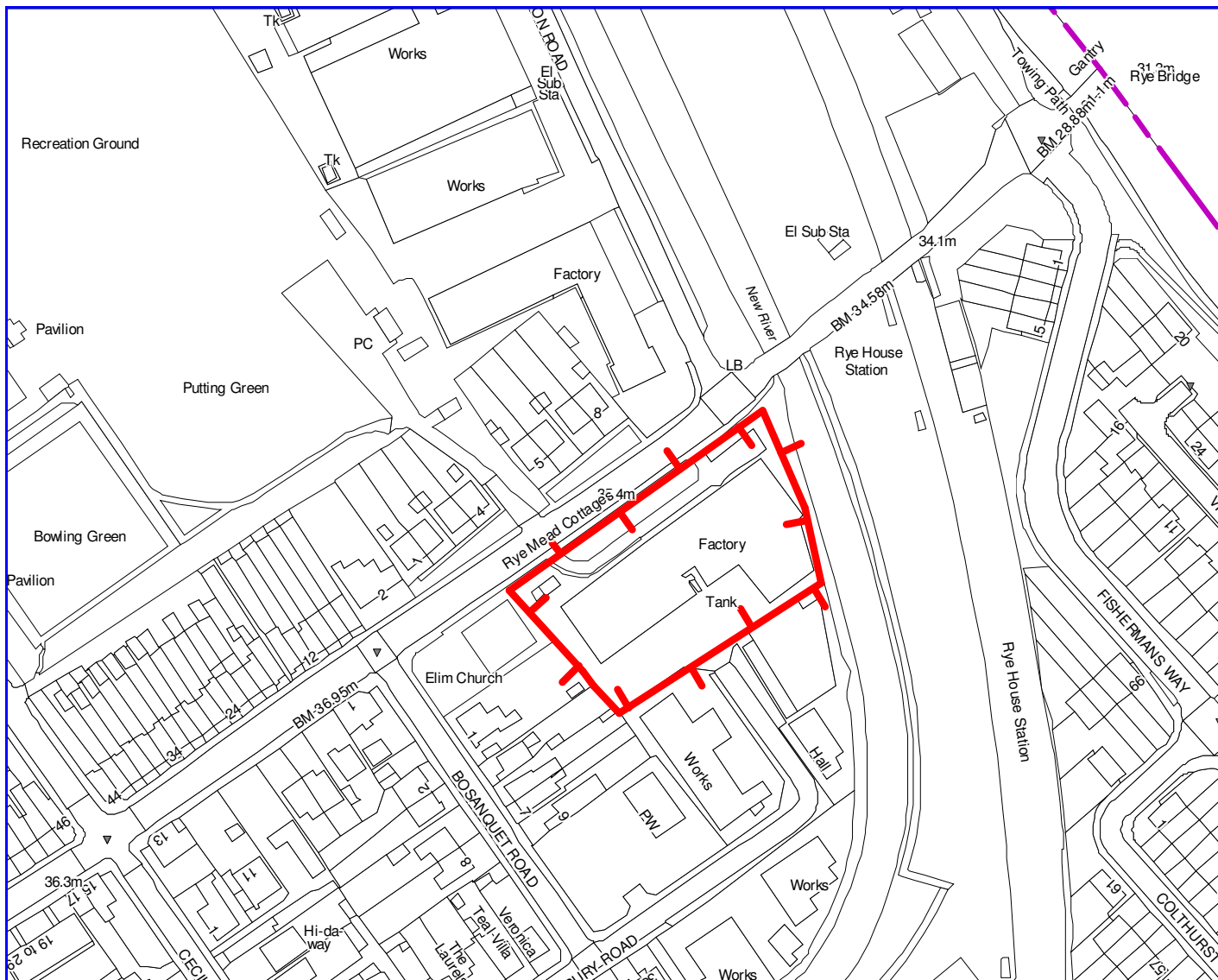
Existing use	Parking area/ retail & Conservative Club
Net Area	0.3 ha
Proposed density	140 dph
Potential number of homes	42
Status of the land	Brownfield land
Development period	2010-2016

Comments:

Approval was granted in 2008 for restoration, alteration and conversion of existing social club building to form a bar and restaurant building with 2x1 bed units, erection of a new social club building including ancillary offices and erection of a 3/4 storey building containing 22 one bed and 18 two bed units with associated parking and amenity works. Work has yet to begin on site.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Adverse impact but can be mitigated
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Insignificant or moderate compatibility issues

HOD-U-16: Part of site 4 Rye Road Industrial Premises, Hoddesdon



Description of Development:

This site lies at the end of Rye Road close to the New River and the railway line. It is also in close proximity to residential dwellings in Salisbury Road and Bosanquet Road. The site currently consists of industrial units and is within the accessibility corridor. The site has good access to local employment opportunities and public transport. There are no constraints on this site and it is within the accessibility corridor.

Existing use	Industrial
Net Area	0.32 ha
Proposed density	100 dph
Potential number of homes	33
Status of the land	Brownfield land
Development period	2010-2016

Comments:

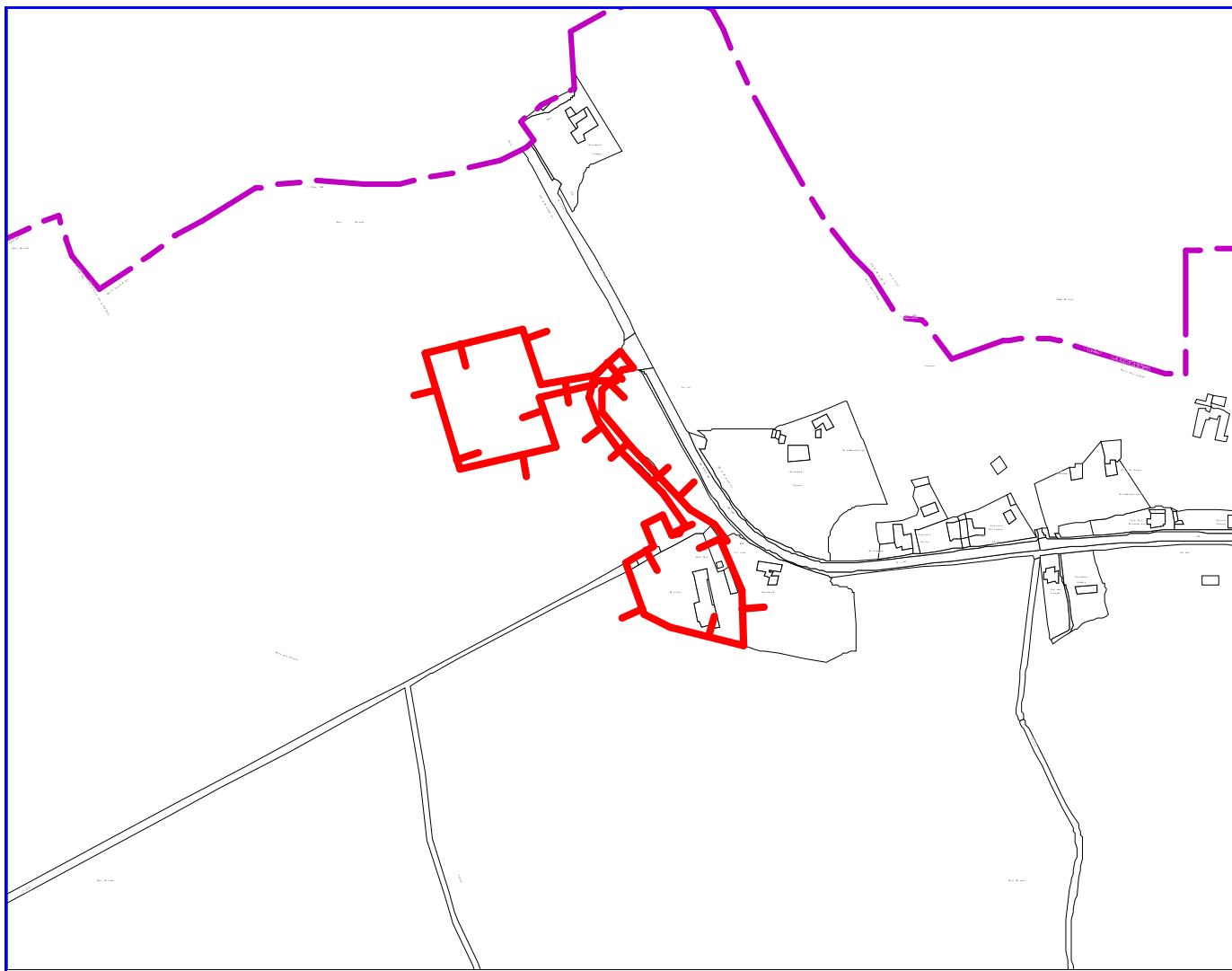
This site has been added to the SHLAA as formal approval was granted in January 2009 for the demolition of existing industrial buildings and erection of five blocks comprising of 6 one bed and 27 two bed apartments. Therefore the boundary of HOD-U-17 has been amended to take into account this new permission.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/ no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Higher than 600m but sustainable mitigation possible
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Higher than 1000m but sustainable mitigation possible
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	Yes but replacement may not be required
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Insignificant or moderate compatibility issues

SHLAA Sites

Reference	Year	Site	Total No. of Units
HOD-U-07	2010-2016	Fitzpatrick Contractors Ltd	9
HOD-U-11	2010-2016	23 & 25 Whitley Road, Hoddesdon	5
HOD-U-32	2010-2016	25, 25a and 25b High Street Hoddesdon	11
HOD-U-30	2010-2016	Ryelands Primary School	40
HOD-U-12	2016-2021	Former Turnford Surfacing Site, Hoddesdon	70
HOD-U-13	2016-2021	Oaklands Industrial Estate, Essex Road, Hoddesdon	44
HOD-U-17	2021-2026	Rye Road Industrial Premises, Hoddesdon	20
HOD-U-18	2021-2026	Bollescroft, South of Cock Lane Hoddesdon	15
HOD-U-19	2016-2021	Speakerbus premises off Ware Road, Hoddesdon	21
HOD-U-20	2016-2021	Fourways Garage, Corner of Amwell Street & Hertford Road, Hoddesdon	7
HOD-U-23	2016-2021	19 Amwell Street and Scania House, Hoddesdon	52
HOD-U-25	2016-2021	Garages off Burnside, Hoddesdon	7
HOD-U-26	2010-2016	"The Old Highway" Whitley Road, Hoddesdon	14
HOD-U-27	2016-2021	Land off Brewery Road, Hoddesdon	16
HOD-U-28	2010-2016	Crown Buildings and Squash Club, Conduit Lane, Hoddesdon	6
HOD-U-31	2016-2021	Lea Road Industrial Works, Hoddesdon	60
Total Number of Units			397

HOD-U-07: Fitzpatrick Contractors Ltd, Hertford Road



Description of Development

The site is located close to the boundary of Broxbourne at the end of Hertford Road in Hoddesdon. The application was approved in 2006 for the removal of depot, relocation and construction of new headquarters office building, conversion of existing building into 8 no residential units and replacement of Boxwood House totalling 9 residential units.

Existing use	Depot and Headquarters
Net Area	0.28 ha
Proposed density	30 dph
Potential number of homes	9
Status of the land	Brownfield
Development period	2010-2016

No Comments

The application for 8 residential units and replacement of Boxwood House lapsed in August 2009. The site has therefore moved from commitments and is now a SHLAA site. The site is still considered deliverable.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	No risk
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Higher than 800m
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Higher than 600m
Distance to nearest local centre/post office:	Higher than 800m
Distance to nearest health centre:	Higher than 1000m
Distance to nearest secondary school:	Higher than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Moderate compatibility

HOD-U-11: 23 & 25 Whitley Road, Hoddesdon



Description of Development:

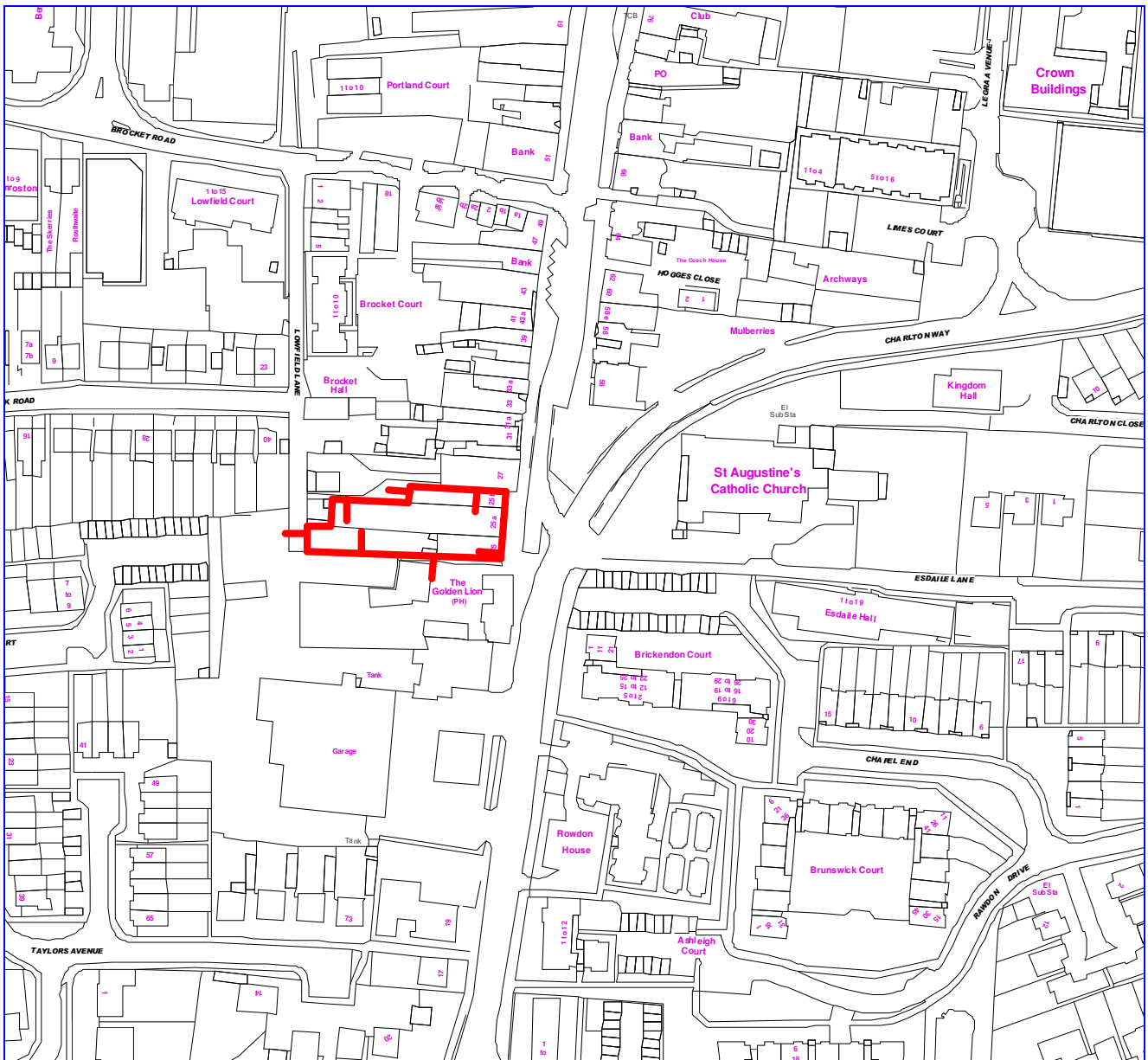
This site in Whitley Road is located in a residential area and is close to Rye House rail station. 23 Whitley Road is currently vacant and in poor condition, the building is comprised of disused retail premises with flats above. 25 Whitley Road is part of the semi-detached building; it is entirely used for residential purposes but is also vacant. The site is within the accessibility corridor.

Existing use	Retail and residential
Net Area	0.08 ha
Proposed density	60 dph
Potential number of homes	5
Status of the land	Brownfield
Development period	2010-2016

No Comments

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Higher than 400m (or 800m) but sustainable mitigation possible
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Higher than 1000m but sustainable mitigation possible
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

HOD-U-32: 25, 25a and 25b High Street Hoddesdon



Description of Development

25, 25a and 25b are within the Hoddesdon town centre boundary and are also within the Hoddesdon conservation area. They are situated at the southern entrance of the town centre and contain retail uses at present. Access is via Lowfield Lane to the rear. There are no environmental designations on the site. Due to its location the site is well serviced by facilities in the town centre.

Existing use	Retail
Net Area	0.09 ha
Proposed density	120 dph
Potential number of homes	11
Status of the land	Brownfield
Development period	2010-2016

Comments:

A previous application was withdrawn in 2006 for the erection of 11 two bed flats in two blocks, one built over existing commercial premises. The development of these units supports the Council's Hoddesdon town centre Strategy which encourages residential use in this location.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Adverse impact/ impact but could be mitigated
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No:
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No
Is the site well related to a bus stop (or railway station)?	Less than 400m from bus stop
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Higher than 800m but sustainable mitigation possible (within town centre itself)
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	Low risk
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development compatible

HOD-U-30: Ryelands Primary School, Hoddesdon



Description of Development

Ryelands Primary School is currently vacant and has been promoted by Hertfordshire County Council during the call for sites consultation. It is situated within walking distance of the town centre and Hoddesdon Business Park to the east. Part of the site is within the flood plain and therefore an exception test may be required. There are no other environmental designations on the site.

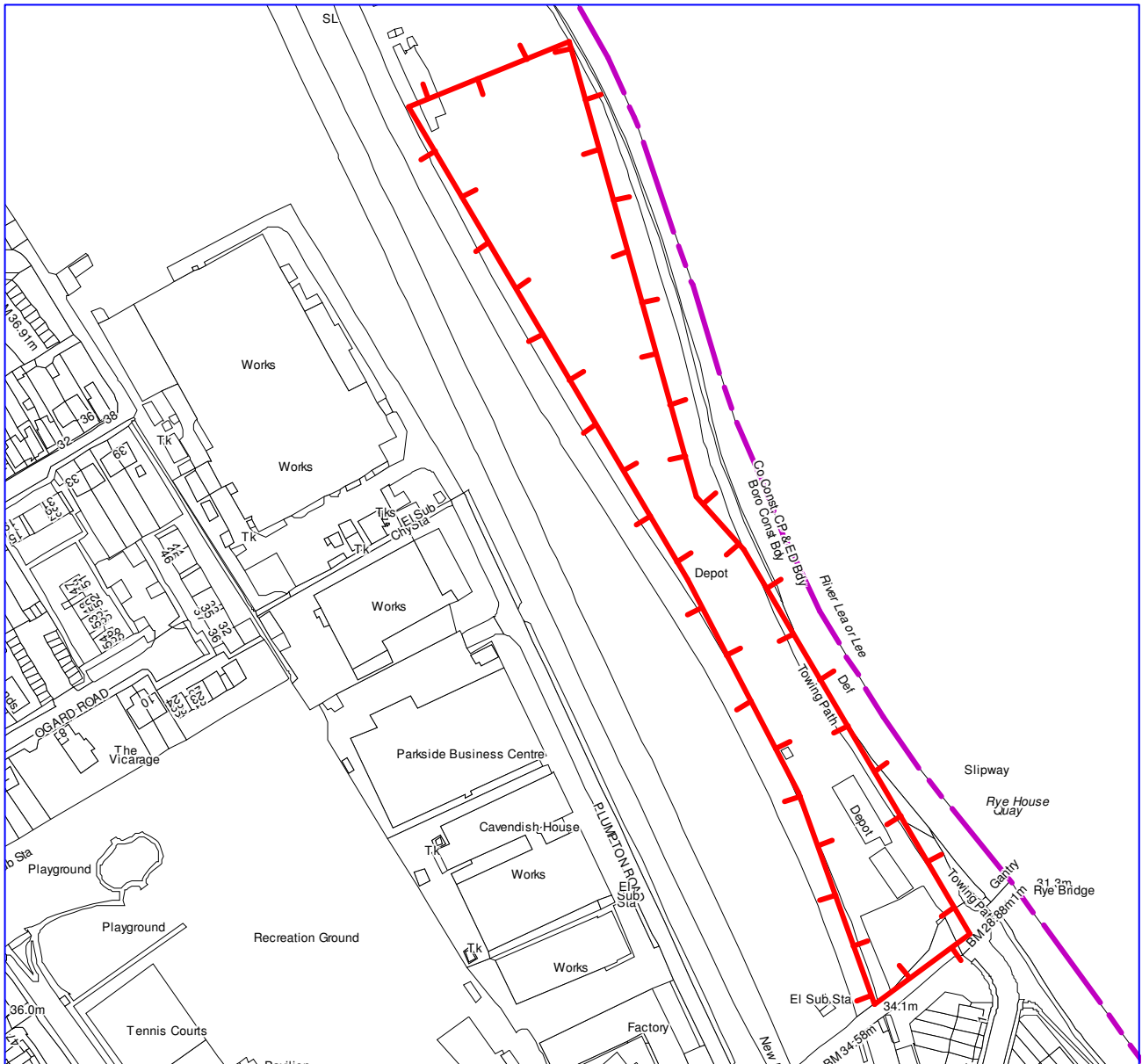
Existing use	Vacant primary school
Net Area	1.76 ha
Proposed density	23 dph
Potential number of homes	40
Status of the land	Brownfield
Development period	2010-2016

Comments:

Hertfordshire County Council's Cabinet decided in September 2007 that there was no longer a need to retain the school for service or strategic purposes and that it should be declared surplus to requirements and available for disposal. The site is therefore considered developable and deliverable. Flooding issues will be investigated in more detail at Site Allocation stage.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Some Greenfield which adjoins the urban settlement and Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	Some of site is low to medium risk and some is high risk and would require an exception test
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Adverse impact but could be mitigated
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	1-50% PDL
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	High risk of contamination
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

HOD-U-12: Former Turnford Surfacing Site, Hoddesdon



Description of Development:

The site lies to the north west of Rye Road in Hoddesdon, located adjacent to the River Lea and close to Rye House train station. The site is on the edge of the Green Belt and within flood zone 2. The site is linear in shape with a small depot area to the front and open land to the back. Only two thirds of the site should be developed for residential use, so that the remaining third of the site can be used to provide additional parking for Rye House train station. The site is within the accessibility corridor.

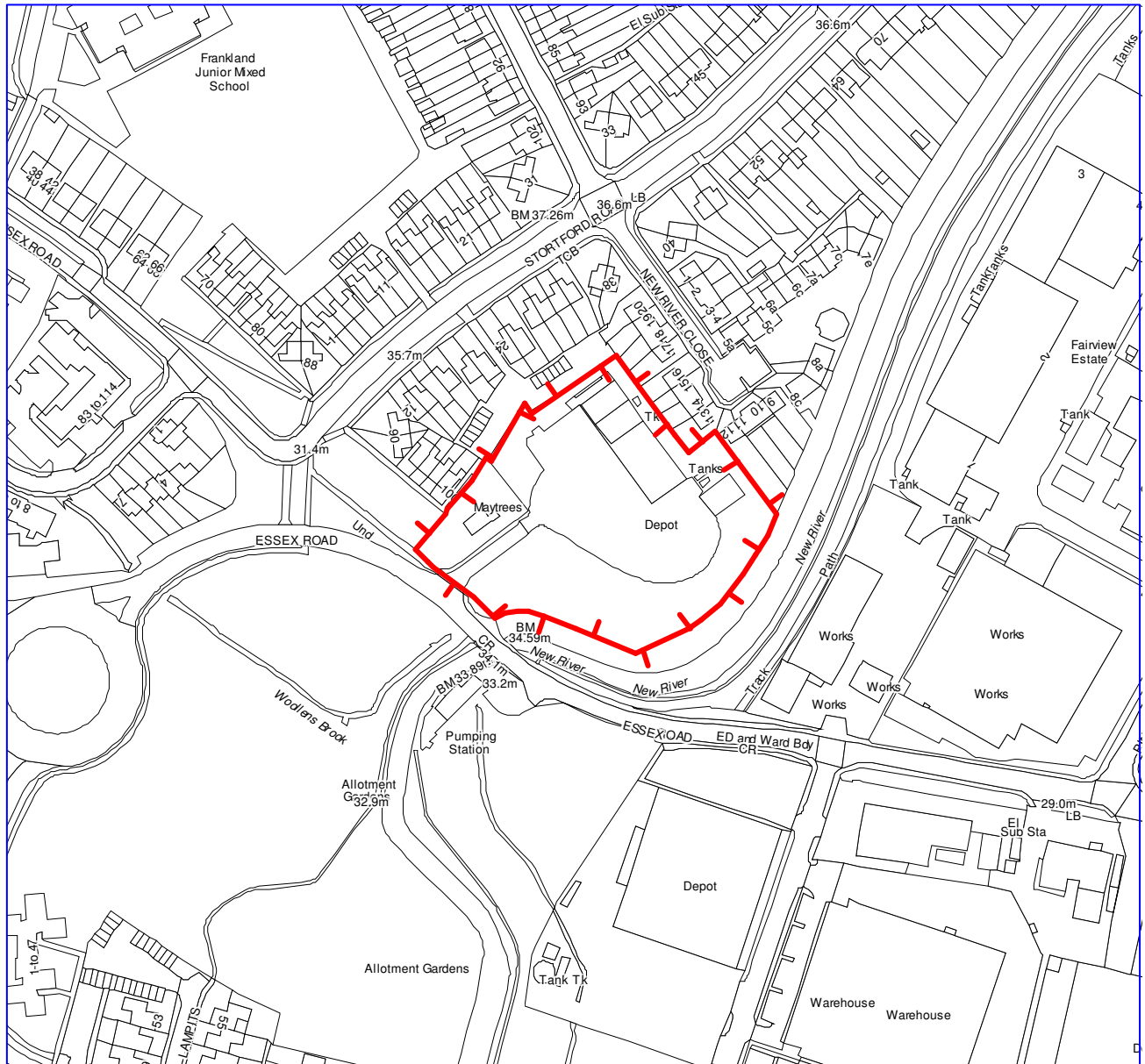
Existing use	Depot
Net Area	1.32 ha (two thirds for development = 0.08 ha)
Proposed density	80 dph
Potential number of homes	70
Status of the land	Brownfield
Development period	2016-2021

Comments:

Following on from comments made at the developer workshop the site has been moved to period 2016-2021. A development brief is currently being prepared for the site.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No
If no, Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Low to medium risk – zone 2
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Higher than 400m (or 800m) but sustainable mitigation possible
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Higher than 600m but sustainable mitigation possible
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Higher than 1000m but sustainable mitigation possible
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	The provision of vehicle access would require investment but can be addressed by developer contributions
Is pedestrian and/or bicycle access available to the site?	The provision of pedestrian and/or bicycle links would require investment but can be addressed by developer contributions
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Insignificant or moderate compatibility issues

HOD-U-13: Oaklands Industrial Estate, Essex Road, Hoddesdon



Description of Development:

This site is identified in the 2010 Essex Road development brief as suitable for residential development. The site is currently used as a distribution depot; it lies adjacent to residential properties and has a frontage to the New River. The only constraint to the site is highways related.

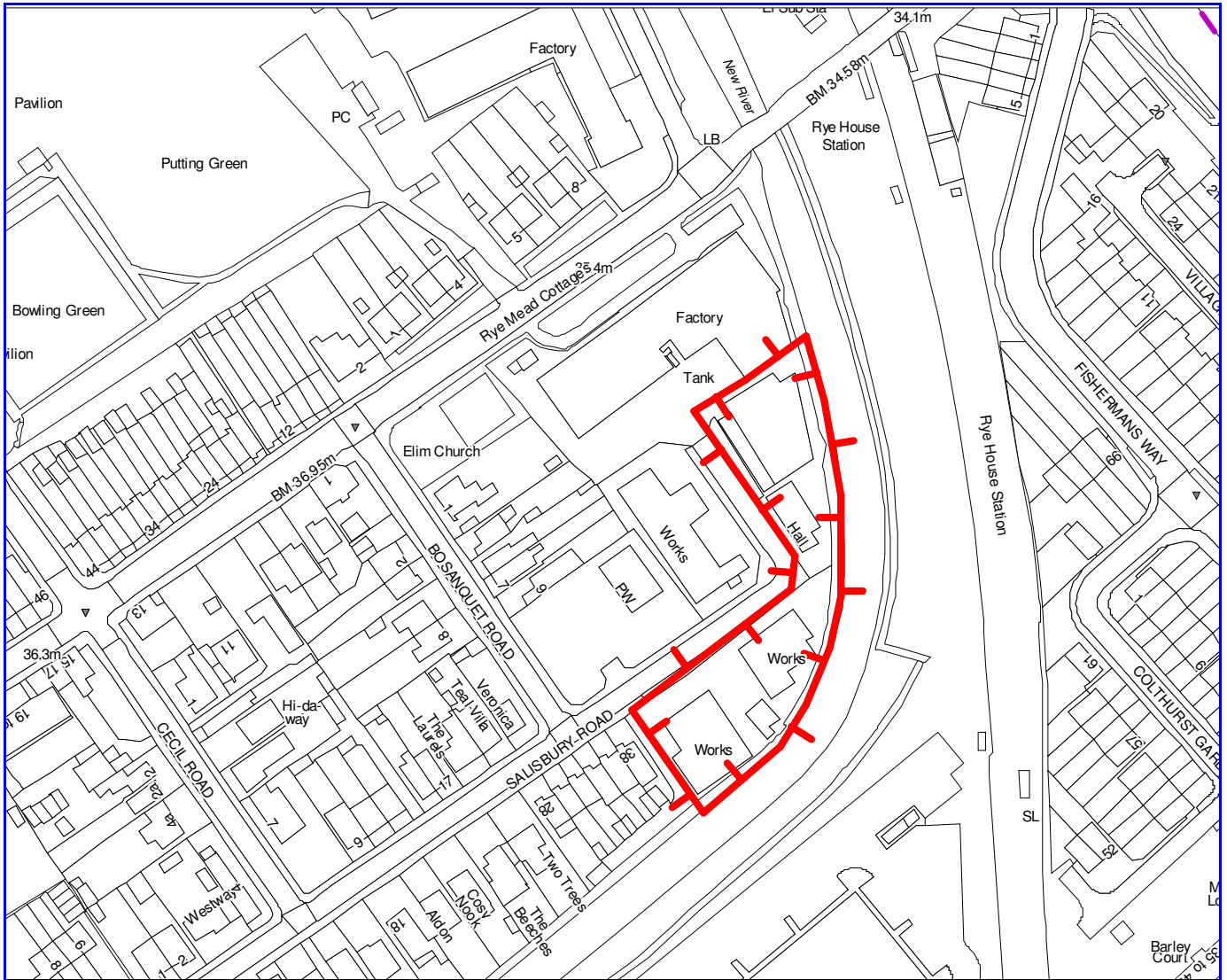
Existing use	Industrial
Net Area	0.87
Proposed density	50
Potential number of homes	44
Status of the land	Brownfield
Development period	2016-2021

Comments:

Following on from comments made at the developer workshop the site has been moved to period 2016-2021. A development brief for Essex Road Gateway, which incorporates the site above, has been released for consultation. It supports the deliverability of housing on this site. Discussions with the landowner are currently being made.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Higher than 400m (or 800m) but sustainable mitigation possible
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	Yes: but low risk of contamination
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

HOD-U-17: Rye Road Industrial Premises, Hoddesdon



Description of Development:

This site lies at the end of Rye Road close to the New River and the railway line. It is also in close proximity to residential dwellings in Salisbury Road and Bosanquet Road. The site currently consists of industrial units and is within the accessibility corridor. The site has good access to local employment opportunities and public transport. There are no constraints on this site and it is within the accessibility corridor.

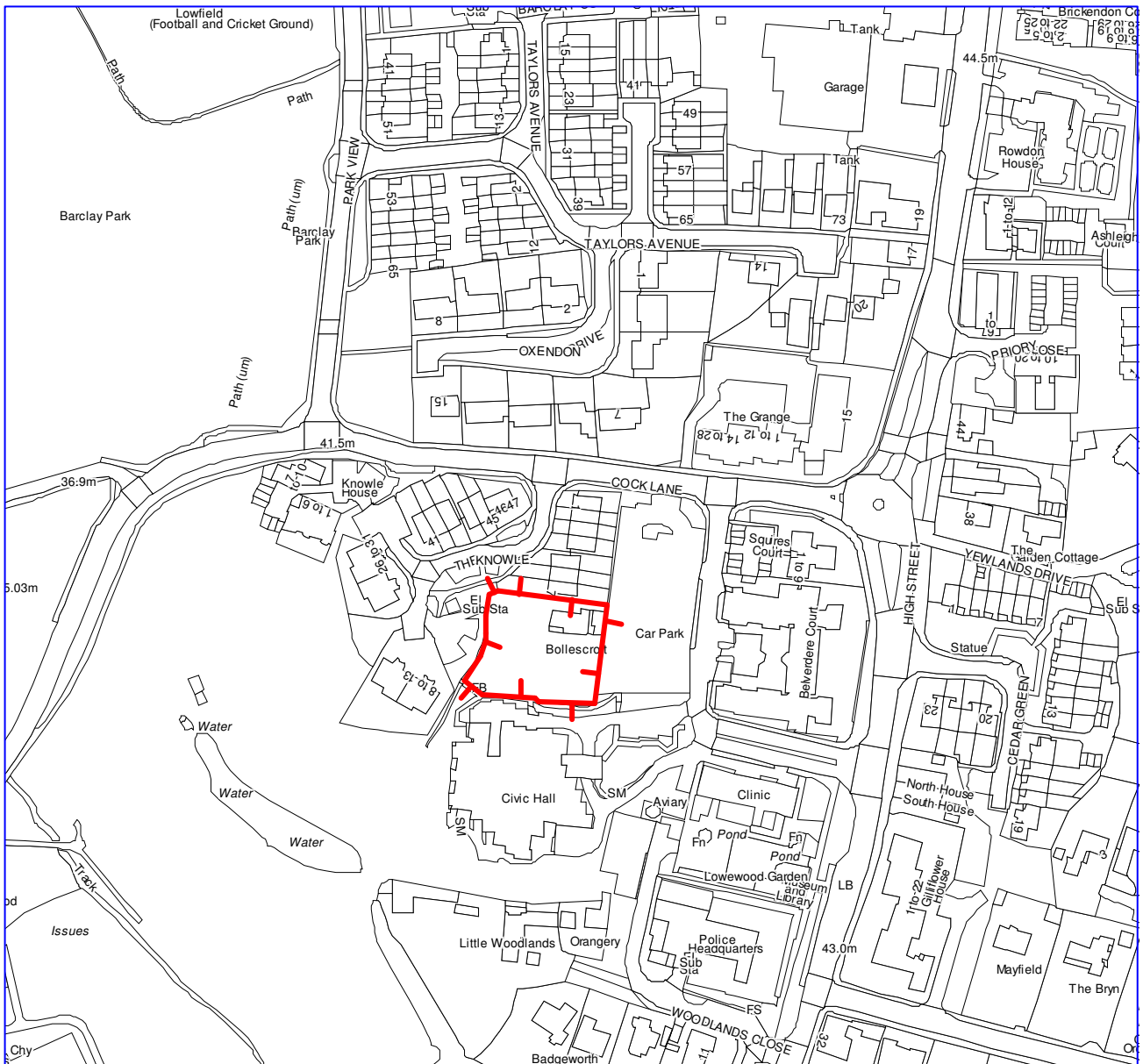
Existing use	Industrial Warehouses
Net Area	0.27ha
Proposed density	80 dph
Potential number of homes	20
Status of the land	Brownfield
Development period	2021-2026

Comments:

The sites boundary has been amended to reflect recent planning permissions on the site (HOD-U-16) and due to the fact that some buildings included in the previous boundary are well used and would therefore not be deliverable. The total number of dwellings has been reduced from 53 to 20 to reflect this.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/ no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Higher than 600m but sustainable mitigation possible
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Higher than 1000m but sustainable mitigation possible
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	Yes but replacement may not be required
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Insignificant or moderate compatibility issues

HOD-U-18: Bollescrott, south of Cock Lane, Hoddesdon



Description of Development:

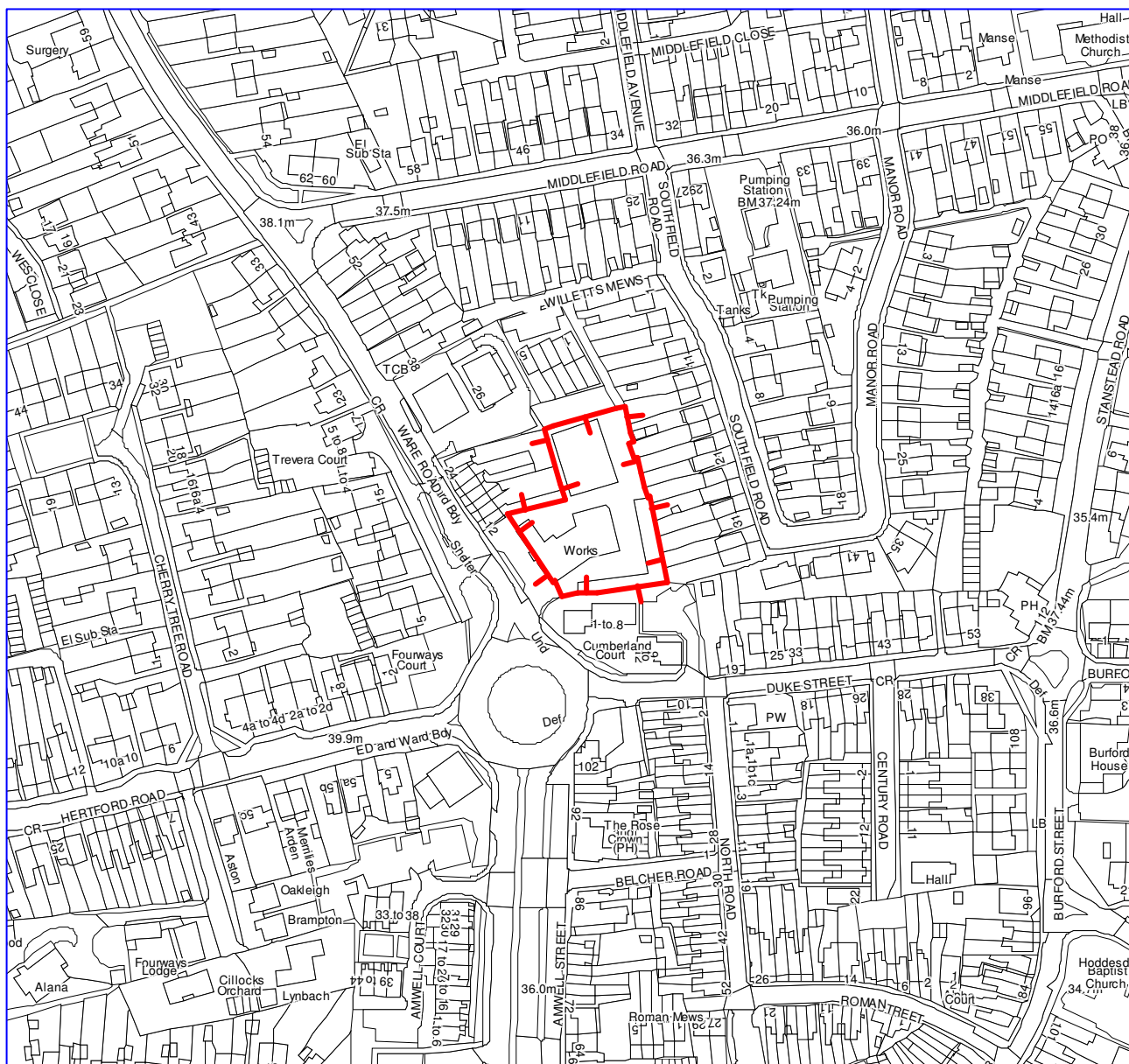
The site used to house Council offices and is now used for community purposes. The site falls within a conservation area and is north of the Civic Hall. Any development on this site would need to address the issue of access to the highway, whilst continuing to provide a safe environment for Civic Hall users. The site is within the accessibility corridor.

Existing use	Community use
Net Area	0.18 ha
Proposed density	60 dph
Potential number of homes	15
Status of the land	Predominantly Brownfield land
Development period	2021-2026

No Comments.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Adverse impact/impact but could be mitigated
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Higher than 800m but sustainable mitigation possible
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

HOD-U-19: Speakerbus premises off Ware Road, Hoddesdon



Description of Development:

The premises are located east of Ware Road, with residential properties to the rear, and shops and a petrol station to the north. It is located close to Hoddesdon town centre and has good links to employment opportunities at Hoddesdon employment area. There are no planning constraints on the site which is within the accessibility corridor.

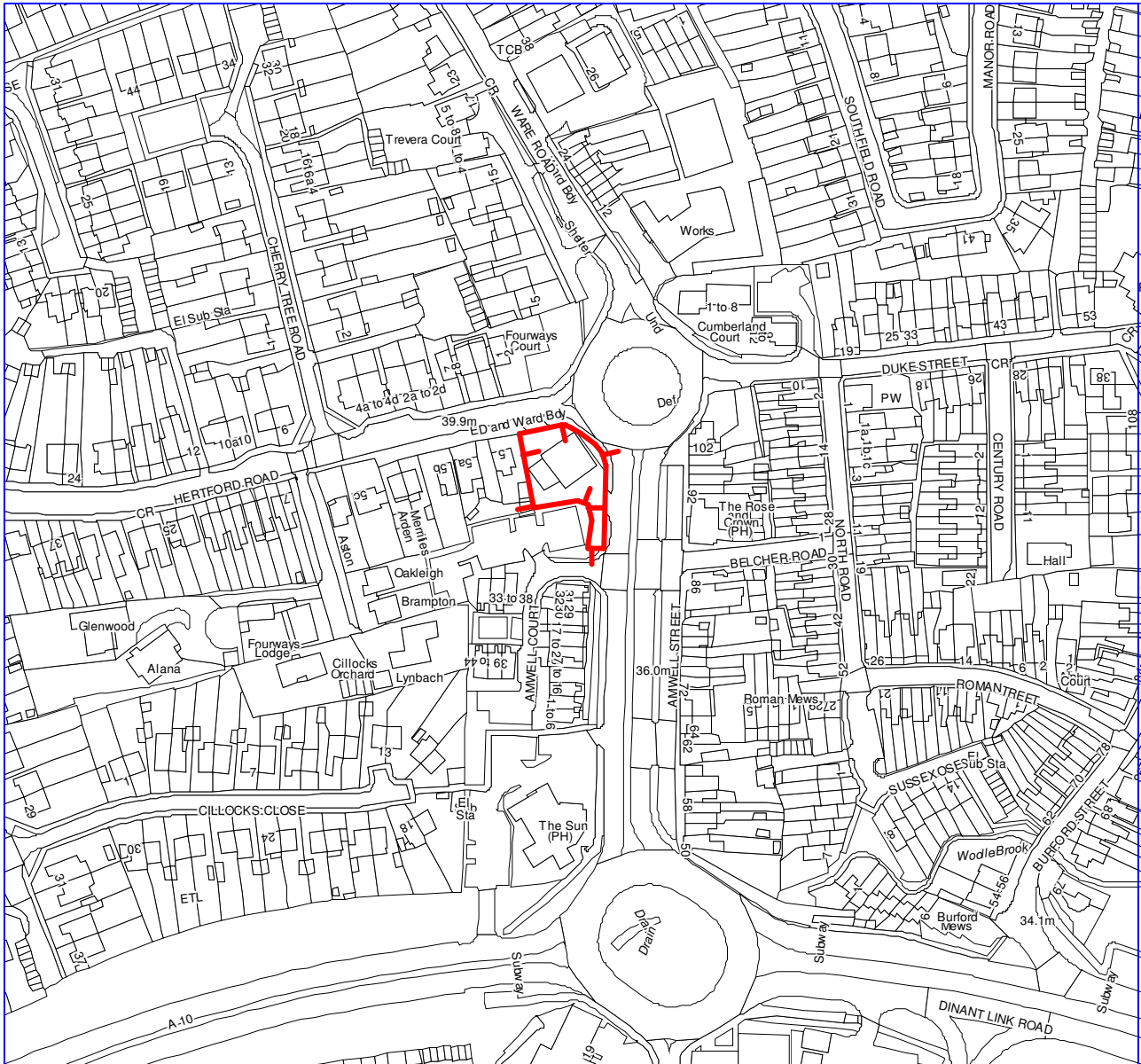
Existing use	Offices and bus training centre
Net Area	0.26 ha
Proposed density	80 dph
Potential number of homes	21
Status of the land	Brownfield
Development period	2016-2021

Comments:

Consultation with landowners suggests they would consider vacating the site if an alternative location was found.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the Settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Higher than 400m (or 800m) but sustainable mitigation possible
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m.
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	Yes: but low risk of contamination
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

HOD-U-20: Fourways Garage, corner of Amwell Street & Hertford Road, Hoddesdon



Description of Development:

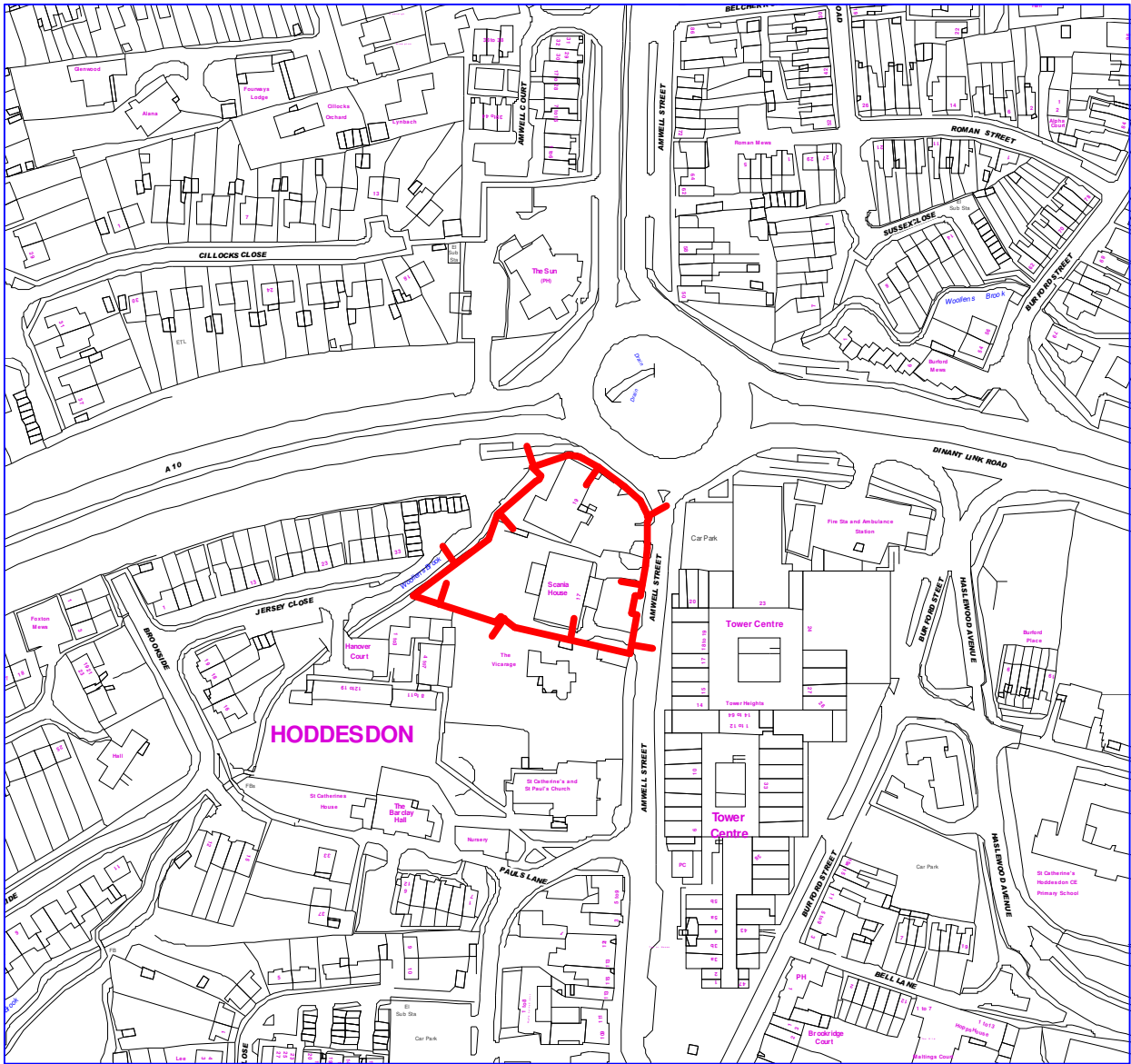
The site formerly utilised for a petrol station is now currently a retail forecourt for vehicles. The site is neighboured by residential properties. It is located close to Hoddesdon town centre and has good links to employment opportunities at Hoddesdon Business Parl. There are no planning constraints on the site which is within the accessibility corridor.

Existing use	Employment
Net Area	0.087 ha
Proposed density	80 dph
Potential number of homes	7
Status of the land	Brownfield
Development period	2016-2021

No Comments

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Higher than 400m (or 800m) but sustainable mitigation possible
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	Yes: but low risk of contamination
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

HOD-U-23: 19 Amwell Street and Scania House, Hoddesdon



Description of Development:

Two office buildings occupying a prominent corner position next to the 'Sun' roundabout. The doctor's surgery at 19 Amwell Street is due to locate to the Fawkon Walk development in 2010-11. Scania House is occupied by Broxbourne Housing Association, whilst the other office building also houses an accounting practice on the 1st floor. Any redevelopment would need to consider replacement offices as part of the development. The site does not include 'The Vicarage' which has permission for development. The site forms part of Hoddesdon town centre and provides excellent access to public transport, health facilities and schools. It is also within the accessibility corridor.

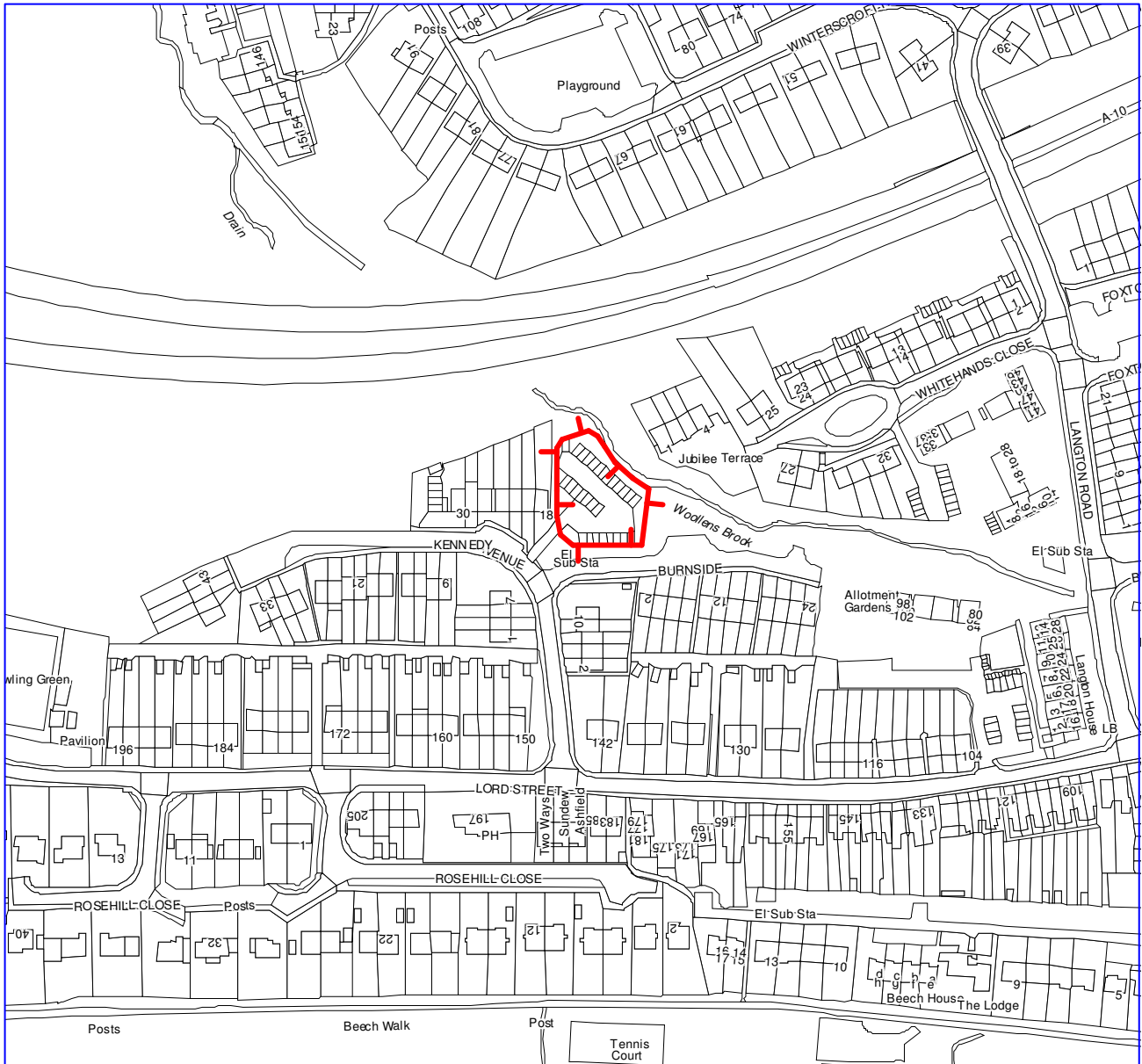
Existing use	Commercial (offices)
Net Area	0.65 ha
Proposed density	80 dph
Potential number of homes	52 including replacement offices
Status of the land	Brownfield
Development period	2016-2021

Comments:

The Vicarage application, as previously detailed, has altered the boundary of the site to just include Scania House and the doctor's surgery.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Adverse impact/impact but could be mitigated
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	Yes: but low risk of contamination
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

HOD-U-25: Garages off Burnside, Hoddesdon



Description of Development:

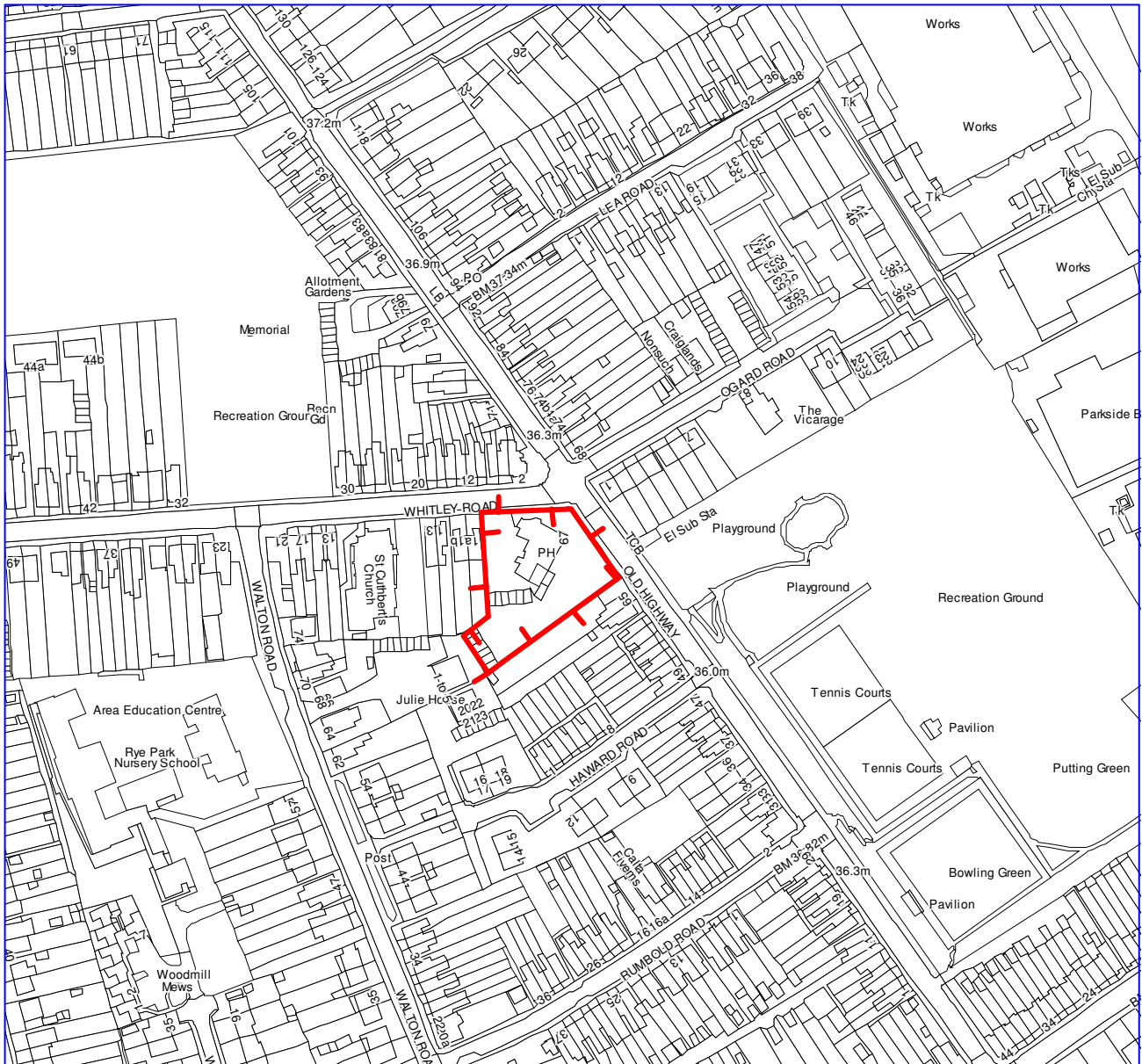
This site consists of garages to the north of Burnside, with access from Kennedy Avenue; there is an electricity substation on part of the site. The site is bounded by trees to the north and east and residential properties to the south and west. The site is within walking distance of Hoddesdon town centre and as a result has excellent access to services and public transport.

Existing use	Garages
Net Area	0.11 ha
Proposed density	60 dph
Potential number of homes	7
Status of the land	Brownfield
Development period	2016-2021

No Comments.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Higher than 400m (or 800m) but sustainable mitigation possible
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	The provision of vehicle access would require investment but can be addressed by developer contributions
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

HOD-U-26: "The Old Highway" Whitley Road, Hoddesdon



Description of Development:

This public house is located on the corner of Old Highway and Whitley Road in Hoddesdon, closely located to Rye House train station and John Warner secondary school. There are no planning constraints on this site which is within the accessibility corridor. The site has good access to Hoddesdon town centre and Essex Road employment opportunities.

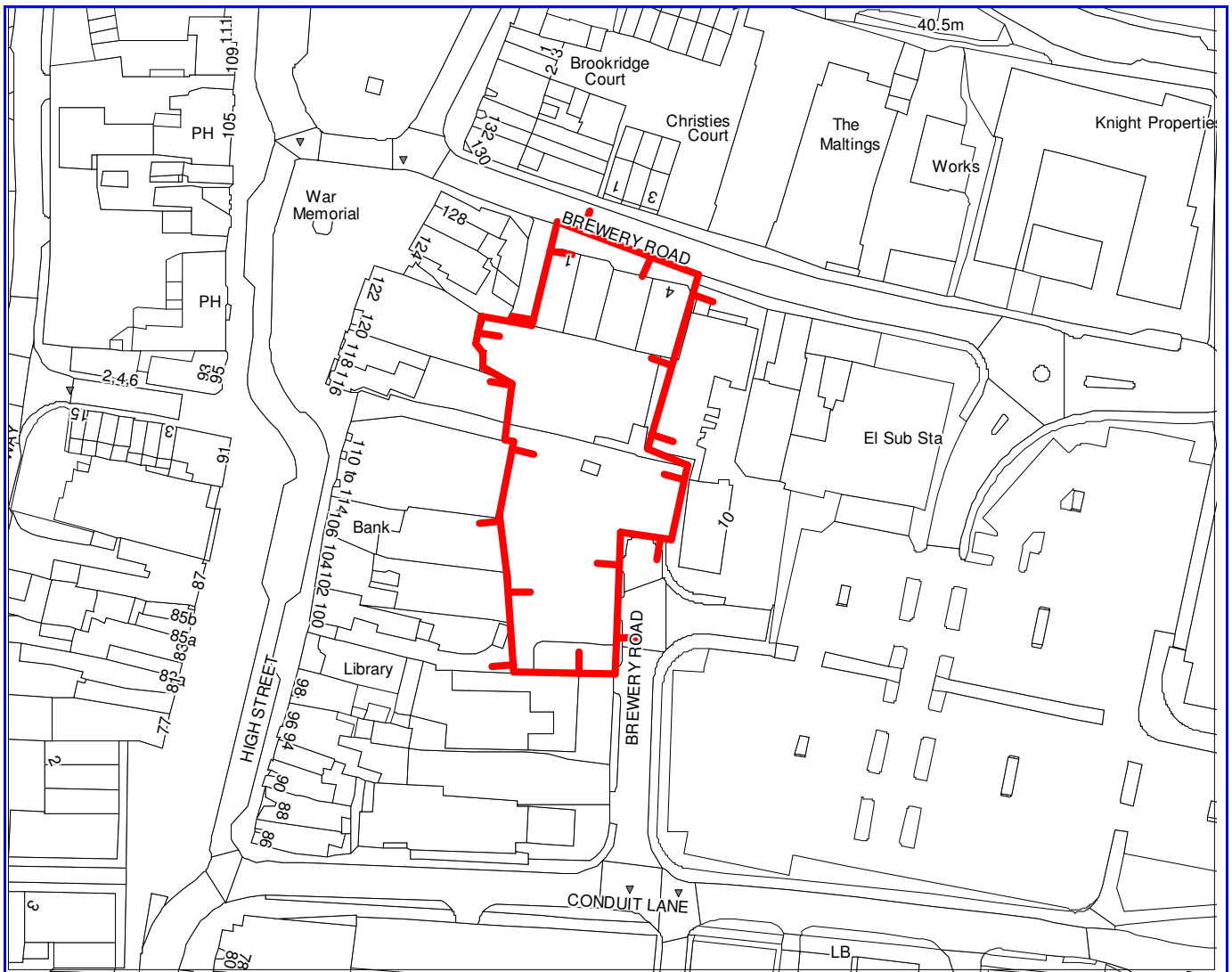
Existing use	Pub and car park
Net Area	0.20 ha
Proposed density	60 dph
Potential number of homes	14
Status of the land	Brownfield
Development period	2010-2016

Comments

An application was submitted in January 2010 for the development of 14 residential units comprising 7 three bed town houses and 7 two bed apartments. The application was refused in March by the Planning and Licensing Committee on the grounds of overdevelopment and out of scale. The type of development and its location however were not dismissed entirely.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Higher than 1000m but sustainable mitigation possible
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

HOD-U-27: Land off Brewery Road, Hoddesdon



Description of Development:

1-4 Brewery Road faces other retail units and Faces nightclub in Hoddesdon town centre. The building east of 4 Brewery Road was utilised as a gym. Residential development would result in the loss of retail units unless there was a mixed development. Land to the south of 1-4 Brewery Road is currently used for parking and to service retail units. The site is situated within the Hoddesdon Conservation area and is within the accessibility corridor.

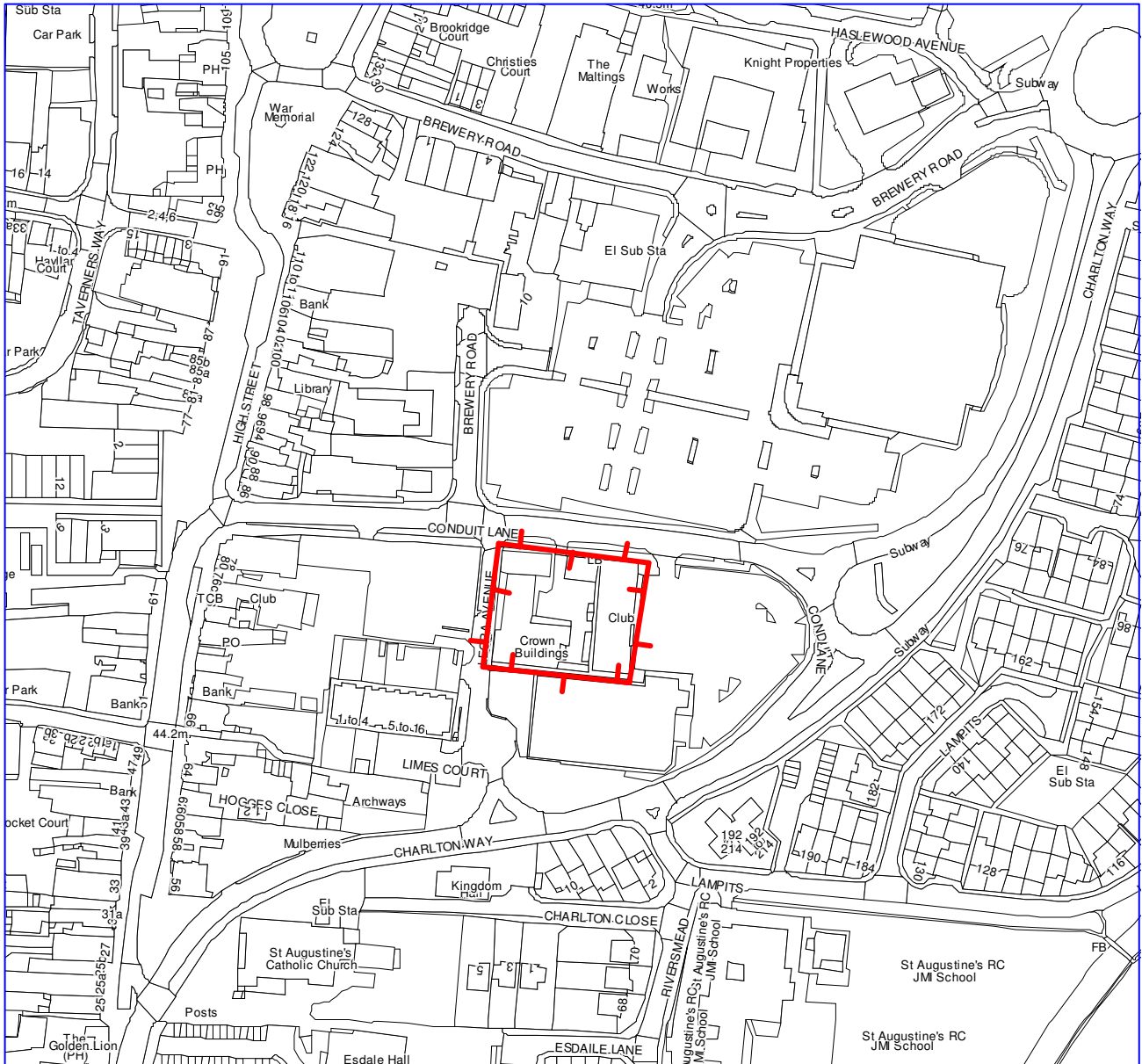
Existing use	Retail units
Net Area	0.33 ha
Proposed density	50 dph
Potential number of homes	16
Status of the land	Brownfield
Development period	2016-2021

Comments:

The boundary of the site has been redrawn to take into account permissions on the site. Due to this, dwelling numbers have also been revised from 27 units to 16. Permission was granted in October 2008 for 12 units on the clockhouse buildings to the east of the site.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Adverse impact but could be mitigated
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Insignificant or moderate compatibility issues

HOD-U-28: Crown buildings and Squash Club, Conduit Lane, Hoddesdon



Description of Development:

The site includes the Crown Buildings and a former squash club (now vacant) and is adjacent to the Netto supermarket and car park. The squash club site has been promoted for mixed use and residential development in the past but has no planning permission at present. The site is within the accessibility corridor.

Existing use	Employment and vacant
Net Area	0.26 ha
Proposed density	80 dph
Potential number of homes	6
Status of the land	Brownfield
Development period	2010-2016

Comments:

The former squash club on Conduit Lane will look to be redeveloped for a mixed scheme as part of the Hoddesdon town centre Strategy.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Adverse impact/impact but could be mitigated
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	Yes: but low risk of contamination
Would the site result in the loss of open space or recreational facilities?	Yes (Poor quality)
Would development of the site result in the loss of employment land?	Yes (Poor quality)
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Insignificant or moderate compatibility issues

HOD-U-31: Lea Road Industrial Works, Hoddesdon



Description of Development

The industrial premises are located at the end of Lea Road in Hoddesdon and can be accessed by Plumpton Road to the east. It lies adjacent to the Turnford Surfacing site and is within walking distance of the Lee Valley Regional Park and Rye House train station. Investment would be required to ensure vehicles, pedestrians and cyclists can access the site and are within walking distance of public transport in order to access some services and facilities. The site is not within the floodplain and there are no environmental designations on the site. A contamination assessment may be required.

Existing use	Industrial
Net Area	1.36 ha
Proposed density	44 dph
Potential number of homes	60
Status of the land	Brownfield
Development period	2016-2021

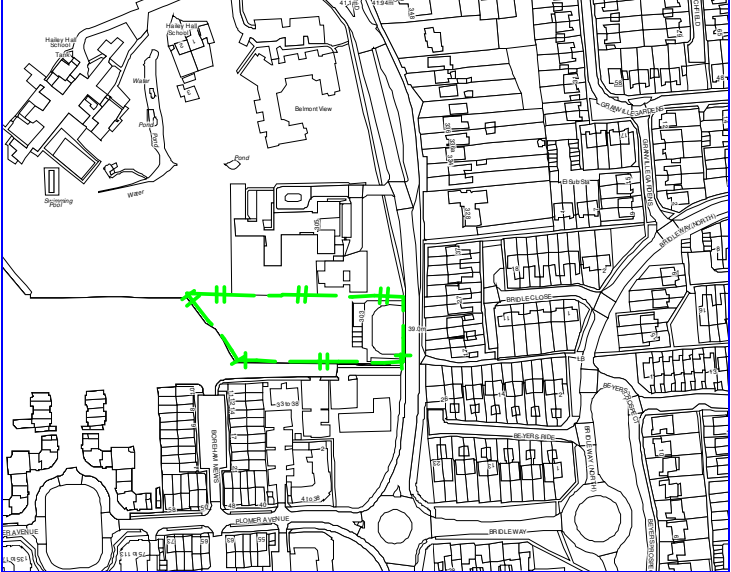
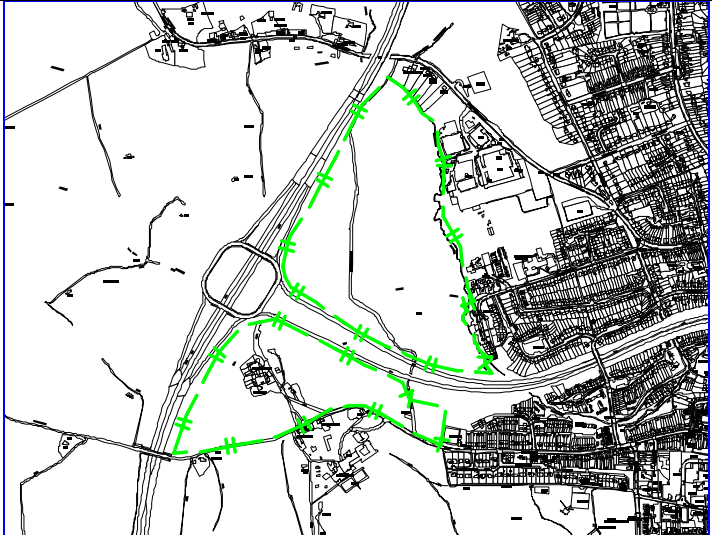
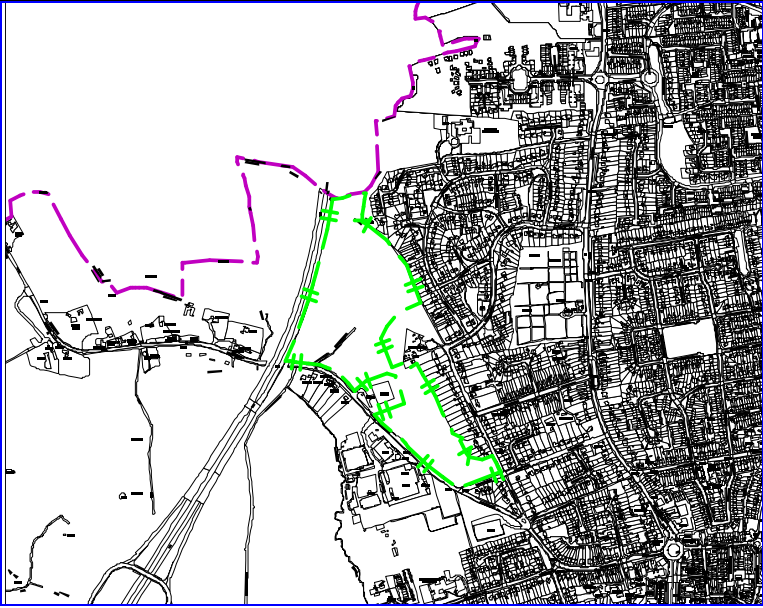
Comments:

The site is within a designated employment area and therefore relocation may be required. The site has been promoted by a land agent to the Council and is therefore considered deliverable and developable.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Higher than 600m but sustainable mitigation possible
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Higher than 1000m but sustainable mitigation possible
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	Yes but low risk of contamination
Does the site lie within a water Source Protection Zone?	Low risk of contamination
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	Yes but replacement provision available
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Infrastructure requires investment
Can the site be accessed by vehicle from the highway?	Vehicle access requires investment
Is pedestrian and/or bicycle access available to the site?	Access will require investment
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential moderately compatible

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Hoddesdon Edge of Urban and Green Belt Sites

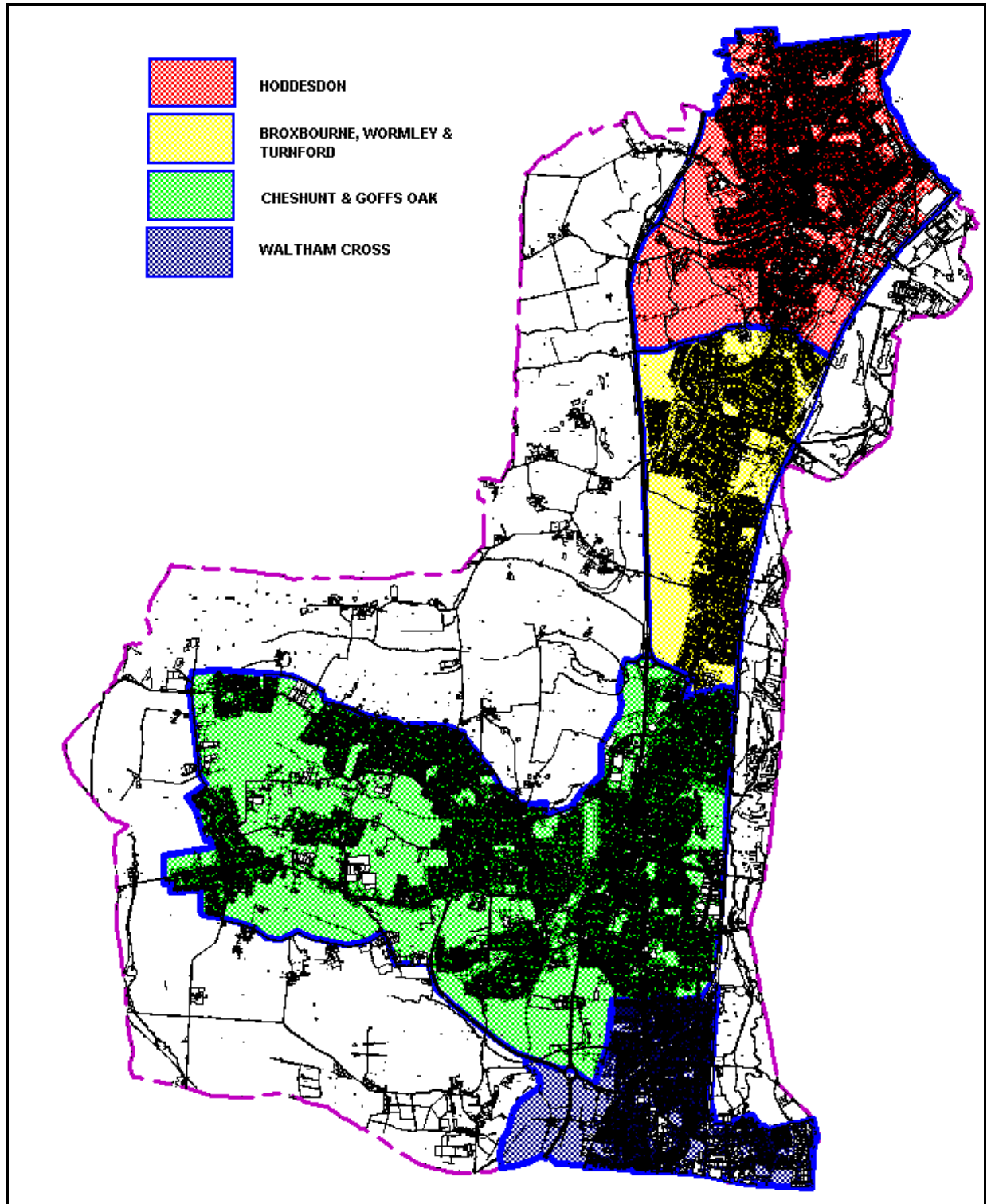
Site Reference Number	Map	Comments
HOD-GB-01	 <p>The map shows a residential area with a specific plot outlined in green. The plot is situated on Ware Road, bounded by a residential street to the north and a larger road to the south. The surrounding area includes various residential buildings and green spaces.</p>	<p>303 Ware Road: The site currently contains one residential unit with access from Ware Road. It has a large rear garden which is within the Green Belt. There are no environmental designations on the site and it is relatively close to schools, employment and public transport. The developer states that 27 units would be deliverable on the site and that it would only take one year to develop once building work has commenced.</p>
HOD-GB-02	 <p>The map displays two adjacent plots outlined in green, located north and south of Dinant Link Road. The area is characterized by a mix of residential development and open land. A road network is visible, including Dinant Link Road and Lord Street.</p>	<p>Land North and South of Dinant Link Road: Both sites are within the Green Belt. The site to the north of Dinant Link Road is situated close to Woollens Brook. Access is feasible from Dinant Link Road using Lord Street to connect sites if necessary. The sites combined are 24.5 ha in size. The site is being promoted by a consultant who estimates the site can provide between 650-1000 dwellings.</p>
HOD-GB-03	 <p>The map shows a large plot outlined in green, situated north of Hertford Road. The plot is partially covered with trees (TPO) and has some existing buildings. The surrounding area is densely residential.</p>	<p>Land North of Hertford Road: The site is partly covered with TPO trees; however there is land available for development. The site can be accessed via Hertford Road. Both sites are situated relatively closely to Hoddesdon town centre. The promoter of the site considered there to be a development area of 6.58 ha which would provide roughly 260 dwellings, 225 houses and 35 flats. b</p>

Appendix 4 b – BROXBOURNE, WORMLEY & TURNFORD

Each location area has been divided into the following sections:

- Allocated sites
- Commitment sites
- Identified SHLAA sites
- Green Belt sites considered deliverable

The map below shows how the borough areas have been divided for purposes of the SHLAA.



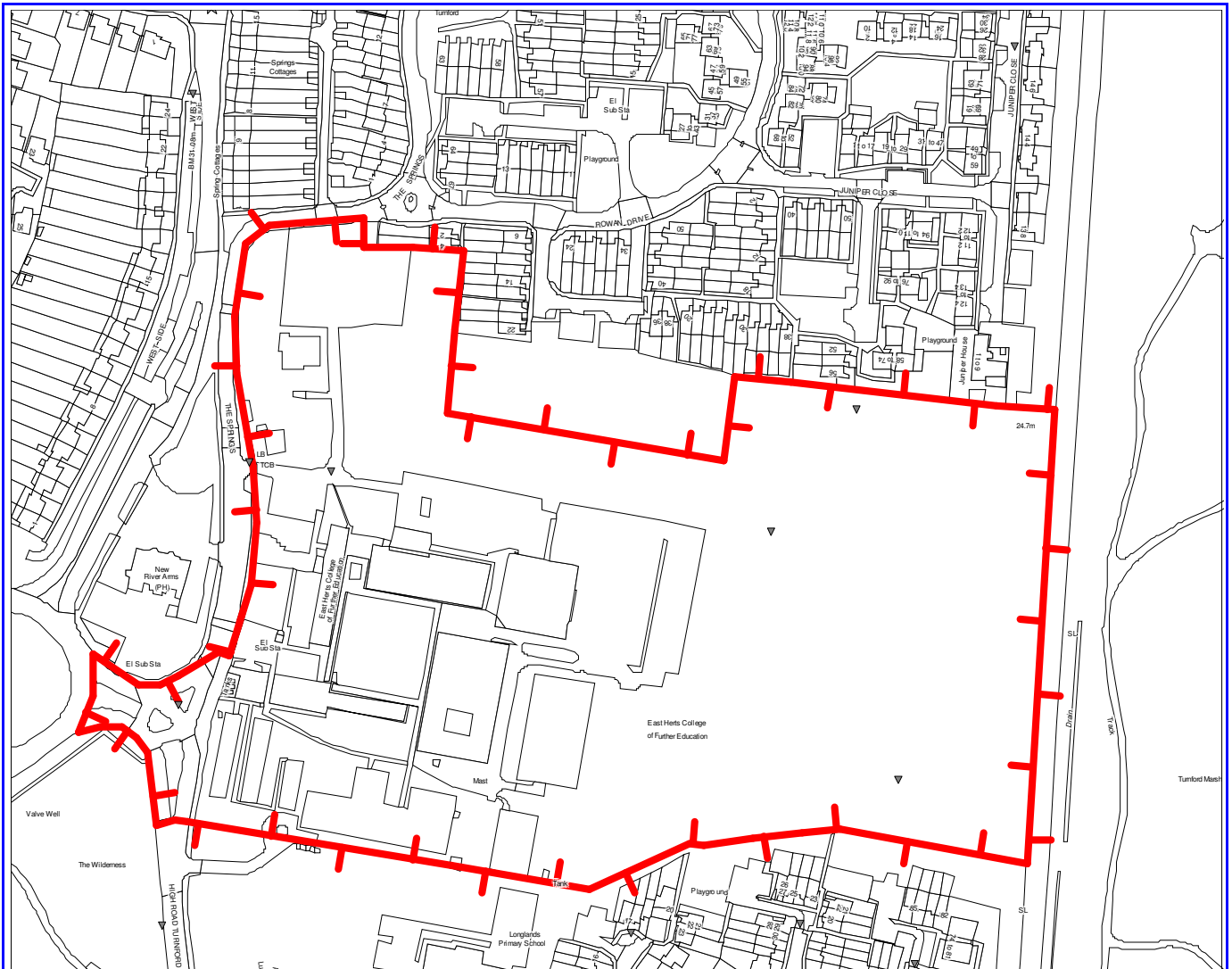
Allocated Sites

There are no allocated housing sites in the Broxbourne, Wormley or Turnford area

Commitment Sites (Over 5 units in size)

Reference	Site	Total No. of units/ No. of units left to build
BWT-U-01	Hertford Regional College, Turnford	142
BWT-U-02	Turnford Triangle, Turnford	48
BWT-U-03	Land off Cock Lane, Broxbourne	18
BWT-U-06	Lichfield Way, Wormley	10
BWT-U-07	Garages at Fern Close, Wormley	6
BWT-U-11	9a-11 High Road Broxbourne	11
BWT-U-16	3, 4, 5 Woodlands Drive, Broxbourne	6
Total number of units		241

BWT-U-01: Hertford Regional College, Turnford



Description of Development

Residential development is only one element of a major redevelopment project for Herts Regional College campus. Planning permission includes a 225 residential dwelling component and the construction of new educational buildings, a police centre and children’s nursery. The residential area is situated to the rear of the campus adjacent to the railway line.

Existing use	Playing fields
Net Area	0.44 ha
Proposed density	50 - 60 dph
Number of homes to build	142 dwellings
Status of the land	Greenfield adjoining urban area
Development period	2010-2016

Comments:

The site is under construction at present with a fraction of the residential component completed.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Greenfield (previously undeveloped) site which is within or adjoins the built up area of the settlement.
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No
If no, Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	Opportunity to enhance/ no significant adverse impact
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/ no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/ no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Higher than 1500m but sustainable mitigation measures possible
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	1 – 50% PDL
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	Yes but replacement being provided
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Infrastructure requires investment through financial contributions
Can the site be accessed by vehicle from the highway?	The provision of vehicle required investment but addressed by developer contributions
Is pedestrian and/or bicycle access available to the site?	Required investment
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

BWT-U-02: Turnford Triangle, High Road Turnford



Description of Development

The site is located between High Road Turnford and Great Cambridge Road, adjacent to Herts Regional College. The site is triangular in shape with Turnford Brook running through. Therefore part of the site is within flood zone 2 and 3a. There are some protected trees on the site also. The application for Turnford Triangle was approved in 2007 for 80 units. Construction is underway.

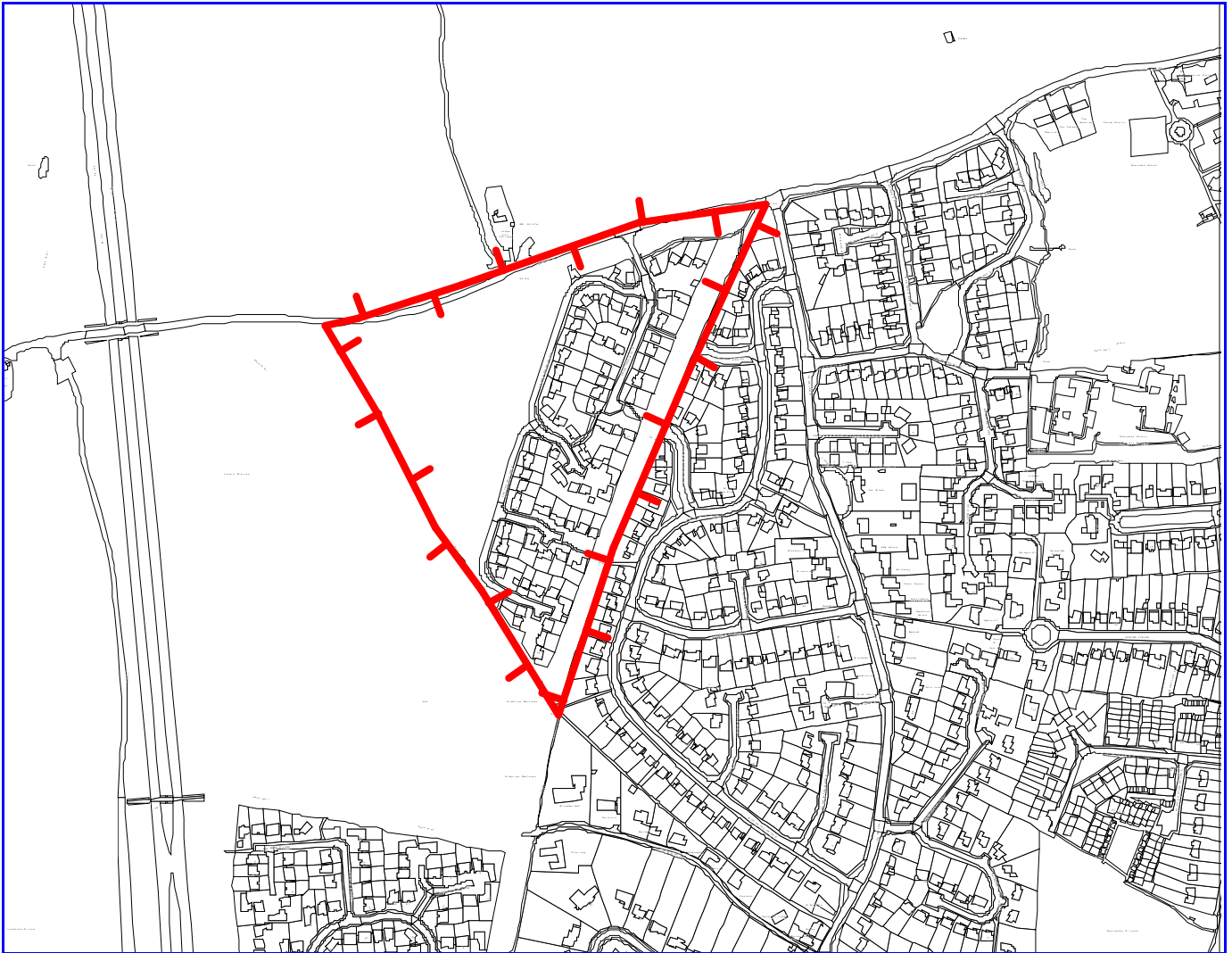
Existing use	Grass land
Net Area	1.1 ha
Proposed density	70 dph
Number of homes to build	48 dwellings left to complete
Status of the land	Greenfield adjoining urban area
Development period	2010-2016

Comments:

The site is under construction.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Greenfield (previously undeveloped) site which is within or adjoins the built up area of the settlement.
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No
If no, Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	Adverse impact that can be mitigated
Is the site situated within Flood Risk Zone 3b?	No: Low to medium risk – zone 3a
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/ no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/ no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Higher than 800m but mitigation measures possible
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	1 – 50% PDL
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Infrastructure exists
Can the site be accessed by vehicle from the highway?	Highway access required investment
Is pedestrian and/or bicycle access available to the site?	Required investment
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

BWT-U-03: Land off Cock Lane, Broxbourne



Description of Development

The site in question is south of Cock Lane before you arrive at the A10 bridge. 75 units were approved in 2007 under reserved matters. 57 units have already been completed. The site is closely located to a disused landfill site and therefore careful contamination assessments were undertaken. Access is currently off a t-Junction at Cock Lane.

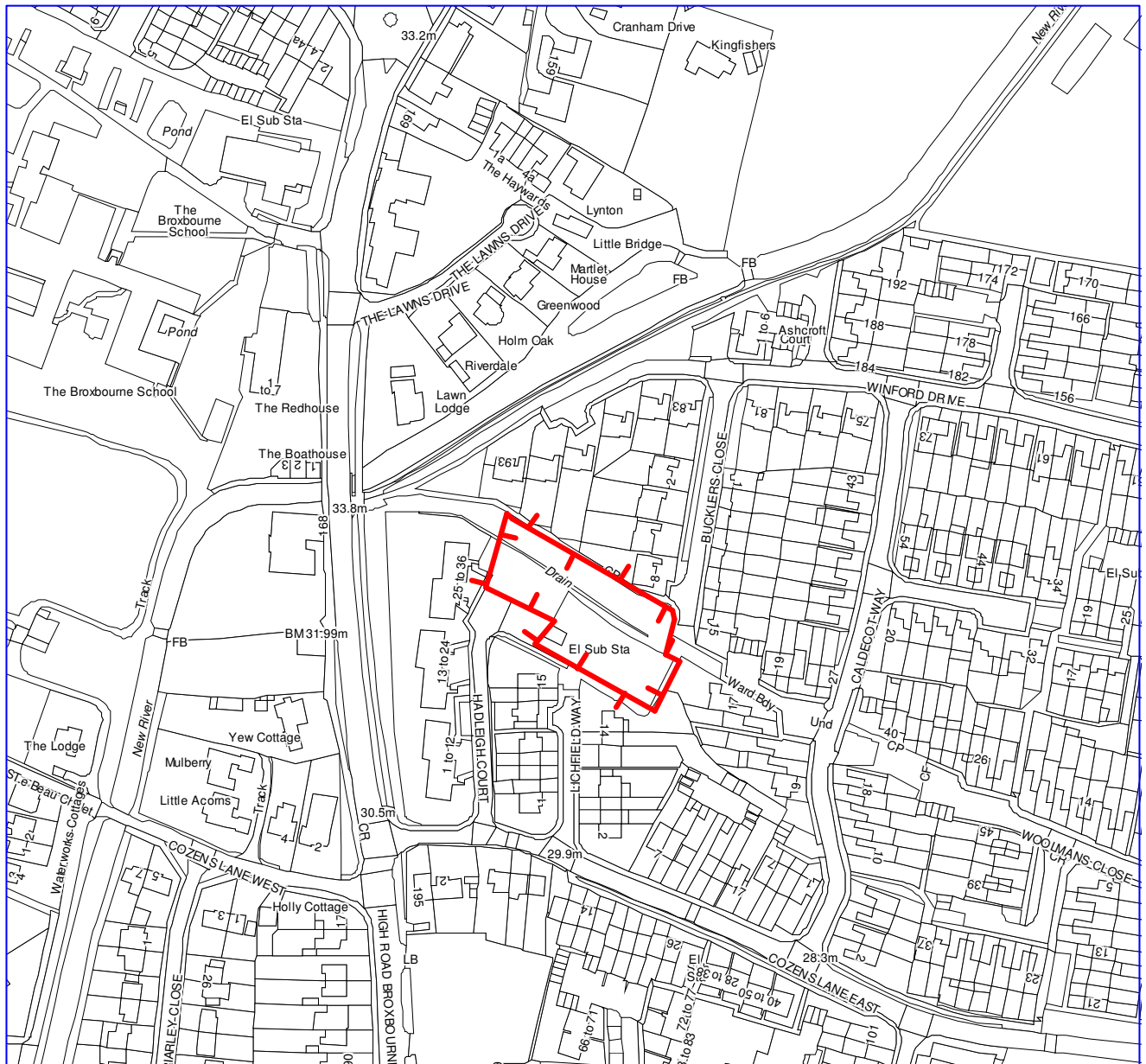
Existing use	Grass land
Net Area	4 ha
Proposed density	20 dph
Number of homes to build	18 dwellings left to build
Status of the land	Greenfield adjoining urban area
Development period	2010-2016

Comments:

The developer of the site estimates completion in 2011.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Greenfield (previously undeveloped) site which is within or adjoins the built up area of the settlement.
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No
If no, Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	Opportunity to enhance/ No significant impact
Is the site situated within Flood Risk Zone 3b?	No: Little to no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/ no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/ no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Higher than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Higher than 600m but sustainable mitigation measure possible
Distance to nearest local centre/post office:	Higher than 800m but mitigation measures possible
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	1 – 50% PDL
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	Contaminated land constraints were overcome by various reports and assessments
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Infrastructure required some investment
Can the site be accessed by vehicle from the highway?	Highway access required investment
Is pedestrian and/or bicycle access available to the site?	Required investment
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

BWT-U-06: Lichfield Way, Wormley



Description of Development:

The site mainly consists of green space and an electricity sub station to south eastern end of the site. There are no other constraints on the site which is within the accessibility corridor; however it is closely located to the Broxbourne Conservation Area. The site is also situated close to Broxbourne secondary school and the New River to the north.

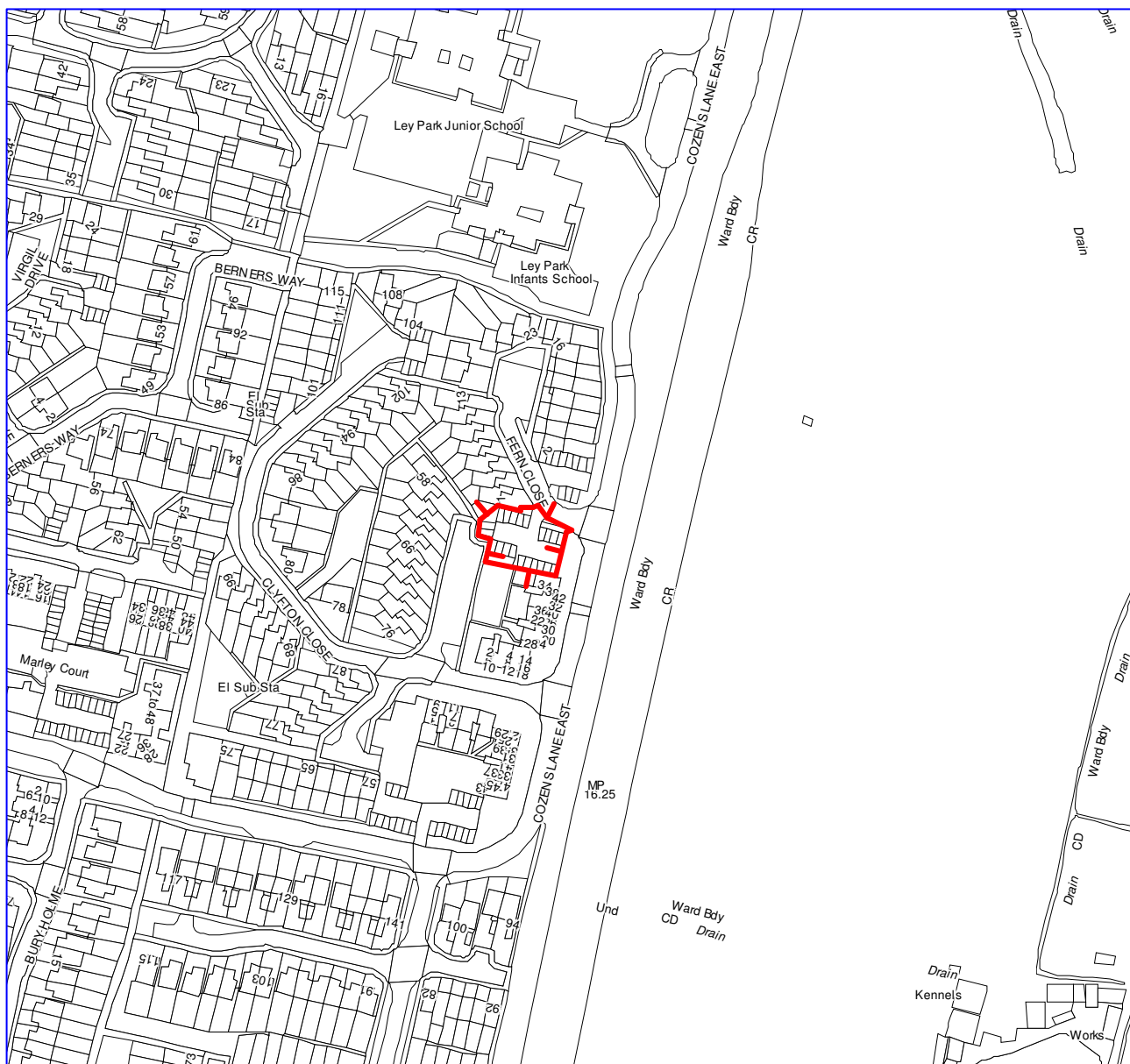
Existing use	Sub station and green space
Net Area	0.25 ha
Proposed density	40 dph
Number of homes to build	10
Status of the land	50- 100% Brownfield land
Development period	2010-2016

Comments:

Outline planning was approved in 2009 for the erection of 10 new houses and the relocation of existing parking spaces and sub station

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Higher than 400m (or 800m) but sustainable mitigation possible
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Higher than 2000m but sustainable mitigation possible
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

BWT-U-07: Garages at Fern Close, Wormley



Description of Development:

The site is bounded by residential development to the north, south and west. To the east of the site is Lee Valley Regional Park. The Borough council is currently investigating the possibility of providing a 100% affordable housing scheme on this site in partnership with a housing association.

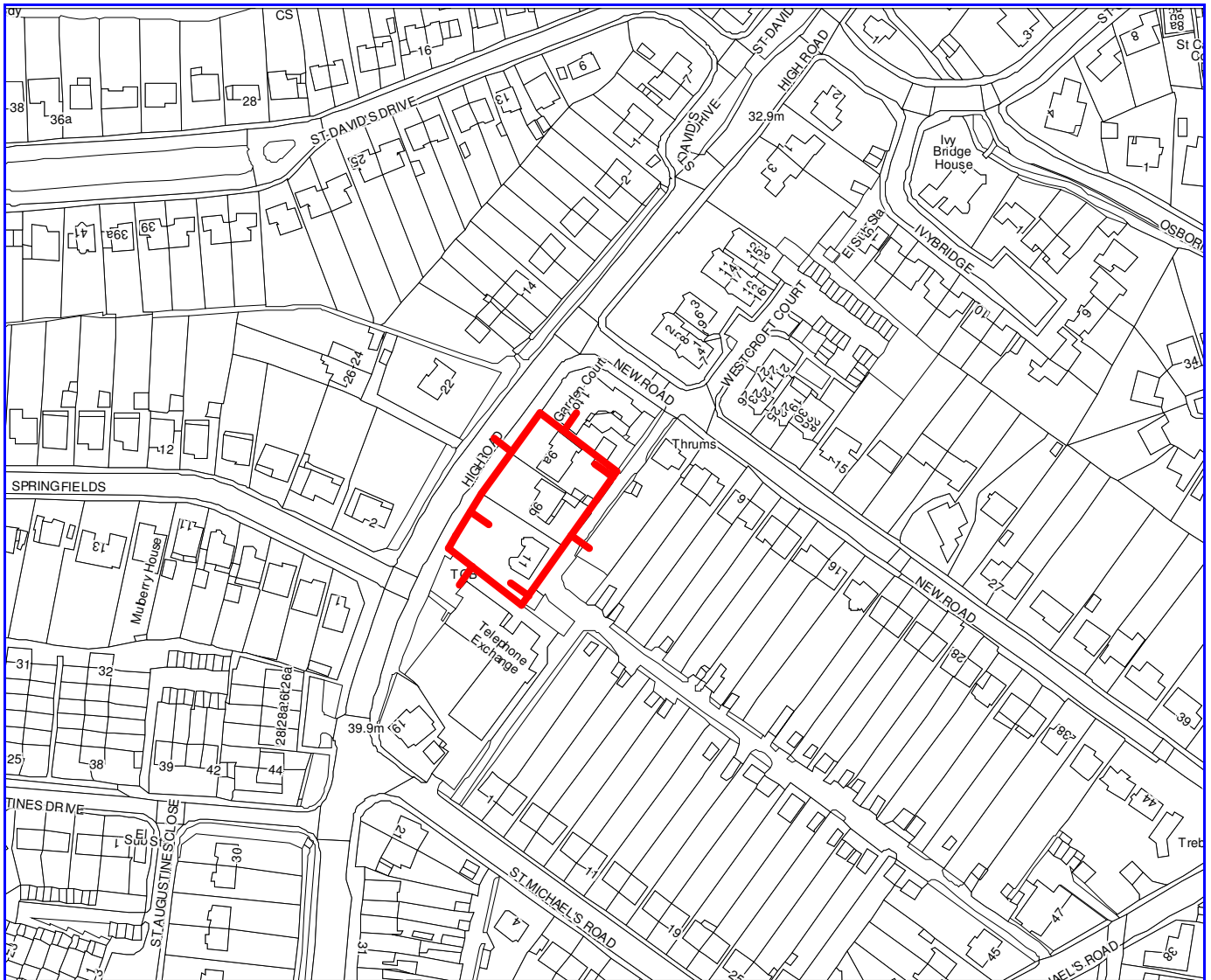
Existing use	Garages
Net Area	0.06 ha
Proposed density	80 dph
Number of homes to build	6
Status of the land	Brownfield
Development period	2010-2016

Comments:

Outline planning was approved in 2009 for demolition of existing garages and construction of a 3 storey block of 6 flats with parking.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Higher than 400m (or 800m) but sustainable mitigation possible
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Higher than 2000m but sustainable mitigation possible
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

BWT-U-11: 9a-11 High Road Broxbourne



Description of Development:

The site is located off High Road Broxbourne and is within the accessibility corridor. The site is relatively close to Hoddesdon town centre and Hoddesdon Conservation Area.

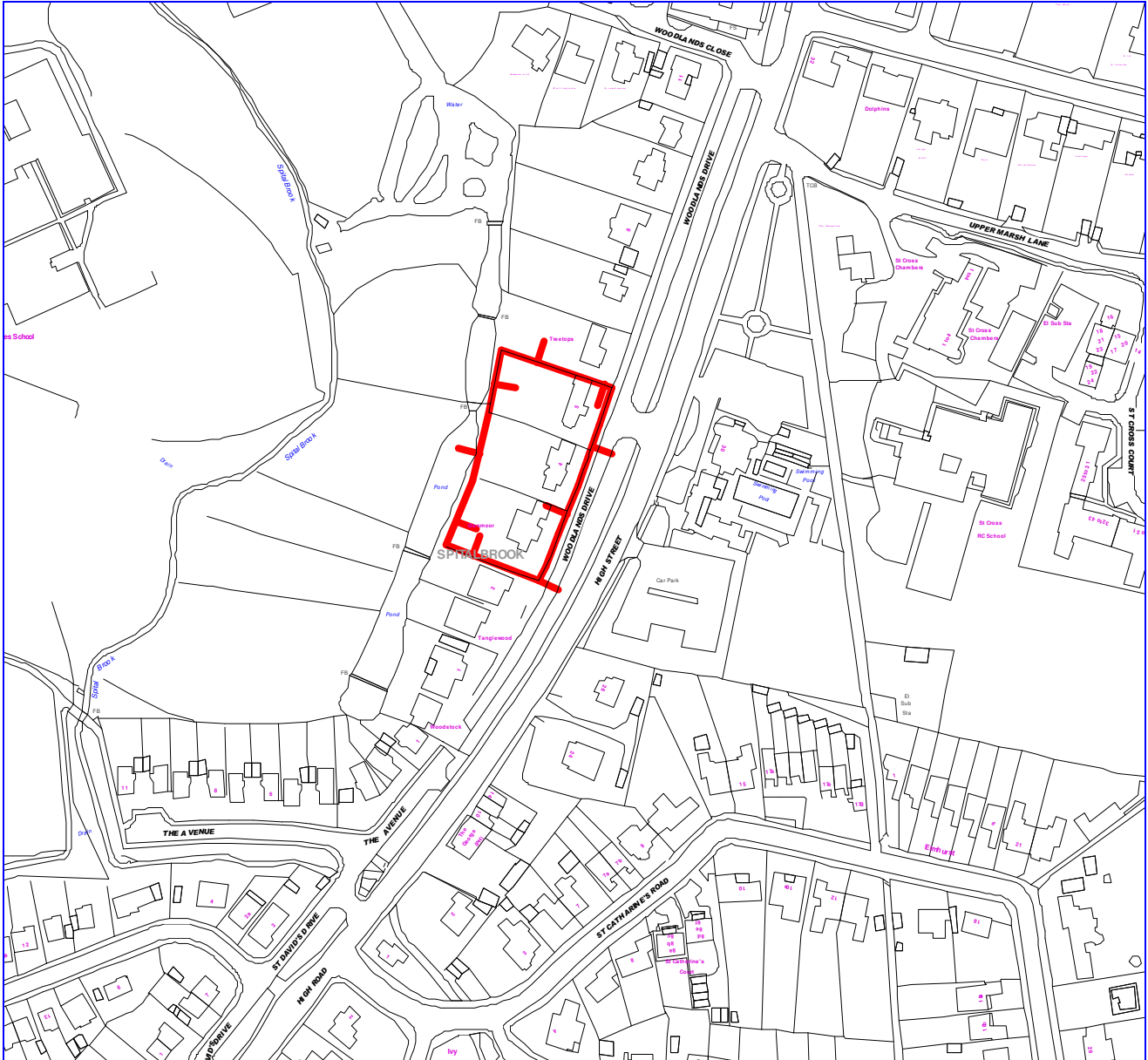
Existing use	Residential
Net Area	0.18 ha
Proposed density	60 dph
Potential number of homes	11
Status of the land	Brownfield & Greenfield adjoining urban area
Development period	2010-2016

Comments:

Permission was granted in 2009 for 10 three bed dwellings. Construction is underway.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/ no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	Yes: but low risk of contamination
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

BWT-U-16: 3, 4, 5 Woodlands Drive, Broxbourne



Description of Development

Woodlands Drive is situated along High Road Broxbourne adjacent to the Spinning Wheel. The three existing houses are within the Conservation Area and back onto Sheredes School playing fields. Due to Spital Brook and an existing pond some of the garden areas of the properties are within the floodplain. There are no other environmental designations on the site.

Existing use	Residential
Net Area	0.3 ha
Proposed density	20 dph
Potential number of homes	6
Status of the land	Brownfield
Development period	2010-2016

Comments:

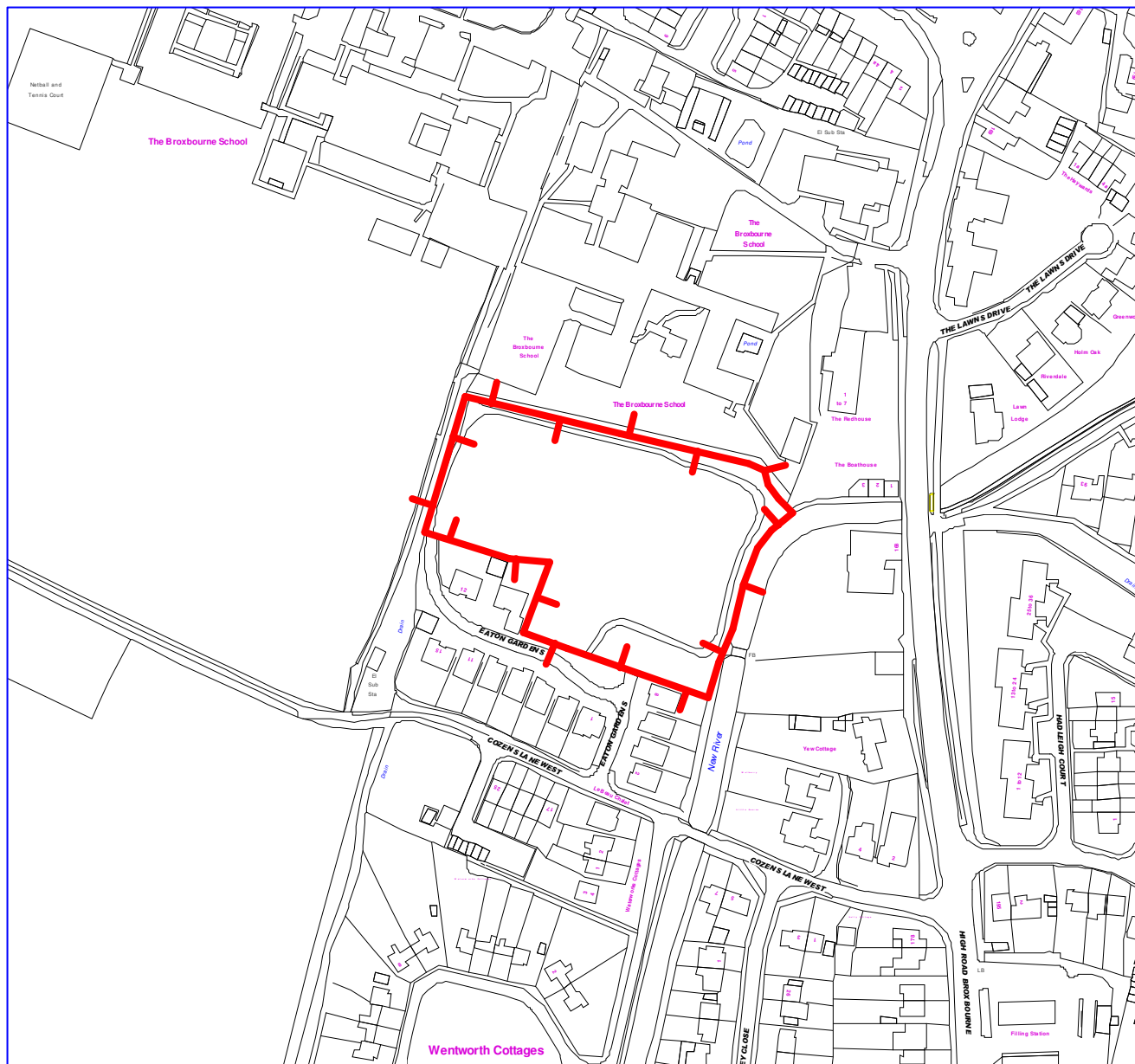
An application was approved in 2007 for demolition of the existing dwellings and erection of 6 five bed detached dwellings.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no, Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	Small part of site within low to medium risk and high risk.
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Adverse impact/ impact but could be mitigated
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	Yes high risk of contamination
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

SHLAA Sites

Reference	Year	Site Reference	Total No. of Units
BWT-U-05	2010-2016	Land N. of Eaton Gardens, Broxbourne	10
BWT-U-08	2010-2016	Wormley Primary School, St Laurence Drive, Wormley	40
BWT-U-09	2010-2016	Garages & parking area on Groom Road, Wormley	10
BWT-U-10	2010-2016	Rear Gardens of 72 High Road Wormley (The Old Manor House), Wormley	10
BWT-U-13	2016-2021	Bridge House, High Road, Broxbourne	12
BWT-U-15	2021-2026	Gas Distribution Station, St Catherine's Road	36
Total Number of Units			118

BWT-U-05: Land N. of Eaton Gardens, Broxbourne



Description of Development:

The site is currently vacant green space situated off Cozens Lane West near Wentworth Cottages. It lies adjacent to the Eaton Gardens development completed in 2007 (awaiting to be placed on Ordnance Survey maps) and would be suitable for a similar lower density housing development. It is within a Conservation Area and the accessibility corridor.

Existing use	Vacant green space
Net Area	0.7 ha
Proposed density	15 dph
Potential number of homes	10
Status of the land	Green field closely located to urban area
Development period	2010-2016

Comments:

The site was estimated to have a potential for delivering 28 units. This figure was reduced to 10 units as a previous application was refused for a 13 unit development. Grounds for refusal were based upon the sites proximity to a Listed Building and over-development which would result in a lack of open space. It was considered that a 10 unit scheme would be more realistic and deliverable. The SHLAA will be updated to take account of a recent permission on the site.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Greenfield (previously undeveloped) site which is within or adjoins the built up area of the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no, Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Adverse impact/impact but could be mitigated
How would the site impact on character of the landscape?	Adverse impact/impact but could be mitigated
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Higher than 400m (or 800m) but sustainable mitigation possible
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Higher than 2000m but sustainable mitigation possible
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	1 – 50% PDL
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Infrastructure constraints that would require investment to overcome but can be addressed by developer contributions
Can the site be accessed by vehicle from the highway?	The provision of vehicle access would require investment but can be addressed by developer contributions
Is pedestrian and/or bicycle access available to the site?	The provision of pedestrian and/or bicycle links would require investment but can be addressed by developer contributions
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

BWT-U-08: Wormley Primary School, St Laurence Drive Wormley



Description of Development:

Wormley Primary School has been designated for closure by the County Council. Therefore the school has potential for residential redevelopment. The site provides good access to Brookfield centre, local services and Hertford Regional College. Any development on this site should be sympathetic to the conservation area to the south.

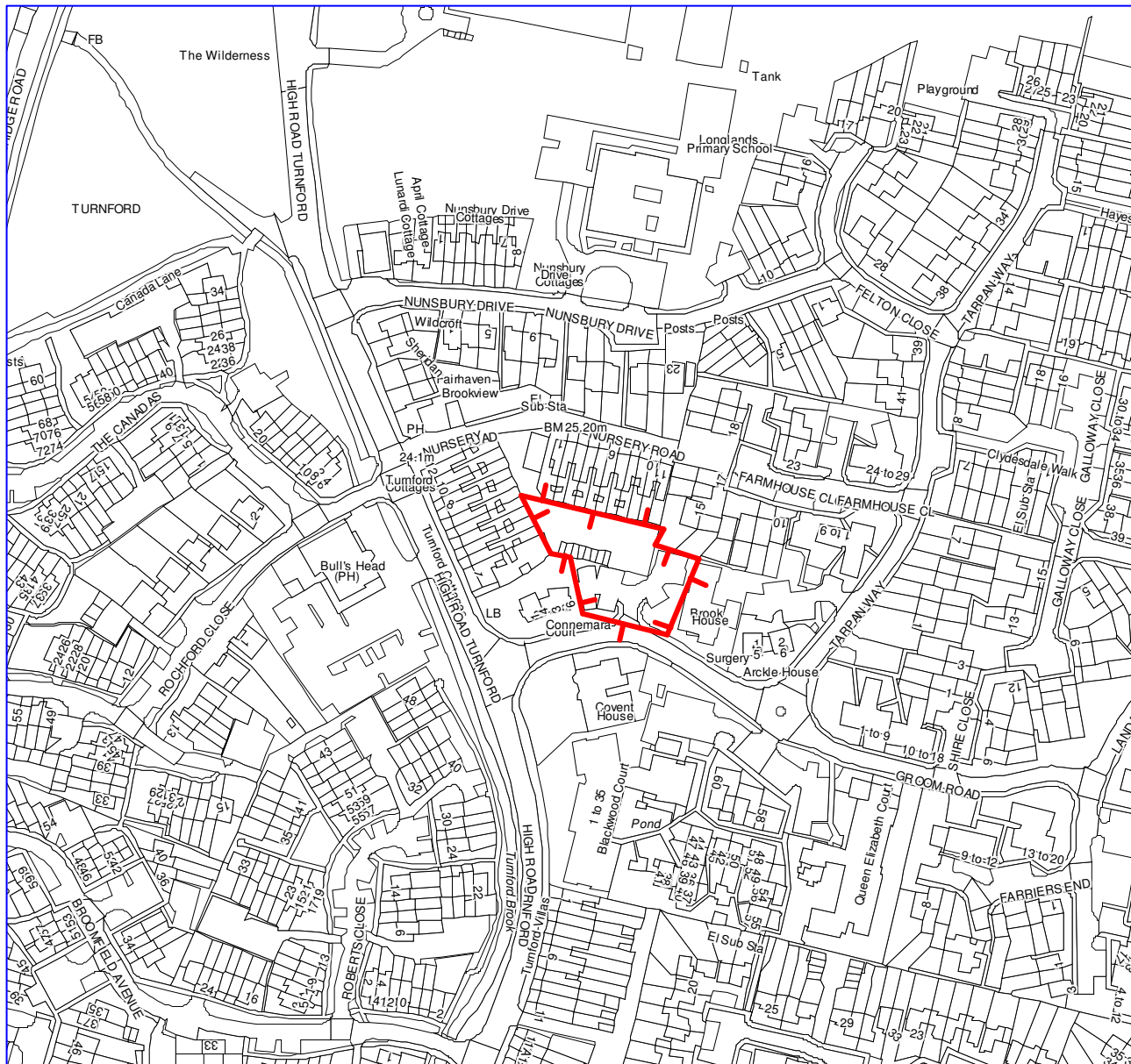
Existing use	School premises and fields
Net Area	1.6 ha
Proposed density	25 dph
Potential number of homes	40
Status of the land	Brownfield (school & playground) and Greenfield (sports pitches)
Development period	2010-2016

Comments:

The site was reduced from 96 units to 40 due to its location, the sites shape and current accessibility issues in the immediate area (i.e. an increase in congestion). This also accounts for the fact that flat development is currently not realistic (based on developer workshop discussions). Future discussions with Hertfordshire County Council will indicate the potential of all or some of this site for re-development.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	Yes: Opportunity to enhance/no significant adverse impact
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	Yes: but low risk of contamination
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

BWT-U-09: Garages & parking area on Groom Road, Wormley



Description of Development:

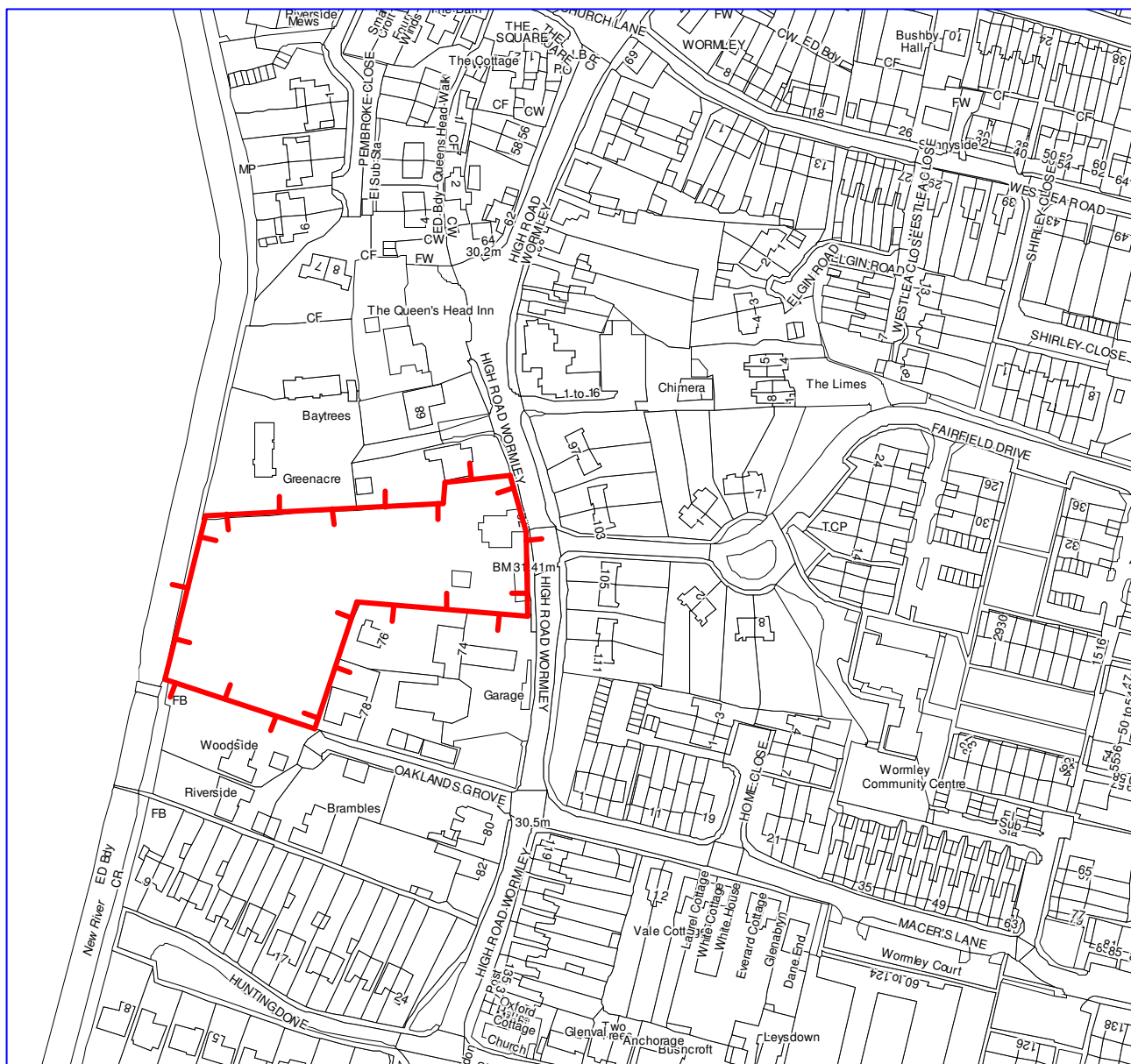
The site is bounded by residential dwellings to the north and west, with a surgery to the east and offices to the south. The site provides good access to Brookfield Centre, local services and Hertford Regional College.

Existing use	Garages and car park
Net Area	0.18 ha
Proposed density	60 dph
Potential number of homes	10
Status of the land	Brownfield
Development period	2010-2016

No Comments

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Part of the site is high risk – zone 3a – exception test required
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards.
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

BWT-U-10: Rear gardens of 72 High Road Wormley (The Old Manor House)



Description of Development:

This site includes the Old Manor House and is bounded by the new river to the west, residential properties to the north and east, with both residential and employment uses to the south. Access to the site is available from both High Road Wormley and Oaklands Grove. The site provides good access to local services such as the Brookfield Centre and Hertford Regional College.

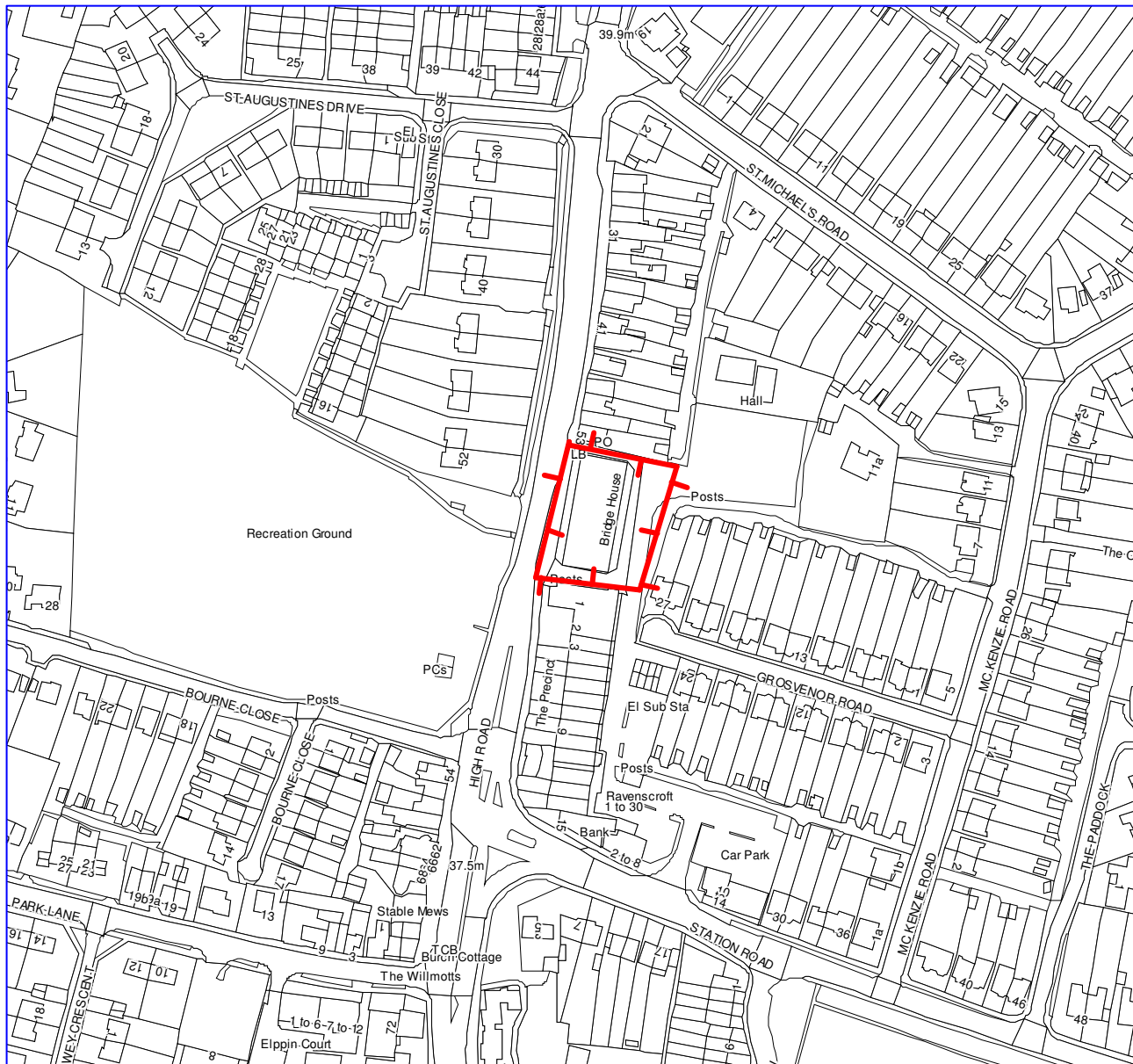
Existing use	Rear gardens
Net Area	0.67ha
Proposed density	15 dph
Potential number of homes	10
Status of the land	Predominantly Greenfield adjoining urban area
Development period	2010-2016

Comments:

The site is within the conservation area and the curtilage includes a grade II listed building. Due to this it was considered that the numbers should be reduced to take into account the sites setting and the adverse impact a high density would have. Therefore numbers have been revised from 40 to 10. A planning application for 14 units is currently being determined for this site.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Greenfield (previously undeveloped) site which is within or adjoins the built up area of the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no, Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Adverse impact/impact but could be mitigated
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Higher than 600m but sustainable mitigation possible
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	Yes: but low risk of contamination
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	The provision of vehicle access would require investment but can be addressed by developer contributions
Is pedestrian and/or bicycle access available to the site?	The provision of pedestrian and/or bicycle links would require investment but can be addressed by developer contributions
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

BWT-U-13: Bridge House, High Road Broxbourne



Description of Development:

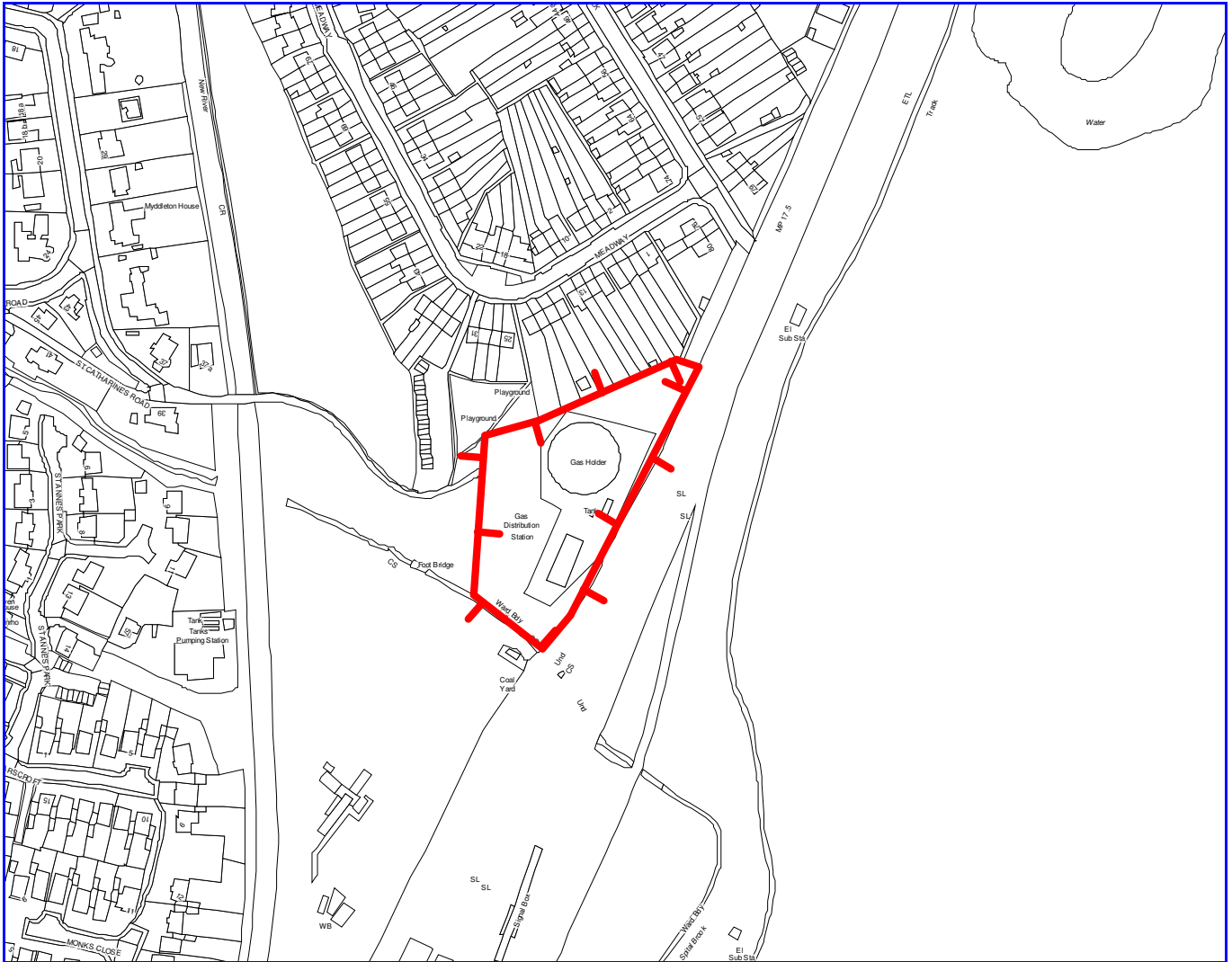
This site currently consists of an office block and associated parking. It is understood that vacancy rates within the office block have increased in recent years. As a result there is scope for relocating existing users and redeveloping this site for residential use. The site is within walking distance of local services such as Broxbourne JMI School, Broxbourne secondary school and Broxbourne railway station. The site is within the accessibility corridor.

Existing use	Employment and car park
Net Area	0.20 ha
Proposed density	60 dph
Potential number of homes	12
Status of the land	Brownfield
Development period	2016-2021

No Comments

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	Yes: but low risk of contamination
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Insignificant or moderate compatibility issues

BWT-U-15: Gas distribution station



Description of Development:

The Gas Distribution Centre is accessible by St Catherine's Road in Broxbourne. The site is more closely located to Meadway and the railway line. The site is just outside the accessibility corridor and any flood zones or environmental constraints. The site is approximately 0.6 hectares in size. There are significant areas of open space around the site.

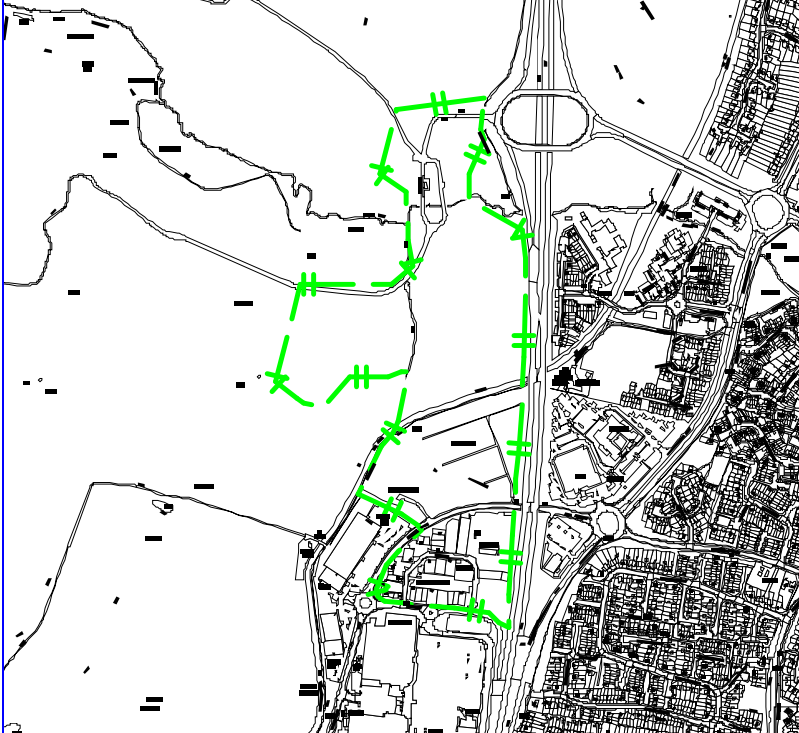
Existing use	Gas Distribution Centre
Net Area	0.7 ha
Proposed density	50 dph
Potential number of homes	36
Status of the land	Predominantly Brownfield land
Development period	2021-2026

Comments:

The site was promoted to the Council on behalf of National Grid during the September 2008 consultation. Whilst the removal of holders is dependent upon operational considerations and regulatory approval the promoters seem confident that the site will come forward during the SHLAA period.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/ no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Closer to railway station. Higher than 400m to bus stop but mitigation measures possible
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 100m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	Yes but low risk of contamination
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Infrastructure requirements that would require investment through developer contributions
Can the site be accessed by vehicle from the highway?	Vehicle access requires investment but can be addressed by financial contributions
Is pedestrian and/or bicycle access available to the site?	Would require some investment
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

Broxbourne, Wormley and Turnford Edge of Urban and Green Belt Sites

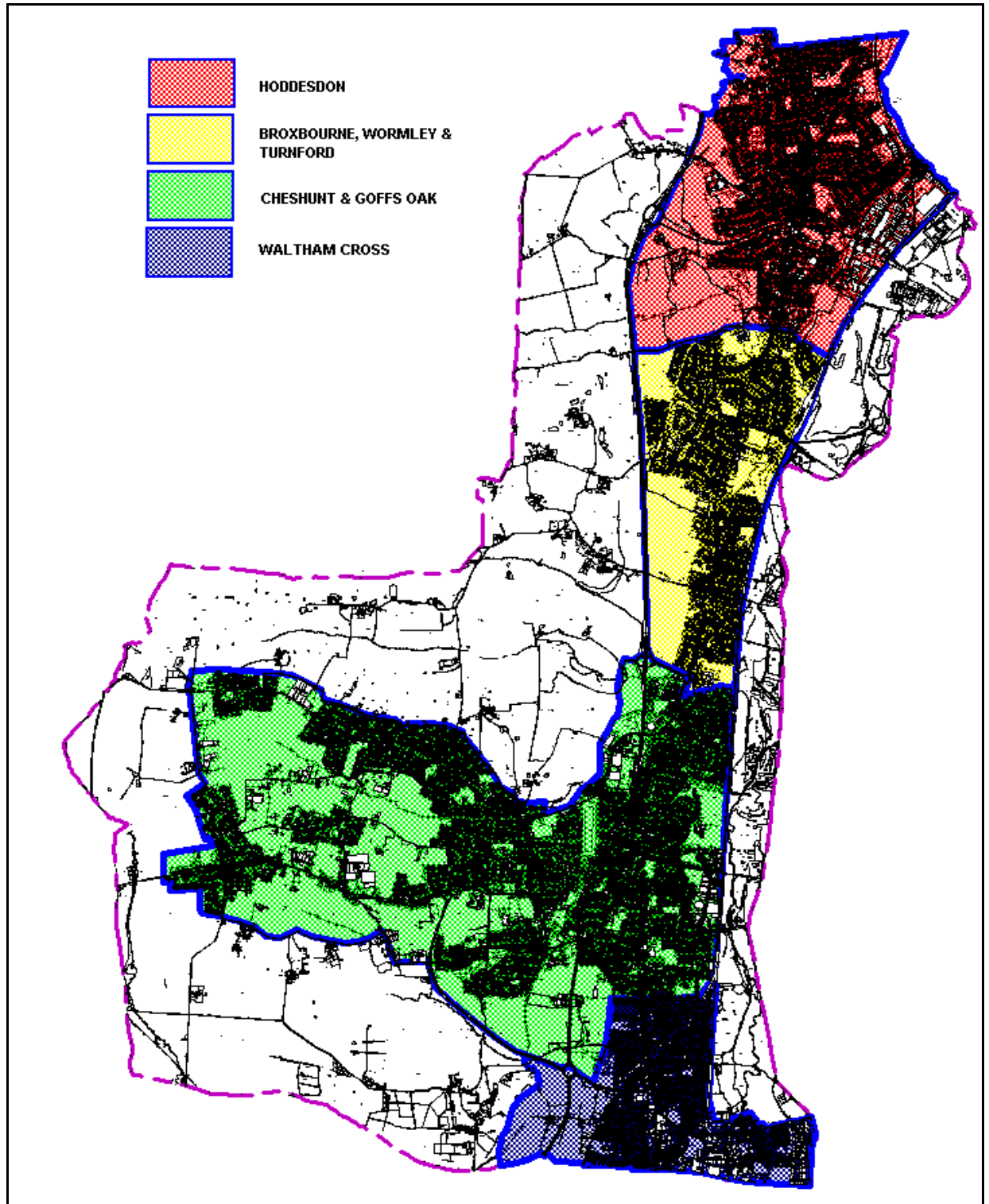
Site Reference Number	Map	Comments
BWT-GB-03	 A detailed black and white map showing a road network and surrounding areas. A prominent road runs vertically through the center, with several roundabouts. To the right of this road, there is a dense residential area. To the left, there is a large open area. A green dashed line with cross-ticks is drawn across the map, forming a boundary that encloses a large area of land north of the Brookfield development. The boundary starts near the top left, follows the road network, and ends near the bottom right, enclosing a significant portion of the open land.	<p>Land North of Brookfield: The land is currently being promoted as part of a mixed used scheme with a residential element. It is currently being allocated in the Council's Core Strategy. Access may be viable via a new link road leading from the A10 roundabout to the Brookfield development This would act as a new Green Belt boundary. Residential use on the site is considered deliverable once necessary transport infrastructure is in place. CB Richard Ellis, promoter of the site, estimates the site size as 20 ha with a development potential of approximately 300 dwellings.</p>

Appendix 4 c – CHESHUNT & GOFFS OAK

Each location area has been divided into the following sections:

- Allocated sites
- Commitment sites
- Identified SHLAA sites
- Green Belt sites considered deliverable

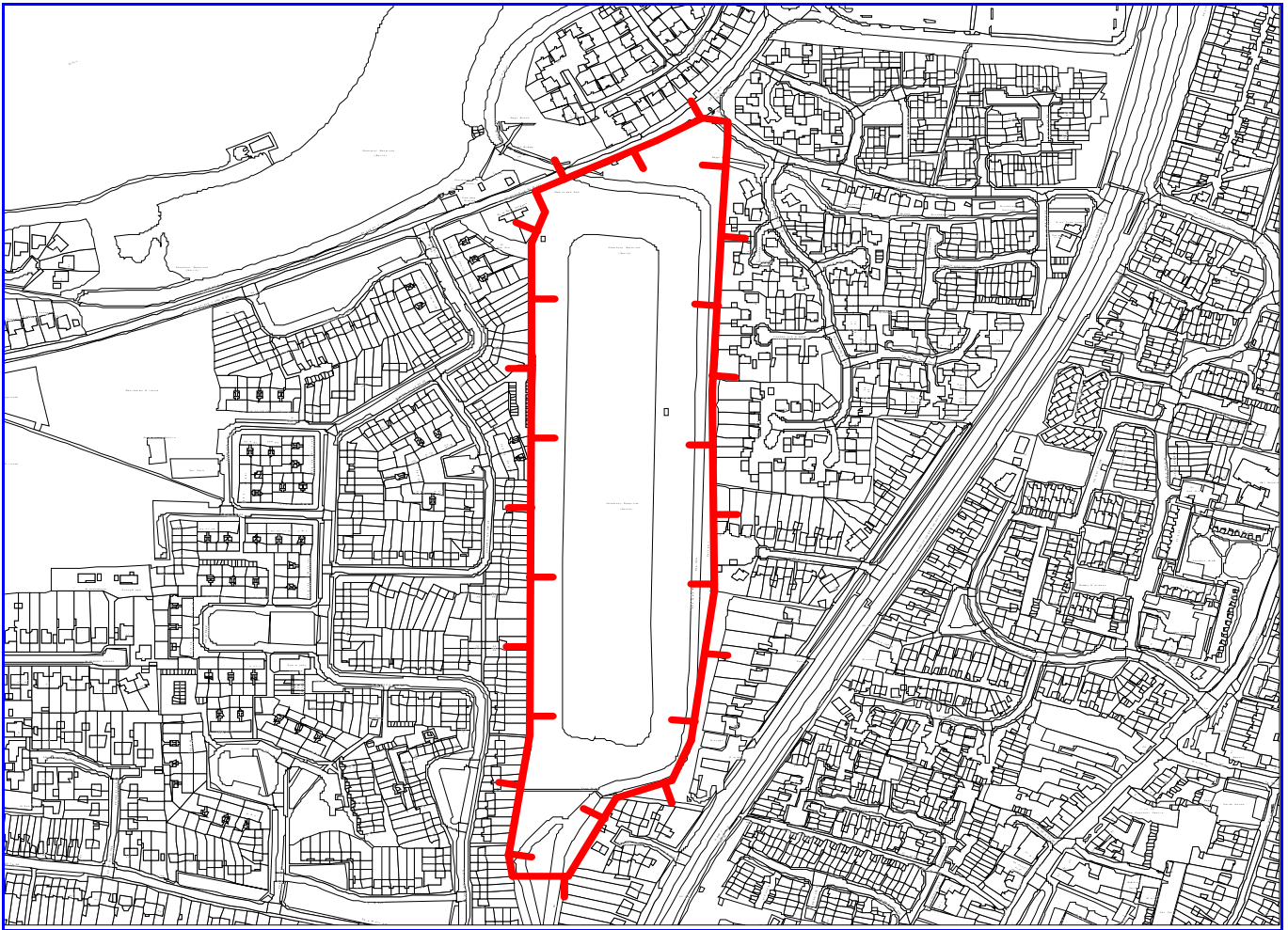
The map below shows how the borough areas have been divided for purposes of the SHLAA.



Allocated Sites

Reference	Site	Total No. of units/ No. of units left to build
CG-U-01	Cheshunt south reservoir	249

CG-U-01: Cheshunt South Reservoir



Description of Development

Cheshunt South Reservoir is allocated for housing in the Local Plan Second Review 2001-2011. The Local Plan estimated a total of 150 dwellings. The reservoir was de-commissioned by Thames Water and levelled. A planning application was submitted to the December 2009 Planning and Licensing Committee for the erection of 249 dwellings. Access is to be served from Brookfield Lane West before arriving at the Brookfield Centre (Tesco and Marks and Spencer). A designated footpath runs alongside the site and a wildlife protection also falls upon it.

Existing use	De-commissioned reservoir, now grass land
Net Area	8.58 ha
Proposed density	30 dph
Potential number of homes	249
Status of the land	Greenfield adjoining urban area
Development period	2010-2016

Comments:

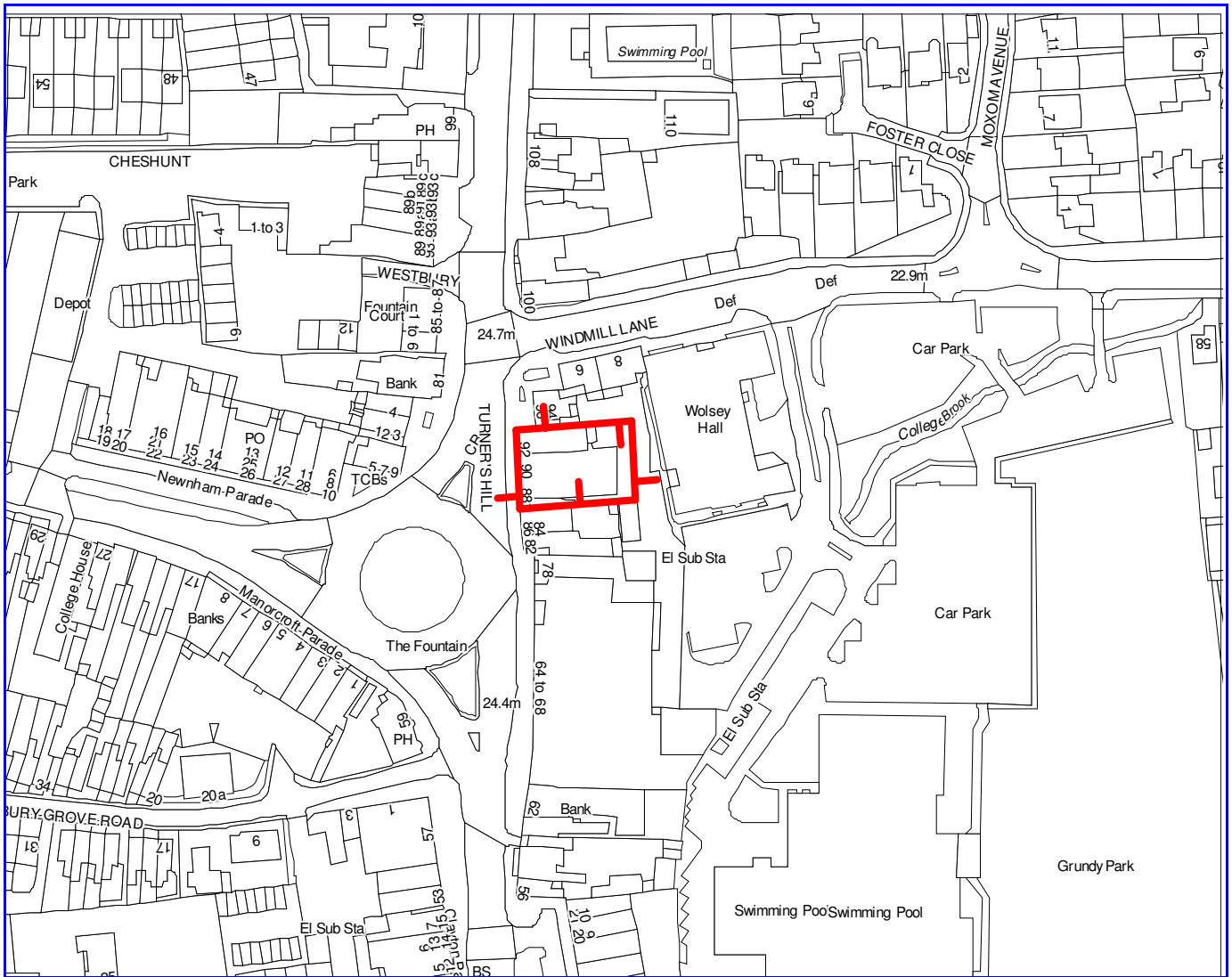
The application was approved at the 2009 December Planning and Licensing Committee. It was approved for 249 dwellings with associated access, car parking and landscaping. A T-Junction is proposed for the sites access with traffic calming measures installed on the highway. Details submitted with the application and internal discussions suggest that the site will be developed over a phased period with completion by 2014.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Greenfield (previously undeveloped) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: Significant adverse impact which is to be mitigated by several measures
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/ no adverse impact
How would the site impact on character of the landscape?	Adverse impact that will be mitigated
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Higher than 600m but mitigation measures possible
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 100m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	1 – 50%% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	Topography and stability considered at application process
Does the site lie within a water Source Protection Zone?	Yes but low risk of contamination
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Infrastructure requirements that would require investment through developer contributions
Can the site be accessed by vehicle from the highway?	Vehicle access requires investment but can be addressed by financial contributions
Is pedestrian and/or bicycle access available to the site?	Would require some investment
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

Commitment Sites (Over 5 units in size)

Reference	Site	Total No. of units/ No. of units left to build
CG-U-04	88-92 Turners Hill, Cheshunt	19
CG-U-05	111-113 Crossbrook Street, Cheshunt	18
CG-U-07	The Woolpack Public House, 57-59 High Street	5
CG-U-10	167 Turners Hill, Cheshunt	9
CG-U-11	Whitefields Road Community Hall	8
CG-U-22	Force & Firkin 99 Turners Hill	6
CG-U-24	38-40 High Street Cheshunt	11
Total number of units		76

CG-U-04: 88 – 92 Turners Hill, Cheshunt



Description of Development

The site in question is part of the Old Pond District Centre and faces the Old Pond fountain. Tesco Metro also lies to the south of the site. The application was to convert the first floor and create an additional level for 12 residential units. The application was approved in 2008. The site has excellent access to services and facilities including Cheshunt library, Cheshunt train station and Delamare Road employment area.

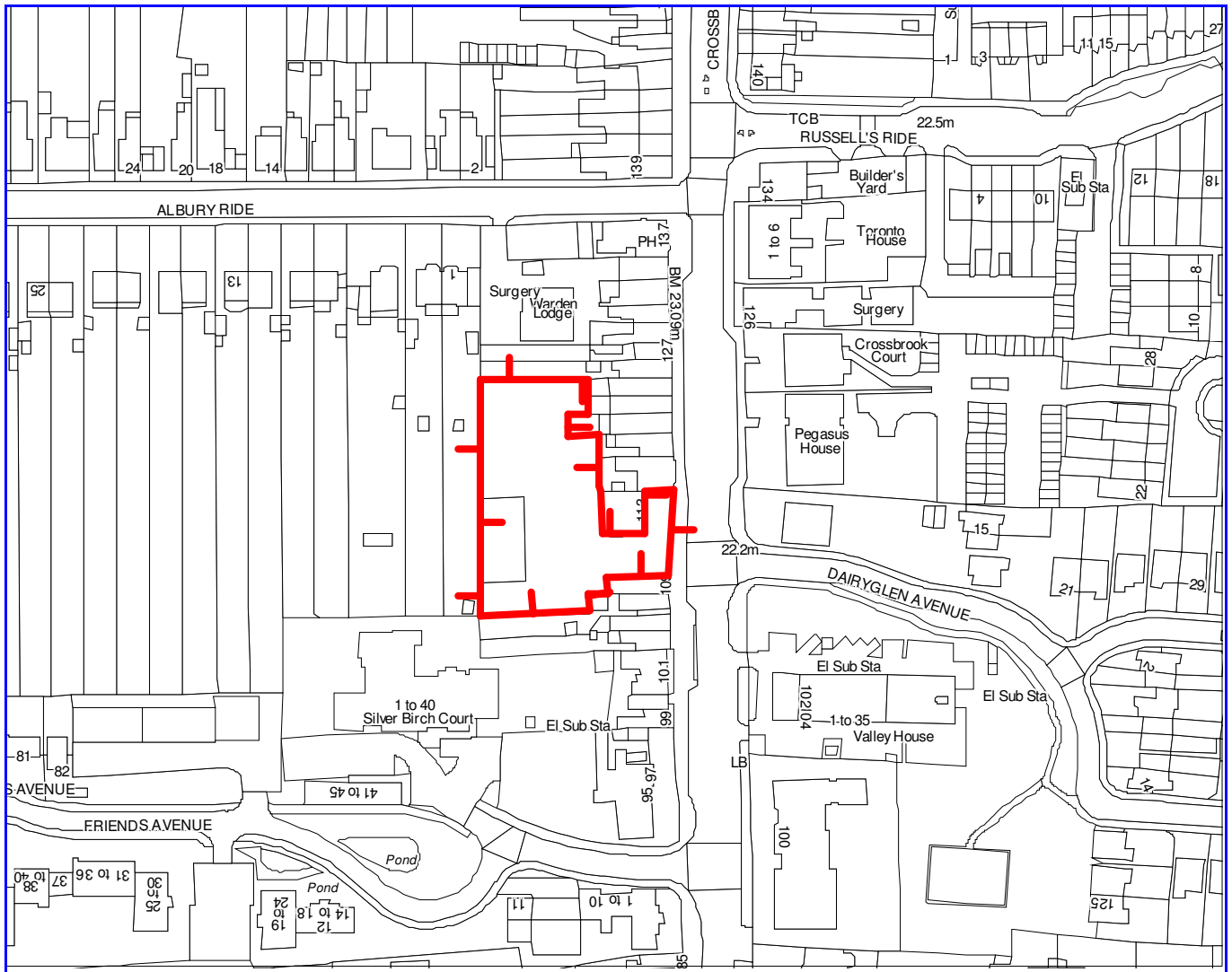
Existing use	Retail units
Net Area	0.05 ha
Proposed density	Over 120 dph
Potential number of homes	19
Status of the land	Brownfield
Development period	2010-2016

Comments:

The site is to be developed for 12 additional units. Contact made with the developer of the site suggests the site will be completed within 2010/11.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/ no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/ no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 100m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51-100%% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraints
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Infrastructure already exists
Can the site be accessed by vehicle from the highway?	Vehicle access already exists
Is pedestrian and/or bicycle access available to the site?	Access already exists
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Insignificant or moderate compatibility issues

CG-U-05: 111 – 113 Crossbrook Street, Cheshunt



Description of Development

The application is for the rear of 111-113 Crossbrook Street which backs onto the rear gardens of Albury Ride. Number 113 Crossbrook Street is designated as a Grade II Listed Building. The application was approved in 2008 for the demolition of the buildings to the rear of the listed building and the erection of 15 units. It was also approved for the conversion of 113 Crossbrook Street into 4 separate units. There are no other environmental designations on the site. Access and infrastructure already exist on the site.

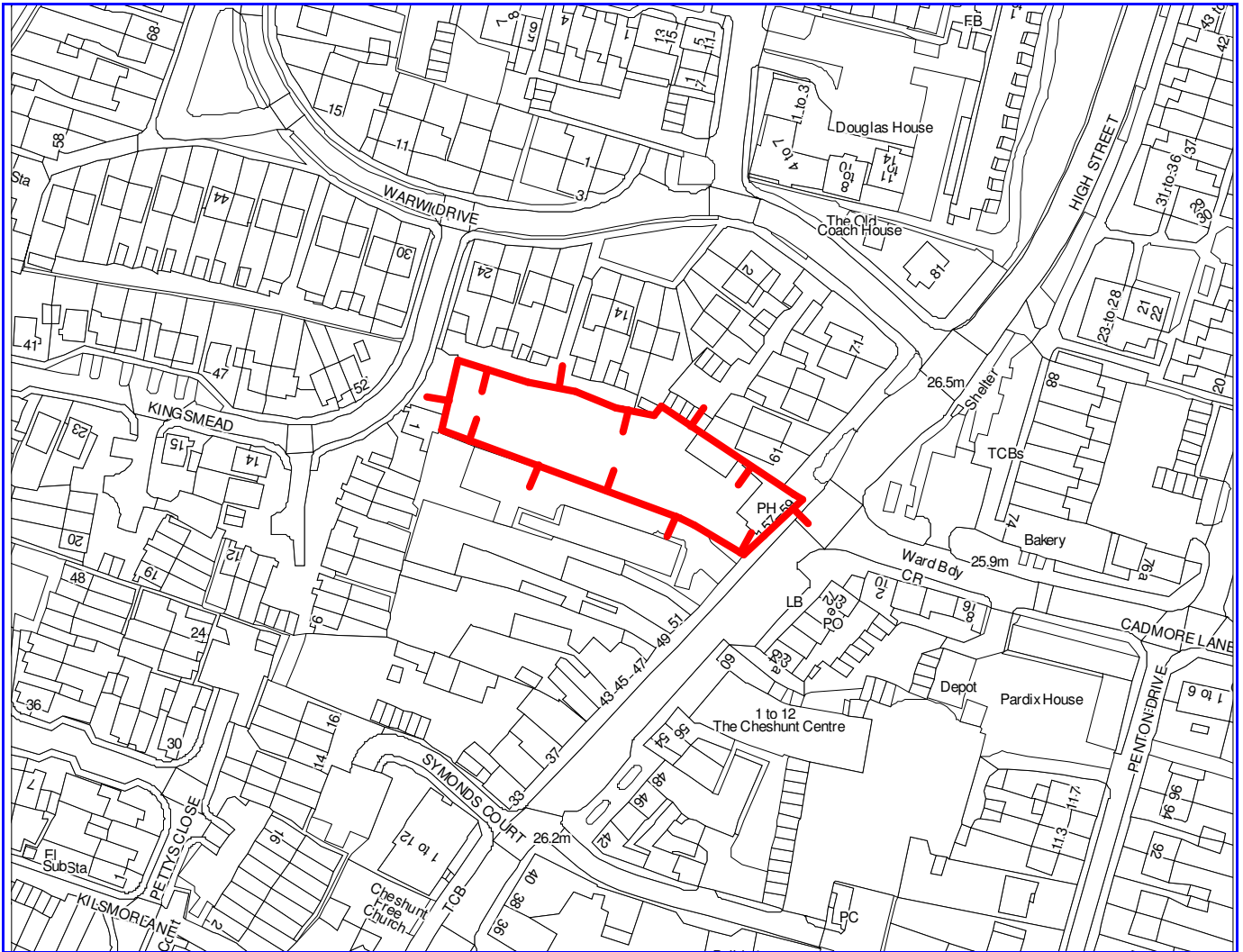
Existing use	Outbuildings
Net Area	0.24 ha
Proposed density	75 dph
Potential number of homes	18
Status of the land	Brownfield
Development period	2010-2016

Comments:

The Council estimates completion in 2010/11.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/ no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/ no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 100m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51-100%% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraints
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Infrastructure already exists
Can the site be accessed by vehicle from the highway?	Vehicle access already exists
Is pedestrian and/or bicycle access available to the site?	Access already exists
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

CG-U-07: The Woolpack Public House, 57-59 High Street Cheshunt



Description of Development

The Woolpack Public House at 57-59 High Street Cheshunt is situated adjacent to Cadmore Lane and the Cheshunt Centre. The site also backs onto properties at Kingsmead. The public house consists of a large long rear garden which has contributed to the total site area. The 2007 application included the demolition of the public house at the front of the site. The new development is comprised of a mixed retail scheme and 13 dwellings.

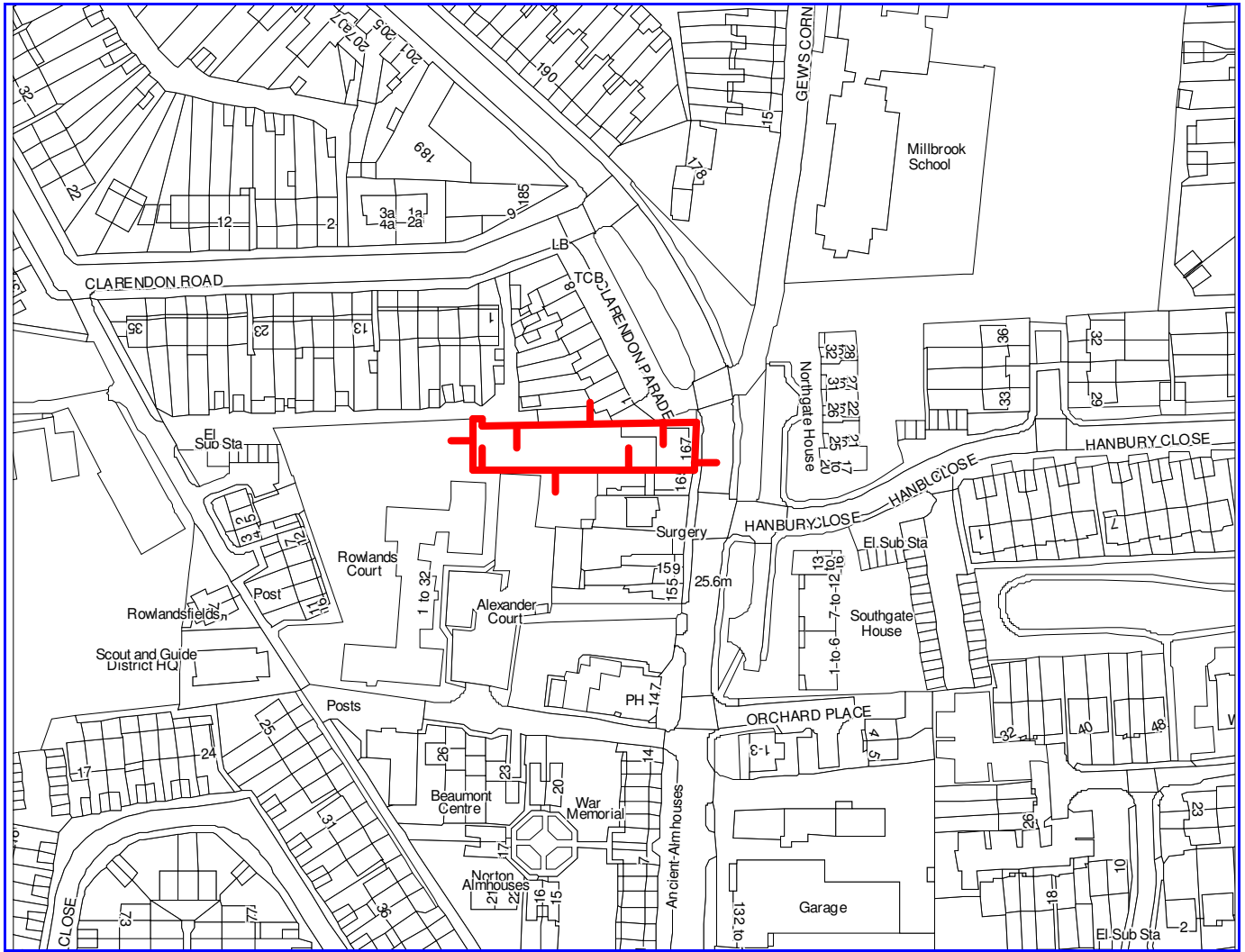
Existing use	Public house and garden
Net Area	0.2 ha
Proposed density	60 dph
Potential number of homes	5
Status of the land	Brownfield
Development period	2010-2016

Comments:

Site visits and internal officer information reveal that the site is nearing completion. Final completion is expected in 2011.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/ no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/ no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 100m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51-100%% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraints
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Infrastructure already exists
Can the site be accessed by vehicle from the highway?	Vehicle access already exists
Is pedestrian and/or bicycle access available to the site?	Access already exists
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

CG-U-10: 167 Turners Hill, Cheshunt



Description of Development

167 Turners Hill is a large commercial property with land to the rear adjacent to Clarendon Parade. The site is within walking distance of shops and services at the Old Pond District Centre and the Cheshunt Centre to the north. The application, approved in 2006, was for the erection of flats and the conversion of existing office building into additional flats. There are no environmental constraints on the site and access and infrastructure currently exist on the site.

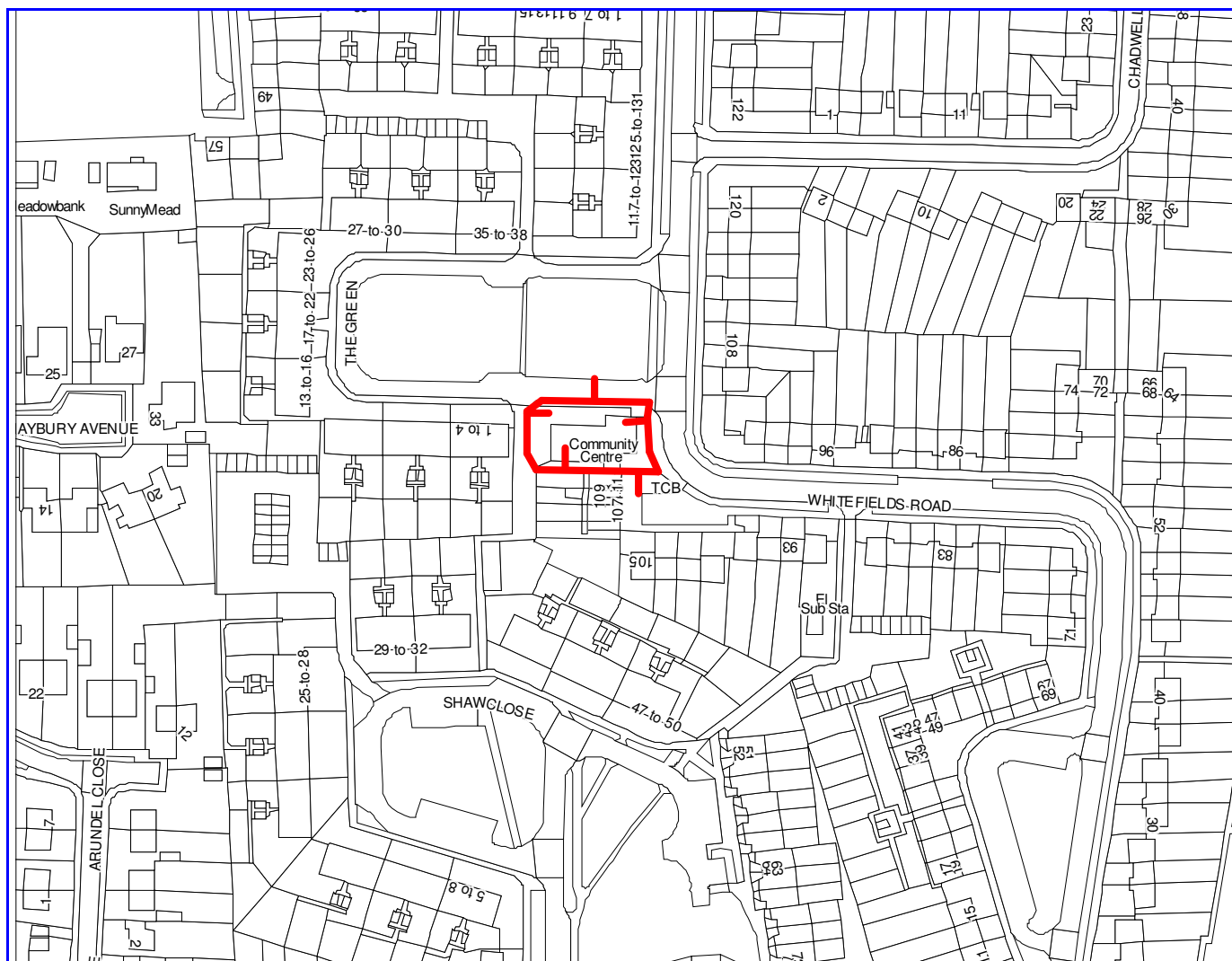
Existing use	Office building and garden land
Net Area	0.08 ha
Proposed density	110 dph
Potential number of homes	9
Status of the land	Brownfield
Development period	2010-2016

Comments:

Development has begun on site. Contact has been made with the developer who states that the development will continue with completion expected 2011/12.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) and Greenfield (previously undeveloped rear garden) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/ no significant adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/ no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 100m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	1- 50%% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraints
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Infrastructure already exists
Can the site be accessed by vehicle from the highway?	Vehicle access possible and in accordance with relevant guidance
Is pedestrian and/or bicycle access available to the site?	Access possible
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

CG-U-11: Whitefields Road Community Hall, Cheshunt



Description of Development

The Community Centre, which is called Flamstead End Community Hall, lies adjacent to The Green and existing Whitefield properties. The site is well accessed by existing roads and pathways. There are no environmental constraints on the site which is only 0.06 hectares in size. The building is to be replaced with a three storey block of 5 number two and 3 number one bed flats.

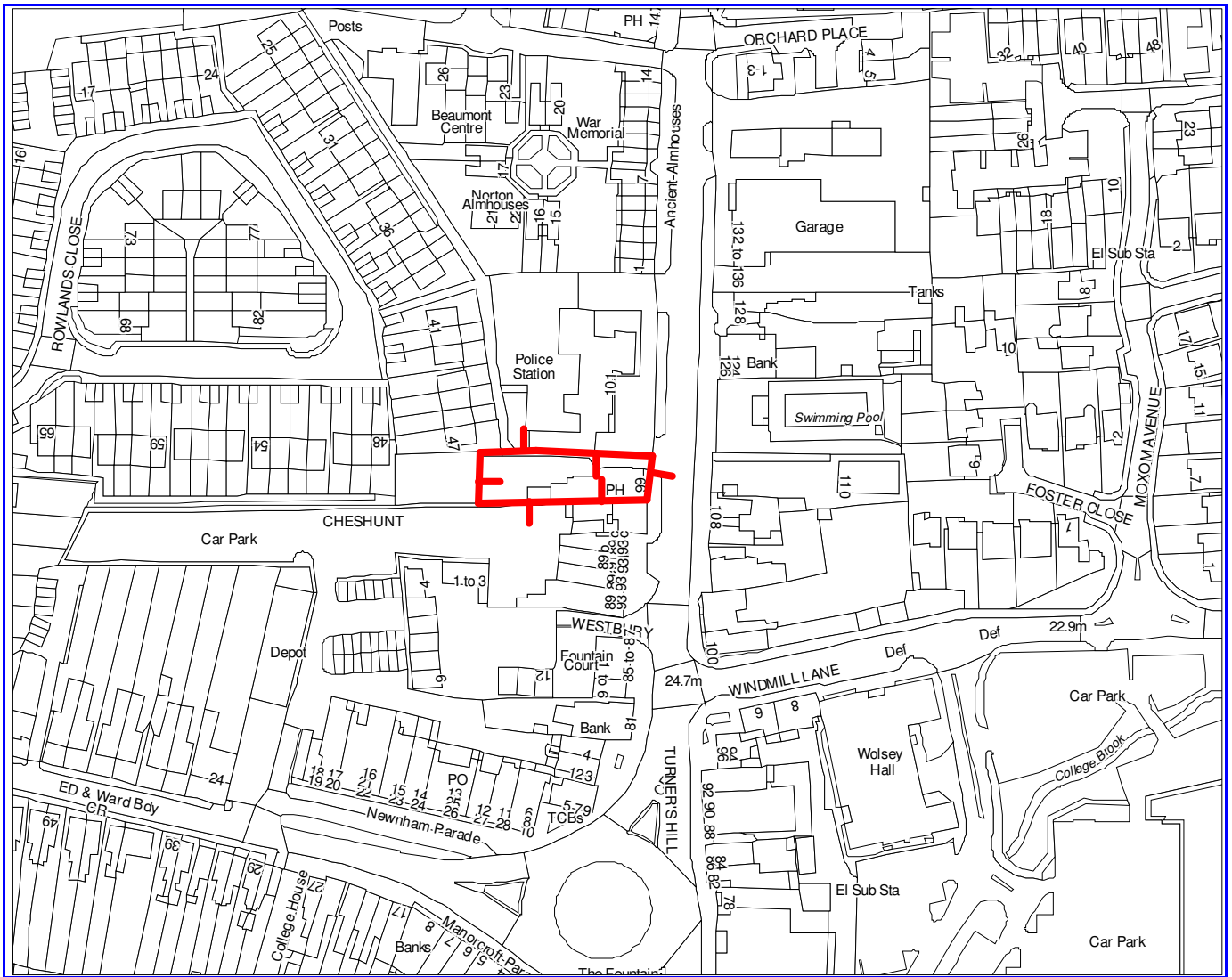
Existing use	Community Hall
Net Area	0.06 ha
Proposed density	120 dph
Potential number of homes	8
Status of the land	Brownfield
Development period	2010-2016

Comments:

Information discussed internally suggests that the site would come forward for completion in 2010/11.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/ no significant adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/ no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Higher than 600m but mitigation measures possible
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 100m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	1- 50%% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraints
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	Yes but replacement provision not required. Additional community hall available at the Whitefield's Estate.
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Infrastructure already exists
Can the site be accessed by vehicle from the highway?	Vehicle access possible and in accordance with relevant guidance
Is pedestrian and/or bicycle access available to the site?	Access possible
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

CG-U-22: Force & Firkin Public House 99 Turners Hill



Description of Development:

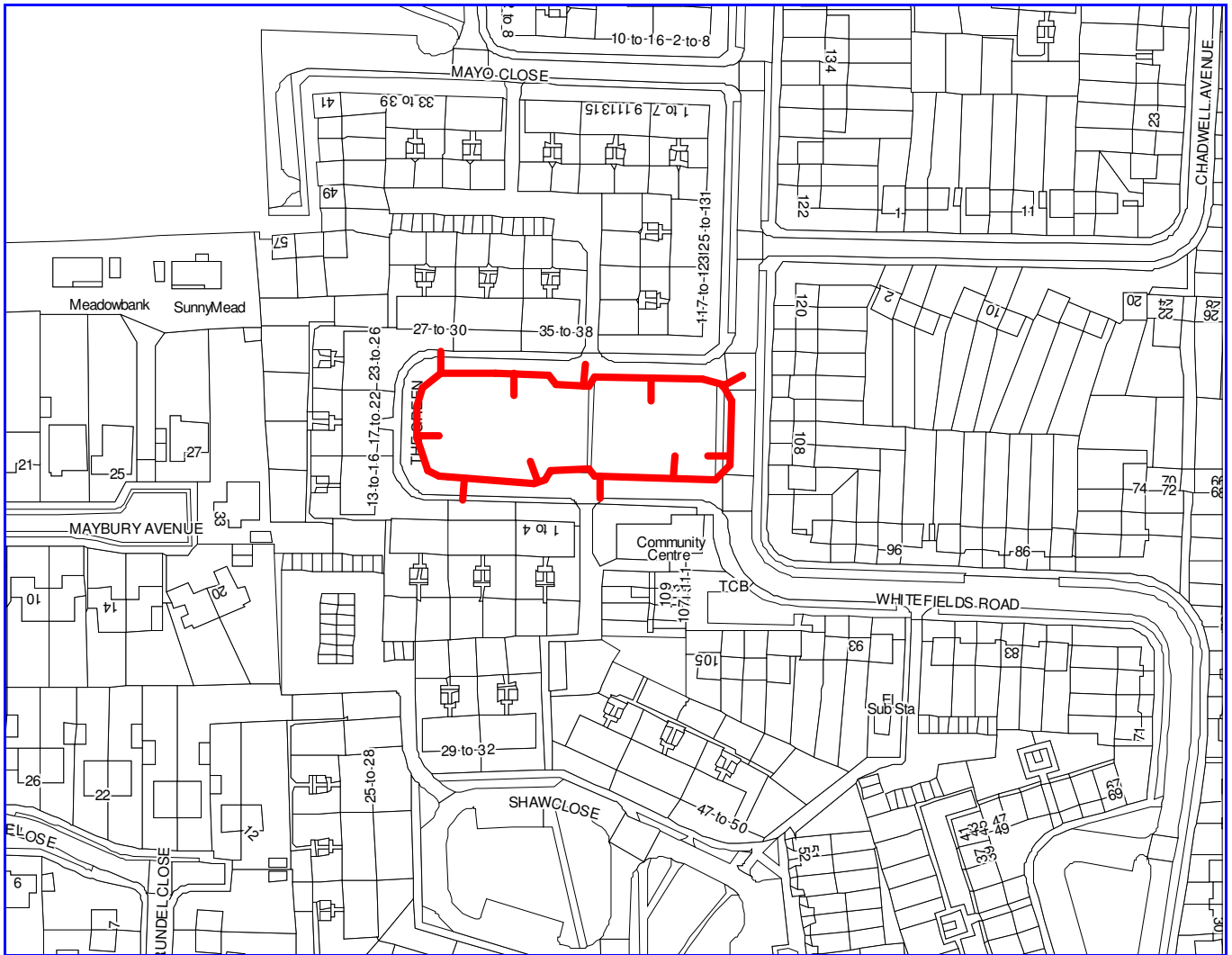
The Force and Firkin public house is situated along Turners Hill, close to the Old Pond District Centre and Cheshunt Train Station. The site is within the accessibility corridor and is close to many facilities and services. Permission was given on the site in May 2008 for 6 units and a commercial unit on the ground floor.

Existing use	Public House
Net Area	0.05 ha
Proposed density	120 dph
Potential number of homes	6
Status of the land	Brownfield land
Development period	2010-2016

No Comments

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/ no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Insignificant or moderate compatibility issues

CG-U-14: The Green, Whitefields Road, Cheshunt



Description of Development

The Green is a piece of grassed area adjacent to the Flamstead End Community Hall (CG-U-11). The site can be accessed via existing roads and footpaths. The site was granted permission in 2006 for 5 houses with parking arrangements. There are no environmental designations restricting development on the site.

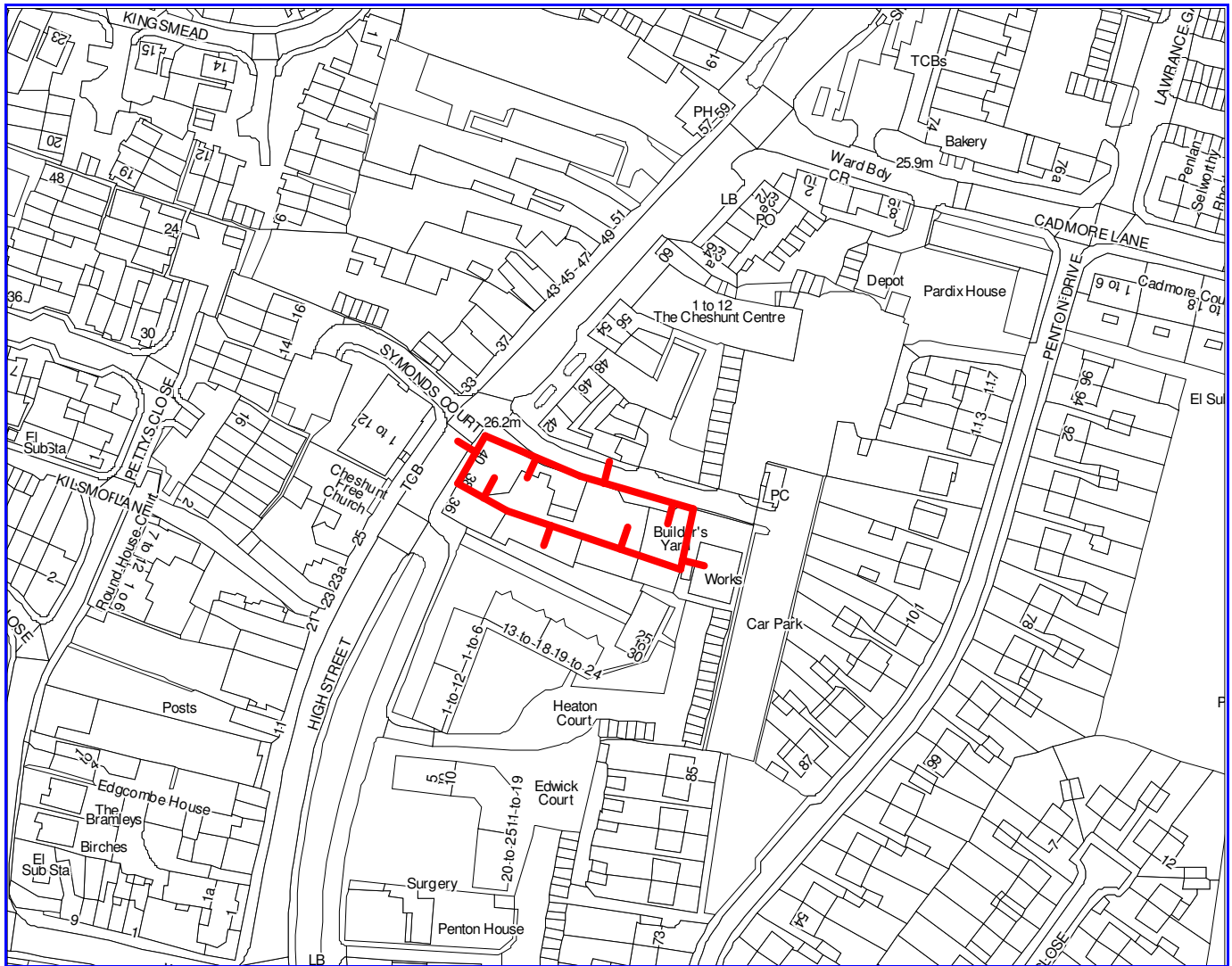
Existing use	Grassed area
Net Area	0.25 ha
Proposed density	20 dph
Potential number of homes	5
Status of the land	Brownfield
Development period	2010-2016

Comments:

Internal officer information suggests that the site will be completed within 2010/11.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Greenfield (previously un-developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/ no significant adverse impact
How would the site impact on character of the landscape?	No adverse impact/ opportunity to enhance
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Higher than 600m but mitigation measures possible
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 100m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	1- 50%% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraints
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Infrastructure already exists
Can the site be accessed by vehicle from the highway?	Vehicle access possible and in accordance with relevant guidance
Is pedestrian and/or bicycle access available to the site?	Access possible
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

CG-U-24: 38-40 High Street Cheshunt



Description of Development:

Like site CG-U-23 this site is also located along High Street Cheshunt close to Cadmore Lane and Church Lane and within the accessibility corridor. There are no environmental constraints on the site

Existing use	Retail
Net Area	0.08 ha
Proposed density	120 dph
Potential number of homes	11
Status of the land	Brownfield land
Development period	2010-2016

Comments:

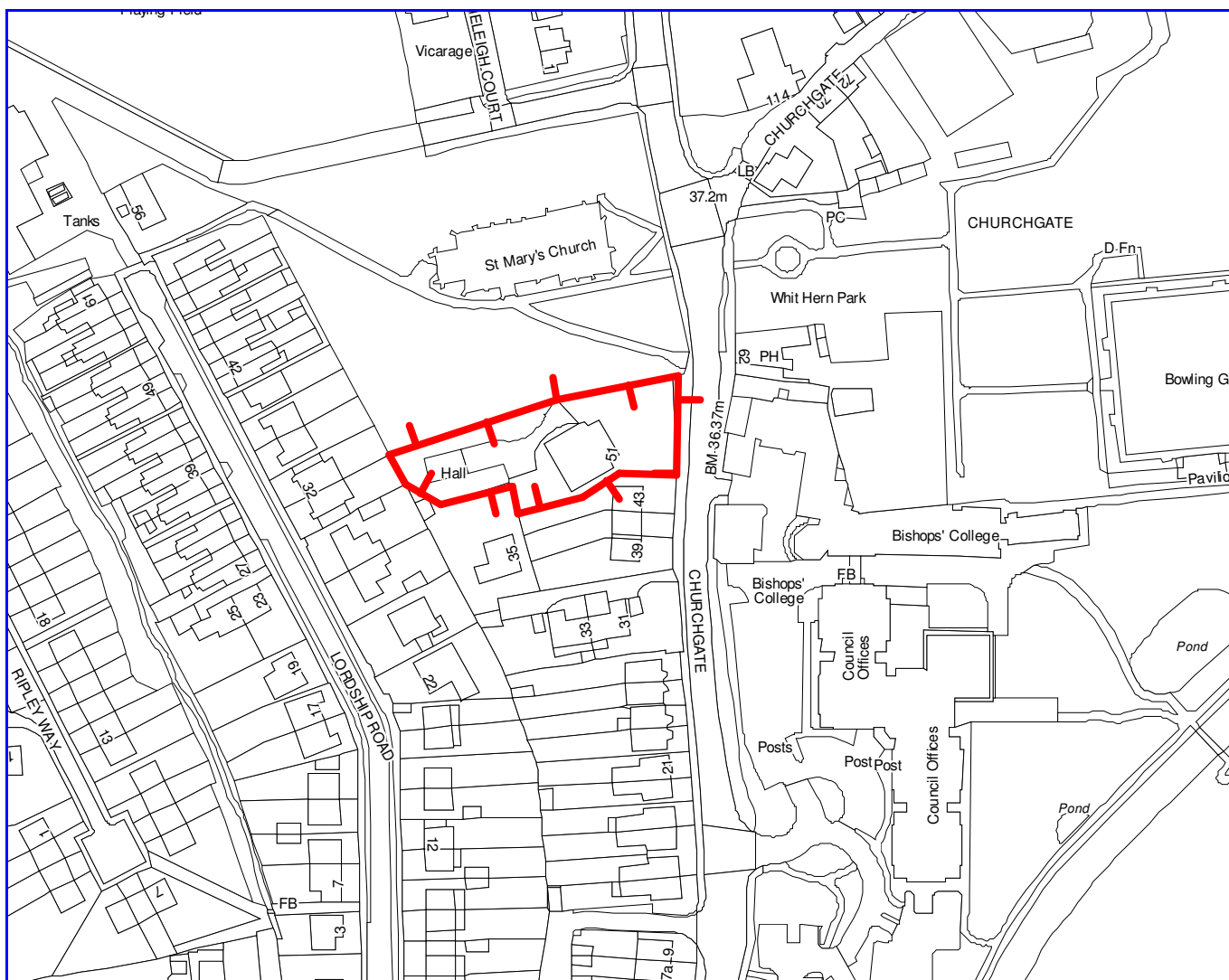
An application was approved in the summer of 2009 for demolition of existing buildings and development of 2 retail units, 6 two bed and 2 one bed flats and a terrace of 3 two bed houses.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/ no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Insignificant or moderate compatibility issues

SHLAA Sites

Reference	Year	Site Reference	Total No. of Units
CG-U-08	2010-2016	51 Churchgate, Cheshunt	11
CG-U-15	2010-2016	Fourfields Elderly Peoples Home, Rosedale Way	30
CG-U-16	2010-2016	Land at Cheshunt School, College Road Cheshunt	60
CG-U-18	2010-2016	Garage Court at Lawrence Court off Lawrence Gardens, Cheshunt	11
CG-U-20	2010-2016	68 Flamstead End Road, Cheshunt	30
CG-U-13	2010-2016	R/O 45-47 High Street Cheshunt	6
CG-U-23	2010-2016	23-25 High Street Cheshunt	10
CG-U-25	2010-2016	Littlebury College, College Road	15
CG-U-27	2016-2021	Crocodile Pub Parking, 92 Great Cambridge Road, Cheshunt	14
CG-GB-01	2016-2021	Old St Mary's School Site, Goffs Lane, Cheshunt	80
CG-U-29	2016-2021	Land to south of Hammondstreet Rd Goffs Oak	40
CG-U-30	2010-2016	Parking next to Cheshunt railway station, Cheshunt	40
CG-U-31	2021-2026	Colemans Warehouse, Windmill Lane, Cheshunt	71
Total number of units			418

CG-U-08: 51 Churchgate, Cheshunt



Description of Development

51 Churchgate lies adjacent to St Mary's Church, within the Churchgate Conservation Area. A wall to the south of the site is also listed but is not affected by the application. The 2006 application was approved for the erection of 4 two bed houses, 2 one bed flats and a block of 5 two bed apartment. The site can be accessed by Churchgate and existing infrastructure already exists on the site. There are no other environmental constraints on the land.

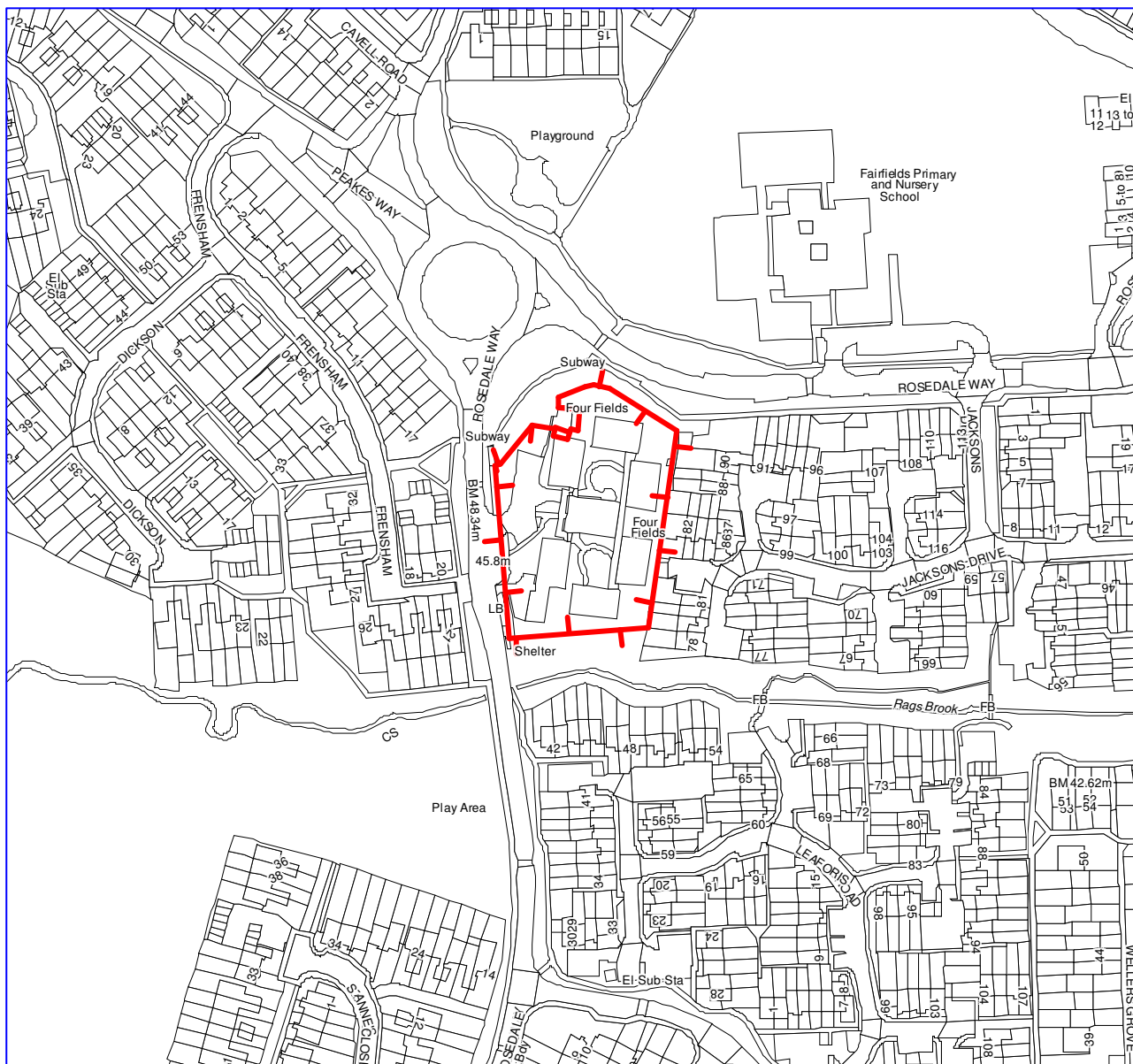
Existing use	Public building and hall
Net Area	0.14 ha
Proposed density	80 dph
Potential number of homes	11
Status of the land	Brownfield
Development period	2010-2016

Comments:

The application was approved in March 2007 and expired in March 2010. As development had not commenced the site has been moved from Commitments to SHLAA sites. The scheme is linked with the progress of the new community centre at St Mary's. Therefore the Council still anticipates that the site will come forward for development.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Adverse impact but can be mitigated
How would the site impact on character of the landscape?	Opportunity to enhance/ no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 100m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51-100%% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraints
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Infrastructure already exists
Can the site be accessed by vehicle from the highway?	Vehicle access already exists
Is pedestrian and/or bicycle access available to the site?	Access already exists
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

CG-U-15: Fourfields Elderly Peoples Home, Rosedale Way, Cheshunt



Description of Development:

This site is currently an elderly people's home and is being promoted for redevelopment by the County Council. The site is adjacent to and bounded by residential properties to the east, south and west. There is a primary school to the north (Fairfields Primary and Nursery School). It is situated within walking distance to local bus services. Any redevelopment of the site could provide sheltered or specialist housing on part of the site.

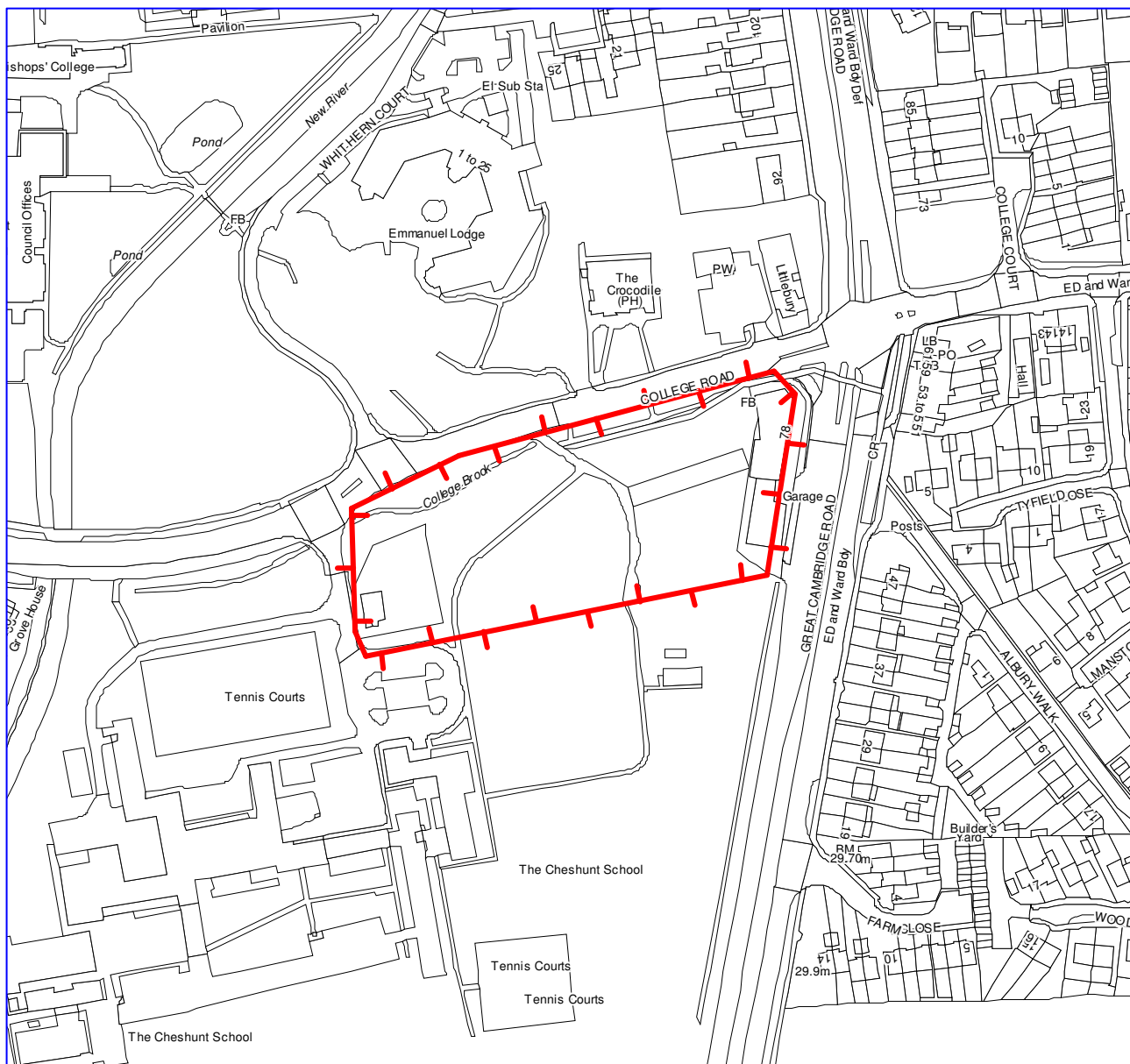
Existing use	Sheltered housing
Net Area	0.49 ha
Proposed density	60 dph
Potential number of homes	30
Status of the land	Brownfield
Development period	2010-2016

Comments:

The site numbers have not been amended, however the site has been brought forward from the 2016-2021 period as, due to representations made by the owner (Hertfordshire County Council), it is considered to be developable earlier than first anticipated. The relocation of the existing elderly people's home will be discussed further with the County Council during the site allocations process.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

CG-U-16: Land at Cheshunt School, College Road Cheshunt



Description of Development:

The site currently consists of open land, a sea cadets premises towards the front of Cheshunt School fronting College Road, as well as a car wash and retail premises to the east fronting the A10. There are no planning constraints on this site and it provides good access to Cheshunt district centre and Brookfield Centre via bus links. The site is within the accessibility corridor.

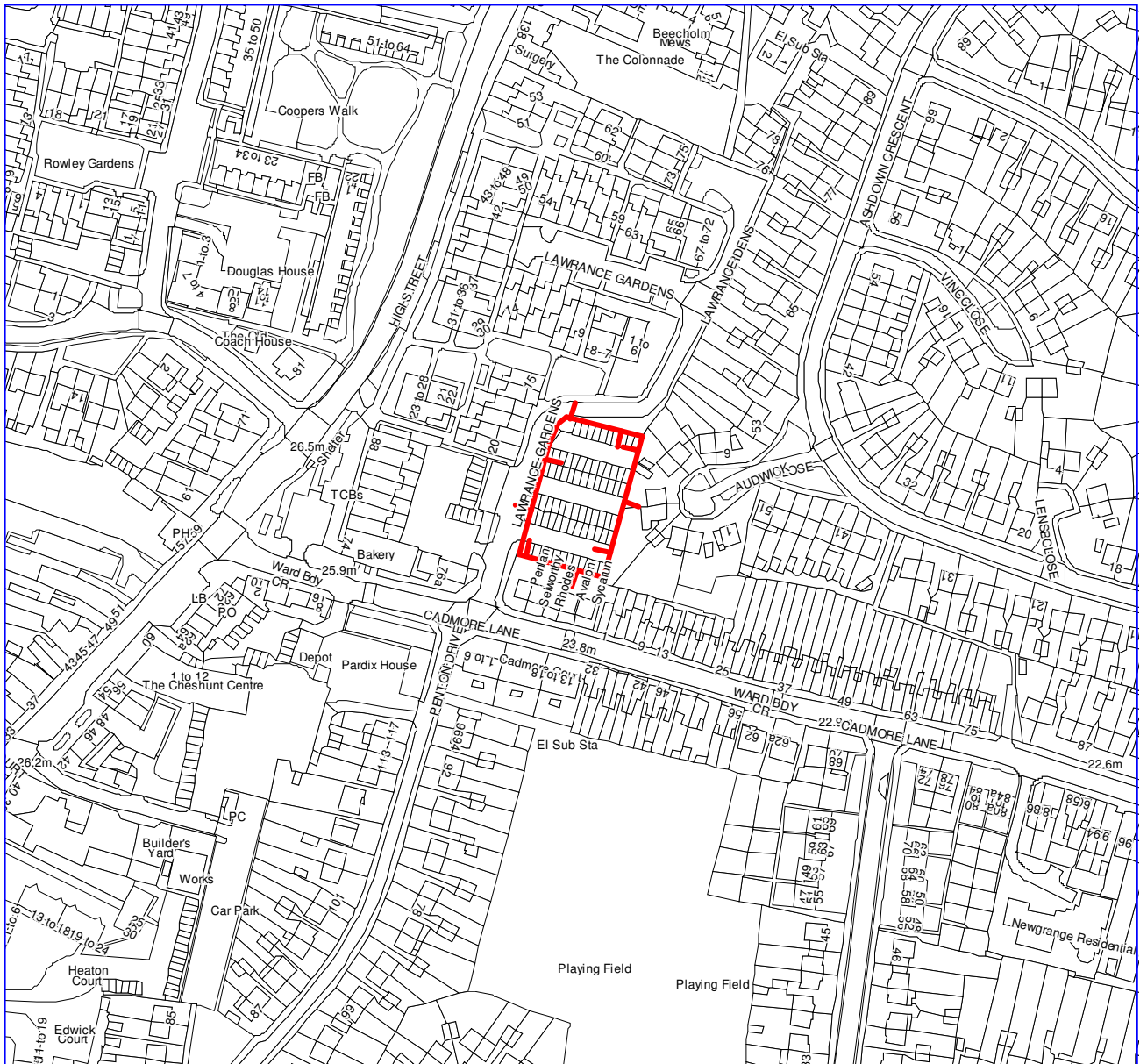
Existing use	School land, scout hut, car wash, retail unit
Net Area	1.11 ha
Proposed density	60dph
Potential number of homes	60
Status of the land	Greenfield and Brownfield
Development period	2010-2016

Comments:

The site has reduced in numbers by 7 units on the site due to its location close to the A10 and due to a small area of the site being within Flood Zone 3a. The sequential test will therefore be required. Pre-application discussions have taken place with the landowner.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Part of the site is high risk – zone 3a – exception test required
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards.
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

CG-U-18: Garage Court at Lawrance Gardens off Cadmore Lane, Cheshunt



Description of Development:

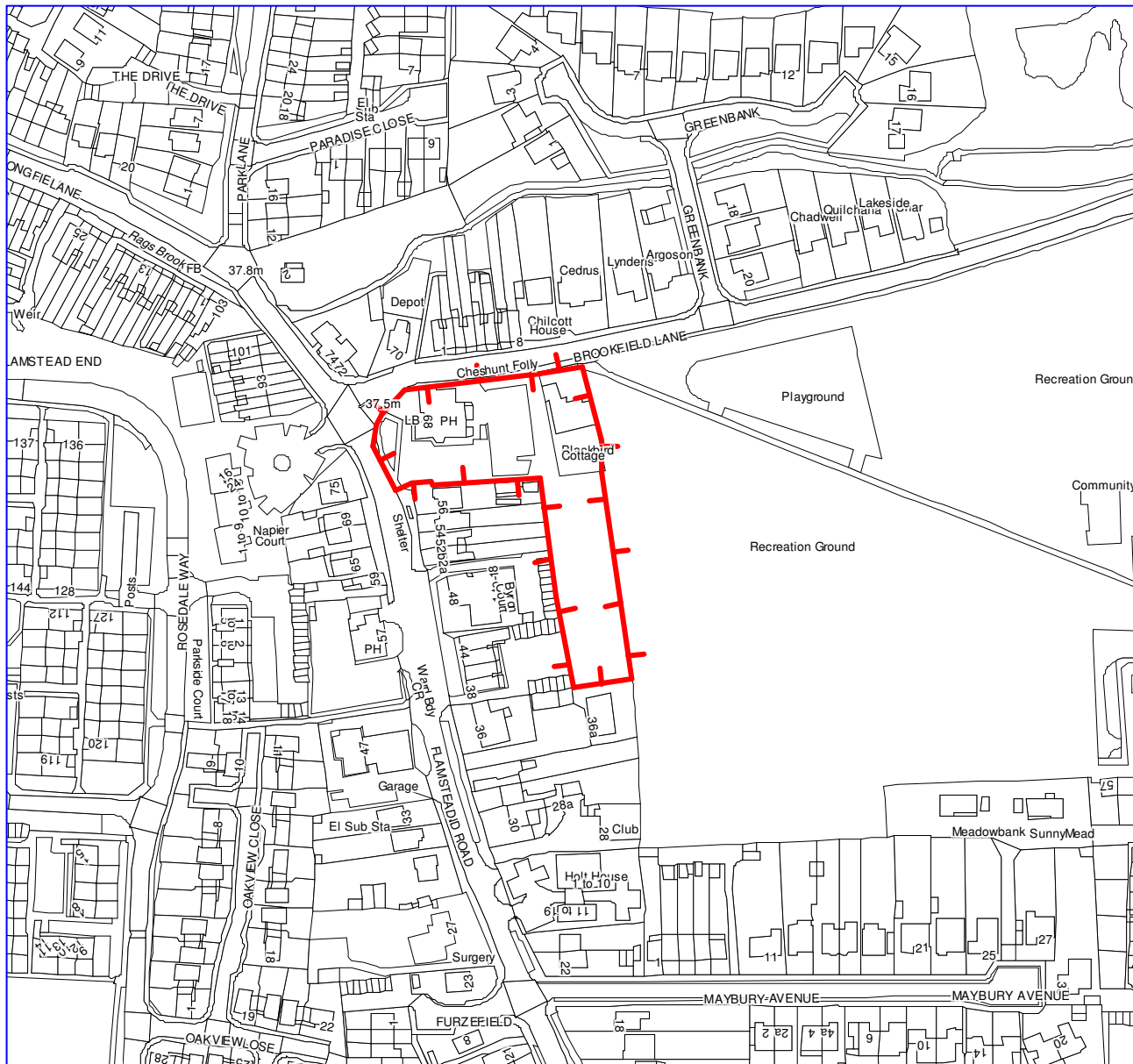
This site provides good access to local employment opportunities e.g. at Fieldings Road as well as good access to local services at Cheshunt district centre. The site itself is bounded entirely by residential properties and the site is within the accessibility corridor.

Existing use	Garages
Net Area	0.18 ha
Proposed density	60 dph
Potential number of homes	11
Status of the land	Brownfield
Development period	2010-2016

No Comments

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

CG-U-20: 68 Flamstead End Road, Cheshunt



Description of Development:

The site is currently occupied by a restaurant on the corner of Flamstead End Road and Brookfield Lane and green space to the south. There are residential properties adjacent to and to the south of the site, with a recreational ground and the Brookfield Centre to the east. There are no planning constraints on this site which is within the accessibility corridor.

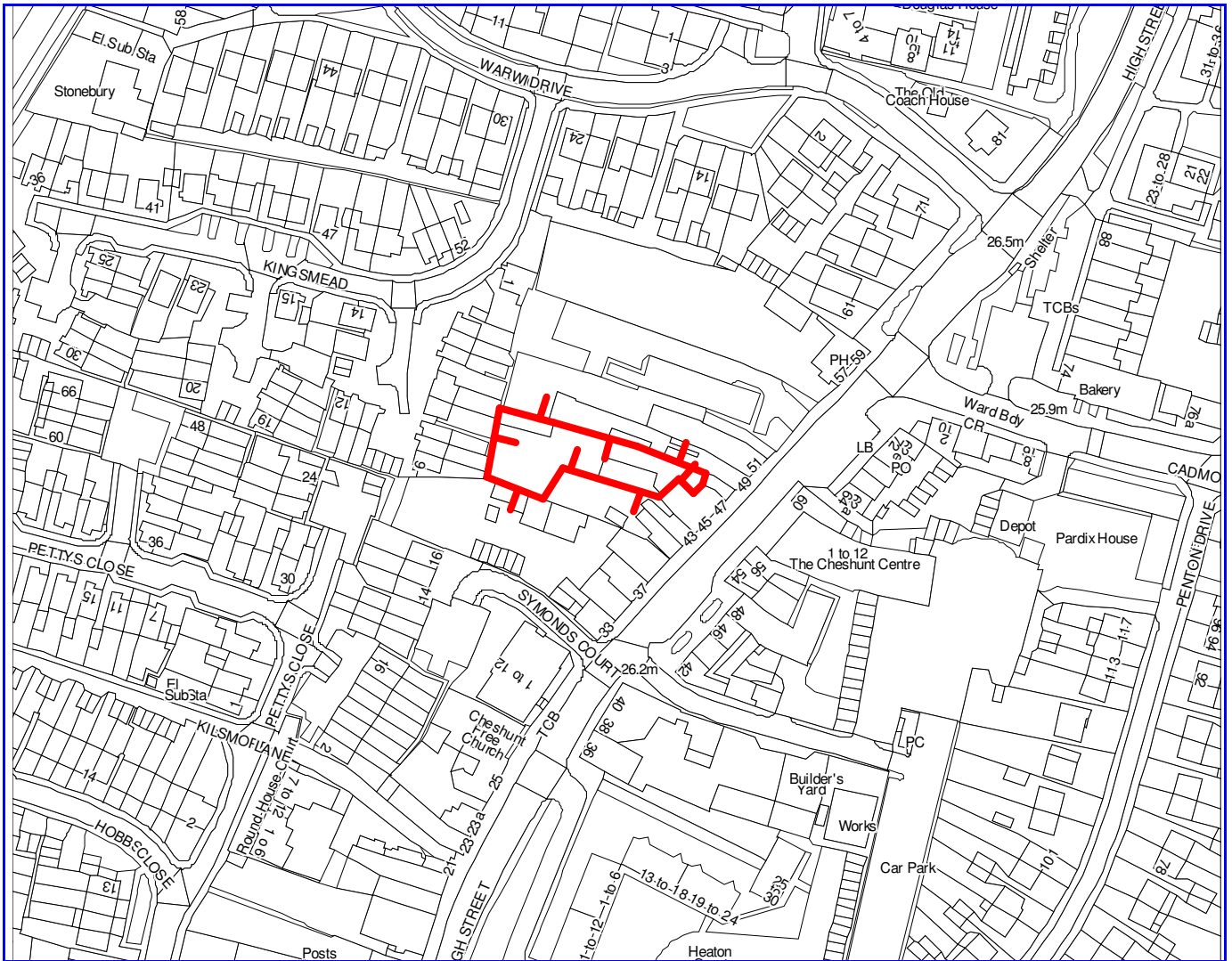
Existing use	Restaurant, car park and green space
Net Area	0.49ha
Proposed density	60 dph
Potential number of homes	30
Status of the land	Predominantly Brownfield (garden land is Greenfield adjoining urban area)
Development period	2010-2016

Comments:

Correspondence with landowners suggests the site is deliverable.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual For Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

CG-U-13: Rear of 45 – 47 High Street Cheshunt



Description of Development

The site lies adjacent to the Cheshunt Centre and is within walking distance of Delamare Road employment area off Cadmore Lane. The application was approved in 2006 for the erection of flats and a single dwelling. A second application was submitted in July 2009 for 6 flats. The site has good access to the High Street and pedestrian access is possible. Public transport is also available to the site which is within walking distance of primary schools and other services and facilities.

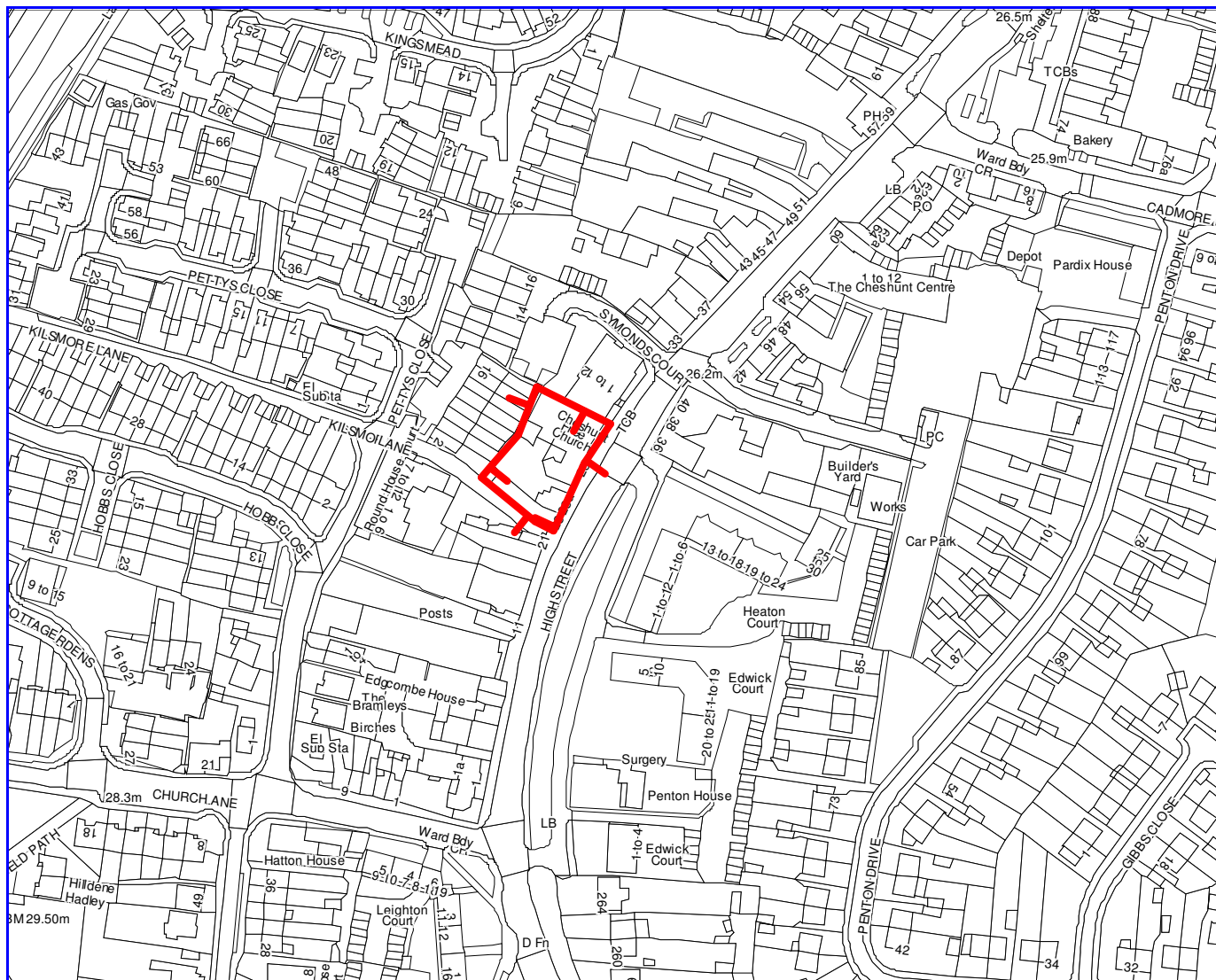
Existing use	Land to the rear of existing retail/ residential
Net Area	0.08 ha
Proposed density	60 dph
Potential number of homes	6
Status of the land	Brownfield
Development period	2010-2016

Comments:

The 2009 application for 6 units has yet to be decided. The site is considered deliverable and developable.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Greenfield (previously un-developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/ no significant adverse impact
How would the site impact on character of the landscape?	No adverse impact/ opportunity to enhance
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 100m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	1- 50%% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraints
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Infrastructure already exists
Can the site be accessed by vehicle from the highway?	Vehicle access possible and in accordance with relevant guidance
Is pedestrian and/or bicycle access available to the site?	Access possible
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

CG-U-23: 23-25 High Street Cheshunt



Description of Development:

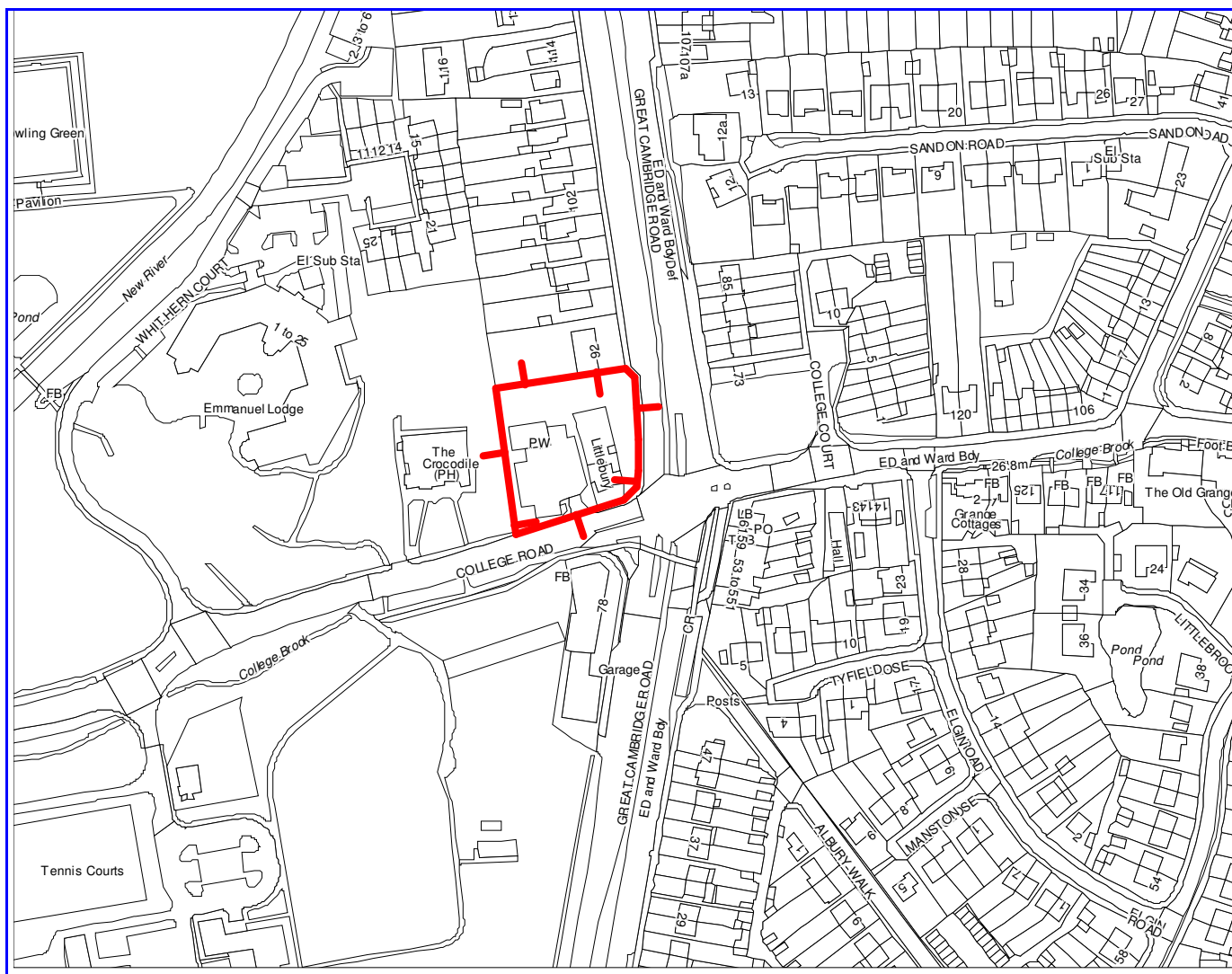
The site is located along High Street Cheshunt, close to Cadmore Lane and Church Lane. The site is within the accessibility corridor and there are no constraints on the land. A previous application was refused in 2008 for 10 flats and 2 retail units. It is still considered that the site is deliverable and developable which is why it has been added to the SHLAA

Existing use	Retail and warehouse
Net Area	0.07 ha
Proposed density	140 dph
Potential number of homes	10
Status of the land	Brownfield land
Development period	2010-2016

No Comments

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/ no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Insignificant or moderate compatibility issues

CG-U-25: Littlebury College (school site) College Road Cheshunt



Description of Development:

Littlebury College is located at the beginning of College Road adjacent to Great Cambridge Road and Cheshunt Secondary School. Discussions with the Planning Section have revealed that there may be potential for the site to become deliverable and developable as long as alternative provision was provided for the existing school if necessary. The site is within the accessibility corridor and has good links to education provision and the Old Pond District Centre

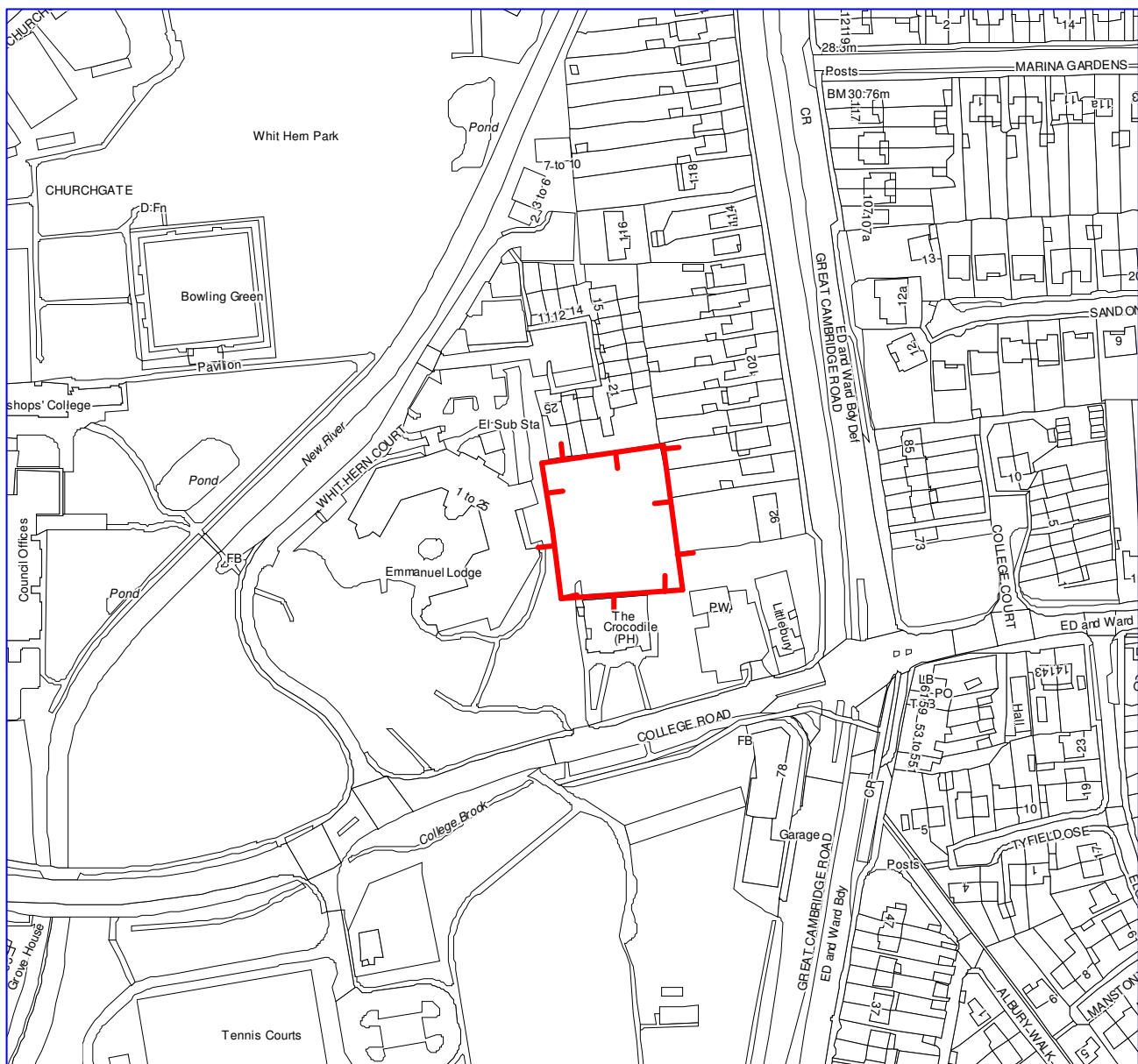
Existing use	School site
Net Area	0.25 ha
Proposed density	60 dph
Potential number of homes	15
Status of the land	Predominantly Brownfield land
Development period	2010-2016

Comments:

Alternative provision for the school, if required, will need to be explored in the site allocations document.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1 and low to medium risk zone 2
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/ no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

CG-U-27: Crocodile Pub parking, 92 Great Cambridge Road & College Road, Cheshunt



Description of Development:

This site consists of a large car park which currently serves a public house; however there is scope for development on this site whilst still providing parking for the establishment. The site is partly covered by flood zone 2 and is within the accessibility corridor. It is well located for services and facilities in the area by public transport.

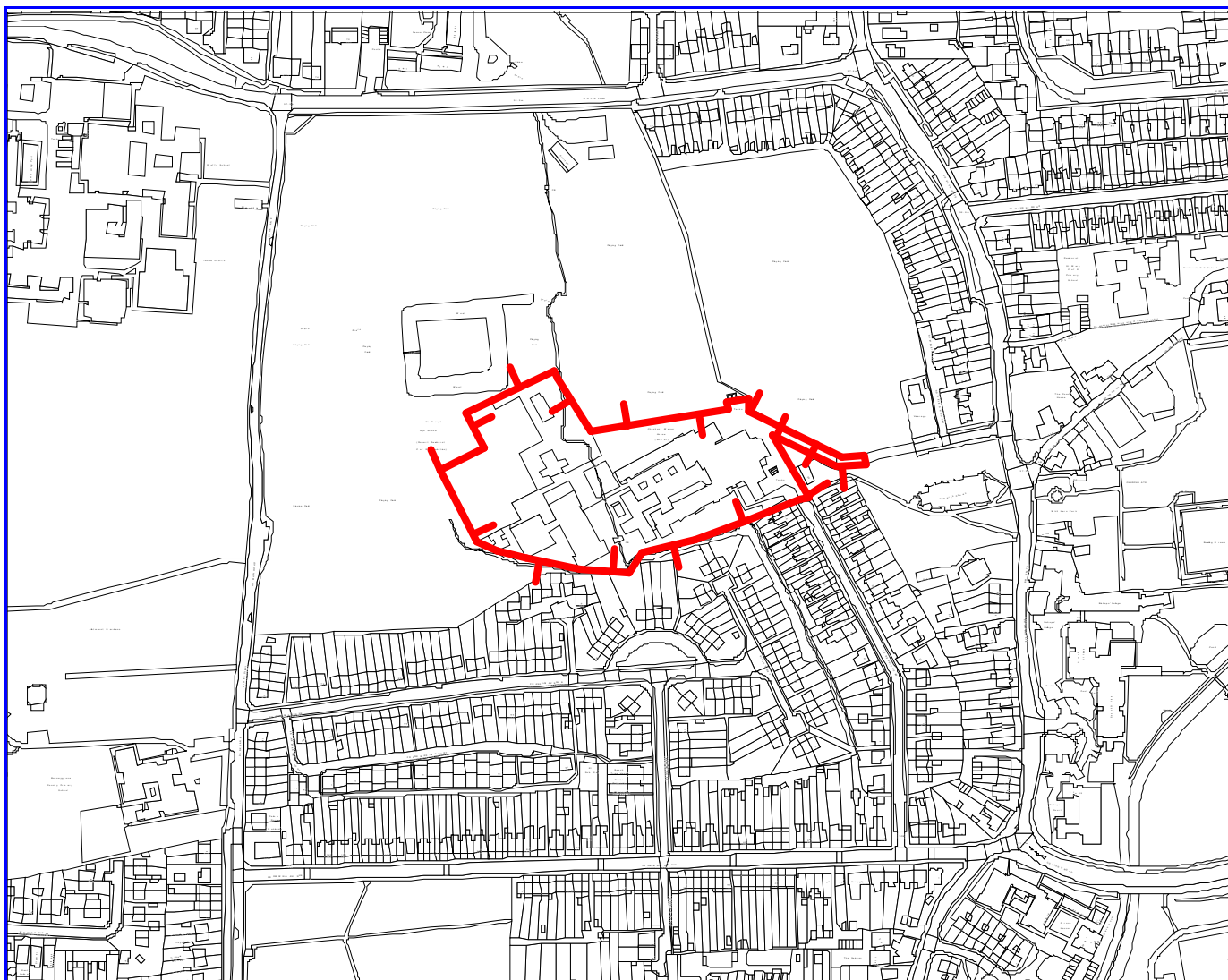
Existing use	Car park
Net Area	0.24 ha
Proposed density	60 dph
Potential number of homes	14
Status of the land	Brownfield
Development period	2016-2021

Comments:

The loss of the car park will be explored more thoroughly in the Site Allocations process.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

CG-GB-01: Old St Mary's School Site, Goffs Lane, Cheshunt



Description of Development

The former St Mary's Secondary School has relocated its pupils to a newly built site at Bury Green. As a result of this the former site will be redeveloped for housing. The old site lies adjacent to Goffs Lane and Churchgate. The playing field, adjacent to the site, is designated in the Local Plan as Community Open Space. The site is also within flood zone 2 due to a brook which runs alongside the site. There are no other environmental designations on the site.

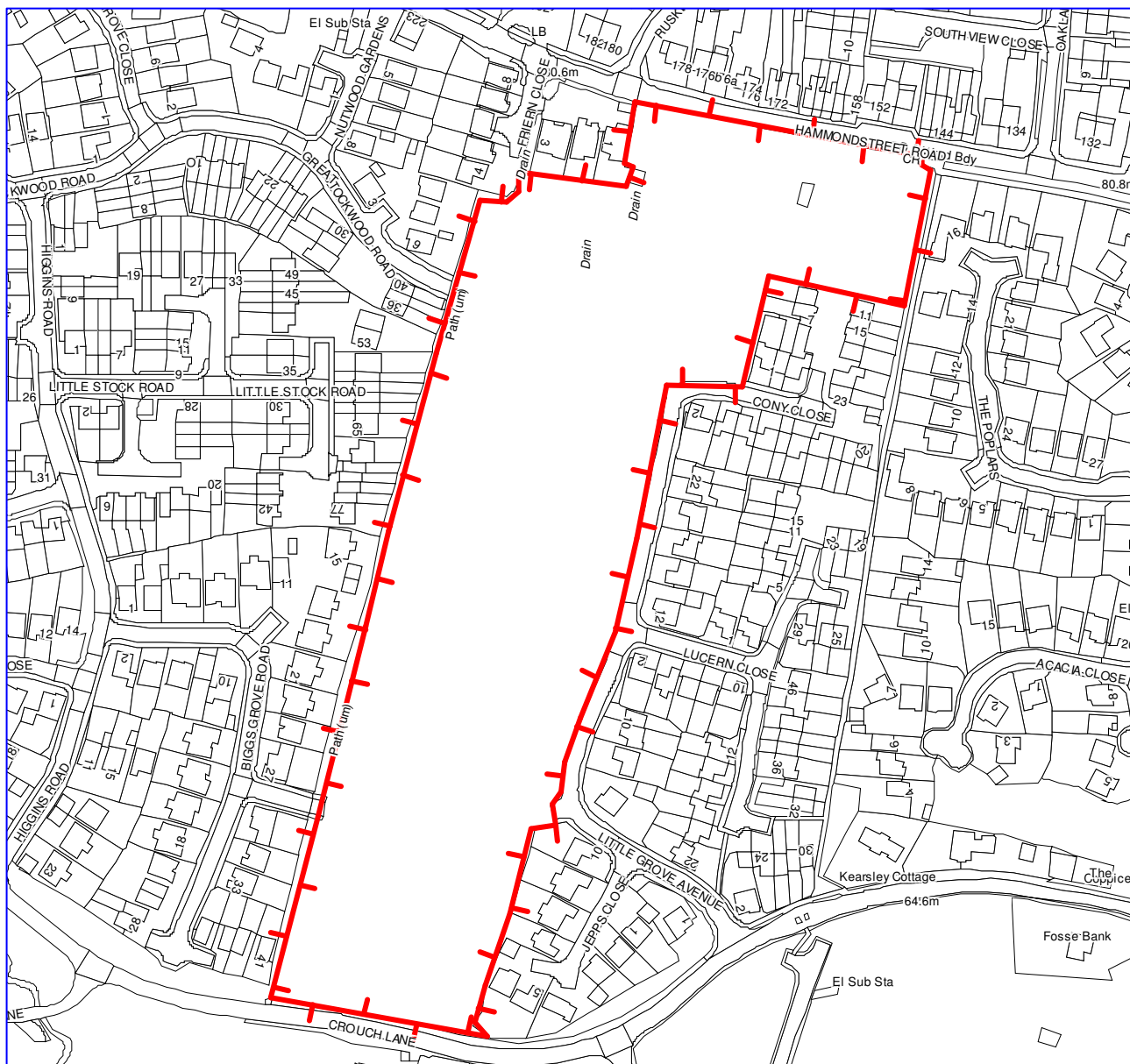
Existing use	Secondary School and surrounding land
Net Area	2.27 ha
Proposed density	35 dph
Potential number of homes	80
Status of the land	Brownfield
Development period	2016-2021

Comments:

Discussions continue with developers on bringing this site forward. A previous application has now lapsed.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No significant impact
Is the site situated within Flood Risk Zone 3b?	No: Site is within flood zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/ no adverse impact
How would the site impact on character of the landscape?	No adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 100m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	1 – 50%% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	Topography and stability considered at application process
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

CG-U-29: Land to the south of Hammondstreet Road, Goffs Oak



Description of Development:

The site currently has outline planning permission for residential development; it has not been developed thus far due to the site owner being unwilling to contribute towards road infrastructure costs incurred by other developers as part of the wider Hammondstreet development. There are no planning constraints on this site. Any development on this site would need to contribute towards providing a play area and open space for the surrounding area.

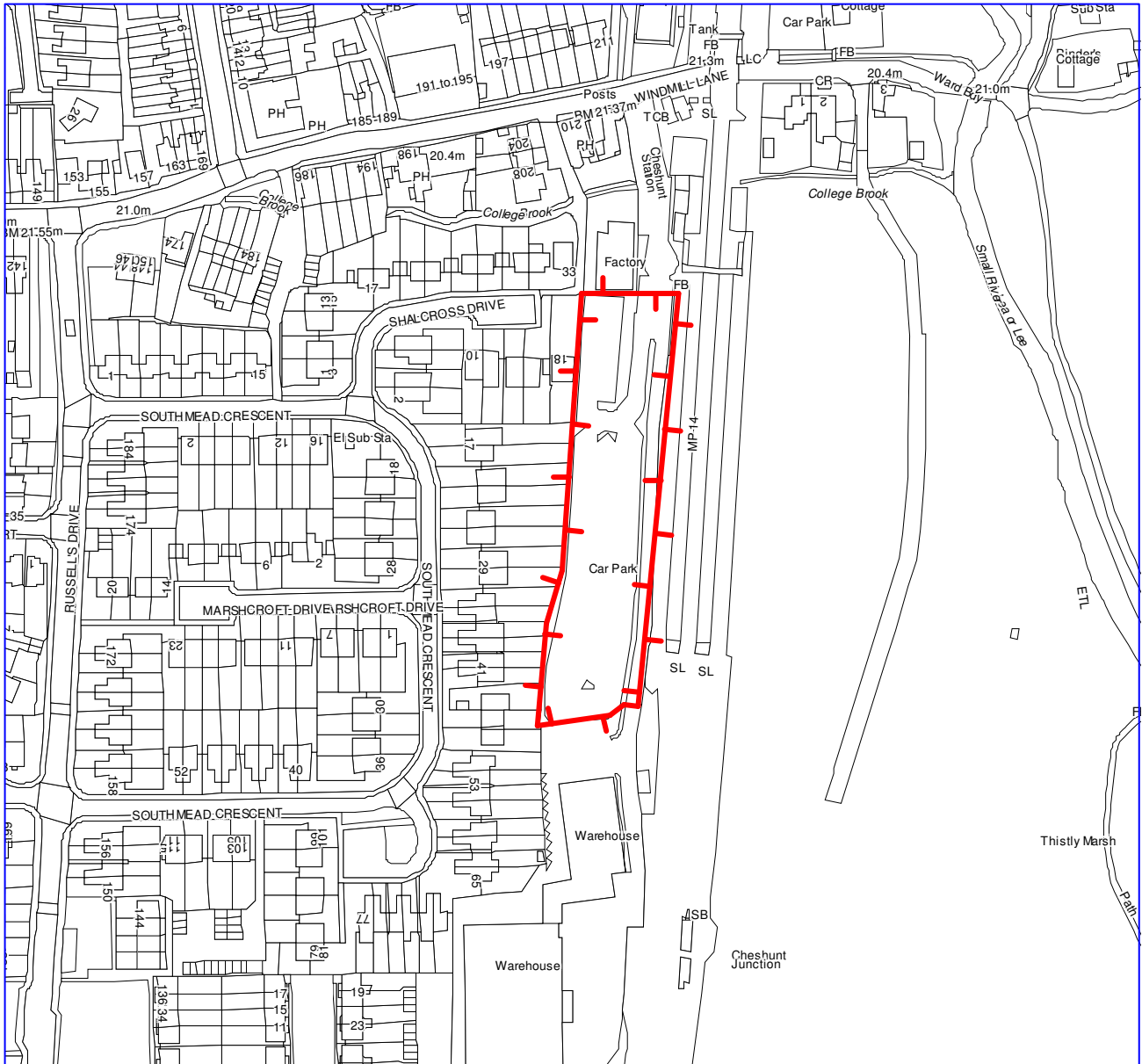
Existing use	Vacant land
Net Area	3.4 ha
Proposed density	20 dph
Potential number of homes	40
Status of the land	Greenfield adjoining the urban area
Development period	2016-2021

Comments:

The site has been brought forward from 2021-2026 to 2016-2021. Although the site owner has not responded to consultations, discussions on possible green belt releases in this area as part of the Local Development Framework process post 2011 may revive these proposals. The site was identified when the Hammondstreet site was developed and it is still considered a developable and deliverable site.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Greenfield (previously undeveloped) site which is within or adjoins the built up area of the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no, Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Higher than 400m (or 800m) but sustainable mitigation possible
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Higher than 600m but sustainable mitigation possible
Distance to nearest local centre/post office:	Higher than 800m but sustainable mitigation possible
Distance to nearest health centre:	Higher than 1000m but sustainable mitigation possible
Distance to nearest secondary school:	Higher than 1500m but sustainable mitigation possible
Distance to nearest city, town or district centre/superstore:	Higher than 2000m but sustainable mitigation possible
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	1 – 50% PDL
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	Constraint which could be overcome through major mitigation
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Infrastructure constraints that would require investment to overcome but can be addressed by developer contributions
Can the site be accessed by vehicle from the highway?	The provision of vehicle access would require investment but can be addressed by developer contributions
Is pedestrian and/or bicycle access available to the site?	The provision of pedestrian and/or bicycle links would require investment but can be addressed by developer contributions
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

CG-U-30: Parking next to Cheshunt railway station, Cheshunt



Description of Development:

The site is currently utilised for parking by users of Cheshunt railway station. Any development at this site would need to maintain and improve parking provision for railway station users. The site is within the accessibility corridor.

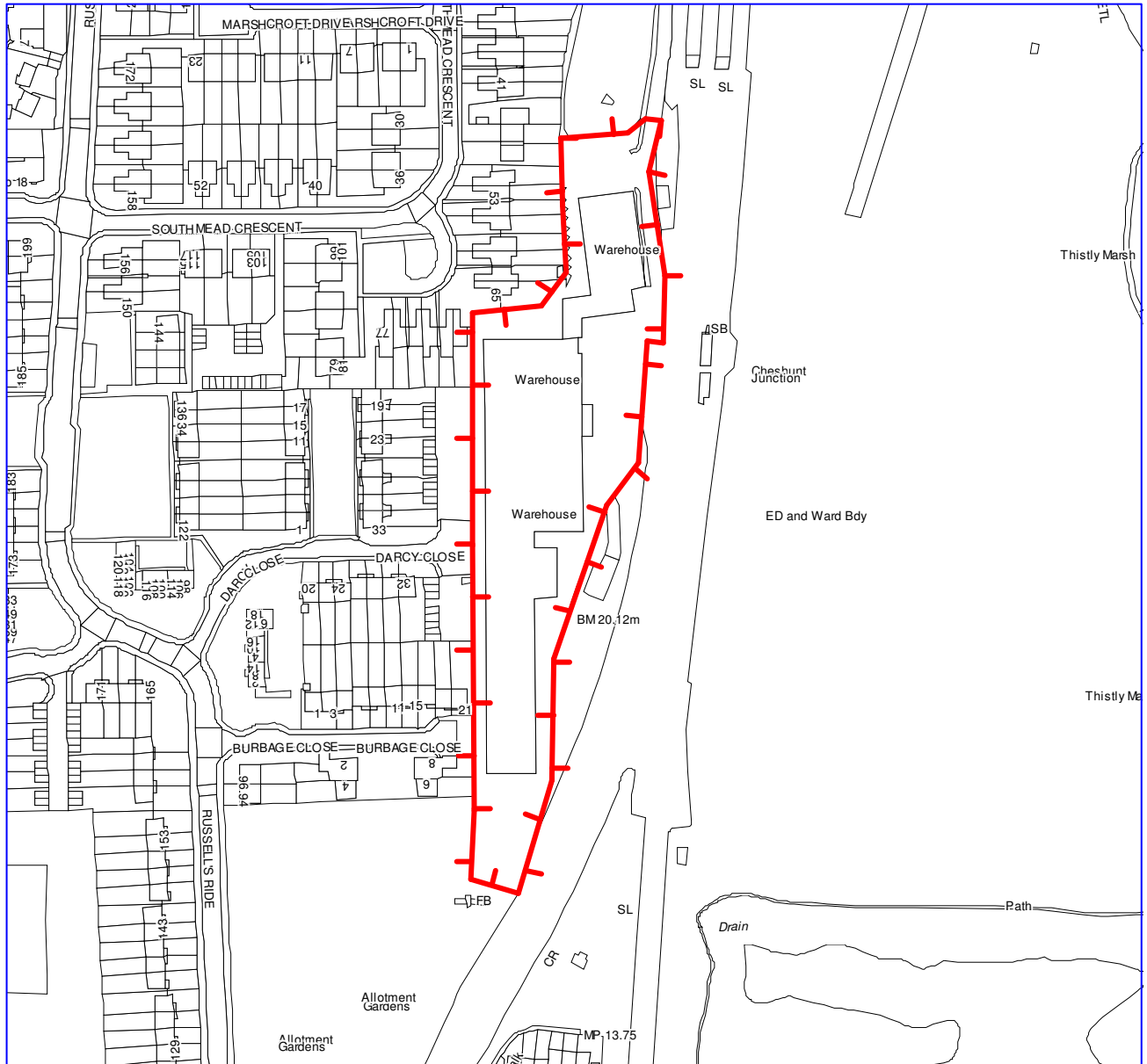
Existing use	Parking
Net Area	0.5 ha
Proposed density	80 dph
Potential number of homes	40
Status of the land	Brownfield land
Development period	2010-2016

Comments:

The loss of parking on the site will be explored further and alternative provision will need to be made. It is still considered that the site is developable as it's located in a sustainable location and there are no constraints. The site will be monitored as part of the SHLAA process.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Insignificant or moderate compatibility issues

CG-U-31: Colemans Warehouse, Windmill Lane, Cheshunt



Description of Development:




A large site located to the south of Cheshunt railway station, it is currently used as a car park, showroom and warehousing. Access to the site is via Windmill Lane however for employment premises the access is regarded as being poor. Redevelopment would provide an opportunity to improve accessibility for vehicles and pedestrians around this key station. Any development on this site should seek to improve parking for the railway station users. The site is situated partly within flood zone 2 and 3a. Part of the site is within the accessibility corridor.


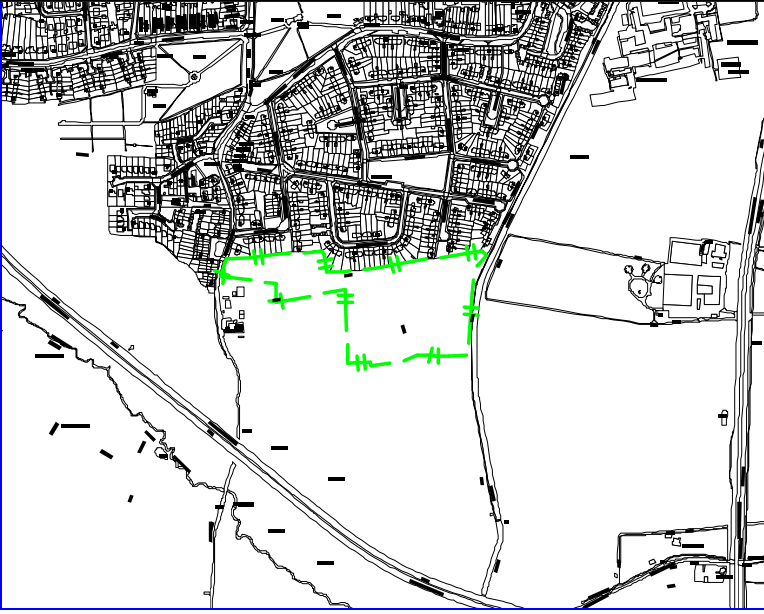
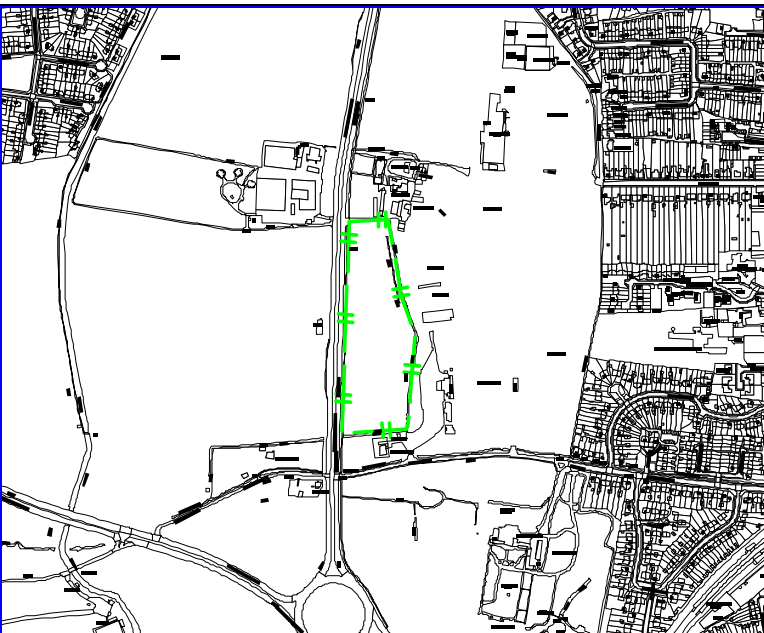
Existing use	Warehouse, showroom and car park
Net Area	1.18ha
Proposed density	60 dph
Potential number of homes	71
Status of the land	Brownfield land
Development period	2021-2026


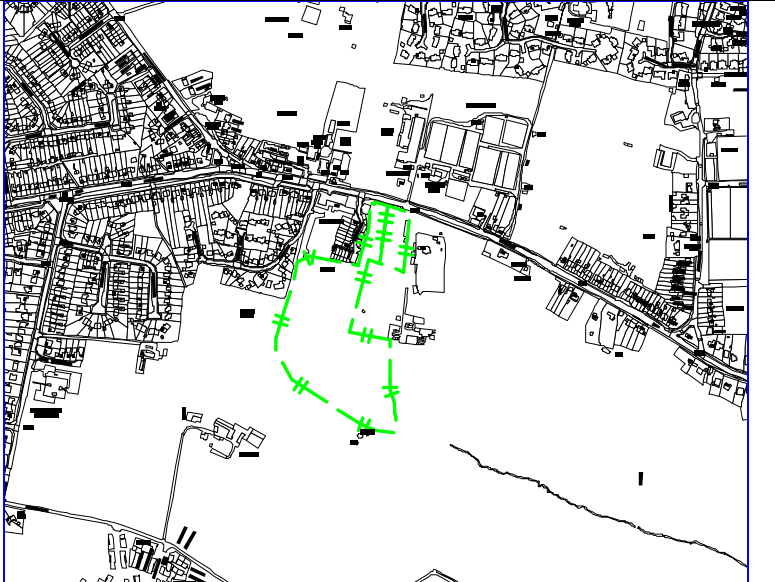
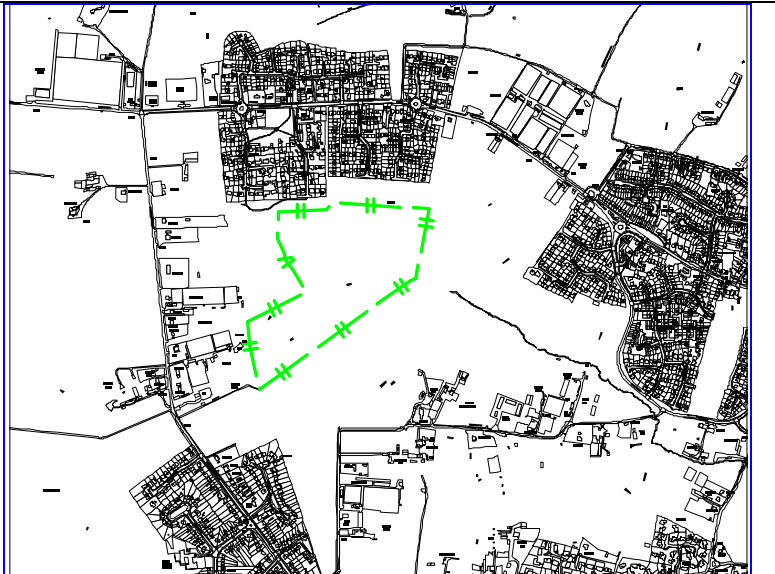
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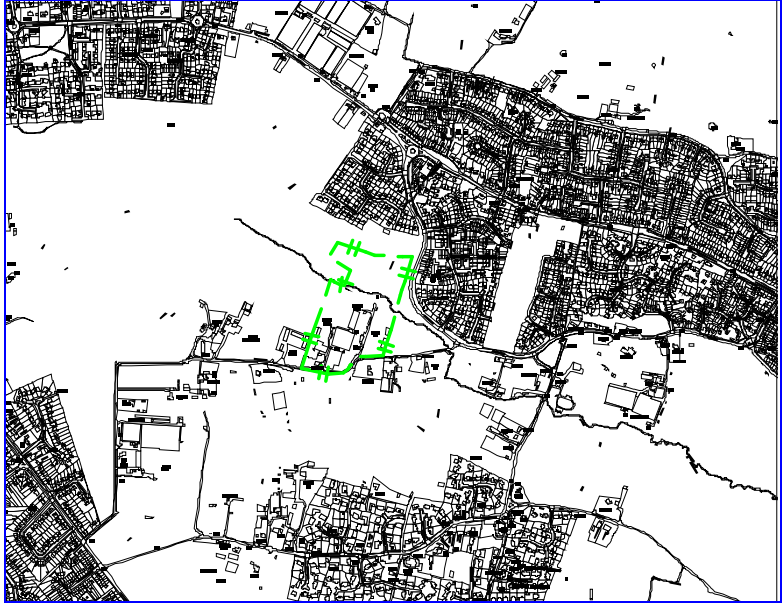
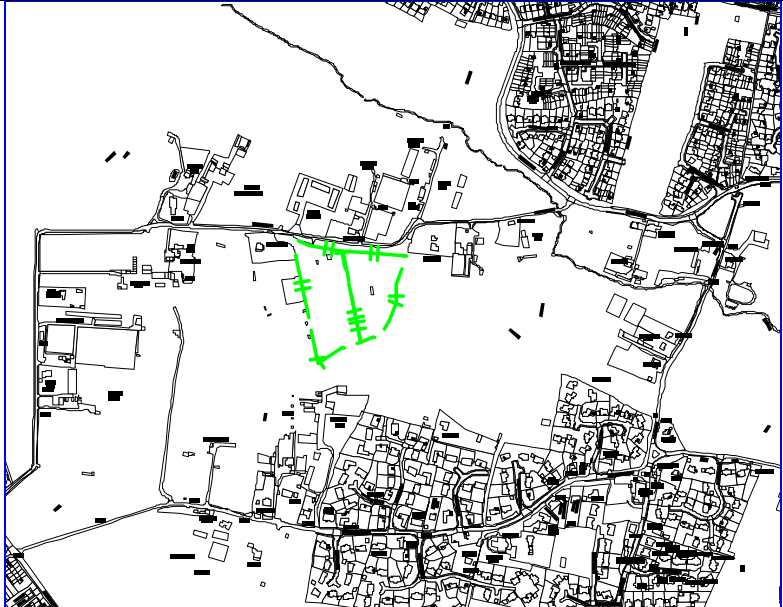
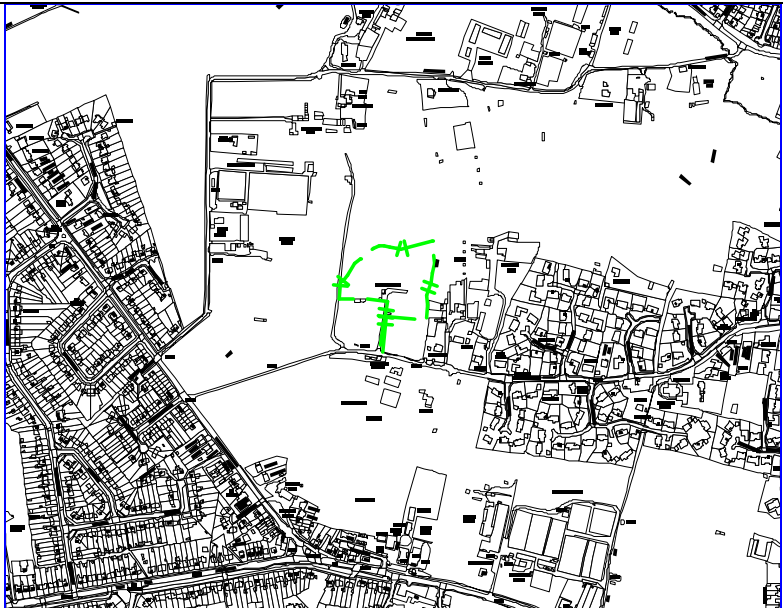
Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Part of the site is High risk – zone 3a – exception test required
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible




Cheshunt and Goffs Oak Edge of Urban and Green Belt Sites


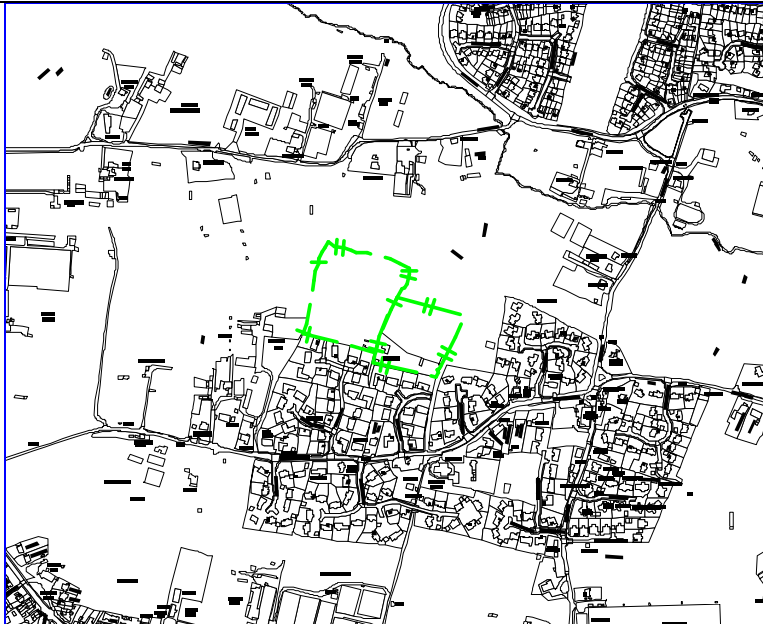
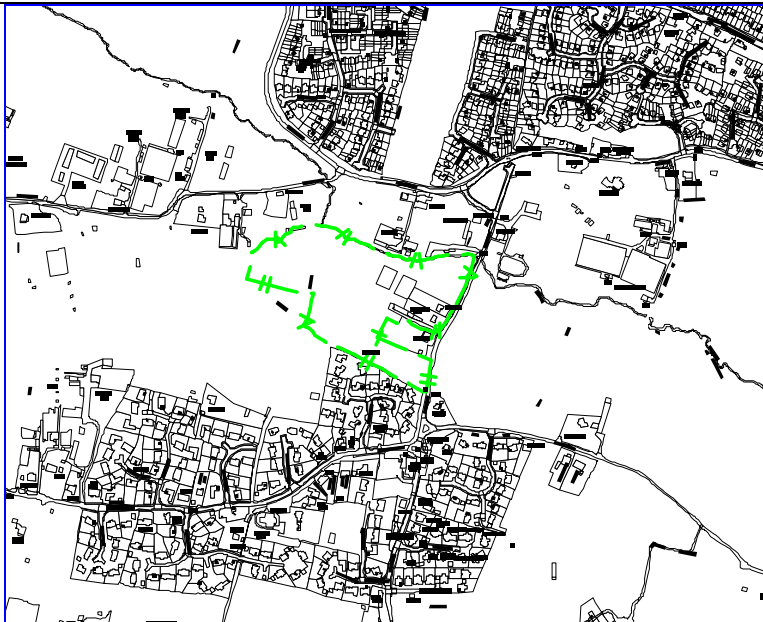
Site Reference Number	Map	Comments
CG-GB-02		<p>Land between 90a and 102 Cuffley Hill: This site benefits from access to a major road and is within walking distance of services and facilities in Goffs Oak. It is also within walking distance of Cuffley Station. The site lies in between the residential units and is therefore considered an urban extension. There are some TPO trees on the site that would have to be taken into account when delivering the site. However the site is considered developable.</p>
CG-GB-03		<p>Existing Showpeoples Site, South of Goffs Lane: The site can be accessed via Goffs Lane and is currently being used as a travelling showpeople site. It benefits from natural and built defensible boundaries. It is also close to services and facilities and is therefore considered developable and deliverable as an edge of urban site. 75 dwellings have been promoted by the agent as a deliverable target for this site.</p>
CG-GB-04		<p>Land East of Dark Lane: The site has been promoted by Hertfordshire County Council and could form part of the redevelopment of the former St Marys School. Access is feasible from Dark Lane or existing residential areas. The northern part of the site is within an Area of Archaeological Interest; however the southern part of the site is considered deliverable. The site benefits from good access to services and facilities.</p>

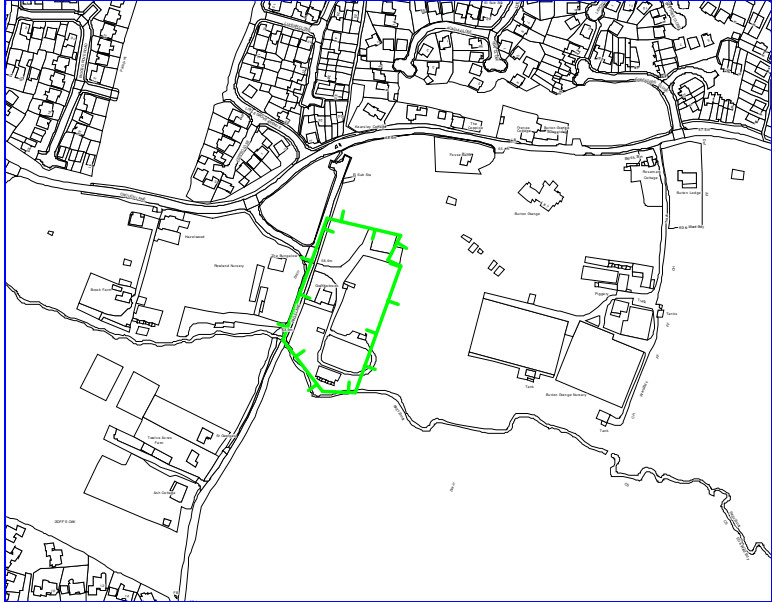
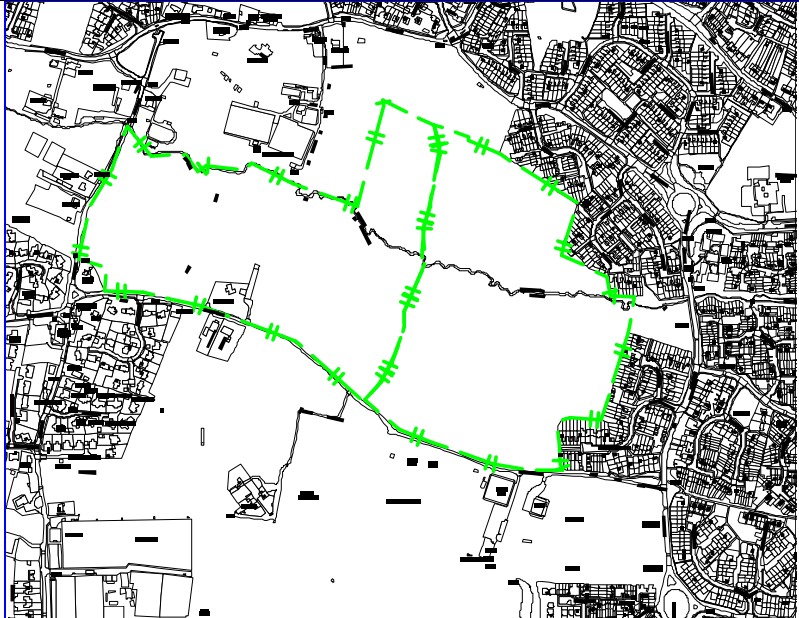
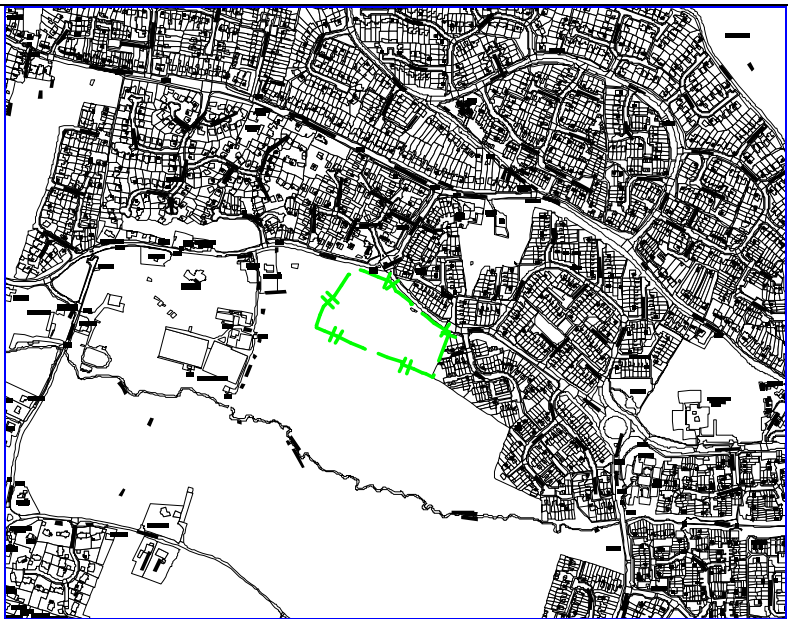
Site Reference Number	Map	Comments
CG-GB-05		<p>Land South of playing fields/ Bury Green Cemetery: Promoted by the County Council, and 8.21 hectares in size, the site adjoins the new St Marys School site and Bury Green. Access has already been created off Lieutenant Ellis Way and other pathways and footbridges are to be created. There is also good access to services via Bury Green. The site has no other environmental constraints and is therefore considered suitable for housing.</p>
CG-GB-06		<p>Land South of Bury Green: The same information applies to this site as it does to site CG-EoU-04. It has also been promoted to by the County Council. Access is possible from either a new road from the new St Mary's access or from smaller roads to the North.</p>
CG-GB-07		<p>Land East of A10, North of Theobalds Lane: The site can be accessed from Theobalds Lane although some infrastructure would be required. Only a small area of the site to the South would be deliverable as the North is designated as an Area of Archaeological Interest. The site is within walking distance of services and facilities and public transport. 510 units has been estimated by the potential developer of the site.</p>

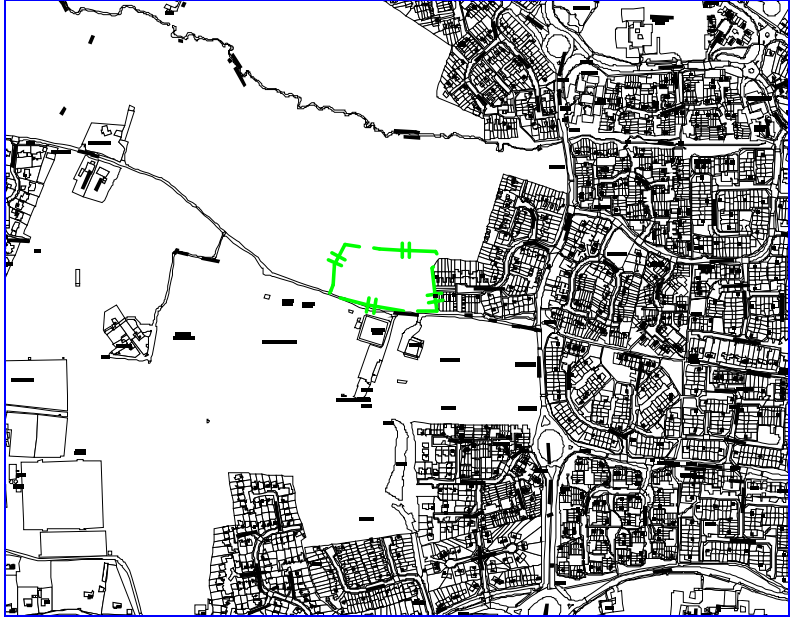
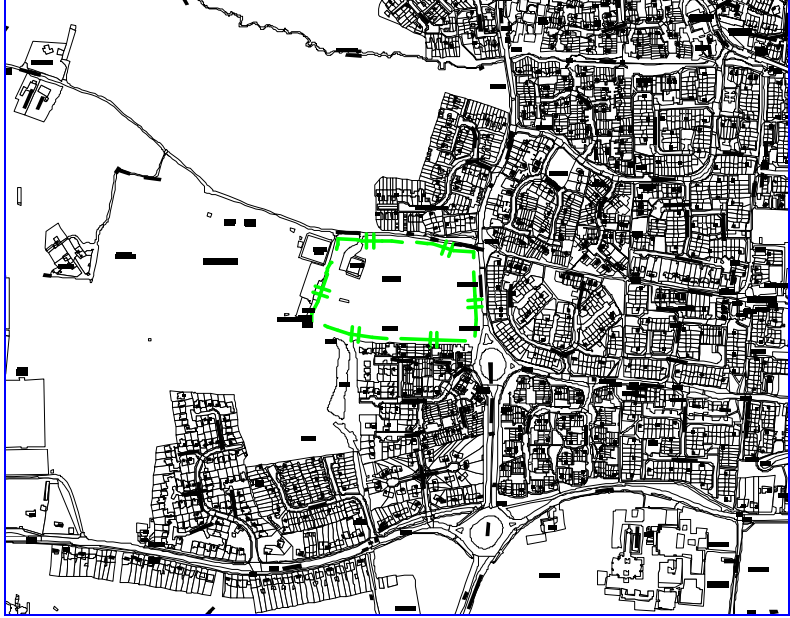
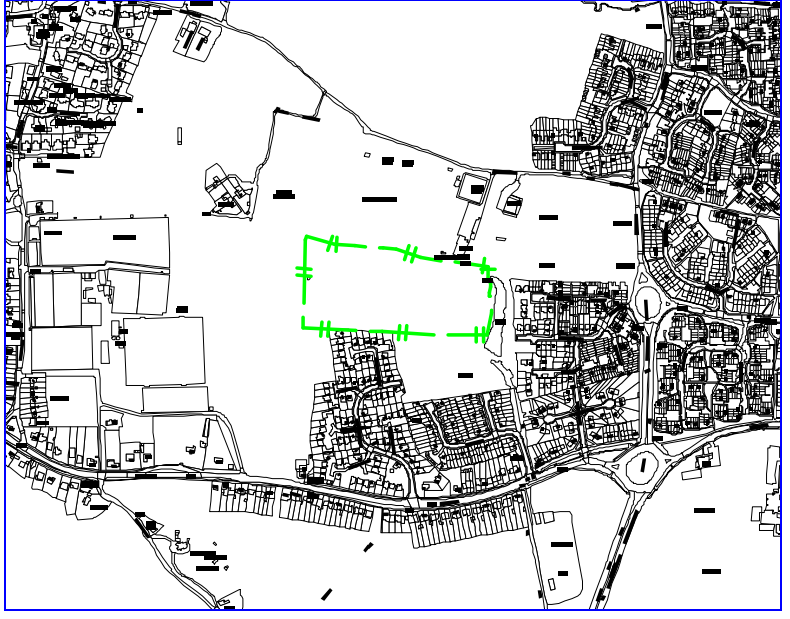
Site Reference Number	Map	Comments
CG-GB-08	 <p>The map shows a large, irregularly shaped site outlined in green, situated in a rural area with some buildings and a road to the west. The surrounding area is mostly open land with scattered structures.</p>	<p>Albury Farm: The same information applies to this site as it did for site CG-EoU-06. A small area to the South is in an Area of Archaeological Interest.</p>
CG-GB-09	 <p>The map shows a site outlined in green, located in an urban area. The site is bounded by roads and existing buildings. A road labeled 'Myles Court' and 'Goffs Lane' is visible near the site.</p>	<p>Land off Myles Court and Goffs Lane: The site can be accessed from Goffs Lane or via a new entrance off Myles Court. Only a part of the site would be deliverable due to the rest of the area being within a local wildlife site. Its proximity to services and public transport means that it would be developable.</p>
CG-GB-10	 <p>The map shows a site outlined in green, located in an urban area. The site is bounded by roads and existing buildings. A road labeled 'Newgate Street Road' is visible near the site.</p>	<p>Land East of Newgate Street Road: The site would require investment for infrastructure and access. There are no natural boundaries surrounding the site that can be used to stop the spread of development. This site is not considered an urban extension but could come forward as part of a Masterplan for the area.</p>

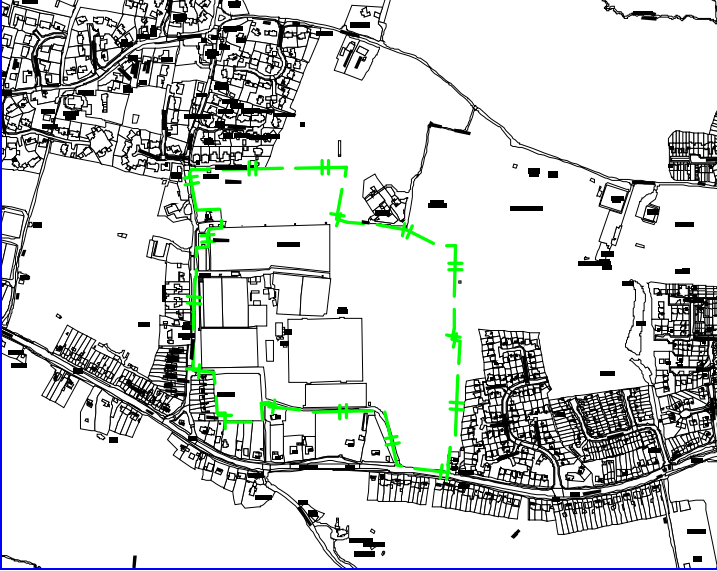
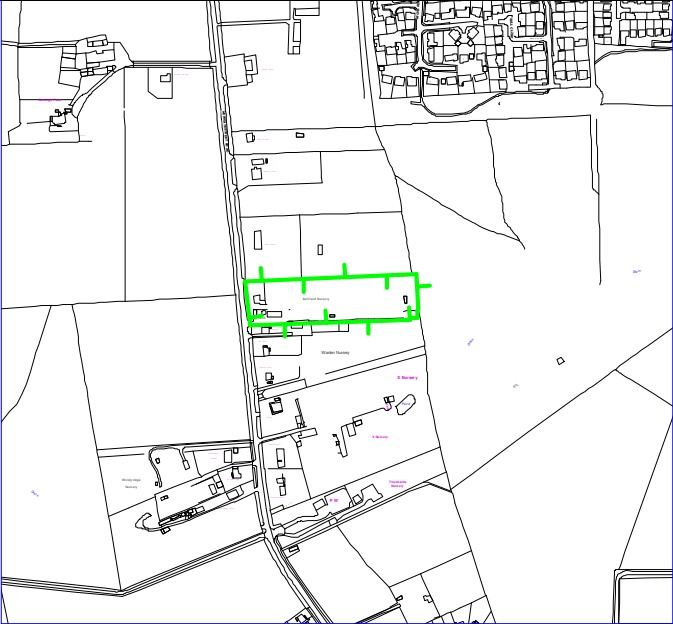
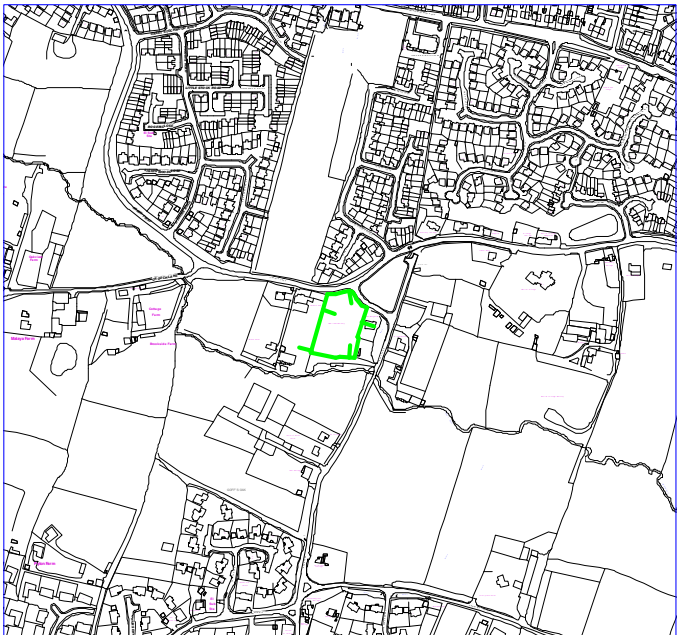
Site Reference Number	Map	Comments
CG-GB-11		<p>Oakview, Small Acre and Rushdown Nursery: There are no immediate boundaries surrounding the site and access is poor. The site requires some investment for redevelopment. The site may be deliverable as part of a comprehensive Masterplan but taking account of access a local Wildlife site and Cheshunt Common. The promoters estimate a development of 150 units on the site.</p>
CG-GB-12		<p>Land south of Crouch Lane: As above access is poor and there are no natural defensible green belt boundaries. However it may be deliverable as part of a comprehensive Masterplan depending on appropriate access to the highway. There are no other environmental designations on the site.</p>
CG-GB-13		<p>Woodham Nursery: Access is possible off St James Road and the site benefits from good access to public transport, services and educational facilities. There are no natural boundaries that can be used to prevent the spread of urban development which is why the site would need to come forward as part of a Masterplanning exercise. The site is considered deliverable at this time.</p>

Site Reference Number	Map	Comments
CG-GB-14	 <p>The map shows a residential area with a large, irregularly shaped site outlined in green. The site is located in the center-right of the map, surrounded by existing buildings and roads. The green outline follows the perimeter of the site, which appears to be a mix of open land and some structures.</p>	<p>Whitehouse Farm: Like site CG-GB-09 this site also benefits from good access and proximity to major services and facilities. The site is 4.6 hectares in size. It is not considered an edge of urban site as there are no natural defensible green belt boundaries to the east or south. However due to its location and surrounding features the site is considered developable and suitable.</p>
CG-GB-15	 <p>The map shows a residential area with a large, irregularly shaped site outlined in green. The site is located in the center-right of the map, surrounded by existing buildings and roads. The green outline follows the perimeter of the site, which appears to be a mix of open land and some structures.</p>	<p>Pendine and land to the East: The same characteristics and information applies to this site as it does to the site above. As previously stated the site would be deliverable as part of a comprehensive Masterplan due to the amount of sites being promoted by various landowners in the area. The promoter estimates 40 dwellings on the site.</p>
CG-GB-16	 <p>The map shows a residential area with a large, irregularly shaped site outlined in green. The site is located in the center-right of the map, surrounded by existing buildings and roads. The green outline follows the perimeter of the site, which appears to be a mix of open land and some structures.</p>	<p>Tawe Cheyne Nursery: The site can be accessed from Goffs Lane to the south and possible from a footpath to the east of the site. The site is large in size, however as most other sites in the immediate area it would benefit from being delivered comprehensively. Access to facilities and services makes it a deliverable site. There are no environmental designations within the boundary itself. The promoter estimates 180 dwellings as deliverable on the site</p>

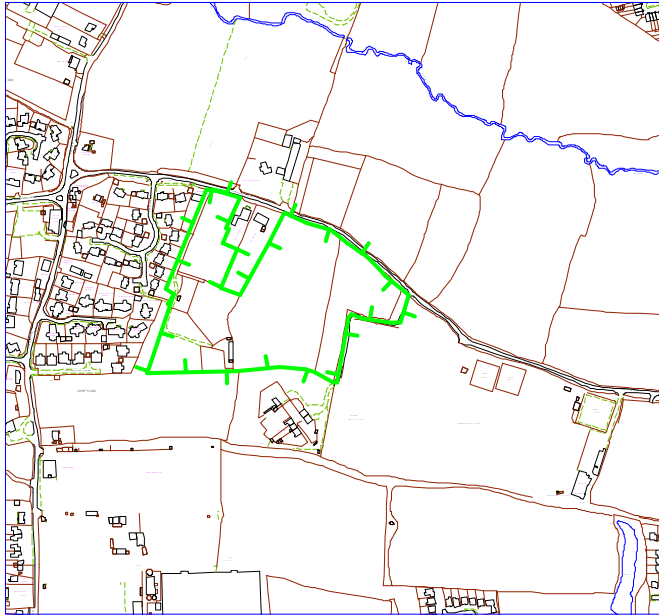
Site Reference Number	Map	Comments
CG-GB-17		<p>Land West of Burton Lane: Part of the site is within a local wildlife site. Access is possible from Burton Lane or from Goffs Lane. Based on an average site density of 35 dph the promoter estimates a deliverable development of 280 dwellings. The site is considered deliverable due to its proximity to services, facilities, education and employment.</p>
CG-GB-18		<p>Longmead and Pylon Farm: Both sites are situated to the North of St James and can be accessed via small access points. They have no natural boundaries apart from to the South. Longmead Farm is a Wildlife Site, this will be a material to any consideration of development on all or part of this land. Pylon Farm is not a wildlife site and subject to a more detailed assessment could potentially be delivered as part of a wider Masterplan for Goffs Oak.</p>
CG-GB-19		<p>Twelve Acre Farm: As above the site can be accessed from Rags Lane although no appropriate green belt boundaries exist. Due to this it would need to come forward comprehensively. There are no environmental designations on the site. 70 units have been proposed by the promoter of the site.</p>

Site Reference Number	Map	Comments
CG-GB-20		<p>Grangebrook: The same information concerning site CG-GB-15 applies to this site also. The landowner suggests a delivery of 25 units on the site which is 2.5 hectares in size.</p>
CG-GB-21		<p>Land North of Andrews Lane: This larger site has been promoted to the Council as part of a potential Masterplan area for 500 to 600 homes. Significant infrastructure and investment would be required, however the site already benefits from good access to facilities, services and public transport. Boundaries would also exist to the North and South using existing roads. The site is considered developable once appropriate infrastructure is put in place.</p>
CG-GB-22		<p>Land South of Peakes Way: This site would form part of a comprehensive Masterplan for this area which would need to tie in with site CG-GB-17. It has good access to all services and facilities and access is feasible from Peakes Way. There are no other environmental designations on the site and therefore the site is considered developable and suitable due to its position and location. The site has been promoted to the Council as a development of 70 units.</p>

Site Reference Number	Map	Comments
CG-GB-23		<p>Land North of Andrews Lane, West of Granby Park Road:</p> <p>The same information collected about site CG-GB-18 also applies to this site. Various landowners and a lack of boundary control would mean that the site would be required to come forward as part of a comprehensive development. 25-30 dwellings have been promoted as deliverable for this site.</p>
CG-GB-24		<p>Everest Site, Andrews Lane:</p> <p>The site is currently open space/ playing fields for the Pavilion. It is within walking distance of educational facilities, public transport and small shops to the East. Although the area lies between residential areas it is considered that the site would come forward comprehensively with other sites in the area to avoid piecemeal and to create defensible green belt boundaries.</p>
CG-GB-25		<p>Land North of Thompsons Close: The same characteristics apply to this site as it did for sites CG-GB-20, CG-GB-21 AND CG-GB-22. The site is 3.46 hectares in size and has been promoted to the Council, by a planning consultant, for a development of 100-120 dwellings. A very small area directly to the South has also been promoted for a small development of 5 units.</p>

Site Reference Number	Map	Comments
CG-GB-26		<p>Tudor Nurseries: Access is possible from Burton Lane or from Goffs Lane. The site is considered deliverable due to its proximity to services, facilities, education and employment. There are also no other environmental designations on the site. The site is approximately 15 hectares in size. Its promoter estimates a 600 unit development would be deliverable depending upon densities.</p>
CG-GB-37		<p>Ashfield Nursery: The site lies to the east of Newgate Street and is within walking distance of some services including a local primary school. It is currently used for horticultural use and is approximately 1.195 hectares. The land agent has not suggested any numbers for the sites. Investment would be required for infrastructure and pedestrian and bicycle access.</p>
CG-GB-39		<p>Rowland Nurseries, Rags Lane: Access for this site would be from either Crouch Lane or Rags Lane. Investment would be required for pedestrians and cyclist access. The site has been promoted for 26 dwellings with affordable and market housing. The site is roughly 0.6 hectares in size and is not constrained by any environmental designations other than Green Belt. It is close to however, a Landscape Character Area.</p>

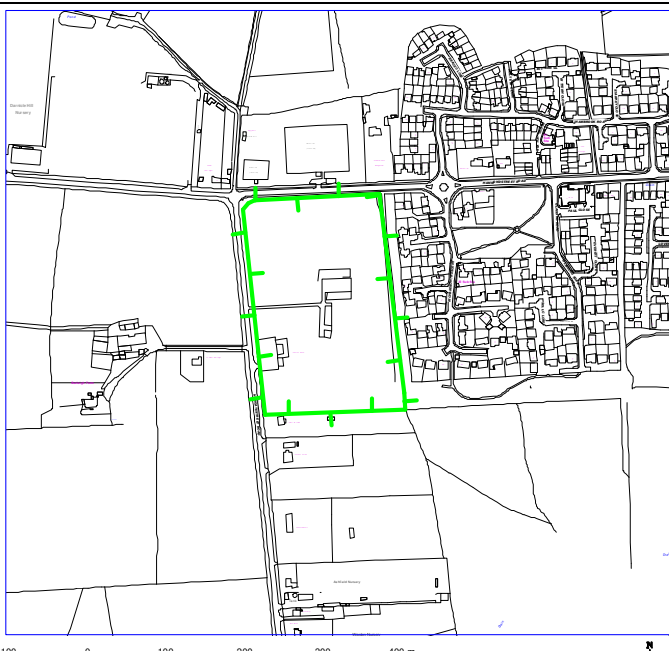
CG-GB-41



Land south of Andrews Lane:

Details have been put forward for a scheme of approximately 55 units on a 4.7 hectare site. Access would be from Andrews Lane although this would require investment. The site would adjoin Great Groves to the west and extend the existing St James Village. Some of the site is within a Landscape Character Area and will need to be considered in layouts and design concepts.

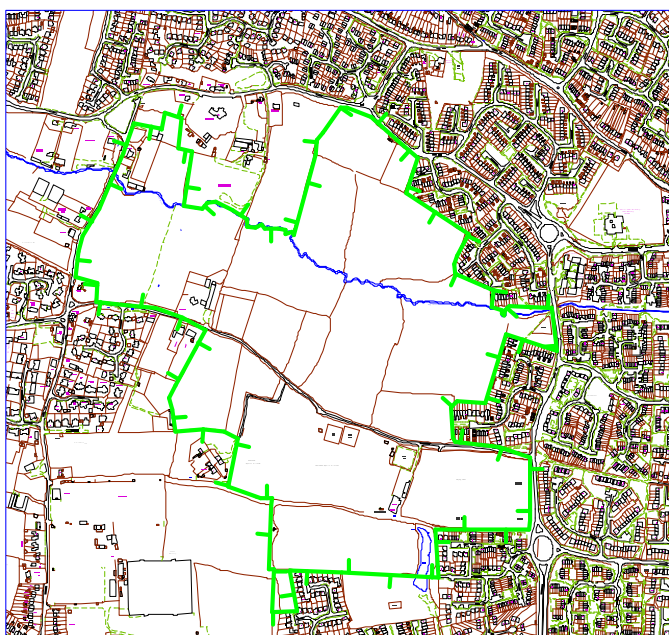
CG-GB-42



Laurel Park, Newgatestreet Road:

The site is on the corner of Hammondstreet Road and Newgatestreet Road. The site area is close to 5 hectares and borders detached and semi-detached properties to the east. The site is not restricted by any environmental designations however investment will be required for appropriate infrastructure and access. The promoter does not specify property numbers but has suggested a split of 50% affordable and 50% privately owned.

CG-GB-44



Land west of Cheshunt:

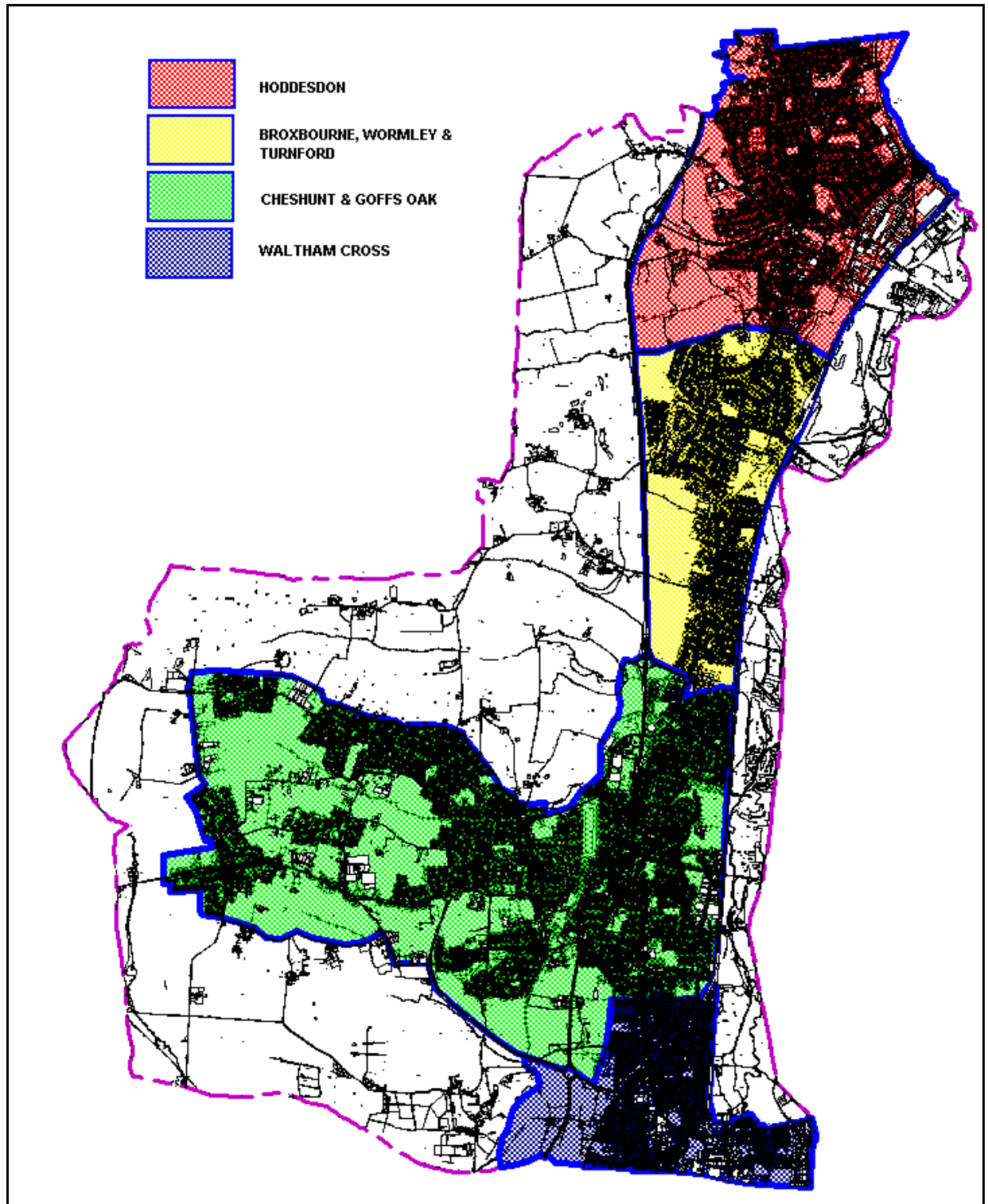
This area site encompasses several previous sites collectively. It has been promoted as part of a Masterplan for the area with open space, public facilities and various access points. The Rags Brook valley runs through the site and will need to be retained as will some important key vistas. The site is within proximity to services and facilities including public transport. Investment will be required for access within the site and infrastructure.

Appendix 4 d – WALTHAM CROSS

Each location area has been divided into the following sections:

- Allocated sites
- Commitment sites
- Identified SHLAA sites
- Green Belt sites considered deliverable

The map below shows how the borough areas have been divided for purposes of the SHLAA.



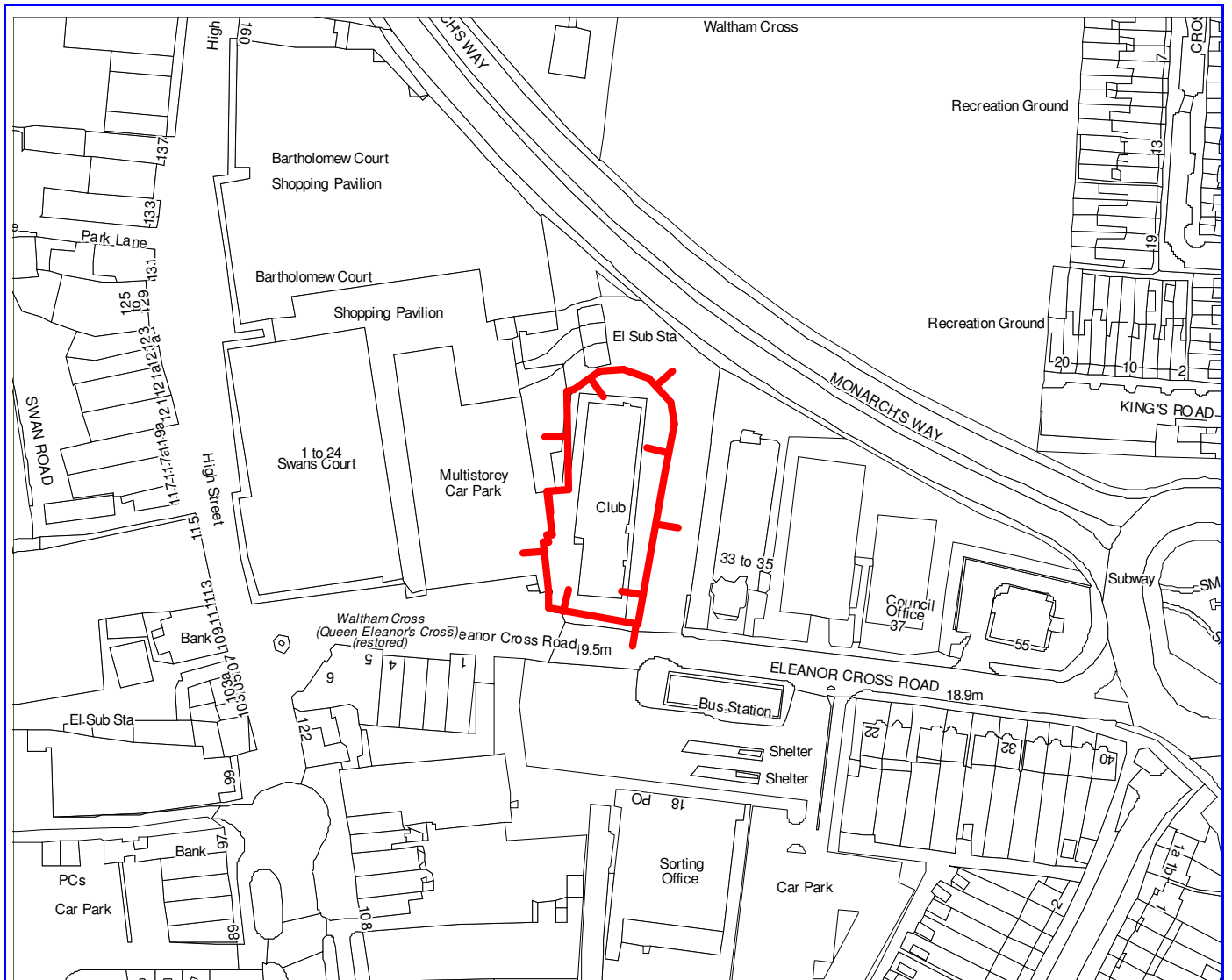
Allocated Sites

There are no allocated sites in the Waltham Cross area.

Commitment Sites (Over 5 units in size)

Reference	Site	Total No. of units/ No. of units left to build
WX-U-01	Conservative Club, Eleanor Cross Road, Waltham Cross	60
WX-U-03	37 Eleanor Cross Road, Waltham Cross	35
WX-U-05	Former Service Station, Crossbrook Street	14
WX-U-06	262 High Street Waltham Cross	9
Total number of units		118

WX-U-01: Conservative Club, Eleanor Cross Road, Waltham Cross



Description of Development

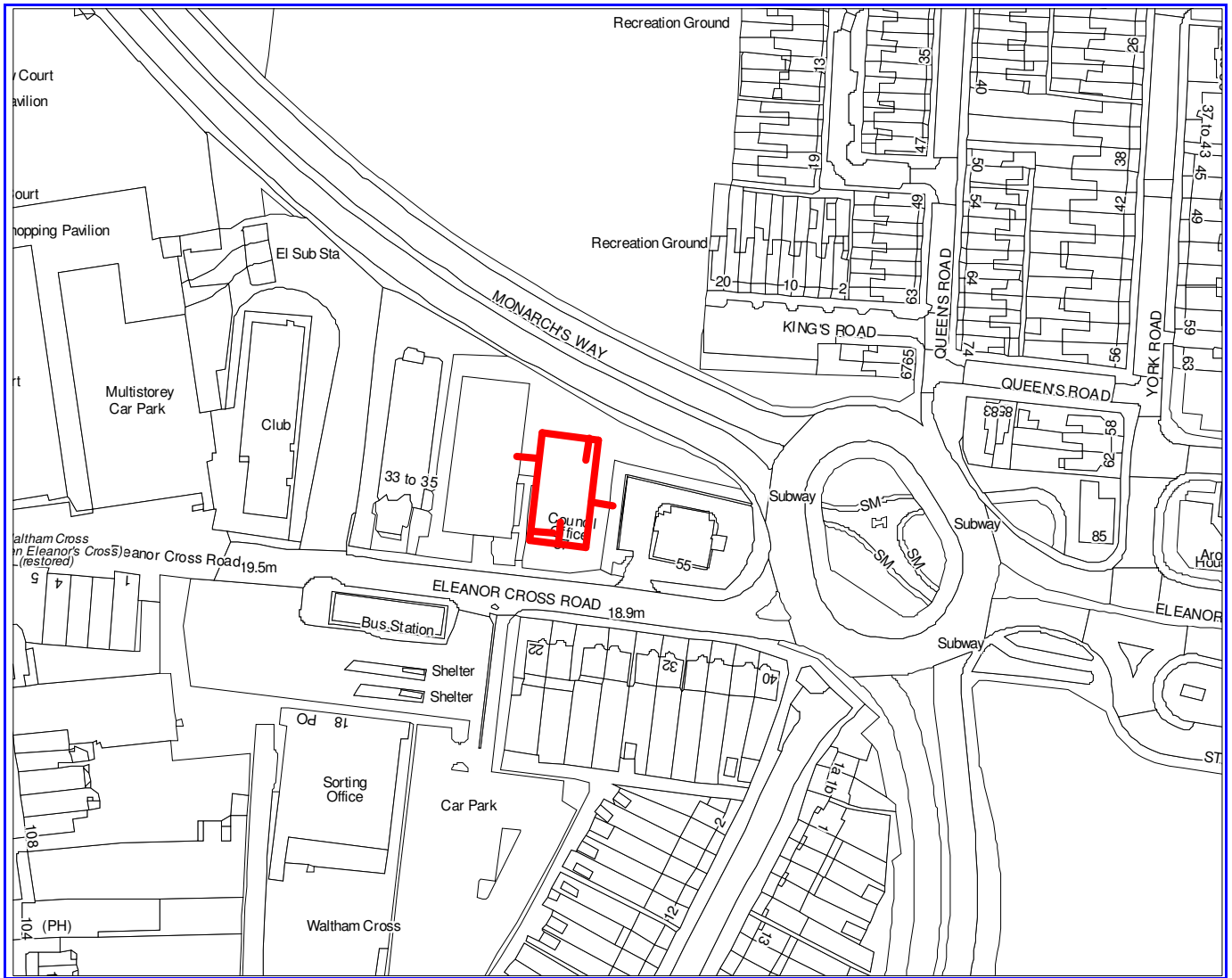
The Club lies adjacent to the multi-storey car park in Waltham Cross town centre, around 400 metres away from Waltham Cross train station. The site is currently used by the Conservatives as a club but has permission for its demolition and construction of a new eight storey building, comprising retail unit (A1) on ground and part first floor, car parking on ground floor, Conservative Club on first floor and 60 no residential units above on six floors.

Existing use	Club
Net Area	0.12ha
Proposed density	Density above 120dph
Potential number of homes	60
Status of the land	Brownfield land
Development period	2010-2016

No Comments

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No:
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development moderately compatible

WX-U-03: 37 Eleanor Cross Road, Waltham Cross



Description of Development

37 Eleanor Cross Road is currently a Council building within the Waltham Cross town centre boundary. It lies adjacent to the bus station and is within walking distance of major services and facilities in the town centre and Waltham Cross train station. There are no environmental constraints on the land. A previous application was refused on the site. A new 2009 application has now been submitted for decision. The proposal is for a 3 storey and 4 storey blocks of 30 two bed and 5 one bed apartments.

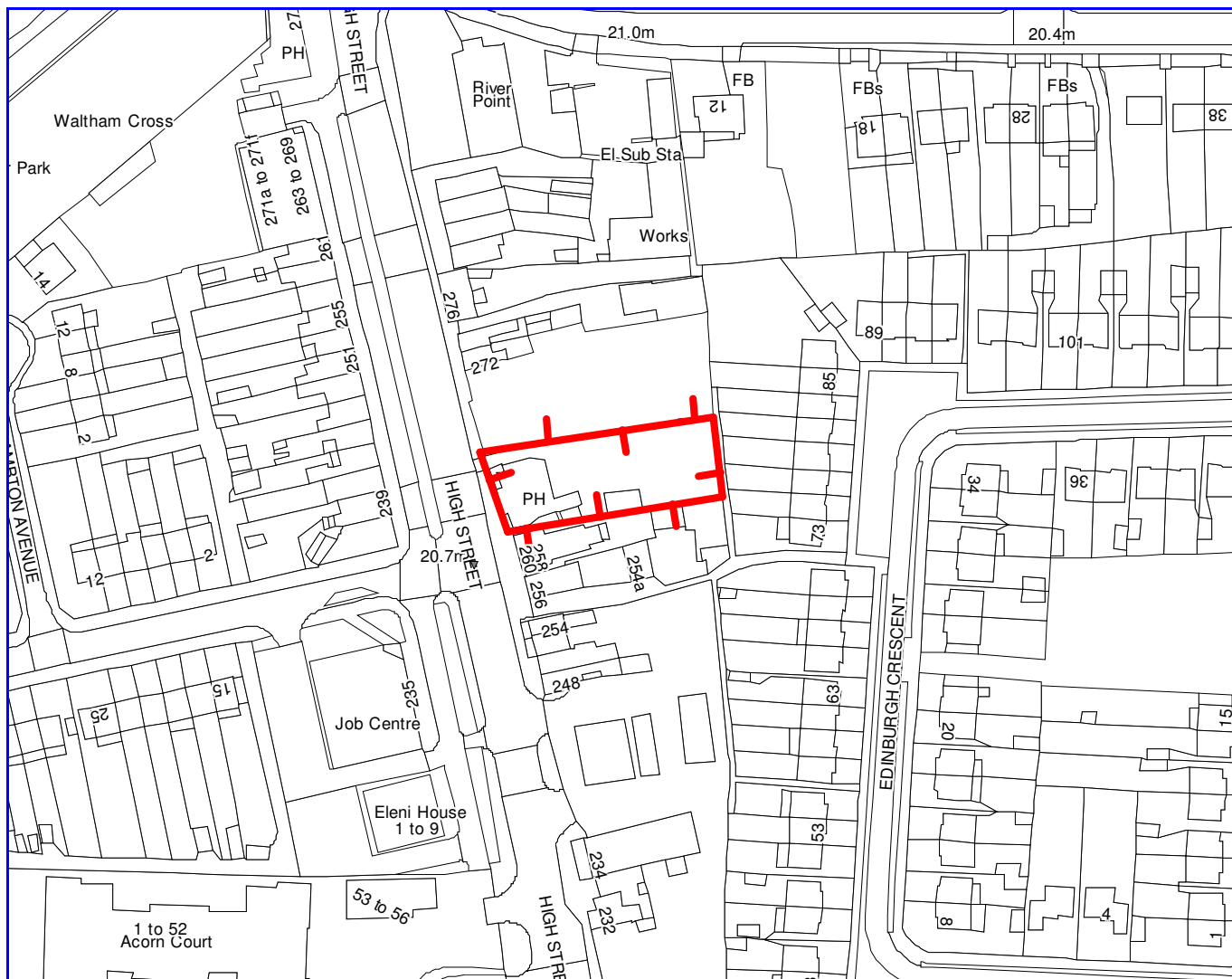
Existing use	Club
Net Area	0.1ha
Proposed density	Density above 120dph
Potential number of homes	35
Status of the land	Brownfield land
Development period	2010-2016

Comments:

Approval was granted in 2010 for the new scheme. This will provide 35 residential units.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No:
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development moderately compatible

WX-U-06: 262 High Street Waltham Cross



Description of Development

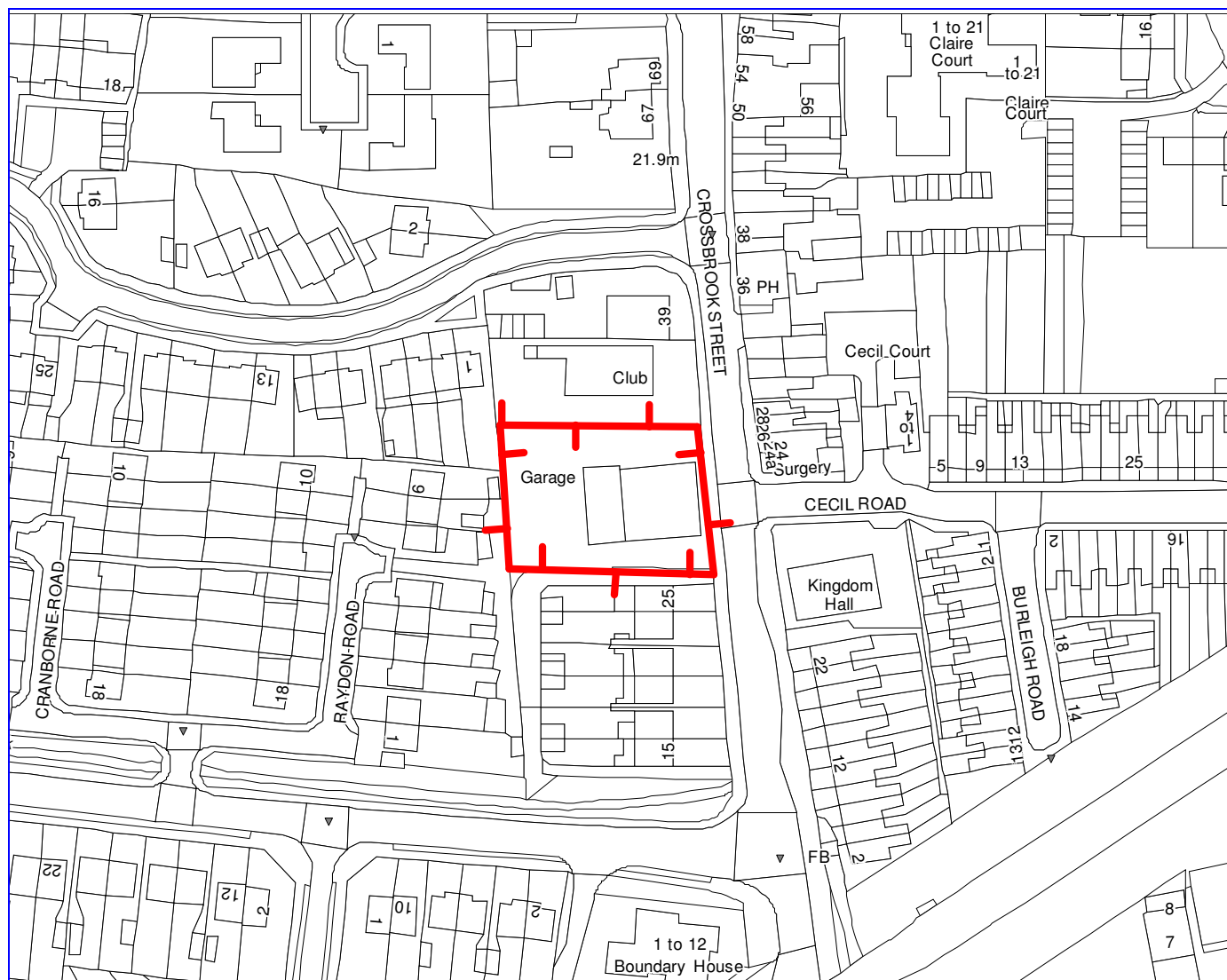
262 High Street Waltham Cross was previously a public house with parking to the rear. It is located within walking distance of Waltham Cross town centre and Theobalds train station. Approval was given in 2008 from the Planning Inspector for the demolition of existing building and the erection of a 3 storey block of 2 retail units on ground floor and 6 one bed flats above, 3 one bed bungalows at rear. Access is proposed off the High Street. There are no environmental constraints on the site.

Existing use	Public House
Net Area	0.085ha
Proposed density	110 dph
Potential number of homes	9
Status of the land	Brownfield land
Development period	2010-2016

No Comments.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No:
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development moderately compatible

WX-U-05: Former Service Station, Crossbrook Street



Description of Development

The site was a former Service Station located in Crossbrook Street. The site is within walking distance of Waltham Cross town centre and relatively close to the Old Pond District Centre. The site is also within walking distance of Theobalds train station and Cedars Park. The site may suffer from a small amount of contamination due to its previous use but there are no other known environmental constraints.

Existing use	Service Station
Net Area	0.15ha
Proposed density	30dph
Potential number of homes	14
Status of the land	Brownfield land
Development period	2010-2016

Comments:

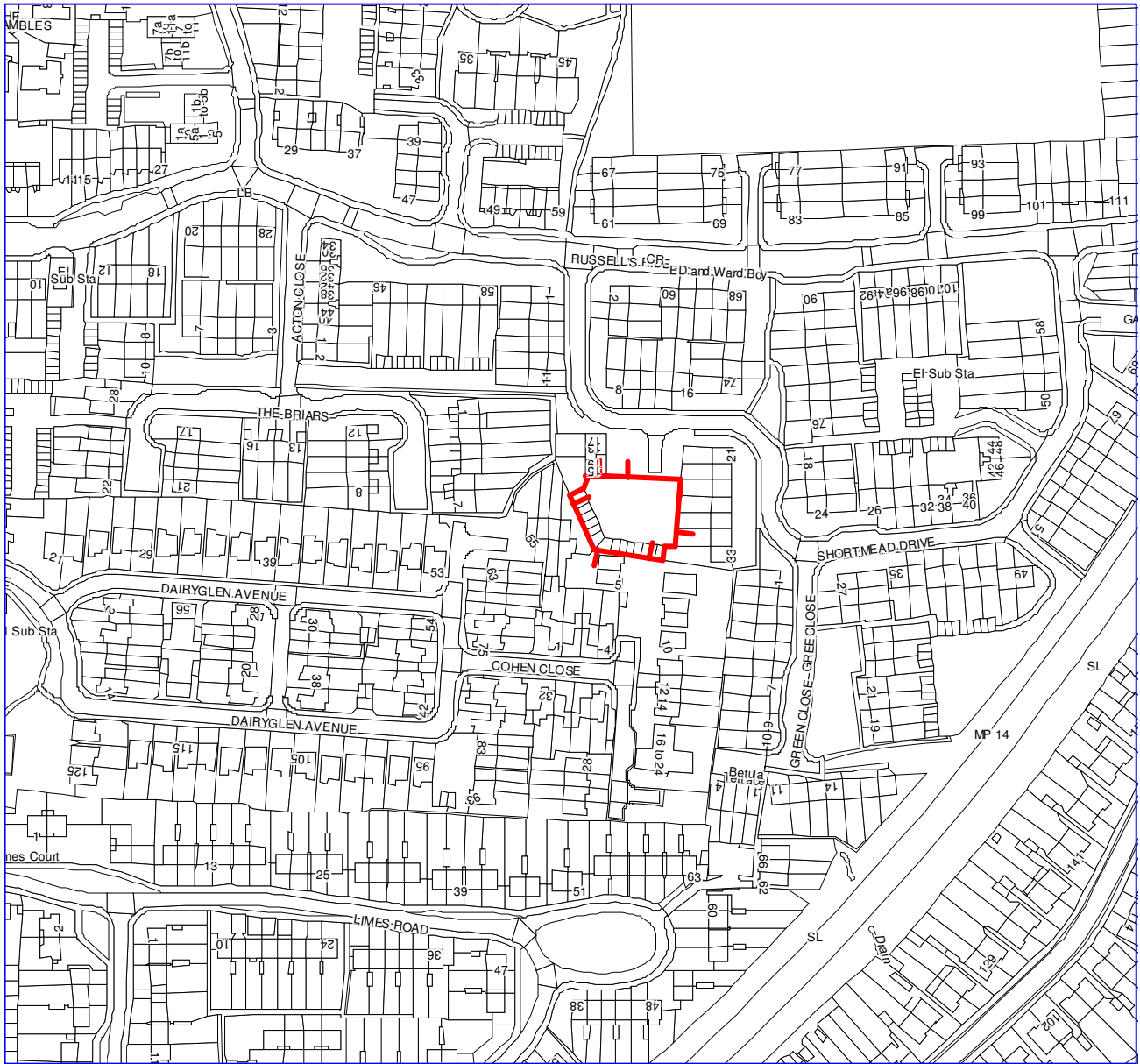
Approval was granted in early 2009 for a 2.5 storey block of 14 flats with associated parking and landscaping.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No:
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development moderately compatible

SHLAA Sites

Reference	Year	Site Reference	Total No. of Units
WX-U-08	2010-2016	Garage to the south of Shortmead Drive, Waltham Cross	5
WX-U-10	2010-2016	Land off Park Lane, Waltham Cross	10
WX-U-24	2010-2016	PR Palletts, Station Road, Waltham Cross	40
WX-U-25	2010-2016	Theobalds Grove Station car park	10
WX-U-26	2010-2016	Shopping Centre High Street Waltham Cross	22
WX-U-27	2016-2021	Jewsons, Station Road, Waltham Cross	80
WX-U-11	2016-2021	258-224 High Street Waltham Cross, Waltham Cross	35
WX-U-12	2016-2021	Land between High Street and Seaforth Drive, Waltham Cross	30
WX-U-13	2016-2021	Land off Sturlas Way, High Street Units and Rear, Waltham Cross	56
WX-U-14	2016-2021	Medlock Electrical 107-115, Eleanor Cross Road and Rear of 238 Eleanor Way, The Friary and Factory Units, Waltham Cross	40
WX-U-15	2010-2016	Hazlemere Marina, Station Road, Waltham Cross	40
WX-U-17	2021-2026	The Vine public house, High Road, Waltham Cross	39
WX-U-18	2021-2026	Land between Eleanor Cross Road and Monarchs Way, Waltham Cross	35
WX-U-19	2021-2026	Royal Mail Sorting Office and car park, Eleanor Cross Road, Waltham Cross	50
WX-U-20	2021-2026	Land bounded by Station Road, Lea Road and Gordon Road Waltham Cross	130
WX-U-21	2021-2026	Car Showrooms south of Eleanor Cross Road, Waltham Cross	64
WX-U-22	2021-2026	Waltham Cross Trade Centre, Waltham Cross	40
WX-U-23	2021-2026	Industrial premises off Bryanstone Road north of Eleanor Cross Road, Waltham Cross	19
Total number of units			745

WX-U-08: Garage to the south of Shortmead Drive, Waltham Cross



Description of Development:

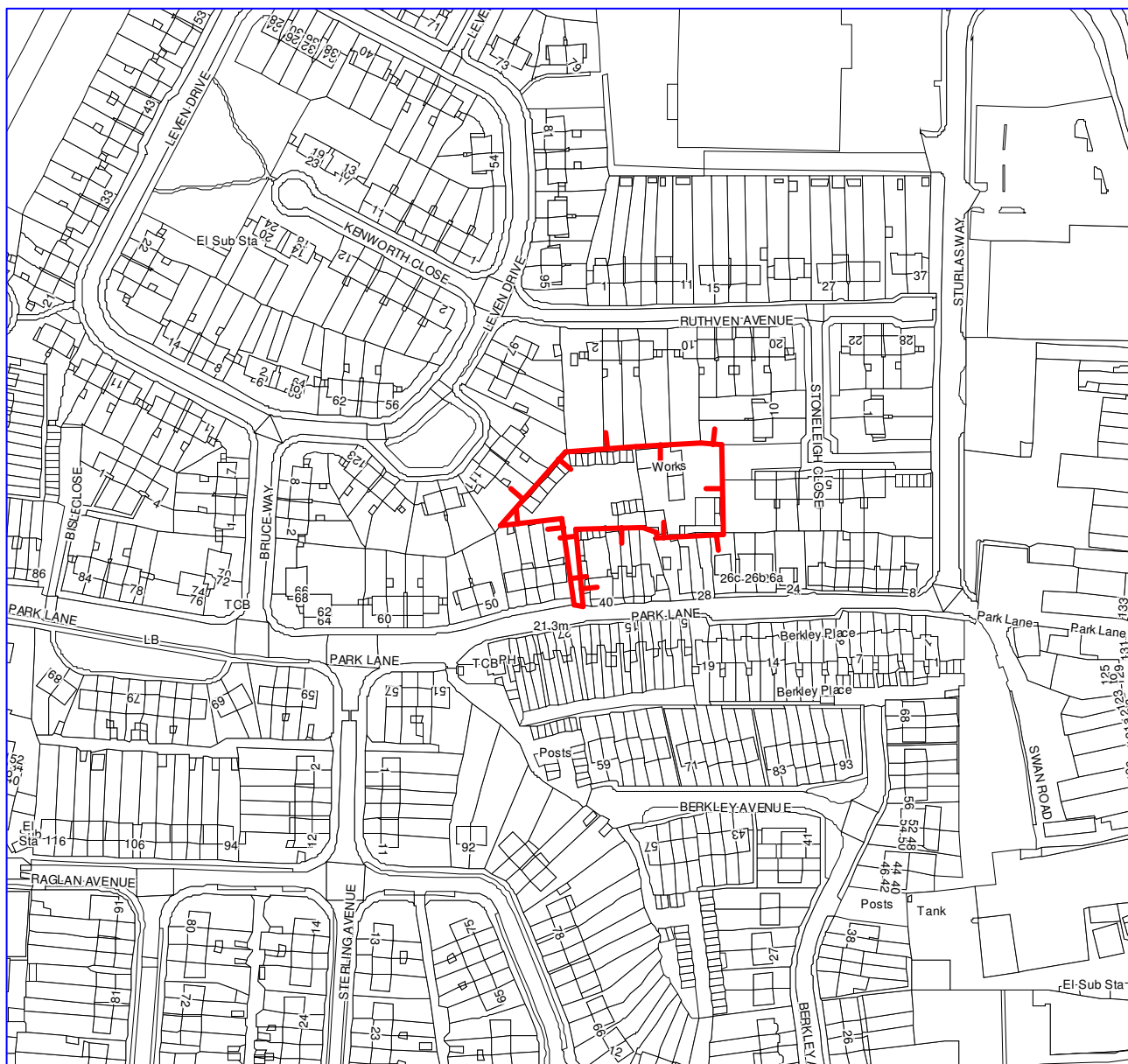
The site is bounded by residential dwellings to the north, east, south and west. The site provides good access to Waltham Cross town centre and local services such as Theobalds and Cheshunt railway stations.

Existing use	Garages and parking
Net Area	0.10ha
Proposed density	50 dph
Potential number of homes	5
Status of the land	Brownfield
Development period	2010-2016

No Comments

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

WX-U-10: Land off Park Lane, Waltham Cross



Description of Development:

Although the site includes an element of employment the site is mainly used for parking. Access to the site is available from Park Lane, and the site itself is bounded entirely by residential properties. This site is located within walking distance of Waltham Cross town centre, local employment opportunities and public transport links such as Waltham Cross bus station and train station.

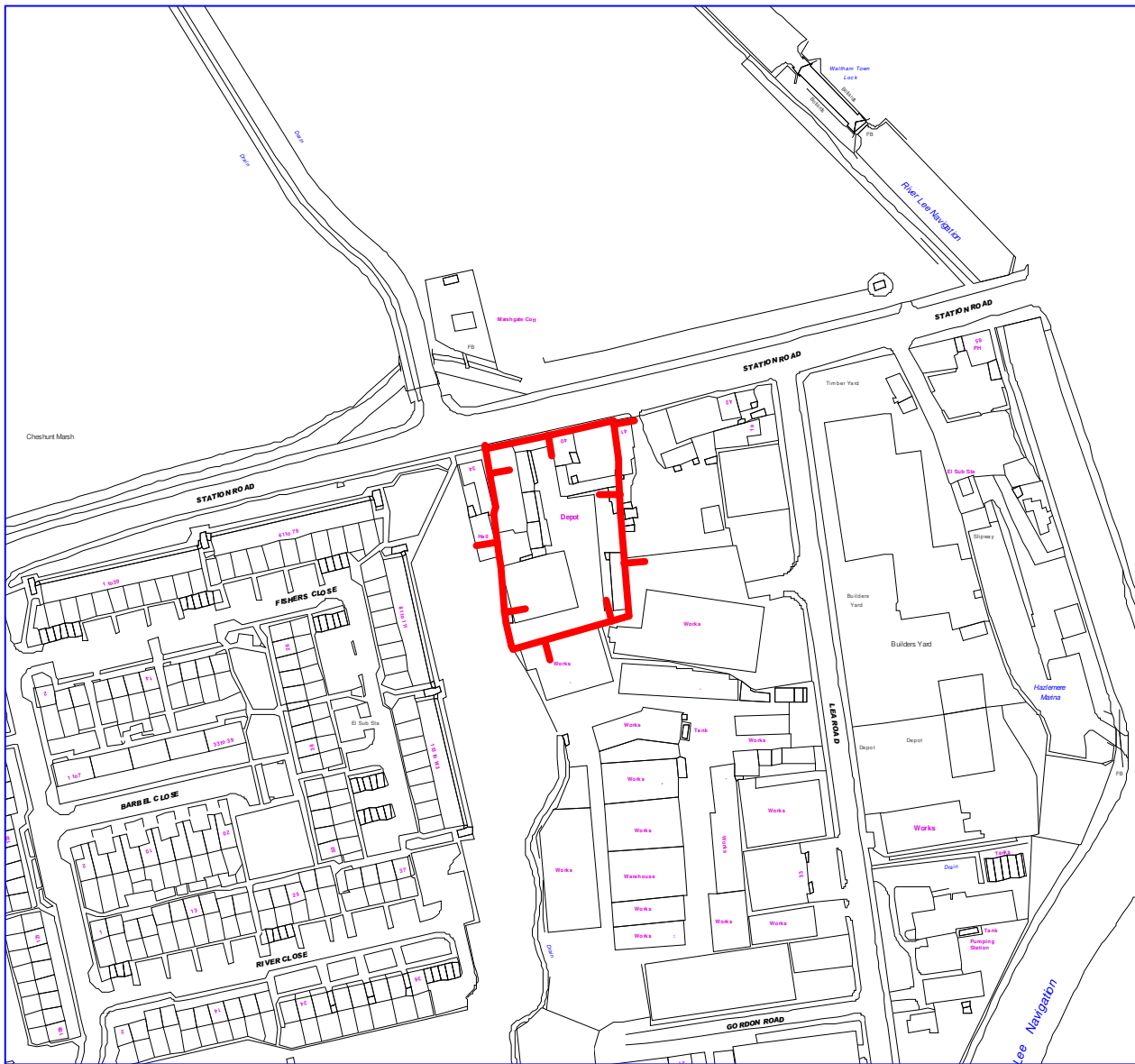
Existing use	Employment, parking and green space
Net Area	0.25 ha
Proposed density	40 dph
Potential number of homes	10
Status of the land	Predominantly Brownfield land
Development period	2010-2016

Comments:

The number of units on the site has been reduced from 14 to 10 due to the surrounding area and the shape of the site. A planning application from the Council's Property Section for eight semi detached houses and one detached house was approved in June 2009. Discussions are continuing with the owners to acquire the land. Officers have commenced the preliminary work towards using its statutory powers of compulsory purchase but currently are seeking to agree terms by negotiation. The SHLAA will be updated to take into account the application.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Higher than 1500m but sustainable mitigation possible
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

WX-U-24: PR Pallets, Station Road, Waltham Cross



Description of Development

PR Pallets is situated opposite the Olympic Canoe Centre in Waltham Cross and can be accessed via Station Road. Due to the River Lee the site is within Flood Zone 3a and an exception test will therefore be required. The site is within walking distance of most services and facilities both in Waltham Cross and the neighbouring town of Waltham Abbey. The site is within a designated employment area.

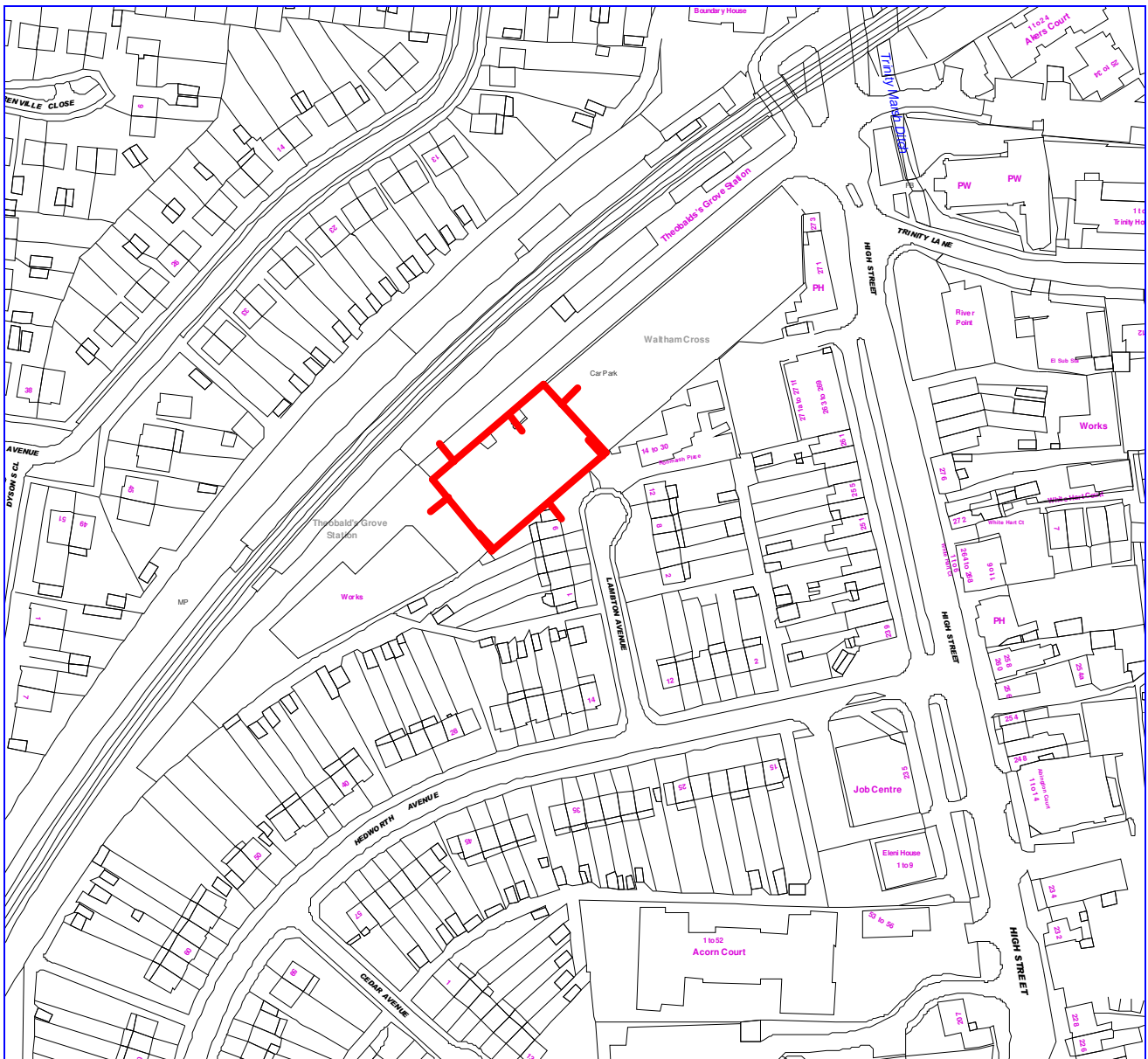
Existing use	Commercial
Net Area	0.4ha
Proposed density	16 dph
Potential number of homes	40
Status of the land	Brownfield
Development period	2010-2016

Comments:

Discussions have begun with landowners on the development of this site. Issues concerning flooding and relocation of the employment use will be investigated further in the Site Allocations process.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	High risk – zone 3a – exception test required
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Higher than 1000m but sustainable mitigation possible
Distance to nearest secondary school:	Higher than 1500m but sustainable mitigation possible
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	High risk of contamination
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	Some loss
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development moderately compatible

WX-U-25: Theobalds Grove Station car park



Description of Development

Theobalds Grove station car park is currently underused and has been promoted by the landowners, Network Rail, for redevelopment. The western end has been identified as possible residential, commercial use or community facility. The site itself is not designated by any environmental restrictions and is well located to public transport, services and facilities, Waltham Cross town centre and Waltham Cross train station.

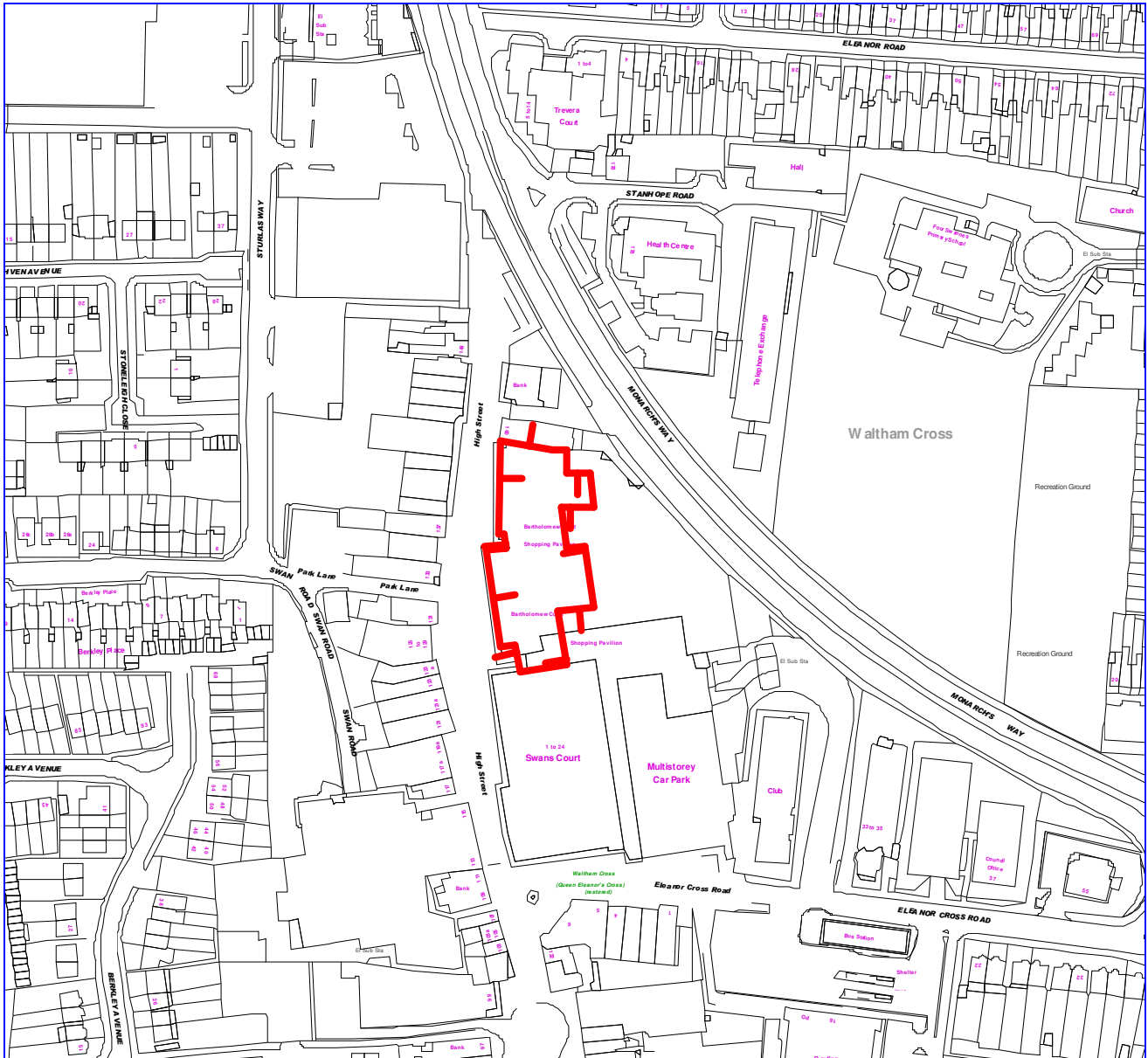
Existing use	Station car park
Net Area	0.13 ha
Proposed density	77 dph
Potential number of homes	10
Status of the land	Brownfield
Development period	2010-2016

Comments:

A Development Brief for the site is currently out for consultation with adoption expected towards the end of 2010 beginning of 2011. The brief looks at various schemes on the site. Discussions with the landowners, Network Rail, on the deliverability of the site have also been held.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No:
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Less than 1500m
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	The provision of pedestrian and/or bicycle links would require investment but can be addressed by developer contributions
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development moderately compatible

WX-U-26: Shopping Centre, High Street Waltham Cross



Description of Development

At present levels 2 and 3 of this part of the shopping centre are office space. The conversion of these units to residential would provide natural surveillance onto the High Street and bring additional people into the town centre. The site is close to all services and facilities and Waltham Cross bus station and train station which both have links to London. There are no environmental designations on the site.

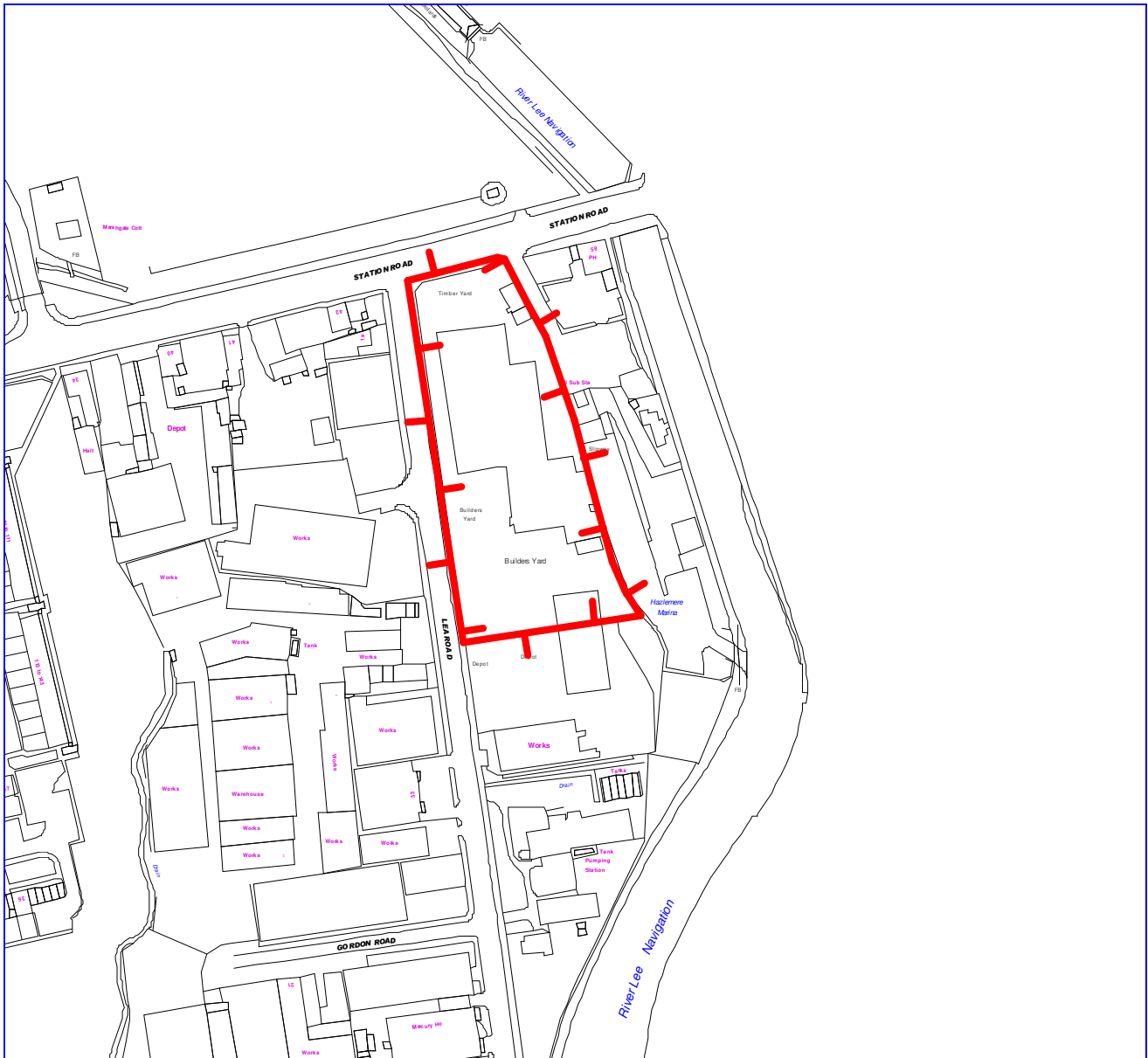
Existing use	Offices
Net Area	0.23 ha
Proposed density	95 dph
Potential number of homes	22
Status of the land	Brownfield
Development period	2010-2016

Comments:

A previous application was withdrawn in 2004 for the conversion of the existing second and third floor office space to affordable housing and construction of a further level of affordable housing to provide 16 one bed flats and 17 two bed flats.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No:
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Higher than 1500m but sustainable mitigation possible
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	Yes but low risk of contamination
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	The provision of vehicle access would require investment but can be addressed by developer contributions
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development moderately compatible

WX-U-27: Jewsons, Station Road, Waltham Cross



Description of Development

Jewsons is a building merchant which lies adjacent to Hazlemere Marina and the Olympic Canoe site. British Waterways owns the freehold to the site. The site is within flood zone 3a and therefore an exception test will be required as will discussions with the Environment Agency. The site is relatively close to services and facilities and public transport. The site is within a designated employment area.

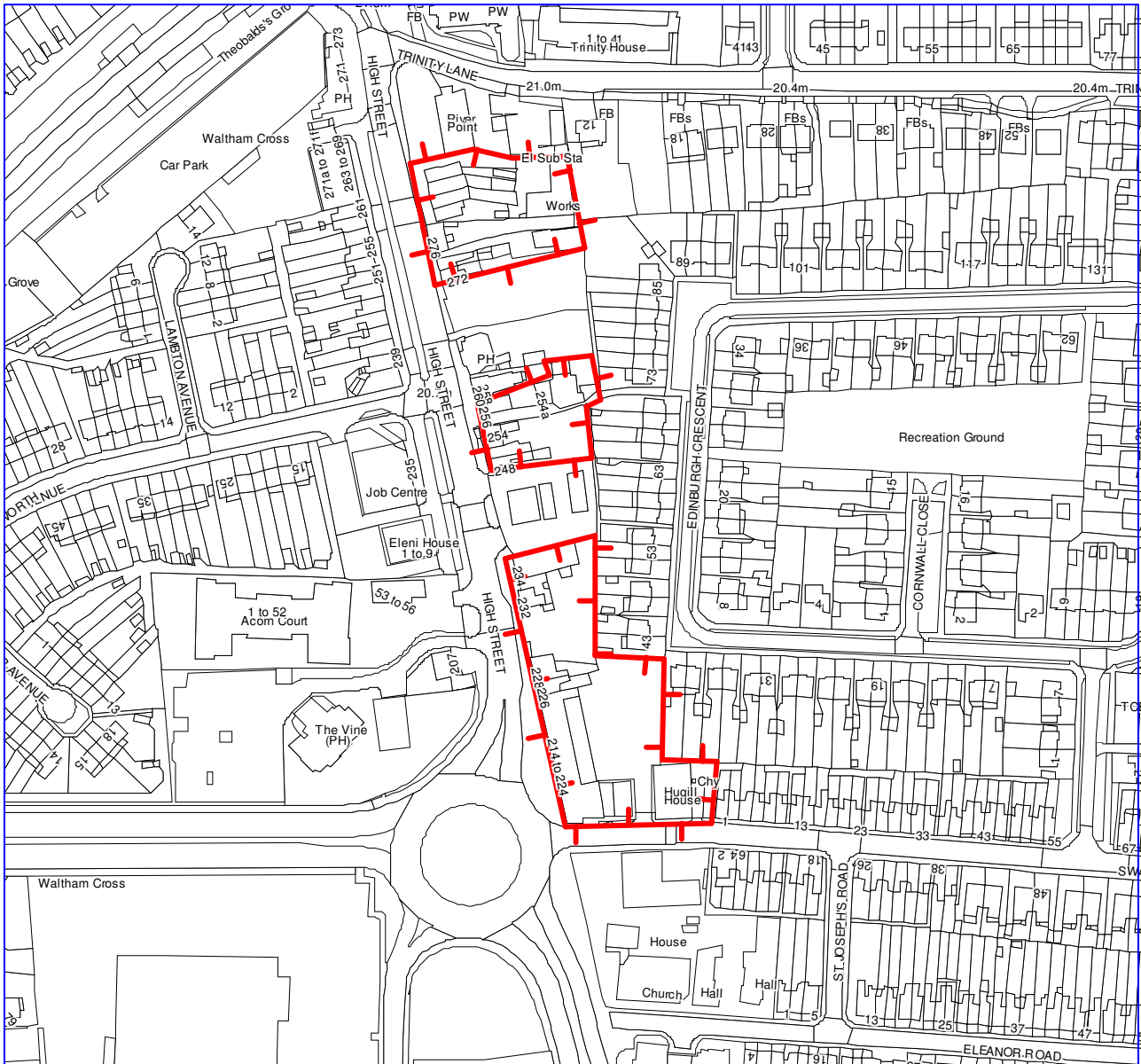
Existing use	Industrial
Net Area	0.69 ha
Proposed density	115 dph
Potential number of homes	80
Status of the land	Brownfield
Development period	2016-2021

Comments:

Discussions with British Waterways have begun.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	High risk – zone 3a – exception test required
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Higher than 600m but sustainable mitigation possible
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Higher than 1000m but sustainable mitigation possible
Distance to nearest secondary school:	Higher than 1500m but sustainable mitigation possible
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	Yes high risk of contamination
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	Yes but replacement provision possible
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development moderately compatible

WX-U-11: 214-284 High Street Waltham Cross



Description of Development:

These units front the High Road in Waltham Cross and are currently occupied with various retail units, offices, and residential units. There are no planning constraints and the site is within the accessibility corridor. The sites are located close to services and facilities including Waltham Cross town centre and Theobalds Grove train station.

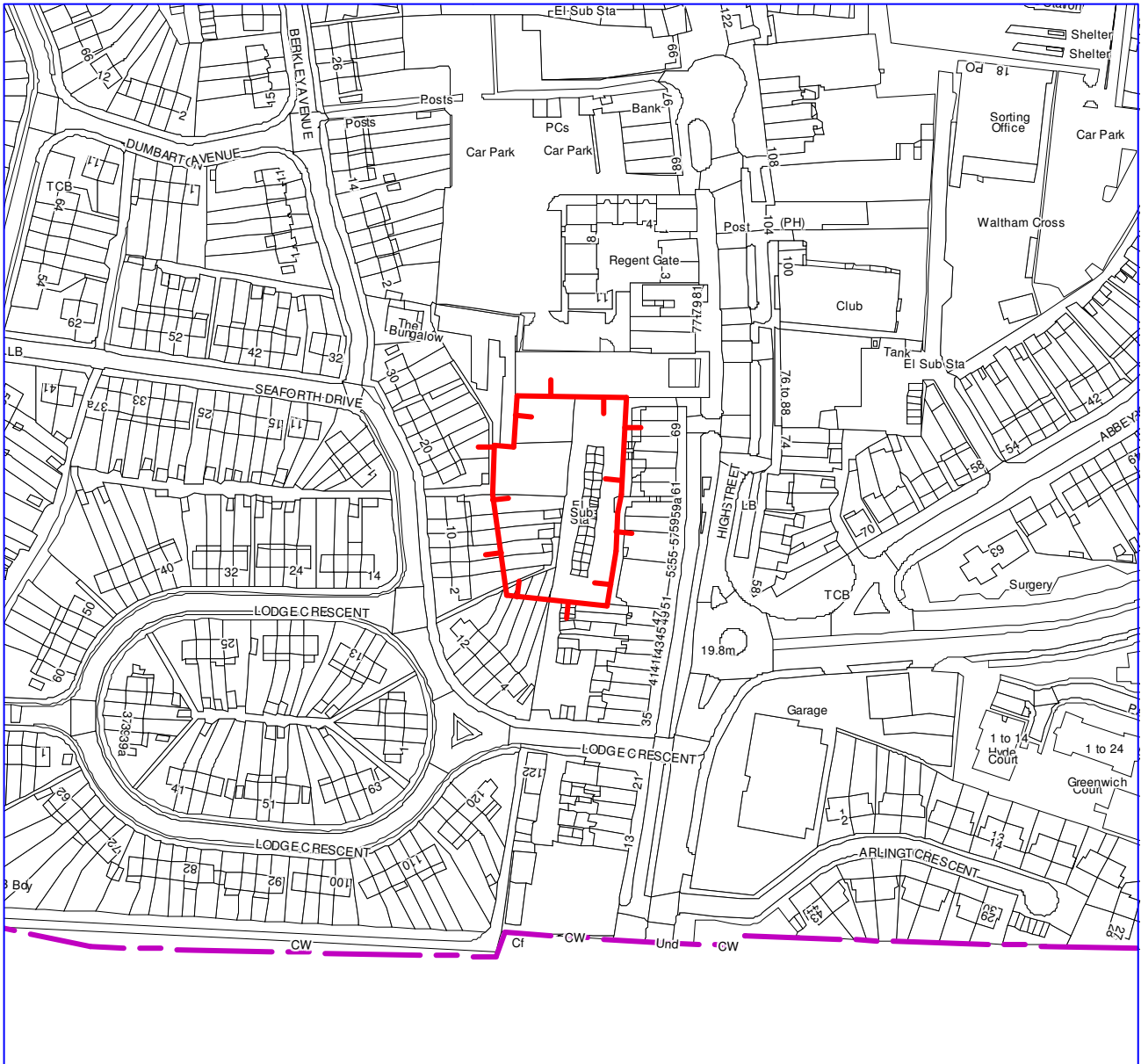
Existing use	Retail, employment and residential
Net Area	0.83 ha
Proposed density	85 dph
Potential number of homes	35
Status of the land	Brownfield
Development period	2016-2021

Comments:

Densities and housing numbers were changed to take into account deliverability discussions. Therefore numbers have decreased from 70 to 35 units.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Higher than 1500m but sustainable mitigation possible
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

WX-U-12: Land between High Street and Seaforth Drive Waltham Cross



Description of Development:

The site currently encompasses rear gardens, a service yard and a car park. Redevelopment of the identified portions of these rear gardens would result in the existing properties having gardens which are smaller (approximately 50 square metres each). The site is within the boundary of Waltham Cross town centre and provides excellent access to public transport, services and facilities.

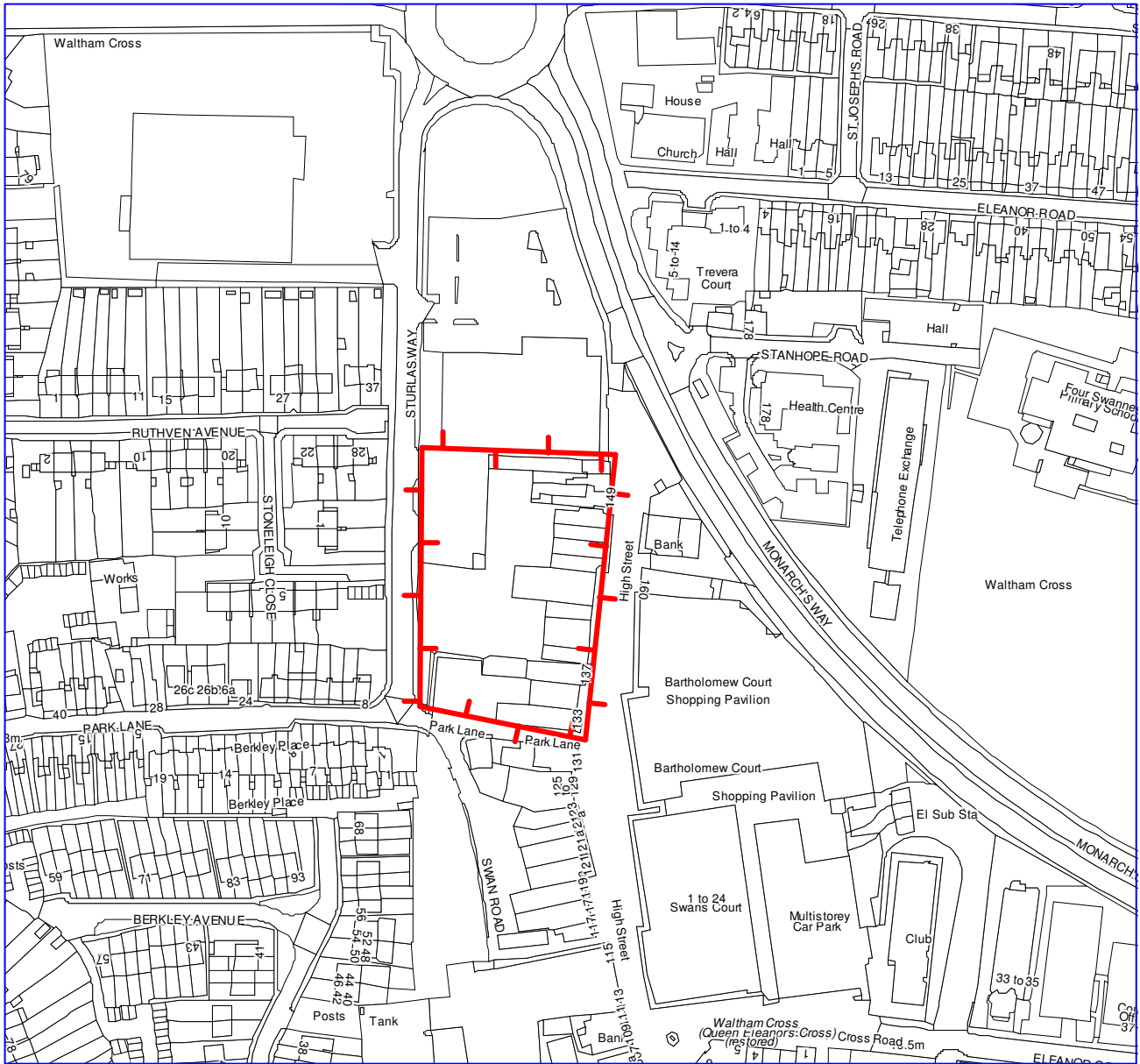
Existing use	Rear gardens, garages and car park
Net Area	0.34 ha
Proposed density	80 dph
Potential number of homes	30
Status of the land	Brownfield
Development period	2016-2021

Comments:

The number of units that the site can provide has been altered since the first document was published for consultation. This is to reflect density standards in the surrounding area. The loss of garages at this site will be investigated as part of the Site Allocations process.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Higher than 1500m but sustainable mitigation possible
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

WX-U-13: Land off Sturlas Way, High Street Units and Rear, Waltham Cross



Description of Development:

The site currently includes several retail premises and includes a service yard and car park to the rear. The site is within the boundary of Waltham Cross town centre and provides excellent access to public transport. The site is within the accessibility corridor.

Existing use	Car park and service yard
Net Area	0.69 ha
Proposed density	80 dph
Potential number of homes	56
Status of the land	Brownfield
Development period	2016-2021

Comments:

The Council's retail study, undertaken by GVA Grimley, identifies the site as one of the few options for town centre re-development. The numbers have remained the same on the site but its potential for a mixed use scheme will be consulted on as part of the Site Allocations DPD and the Waltham Cross town centre Strategy.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Higher than 1500m but sustainable mitigation possible
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

WX-U-14: Medlock Electrical 107-115 Eleanor Cross Road and rear of 238 Eleanor Way, The Friary and Factory Units Waltham Cross



Description of Development:

The site is currently occupied by warehouse units and a forecourt off Eleanor Cross Road, as well as sheltered housing known as 'The Friary' and a factory unit to the far north of the site. The site is currently bounded by residential and employment uses. It lies adjacent to the Lee Valley Regional Park and is within the accessibility corridor. The site is within flood zone 2 and has good access to public transport, both Waltham Cross and Waltham Abbey town centres and other facilities and services.

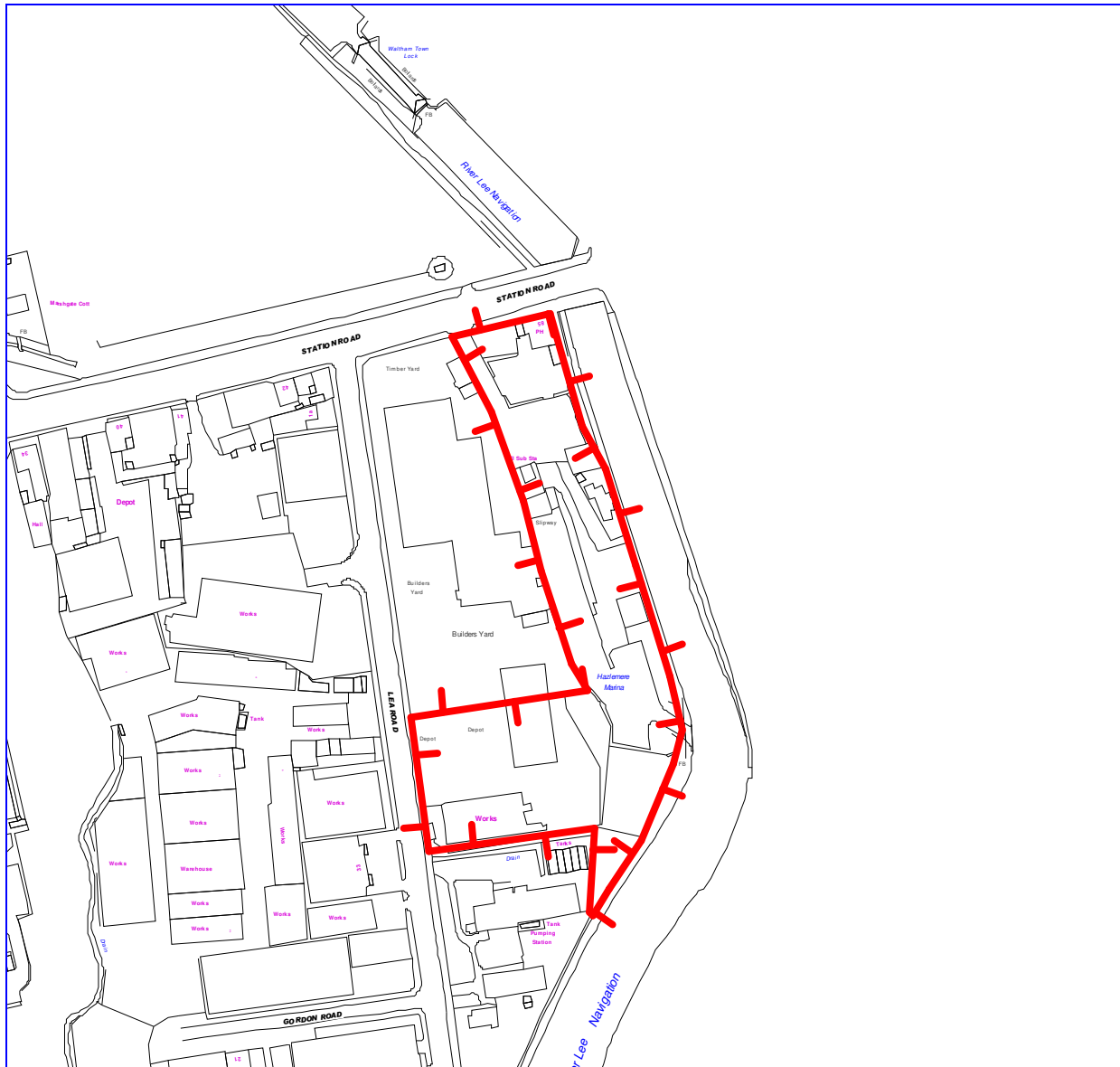
Existing use	Sheltered housing and employment
Net Area	1.27 ha
Proposed density	30 dph
Potential number of homes	40
Status of the land	Brownfield and Greenfield adjoining urban area
Development period	2016-2021

Comments:

Potential housing numbers have been reduced from 73 to 40 until the County Council has confirmed its position on the development of the sites sheltered housing. The site has remained in the SHLAA as it is part of a wider regeneration strategy for Waltham Cross known as the 'Waltham Cross Renaissance Plan'. The Employment Land Study has identified the site in question and has recommended the retention of industrial use on the site, therefore alternative employment locations will need to be identified. Interest has been made for bringing a small employment area north of the site into redevelopment as it has been vacant for over two years and. A development brief for the Medloc unit at the front of the site is also being developed by the Council.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Low to medium risk – zone 2
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Higher than 1500m but sustainable mitigation possible
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	Yes: but low risk of contamination
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual For Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Insignificant or moderate compatibility issues

WX-U-15: Hazlemere Marina, Station Road, Waltham Cross



Description of Development:

Hazlemere Marina is currently a builder's yard and treatment works and is located at the far end of Station Road close to the borough boundary. A marina is also sited here. It is within the accessibility corridor and both flood zone 2 and 3a due to its close proximity to the River Lee. There is public transport available to the site which provides access to facilities and services in both Waltham Cross town centre and Waltham Abbey. Employment opportunities also exist in the local area.

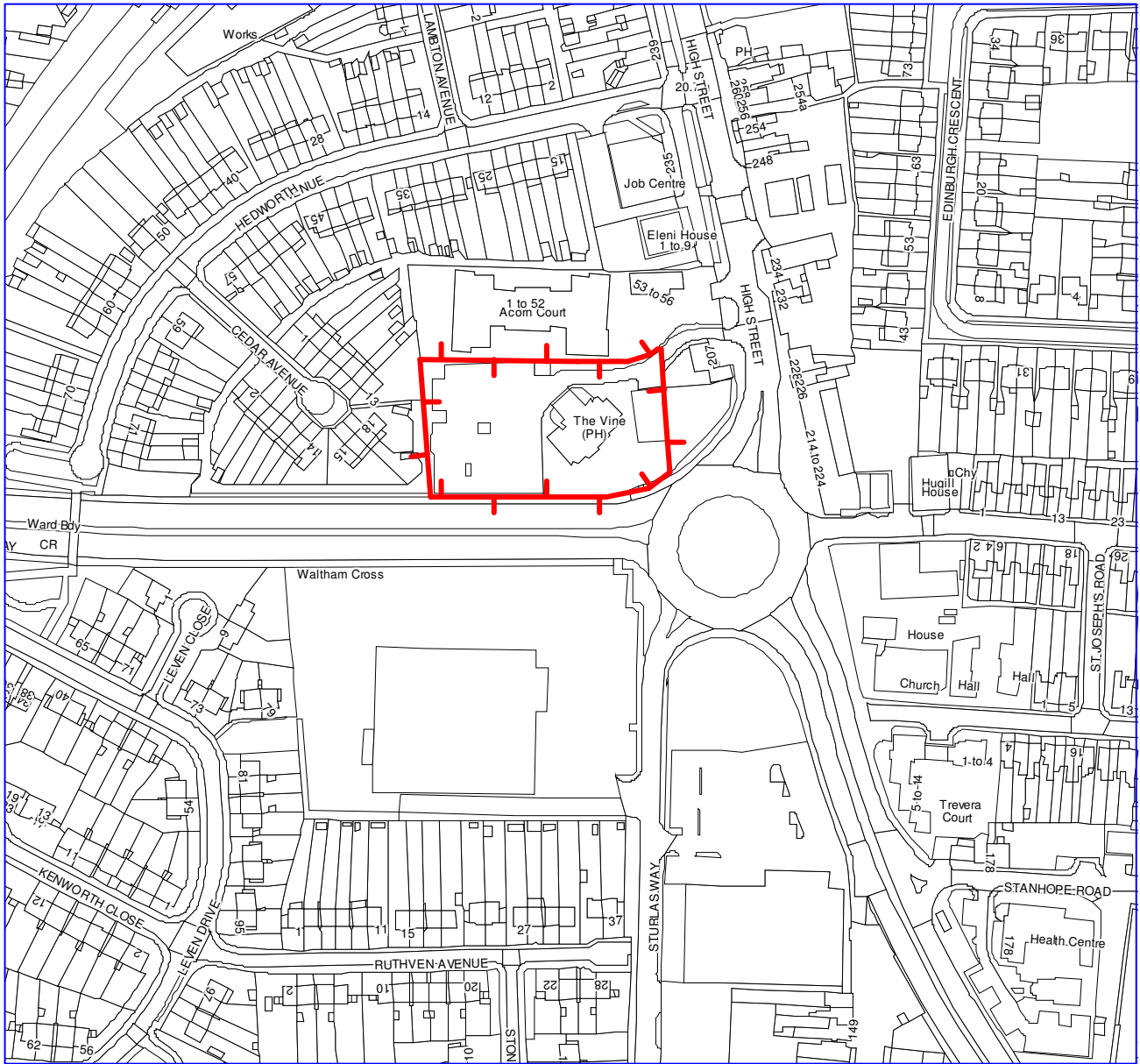
Existing use	Employment/ Marina
Net Area	1.6 ha
Proposed density	25 dph
Potential number of homes	40
Status of the land	Brownfield
Development period	2010-2016

Comments:

A Development Brief has been published for consultation for the site which proposes a mix of uses including residential. It is expected that the development brief will be adopted towards the end of 2010/ beginning of 2011.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no, Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Part of the site is high risk – zone 3a – exception test required
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Higher than 600m but sustainable mitigation possible
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Higher than 1000m but sustainable mitigation possible
Distance to nearest secondary school:	Higher than 1500m but sustainable mitigation possible
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	Yes high risk of contamination
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	Yes, but indication of replacement provision possible on, next to, or near to the site as part of the development
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Insignificant or moderate compatibility issues

WX-U-17: The Vine public house, High Road Waltham Cross



Description of Development:

The Vine pub is located on the corner of Waltham Cross High Street and Winston Churchill Way in Waltham Cross. The site is within walking distance of Theobalds Grove train station and Waltham Cross town centre. There are residential premises to the west and north of the site. There are no planning constraints and the site is within the accessibility corridor.

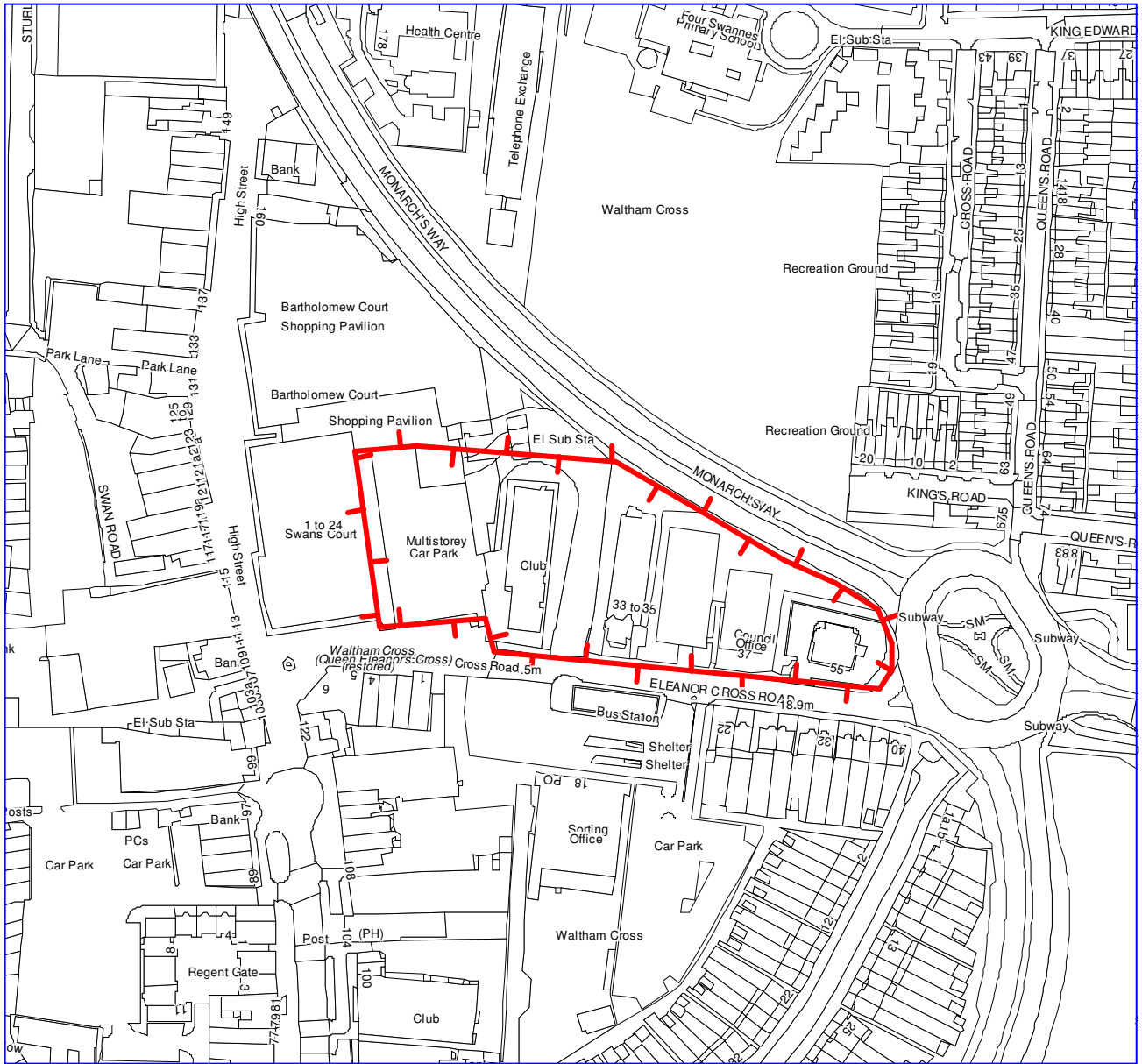
Existing use	Pub and car park
Net Area	0.46 ha
Proposed density	80 dph
Potential number of homes	39
Status of the land	Predominantly Brownfield
Development period	2021-2026

Comments:

The number of homes that the site can provide has increased from 27 to 39 to reflect densities in the immediate area.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Higher than 1500m but sustainable mitigation possible
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

WX-U-18: Land between Eleanor Cross Road and Monarchs Way, Waltham Cross



Description of Development:

The site currently consists of various employment, retail and parking uses. Parts of the site have been granted permission for mixed use development and others have been the subject of enquiries/ applications for residential development. A comprehensive mixed use scheme on this site would be preferable to piecemeal development although this may not be feasible due to existing applications. The site falls within the Waltham Cross town centre boundary and has no planning constraints. It is within the accessibility corridor.

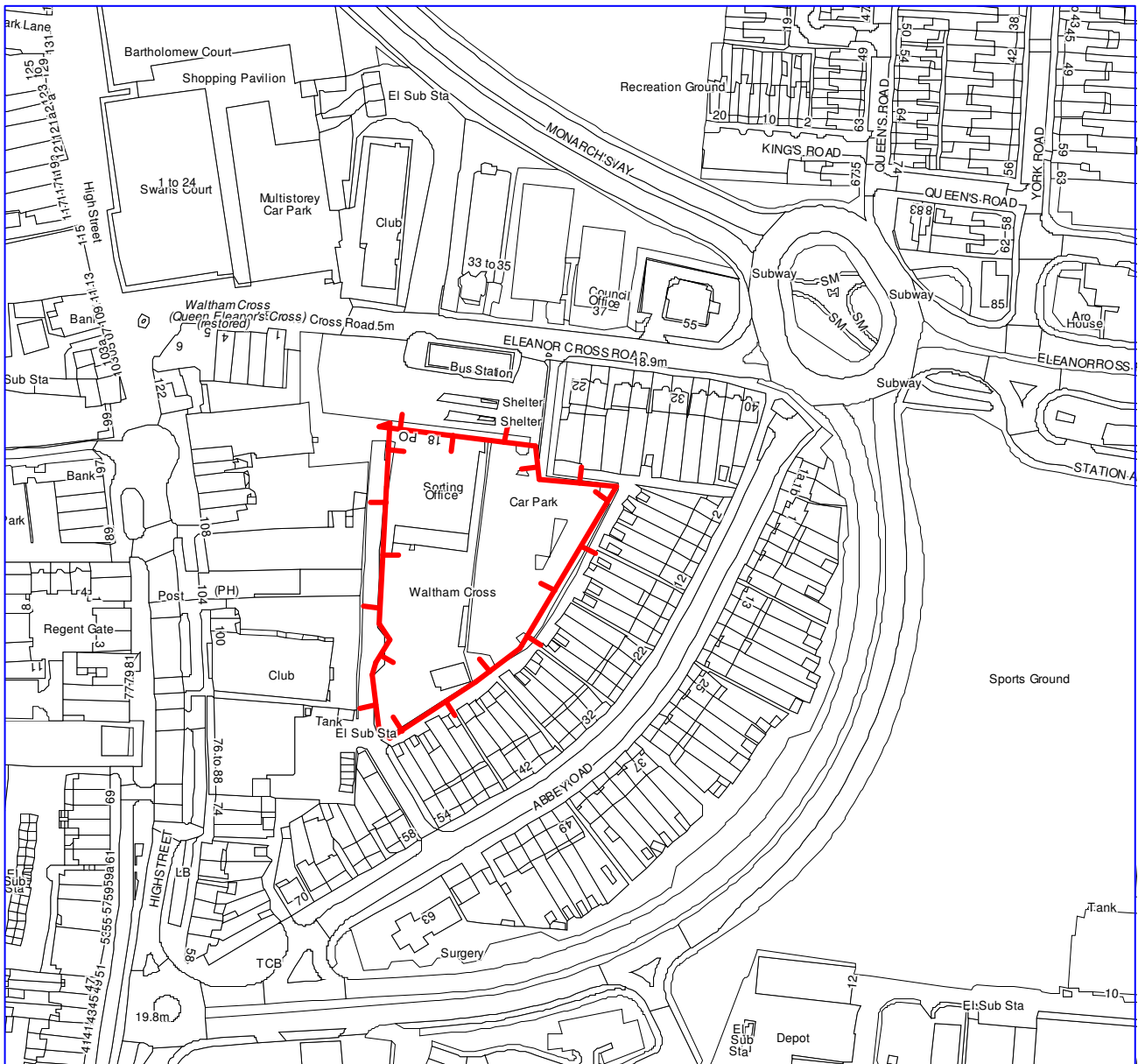
Existing use	Employment, car park, club & restaurant/ takeaway
Net Area	1.1 ha
Proposed density	80 dph
Potential number of homes	35
Status of the land	Brownfield land
Development period	2021-2026

Comments:

Site numbers have been reduced from 90 to 35 due to existing permissions on the site, including the redevelopment of the Conservative Club. The site boundary remains the same at present.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Higher than 1500m but sustainable mitigation possible
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Insignificant or moderate compatibility issues

WX-U-19: Royal Mail Sorting Office and car park, Eleanor Cross Road, Waltham Cross



Description of Development:

The site currently consists of a Royal Mail sorting office and a car park. It is understood that in the long term there may be scope for Royal Mail to relocate or to rationalise their operations. The site falls within the Waltham Cross town centre boundary and has no planning constraints. It is within the accessibility corridor.

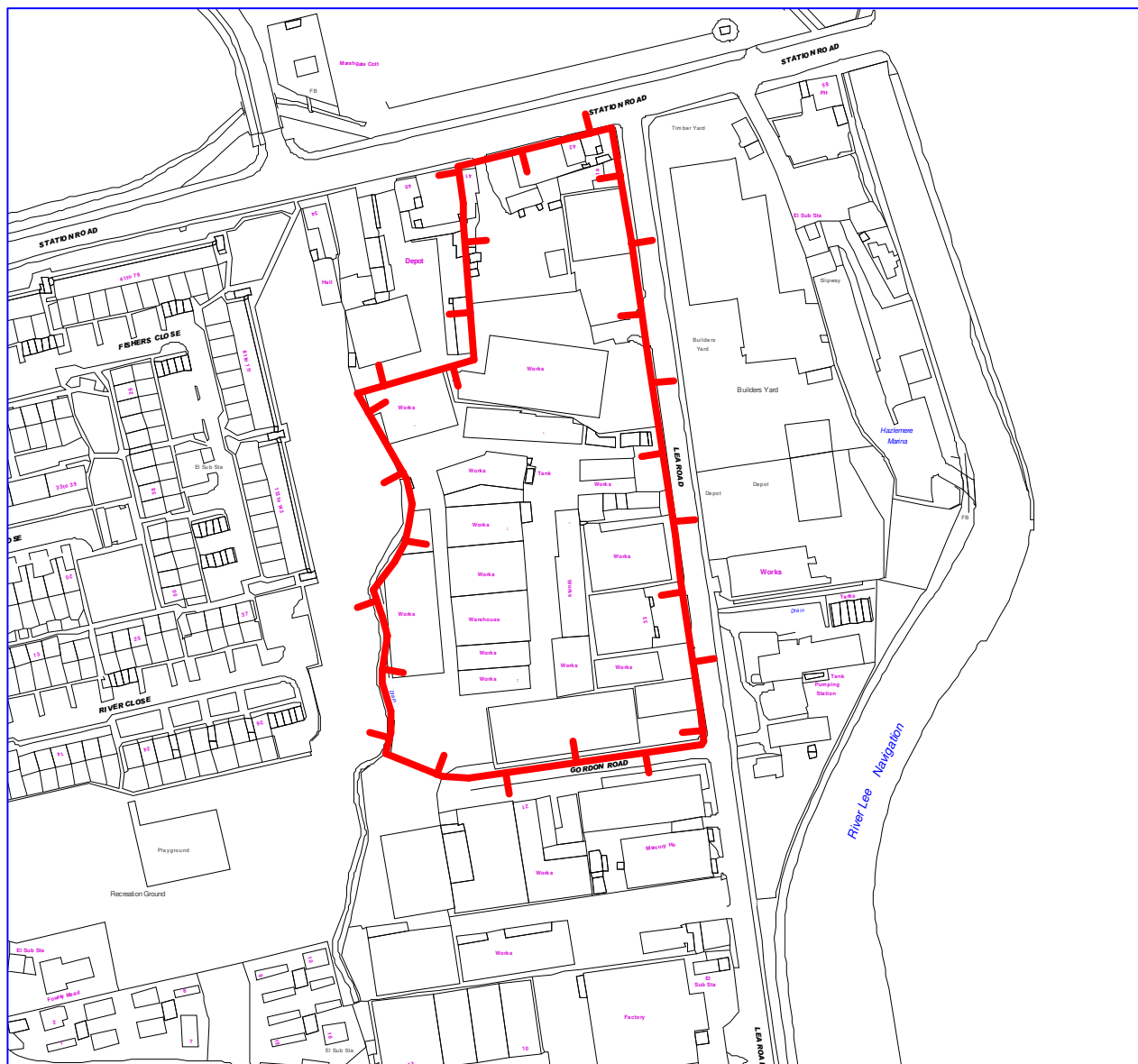
Existing use	Employment and car park
Net Area	0.64 ha
Proposed density	80 dph
Potential number of homes	50
Status of the land	Brownfield
Development period	2021-2026

Comments

The development of the site will be investigated further in the Waltham Cross town centre Strategy which will investigate redevelopment opportunities.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Higher than 1500m but sustainable mitigation possible
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Insignificant or moderate compatibility issues

WX-U-20: Land bounded by Station Road, Lea Road & Gordon Road, Waltham Cross



Description of Development:

The site currently consists of various employment uses. Public transport is available which provides access to facilities and services in both Waltham Cross town centre and Waltham Abbey. Employment opportunities exist in the neighbouring designated employment area. The site is within the accessibility corridor.

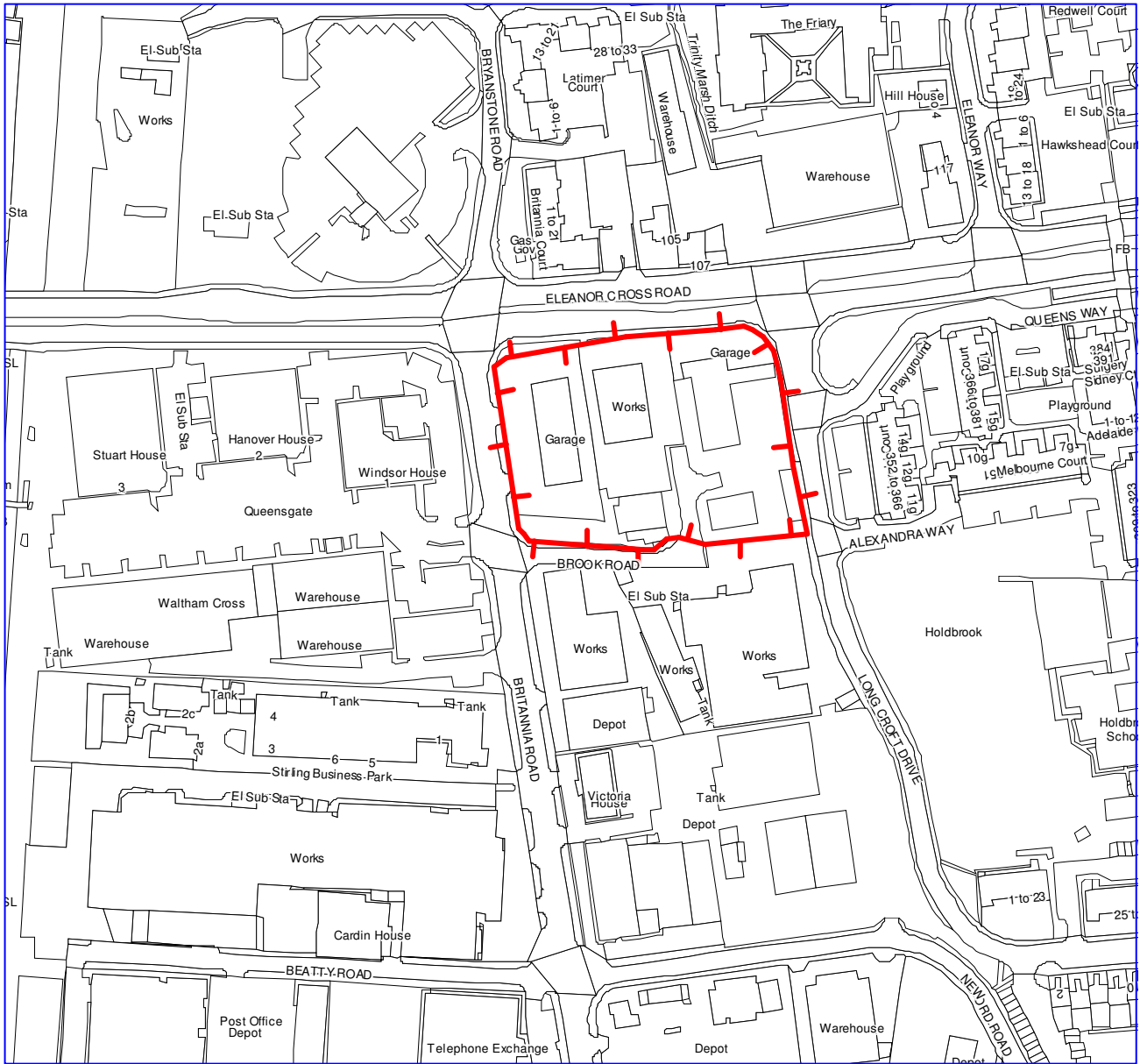
Existing use	Employment & residential fronting Station Road
Net Area	2.49 ha
Proposed density	60 dph
Potential number of homes	130
Status of the land	Brownfield land
Development period	2021-2026

Comments:

There has been interest in promoting parts of the site in this location. The Council will need to commission a level 2 Strategic Flood Risk Assessment if proposed for allocation. The Employment Land Study, commissioned by the Council and completed in 2007, recommends the retention of the site for industrial use. However the site is part of a wider regeneration strategy for Waltham Cross known as the “Waltham Cross Renaissance Plan” and the site is considered important due to its location to the Olympic Site in the Lee Valley Regional Park. The Site Allocations document will look in more depth at alternative employment locations.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no, Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Part of the site is high risk – zone 3a – exception test required
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Higher than 400m (or 800m) but sustainable mitigation possible
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Higher than 1000m but sustainable mitigation possible
Distance to nearest secondary school:	Higher than 1500m but sustainable mitigation possible
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	Yes: but low risk of contamination
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	Yes, but indication of replacement provision possible on, next to, or near to the site as part of the development
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Insignificant or moderate compatibility issues

WX-U-21: Car Showrooms south of Eleanor Cross Road, Waltham Cross



Description of Development:

The site currently consists of car showrooms, associated garages and parking areas. There is scope for redevelopment of these sites in the future as more appropriate locations for such uses are developed in the Borough. The site is bounded by residential uses to the north and east, with industrial uses to the south and west. Its location provides excellent access to Waltham Cross town centre and the railway station, as well as the Lee Valley Regional Park. The site is within the accessibility corridor.

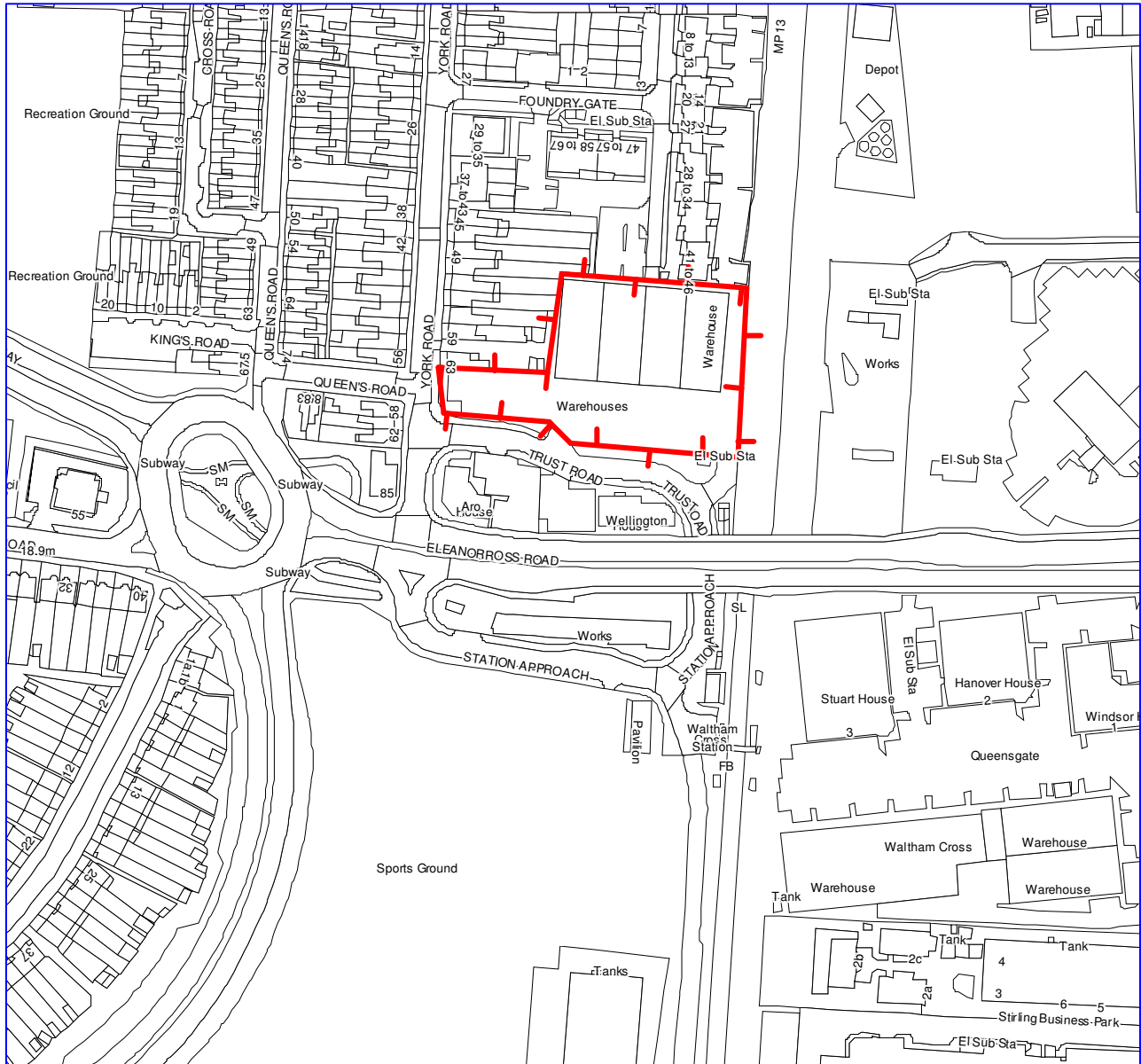
Existing use	Employment
Net Area	0.8 ha
Proposed density	80dph
Potential number of homes	64
Status of the land	Brownfield Land
Development period	2021-2026

Comments:

The Employment Land Study recommends the retention of industrial use in this area and it should be noted that the site also adjoins a recycling site (allocated in the County Council Waste Plan). Like other sites in the Waltham Cross Area the site is part of the "Waltham Cross Renaissance Plan" which looks at regenerating Waltham Cross alongside the development of the White Water Canoe Course as part of the Olympics. Alternative employment sites will be explored through the Site Allocations consultation document.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Higher than 1500m but sustainable mitigation possible
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	Yes: but low risk of contamination
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	Yes, but indication of replacement provision possible on, next to, or near to the site as part of the development
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Insignificant or moderate compatibility issues

WX-U-22: Waltham Cross Trade Centre, Waltham Cross



Description of Development:

The site is located off Trust Road in Waltham Cross, adjacent to Waltham Cross train station and a short walking distance to the town centre. It is also adjacent to the local employment area. The site is within the accessibility corridor and flood zone 2 and 3a. The site is situated within a highly residential area and currently consists of warehouse units.

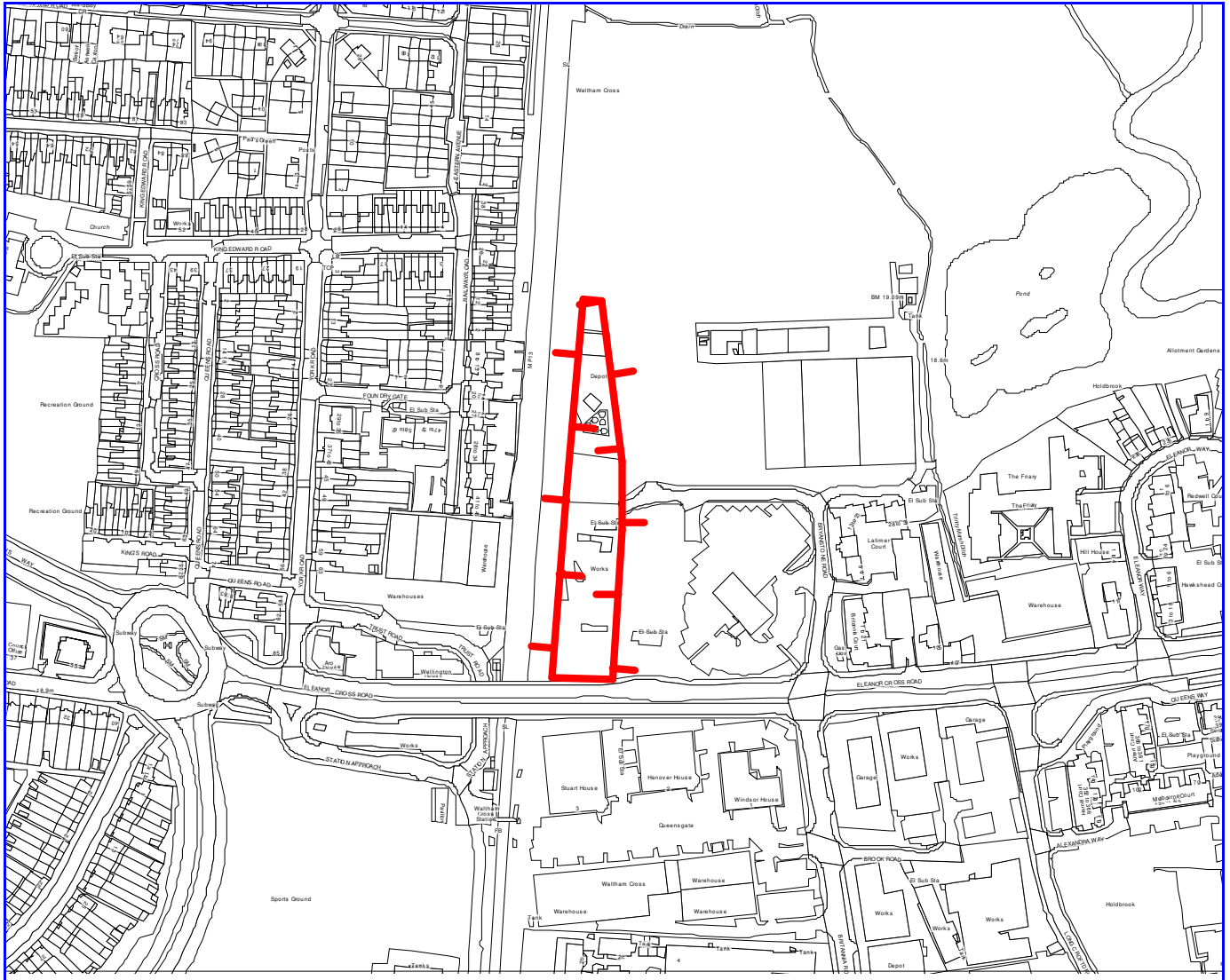
Existing use	Employment/ Retail
Net Area	0.52 ha
Proposed density	80 dph
Potential number of homes	40
Status of the land	Brownfield land
Development period	2021-2026

Comments:

The potential number of homes on the site has increased from 31 to 40 to reflect existing planning approvals in the vicinity.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the Settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Part of the site is high risk – zone 3a – exception test required
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Higher than 1500m but sustainable mitigation possible
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Sufficient infrastructure in place to serve development
Can the site be accessed by vehicle from the highway?	Vehicle access is currently possible and in accordance with County or Manual for Streets standards
Is pedestrian and/or bicycle access available to the site?	Yes
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

WX-U-23: Industrial premises off Bryanstone Road north of Eleanor Cross Road, Waltham Cross



Description of Development:

The site currently includes a number of employment uses including a pallet yard, household oil distribution site and a parking yard for trucks. It is bounded to the north by Lee Valley Regional Park, to the east by Britannia Nurseries, to the south by residential premises and to the west by the railway line. The site is within the accessibility corridor.


Existing use	Employment
Net Area	0.34 ha
Proposed density	60 dph
Potential number of homes	19
Status of the land	Predominantly Brownfield land
Development period	2021-2026

Comments:

The numbers for the site have remained the same however the boundary has been amended to take into account approval given in 2006 at the southern end of the site for 58 units.

Stage A	
Location of site and potential scale of development for housing accords with policies for development distribution in terms of national, regional and local planning policies.	Yes: Brownfield (previously developed) site that is within or is well-related to the settlement
Does the site fall within a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments?	No:
If no , Does the site fall within or significantly affect any other site of designated international, regional or local value, or affect habitat for protected flora or fauna? Does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?	No: no significant adverse impact of biodiversity
Is the site situated within Flood Risk Zone 3b?	No: Little or no risk – zone 1
Stage B	
How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the settlement?	Opportunity to enhance/ no adverse impact
How would the site impact on character of the landscape?	Opportunity to enhance/no adverse impact
Would development result in the sterilization of mineral resources?	No: site not within Minerals Consultation Area
Would development impact on air quality or an Air Quality Management Area (AQMA)?	No impact on air quality/opportunity for improvement
Is the site well related to a bus stop (or railway station)?	Less than 400m (or 800m)
Does the site benefit from good access to employment provision?	Less than 1500m
Distance to nearest nursery/primary/community school:	Less than 600m
Distance to nearest local centre/post office:	Less than 800m
Distance to nearest health centre:	Less than 1000m
Distance to nearest secondary school:	Higher than 1500m but sustainable mitigation measures possible
Distance to nearest city, town or district centre/superstore:	Less than 2000m
Does the site represent a redevelopment opportunity, Greenfield site or a combination?	51 – 100% Previously Developed Land (PDL)
Is the site likely to be subject to any further development constraints affecting the likelihood of development? (e.g. contaminated land, topography, land stability, etc)	No constraint
Does the site lie within a water Source Protection Zone?	No
Would the site result in the loss of open space or recreational facilities?	No
Would development of the site result in the loss of employment land?	No
Is the site considered adequately served by existing infrastructure (e.g. utilities and highways) or can it be adequately served?	Infrastructure constraints that would require investment to overcome but can be addressed by developer contributions
Can the site be accessed by vehicle from the highway?	The provision of highway access may require investment from developer contributions
Is pedestrian and/or bicycle access available to the site?	May require investment
Would development of the site for residential uses be compatible with existing and/or proposed adjoining uses?	Residential development only compatible

Waltham Cross Edge of Urban and Green Belt Sites

Site Reference Number	Map	Comments
WX-GB-01		<p>Britannia Nurseries: This edge of urban site is situated within the Lee Valley Regional Park. It is served by services, facilities, highways and public transport and would require little investment to be developed. The site is 2.6 hectares in size. The sites promoter anticipates a delivery of 30 to 50 dwellings per hectare. The site is considered deliverable and developable as long as its redevelopment is in keeping with the surrounding area.</p>

Appendix 5 – Urban and Green Belt Sites Ruled Out for Housing Development

Site Address	Use
Sites discounted due to being rear gardens and not suitable for development	
Gardens to rear of Mill Lane	Rear Gardens
Gardens to rear of 3-7 Chrchfields	Rear Gardens
Gardens to rear of 11-23 Churchfields	Rear Gardens
Gardens to rear of 25-45 Churchfields	Rear Gardens
Gardens to rear of 20-28 Churchfields	Rear Gardens
Gardens to rear of 43-47 Norris Road	Rear Gardens
Gardens to rear of 49-57 Carnaby Road	Rear Gardens
Gardens to rear of Carnaby Road	Rear Gardens
Gardens to rear of 37-41 Carnaby Road	Rear Gardens
Gardens to rear of 14-18 Churchfields	Rear Gardens
Gardens to rear of 161-197 Churchgate Road	Rear Gardens
Gardens to rear of 104-114 Church Road	Rear Gardens
Gardens to rear of 84-94 Church Lane	Rear Gardens
Gardens to rear of 118-132 Great Cambridge Road	Rear Gardens
Gardens to rear of 106-120 College Road	Rear Gardens
Gardens to rear of 2-46 Marina Gardens	Rear Gardens
Gardens to rear of 1-27 Marina Gardens	Rear Gardens
Gardens to rear of 200-214 Great Cambridge Road	Rear Gardens
Gardens to rear of Maybury Avenue	Rear Gardens
Gardens to rear of 2- 34 New Road	Rear Gardens
Gardens to rear of 1-31 St Michaels	Rear Gardens
Gardens to rear of 2-52 Murchison Road	Rear Gardens
Gardens to rear of 20-48 Albury Ride	Rear Gardens
Bluebell Drive	Church Gardens
Jones Road	Rear Gardens
37-47 Jones Road	Rear Gardens
Hillcrest Road	Rear Gardens
661 Cuffley Hill	Rear Gardens
321-327 Stanstead Road	Residential dwellings and rear gardens
33-35 College Road	Rear Gardens
The Meadway	Rear Gardens
1-23 Meadway	Rear Gardens
1-3 Walnut Tree Close	Rear Gardens
25-33 Foxtan Road	Rear Gardens
Yewtree House and Willow Lodge	Rear Gardens
Yewlands	Rear Gardens
“The Treetops”, 4-8 Woodlands Drive, Spitalbrook	Residential dwellings and rear gardens
Flats at Lampits	Residential dwellings and rear gardens
Winterscroft Road	Rear Gardens
4-20 St Cuthberts	Rear Gardens
Whitley Road	Rear Gardens
1-71 Murchison Road	Rear Gardens
47 Laburnum Road	Rear Garden
8 Osgard Road (The Vicarage)	Rear Garden
Gardens to rear of Eastfield Road	Rear Gardens
Gardens to rear of 1-5 Albury Road	Rear Gardens
Gardens to rear of 5-19 Cecil Road	Rear Gardens

Site Address	Use
Gardens to rear of 21-37 Cecil Road	Rear Gardens
Gardens to rear of 39-47 Cecil Road	Rear Gardens
Gardens to rear of 28-32 Albury Road	Rear Gardens
Gardens to rear of 1-24 West Side	Rear Gardens
Gardens to rear of Briarley Close	Rear Garden
Gardens to rear of 1-49 Albury Ride	Rear Gardens
12 Trinity Lane	Rear Garden
2 Park Lane	Rear Garden
138 High Street Cheshunt	Rear Garden

Site Address	Use
Sites discounted due to being Employment Area and not suitable for development	
9- 11 high Road	Retail
Heaton Court, High Street	Builders Yard
Land off Windmill Lane	Factory Units
377-385 Ware Road	Petrol Station
Marston Road	Warehouse Unit
Lowfield Lane	Warehouse Unit and car park
Pauls Lane	Warehouse Unit and car park
47 Flamstead End Road	Petrol Station
The Grange 95-97 Crossbrook Street	Office buildings
Land adjacent to 9 Albury Grove Road	Car repairs and MOT test centre
Land north side of Friends Avenue	Environmental Agency Warehouse
Berwick Close	Warehouse units and garages

Site Address	Use
Sites discounted due to being Parking Areas/ Garages not suitable for development	
Car park to rear of Broxbourne Station	Car Park
Land to rear of Broxbourne Station	Car Park
Borough Car Park, Baas Hill	Car Park
Garage off High Road	Garages to the rear of public house
Borough Car Park Churchgate	Car park, Council offices
Borough Car Park Penton Drive	Bishop and Cain car park
Borough Car Park Windmill Lane, near railway cottage	Windmill Lane/ Lee Valley Park car park
Land rear of 35 High Street	Derelict garages
Borough Car Park Chaucer Way	Chaucer Way car park
Borough Car Park Cock Lane	Civic Hall car park
Car Park, Brewery Road	Delivery and Service Yard
Land off Burford Street	Town Centre car park
21 High Street	Garages to rear of public house
Land off Jersey Close	Garage court
Borough car park, Fairley House Centre	Fairley House car park

Site Address	Use
Land off Sturlas Way, rear of High Street	Car park and service yard
Car park to rear of High Street	Car Park
Land west of High Street Waltham Cross	Garage court
Car park at Theobalds Grove Station, High Street	Car park
Borough car park in Cedars Park	The Cedars Park, Waltham Cross

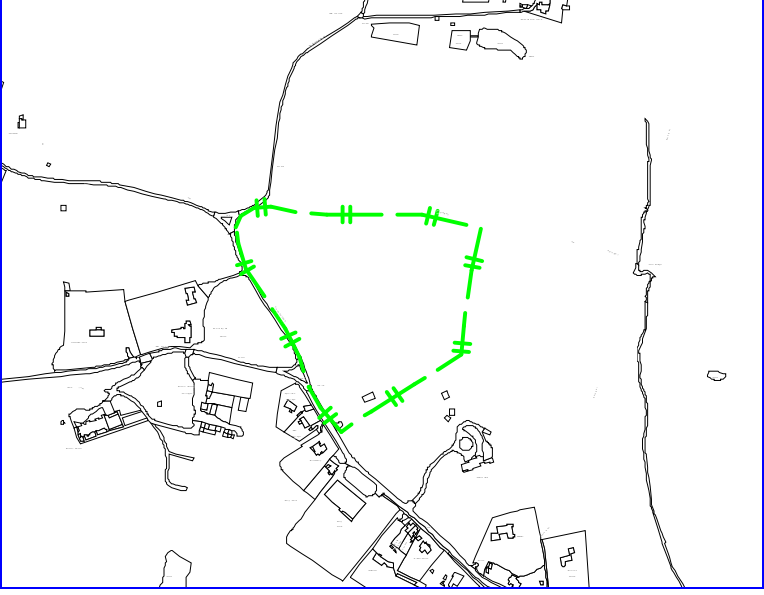
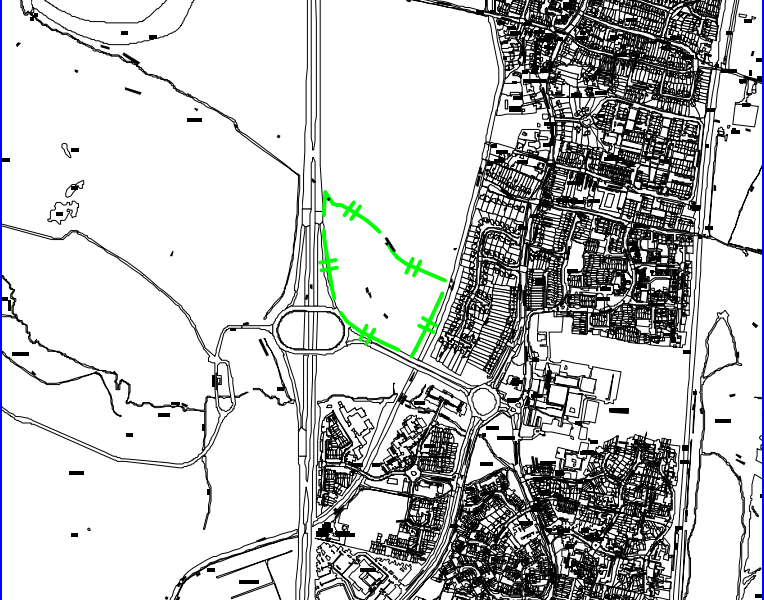
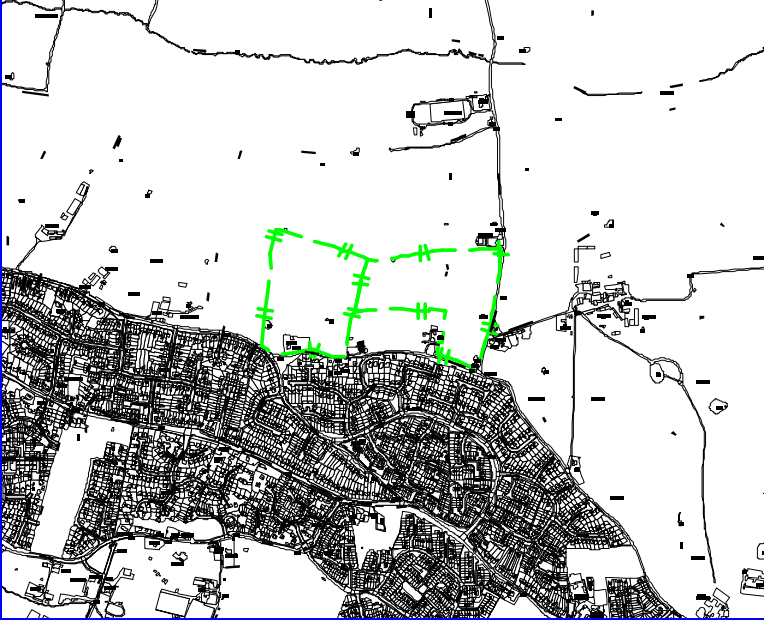
Site Address	Use
Sites discounted due to uncertainty over developability potential	
Corner of High Road and Mill Lane	Pub and car park
Victoria Pub, 147 Turners Hill	Pub and car park
Public house off Windmill Lane	Pub and car park
The Jolly Bricklayers Public House, Church Lane	Pub and car park
Woodlands Close Police Station	Police Station
Golden Lion Pub, High Street	Pub and car park
Rye Road	United Members Club with car parking
Rye Road	Conservative Club and car park
207 High Street Waltham Cross	Vacant public house adjacent to the Vine
Land off Hurst Drive and Raglan Avenue	Creasey Hall
Tower Centre, Hoddesdon High Street	Shopping Precinct
Land at Cheshunt School, College Road	Vacant & Used Buildings & Green Space
Land south of Essex Road	Green Space more appropriate for commercial development


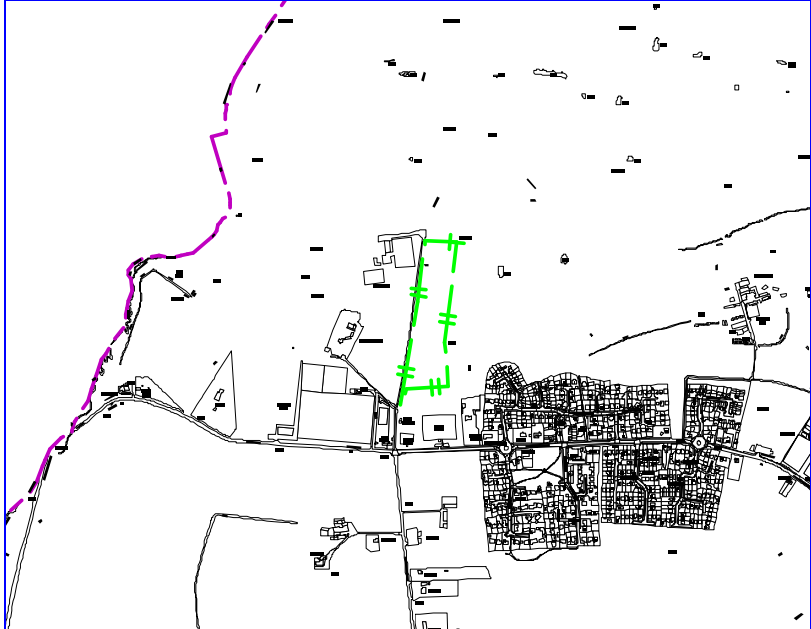
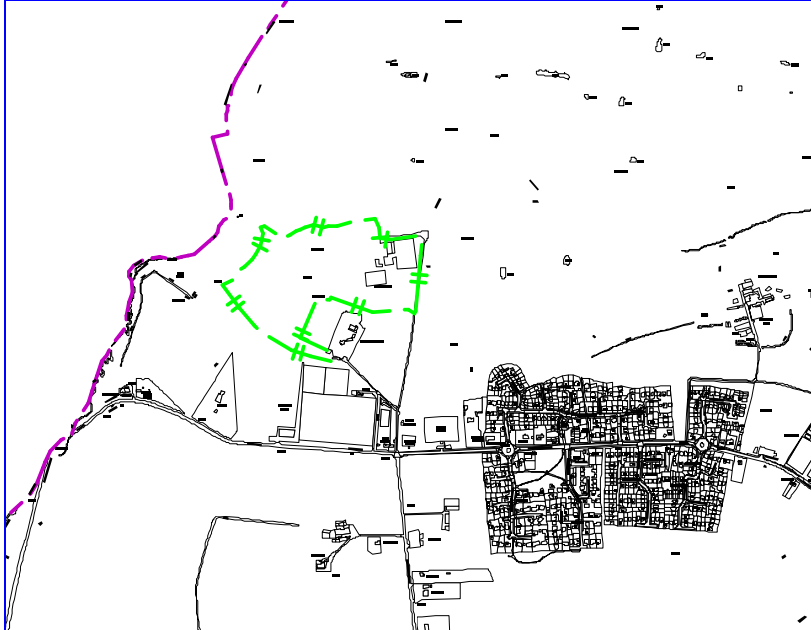
Site Address	Use
Sites discounted due to educational use and not suitable for development	
Dewhurst School Playground, Dewhurst Road	School Playground
Millbrook School Playground, Gews Corner	School Playground
Playground behind Grangewood Infants School	School Playground
Mayfield Infants School Playground, High Street	School Playground
St Cross RC School Playground St Cross Lane	School Playground
St Augustine JMI School Playground Lampits	School Playground
Westfield School Playground, Westfield Road	School Playground
Andrews Lane School Playground, Andrews Lane	School Playground
Holdbrook South	Former school building

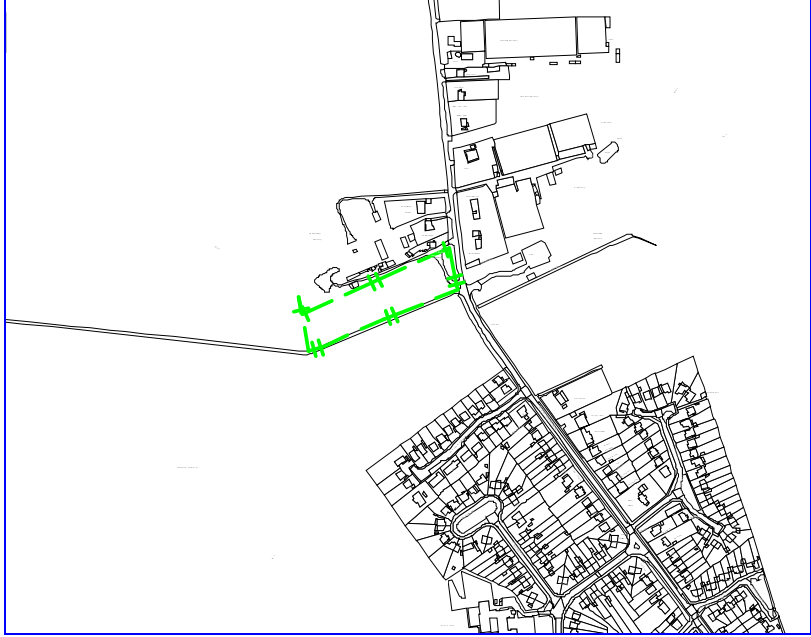

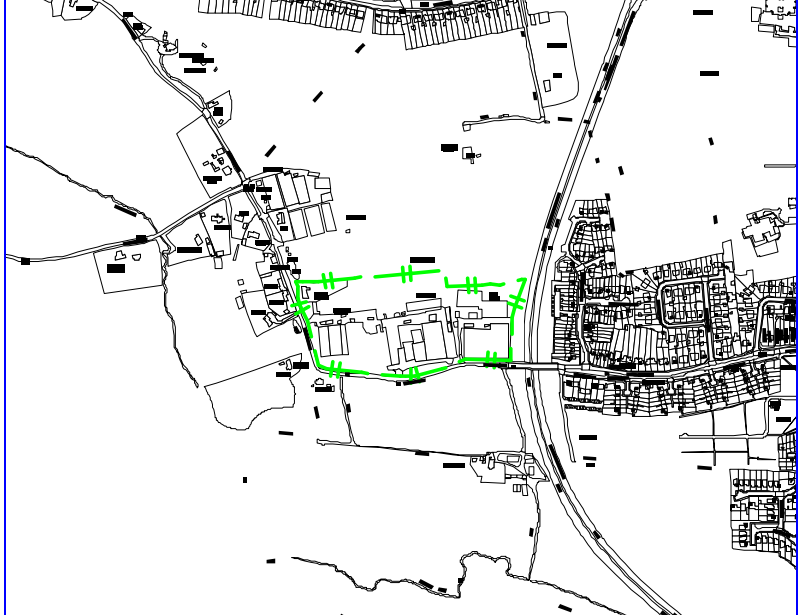
Site Address	Use
Sites discounted due to being allotments, green space and open space not suitable for development	
Open land rear of Oxford Close	Green space managed by Broxbourne Council
Allotments off Cadmore Lane	Allotments
Land adjacent 34 Collet Close	Vacant Green Space
Land south of Brookfield West Lane	Vacant Green Space and recreation area
Land between 188-190 Beechfield	Vacant Green Space

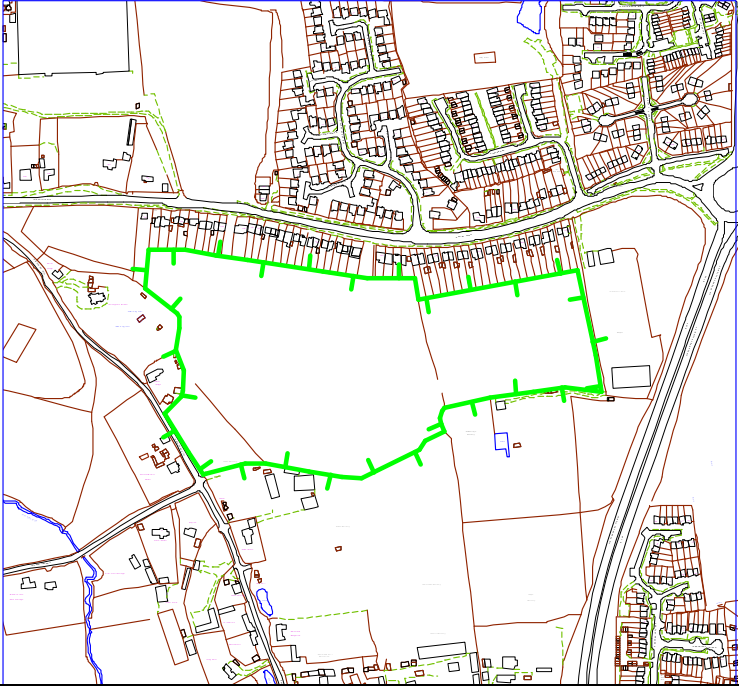
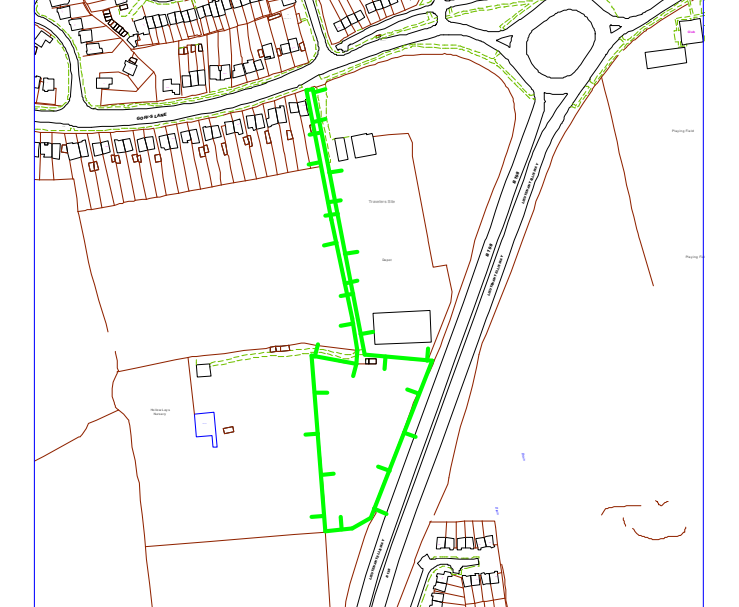
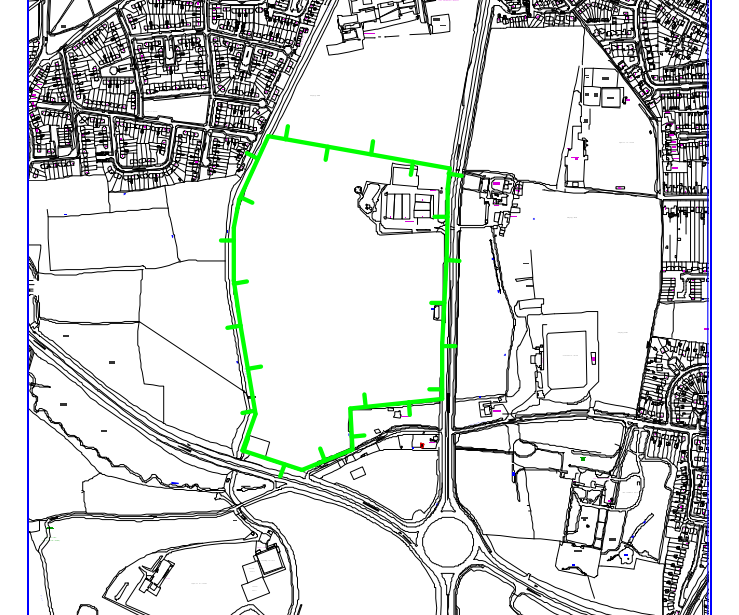
Site Address	Use
Land off Bridle Way North	Vacant Green Space
Beyers Prospect, Bridle Way North	Vacant Green Space between properties
Corner Langton Road and Lord Road	Vacant Green Space
Land off Andrews Lane	Vacant Green Space
Land off Cranbourne Drive	Playing fields
Land rear of Whitely Road	Allotments
Land rear of Stanstead Road	Allotments
Land fronting Tregelles Road	Vacant Green Space
Land off Hurst Drive and Raglan Avenue	Fenced vacant Green Space
Land off Longcroft	Vacant Green Space fronting former school building
Land off Stoneleigh Close	Vacant Green Space
Green space off of The Springs	Vacant Green Space
Green space off St Laurence Drive	Vacant Green Space
Land west of high Wood Road	Open Space/ Play Area
Land north of Rowan Drive	Vacant Green Space
Land off Bridle Way South	Vacant Green Space
Land south of Essex Road, Hoddesdon	Fenced vacant Green Space
73 Great Cambridge Road and land to south, Cheshunt	Fenced Green Space
Allotments off Russells Ride	Allotment space
Allotments rear of High Road Broxbourne	Allotment space
Land south of Brookfield Lane West	Community Open Space

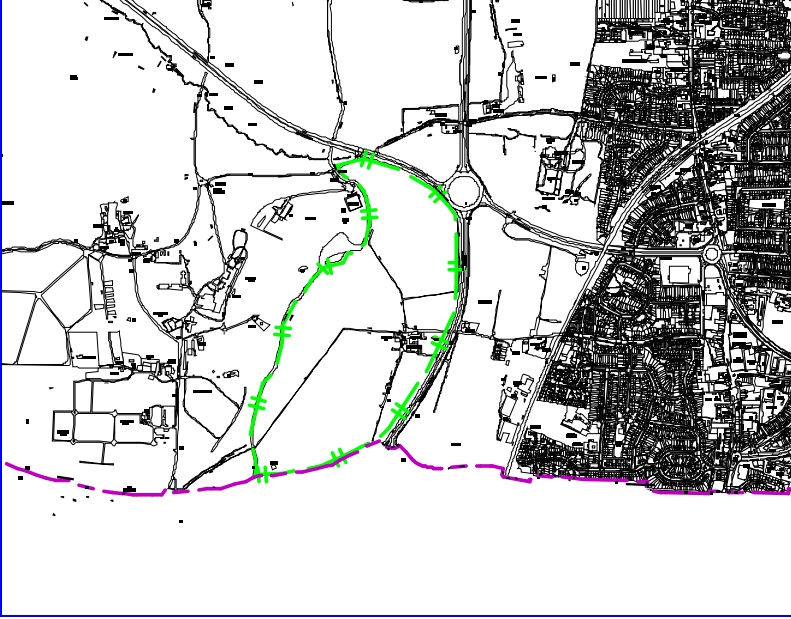
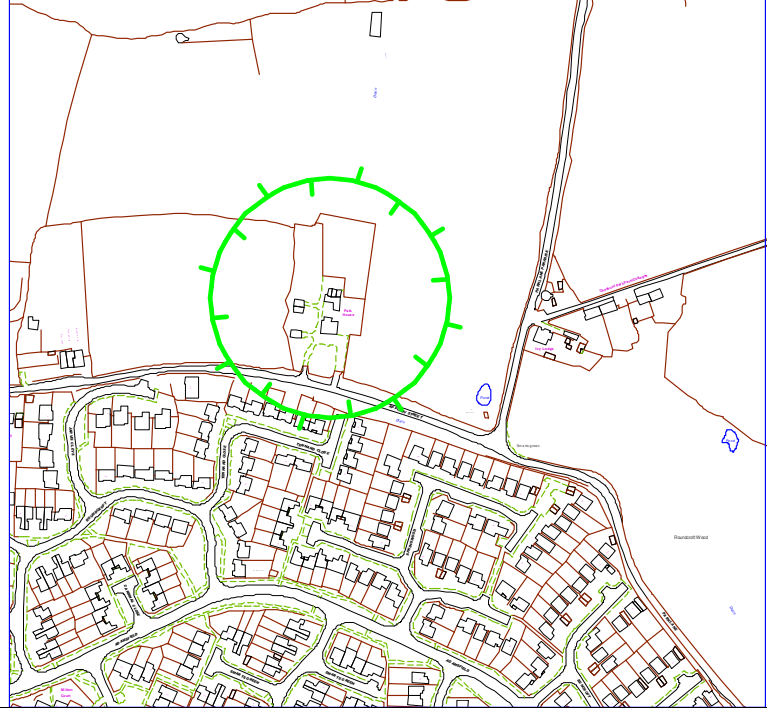
GREEN BELT SITES

Site Reference Number	Map	Comments
BWT-GB-01		<p>Church Lane Wormley: The site is currently a disused Quarry. The site can only be accessed via small, narrow country lanes with no direct access into the site itself. There is also very little capacity to create comprehensive boundaries which would prevent the spread of further development. At present the site is not considered developable or deliverable.</p>
BWT-GB-02		<p>Land East of A10 Turnford Junction: The site is partly within the flood zone with no direct access. The nature and location of the site also means that there are no obvious boundaries to the North of the site. This land also provides some separation from residential units to the South and further units to the North in Wormley. Due to these reasons the site is not considered deliverable.</p>
CG-GB-27		<p>Land North of Appleby: The land in question is situated to the North of Appleby Street. Access is possible; however the some of Appleby Street is narrow in size. Additionally there are no new defensible boundaries that can be used to prevent the spread of development. Therefore the site is considered to be not deliverable at this time.</p>

Site Reference Number	Map	Comments
CG-GB-28		<p>Land South of Hammondstreet Road: The site is situated on Hammondstreet Road. It overlooks Cheshunt Common and if developed would prevent one of the last remaining green wedges in the area from being seen. Although the site can be accessed via the highway it is not considered deliverable due to its affects on the surrounding landscape.</p>
CG-GB-29		<p>Land East of Calves Croft Farm: The site is only accessed from small, narrow country lane with no access into the site itself. The northern part of the site is also a local wildlife site. There are no defensible boundaries to the North or East which would prevent urban sprawl and therefore this site is not considered deliverable or developable.</p>
CG-GB-30		<p>Calves Croft Farm: As is the case with site CG-GB-03 this site has very poor access, no defensible green belt boundaries and is situated remotely from services, facilities and public transport. Therefore the site is not considered developable, suitable or deliverable at the present time.</p>

Site Reference Number	Map	Comments
CG-GB-31		<p>Land adjacent to Oak Bungalow: The site is 0.91 hectares in size and is located away from the urban area. It is therefore not considered an urban extension. The land can be accessed from the highway but there are no boundaries to the West and there is a concern that the urban area will spread northwards along the western side of Newgatestreet Road. The site is considered, in this process, as undeliverable.</p>
CG-GB-32		<p>Land adjacent to Lieutenant Ellis Way and Goffs School: The site is not considered an edge of urban site as it does not adjoin the urban area, nor does it have any boundaries or access. At present the lack of infrastructure, access or defensible boundaries, results in the site being considered undeliverable.</p>
CG-GB-33		<p>Area at Halstead Hill: This site has very poor access and is situated remotely from services, facilities and public transport. Therefore the site is not considered developable, suitable or deliverable at the present time.</p>

Site Reference Number	Map	Comments
CG-GB-43	 <p>The map shows a residential area with a large green-outlined site. The site is irregularly shaped and surrounded by existing buildings and roads. A road runs along the top and right sides of the site, while the bottom and left sides are more open. The surrounding area includes various residential plots and some green spaces.</p>	<p>Halstead Hill: This site has very poor access and is situated remotely from services, facilities and public transport. Therefore the site is not considered developable, suitable or deliverable at the present time.</p>
CG-GB-40	 <p>The map shows a site outlined in green, located near a road junction. The site is roughly rectangular and is situated between a residential area to the north and a road to the east. The surrounding area includes some open land and a few buildings.</p>	<p>Hillside Nursery Goffs Lane: The site is not considered an edge of urban site as it does not adjoin the urban area, nor does it have any boundaries or access. At present the lack of infrastructure, access or defensible boundaries, results in the site being considered undeliverable.</p>
CG-GB-36	 <p>The map shows a site outlined in green, located near a road junction. The site is roughly rectangular and is situated between a residential area to the north and a road to the east. The surrounding area includes some open land and a few buildings.</p>	<p>Maxwells Farm West: The site was promoted to the Council for residential use. Lieutenant Ellis Way, the A10 and the New River could provide a new defensible boundary. However the development of this site for residential would result in little separation from Broxbourne and Enfield. Therefore the site is considered deliverable but other uses are considered favourable.</p>

Site Reference Number	Map	Comments
WX-GB-02		<p>Theobalds Park Farm: The site was promoted to the Council for residential use although it lies adjacent to a key employment site in the borough. Lieutenant Ellis Way, the A10 and the New River could provide a new defensible boundary. However the development of this site for residential would result in little separation from Broxbourne and Enfield. Therefore the site is considered deliverable but other uses are considered favourable.</p>
CG-GB-38		<p>Land at Park House: The land in question is situated to the North of Appleby Street. Access is possible; however the some of Appleby Street is narrow in size. Additionally there are no new defensible boundaries that can be used to prevent the spread of development. Therefore the site is considered to be not deliverable at this time.</p>