

Housing Delivery Test Action Plan - August 2020
Appendix A: Common Data Standard

140

STRATEGIC SITES

Site Ref & Information												Development Management										Actual / Expected Trajectory														Comments and Known Issues		Potential Actions & Interventions								
LPA	Ref	Site name / address	Planning Status/ Most recent application	Other planning reference numbers	Applicant/ Developer(s)	Applicant business model	Applicant sector	Site Size (ha)	Net Capacity (housing units)	Site location	Greenfield or PDL	Application Reference	Date validated	Date Permissioned	S106 (yes/no)	S106 trigger points	Date conditions discharged	Date commenced	Number of outlets	Percentage split of market housing (if consented)	Percentage split of affordable housing (if consented)	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Planning commentary (current activity/progress, site subdivision/phasing, S106 triggers/issues, pre-commencement conditions). User to complete as appropriate	Summary of key issues, challenges & barriers	RAG ('G' - ok, 'A' - issues, 'R' - stalled)	Action?	What?	When?	Who?	Status	
Broxbourne Borough Council	1	Cheshunt Lakeside	Site allocation; Outline permission granted	07/18/0461/O; CH1 - Local Plan Policy	Cheshunt Lakeside Developments Ltd	Land Promotor/ Master Developer	Private	12	1720	Urban	PDL	07/18/0461/O	08/05/2018	02/08/2019	Y				1	TBC (Max 84%)	TBC (Min 16%)	0	0	0	0	0	0	0	0	400	117	0	0	279	250	250	250	Outline Permission granted. And S106 agreed. Condition 4 (sub-phasing plan for Phase 1) discharged. Permission granted for phase 1A (195 units) under permission 07/19/0996/RM)	Expected to progress rapidly following outline approval. COVID-19 may cause delay to planned RM submissions but not expected to be substantial.	G	None at this time	N/A		N/A	N/A	N/A
Broxbourne Borough Council	2	High Leigh	Site Allocation; Outline Approval (07/13/0899/O)	07/13/0899/O - outline approval (02/04/2015); HOD4	Land Improvements Ltd	Land Promotor/ Master Developer	Private	33.8	485	Rural/Suburban	Green Belt	07/19/0102/CM	04/02/2019		Y							0	0	0	0	0	0	0	50	50	50	50	100	100	50	35	0		G	None at this time	N/A		N/A	N/A	N/A	
Broxbourne Borough Council	3	Rosedale Park	Site Allocation; Outline Approval	07/17/0352/O; 07/17/0864/O (suspended 07/20/0157/RM); 07/17/1267/O; CH2	Crest Nicholson; CEG Land Promotions Ltd; AC & RC; DLA; Town Planning Ltd	Master Developer	Private	31	800 (+ 64 bed care home)	Rural/Suburban	Green Belt	07/17/0352/O; 07/20/0157/RM; 07/17/1267/O	22/08/2017	22/01/2020	Y			06/03/2020	3	TBC	TBC	0	0	0	0	0	0	0	133	133	102	102	101	101	101	91	0	Outline Permission (x3) granted.. 'Tudor Nurseries' started (Outline permission 07/17/0864/O (360 dwellings) superseded by 07/20/0157/RM)	S.106 to be agreed. Permission not live until s106 confirmed. Progress good according to DM.	G	None at this time	N/A		N/A	N/A	Ongoing.
Broxbourne Borough Council	4	Brookfield Garden Village	Site Allocation	BR1	BoB	Master Developer	Public/ Private Partnership	114.3	1,250	Rural	Green Belt											0	0	0	0	0	0	0	0	0	0	100	100	150	150	150	150	Planning application being prepared by BoB.	Planning application not yet submitted.	G	Yes	Submit planning application	Oct-Dec 2021	BoB Property	Ongoing.	
Broxbourne Borough Council	5	Brookfield Riverside	Site Allocation	BR1	BoB	Master Developer	Public/ Private Partnership	29.94	250	Suburban	PDL/ Greenfield Mix											0	0	0	0	0	0	0	0	0	50	50	75	75	0	0	0	0	Planning application being prepared by BoB.	Planning application not yet submitted.	G	Yes	Submit planning application	Oct-Dec 2020	BoB Property	Ongoing.
Broxbourne Borough Council	6	Waltham Cross Town Centre	Site Allocation	WX2	Various; Likely BoB may pursue	N/A	Private	2.6	300	Urban	PDL											0	0	0	0	0	0	0	0	0	0	0	0	0	0	300	Initial evidence base work currently being undertaken.	None.	G	None at this time	N/A		N/A	N/A	N/A	

OTHER SITES

Site Ref & Information												Development Management										Actual / Expected Trajectory														Comments and Known Issues			Potential Actions & Interventions									
LPA	Ref	Site name / address	Planning Status/ Most recent application	Other planning reference numbers	Applicant/ Developer(s)	Applicant business model	Applicant sector	Site Size (ha)	Net Capacity (housing units)	Site location	Greenfield or PDL	Application Reference	Date validated	Date Permissioned	S106 (yes/no)	S106 trigger points	Date conditions discharged	Date commenced	Number of outlets	Percentage split of market housing (if consented)	Percentage split of affordable housing (if consented)	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Planning commentary (current activity/progress, site subdivision/phasing, S106 triggers/issues, pre-commencement conditions). User to complete as appropriate	Summary of key issues, challenges & barriers	RAG ('G' - ok, 'A' - issues, 'R' - stalled)	Action?	What?	When?	Who?	Status			
Broxbourne Borough Council	1	Gas Distribution Station	Site Allocation; Conditional outline approval granted;	BX3	National Grid; Cadent	Land Promoter	Private		35	Suburban	PDL											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35	Initial discussions with National Grid/Cadent have taken place and approximate capacity agreed. Has been indicated that site may be able to be delivered in early 2020s, but this remains unconfirmed.	Site remediation will add delays (approx 6 months). Site cannot be sold until remediation has taken place (expected early 2020s).	G	None at this time	Review timetable for delivery with stakeholders.	2021	Policy	N/A			
Broxbourne Borough Council	1	The Broxbourne School	Site Allocation; Conditional outline approval granted;	BX4	The Broxbourne School; Chase New Homes	Land Promoter; Housebuilder	Private	4.1	153	Suburban	Green Belt	07/18/0116/F	13/03/2018	17/05/2018	Y			17/01/2020	1	100%	0%	0	0	0	0	0	0	0	50	50	53	0	0	0	0	0	0	0	Work on site begun 2020.	None.	G	None at this time	N/A	N/A	Policy	N/A		
Broxbourne Borough Council	2	Cheshunt Football Club	Site Allocation	07/18/0514/F - Most recent application; CH7	LW Developments	Housebuilder	Private	5.3	c. 165	Suburban	PDL											0	0	0	0	0	0	0	40	40	40	45	0	0	0	0	0	0	Now twice refused against Officer Recommendation. Main issue relates to impact on Green Belt. GB to be removed as part of emerging Local Plan. No issues raised as part of Local Plan examination.	Member Objections to previous schemes.	A	None at this time			Policy	Ongoing		
Broxbourne Borough Council	3	Theobalds Brook Field	Site Allocation	CH9	HCC	Land Promoter	Private	3.6	c. 80	Rural	Green Belt											0	0	0	0	0	0	0	0	40	50	0	0	0	0	0	0	0	Local Plan allocation.		G	None at this time			Policy	Ongoing		
Broxbourne Borough Council	4	East of Dark Lane	Site Allocation	CH10	HCC	Land Promoter	Public	2.1	c. 50	Sub-urban	Green Field											0	0	0	0	0	0	0	50	0	0	0	0	0	0	0	0	0	Local Plan allocation.		G	None at this time			Policy	Ongoing		
Broxbourne Borough Council	5	Former Eastern Playing Field	Site Allocation	CH11	HCC	Land Promoter	Public	2.2	c. 75	Sub-urban	Green Field											0	0	0	0	0	0	0	30	45	0	0	0	0	0	0	0	0	Local Plan allocation. Initial design/masterplans have been seen by the Council. Application expected 2020.		G	None at this time			Policy	Ongoing		
Broxbourne Borough Council	6	Land North of Bonney Grove	Site Allocation	CH12	V&E/BoB - Maxwellis also involved here??	Land Promoter	Private	4.1	c. 100	Sub-urban	PDL/Green Field											0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	60	Local Plan allocation. The Council have spoken to developers who are looking to bring the site forward within the 5 year supply, but quantum will be decided by relocation options.	Relocation of the V&E sports Club to a suitable alternative location	A	None at this time	Agree relocation	Two years post adoption of the Local Plan	Policy	Ongoing			
Broxbourne Borough Council	7	Council Offices	Site Allocation	CH13	Broxbourne Borough Council	Land Promoter	Public	1.6	c. 75	Sub-urban	PDL/Green Field											0	0	0	0	0	0	30	0	0	0	0	0	0	0	20	25	0	0	Local Plan allocation. BoB preparing to submit planning application.	Site is located in a conservation area.	G	Yes	Submit planning application	2020	Policy/BoB property	Ongoing	
Broxbourne Borough Council	8	South of Hammondsstreet Road	Site Allocation	CH15	Private Landowner	Land Promoter	Private	3	c. 45	Urban	Green Field											0	0	0	0	0	0	0	0	0	23	22	0	0	0	0	0	0	Local Plan Allocation	Willingness of landowner to take forward may cause delays. Council may need to take a proactive approach to ensure delivery.	G	Yes	Resume discussions with landowner.	Next two years.	Policy.	N/A	N/A	
Broxbourne Borough Council	9	Tina Nursery/North of Goffs Lane	Site Allocation; Conditional outline approval granted;	GO2	Landchain Ltd	Master Developer	Private	3.6	81	Suburban	PDL	07/18/1097/O	15/11/2018									0	0	0	0	0	0	0	25	25	31	0	0	0	0	0	0	0	Outline approval granted March 2019 for demolition of all existing buildings and erection of 81 new homes with access off Goff's Lane	S.106 still to be finalised. Expected summer 2019.	G	None at this time	N/A	N/A	N/A	N/A	N/A	
Broxbourne Borough Council	10	Former In-ew/North of Goffs Lane	Site Allocation	GO2	Larchglade Ltd	Housebuilder	Private	0.1357	21	Suburban	PDL	07/19/0154/F	18/02/2019 to 22/02/2019									0	0	0	0	0	0	21	0	0	0	0	0	0	0	0	0	21 'Saturated' flats, not entire site allocation. Final site expected to accommodate approximately 80 units (see 07/18/1097/O). Currently under determination.	None at this time.	G	None at this time	N/A	N/A	N/A	N/A	N/A		
Broxbourne Borough Council	11	South of Goffs Lane	Site Allocation	GO3	Countryside Properties Ltd	Housebuilder	Private	2.4	c. 50	Suburban	Green Belt	07/19/0835/F	27/09/2019 and 03/10/2019									0	0	0	0	0	0	0	20	20	11	0	0	0	0	0	0	0	Resolution to grant for 51 dwellings subject to S106 agreement.	None	G	None at this time	N/A	N/A	N/A	N/A	N/A	
Broxbourne Borough Council	12	Newgatestreet Road	Site Allocation	GO4	Private Landowner	Land Promoter	Private	2.2	c. 25	Suburban	Green Belt											0	0	0	0	0	0	25	0	0	0	0	0	0	0	0	0	0	None		G	None at this time	N/A	N/A	N/A	N/A	N/A	
Broxbourne Borough Council	13	Fairmead/Roseme ad Nursery, GO5	Site Allocation	07/19/0200/F; GO5	Countryside Properties Ltd	Housebuilder	Private	1.1	58	Suburban	PDL (Currently Greenbelt)	07/19/0200/F	18/02/2019 to 22/02/2019									0	0	0	0	0	0	0	0	0	25	0	0	0	0	0	0	0	Local Plan allocation. Application submitted and under determination.	Application under consideration. Delivery in SYLS likely.	A	Yes	Engagement w/Stakeholders	Throughout application process	DM	Ongoing		
Broxbourne Borough Council	14	104 Cutley Hill, GO5	Site Allocation	07/18/0363/F; GO5	Chase New Homes	Housebuilder	Private	1.071	23	Suburban	PDL (Currently Greenbelt)	07/18/0363/F	10/04/2018	12/07/2019								0	0	0	0	0	0	0	23	0	0	0	0	0	0	0	0	0	Started 2019.	S. 106 to be resolved.	G	None at this time	N/A	N/A	N/A	N/A	N/A	
Broxbourne Borough Council	15	119 Arwell Street and Scania House	Site Allocation	HOD2	McCarthy & Stone	Land Promoter	Private	c. 60		Urban	PDL											0	0	0	0	0	0	0	0	0	60	0	0	0	0	0	0	0	0	Pre-app by McCarthy and Stone. Application (07/19/0653/F) withdrawn. New application expected.	On site demolition and remediation may present a delay.	G	None at this time	N/A	N/A	N/A	N/A	N/A
Broxbourne Borough Council	16	Former Hoddesson Police Station	Site Allocation	HOD3	HCC	Housebuilder	Public	c. 30		Urban	PDL											0	0	0	0	0	0	0	0	15	15	0	0	0	0	0	0	0	Understood site was sold at auction in November 2019 to an unknown developer.		G	None at this time	N/A	N/A	N/A	N/A	N/A	
Broxbourne Borough Council	17	Turnford Surfacing	Site Allocation	HOD4	Private Landowner	Land Promoter	Private	1.5	c. 40	Urban	PDL	07/20/0467/F	12/06/2020									0	0	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0	Last used as B8; Any plans must be considerate of impact on nearby heritage assets. Infrastructure improvements required.Application submitted May 2020 for 104 units - determination pending.	Historic Environment; Infrastructure requirements	A	Yes	Await determination of application. Work with applicant to ensure site is brought forward within SYLS	W/in SYLS	Policy/DM	Ongoing		
Broxbourne Borough Council	18	East of Dimant Link Road	Site Allocation	HOD5	HCC	Land Promoter	Public		35	Urban	Green Field											0	0	0	0	0	0	0	0	0	35	0	0	0	0	0	0	0	Application under determination (stalled). Local Plan allocation.	None at this time.	A	Yes	Engagement w/Stakeholders	Plan Period	Policy	Ongoing		
Broxbourne Borough Council	19	Westfield Primary School	Site Allocation	HOD8	HCC	Land Promoter	Public	1.27	Up to 37	Urban	PDL	07/19/0011/O	04/1/2019 to 10/01/2019									0	0	0	0	0	0	0	0	37	0	0	0	0	0	0	0	0	Application under determination (stalled). Local Plan allocation.	None at this time.	A	Yes	Await determination of application. Work with applicant to ensure site is brought forward within SYLS	W/in SYLS	Policy/DM	Ongoing		
Broxbourne Borough Council	20	Theobalds Grove Station Car Park	Site Allocation	WC3	Network Rail	Land Promoter	Public	c. 50		Urban	PDL											0	0	0	0	0	0	0	0	25	25	0	0	0	0	0	0	0	Local Plan allocation. Discussions with Network Rail have taken place.	Key issues are likely to relate to quantum and res. parking vs station parking; Network Rail stakeholder objections; Network Rail capacity to deliver.	A	Yes	Engagement w/Stakeholders	W/in SYLS	Policy/DM	N/A	N/A	
Broxbourne Borough Council	21	Former Britannia Nurseries Site, Waltham Cross	Permissioned	LV6	Higgins Homes	Housebuilder	Private	4.55	90	Suburban	PDL	07/16/1354/RM	08/12/2016	24/04/2017							0	0	0	0	0	53	37	0	0	0	0	0	0	0	0	0	0	Delivered.	None.	G	N/A	N/A	N/A	N/A	N/A	N/A		
Broxbourne Borough Council	22	Other Commitments	Permissioned	N/A	Various	Housebuilder(s)	Private	N/A	607 (net)	Borough-wide	Various	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	0	113	111	147	177	21	151	0	0	0	0	0	0	0	Delivery of 607 net units based on Trajectory as at 1st April 2020. All units have outline or full planning permission.	None.	G	N/A	N/A	N/A	N/A	N/A	N/A

Planning Application search function (click link and enter application number from the tables above):

<http://planning.broxbourne.gov.uk/Planning/lg/GFPlanningSearchref.page>