Draft Local Plan Designation (Regulation 18)

The draft Local Plan allocated this site for residential development, as part of emerging Policy GO5. The emerging Policy identifies that this site (Rosemead Nursery) having the capacity to accommodate 14 dwellings. Accessibility – distance as the crow flies

2.5km - Secondary School 200m - Primary School 3.94km - Employment Area (Goffs Oak Primary School) (Goffs Secondary School) (New Rive Trading Estate) 500m - Green Space 600m -Healthcare Centre 10.6km - Hospital (with A&E) (Village Green) (Barnet Hospital) (Valley View) 4.3km - Town/District Centre 460m - Local Centre 4.32km -Leisure Centre (Cheshunt Old Pond) (1-3 Newgatestreet Road) (Laura Trott) 3.6km- A10 Junction 1.2km - Railway Station 65m – Bus Service (Church Lane) (Cuffley) (Robinsons Avenue) Flood Risk Does the site Contains Adjoins Zone 2 (Medium Risk) Zone 3a (High Risk) Zone 3b (Active Flood Plain) \square \boxtimes Additional Flood Risk Comments There may be some ground or surface water flooding issues. Access and Transport Comments Access for all modes is currently unavailable. The most viable and suitable access to the site would be via the gap between 92 and 94 Cuffley Hill. Due to the amount of development being proposed, a transport assessment will be required. Connections to the existing footpaths along Cuffley Hill will be required. Cycle access to the site will need to be provided. Utility Provision Electricity Connections available in the existing residential area to the south or east A low pressure gas main is located along Cuffley Hill Gas A water main is located along Cuffley Hill. A water hydrant is located in Water proximity to the entrance of the site. A foul sewer is located at the residential properties (102-100) to the south of the Sewerage site. A surface sewer is located along Cuffley Hill. Sewerage Treatment □Rye Meads ⊠Deephams □Other Additional Developer Comments submitted during Call for Sites 2016 None submitted. During the Local Plan consultation (Regulation 18) the promoter states that the site provides an excellent opportunity to help realise Broxbourne Council's aspirations for the area and that the site has the capacity to accommodate development. They continue by stating that there are no impediments constraining the development of this site and that the site performs poorly against Green Belt objectives and offers limited contribution to the role and function of the Green Belt. Therefore, the promoter considers that the site should be used efficiently and therefore the overall number of dwellings to be provided increased, which can be done without jeopardising the character of the area. A number of

technical documents were submitted to support the Local Plan representations. These included a Landscape and Ecology Strategy, Transport Appraisal and a Landscape and Green Belt Assessment. These can be viewed on the Council's website by using the following link:

www.broxbourne.gov.uk/lpsites

The site is considered to be in a suitable location for residential development due to the following reasons:

- The Inspector from the Inquiry of the 2005 Local Plan Review stated that this site "*lies within a sustainable location for new housing, being within walking distance of schools, shops and other services*". The site is also within the sustainable distance recommended by Barton et al (2010) for some facilities and amenities, with the exception of a leisure centre and hospital.
- The Council's Green Belt Review (Scott Wilson, 2008) identifies this site as part of area C34. It states that C34 performs strongly against Green Belt purposes 1 and 2, and poorly against purpose 3. Under approach 2, the review proposed to remove part of C31, C33 and C34 (which included this site) from the Green Belt and move the boundary to the northern edge of the woodland and field boundary and re-designate with appropriate environmental policies. However, the report also states that "lack of constraints and good accessibility means that this site [C34] would be worth allocating".
- The development of this site will enable a more robust and defensible Green Belt boundary to be created. It is considered that this new boundary will be robust and last beyond the Plan period.
- The site was considered as part of Development Approach 2: Goffs Oak Village Expansion, in the Goffs Oak Development Options report. The benefits of adopting this development approach included the creation of a more logical and defensible Green Belt boundary and providing an appropriate level of housing through relatively minor Green Belt boundary revision which is considered to not have a significant impact on the village as a whole.

There are a number of TPO trees on the site that will need to be retained and incorporated into any development that is to occur on this site. This planning constraint is not considered to be significant to prevent the development of this site.

prevent the development of	
Is the site considered to be suitable?	⊠Yes □No
Availability Comments	The site has been actively promoted to the Council for development. During the Local Plan Regulation 18 consultation, the promoter confirmed that the site is available for development.
Is the site considered to	⊠Yes □ No
be available for	
development?	
Achievability Comments	A developer has an option over this site, which suggests that it is achievable. Installation of road infrastructure due to the gap between existing houses should not be a significant problem to the sites deliverability. The site can benefit from existing infrastructure due to its close proximity to the urban area of Goffs Oak. With the exception of the sites Green Belt designation, it is considered that there are no policy constraints that would prevent this site from coming forward for development.
Is the site considered to be achievable?	⊠Yes □ No
Delivery Period	1-5 years



Si	te Inf	forma	tio	n		S	ite Location M	lap	
Site Reference Number				G-GB-0	3				
Site Name			ons	g show site, Go	offs		The second	HQ (
Site Area		2.6 h	ecta	ares				-	hit
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Source of Site				or Sites			•		
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Site Visit Carried				op Study	/		$\langle \cdot \rangle$		
Out		□Ye					-		
Site Ownership		⊠No There are various site			is site				
		owners for the site.							
	Ν	Goffs Lane, Residential			idential	1111		1-	
ling	Е	B198, Green Belt			lt	F		\square	
round Uses		B198, Green Belt						$/ \setminus$	
Surrounding Uses	W		Residential Properties			7- 1	/////	\bigcirc	
ىر م		located within the Green Belt							
Site Description		Giee		en					
	ar in s	shape	e du	ie to it fo	llowing th	e curve of Goffs Lan	e. It slightly na	rrows toward	ds the
						he site is not visible t		nding roads	due to a
tree/hedge bound Planning History	lary.	I he s	outi	h/south	western re	egion of the site is de	eveloped.		
	buna	alow	was	s refuse	d on the si	ite in 1990 but later i	n 1992 a reside	ential unit wa	15
						oved in 1999 to hour			
mobile homes we			ed ir	n the sa	me year.				
Development Pro	posa	<u> </u>				vaial 🗆	Other		
Residential Local Plan 2005 (Dolio				Commer		Other Continued us	a a traval	
Submitted Propos		y 1111	')	- 75			Continued use showperson s		iiriy
Site Designations				10	1				
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Green Belt				\boxtimes	\boxtimes	Site of Scientific In	· /		
Archaeological In		t				Ancient Monument	t		
Local Wildlife Site	Wildlife Site					Community Open	•		
Lee Valley Region	nal Pa	ark				Cheshunt Commo			
Listed Building						Locally Listed Build			
TPO Trees				\boxtimes		Conservation Area			
Air Quality Manag Area	jeme	nt				Protected Species			
Draft Local Plan	Desig	natio	า (R	Regulatio	on 18)			 	
						elling showperson s	ite as part of er	nerging Poli	cy GT2:
Extended Travelli							-		-

Accessibility – distance	as the crov	v flies				
500m -Primary Scl (Bonneygrove)		200m - Secondary School (Goffs)	2.25km -Employment Area (News International)			
150m - Green Spa	ace	900m -Healthcare Centre (Cromwell)	12km - Hospital (with A&E) (Barnet)			
2km - Town/District ((Cheshunt Old Po		1.5km - Local Centre	2km -Leisure Centre (Laura Trott)			
1.4km - A10 Junc (College Road)		2.5km - Railway Station (Theobalds Grove)	10m - Bus Service (Goffs Lane)			
Flood Risk						
Does the site		Contains	Adjoins			
Zone 2 (Medium Risk)						
Zone 3a (High Risk)						
Zone 3b (Active Flood P	ʻlain)		\boxtimes			
Additional Flood Risk Co						
There may be some gro		e water flooding issues.				
Access and Transport Comments The site can be accessed from Goffs Lane. This would require improvement to ensure it is compliant with highway regulations if development was to occur. The pedestrian and cycle links located just outside the site would need to be connected to if development was to occur. Due to the proximity of the site to a roundabout, the impact that development would have on this would need to be investigated. The site adjoins Lieutenant Ellis Way, which provides an immediate access to the southern corridor of the A10. Utility Provision						
Electricity	to the site		-			
Gas	Lane	a low pressure and medium pressure	gas main to the south along Goffs			
Water		nain is located along Goffs Lane	long Coffe Long			
Sewerage		ver and surface sewer are located al				
Sewerage Treatment	•	e Meads Deephams				
-	mments su	ubmitted during Call for Sites 2016				
None submitted.						
	ed to be in a	a suitable location for residential dev	elopment for the following			
 reasons: The Council's Green Belt Review (Scott Wilson, 2008) states that this area (D4) performs strongly against all Green Belt purposes therefore should be trained. The Bury Green Options Report states that "Housing development on the existing travelling showperson site would not be supported as this would be in an area of the Green Belt outside the Bury Green area and is not considered to be appropriate for housing as it makes an important 						

Bury Green area and is not considered to be appropriate for housing as it makes an important contribution to the maintenance of the borough's Green Belt".

Γ	• The site is currently in active use as a travelling showperson site. It is considered that this si	ite
	is suitable for continued use as a travelling showperson site.	

Is the site considered to be suitable for	⊠Yes □ No
development?	
Availability Comments	Contained within the landowners submission on the Regulation 18 draft Local Plan was the following statement: " <i>RPS notes that the Council recognises the</i> <i>existence of our client's travelling showpeople's site on</i> <i>land south of Goffs Lane, and has allocated the land as</i> <i>such in the accompanying Proposals Map.</i> " This statement appears to indicate that the landowner is happy with this site to remain within its current use as a travelling showperson site for the Plan period.
Is the site considered to be available for development	⊠Yes □ No
Achievability Comments	The site is considered to be achievable. The site is already being used as a travelling showpeople's site.



Sit	te In	forma	ntion	1			S	ite Location M	lap	
Site Reference			CC	G-GB-0	4			// /		
Number										
Site Name		Half Site	Moa	t Mano	r House		7 //		TIT	
Site Area		2 he	ctare	20						
Site Status							_			
		⊠Gr		Bolt						
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Source of Site				r Sites			2			
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				p Study						
Site Visit Carried		⊠Ye		<u>p etaa.</u>	,					
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Site Ownership		The	site i	is owne	d by a		1	1		1
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Site Description								· · · ·		
The site is rectan northern, souther										
the north eastern					anes are a		es. A	small cluster of	lifees is loca	aled in
Planning History	00111									
No planning histo	ry of	intere	est							
Development Pro	posa	al								
Residential				\boxtimes	Comme	rcial		Other		
Local Plan 2005 (Polic	cy H1 ⁻	1)							
Submitted Propos	sal			60						
Site Designations	;		-			-				
			Со	ntains	Adjoins				Contains	Adjoins
Green Belt				\boxtimes	\square	Site of Scient		· /		
Archaeological In		st		\boxtimes	\boxtimes	Ancient Monu			\boxtimes	\boxtimes
Local Wildlife Site						Community C		•		\boxtimes
Lee Valley Region	nal P	ark				Cheshunt Co				
Listed Building						Locally Listed				
TPO Trees						Conservation				
Air Quality Manag	geme	ent				Protected Sp	ecies			
Area	Jocie	notic	n (P		n 19)					
Draft Local Plan I The draft Local Pl						e for residential	deve	lopment as par	t of emergin	a Policy
CH7.	-sir P		54 1						. or onlorgin	9 · 010y

Accessibility – distance a	as the crov	v flies				
200m -Primary Sch	nool		econdary School offs School)		n –Employment Area Delamare Road)	
0m - Green Spac (Adjoins Goffs Lane Park/Recreation Gro	Local		ealthcare Centre Cromwell)		- Hospital (with A&E) incess Alexandra)	
1.4km - Town/District (Cheshunt Old Poi	-		- Local Centre Cromwell)	1.4	km -Leisure Centre (Laura Trott)	
840m - A10 Juncti (College Road)			Railway Station balds Grove)	40	00m - Bus Service	
Flood Risk				1		
Does the site			Contains		Adjoins	
Zone 2 (Medium Risk)						
Zone 3a (High Risk)						
Zone 3b (Active Flood Pl	lain)				\boxtimes	
Additional Flood Risk Comments The site is within close proximity to an area of Flood Zone 2. Measures will be required to ensure that there is no risk of future flooding on the site or surrounding sites, particularly to the east. Access and Transport Comments Access to the site does not currently exist. The most appropriate access point for the site would be via Dark Lane. The impact that the transport will have on the local network, particularly Dark Lane, will be required. Pedestrian and cycle access to the site will need to be created.						
Utility Provision	cycle acc			u.		
Electricity	Can conn	ect to the prov	vision to the south.			
Gas			he south at Franklin A	venue and	to the north at Goffs	
Water	required f	or the site to b	e connected to this.		al infrastructure will be	
Sewerage			to the rear of propertie e itself would be requi		In Avenue. New	
Sewerage Treatment	□Ry	e Meads	⊠Deephams		□Other	
Additional Developer Comments submitted during Call for sites 2016 None submitted. During the Local Plan (Regulation 18) consultation the promoter stated that they are supportive of the site being allocated for housing, and that the site coming forward early within the Plan period for development is welcomed and can be delivered within that timeframe.						
Suitability Comments						
The site is considered to reasons:	be in a su	itable location	for residential develo	oment due	to the following	

• The Council's Green Belt Review (Scott Wilson, 2008) identifies this site as part of area D8. The Review states that this area performs poorly against the Green Belt purposes, its location meaning that is does little in terms of preventing sprawl. The Review continues by stating that the area does little to separate existing settlements and therefore could score lower than attributed.

- The Metropolitan Green Belt Review (Prospect Planning, 2008) states that the Council land fronting Dark Lane, to the west of the existing built footprint of St Mary's School should "*either be released from the Green Belt and allocated for housing development in the short term or designated as Reserve Housing Land with an indication of when it will be required to come forward*"
- The site is considered to be in a sustainable location; it is in close proximity to primary and secondary education, close to some modes of sustainable transport and within the sustainable distance recommended by Barton et al (2010) for facilities and amenities, with the exception of a hospital

The following planning constraints will need to be considered if development comes forward on this site; the sites proximity to Half Moat Manor House and Associated Leat (a Scheduled Monument); and, the sites location within the area of archaeological interest. The development of this site should maintain the access to the moat for anglers.

Is the site considered to be suitable for development?	⊠Yes □ No
Availability Comments	The site has been actively promoted to the Council for development. Recent representations for the landowner indicate that the site could come forward within the next 5 years.
Is the site considered to be available for development?	⊠Yes □ No
Achievability Comments	The site is considered to be achievable. The sites location close to the urban area of Bury Green means that development can benefit from existing infrastructure i.e. road, utilities, footpaths etc. With the exception of the Green Belt designation, it is considered that there are no policy constraints that would prevent the development of this site.
Is the site considered to be achievable?	⊠Yes □ No
Delivery Period	1-5 years



Si	te In	format	tion			5	Site Locat	ion Map	
Site Reference		orma			7				
Number			CG-GE	3-05			- In A	ALIFE	ART
Site Name		Theol	oalds Br	ook Field				· 11 11 11	
Site Area			ectares		/				READING RATE
Site Status		□Urb	an						The Anderict
	⊠Gre	en Belt			1				
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Source of Site		⊠Cal	I for Site	es		/	\cap		
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Site Visit Carried		⊠Yes		uuy					
Out					1 Mark				
Site Ownership			ite is ow	ned by a					Mu
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Surrounding Uses	W	Lieute	enant El	lis Way		18	-///		2000
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Site Description		-		<u>.</u>		·			
The site is irregul									
the southern region Most of the site is						are some	liees scall	ered along	life boundary.
Planning History	cun	Chuy u	<u>300 83 </u>	grazing ie	ind.				
To the west of the	e site	perm	ission h	as been o	ranted for an	extension	n to the Bu	rv Green Ce	emetery
Development Pro					<u>,</u>			. <u>,</u>	_
Residential			\geq	Com	mercial		Other		
Local Plan 2005 ((Polic	су							
H11)									
Submitted Propos	sal		100						
Site Designations	5				1				
		Co	ntains	Adjoins				Contains	Adjoins
Green Belt			\boxtimes	\boxtimes	Site of Scier (SSSI)		est		
Archaeological In	teres	st			Ancient Mor	Ancient Monument			
Local Wildlife Site					Community		ace		
Lee Valley Regio Park	nal				Cheshunt C	ommon			
Listed Building					Locally Liste	ed Building	g		
TPO Trees					Conservatio	n Area			
Air Quality					Protected S	pecies			
Management Are									
Draft Local Plan									
The draft Plan ha CH7.	s pro	posed	to alloc	ate this s	ite for resident	tial develo	opment as	part of eme	rging Policy

Accessibility – distance	as the crov	v flies	
400m -Primary Sc (Bonneygrove)		0m - Secondary School (Adjoins St Marys Secondary School)	2.3km –Employment Area (Delamare)
900m - Green Sp (Cedars Park)		780m -Healthcare Centre (Cromwell)	11.9km - Hospital (with A&E) (Barnet)
1.5km - Town/District (Cheshunt Old Po	-	780m - Local Centre (Cromwell)	1.7km -Leisure Centre (Laura Trott)
1.1km - A10 Junc (Lieutenant Ellis V		1.8km - Railway Station (Theobalds Grove)	320m - Bus Service (Bury Green Road)
Flood Risk			
Does the site		Contains	Adjoins
Zone 2 (Medium Risk)			
Zone 3a (High Risk)			
Zone 3b (Active Flood F	Plain)		\square
Additional Flood Risk Co	omments		
		balds Brook, which is located in Floc	d Zone 2 and Flood Zone 3.
Access and Transport C			
		e from the roundabout at St Mary's S	
		as to occur. A transport assessmer	
	C		
	r way adjoir	ning the site to east. Pedestrian and	cycle access to the site would
need to be created.	r way adjoir	ning the site to east. Pedestrian and	cycle access to the site would
need to be created. Utility Provision			•
need to be created. Utility Provision Electricity	Electricity	is available at the roundabout into t	he new school.
need to be created. Utility Provision Electricity Gas	Electricity A low pre	is available at the roundabout into t ssure gas main exists at Bury Greer	he new school. In to the north.
need to be created. Utility Provision Electricity Gas Water	Electricity A low pre A water m	is available at the roundabout into t ssure gas main exists at Bury Greer nain is located along Bury Green Ro	he new school. In to the north. ad
need to be created. Utility Provision Electricity Gas Water Sewerage	Electricity A low pre A water m Closest fo	r is available at the roundabout into t ssure gas main exists at Bury Green nain is located along Bury Green Ro pul sewers located in Meux Close an	he new school. n to the north. ad d Bury Green Road.
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need to be created. Utility Provision Electricity Gas Water Sewerage Sewerage Treatment Additional Developer Co None submitted. During they supported the site to time frame. Suitability Comments	Electricity A low pre A water m Closest fo DRy omments the Regula for allocatio	r is available at the roundabout into the source gas main exists at Bury Green Route along Bury Green Route and source a	he new school. to the north. ad d Bury Green Road. Other promoter of the site stated that ome forward in the 2016 to 2021
need to be created. Utility Provision Electricity Gas Water Sewerage Sewerage Treatment Additional Developer Co None submitted. During they supported the site of time frame. Suitability Comments The site is considered to	Electricity A low pre A water m Closest fo DRy omments the Regula for allocation	r is available at the roundabout into t ssure gas main exists at Bury Green nain is located along Bury Green Ro oul sewers located in Meux Close an e Meads ⊠Deephams ation 18 Local Plan consultation, the	he new school. to the north. ad d Bury Green Road. Other promoter of the site stated that ome forward in the 2016 to 2021 wing reasons:
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need to be created. Utility Provision Electricity Gas Water Sewerage Sewerage Sewerage Treatment Additional Developer Co None submitted. During they supported the site f time frame. Suitability Comments The site is considered to • The Council's G Review states th Option 2 propose Lieutenant Ellis	Electricity A low pre A water m Closest fo DRy omments the Regula for allocation o be in a su for allocation o be in a su for allocation o be in a su for allocation o be in a su freen Belt F hat area D1 sed to remo Way as thi	r is available at the roundabout into the source gas main exists at Bury Green Round along Bury Green Round sewers located in Meux Close and e Meads ⊠Deephams ation 18 Local Plan consultation, the on and considered that the site can considered that the site can constain the strength of the strength against the Green Bay Source and the Green Bay Source and the strength against and the strength against and the Strength against the Green Bay Source and the Strength against against against against against the Green Bay Source and the Strength against	he new school. to the north. ad d Bury Green Road. Other promoter of the site stated that ome forward in the 2016 to 2021 owing reasons: s this site as part of area D14. The en Belt Purposes, however under Belt and move the boundary to
need to be created. Utility Provision Electricity Gas Water Sewerage Sewerage Treatment Additional Developer Co None submitted. During they supported the site for time frame. Suitability Comments The site is considered to Provide the states the Option 2 proposed Lieutenant Ellis prevent further of	Electricity A low pre A water m Closest fo DRy omments the Regula for allocation o be in a su for allocation o be in a su for allocation o be in a su for allocation and the removies that area D1 sed to removies Way as this encroachm	r is available at the roundabout into the ssure gas main exists at Bury Green Romain is located along Bury Green Romoul sewers located in Meux Close and e Meads ⊠Deephams ation 18 Local Plan consultation, the on and considered that the site can be stainable location for due to the follow (Scott Wilson, 2008) identified the performs strongly against the Green E is would provide a more robust and pent west.	he new school. to the north. ad d Bury Green Road. Other promoter of the site stated that ome forward in the 2016 to 2021 owing reasons: s this site as part of area D14. The en Belt Purposes, however under Belt and move the boundary to bermanent boundary that would
need to be created. Utility Provision Electricity Gas Water Sewerage Sewerage Sewerage Treatment Additional Developer Co None submitted. During they supported the site to time frame. Suitability Comments The site is considered to • The Council's G Review states th Option 2 propos Lieutenant Ellis prevent further o • The Metropolita	Electricity A low pre A water m Closest fo DRy omments the Regula for allocation of the Regula for allocation for	r is available at the roundabout into the ssure gas main exists at Bury Green Round along Bury Green Round Round Round Round Along Bury Green Round Ro	he new school. to the north. ad d Bury Green Road. Other promoter of the site stated that ome forward in the 2016 to 2021 wing reasons: s this site as part of area D14. The en Belt Purposes, however under Belt and move the boundary to bermanent boundary that would) stated that "LEW (Lieutenant Ellis
need to be created. Utility Provision Electricity Gas Water Sewerage Sewerage Treatment Additional Developer Co None submitted. During they supported the site f time frame. Suitability Comments The site is considered to The Council's G Review states th Option 2 propos Lieutenant Ellis prevent further o The Metropolita Way) would rep	Electricity A low pre A water m Closest fo DRy omments the Regula for allocation o be in a su for allocation o be in a su for allocation o be in a su for allocation o be in alloc	T is available at the roundabout into the source gas main exists at Bury Green Romonia is located along Bury Green Romonia is located Bury Green Romonia is located along Bury Green Romonia is located along Bury Bury Bury Bury Bury Bury Bury Bury	he new school. to the north. ad d Bury Green Road. Other promoter of the site stated that ome forward in the 2016 to 2021 wing reasons: s this site as part of area D14. The en Belt Purposes, however under Belt and move the boundary to bermanent boundary that would) stated that "LEW (Lieutenant Ellis of boundary. It is therefore
need to be created. Utility Provision Electricity Gas Water Sewerage Sewerage Sewerage Treatment Additional Developer Co None submitted. During they supported the site f time frame. Suitability Comments The site is considered to • The Council's G Review states th Option 2 propose Lieutenant Ellis prevent further of • The Metropolita Way) would rep proposed that th	Electricity A low pre A water m Closest fo DRy the Regula for allocation be in a su for allocation be in a su for allocation be in a su for allocation be in a su freen Belt F hat area D1 sed to remo Way as thi encroachm n Green Ber <i>resent a m</i> <i>this all land</i>	T is available at the roundabout into the source gas main exists at Bury Green Roboul sewers located along Bury Green Roboul sewers located in Meux Close and e Meads ⊠Deephams ation 18 Local Plan consultation, the on and considered that the site can considered that the site can constant the site can constrain the strongly against the Green Best would provide a more robust and preview (Prospect Planning, 2008) uch more defensible inner Green Beto the south of Bury Green housing a strongly against for the south of Bury Green housing a strongly against the Green Beto the south of Bury Green housing a strongly against for the south of Bury Green housing a strongly	he new school. to the north. ad d Bury Green Road. Other promoter of the site stated that ome forward in the 2016 to 2021 wing reasons: s this site as part of area D14. The en Belt Purposes, however under Belt and move the boundary to bermanent boundary that would) stated that "LEW (Lieutenant Ellis but boundary. It is therefore area enclosed to the west by
need to be created. Utility Provision Electricity Gas Water Sewerage Sewerage Treatment Additional Developer Co None submitted. During they supported the site for time frame. Suitability Comments The site is considered to • The Council's G Review states th Option 2 propose Lieutenant Ellis prevent further of • The Metropolita Way) would rep proposed that th Lieutenant Ellis	Electricity A low pre A water m Closest fo DRy omments the Regula for allocation o be in a su for allocation be in a su for allocation for allocation be in a su for allocation be in alloca	T is available at the roundabout into the source gas main exists at Bury Green Romonia is located along Bury Green Romonia is located Bury Green Romonia is located along Bury Green Romonia is located along Bury Bury Bury Bury Bury Bury Bury Bury	he new school. to the north. ad d Bury Green Road. Other promoter of the site stated that ome forward in the 2016 to 2021 owing reasons: s this site as part of area D14. The en Belt Purposes, however under Belt and move the boundary to bermanent boundary that would) stated that "LEW (Lieutenant Ellis of the boundary. It is therefore area enclosed to the west by er should be removed from the MG

• The Bury Green Development Options report considers the development of this site under Option 2. It states that the site is a reasonable accessible location close to existing local facilities and that the allocation of this site for development would put less pressure on the allocation of less suitable and less sustainable sites in the Green Belt.

• The site is considered to be in a relatively sustainable location; it is in proximity to primary and secondary education, close to some modes of sustainable transport and within the sustainable distance recommended by Barton et al (2010) for facilities and amenities, with the exception of a hospital.

Located within the south eastern region of the site is historic landfill. This planning constraint is not considered to be significant to prevent the sites development, however, will need to be taken into consideration.

Is the site considered to be suitable for development? Image: Yes Image: No Availability Comments The site has actively been promoted to the Council by the landowner. In the latest representations, the landowner has stated that they are supportive of the site being promoted for residential development within the Local Plan. The landowner also stated that the site could come forward within the 2016-2021 timeframe. Is the site considered to be available for development? Image:
development? Availability Comments The site has actively been promoted to the Council by the landowner. In the latest representations, the landowner has stated that they are supportive of the site being promoted for residential development within the Local Plan. The landowner also stated that the site could come forward within the 2016-2021 timeframe. Is the site considered to be available for development? Image: Comment in the council by the landowner in the council by the landowner. In the latest representations, the landowner has stated that they are supportive of the site being promoted for residential development within the 2016-2021 timeframe.
Availability Comments The site has actively been promoted to the Council by the landowner. In the latest representations, the landowner has stated that they are supportive of the site being promoted for residential development within the Local Plan. The landowner also stated that the site could come forward within the 2016-2021 timeframe. Is the site considered to be available for development? Image: Comment and the site could come forward within the 2016-2021 timeframe.
Availability Comments latest representations, the landowner has stated that they are supportive of the site being promoted for residential development within the Local Plan. The landowner also stated that the site could come forward within the 2016-2021 timeframe. Is the site considered to be available for development? Image: Comment image: Com
to be available for development?
development?
development?
Comments existing urban area, the development will be able to benefit from existing
infrastructure. With the exception of the sites Green Belt designation, it is
considered that there are no policy constraints that would prevent this site from
coming forward. The site preparatory work required to bring this site forward for
development are not considered to have a detrimental impact on the overall
viability of the site.
Is the site considered Yes INO
to be achievable?
Delivery Period 1-5 years



Si	te In	format	ion			S	Site Location M	ap	
Site Reference									1 metager
Number			CG-G	3-07	1977	ПИ			
Site Name		Albury	Farm					3/1	
Site Area		3 hect	ares						
Site Status		Urb	an				NI CONTRACT	d	
			en Belt						
Source of Site			for Site	29					
				pplication				Rin brug	
			ktop St			_		1-1	
Site Visit Carried		⊠Yes		uu y	-	D		Gal	
Out		□No				1	t	ГИГ	
Site Ownership			te is ov	ned by a		1		AF	
			e comp						
	Ν	Albury)					
D	E	•	unt Fo	othall				1 61	
s din	-		Rifle Ra			A	and		
Surrounding Uses	S		ng Sta		The second secon			15	1
n n				alds Lane			I DET	and an	
SI	W	A10				AI.		He	
A 11 A 11						_			
Site Description		· .		· ·			· · · · · · · · · · · · · · · · · ·	1	
					I flat. The site is gree es the site from its s				to
located in the sou						un	Juliulity uses. I	nere is a ya	
Planning History					•				
	anc	illarv to	agricul	tural use	has been approved.				
Development Pro									
Residential	•		Σ	Com	mercial		Other		
Local Plan 2005 (Poli	су							
H11)		-							
Submitted Propos	sal		93						
Site Designations	;								
		Co	ntains	Adjoins				Contains	Adjoins
Green Belt			\boxtimes	\boxtimes	Site of Scientific Ir	nter	est (SSSI)		
Archaeological In	teres	st	\boxtimes	\boxtimes	Ancient Monumen	t			
Local Wildlife Site)				Community Open	Spa	ace		\boxtimes
Lee Valley Regio	nal				Cheshunt Commo				
Park									
Listed Building					Locally Listed Buil	din	g		
TPO Trees					Conservation Area	a			
Air Quality					Protected Species	5			
Management Are									
Draft Local Plan									
	lan p	propose	d to allo	ocate the	site as a Landscape	Pr	otection Zone a	s identified	in Policy
CH6.									

Accessibility – distance as the crow flies								
310m -Primary Sc (Longmeads)	hool	200m - Secondary Scho (Cheshunt)	loc	1.5km –Employment Area (Delamare)				
210m - Green Sp	ace	667m -Healthcare Cent (Warden Lodge Medical Pra		12.2km - Hospital (with A&E) (Princess Alexandra)				
730m - Town/District (Cheshunt Old Po	-	590m - Local Centre (99-109 Crossbrook Stre		850m -Leisure Centre (Laura Trott)				
400m - A10 Junct (Lieutenant Ellis V		600m - Railway Statior (Theobalds Grove)	n	610m - Bus Service (Theobalds Grove Railway Station (Stop B))				
Flood Risk			1					
Does the site		Contains		Adjoins				
Zone 2 (Medium Risk)				\boxtimes				
Zone 3a (High Risk)				\boxtimes				
Zone 3b (Active Flood P	lain)			\boxtimes				
Additional Flood Risk Co	omments		I					
approximately 58m to the Access and Transport C The site can be accessed To The access to this site	e south. Th comments ed from a s te will requ	neobalds Brook is within Floo mall track from Albury Ride (\ re improvement if developme	d Zone 2 via Albur ent was t	y Farm) or from Theobalds Lane.				
•		Pedestrian and cycle access		•				
Utility Provision								
Electricity		cables available in the area						
Gas		as the opportunity to connec eastern edge of the A10	t to the l	ow pressure gas main that runs				
Water		water main on the southern	perimete	er of the site				
Sewerage	A foul sev	ver exists for the residential p	propertie	s to the north of the site.				
Sewerage Treatment		e Meads 🛛 🖾 Deeph	•	□Other				
Additional Developer Co	omments si	ubmitted during Call for Sites	2016					
Additional Developer Comments submitted during Call for Sites 2016 None submitted. During the Local Plan Regulation 18 consultation, the promoter of the site states that the policy wording (CH6) does not make reference to this land being removed from the Green Belt and considers this to be an omission. The promoter continues by stating that the site would not fulfil any of the purposes of the Green Belt being surrounded by proposed development on all sides.								
Suitability Comments			41					
 This site is proposed for removal from the Green Belt as part of the release from the Green Belt from the Park Plaza area, with the new Green Belt boundary to be redrawn along the New River and Lieutenant Ellis Way. The site is not considered to be suitable for development due to the following two reasons: The capacity of Theobalds Lane, including the access point onto the A10 to the west, is considered to have been reached once the proposals for the development at Cheshunt Football Club have been implemented. 								

continue to be reached by continue to be reached by the content of	 The emerging Local Plan indicates that a landscape buffer ('landscape protection zone') should continue to be retained along the A10 in order to retain openness along the A10 approach into Cheshunt. This field is considered to form an important function in terms of the long-term character of the horough in this area and the transition from London to Hertfordshire. 							
character of the borough in this area and the transition from London to Hertfordshire.Is the site considered to be suitable forYesNo								
development?								



Site Information						Site Location Map				
Site Reference			CG	-GB-08	R(a)		ANG AND		11 mark	
Number					. ,					
Site Name					eld East	24 N // R	EPAL (V.)			
Site Area		3.52	hec	tares		51- IIE			HLCCO.	
Site Status		□Ur	ban					A THE ALL THE ALL	<u>14286</u>	
		⊠Gr	een	Belt						
		□Mi	xed						1 AV	
Source of Site		⊠Ca	all fo	r Sites				PT-1-1-1-	部日承	
			anni	ng App	lication			CHEFE 2	却图一般	
				op Stuc		////			出 一	
Site Visit Carried		□Ye			,					
Out		⊠Nc)			[#]	1 1			
Site Ownership				is own	ed by	<u> }///</u>	1 1	4 B	· · · · ·	
				shire C			1 1			
		Cour	ncil,	but is d	on long-			1		
		term				HARPING AND	20	T	2	
				rne Boi	rough	17.000		22° M		
		Cour								
þ	N	Resi				1 0 0000				
s	E			t Club						
round Uses	S		•	arm, O	pen				12	
Surrounding Uses	W	Field		elt, A10)					
ดั	vv	Gree		eit, A It	,					
Site Description		1								
						ently slopes towards t				
						long the sites eastern			he	
	ry of	the si	te is	forme	d off a trac	k which is used to ac	cess Albury Fa	arm.		
Planning History										
No planning histo Development Pro										
Residential	posa	ai			Commerc		Other		\boxtimes	
Local Plan 2005 (1)		Commerc		2 FE Primary	School One		
Submitted Propos	•	Cyrri	1)						in Space	
Site Designations)		6	ntains	Adjoins			Contains	Adjoins	
Green Belt			00			Site of Scientific In	toroct (SSSI)			
						Ancient Monument	()			
Archaeological Interest										
	Local Wildlife Site					Community Open				
Lee Valley Region	÷			Cheshunt Commo						
Listed Building					Locally Listed Build					
TPO Trees					\square	Conservation Area				
Air Quality Manag	geme	ent				Protected Species				
Area	Joola	anotic		ogulati	op 19)					
Draft Local Plan						is site for a new prim	any school, as r	part of emor	aina	
						ignated as open spa			ging	
<u> </u>	510	nunu	5, 0		<u></u>	nginatoa ao operi opa				

Accessibility – distance as the crow flies								
hool			990m –Employment Area (News International)					
ace		-	11.73km- Hospital (with A&E) (Princess Alexandra)					
Centre nd)			510m -Leisure Centre (Laura Trott)					
ion)			261m - Bus Service (Elgin Road)					
	C	ontains	Adjoins					
lain)								
,								
	ace water floodi	ng on the site						
		ig en the enter						
ive access ers. A trans	points available sport assessme	e for the site; howevent should accompan	er these would either negotiation y any application for the					
Located w	vithin the main ι	irban area to the noi	th					
			•					
the north a	at the urban are	a	-					
A foul sev	ver is located to	the north of the site						
		⊠Deephams	□Other					
mments su	ubmitted during	Call for Sites 2016						
Suitability Comments This area of land is currently formed of pitches associated with the Cheshunt Club, and is on long-term lease to Broxbourne Borough Council from Hertfordshire County Council. The County Council is working with the Club in order to prepare a masterplan for the area to allow improvements to the Clubs' facilities whilst also providing a primary school site near Albury Ride. A modest amount of residential development may be considered acceptable as part of this proposal, as part of a comprehensive and carefully planned approach (including sites CG-GB-08a, CG-GB-55, and CG-GB-99). The quantum and location of housing will depend on a satisfactory masterplan agreed with the Borough Council, taking account of the capacity of Albury Ride (including the junction with Crossbrook Street) and any impacts on existing residential								
	ace Centre nd) Centre nd) ion	nool 100m - Se (Cr (Cr ace 540m - Hea (Crosst) Centre nd) 230m - (Collet) ion 780m - R (Theobalds) ion College ion 780m - R (Theobalds) ion College ion College ion College ion Sufficients ion College ion Col	nool 100m - Secondary School (Cheshunt) ace 540m -Healthcare Centre (Crossbrook Street) Centre nd) 230m - Local Centre (College Road) ion 780m - Railway Station (Theobalds Grove Station) ion 780m - Railway Station (Theobalds Grove Station) ion Contains Iain) Image: Contains </td					

Is the site considered to be suitable for development?	⊠Yes □ No
Availability Comments	All landowners are supportive of this site being promoted for the provision of a primary school. The site has been promoted to the Council during the Draft Local Plan (Regulation 18) Consultation.
Is the site considered to be available for development?	⊠Yes □ No
Achievability Comments	The site is considered to be achievable. Its proximity to the urban area of Cheshunt means that it can benefit from existing infrastructure i.e. roads, utilities etc.
Is the site considered to be achievable?	⊠Yes □ No
Delivery Period	6-10 years



Si	te In	form	ation			S	Site Location M	lap	
Site Reference Number			CG-GB-0	8(b)	TEAL				
Site Name		Albu	ury Walk Fi	eld West	Chedwit S	iont	11/mag		Add South South
Site Area		1.69	hectares		H TIF			理例相關	Ep Stanled
Site Status		ΠΠ	rban					7	Ed
		⊠G	reen Belt						E.
		$\Box M$	lixed						
Source of Site		⊠C	all for Sites	;					
		ΠP	lanning App	plication			1		
		□D	esktop Stu	dy					
Site Visit Carried		$\Box Y$							
Out		⊠N							
Site Ownership			re is one la er for this s				-		1 Spe
	Ν	Res	idential						The Opening
bu	Е	Gre	en Belt, Ch	eshunt					
Surrounding Uses		Club			Jel Chilles		I I am Brill		
round Uses	S		ıry Farm, C	open	4				
un (W	Fiel		0					
0)	vv	Gle	en Belt, A1	0					
Site Description									
The site is broadl									pen field
in nature, with he	dges	s with	some trees	s located a	long the sites ea	ster	n and southern	boundary.	
Planning History No planning histo	rv to	noto							
	ny to	note	•						
Development Pro	posa	al							
Residential			\boxtimes	Commerc	cial		Other		
Local Plan 2005	(Poli	су	50						
H11)			00						
Submitted Propos						_			
Site Designations	6		Containa	Adioino				Containa	Adioino
Green Belt			Contains	Adjoins	Site of Scientif	ic In	terest (SSSI)	Contains	Adjoins
Archaeological In	tere	st			Ancient Monur		, ,		
Local Wildlife Site		51			Community Op				
Lee Valley Regio					Cheshunt Con				
Park					0				
Listed Building					Locally Listed	Buil	ding		
TPO Trees					Conservation /	Area	a		
Air Quality Management Area				Protected Spe	cies				
Draft Local Plan I	Desi	gnatic	on (Regulat	ion 18)	•				
The draft Local P	lan a	alloca	ted part of	this site as	a landscape buf	fer i	dentified within	emerging p	olicy
CH6: Albury Farn	n Lai	ndsca	ape Protect	ion ∠one.					

Accessibility – distance	as the crov	v flies		
340m -Primary Scl (Longlands)	nool		econdary School Cheshunt)	990m –Employment Area (News International)
480m - Green Sp (Cedars Park)	ace	-	ealthcare Centre I Medical Centre)	11.8km- Hospital (with A&E) (Princess Alexandra)
360m - Town/District (Cheshunt Old Po			- Local Centre llege Road)	630m -Leisure Centre (Laura Trott)
240m - A10 Junct (College Road)			Railway Station ds Grove Station)	246m - Bus Service (The Crocodile PH)
Flood Risk		-		
Does the site		(Contains	Adjoins
Zone 2 (Medium Risk)				
Zone 3a (High Risk)				
Zone 3b (Active Flood P	lain)			\boxtimes
Additional Flood Risk Co	omments			
are a number of alternat with third party landowned	omments essible via ive access ers. A trans	a narrow track points availab sport assessm	which connects Albu le for the site; howeve ent should accompany	ry Ride and the urban area. There er these would either negotiation y any application for the ntial areas to the north and east
Electricity	Located v	vithin the main	urban area to the nor	th
Gas	Gas main	available wes	t at the A10 and south	at Albury Ride entrance
Water	the north	at the urban a	rea	bury Ride to the south east or to
Sewerage	A foul sev	ver is located t	to the north of the site.	
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other
Additional Developer Co	mments su	ubmitted during	g Call for Sites 2016	
None submitted.				
Suitability Comments				
 The emerging Lobe retained along field is considered this area and the The northernmos 2016) as a poten with Hertfordshire be relocated close preferable in term 	ocal Plan in g the A10 in d to form a transition at part of th tial site for e County C ser to the m ns of acces	dicates that a n order to reta in important fu from London t is field was sh a proposed no council and the nain access po ssibility for chil	landscape buffer ('lan in openness along the nction in terms of long o Hertfordshire own in the Regulation ew primary school. Ho e Cheshunt Club indica int at Albury Ride. Thi dren on foot/bike, and	e to the following reasons: dscape protection zone') should A10 approach into Cheshunt. This pterm character of the borough in 18 draft Local Plan (summer wever, subsequent discussions ate potential for the school site to s latter site is considered further away from the noise and
poorer air quality			eing in public ownersh	
is the site considered 1	o de suita	ible for develo	opment? □Yes	🖾 No



Site Information						Site Location Map					
Site Reference			CC	G-GB-0	q	the forther the fo		PH-	H H		
Number			_		-		1 The		TH		
Site Name				nnor La	nd,			JAC	E An		
		Goffs				ALTING !!		ANE			
Site Area		4 he	ctare	es							
Site Status		□Ur	ban			A BARA		112			
		⊠Gr		Belt			Goff's Oak				
		□Mi				3 XUZ	A				
Source of Site				r Sites				-	-		
				ng Appl				IL			
				op Study	y			月日			
Site Visit Carried		□Ye	-					E E			
		⊠No									
Site Ownership		owne		is in sin	gie						
	N	Goffs							1		
Surrounding Uses	N			,	Centre	7 /					
) Š	Е			ntial Pro				Act			
ing				cial Yar		2					
pur	S			ls Brool	k, Open	1 1 1	0.1				
		Field				The By					
Sul	W	Resi	dent	ial, Allo	tments	/ Poyndon Farm	\bigvee		J. I.		
Site Description	<u> </u>										
	ar in	shape	e an	d slope	s quite ste	eply southwards. Th	e site is narrow	ver at the no	rthern		
						site is an open field,	with trees locat	ed along the	;		
southern and the	maj	ority o	f the	wester	n bounda	<u>́у</u> .					
Planning History	ion	for 7 h	01100	oc on th	ic cito war	s refused in 1952.					
Development Pro			ouse	s on m	is sile was	s refused in 1952.					
Residential	1003			\boxtimes	Commer	cial 🗆	Other				
Local Plan 2005	(Poli	cy H1	1)	_			•				
Submitted Propos	-	,	,	_							
Site Designations											
5			Co	ntains	Adjoins			Contains	Adjoins		
Green Belt	reen Belt			\boxtimes	\boxtimes	Site of Scientific In	terest (SSSI)				
Archaeological In	tere	st 🗌				Ancient Monument					
Local Wildlife Site	Э					Community Open	Space				
Lee Valley Regio	nal F	Park	rk 🗆 🗆			Cheshunt Commo	n				
Listed Building					\boxtimes	Locally Listed Build	ding				
TPO Trees					\boxtimes	Conservation Area					
Air Quality Management				Protected Species							
Area											
		anotio	n (R)	agulatic	101						
Draft Local Plan I						this site for residenti	al as part of any	orging Dalls	W C C 2		

Accessibility – distance a	as the crow	v flies						
258m -Primary Sch (Woodside)	lool	1.7km - \$	Secondary School (Goffs)	3.34km–Employment Area (New River Trading Estate)				
90m <i>-</i> Green Spa	ice	-	ealthcare Centre alley View)	10.9km - Hospital (with A&E) (Barnet)				
3.2km - Town/District (Cheshunt Old Pol	-		- Local Centre 96 Goffs Lane)	3.5km -Leisure Centre (Laura Trott)				
2.9km - A10 Junct (College Road/Church			Railway Station (Cuffley)	311m - Bus Service				
Flood Risk								
Does the site		(Contains	Adjoins				
Zone 2 (Medium Risk)								
Zone 3a (High Risk)								
Zone 3b (Active Flood Pl	lain)							
Additional Flood Risk Co	omments	_						
The sites proximity to Th investigation. Access and Transport Co		rook, which ac	ljoins the site to the so	outh, may require further				
pedestrian footpath is loo to the site will be require Utility Provision Electricity		e north of the	site; connections to th	is would be required. Cycle access				
Gas			n is located along Gof					
Water	Myles Co	urt. Connectio	ns to these pipes will I					
Sewerage	A foul sev	ver is located a	along Goffs Lane. Cor	inections required.				
Sewerage Treatment	□Rye	e Meads	⊠Deephams	□Other				

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

- Located in the boundary of the site is Poyndon Farm, a local wildlife site. Emerging Policy NB1: Wildlife, Wildlife Sites and Biodiversity states that "Development on, or which negatively affects, a Local Wildlife Site or Local Nature Reserve, as shown on the Policies Map, will not be permitted unless: (a) the local development needs significantly outweigh the nature conservation value of the site: and, (b) the development provides appropriate mitigation/compensation measures to offset any detriment to the nature conservation interest of the site". It is considered that the development of this site for housing will not outweigh the nature conservation value of the site.
 The development of this site would have a negative impact on the landscape of the Theobalds
- Brook Valley.

Is the site considered to	□Yes	🖾 No
be suitable for		
development?		



Si	te In	formation			Site	Locat	ion Map	
Site Reference		CG-	GB-	10				
Number			-	-				
Site Name		Theobalds Grassland	Par	k Estat				
Site Area		12.8 hecta	res					
Site Status		Urban						
		⊠Green B	elt			社開		
		□Mixed						
Source of Site		\boxtimes Call for S	Sites	;	0	-		1×
		□Planning	Ар	plicatio	I B	4		VAF
		□Desktop	Stu	dy		4		117
Site Visit Carried		□Yes					1	
Out		⊠No				2	//	The
Site Ownership	-	There are values			e.	/		
D	Ν	Community Space, Re			THE T	/		
Surrounding Uses	Е	Green Belt			Jelan S		1/1	A A A A A A A A A A A A A A A A A A A
round Uses	6	Common	20100			1	F	
Ing	S W	Cheshunt (BA		
0,	vv	Green Belt some resid				A		The the
Site Description								
					vards from west to east. It is	s greer	n field in natu	ire, There are
a number of trees	s loca	ated through	out	the site	, following the landlines.			
Planning History								
· · · · · · · · · · · · · · · · · · ·			or re	sidentia	al development due to the ir	npact t	hat it would	have on the
Development Pro	posa	al	_			1		
Residential	<u>/ </u>		\boxtimes		mmercial	Othe	r	
Local Plan 2005	•	cy H11)	384	ł				
Submitted Propos			-					
Site Designations	6	Contain	_	Adioina			Contains	Adioina
Green Belt		Contain	3 /	Adjoins	Site of Scientific Interest		Contains	Adjoins
		\boxtimes		\boxtimes	(SSSI)			
Archaeological In	teres	st 🗆			Ancient Monument			
Local Wildlife Site	Э			\boxtimes	Community Open Space			\boxtimes
Lee Valley Regio Park	nal				Cheshunt Common			\boxtimes
Listed Building					Locally Listed Building			
TPO Trees					Conservation Area			
Air Quality					Protected Species			
Management Are								
Draft Local Plan I					to within the Creen Balt			
	ιαπ ρ		veet	i uns si	e within the Green Belt			

Accessibility – distance	as the crov	/ flies					
470m-Primary Scł (Goffs Oak)	nool	2.4km -	Secondary School (Goffs)	3.33km–Employment Area (New River Trading Estate)			
0m - Green Spa (Bloomfield Roa			ealthcare Centre ′alley View)	11.4km - Hospital (with A&E) (Barnet)			
3.2km - Town/District (Brookfield)	Centre		- Local Centre mmondstreet)	4.2km -Leisure Centre (Laura Trott)			
3.5km - A10 Junc (Church Lane)		2km -	Railway Station (Cuffley)	440m - Bus Service (Smiths Lane)			
Flood Risk				I			
Does the site			Contains	Adjoins			
Zone 2 (Medium Risk)							
Zone 3a (High Risk)							
Zone 3b (Active Flood P	Plain)			\boxtimes			
Additional Flood Risk Co	omments						
Some of the site may be	e susceptib	e to ground a	nd surface water flood	ling.			
improvements would ne appropriate access poin point properties may ne	ed to be ma t to this site ed to be de ransport as	ade to ensure would be fro molished or la sessment will	that these roads are h m Newgatestreet Road and acquired. Due to th be required. Connecti	be developed, significant highway compliant. The most d, however to create this access he amount of development this site ons to the footpaths along			
Electricity	The resid	ential area to	the north has connecti	ons to electricity cables			
Gas			ain is located at Newg	,			
	-	-					
Water			along Newgatestreet				
Sewerage	Foul sewe		ce sewers are located i	n the residential development to			
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other			
Additional Developer Co	omments su	ubmitted durin	ng Call for Sites 2016				
None submitted.							
Suitability Comments							
The site is not considered reasons:	ed to be in a	a suitable loca	ation for residential dev	elopment due to the following			
 This site is included within area C11 of the Council's Green Belt Review (Scott Wilson, 2008). The Review states that C11 performs strongly against Green Belt purposes and proposes no change to the boundary in this location. 							

- The Borough Wide Options and Scenario Report (Broxbourne Borough Council, 2016) states that "The 2013 Wildlife and Habitat Survey proposed that the area north of Crouch Lane would be suitable for designation as a wildlife site. This includes the whole of the area of Theobalds Park Estate grassland (CG-GB-10), which also provides a landscape setting for the Hertfordshire Way long-distance footpath and Cheshunt Common (which is currently designated as a Wildlife Site) and is not considered suitable for development". It is considered that the wildlife value of this site makes it unsuitable for residential development.
- The Goffs Oak Development Option Report (Broxbourne Borough Council, 2016) states that areas north of Crouch Lane could "theoretically accommodate development", however, they would be remote from local services/facilities, only accessible via rural lanes and would undermine the purposes of the Green Belt.



	Site I	nformat	ion		Site Location Map				
Site Reference									
Number		C	G-GB-11(a)			- THI	V A A	MAN	
Site Name Small Acre, Oakview, Rushdown & Lindrick					A	THE	1991		
						~ /	$\left(\bigcirc \right)$		
Site Area		7.8 hec			A			/• /.	
Site Status		□Urbar	<u>ו</u>	/			Ī	7 //	
		Gree					And I want	IE	
						\sim / /		14	
Source of Sit	е	⊠Call f				1 57	-~	1	
			ing Applica	tion			The	11	
			ktop Study			Smull Acte Nursery	2	1/4	
Site Visit Car	ried	□Yes	<u> </u>		Ru	statown 7 9		1 15	
Out		⊠No					171	FB	
Site Ownersh	nip		re various	View	non	Task	A		
			ners for this	site.	tery Harthan	A Bla	akview	-	
	Ν	Green E	Belt		Paddock	Twis B	H		
bu	Е		Way Informa		We The Burgator	E Sub Sta	FA	TE	
ipui	-		tion, Reside	ntial	92-0			A	
Surrounding Uses	S		Belt, some tial propertie		TE	Malaya	Farm	PE	
Su	W	Green E	Belt, some		FILL		10k	J.	
		residen	tial propertie	es 🚽					
Site Descript		a bana a	nd gontly ala	noo from th	ne south-west towards	Theobalda Dread	. Thora are	o numbor	
					ite. Behind Lindrick an				
green field. A	stream	n, running	from east to	west, is lo	cated within the northe	ern region of the s	site. Following	g the path	
	s a nur	mber of tr	ees. There a	are also a n	umber of trees concer	ntrated within the	sites south e	astern	
region. Planning Hist	tony								
		ory of Rus	hdown refer	to CG-GB	129. Three separate a	applications for a	farmhouse a	detached	
					v Nursery have been r				
			llings on Sma	all Acre Nu	rsery and Oakview Fa	rm has been rece	eived.		
Development	t Propo	osal			· · · —				
Residential		P 114		Comme	cial 🗌	Other			
Local Plan 20		-	1) 234						
Submitted Pr	oposa	l	-						
Site Designa	tions			I		<u> </u>			
			Contains	Adjoins			Contains	Adjoins	
Green Belt			\boxtimes	\boxtimes	Site of Scientific In	iterest (SSSI)			
Archaeologic		rest		\boxtimes	Ancient Monumen	t			
Local Wildlife			\boxtimes	\boxtimes	Community Open				
Lee Valley R	egiona	al Park			Cheshunt Commo			\boxtimes	
Listed Buildir	ng			\boxtimes	Locally Listed Buil	•			
TPO Trees					Conservation Area				
Air Quality M Area	anage	ment			Protected Species				
					•		-	251	

Draft Local Plan Design The draft Local Plan pr			vithin the Green Belt	
Accessibility – distance				
810m -Primary So (Goffs)	chool	1.8km - \$	Secondary School (Goffs)	2.92km–Employment Area (New River Trading Estate)
0m - Green Spa (Argent Way)			ealthcare Centre alley View)	11.8km - Hospital (with A&E) (Barnet)
2.76km - Town/Distric (Brookfield)	ct Centre		- Local Centre nmondstreet)	3.6km -Leisure Centre (Laura Trott)
3km - A10 Junci (College Road			Railway Station (Cuffley)	500m - Bus Service (Smiths Lane)
Flood Risk				
Does the site			Contains	Adjoins
Zone 2 (Medium Risk)				
Zone 3a (High Risk)				
Zone 3b (Active Flood I	Plain)			\boxtimes
Additional Flood Risk C	omments			
There may be some su	rface water	issues on the	site.	
Access and Transport (
require improvements t assess the impact that the centre of the site, w footpaths/cycle paths w	o bring it up this scheme hich would	to highway st would have oneed to be ma	andards. Further inves on the local highway. A iintained if developme	quite narrow in parts and would stigation would be required to public right of way runs through nt was to occur. Additional existing urban area.
Utility Provision Electricity	Undergrou	ind cables evi	st to the east of the site	a at Argent Way
Gas				Walk, to the south of the site.
Water			along Crouch Lane	
Sewerage			<u> </u>	e site are at Argent Way, to the
Sewerage Treatment		e Meads	⊠Deephams	□Other
Additional Developer C	omments si	ubmitted durin	g Call for Sites 2016	· · · · · · · · · · · · · · · · · · ·
None submitted.			-	
Suitability Comments				n · ·
2008). The Review	within area states that a	C12 identified area C12 perfe	l in the Council's Gree orms strongly against (llowing reasons: n Belt Review (Scott Wilson, Green Belt purposes 1 and 2, and y was proposed in this location.

2008). The Review states that area C12 performs strongly against Green Belt purposes 1 and 2, and averagely against Purpose 3. No change to the green belt boundary was proposed in this location. However, it should be noted that the Review also states that there is the opportunity to transport the boundary in area C11-C30 in order to create a far stronger boundary around the edge.

- The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) identifies two
 categories of Green Belt sites that are not favoured for this development. This site can be placed into
 second category, which comprises Green Belt sites that do not adjoin or marginally adjoin urban
 development. The Report states that the development of these sites would create unconnected
 pockets of housing that are totally unrelated to one another or the existing urban area, and in the case
 of many sites would only be accessible via narrow rural lanes. The Report also states that these sites
 would exacerbate the area's already haphazard development patterns.
- The Council's Green Belt Review (Scott Wilson, 2008) identifies a number of strong and weak Green Belt boundaries. It is considered that this site does not have a strong Green Belt boundary to the west that would prevent further encroachment.

Is the site considered to be	□Yes
suitable for development?	

🛛 No



Site Information						Site Location Map					
Site Referen					、 、	1	- TA	256	DHE BAL		
Number		CG-GB-11(b)					Q	1442121			
Site Name		Small Acre and Oak						A TH	ALL I DE	100mm00##10	
View Nursery				A		~	1 10	/ ent			
Site Area		4.1 he		S		1				· // 1	而和目
Site Status		□Urba	rban				XX				
			reen Belt					-			
								1		ElSubo	
Source of Sit	e	⊠Call						1	74	1 par	品品型
			•	Applic	ation			1	Smillers F	Langue	
011 11 11 0	· .			Study				1	Narsery A	1 164	SAME!
Site Visit Car	ried	□Yes					Rushdown Nursery	1	11 11-1	in and	JARD F.
Out		⊠No					nontral	a-		L'	
Site Ownersh	qır			various s for thi		A			The Datview Farm		
	Ν	Green	Belt			\square		E		Caro Tila Cobya	
бu	E	Argen				11	The Burgator	E 540 94	L . EL		: //
ndi es				, Resid					Malaya Farm	6 H	24
Surrounding Uses	S			some			1 1 1 1	7	$ \rangle \rangle$	Brook	side Fam
Sur	W			propert some	lies		T I A	P	X Q		
	vv			proper	ties	15				Ľ	
Site Descript	ion										
land to the no Theobalds B	orth of rook ru structu the nor	Theoba Ins fron Ires are	alds E n eas e con	Brook s t to we centrat	slopes o est throu ed with	dowr ugh 1	m south west too from north to so the site. There a e southern regio	outh re a	, also towards number of tree	Theobalds E s located or	Brook. n the site.
		plicatio	ns fo	r a farn	nhouse	ad	etached dwelling	a an	d an agricultur	al works dwe	elling at
							planning applicat	-	•		•
on this site h	as bee	n recei	ved b	by the (Council				-		-
Developmen	t Propo	osal									
Residential	/-		T	\boxtimes	Com	mer	cial		Other		
Local Plan 20		-	11)	-							
Submitted Pr	•			56							
Site Designa	tions		0	4 - 1			1			Osutsing	A all a line a
Green Belt	Contair			Adjoir	IS	Site of Scientific Interest (SSSI)		Contains	Adjoins		
_	-			\boxtimes					()		
•	Archaeological Interest						Ancient Monun				
	Local Wildlife Site			\boxtimes	\boxtimes		Community Op Cheshunt Com				
Lee Valley R Park	•	1									\boxtimes
Listed Buildir	ng				\boxtimes		Locally Listed		•		
TPO Trees							Conservation A				
Air Quality M Area	anagei	ment					Protected Spec	cies			
										-	254

Draft Local Plan Design	ation (Regu	ulation 18)		
The draft Local Plan pr			vithin the Green Belt	
Accessibility – distance	as the crow	/ mes		
950m -Primary So (Goffs)	chool	1.8km - Secondary School (Goffs)		2.92km–Employment Area (New River Trading Estate)
0m - Green Spa (Argent Way)		760m-Healthcare Centre (Valley View)		11.8km - Hospital (with A&E) (Barnet)
2.76km - Town/Distric (Brookfield)	t Centre		- Local Centre nmondstreet)	3.6km -Leisure Centre (Laura Trott)
3km - A10 Junct (College Road			Railway Station (Cuffley)	500m - Bus Service
Flood Risk				
Does the site			Contains	Adjoins
Zone 2 (Medium Risk)				
Zone 3a (High Risk)				
Zone 3b (Active Flood F	Plain)			\boxtimes
Additional Flood Risk C	omments			
There may be some sur		issues on the	site.	
Access and Transport (
require improvements to assess the impact that	o bring it up this scheme hich would	to highway st would have o need to be ma	andards. Further inve on the local highway. iintained if developm	quite narrow in parts and would estigation would be required to A public right of way runs through ent was to occur. Additional e existing urban area.
Electricity	Undergrou	ind cables exis	st to the east of the si	te at Argent Way
Gas				y Walk, to the south of the site.
Water			along Crouch Lane	
Sewerage				he site are at Argent Way, to the
Sewerage Treatment	□Rye	e Meads	⊠Deephams	□Other
Additional Developer Co				
developer. In this docur 4 bed homes including and extension to Chesh prevent stress of local r this site will secure a da and enhance local biod states that Oak View Fa and secure. The two sit broken glass. In additio commercial buildings of	ment it state affordable h nut Common networks. T angerous sit iversity and arm and Sm es have a n nal, there an n site. All of pugh the mi	that the site ousing, formation, sustainable he promotion e, provide new provide new h all Acre Nurse umber of haza re contaminan this is current ddle of the for	will deliver new acce I and informal play sp e drainage systems a material continues by v access and extensi nousing to meet local ery are accessible to ards, including derelic ts on site from previc ly openly accessible mer nursery. Regene	site has been produced by a ss off Argent Way, a mix of 2, 3 and bace for local resident, new access and new utilities infrastructure to v stating that the redevelopment of on to Cheshunt Common, protect need. The promotional material the public which could be unsafe et buildings, overgrown plants and us horticultural activity, as well as to the public via an unsecured rating the site will enable the

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

- The site is included within area C12 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C12 performs strongly against Green Belt purposes 1 and 2, and averagely against Purpose 3. No change to the green belt boundary was proposed in this location. However, it should be noted that the Review also states that there is the opportunity to transport the boundary in area C11-C30 in order to create a far stronger boundary around the edge.
- The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) identifies two
 categories of Green Belt sites that are not favoured for this development. This site can be placed into
 second category, which comprises Green Belt sites that do not adjoin or marginally adjoin urban
 development. The Report states that the development of these sites would create unconnected
 pockets of housing that are totally unrelated to one another or the existing urban area, and in the case
 of many sites would only be accessible via narrow rural lanes. The Report also states that these sites
 would exacerbate the area's already haphazard development patterns.

-	
	prevent further encroachment.
•	It is considered that this site does not have a strong Green Belt boundary to the west that would

Is the site considered to be	⊠Yes	□ No
suitable for development?		



Site Information					Site Location Map				
Site Reference		C	CG-GE	3-12	/	A	Paddock	Turks	
Number					CROUCH LANE	1		R	THE
Site Name		Green A		ursery		AL	The Bungalow	E E Sub	Sta
Site Area		1.3 hec	tares		The Brandles	5		A	1A
Site Status		□Urbaı	า						
		⊠Gree	n Belt			_	L L		Mal
			t		H	1-	1 7 1	1	
Source of Site		⊠Call f	or Site	S		1-			2//
		□Planr	ning A	oplication		11		TH	1
		Desk	top St	udy	H	T	L		
Site Visit Carried		□Yes			$\langle \rangle$	Ruin		1	/
Out		⊠No			1			The second secon	
Site Ownership		The site	has r	not been)				
		register	ed.					1	-
	Ν	Crouch	Lane,	Green)				/
Surrounding Uses		Belt					L	T	
round Uses	Е	Green E					11		
Ē Ň	S	Green E			1	1	Г		
Su	W	Green E	Belt			1	H-CI		
Cita Decerintian			_						
Site Description The site is relative		otopquic	n in ob	one and re	lativaly flat A	aluator	of trace are les	otod within	the
southern region o									
northern boundar									
boundary of the s									
Planning History									
In 1974, permissi	on f	or grante	d for a	an agricultu	ral implement a	and sto	ore building		
Development Pro	posa	al					-		
Residential			⊠ Comm		ercial		Other		
Local Plan 2005 (Poli	cy H11)	39						
Submitted Propos	sal								
Site Designations	;			<u> </u>					
		Cont		Adjoins				Contains	Adjoins
Green Belt				\boxtimes			nterest (SSSI)		
Archaeological In					Ancient Mor				
Local Wildlife Site						Community Open Space			
Lee Valley Regional					Cheshunt C	ommo	n		
Park Listed Building		Г	٦		Locally Liste	d Rui	dina		
TPO Trees	<u> </u>]		Conservatio				
Air Quality		L	_		Protected S		-		
Management Are	а					P00100	•		
Draft Local Plan		gnation (I	Reaula	ation 18)				1	1
The draft Local P					within the Gree	n Belt			

Accessibility – distance as the crow flies								
810m -Primary Sc (Goffs)	hool	1.84km - Secondary School (Goffs)	3.06m –Employment Area (New River Trading Estate)					
190m- Green Spa (Argent Way Infor		650m-Healthcare Centre (Valley View)	11.7km - Hospital (with A&E) (Barnet)					
2.96km - Town/Distric (Brookfield)	t Centre	660m - Local Centre (684-696 Goffs Lane)	3.6km -Leisure Centre (Laura Trott)					
2.9km - A10 Junc (Church Lane)		2km - Railway Station (Cuffley)	710m - Bus Service					
Flood Risk		-						
Does the site		Contains	Adjoins					
Zone 2 (Medium Risk)								
Zone 3a (High Risk)								
Zone 3b (Active Flood P	Plain)							
Additional Flood Risk Co								
		flooding issues to the south of th	e site.					
Access and Transport C								
		ess from Crouch Lane. Crouch L	ane is considered to be semi-rural in					
nature with some parts i	not being w	vide enough to enable two vehicle	s to pass. There are no footpaths					
	y of the site	e, therefore if development was to	o occur these would need to be					
created.	created.							
Utility Provision								
Utility Provision								
Electricity			sidential area to the east of the site.					
	The close	est low pressure gas main is locat	ed at Newgatestreet Road.					
Electricity Gas Water	The close A water m north of th	est low pressure gas main is locat nain is located along Crouch Land ne site, on Crouch Lane.	ed at Newgatestreet Road. e. A fire hydrant is located just to the					
Electricity Gas	The close A water m north of th	est low pressure gas main is locat nain is located along Crouch Land	ed at Newgatestreet Road. e. A fire hydrant is located just to the					
Electricity Gas Water Sewerage Sewerage Treatment	The close A water m north of th The close	est low pressure gas main is locat nain is located along Crouch Land ne site, on Crouch Lane. est foul sewer for the site is within e Meads	ed at Newgatestreet Road. A fire hydrant is located just to the the urban area of St James. Other					
Electricity Gas Water Sewerage Sewerage Treatment Additional Developer Co	The close A water m north of th The close	est low pressure gas main is locat nain is located along Crouch Land ne site, on Crouch Lane. est foul sewer for the site is within	ed at Newgatestreet Road. A fire hydrant is located just to the the urban area of St James. Other					
Electricity Gas Water Sewerage Sewerage Treatment Additional Developer Co None submitted.	The close A water m north of th The close	est low pressure gas main is locat nain is located along Crouch Land ne site, on Crouch Lane. est foul sewer for the site is within e Meads	ed at Newgatestreet Road. A fire hydrant is located just to the the urban area of St James. Other					
Electricity Gas Water Sewerage Sewerage Treatment Additional Developer Co None submitted. Suitability Comments	The close A water m north of th The close □Ryo	est low pressure gas main is locat nain is located along Crouch Land ne site, on Crouch Lane. est foul sewer for the site is within e Meads	ed at Newgatestreet Road. A fire hydrant is located just to the the urban area of St James. Other s.					
Electricity Gas Water Sewerage Sewerage Treatment Additional Developer Co None submitted. Suitability Comments The site is not considered	The close A water m north of th The close DRy omments su	est low pressure gas main is locat nain is located along Crouch Lane ne site, on Crouch Lane. est foul sewer for the site is within e Meads Deepham ubmitted during 2016 Call for Site	ed at Newgatestreet Road. a. A fire hydrant is located just to the the urban area of St James. a. Other s. following reasons:					
Electricity Gas Water Sewerage Sewerage Treatment Additional Developer Co None submitted. Suitability Comments The site is not considere • The site is include	The close A water m north of th The close DRy omments su ed to be sui led within th	est low pressure gas main is locat nain is located along Crouch Lane ne site, on Crouch Lane. est foul sewer for the site is within e Meads Deepham ubmitted during 2016 Call for Site itable for development due to the he area identified as area C13 in	ed at Newgatestreet Road. a. A fire hydrant is located just to the the urban area of St James. a. Other s. following reasons: the Council's Green Belt Review					
Electricity Gas Water Sewerage Sewerage Treatment Additional Developer Co None submitted. Suitability Comments The site is not considere • The site is includ (Scott Wilson, 20	The close A water m north of th The close BRy omments su omments su d to be sui led within th 008). The R	est low pressure gas main is locat nain is located along Crouch Lang ne site, on Crouch Lane. est foul sewer for the site is within e Meads Deephame ubmitted during 2016 Call for Site itable for development due to the he area identified as area C13 in Review states that this area perfor	ed at Newgatestreet Road. a. A fire hydrant is located just to the the urban area of St James. a. Dother s. following reasons: the Council's Green Belt Review ms strongly against Green Belt					
Electricity Gas Water Sewerage Sewerage Treatment Additional Developer Co None submitted. Suitability Comments The site is not considere • The site is includ (Scott Wilson, 20 Purposes 1 and	The close A water m north of th The close Ry omments su d to be sui led within th 008). The R 2, and aver	est low pressure gas main is located nain is located along Crouch Lane ne site, on Crouch Lane. est foul sewer for the site is within e Meads ⊠Deephame ubmitted during 2016 Call for Site itable for development due to the he area identified as area C13 in Review states that this area perfor ragely against Green Belt Purpos	ed at Newgatestreet Road. a. A fire hydrant is located just to the the urban area of St James. a. Other s. following reasons: the Council's Green Belt Review ms strongly against Green Belt e 3. No changes to the boundary					
Electricity Gas Water Sewerage Sewerage Treatment Additional Developer Co None submitted. Suitability Comments The site is not considere • The site is include (Scott Wilson, 20 Purposes 1 and were proposed for	The close A water m north of th The close DRy omments su ed to be sui led within th 008). The R 2, and aver or this area	est low pressure gas main is locat nain is located along Crouch Lane ne site, on Crouch Lane. est foul sewer for the site is within e Meads ⊠Deepham ubmitted during 2016 Call for Site itable for development due to the he area identified as area C13 in Review states that this area perfor ragely against Green Belt Purpos i. However, it should be noted that	ed at Newgatestreet Road. a. A fire hydrant is located just to the the urban area of St James. a. □Other b. □Other c. □Other					
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Electricity Gas Water Sewerage Sewerage Treatment Additional Developer Co None submitted. Suitability Comments The site is not considered • The site is includ (Scott Wilson, 20 Purposes 1 and were proposed for the opportunity to "extremely weak between settlem • The site may have the development openness of the • The development	The close A water m north of th The close B Rycomments su and to be suite and to be suite and within th 008). The R 2, and aver or this area o create a s boundaries ents, ve previous cof this site Green Belt at of the site	est low pressure gas main is locat nain is located along Crouch Lane est foul sewer for the site is within e Meads ⊠Deephame ubmitted during 2016 Call for Site itable for development due to the he area identified as area C13 in Review states that this area perfor ragely against Green Belt Purpos I. However, it should be noted that stronger Green Belt boundary in a si, which means there are no rea sily been a glasshouse; however, for self-build housing would not t, as identified in emerging GB2. e at a density similar to that identi	ed at Newgatestreet Road. A fire hydrant is located just to the the urban area of St James. Other S. following reasons: the Council's Green Belt Review ms strongly against Green Belt e 3. No changes to the boundary t the review also stated that there is areas C11-C30 as these areas have barrier to prevent encroachment t has since been cleared. Therefore, it the criteria of benefiting the overall fied above will have a detrimental					
Electricity Gas Water Sewerage Sewerage Treatment Additional Developer Co None submitted. Suitability Comments The site is not considered • The site is include (Scott Wilson, 20 Purposes 1 and were proposed for the opportunity to "extremely weak between settlem • The site may have the development openness of the • The development impact on the op	The close A water m north of th The close DRy omments su ed to be sui led within th 008). The R 2, and aver or this area o create a s boundaries ents, ve previous of this site Green Belt of the site penness of	est low pressure gas main is locat nain is located along Crouch Lane est foul sewer for the site is within e Meads ⊠Deephame ubmitted during 2016 Call for Site itable for development due to the he area identified as area C13 in Review states that this area perfor ragely against Green Belt Purpos a. However, it should be noted that stronger Green Belt boundary in a stronger Green Belt boundary in a	ed at Newgatestreet Road. A fire hydrant is located just to the the urban area of St James. Other S. following reasons: the Council's Green Belt Review ms strongly against Green Belt e 3. No changes to the boundary t the review also stated that there is areas C11-C30 as these areas have barrier to prevent encroachment t has since been cleared. Therefore, it the criteria of benefiting the overall fied above will have a detrimental					



Site Information					Site Location Map			
Site Reference	е	С	G-GB-1	I4(a)				
Number Site Name		White House Farm					IT IT	
Site Area								
Site Status		□Urba	n					
		⊠Gree	n Belt			Oakdene	-	
			b			Tanks		
Source of Site	:	⊠Call f			[²] M	st White Gates	Gart	
			0	olication			1	
		Desk	top Stu	dy			- Etm	
Site Visit Carr	led	⊠Yes				Whitehouse Farm	Peridine	
						Goff's Oak		
Site Ownershi	р	There a landow		the site.				
0	Ν	Green I						
din	Е	Green I			Temperature of the second		The	
Surrounding Uses	S	Commu Resider		en Space	g Gen Caix. (Ph) Sub Sia		F	
Sur	W	Newgat Green I		Road,	i i i i i i i i i i i i i i i i i i i		Pavilon Nursery (h	
Site Description	n							
James Road. boundary. Hee site rises ever	There dgerov ly fror	are hedg vs/Trees	jerows running	running a) north to	n the north eastern region of the si ong part of the sites western and p south through the centre of the site nately 12 metres.	part of the site	s southern	
Planning Histo		opplicatio	n for ro		ant of next of the site comprising	ha damalitian	of the	
					ent of part of the site, comprising t ad manege, and the construction o			
					used. A planning application for th			
of the site for	11 dwe	ellings in				•		
Development	Propo	sal		- 1 -				
Residential		P	\sum		nercial 🗌 Other			
Local Plan 20 H11)	U5 (P0	olicy	-					
Submitted Pro	posal		32					
Site Designati	ons							
		Co	ntains	Adjoins		Contains	Adjoins	
Green Belt			\boxtimes	\boxtimes	Site of Scientific Interest (SSSI)			
Archaeological Interest		est			Ancient Monument			
Local Wildlife Site				\boxtimes	Community Open Space		\square	
Lee Valley Regional Park					Cheshunt Common			
Listed Building	3				Locally Listed Building		\square	
TPO Trees				\boxtimes	Conservation Area			
Air Quality Management	Area				Protected Species			

Draft Local Plan Design	ation (Reg	ulation 18)						
The draft Local Plan pro GO4: Newgatestreet Ro	posed to a ad. The pr	llocate this site	tion for this site was fo	pment as part of emerging Policy r 25 dwellings a village green.				
Part of this site was also designated as Green Belt. Accessibility – distance as the crow flies								
380m -Primary Sc (Goffs)	hool	1.83km -	Secondary School (Goffs)	3.44km –Employment Area (New River Trading Estate)				
0m - Green Spa (adjoins Goffs Oak			ealthcare Centre alley View)	11km - Hospital (with A&E) (Barnet)				
3.19km - Town/Distric (Brookfield)	t Centre		- Local Centre 5 Masons)	3.7km-Leisure Centre (Laura Trott)				
3.1km - A10 Junc (Church Lane)		1.7km - Railway Station (Cuffley)		155m- Bus Service (War Memorial)				
Flood Risk								
Does the site			Contains	Adjoins				
Zone 2 (Medium Risk)								
Zone 3a (High Risk)								
Zone 3b (Active Flood P	Plain)			\boxtimes				
Additional Flood Risk Co	omments							
No flood risk issues ider		is site.						
Access and Transport C								
	xisting vehi			To support development, a new				
Utility Provision	<u> </u>							
Electricity	Electricity	cables availa	ble in the residential a	reas to the south or east.				
Gas			-	at Newgatestreet Road.				
Water	A water h	ydrant is locat	ed in the sites south-w					
Sewerage				ong both Newgatestreet Road and t to the south-west of the site.				
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other				
Additional Developer Co	mments m	ade during the	e Call for Sites 2016					
None submitted. During the Local Plan (Regulation 18) consultation the promoter stated that the site is in a sustainable location in proximity to public transport and local facilities, there is no infrastructure or ownership constraint that would prevent the land from coming forward for development, and that the land is available in the short term. The promoters have submitted a masterplan which shows the site can accommodate 32 houses of a variety house types in addition to providing a village green of slightly more than 0.8 hectares								

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

- In the Regulation 18 draft Local Plan (summer 2016) the western part of the site for proposed for allocation for c.25 dwellings to facilitate the relocation of the Village Green from its current location at Jones Road in order to enable the expansion of the Woodside School to the south. However, following public consultation the Council's preferred option is to expand the school pitches on land to the east and to retain the registered Village Green unchanged.
- The Council explored with the landowners the concept of extending the 'green ring' of public open space between St James' and Goffs Oak, continuing the concept pursued at Rosedale Park and Andrews Lane to incorporate the eastern part of Whitehouse Farm and the adjacent site at Pendine. Following this, the Council prepared the Green Belt Topic Paper (June 2017) to assess the existence of the 'exceptional circumstances' necessary to release land from the Green Belt. The Topic Paper states that the "Assessment of Whitehouse Farm and Pendine Against the criteria suggests that the exceptional circumstances do not exist at either of these sites. Retention of the existing village green location at Jones Road means that there is no longer any need to provide a village green relocation site at Newgatestreet Road. This undermines the exceptional circumstances for Green Belt release and provision of some housing as initially envisaged at Whitehouse Farm. It is therefore not proposed that the Green Belt will be released on this site or Pendine (CG-GB-15) through the Local Plan. In reaching this position the Council is aware that there may be other arguments specifically related to the previously developed parts of both Whitehouse Farm and Pendine. It may well be possible for the landowners to argue a case for 'very special circumstances' on the previously developed land but such considerations should be properly addressed through a planning application rather than the Local Plan".

The Council acknowledges that there are areas of Previously Developed Land within the site boundary. The NPPF (Paragraph 89) states that "A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are: [...] limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development." The possible development of this site will be explored through the Brownfield land Register.

Is the site considered to be	□Yes	⊠No
suitable?		



Site Information						Site Location Map				
Site Referenc	е		CG-G	B-1	4(b)			/		
Number		10/1-14			. ,					12L
Site Name Site Area			hectar		arm Field	_				
				85		_				
Site Status										Mast
			reen Be	elt						
0 (0)						_	/			
Source of Site	;		all for S							1
			-		lication					Whitehous
Site Visit Carr	ind		esktop	รเนต	ly					
Out	ieu									
_	in		re are v	orio					1	
Site Ownersh	ιþ				us the site.	and Right Ri				
	N		en Belt	101		Glenty" Pe				
bu	E	-	en Belt			Oatde	AREL RO			
Surrounding Uses	S			Ope	en Space	re. Part	Anason is	Windrush		
round Uses			idential		•		X	Tanglewo	Goffs Oak	
Sur	W		gatestr	eet	Road,	tale	10		(PH)	
		Gree	en Belt			HP A	E C	1 11 1 1	1 51	
Site Description						the north-east. T				
Planning Histo No planning h	ory				Ū	s located along th				
No planning n	listory (С.							
Development	Propos	sal								
Residential				\boxtimes	Com	mercial		Other		
Local Plan 20 H11)	05 (Po	licy		-						
Submitted Pro	oposal			32						
Site Designati	ions		I							
			Contair	าร	Adjoins				Contains	Adjoins
Green Belt			\boxtimes		\boxtimes	Site of Scientific	Inter	est (SSSI)		
Archaeologica	al Intere	est				Ancient Monum	ent			
Local Wildlife	Site				\boxtimes	Community Ope	en Spa	ace		\boxtimes
Lee Valley Re	gional					Cheshunt Comr	Cheshunt Common			\boxtimes
Park									
Listed Building	g					Locally Listed B		9		
TPO Trees					\boxtimes	Conservation A				
Air Quality Management	Area					Protected Speci	es			
Draft Local Pla		signati	ion (Po	aula	tion 18)					
						site for mixed use	e deve	elopment as	part of emerg	aina Policy
						cation for this site				
									<u> </u>	<u>~</u>

Accessibility – distance as the crow flies							
380m -Primary Sc (Goffs)	hool	1.83km -Secondary Scho (Goffs)	ol 3.44km –Employme (New River Trading				
0m - Green Spa (adjoins Goffs Oak		170m -Healthcare Centre (Valley View)	11km - Hospital (wit (Barnet)	h A&E)			
3.29km - Town/Distric (Brookfield)	t Centre	30m - Local Centre (1-5 Masons)	3.83km-Leisure C (Laura Trott)				
3.15km - A10 June (Church Lane)		1.7km - Railway Station (Cuffley)	155m- Bus Serv (War Memoria				
Flood Risk			• • • • • • • • • • • • • • • • • • •				
Does the site		Contains	Adjoins				
Zone 2 (Medium Risk)							
Zone 3a (High Risk)							
Zone 3b (Active Flood F	Plain)						
Additional Flood Risk Co	omments						
No flood risk issues ider		is site.					
Access and Transport C							
	•	cular access from St James R	oad. To support development	, a new			
access point along New	gatestreet	Road could be created.					
Utility Provision Electricity	Electricity	cables available in the resider	tial areas to the south or cost				
Gas	,	est low pressure gas main is lo					
		water mains located along Ne					
Water		ydrant is located in the sites so		loo nooda.			
Sewerage	A foul sev	ver and surface sewer are loca Road. A foul manhole is locate	ted along both Newgatestreet				
Sewerage Treatment	□Ry	e Meads 🛛 🖾 Deepha	ms □Other				
<u>_</u>	omments m	· · ·					
Additional Developer Comments made during the Call for Sites 2016 None submitted. During the Local Plan (Regulation 18) consultation the promoter stated that the site is in a sustainable location in proximity to public transport and local facilities, there is no infrastructure or ownership constraint that would prevent the land from coming forward for development, and that the land is available in the short term. The promoters have submitted a masterplan which shows the site can accommodate 32 houses of a variety house types in addition to providing a village green of slightly more than 0.8 hectares							
Suitability Comments							
 The site is considered to be suitable for residential development due to the following reasons: Residential development on this site will enable open space to be created centrally within the Goffs Oak Village. The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) states that development of green space on Whitehouse Farm would enable an "open space link between Cheshunt Common to the north and the playing fields to the south" to be created. The site is considered to be in a sustainable location for development; it is close to Goffs Oak Village, primary education and modes of sustainable transport. It is also with the sustainable distance recommended by Barton et al (2010) for a doctor's surgery and local open space/park. 							
			s surgery and local open spa	262			

• The Council's Green Belt Topic Paper (2017) states that "White House Farm and Pendine are both former small agricultural holdings comprising a mix of agricultural buildings and open land. The western part of White House Farm featured in draft policy as a relocation site for the village green (facilitated by a removal from the Green Belt and provision of c.25 homes) to enable the expansion of the Woodside School to the south. An alternative school expansion site to the east has been identified, avoiding the need for the relocation of the existing village green at Hones Road. However, the creation of an additional public open space on the corner of Newgatestreet Road and St James' Road would provide a new amenity space accessible from the north of the village, from where it is currently a lengthy walk to the existing playing fields to the rear of the village centre. The new open space would be closely connected with the shops and facilities of the village. These benefits would be expected to provide a focal point and strengthened identity for the village. These benefits would be expected by the provision of c. 25 dwellings".

Is the site considered to be	⊠Yes □No
suitable for development?	
Availability Comments	The site is considered to be available. During the Regulation 18 consultation on the draft Local Plan the landowners confirmed that the site is available and deliverable for development. The landowners also stated that "should the allocation of a village green not be accompanied by a residential development allocation they would not be amenable to the allocation".
Is the site considered to be available for development?	⊠Yes □No
Achievability Comments	The site is considered to be achievable. With the exception of its current Green Belt designation, it is considered that there are no policy constraints that would prevent this site from coming forward for development. It is considered that the site preparatory work will not have a significant impact on the economic viability of the development of this site. The site is located in close proximity to the urban area of Goffs Oak Village – this means that it will be able to benefit from existing infrastructure.
Is the site considered to be	⊠Yes □No
achievable for development?	
Delivery Period	1-5 years



Site Information							Site Location Map				
Site Referend Number	се		С	G-GB-	15						
Site Name		Pend	ine,	St Jam	ies	Road	Tanks		11-1-	7 Widdlag	THIN SA
Site Area		1.8 h						Dunn Loring			
Site Status		□Urk	ban				White Gates Cottage			How Gik	
		⊠Gre		Belt				2			STJAMES RC
Course of Cit	-			0.1				7[The formation of the second se
Source of Sit	e			Sites g Appl	icat	ion		1	Hay		ON THE
				p Study		1011	iouse Farm		Pendine		HEASTERS
Site Visit Car	ried	□Ye			,		Goff's Oak				
Out		⊠No									all l
Site Ownersł	nip	There the si		a single	e ow	/ner of					Alina
D	Ν	St Ja Bank		' Road	, La	urel		1			
s	E	Resid						-	T	1	
Surrounding Uses	S			ty Ope							y (
Surr	W			InEx N use Fa							
		Belt	5 1 100	use i u	,	Green					
Site Descript											
	a sing	le resid	denti	al dwe	lling	g and g	flat, but slopes upv Jarden land. Along Nout the site.				
Planning His	tory										
An outline ap and refused			11 d	welling	js o	n this :	site was refused. V	'ario	us extensio	ons have be	en approved
Developmen	t Prop	osal									
Residential				\geq	\triangleleft	Comr	nercial		Other		
Local Plan 20 H11)	•	-		-							
Submitted Pr	-	al		11-16	6						
Site Designa	tions		Con	toino	<u>م</u>	licino				Containa	Adiaina
Green Belt			Con	itains	AC	ljoins	Site of Scientific I	ntor	act	Contains	Adjoins
				\boxtimes		\boxtimes	(SSSI)		551		
Archaeologic		erest		<u> </u>			Ancient Monument				
Local Wildlife		al					Community Open Space Cheshunt Common			\square	
Park	egiona	ai									
Listed Buildir	ng						Locally Listed Bui		9		
TPO Trees					<u> </u>		Conservation Are				
Air Quality Management	t Area						Protected Specie	S			

Draft Local Plan Designation (Regulation 18)								
The draft Local Plan proposed to keep this site within the Green Belt								
Accessibility – distance as the crow flies								
590m -Primary Sc (Woodside)	hool	1.8km - S	econdary School (Goffs)	3.19m –Employmen (New River Trading B				
0m - Green Spa (adjoins)	се		ealthcare Centre alley View)	11.5km - Hospital (wit (Barnet)	h A&E)			
3.1km - Town/District (Brookfield)	Centre		- Local Centre 96 Goffs Lane)	3.6km -Leisure Ce (Laura Trott)	ntre			
2.9km - A10 Junc (Church Lane)			Railway Station (Cuffley)	270m - Bus Servi (Goffs Oak War Men				
Flood Risk								
Does the site	Does the site Contains Adjoins							
Zone 2 (Medium Risk)								
Zone 3a (High Risk)								
	Zone 3b (Active Flood Plain)							
Additional Flood Risk Co	,							
No flood risk issues hav		ntified for this	site					
Access and Transport C			Site.					
The site currently has a considered to be the mo James' Road will require need to be created Cy	single poin ost appropri e further inv	ate. The impa /estigation. C	ct that development or onnections to the exist	toad. This access point is In this site would have on a ing footpaths at the Aster	St			
Utility Provision	Cablaa la	acted within th	o main regidential urb	an area to the east				
Electricity Gas			e main residential urb n is located at the entr					
Water	A water m	•	g St James Road. A w	ater hydrant is located clo	ose to the			
Sewerage	A foul sev The Aster	•	ust to the north east o	f the site to the east of the	e site, at			
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other				
Additional Developer Co	omments su	ubmitted as pa	rt of the Call for Sites	2016				
The promoter stated that the site offers a development opportunity to provide much needed new housing which can be delivered early in the plan period. The site is in a sustainable location being adjacent to the built up area of Goffs Oak and within close proximity to its services and facilities. The promoter continues by stating that the site is within a built-up frontage and adjoined on three sides by existing built development, such that the development of the site would constitute infill development and would not encroach into the Green Belt. There are no constraints to restrict development on this site.								

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

- The Council explored with the landowners the concept of extending the 'green ring' of public open • space between St James' and Goffs Oak, continuing the concept pursued at Rosedale Park and Andrews Lane to incorporate the eastern part of Whitehouse Farm and the adjacent site at Pendine. Following this, the Council prepared the Green Belt Topic Paper (June 2017) to assess the existence of the 'exceptional circumstances' necessary to release land from the Green Belt. The Topic Paper states that the "Assessment of Whitehouse Farm and Pendine Against the criteria suggests that the exceptional circumstances do not exist at either of these sites. Retention of the existing village green location at Jones Road means that there is no longer any need to provide a village green relocation site at Newgatestreet Road. This undermines the exceptional circumstances for Green Belt release and provision of some housing as initially envisaged at Whitehouse Farm. It is therefore not proposed that the Green Belt will be released on this site or Pendine (CG-GB-15) through the Local Plan. In reaching this position the Council is aware that there may be other arguments specifically related to the previously developed parts of both Whitehouse Farm and Pendine. It may well be possible for the landowners to argue a case for very special circumstances' on the previously developed land but such considerations should be properly addressed through a planning application rather than the Local Plan".
- A recent planning application (07/16/0976/F) for the redevelopment of the site was refused on Green Belt grounds (inappropriate development and harm to the openness of the Green Belt which would not clearly be outweighed by very special circumstances), design ground (the layout and scale of the proposal would not be in keeping with the rural character of the area) and the proposals failure to comply with Policy SUS18 of the Borough of Broxbourne Local Plan Second Review.

Is the site considered to be	□Yes	⊠No
suitable?		



Site Information				Site Location Map					
Site Reference		CG-GE	3-16						
Number					D.M	F	MENT		
Site Name		Tina (Tawe C	heyne)	At-	A F.		71471		
Site Area		Nursery 3.6 hectares		a					
Site Status		□Urban							
		Green Belt							
					Nursery (horti	cultural)			
Source of Site		⊠Call for Site		Nursery (horticultural)	Tan				
		□Planning A		indisely (noncularity)			Th		
		Desktop St	udy			TL []	12		
Site Visit Carried		⊠Yes		den Centre					
Out							TIK		
Site Ownership		There is one for this site.	landownei				11		
	Ν	Green Belt, F	Residential						
D D	Е	Local wildlife	site,			THE	FIL		
ilpr		Green Belt		Production of the second secon	1		5		
Surrounding Uses	S	Public House	, Goffs	H JAC	J.H.	PH	d.		
		Lane	• • •			Thethe			
S S	W	Closed Garde	en Centre,	2.A. E. T. I. H. K.		~Q(4, 7/11			
Site Description		Nursery							
	nina	ntly rectangula	r in shape	and gently slopes upwards f	rom eas	t to west. It	contains a		
				ires (i.e. sheds) and areas of					
				the site. The south western c					
green field. There	e are	a number of tr	ees locate	ed within the site.					
Planning History		· •				.			
			r a mixed	use of existing nursery for ho	orticultur	e and the sa	ale of		
plants and plant r Development Pro									
Residential	pus	ai [2	7	Commercial 🛛	Other		\square		
Local Plan 2005			2			open space			
(Policy H11)				Commercial building		орен эрасс	5		
Submitted		126 (combin	ed with	served by 65 car parking					
Proposal		CG-GB-71, CC							
Site Designations	;						-		
		Contains	Adjoins			Contains	Adjoins		
Green Belt		\boxtimes	\square	Site of Scientific Interest (SS	SSI)				
Archaeological Interest		st 🛛		Ancient Monument					
Local Wildlife Site		\boxtimes	Community Open Space						
Lee Valley Regional				Cheshunt Common					
Park									
Listed Building				Locally Listed Building					
TPO Trees		\square	\boxtimes	Conservation Area					
Air Quality Management Are	а			Protected Species					

Draft Local Plan Designation (Regulation 18)

The draft Local Plan proposed to allocate this site, in conjunction with CG-GB-71 and CG-GB-88) for mixed use development as part of emerging Policy GO2. The Policy allocated this site for 80 dwellings, a commercial development site for restaurant and related uses, and public open space to the north to provide separation from St James Village.

Accessibility – distance as the crow flies									
570m -Primary Sch (Woodside)	nool	1.7km - \$	Secondary School (Goffs)	3km –Employment Area (New River Trading Estate)					
120m - Green Spa	ace		ealthcare Centre alley View)	11.25km-Hospital (with A&E) (Barnet)					
3.1km - Town/District (Brookfield)	Centre		- Local Centre 96 Goffs Lanes)	3.3km -Leisure Centre (Laura Trott)					
2.7km - A10 Junct (Church Lane)	ion		Railway Station (Cuffley)	65m - Bus Service					
Flood Risk									
Does the site			Contains	Adjoins					
Zone 2 (Medium Risk)									
Zone 3a (High Risk)	ne 3a (High Risk)								
Zone 3b (Active Flood Pl	lain)								
Additional Flood Risk Co	mments								
The site may be suscept		face water floo	oding.						
Access and Transport Co		from Coffo Lo	ne. Due to the notantic	al acala of dovelopment this site					
				al scale of development this site ork will require investigation.					
Pedestrian pathways are									
Utility Provision		0							
Electricity	Available	on site.							
Gas	A low pre	ssure das mai	n is located along Gof	fs Lane					
Water	-		a water main						
Sewerage			e sewer is located alo	ng Goffs I ane					
Sewerage Treatment		e Meads	⊠ Deephams						
-									
Additional Developer Co		Plan consultat	ion Regulation 18 the	promoter stated that this site in					
			•	an the Green Belt designation and					
it is therefore an availabl	e and deliv	verable site fo	r the provision of hous	ing in Broxbourne. The					
				dential development as it will help					
				take advantage of the range of					
				lers that a density of c.23 dwellings tial units presented in the					
•	•			aft Local Plan and national policy					
			tances and private am						

The promoter stated that the commercial floorspace proposed would act as an extension to the existing village centre and increase the amenities on offer to existing and future residents and the close proximity of the site to the village centre provides a unique opportunity to create a sustainable mixed use development that will complement the existing village.

Suitability Comments

The site is considered to be suitable for development due to the following reasons:

- The Goffs Oak Development Options Report (April, 2016) considered this site as part of Development Approach 2: Goffs Oak Village Expansion. The options report concluded that the sites considered under this approach would "concentrate a moderate amount of housing around Goffs Oak village across a number of sites. This would minimise its impact, and by adding more residents to the village could strengthen the provision of services and public transport within and to it".
- There is large amount of derelict glass on site, which provides an unsightly gateway into Goffs Oak. The development of this site for residential will address this dereliction and provide an attractive gateway into the centre of the village.
- The development of this site and the creation of Local Open Green Space within the northern region will create a stronger and more robust Green Belt boundary. It will also create a permanent separation between St James and Goffs Oak, preventing their coalescence.
- The site is considered to be in a sustainable location; it is close to the existing village centre, primary education and modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) for facilities and amenities for a doctor's surgery and local park/green space.

The following planning constraints will need to be considered as part of any planning application for the development of this site; TPO trees located on the site, the presence of an area of archaeological interest (The medieval moated site of 'Darks') within the site boundary, potential contamination issues due to the previous use of the site, and, the sites proximity to Grade II listed Goffs Oak House.

Is the site considered to be suitable for development?	⊠Yes □ No
Availability Comments	The site has been actively promoted to the Council. During the Local Plan Regulation 18 consultation, the agent for the landowners confirmed that the site is in full control of one company and that they fully support the inclusion of the site as a residential allocation with an element of commercial use in the Local Plan.
Is the site considered to be available for development?	⊠Yes □ No
Achievability Comments	The site is considered to be achievable. The site preparatory works are not considered to be detrimental to the sites viability. Additional costs may occur as a result of measures required to mitigate against the impacts that development will have on the planning constraints identified above. Due to the sites close location to the urban area and the developed nature of the site it will be able to benefit from existing infrastructure. With the exception of the sites Green Belt status, it is considered that there are no planning constraints that would prevent development coming forward on this site.
Is the site considered to be achievable?	⊠Yes □ No
Delivery Period	1-5 years



Site Information				Site Location Map					
Site Reference			CG-	-GB-	17	AT THE P	Diver		TOPE
Number		-		_		THE DOM	WELS W	STIF	
Site Name			mer No rsery	скпс	DIA/FJD	j.Goodi V.	84200H		maria
Site Area			ectares			19-11-0260			NUMBER OF STREET
Site Status		_	Jrban			- /		7	Gaffa Qys
		-	Green B	elt		Reney Orticulant		-12	ᆀ
			/lixed			100		A	
Source of Site			Call for S	Sites					
					olication				1-4-
			Desktop						
Site Visit Carried		ΠY	/es		-	The second		1 54	
Out		\boxtimes N	No			THERE		125	
Site Ownership			e site is		rivate				
	1		nership			Coming	In		
D	N		sidentia			Estata -	1 All Roce		a second
Surrounding Uses	E		sidentia	I, II	udor	Reis tar			
round Uses	S		rsery sidentia		offs Lane		19/201		Total D
urr (W		rseries	ii, OC		4	17 6 55		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
0	•••	Tiu					- 10 3 3	B 160	
Site Description									
						Indaries of existing pro ntle. The middle sectio			
residential develop	ment	in th	e 1970s	. The	e site is se	parated into three differ	ent segments b	y tree bounda	aries. The
						urface. A large cluster			
	existi	ng pi	roperties	5. Tre	ees are loc	ated on the sites south	ern, nortnern an	a western bo	raers.
Planning History					1.6 (1		· · · · · · · · · · · · · · · · · · ·		
granted consent f						northern part of the s	site. This north	ern end was	s also
granted consent i	01 51	anc	s anu n	0130	Telated a				
Development Pro	posa	al					F		
Residential				\boxtimes	Comme	ercial 🗌	Other		
Local Plan 2005	(Polie	cy H	11)						
Submitted Propos	sal								
Site Designations	\$				1				
			Conta	ins	Adjoins			Contains	Adjoins
Green Belt			\boxtimes		\boxtimes	Site of Scientific Interest (SSSI)			
Archaeological In		st			\boxtimes	Ancient Monument			
Local Wildlife Site			\square			Community Open Space			
Lee Valley Regio Park	nal					Cheshunt Common			
Listed Building					\boxtimes	Locally Listed Build	ina		
TPO Trees						Conservation Area			
Air Quality Manag	geme	ent				Protected Species			
Area	-					•			

Draft Local Plan Designation (Regulation 18)										
The draft Local Plan proposed to keep this site within the Green Belt. The middle section of the site has										
also been designated as a Local Wildlife Site.										
Accessibility – distance	Accessibility – distance as the crow flies									
647m -Primary Scl (Woodside)	hool		econdary School (Goffs)	2.79km–Employment Area (New River Trading Estate)						
287m - Green Sp	ace		ealthcare Centre lley View)	11.32km- Hospital (with A&E) (Barnet)						
2.7km - Town/District (Brookfield)	Centre	-	- Local Centre 6 Goffs Lane)	3.09km -Leisure Centre (Laura Trott)						
2.5km - A10 Junc (Church Lane)			Railway Station Cuffley)	250m - Bus Service						
Flood Risk		1								
Does the site		C	ontains	Adjoins						
Zone 2 (Medium Risk)										
Zone 3a (High Risk)										
	Zone 3b (Active Flood Plain)									
Additional Flood Risk Co	omments	1								
No flood risks identified).								
Access and Transport C	omments									
	levelopmer	nt could have u	pon residential roads	ment will need to be undertaken to , including Burton Lane and Goffs nd this would require						
Utility Provision										
Electricity	Available	at the resident	al properties, either t	o the east or north.						
Gas				ffs Lane and Burton Lane						
Water	located in	close proximit	y to the site.	Burton Lane. 5 hydrants are						
Sewerage	located a	ong Goffs Lan		Burton Lane. A surface sewer is owever, the surface sewer along arm.						
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other						
Additional Developer Comments submitted during Call for Sites 2016										
The developer stated that the land at Nockhold/FJD represents a logical and sustainable location to										
contribute to the future growth of the borough and help meet its objectively assessed needs. The site is capable of meeting housing objectives outlined in the NPPF and NPPG, and there are no recognisable										
constraints on the site, including flood risk and ecological issues, which would impact possible development. The site has been identified in various evidence base documents associated with the										
				e early years of the plan period to						
provide for development They continue by stating	that comp that the s	lements and ei ite would contir	nhances the deliveration of the the object the object of the object the object of the	bility of existing identified sites. tives of the Green Belt once						
development has hypothetically taken place on the allocated adjacent sites.										

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

- This site is included within area C23 of the Council's Green Belt Review (Scott Wilson, 2008). The Review states that this area performs strongly against the Green Belt purposes and proposed no changes to boundary in this location. However, it should be noted that the review also stated that there is the opportunity to create a stronger Green Belt boundary in areas C11-C30 as these areas have "extremely weak boundaries", which means there are no real barriers to prevent encroachment between settlements.
- The Council's emerging Plan has allocated Tudor Nurseries, located to the east of the site, for mixed use development as part of the 'Rosedale Park' housing scheme. Subject to the Plan passing inspection and this site being given the go ahead, CG-GB-17 will play a key role in preventing the coalescence of West Cheshunt and Goffs Oak
- The Councils Glass House Study (Laurence Gould, 2013) did not identify this site for assessment. There are currently no derelict glasshouse structures on this site, and the appearance of the majority of the site is open fields. Therefore, emerging Policy GB2 is not applicable.
- Located within the boundaries of the site is 'Meadow West of Tudor Villas', a Local Wildlife site. The Council resists the development on Local Wildlife sites, unless it is for the benefit of the wider community. It is considered that the development of this site for residential is not in the interests of the community.

٠	The site contributes to	maintaining a l	local gap	between	West Ches	hunt and Goffs Oak village.
Is this	site considered to be	suitable for d	evelopm	ent?	□Yes	🖾 No



Site Information					Site Location Map				
Site Reference			40(.)			11.2			128.20
Number		CG-GB-	18(a)						
Site Name		Longmead ar Farm	ld Pylon				F	FB	
Site Area		3 hectares							Pash (um)
Site Status		□Urban				-		4	Pau
		Green Belt							*
		□Mixed						7	AL
Source of Site		Call for Site	es						
		□ Planning A	pplicatio	n				-	//
		□Desktop St			ME				
Site Visit Carried		□Yes	,		H C			Pyton Fam	
Out		⊠No			LaurelBank				/
Site Ownership		There are sev	/eral		Farm	17	-		
		landowners for	or this si	te.	111人子母	S.C.	4.61	IV	
	Ν	Green Belt			LAK GH		HIP	-T-T-TK.	2000
ding	Е	Green Belt			1 AFLTH	AC.		H-H-	TY Y
round Uses	S	Residential			1 Dolt	-			L S S S
Surrounding Uses	W	Laurel Bank F	arm,		dan El Sub Sta	5000			SERV OVUD
Sul		Green Belt			The second	Ē	1.1.		PIN 14
Site Description									
	d of	two staggered	rectang	ular	shapes of land, wh	nich ai	radually s	lope northw:	ards Trees
					undary, with there				
					ite boundary. There				
		•	f the site	e. Th	nese two separate	sites v	were pror	noted togetl	ner to the
Council in a previ	ous	call for sites.							
Planning History		<u> </u>					-		
			24 dwell	ings	on Longmead and	Pyloi	n Farm.		
Development Pro Residential	pos		7	Con	nmoroial		Other		
	<u> </u>	\triangleright	4	Con	nmercial		Other		
Local Plan 2005 (Policy H11)	י	-							
		30							
Submitted		(In conjunction	n with						
Proposal		<u>CG-GB-47</u>							
Site Designations	3								
		Contains	Adjoins				(Contains	Adjoins
Green Belt		st □			ite of Scientific Inte	erest	(SSSI)		
0	eological Interest				ncient Monument				
Local Wildlife Site					Community Open S				
Lee Valley Regio Park	nal			C	Cheshunt Common				
Listed Building					ocally Listed Buildi	ing			
TPO Trees			\boxtimes	C	Conservation Area				
Air Quality	_			P	Protected Species				
Management Are	a								

Draft Local Plan Designation	ation (Regi	ulation 18)						
The draft Local Plan proposed to keep this site within the Green Belt.								
Accessibility – distance as the crow flies								
880m -Primary Sc (Goffs Oak)	hool	1.6km - S	econdary School (Goffs)	2.81km –Employmer (New River Trading I				
200m -Green Sp (Argent Way)	ace		ealthcare Centre alley View)	11.64km- Hospital (wi (Barnet)	ith A&E)			
2.51km- Town/District (Brookfield)	Centre		· Local Centre asons Parade)	3.38km -Leisure C (Laura Trott)	entre			
2.6km - A10 Junc (Church Lane)			Railway Station (Cuffley)	560m - Bus Serv (Goffs Oak War Mer				
Flood Risk								
Does the site		(Contains	Adjoins				
Zone 2 (Medium Risk)								
Zone 3a (High Risk)	Zone 3a (High Risk)							
Zone 3b (Active Flood P	lain)			\boxtimes				
Additional Flood Risk Co	omments	l						
There may be some sur		flooding issue	s to the north.					
Access and Transport C								
development occurred. <i>A</i> access Pylon Farm.				d require improvement if s also a public footpath, i				
Utility Provision								
Electricity	•		ailable at Poppy Walk		- 11 -			
Gas				ppy Walk and Mallow Wand Poppy Walk. The close				
Water	hydrant is	located at the	northern end of Popp	y Walk.				
Sewerage			e sewers are located a runs parallel to the sit	long Poppy Walk and Ma es eastern boundary.	llow			
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other				
Additional Developer Co None submitted.	omments su	ubmitted during	g Call for Sites 2016					

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

- The site is identified as part of area C13 in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that this area performs strongly against Green Belt purposes 1 and 2, and averagely against Green Belt Purpose 3. However, it should be noted that the review also stated that there is the opportunity to create a stronger Green Belt boundary in areas C11-C30 as these areas have "extremely weak boundaries", which means there are no real barriers to prevent encroachment between settlements.
- The 2005 Local Plan Inspector notes that the site "fulfils the Green Belt purposes of preventing the encroachment of the built up area of St James into the countryside, and is part of a gap which stops the coalescence of the settlement with the housing estates at Hammondstreet to the north." The inspector concludes that the site does not constitute PDL as defined in PPG3 due to their being little evidence of former buildings on site. The Inspector concluded that the release of this land would not lead to any more defensible green belt boundary than that which exists at present.

- Part of the site was included within 'Development Approach 4: Infill around the Green Ring' in the Goffs Oak Development Options Report (Broxbourne Borough Council, 2016). Although this would provide a moderate amount of housing, the report concluded that this approach would break the key visual links between those roads and the green ring, and that the large number of sites included within this option could be a barrier to delivery, particularly of the infrastructure required to support the site. The report also noted that negative public reaction to this approach could be expected.
- A planning application for the development of 24 dwellings at this site was refused. Some of the reasons provided for the applications refusal include; the materially detrimental impact the development would have on the character and visual amenity of the site and its setting and be contrary to Policy GBC16, and, the site has no realistic means of vehicular access other than via an existing highway (Poppy Walk) and that the greater use of this would be detrimental to pedestrian and vehicular highway safety and create a level of congestion along the length of Poppy Walk that would be materially detrimental to residential amenity.

Is this site considered to be suitable for	development?	□Yes	🖾 No



Si	te In	formation		Site Location Map			
Site Reference		CG-GB-	-18(b)		1		
Number			()	_ \			
Site Name		Longmead No 0.798 hectare		_ _			
Site Area			es				
Site Status		□Urban					
		Green Belt					
				_			
Source of Site		⊠Call for Site					
		□Planning A				1	
		Desktop St	udy				
Site Visit Carried		□Yes					Pylon Farm
		⊠No				1 to	\sim
Site Ownership		There are seven landowners for		Laurel Bank	-	6 13	
	NI		or this site	- Farm	467	15/67	
Ð	N	Green Belt			12	1714	
Surrounding Uses	E S	Green Belt Residential			u	43	4
round Uses	W	Laurel Bank F	Form		HAN		
in in in its second sec	vv	Green Belt	-ann,		MAG	I VIAE	The
0)							
Site Description							
				ar shapes of land, which			
				boundary, with there als s site boundary. There is			
				This site was promoter			
2016		dotorn region e			ooparatory		
Planning History							
			24 dwellin	gs on Longmead and P	ylon Farm.		
Development Pro	posa						
Residential			Comr	nercial 🗌	Other		
Local Plan 200	5	-					
(Policy H11)							
Submitted Propo		45					
Site Designations	5		A 11 1				
Oreen Delt		Contains	Adjoins	Oite of Opiontific Intere		Contains	Adjoins
Green Belt				Site of Scientific Intere	st (5551)		
Archaeological In				Ancient Monument			
Local Wildlife Site				Community Open Spa	се		
Lee Valley Region	nal			Cheshunt Common			
Park Listed Building				Locally Listed Building	1		
TPO Trees				Conservation Area			
Air Quality				Protected Species			
Management Are	а						
Draft Local Plan		gnation (Regula	ation 18)	l			
				e within the Green Belt.			
		·	•				

Accessibility – distance	as the crow	/ flies					
880m -Primary School (Goffs Oak)		1.67km - S	Secondary School (Goffs)	2.94km –Employment Area (New River Trading Estate)			
200m -Green Sp (Argent Way)	ace		ealthcare Centre alley View)	11.64km- Hospital (with A&E) (Barnet)			
2.84km- Town/District (Brookfield)	Centre		- Local Centre asons Parade)	3.5km -Leisure Centre (Laura Trott)			
2.73km - A10 Junc (Church Lane)			Railway Station (Cuffley)	560m - Bus Service (Goffs Oak War Memorial)			
Flood Risk				·			
Does the site		(Contains	Adjoins			
Zone 2 (Medium Risk)							
Zone 3a (High Risk)							
Zone 3b (Active Flood P	Plain)						
Additional Flood Risk Co	omments						
There may be some sur		flooding issue	s to the north.				
Access and Transport C		U					
		Walk to Long	mead Farm. This wo	Ild require improvement if			
				is also a public footpath, is used to			
access Pylon Farm.	-						
Utility Provision							
Electricity			ailable at Poppy Walk				
Gas				oppy Walk and Mallow Walk			
Water	hydrant is	located at the	northern end of Pop				
Sewerage				along Poppy Walk and Mallow tes eastern boundary.			
Sewerage Treatment	□Rye	e Meads	⊠Deephams	□Other			
Additional Developer Co	mments si	ubmitted during	g Call for Sites 2016				
Additional Developer Comments submitted during Call for Sites 2016 The promoter states that the site is "ready to go" and that it is located next to an existing developed area where the infrastructure is already in place. The promoter continues by stating that the owners of the site are willing to work with the Council in bringing forward the site for housing. It is considered the same character and style of housing at Poppy Walk can be extended to the site and provide much need housing at a very short notice. Site preparation would be minimal.							
Suitability Comments							
The site is not consider	ed to be su	itable for deve	elopment due to the fo	ollowing reasons:			
 The site was incl 	uded withir	n area C13 of	the Council's Green E	Belt Review (Scott Wilson, 2008).			
				n Belt purposes 1 and 2, and			
that there is the	opportunity	to create a st	ronger Green Belt bo	e noted that the review also stated undary in areas C11-C30 as these are no real barriers to prevent			
encroachment be							

- The 2005 Local Plan Inspector notes that the site "fulfils the Green Belt purposes of preventing the encroachment of the built up area of St James into the countryside, and is part of a gap which stops the coalescence of the settlement with the housing estates at Hammondstreet to the north." The inspector concludes that the site does not constitute as PDL as defined in PPG3 due to their being little evidence of former buildings on site. The Inspector concluded that the release of this land would not lead to any more defensible green belt boundary than that which exists at present.
- Part of the site was included within 'Development Approach 4: Infill around the Green Ring' in the Goffs Oak Development Options Report (Broxbourne Borough Council, 2016). Although this would provide a moderate amount of housing, the report concluded that this approach would break the key visual links between those roads and the green ring, and that the large number of sites included within this option could be a barrier to delivery, particularly of the infrastructure required to support the site. The report also noted that negative public reaction to this approach could be expected.
- A planning application for the development of 24 dwellings at this site was refused. Some of the reasons provided for the applications refusal include; the materially detrimental impact the development would have on the character and visual amenity of the site and its setting and be contrary to Policy GBC16, and, the site has no realistic means of vehicular access other than via an existing highway (Poppy Walk) and that the greater use of this would be detrimental to pedestrian and vehicular highway safety and create a level of congestion along the length of Poppy Walk that would be materially detrimental to residential amenity.

Is this site considered to be suitable for development?	□Yes	⊠ No
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Site Information					Site Location Map					
Site Reference		С	CG-GB-19			/	CROUCHLANE		aurila V	5200 IF
Number						The Coltrage			(HAR	
Site Name Site Area		Twelve A		⊦ar	m	- A A A	Farm			
		4.5 hect					-4			
Site Status		□Urban					srookside Farm		Star 1	T (A)
		⊠Greer								
						FB				ARE
Source of Site		\boxtimes Call for					(m) (m)			
		□Plann	•	• •		1		12	4	
		Deskt	op St	udy	y			- 7	State C.	1/
Site Visit Carried		□Yes						1	J HI B	
Out		⊠No						~ ~	7/	
Site Ownership		There a						Gotts Cak	4	
		landown		or t	his site	·		00		
D	Ν	Green B				Pyton Parm	ł	STEDES		
s din	E	Green B						「日本」	SAL DE	
round Uses	S	Residen				T		HU IN		
Surrounding Uses	W	Green B	elt			The	rt	HE E	20102	200
งี						4 14. 11 - 14			9777 <i>III 222</i> 2	
Site Description	<u> </u>	I								
The site is irregul	ar in	shape, sl	oping	g do	own to	the north. There a	ire va	rious farm bu	uildings on t	he site and
						ncentrated in the				
	is pr	edominar	tly o	ben	fields.	Lining the border	s of tl	ne site is a si	gnificant nu	mber of
trees.										
Planning History	ofue	od in 108) for	tho	conve	rsion of the land fo	or liab	t industrial u	sas Parmis	sion was
						he existing agricul				
Development Pro			inge	<u></u>			larar		That office de c	•
Residential			D	\triangleleft	Comn	nercial		Other		
Local Plan 2005 (Poli	cy H11)								
Submitted Propos	sal			15						
Site Designations				-0						
		Conta	ains	A	djoins				Contains	Adjoins
Green Belt						Site of Scientific	Inter	est (SSSI)		
Archaeological In	teres						Ancient Monument			
Local Wildlife Site						Community Ope		асе		
Lee Valley Region						Cheshunt Comm				
Park	iidi									
Listed Building						Locally Listed Bu	Locally Listed Building			
TPO Trees					Conservation Are	ea				
Air Quality			1			Protected Specie	es			
Management Are			1							
Draft Local Plan							B ::			
I he dratt Local P	ian p	proposed	to ke	ep 1	this site	e within the Green	Belt.			

Accessibility – distance as the crow flies							
960m -Primary School (Fairfields)		1.34km -	Secondary School (Goffs)	2.5km–Employment Area (New River Trading Estate)			
80m -Green Spa (Argent Way)	ace		ealthcare Centre alley View)	12km - Hospital (with A&E) (Barnet)			
2.35km - Town/Distric (Brookfield)	t Centre		- Local Centre nmondstreet)	3.2km -Leisure Centre (Laura Trott)			
2.5km - A10 Junc (Church Lane)			- Railway Station (Cuffley)	455m - Bus Service (Oaklands Road)			
Flood Risk							
Does the site			Contains	Adjoins			
Zone 2 (Medium Risk)							
Zone 3a (High Risk)							
Zone 3b (Active Flood F	Plain)			\boxtimes			
Additional Flood Risk Co	omments						
There may be some sur Access and Transport C		flooding issue	S.				
	nd therefor here are cu	e access from urrently no pat	Rags Lane would rec hways along Rags La	ch or drainage channel in front of uire a vehicular bridge or ne o the south of the site at the main			
Electricity	urban are	a		sidential area to the south (Poets			
Gas		the end of Ra		Υ.			
Water	A water m	nains runs alor	ng Burton Lane				
Sewerage	A foul sev	ver runs direct	ly through the site				
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other			
Additional Developer Co	omments si	ubmitted as pa	art of Call for Sites 201	6			
Additional Developer Comments submitted as part of Call for Sites 2016 The promoter stated that the land is now redundant for agricultural use as well as the fact that if pig production was to resume the site would become a bad neighbour to the new residential areas that surround the site. The footpath that cuts across the middle of the site has seen an increase in foot traffic which has led to more trespassing of the site, litter, vandalism and roaming dogs. The promoter continues by stating the street lighting at Rags Lane remains an issue, however if the site was to be developed then provision could be made for widening of the lane and the provision of pavements and street lighting. The site benefits from an existing tree line and hedges which means that the development of this site will be enclosed, thus maintaining the semi-rural feel. The promoter noted that the landowners are willing to donate up to two acres for landscaping along the northern boundary, which would allow the Council's concept of Rags brook Valley to continue and maintain attractiveness. Finally, the promoter stated that the site is now redundant for agricultural use and contains derelict buildings; therefore the site should qualify for self-build.							

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

- The site is included within area C14 of the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C14 performs strongly against Green Belt purposes 1 and 2, and poorly against Green Belt Purpose 3, and proposed no change to the boundary in this location. However, it should be noted that the review also stated that there is the opportunity to create a stronger Green Belt boundary in areas C11-C30 as these areas have "extremely weak boundaries", which means there are no real barriers to prevent encroachment between settlements.
- The 2005 Local Plan Inspector stated that this land fulfils the Green Belt functions of prevent St James from sprawling into the countryside and joining up with Hammondstreet to the north and that the inclusion of this site within the St James boundary would not create any more logical Green Belt boundary. It was also noted that the site does not constitute of PDL, as defined in PPG and that the site does not represent a particularly sustainable location for new housing compared to other parcels of Green Belt land.
- The site is not considered to be in a suitable for self-build housing.

	<u>v</u>	
Is this site considered to be suitable for development?	□Yes	🖂 No



Site Information					Site Location Map			
Site Reference		0	CG-GI	3-21	The second secon	74/53		7
Number						F Dan	AF	
Site Name		Garryro			- AR			
Site Area		14.23 h	ectare	es				
Site Status		□Urbai	n				TIS	
		⊠Gree	n Belt			1 50		
			k		and the second s			
Source of Site		⊠Call f	or Site	es	-07		S	
		□Planr	ning A	pplication			7	
		Desk	top St	udy				
Site Visit Carried		⊠Yes			59			7~
Out		□No						
Site Ownership		There a				the the		
	_	landowi	ners f	or this site		175	\sim	
D	Ν	Burton	-		- HELEDEN	11."		
Surrounding Uses	_	Nursery		idential				/
round Uses	E	Green k						
	S			Green Bel				
ີ້	W	Twelve		-				
Site Description	I	Green	зеп, г	Residentia	1			
	ar in	shape a	nd slo	pes down	to the north. There are	various seam	nents of land	which
					es located along their b			
open fields, with t					gs located in the central			
also CG-GB-44								
Planning History								
No planning histo								
Development Pro Residential	posa			Comr	mercial 🗌	Other		\square
Local Plan 2005	Poli	cv H11)			Parkland			
	•	oy 1111)						
Submitted Propos			90					
Site Designations	;							
		Cont		Adjoins			Contains	Adjoins
Green Belt			3		Site of Scientific Inter	est (SSSI)		
Archaeological In			<u> </u>		Ancient Monument			
Local Wildlife Site		L			Community Open Spa	ace		
Lee Valley Regio Park	nal				Cheshunt Common			
Listed Building		Г			Locally Listed Building	<u>ר</u>		
TPO Trees					Conservation Area	9		
Air Quality					Protected Species			
Management Are								
Draft Local Plan		gnation (I	Regul	ation 18)(Regulation 18)			
The site is include	ed w	ithin the	propo	sed Rose	dale Park (CH2) allocat	ion. The polic	y identifies th	at
Garryross Farm h	nas t	he capac	ity for	90 dwelli	ngs and parkland.			

Accessibility – distance	as the crow	/ flies						
450m -Primary Scl (Fairfields)	nool	840m - S	econdary School (Goffs)	2km –Employment Area (New River Trading Estate)				
170m - Green Spa (Dig Dag)	ace	-	ealthcare Centre kwell Lodge)	12km- Hospital (with A&E) (Barnet)				
1.87km- Town/District (Brookfield)	Centre	-	- Local Centre nmondstreet)	2.66km -Leisure Centre (Laura Trott)				
1.8km - A10 Junc (Church Lane)			- Railway Station (Cuffley)	335m - Bus Service (Peakes Lane)				
Flood Risk								
Does the site			Contains	Adjoins				
Zone 2 (Medium Risk)								
Zone 3a (High Risk)								
Zone 3b (Active Flood P	,			\boxtimes				
Additional Flood Risk Comments The site is not located within a flood zone. However, Rags Brook runs through the site and this should be taken into consideration. The site may suffer from surface water flooding. Access and Transport Comments The site can be currently accessed via Andrews Lane. Andrews Lane is quiet narrow in places, and								
footpaths along the majo nature and narrow in sor Utility Provision				site to the west, is also rural in				
Electricity	Lane	-		d to the south west of Andrews				
Gas			n is available at Garry					
Water	also runs	along Rags La	ane.	g Andrews Lane. A water main				
				gh the centre of the site.				
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other				
Additional Developer Comments submitted during 2016 Call for Sites None submitted. However, during the Local Plan consultations comments were made by the promoter of Rosedale Park'. The promoter stated that the site fully accords with the National Planning Policy Framework and place making principles and will provide new homes in a location well related to existing social infrastructure and transport links. The promoters continues by stating the site will also provide new and enhanced social infrastructure as well as a new public park along the Rags Brook valley enabling the local community to access and enjoy this area for the first time. This promotion and other documents submitted during the Local Plan consultation can be found on the Council's website, using the following link: www.broxbourne.gov.uk/lpsites. Suitability Comments This site is only considered to be suitable for development if it comes forward as part of the Rosedale Park strategic development. The suitability, availability and achievability of the Rosedale Park development can be found below. This site is not considered to be suitable to come forward for development in isolation as it will not be able to demonstrate exceptional circumstances – the site will be an extension to an existing settlement which does not provide/improve the infrastructure within the vicinity, enable strategic place-making or open up Rags Brook Valley to the public.								

The site is considered to be suitable for development , as part of the Rosedale Park strategic site, due to the following reasons:

- The Goffs Oak Development Option Report identified this site within Development Approach 3: Rags Brook Valley. The report states that "*The well-developed masterplans and small number of promoters would make deliverability fairly straightforward, and a significant amount of housing could be provided*". It also noted that the provision of a two form of entry school, local centre and scope for bus access to the development would largely address its own key infrastructure needs, in additional to providing new facilities for existing residents close to the site.
- The site has been identified to come forward as part of a comprehensive scheme, termed in the emerging plan as 'Rosedale Park'. Bringing the site forward as part of a comprehensive scheme will enable sustainable place-making to occur and the infrastructure required to support the development can be provided. This strategic site could provide a significant share of the borough's housing need, therefore reducing the pressure to build housing on green belt sites considered to be in less suitable and sustainable locations.
- The introduction of housing in this area will open up the valley, providing a significant amount of green space for the residents of West Cheshunt.
- The site is included within area C18 of the Council's Green Belt Review (Scott Wilson, 2008). The review notes that areas C11-C30 have extremely weak green belt boundaries, and that there is an option to transform the Green Belt in this location to create a far stronger Green Belt boundary around the edge. The development of this site, in conjunction with those identified in the emerging policy CH2, will enable a more robust Green Belt boundary to be created, with Rags Lane and Goffs Lane being a clear defensible Green Belt boundary. This boundary will be able to last beyond the Plan period.

recommended by Barton et a	I (2010) to a doctor's surgery and green space.
Is this site considered to be	⊠Yes □ No
suitable for development?	
Availability Comments	The site is considered to be available for development. Although the land is in private ownership, as highlighted in the emerging Local Plan, most of the land within the allocation CH2 is under option to Crest and CEG, who have been working with the Council to produce a comprehensive masterplan for the Rosedale strategic site.
Is the site considered to be available for development	⊠Yes □ No
Achievability Comments	The site is considered to be achievable. With the exception of its Green Belt designation, there are no planning constraints that would prevent the development of this site. It is anticipated that this site will come forward as part of a comprehensive scheme, which will be able to facilitate the necessary road improvements and provision infrastructure required to support this development. The quantum of development proposed for the Rosedale Park allocation will be able to support the provision of the additional infrastructure/services.
Is the site considered to be achievable?	⊠Yes □ No
Delivery Period	1-10 years

• The site is considered to be in a relatively sustainable location; it is close to educational facilities, local facilities and some modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) to a doctor's surgery and green space.



Si	te In	formation		Site Location	Site Location Map				
Site Reference				- THE PROPERTY PROPERTY PROVIDENCE		a Nila e.			
Number		CG-GE	3-22			M Colla			
Site Name		Land south of Way	f Peakes			North States			
Site Area		1.93 hectares	6			A			
Site Status		□Urban			A HAR	15- 1-			
		⊠Green Belt			HELLANG	17			
		□Mixed							
Source of Site		⊠Call for Site	es		RANGE	时度			
		□Planning A	pplication		N SHADA				
		□Desktop St	udy		No the second se				
Site Visit Carried		□Yes							
Out		□No			7	AG			
Site Ownership		There are two			1 13				
		landowners fo	or this site	· // \					
	Ν	Residential							
Surrounding Uses	E	Residential				一日日期			
round Uses	S	Green Belt				VIII-			
Us	W	Green Belt		Non-Shart Sale		N.Y.			
Sur									
Site Description	<u> </u>								
				opes in a south-eastern direction. T					
-				trees. There are areas along the bo	oundary whe	re the trees			
	e. alo	ng the norther	n boundar	y. See also CG-GB-44					
Planning History In 1991 an applic	ation	for 66 dwelling	gs was ret	fused. In 2013, an application for 63	homes was	refused.			
Development Pro	posa	al							
Residential	•	\geq	3	Commercial 🗌 O	ther				
Local Plan 2005									
(Policy H11)									
Submitted Propos	sal	65 (when la							
Site Designations		south is ir	nciuded)						
	•	Contains	Adjoins		Contains	Adjoins			
Green Belt				Site of Scientific Interest (SSSI)					
Archaeological In	teres			Ancient Monument					
Local Wildlife Site				Community Open Space					
Lee Valley Regio				Cheshunt Common					
Park									
Listed Building				Locally Listed Building					
TPO Trees		\boxtimes	\boxtimes	Conservation Area					
Air Quality Management Are	a			Protected Species					
Management Are	a								

Draft Local Plan Designation							
The draft Local Plan incl identifies that this site (L				ark allocation (CH2). The policy			
Accessibility – distance				Suale 05 dwellings.			
330m -Primary Scl (Fairfields)	hool	1.05km -	Secondary School (Goffs)	1.87km–Employment Area (New River Trading Estate)			
64m - Green Spa (Dig Dag)	ice		ealthcare Centre kwell Lodge)	12km - Hospital (with A&E) (Princess Alexandra)			
1.73km - Town/District (Brookfield)	t Centre		- Local Centre mondstreet)	2.65km -Leisure Centre (Laura Trott)			
1.9km - A10 Junc (Church Lane)			Railway Station (Cuffley)	312m - Bus Service			
Flood Risk							
Does the site		(Contains	Adjoins			
Zone 2 (Medium Risk)							
Zone 3a (High Risk)							
Zone 3b (Active Flood P	Plain)			\square			
Additional Flood Risk Co	omments	_					
No flood risk issues ider		is site.					
Access and Transport C	omments						
roundabout. The impac	ment was to t that the si	o occur. Anoth te would have	er option is to create a on traffic would need	nt will need significant an additional arm off Peakes Way to be assessed. There is a te would require improvement.			
Electricity	Electricity	cables locate	d to the urban area in	the north and east			
Gas				is Lane and in Byron Close			
Water		nain is located	· · · ·	runk mains is located along			
Sewerage			ed along Peakes Way ne urban area to the n	 A foul sewer is located along orth of the site. 			
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other			
Additional Developer Co	mments su	ubmitted during	g 2016 Call for Sites.				
Additional Developer Comments submitted during 2016 Call for Sites. None submitted. However, during the Local Plan consultation comments were made by the promoter of 'Rosedale Park'. The promoter stated that the site fully accords with the National Planning Policy Framework and place making principles and will provide new homes in a location well related to existing social infrastructure and transport links. The promoters continues by stating that the strategic site will also provide new and enhanced social infrastructure as well as a new public park along the Rags Brook valley enabling the local community to access and enjoy this area for the first time. This promotion and other documents submitted during the Local Plan consultation can be found on the Council's website, using the following link: www.broxbourne.gov.uk/lpsites							

This site is **only** considered to be suitable for development if it comes forward as part of the Rosedale Park strategic development. The suitability, availability and achievability of the Rosedale Park development can be found below. This site is not considered to be suitable to come forward for development in isolation as it will not be able to demonstrate exceptional circumstances – the site will be an extension to an existing settlement which does not provide/improve the infrastructure within the vicinity, enable strategic place-making or open up Rags Brook Valley to the public.

The site is considered to be suitable for development due to the following reasons:

- The Goffs Oak Development Options Report identified this site within Development Approach 3: Rags Brook Valley. The report states that "*The well-developed masterplans and small number of promoters would make deliverability fairly straightforward and a significant amount of housing could be provided*". It also noted that the provision of a two form of entry school, local centre and scope for bus access to the development would largely address its own key infrastructure needs, in addition to providing new facilities for existing residents close to the site. The site was also identified in Development Approach 4: Infill around the green ring, which stated that this site and CG-GB-85, would "continue the existing building line south of Peakes Way and Rags Lane, and occupy meadow land north of the more unspoilt countryside in the Rags Brook Valley".
- The site coming forward as part of a comprehensive development scheme will enable sustainable place-making to occur and the infrastructure required to support the development can be provided. In addition, this comprehensive development will create robust Green Belt boundaries (Rags Lane and Goffs Lane), that will last beyond the Plan period.

sustainable distance recommen	ded by Barton et al (2010) for a doctor's surgery and green space.
Is this site considered to be	⊠Yes □ No
suitable for development?	
Availability Comments	The site is considered to be available for development. Although the land is in private ownership, as highlighted in the emerging Local Plan, most of the land within the allocation CH2 is under option to Crest and CEG, who have been working with the Council to produce a comprehensive masterplan for the Rosedale strategic site.
Is the site considered to be available for development	⊠Yes □ No
Achievability Comments	The site is considered to be achievable. With the exception of its Green Belt designation, it is considered that there are no planning constraints that would prevent the development of this site. It is anticipated that this site will come forward as part of a comprehensive scheme, which will be able to facilitate the necessary road improvements and provide the necessary infrastructure for this development. The quantum of development proposed for the Rosedale Park allocation will be able to support the provision of the additional infrastructure/services. The preparatory works required to bring this site forward for development are not considered
Is the site considered to be achievable?	⊠Yes □ No
Delivery Period	1-10 years

• The site is considered to be in a relatively sustainable location; it is close to educational facilities, local facilities and some modes of sustainable development. This site is also within the sustainable distance recommended by Barton et al (2010) for a doctor's surgery and green space



	te In	forma	tion		Site Location Map				
Site Reference			CG-GB-2	2	1~				
Number									
Site Name			by Park Ro	ad					
Site Area		1.47	hectares						
Site Status		□Ur	ban						
		⊠Gr	een Belt					E.	
		□Mi	xed					E	
Source of Site		⊠Ca	all for Sites		(E	
		□Pla	anning Appl	ication				TIT	
		□De	sktop Stud	у					
Site Visit Carried		⊠Ye	s		~		i nati	I	
Out		□Nc)					OWNRAWK WOW	
Site Ownership		Ther	e are two		7		89	6 ·	
		lando	owners for t	he site.		4400			
D	Ν	Gree	en Belt				10		
Surrounding Uses	Е		dential						
round Uses	S		dential, Ros	sedale			AT JULE	(FI)	
C D	1.47		ts Club					HIGH	
Su	W	Gree	en Belt			11	MITT		
Site Description									
	dula	r in sh	ape and de	ntly slopes	s downwards from e	ast to west. The	e site consis	ts of an	
					aries. See also CG-				
Planning History			<u></u>						
No planning histo	·								
ne plaining mete	ory of	[:] intere	est.						
Development Pro									
Development Pro Residential			est.	Comr	nercial 🗌	Other			
Development Pro Residential Local Plan 2005				Comr	nercial 🗌	Other			
Development Pro Residential Local Plan 2005 (Policy H11)		al		Comr	nercial 🗌	Other			
Development Pro Residential Local Plan 2005 (Policy H11) Submitted	posa	al 115	dwellings		nercial 🗌	Other			
Development Pro Residential Local Plan 2005 (Policy H11)	posa	115 hen co	⊠ dwellings ombined wit		nercial 🗌	Other			
Development Pro Residential Local Plan 2005 (Policy H11) Submitted Proposal	(w	115 hen co	dwellings		nercial 🗆	Other			
Development Pro Residential Local Plan 2005 (Policy H11) Submitted	(w	115 hen co	⊠ dwellings ombined wit		nercial 🗆	Other	Contains	Adjoins	
Development Pro Residential Local Plan 2005 (Policy H11) Submitted Proposal	(w	115 hen co	⊠ dwellings ombined wit o the north)	h	nercial		Contains	Adjoins	
Development Pro Residential Local Plan 2005 (Policy H11) Submitted Proposal Site Designations	yposa (wi t	115 hen cc field tc	⊠ dwellings ombined wit the north) Contains	h		nterest (SSSI)		Adjoins	
Development Pro Residential Local Plan 2005 (Policy H11) Submitted Proposal Site Designations Green Belt	(w (w teres	115 hen cc field tc	dwellings ombined wit o the north) Contains	h Adjoins	Site of Scientific Ir Ancient Monumen	nterest (SSSI) t			
Development Pro Residential Local Plan 2005 (Policy H11) Submitted Proposal Site Designations Green Belt Archaeological In Local Wildlife Site	(w (w teres	115 hen cc field tc	dwellings ombined wit o the north) Contains	h Adjoins ⊠	Site of Scientific Ir Ancient Monumen Community Open	nterest (SSSI) t Space			
Development Pro Residential Local Plan 2005 (Policy H11) Submitted Proposal Site Designations Green Belt Archaeological In Local Wildlife Site Lee Valley Regio	(w (w teres	115 hen cc field tc	dwellings ombined wit o the north) Contains	h Adjoins	Site of Scientific Ir Ancient Monumen Community Open Cheshunt Commo	nterest (SSSI) t Space m			
Development Pro Residential Local Plan 2005 (Policy H11) Submitted Proposal Site Designations Green Belt Archaeological In Local Wildlife Site	(w (w teres	115 hen cc field tc	⊠ dwellings ombined with o the north) Contains □ □ □ □ □ □ □ □ □	h Adjoins	Site of Scientific Ir Ancient Monumen Community Open	nterest (SSSI) t Space n ding			
Development Pro Residential Local Plan 2005 (Policy H11) Submitted Proposal Site Designations Green Belt Archaeological In Local Wildlife Site Lee Valley Regio Listed Building TPO Trees	teres	al 115 hen co field to st Park	dwellings ombined wit o the north) Contains	h Adjoins	Site of Scientific Ir Ancient Monumen Community Open Cheshunt Commo Locally Listed Buil Conservation Area	nterest (SSSI) t Space n ding			
Development Pro Residential Local Plan 2005 (Policy H11) Submitted Proposal Site Designations Green Belt Archaeological In Local Wildlife Site Lee Valley Regio Listed Building	teres nal F	al 115 hen co field to st Park	⊠ dwellings ombined with o the north) Contains □ □ □ □ □ □ □ □ □	h Adjoins	Site of Scientific Ir Ancient Monumen Community Open Cheshunt Commo Locally Listed Buil	nterest (SSSI) t Space n ding			
Development Pro Residential Local Plan 2005 (Policy H11) Submitted Proposal Site Designations Green Belt Archaeological In Local Wildlife Site Lee Valley Regio Listed Building TPO Trees Air Quality Manag Area	teres anal F	115 hen cc field tc st Park ent	dwellings ombined wit o the north) Contains Contains	h Adjoins	Site of Scientific Ir Ancient Monumen Community Open Cheshunt Commo Locally Listed Buil Conservation Area	nterest (SSSI) t Space n ding			
Development Pro Residential Local Plan 2005 (Policy H11) Submitted Proposal Site Designations Green Belt Archaeological In Local Wildlife Site Lee Valley Regio Listed Building TPO Trees Air Quality Manag Area Draft Local Plan I	teres nal F	115 hen cc field tc st Park ent gnatio	dwellings ombined wit o the north) Contains Contains	h Adjoins Adjoins	Site of Scientific Ir Ancient Monumen Community Open Cheshunt Commo Locally Listed Buil Conservation Area	nterest (SSSI) t Space n ding			
Development Pro Residential Local Plan 2005 (Policy H11) Submitted Proposal Site Designations Green Belt Archaeological In Local Wildlife Site Lee Valley Regio Listed Building TPO Trees Air Quality Manag Area Draft Local Plan I The draft Local P	teres nal F Desig	al 115 hen co field to st Park Park ent	dwellings ombined wite o the north) Contains Contains	h Adjoins Adjoins	Site of Scientific Ir Ancient Monumen Community Open Cheshunt Commo Locally Listed Buil Conservation Area Protected Species	nterest (SSSI) t Space n ding a s Park (CH2) allo	cation. The	draft Plan	

Accessibility – distance	as the crov	y flies	-				
410m -Primary Scl (Fairfields)	hool	530m - Secondary School (Goffs)	1.96km –Employment Area (New River Trading Estate)				
160m - Green Sp (Claremont)	ace	600m -Healthcare Centre (Stockwell)	12.2km- Hospital (with A&E) (Princess Alexandra)				
1.74km - Town/District (Brookfield)	t Centre	560m - Local Centre	2.33km -Leisure Centre (Laura Trott)				
1.6km - A10 Junct (Church Lane)		3km - Railway Station (Cuffley)	160m - Bus Service (Granby Park Road)				
Flood Risk							
Does the site		Contains	Adjoins				
Zone 2 (Medium Risk)			, , 				
Zone 3a (High Risk)							
Zone 3b (Active Flood P	lain)						
`	/						
Additional Flood Risk Co There may be some gro		flooding					
Access and Transport C		nooding.					
		drews Lane. However, this access p	oint will require improvement if				
		bathway along one side of the road					
		eaches the current vehicular entran					
Utility Provision							
Electricity	Electricity	cables are located to the east of the	e site.				
Gas		ssure gas main is located at Granby					
Motor		nain is located along Andrews Lane					
Water	hydrant is	also located at Granby Park Road.	-				
Sewerage		ver runs through the site, just to the oul sewer is also located at Andrew	west of the houses at Granby Park s Lane.				
Sewerage Treatment	□Ry	e Meads 🛛 🖾 Deephams	□Other				
Additional Developer Co	mments su	ubmitted as part of the 2016 Call for	Sites				
None submitted. However, during the Local Plan consultation comments were made by the promoter of 'Rosedale Park'. The promoter stated that the site fully accords with the National Planning Policy Framework and place making principles and will provide new homes in a location well related to existing social infrastructure and transport links. The promoter continues by stating that the strategic site will also provide new and enhanced social infrastructure as well as a new public park along the Rags Brook Valley enabling the local community to access and enjoy this area for the first time. This promotion and other documents submitted during the Local Plan consultation can be found on the Council's website, using the following link: www.broxbourne.gov.uk/lpsites Suitability Comments This site is only considered to be suitable for development if it comes forward as part of the Rosedale Park strategic development. The suitability, availability and achievability of the Rosedale Park development in isolation as it will not be able to demonstrate exceptional circumstances – the site will be an extension to an existing settlement which does not provide/improve the infrastructure within the vicinity, enable strategic place-making or open up Rags Brook Valley to the public.							
		ing or open up Rags Brook Valley to e for development due to the follow					

- The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) identified this site with Development Approach 3: Rags Brook Valley. The report states that "The well-developed masterplans and small number of promoters would make deliverability fairly straightforward, and a significant amount of housing could be provided". It also noted that the provision of a two form of entry school, a local centre and scope for bus access to the development would largely address its own key infrastructure needs, in addition to providing new facilities for existing residents close to the site.
- The site has been identified to come forward as part of a comprehensive scheme. This will enable sustainable place-making to occur and the infrastructure required to support the development can be provided. This will also enable a more robust Green Belt boundary to be created within this area, with Rags Lane and Goffs Lane acting as new defensible Green Belt boundaries.
- The site is considered to be in a sustainable location; it is close to education facilities, local shops and within the sustainable distance recommended by Barton et al (2010) for a doctor's surgery and open space. There are a number of bus stops within close proximity to the site.

Is this site considered to be	⊠Yes □ No
suitable for development?	
Availability Comments	The site is considered to be available for development. Although the land is in private ownership, as highlighted in the emerging Local Plan, most of the land within the allocation CH2 is under option to Crest and CEG, who have been working with the Council to produce a comprehensive masterplan for the Rosedale strategic site.
Is the site considered to be available for development	⊠Yes □ No
Achievability Comments	The site is considered to be achievable. With the exception of its Green Belt designation, there are no planning constraints that would prevent the development of this site. It is anticipated that this site will come forward as part of a comprehensive scheme, which will be able to facilitate the necessary road improvements and provide the infrastructure required to support this development. The quantum of development proposed for the Rosedale Park allocation will be able to support the provision of the additional infrastructure/services. The preparatory works required to bring this site forward for development are not considered
Is the site considered to be achievable?	⊠Yes □ No
Delivery Period	1-10 years



Site Information						Site Location Map			
Site Reference			CG-G	3-25				W/	
Number						_		14	
Site Name		Clare							I FA
Site Area			nectares	5		_			
Site Status		□Urb						1ª	
			en Belt						/// BH
		□Mix					-		
Source of Site			I for Site			0			
			nning A	•••	ation) (=
			sktop St	udy					
Site Visit Carried		⊠Yes	5						
Out		□No							1/1/20
Site Ownership			ite is ov		by a		1 - hall		
	1	-	e comp						
D	Ν		dale Sp	orts	Club	H.H.			
Surrounding Uses	E	Resid				FILT			- 17
round Uses	S		ential, (Open	i Field		HAR		
	W	Greer	n Belt				THE	The part	
งั							+TIL-h-		
Site Description									
	y rec	tangula	ar in sha	ape a	and gr	adually slopes to the e	ast. The s	site is green	field in nature.
There are trees lo						of the site and a few tre			
site.									
Planning History			4	41 4				C : ! : 4 :	
			ranted to use the field fo			tive pitches not as an a			
						ission was renewed in			s alleady in
Development Pro				11110	ponn		2001.		
Residential	-		[Comn	nercial 🗌	Other		\boxtimes
Local Plan 2005	Poli	су					Extensio	n to Sport P	itches
H11)		5						•	
Submitted Propos	sal								
Site Designations	6		ntains	Adi	oins			Contains	Adjoins
Green Belt			mains	Auj	UIIS	Site of Scientific Inter	oct	Contains	Aujoins
Gleen Deit			\boxtimes	[\times	(SSSI)	651		
Archaeological In	teres	st		[Ancient Monument			
Local Wildlife Site	9		\boxtimes	[Community Open Spa	ace		\boxtimes
Lee Valley Regio Park	nal			[Cheshunt Common			
Listed Building						Locally Listed Buildin	a		
TPO Trees					\boxtimes	Conservation Area	9		
Air Quality					<u>~</u>	Protected Species			
Management Are	а			[
Ŭ									

Draft Local Plan Designation (Regulation 18) The draft Local Plan proposed to allocate this site as a Sports Pitch Extension for the Rosedale Sports Club, as part of emerging Policy CH2: Rosedale Park. Accessibility – distance as the crow flies 720m - Primary School 430m - Secondary School 2.3km – Employment Area (Bonneygrove Primary School) (Goffs) (New River Trading Estate) 0m - Green Space 800m -Healthcare Centre 11.9km - Hospital (with A&E) (adjoins Claremont) (Stockwell) (Barnet) 1.9km- Town/District Centre 2.33km -Leisure Centre 730m - Local Centre (Brookfield) (Laura Trott) 1.8km - A10 Junction 2.82km - Railway Station 265m- Bus Service (Church Lane) (Cuffley) (Rosedale Way) Flood Risk Does the site Contains Adjoins Zone 2 (Medium Risk) \square \square Zone 3a (High Risk) Zone 3b (Active Flood Plain) \square \times Additional Flood Risk Comments No flood risk issues have been identified for this site. Access and Transport Comments There is no vehicle access to the site. This will need to be created if development was to occur. There is no pedestrian or cycle access to the site. Utility Provision Electricity Connections required. A low pressure gas pipe is located to the south of the site at Thompsons Close. Gas A water mains is located to the south of the site at Thompsons Close Water Surface sewers and foul sewers are located in the residential areas to the east Sewerage and south of the site. □Rye Meads Sewerage Treatment Deephams □ Other Additional Developer Comments submitted during Call for Sites 2016 None submitted. Suitability Comments The site is not considered to be suitable for residential development due to the following reasons: The site local wildlife site, Meadow South of Rosedale Sports Ground. The Council will resist • development on Local Wildlife sites, unless it can be demonstrated that the sites development is in the benefit of the community. It is considered that the development of this site for houses is not in the interest of the community, However, it should be noted that the emerging Local Plan has identified this site as an extension to the sports pitches at Rosedale Sports Club. The use of this site as a sports pitch has previously been established through a planning application submitted in 1996. It is considered that this use is appropriate, and the expansion of the sport pitch facilities at the Rosedale Sports Club will be beneficial to the local community. Is this site considered to be suitable for development? □Yes ⊠ No



Site Refer	Site Information						Site Location Map					
	ence						AN AND	V	I NO	/		
Number			CG-GB-26				生産人					
Site Name	Э	Tudor Nu						1				
Site Area		15.7 hect	ares						4 6			
Site Status						-11-1			4			
	⊠Green	Belt				21	201					
		□Mixed										
Source of	Site	⊠Call for	r Sites			E C TA		a				
		□Plannir	ng Applicati	on				1_	1			
		Deskto	p Study			4			100			
Site Visit		□Yes							国			
Carried O	ut	□No							- A	国国		
Site Owne	ership		e two owner	rs for	the					ATTEN		
		site				/// CAR-	TIPLA	H.	臣肆			
D	Ν	Green Be				- State		ET B	品語			
Surrounding Uses	E	Local Wil Resident	dlife Site, ial			Her	A Comp	Binga				
Jor Us	S	Resident	ial dwellings	s, Go	offs							
Sul		Lane										
	W	Green Be	elt									
Site Desc	-	in chone e	nd alanaa da		otuce	ds. Currently sit	usted on th	a aita ara a	number of d	oroliot		
						ern and central r						
						o trees scattered						
			ites boundar	ies are	e tree	s, which current	ly separate	the site fro	m the adjoini	ng		
residential		ment.										
Planning I												
		s have bee	n granted an	d refu	sed o	n the site. These	were mair	ly relate to	the horticultu	ıral		
trade/use e						n the site. These	e were mair	ly relate to	the horticultu	ıral		
trade/use e Developm	e.g. glass	shouses, po	n granted an ortacabins an				e were mair	nly relate to	the horticultu	Iral		
	e.g. glass ent Pro	shouses, po			avans		e were mair	ly relate to	the horticultu	iral		
Developm Residentia Local Plar	e.g. glass ient Pro al n 2005 (shouses, po posal Policy H1*	ortacabins an		avans			Other	the horticultu en Space			
Developm Residentia	e.g. glass ient Pro al n 2005 (shouses, po posal Policy H1*	ortacabins an	id cara	avans			Other				
Developm Residentia Local Plar	e.g. glass ient Pro al n 2005 (I Propos	shouses, po posal Policy H1 [*] sal	ortacabins an	id cara	avans			Other				
Developm Residentia Local Plan Submitted	e.g. glass ient Pro al n 2005 (I Propos	shouses, po posal Policy H1 [*] sal	ortacabins an	id cara	Com			Other				
Developm Residentia Local Plan Submitted	ent Pro al 2005 (Propos nations	shouses, po posal Policy H1 [*] sal	ortacabins an X 1) 34(o Cara	Com			Other Park, Op	en Space			
Developm Residentia Local Plan Submitted Site Desig	ent Pro al 2005 (Propos gnations	shouses, po posal Policy H1 [*] sal	1) Contains	o Cara	Com Dins	Imercial	ific Interes	Other Park, Op	en Space	Adjoins		
Developm Residentia Local Plar Submitted Site Desig Green Be	ent Pro al 1 2005 (1 Propos 9nations It	shouses, po posal Policy H1 sal terest	ortacabins an N 1) 340 Contains N	od cara	Com	imercial Site of Scient	ific Interes	Other Park, Op t (SSSI)	en Space Contains	Adjoins		
Developm Residentia Local Plar Submitted Site Desig Green Be Archaeolo	ent Pro al 2005 (Propos gnations It ogical In dlife Site	shouses, po posal Policy H1 [*] sal terest	Contains	Adjc	avans Corr bins 3 3	mercial Site of Scient	ific Interes ument Open Spac	Other Park, Op t (SSSI)	en Space	Adjoins		
Developm Residentia Local Plar Submitted Site Desig Green Be Archaeolo Local Wild	e.g. glass leent Pro al 2005 (Propos nations lt ogical In dlife Site y Regio	shouses, po posal Policy H1 [*] sal terest	Contains	Adjo	Com Dins	Imercial Site of Scient Ancient Monu Community C	ific Interes ument Open Spac mmon	Other Park, Op t (SSSI)	en Space Contains	Adjoins		
Developm Residentia Local Plar Submitted Site Desig Green Be Archaeolo Local Wild Lee Valley	ent Pro al 2005 (Propos nations (gical In dlife Site y Regio Iding	shouses, po posal Policy H1 [*] sal terest	Contains Contains	Adjc	Dins Image: Second state st	Imercial Site of Scient Ancient Monu Community C Cheshunt Co	ific Interes ument Open Spac mmon I Building	Other Park, Op t (SSSI)	en Space Contains	Adjoins		
Developm Residentia Local Plar Submitted Site Desig Green Be Archaeolo Local Wild Lee Valley Listed Bui	e.g. glass ient Pro al 1 2005 (1 Propos gnations gnations lt ogical In dlife Site y Regio lding s	shouses, po posal Policy H1 sal terest e nal Park	I) Image: Second state sta	Adjo	avans Corr Dins I I I I I I	Site of Scient Ancient Monu Community C Cheshunt Co	ific Interes ument Open Spac mmon I Building Area	Other Park, Op t (SSSI)	en Space Contains Contains Contains Contains	Adjoins		
Developm Residentia Local Plar Submitted Site Desig Green Bel Archaeolo Local Wild Lee Valley Listed Bui TPO Tree	e.g. glass ient Pro al 1 2005 (1 Propos gnations gnations lt ogical In dlife Site y Regio lding s	shouses, po posal Policy H1 sal terest e nal Park	I) 340 Contains III IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	Adjo	Dins Image: Second state st	Site of Scient Ancient Monu Community C Cheshunt Co Locally Listed Conservation	ific Interes ument Open Spac mmon I Building Area	Other Park, Op t (SSSI)	en Space	Adjoins		
Developm Residentia Local Plar Submitted Site Desig Green Be Archaeolo Local Wild Lee Valley Listed Bui TPO Tree Air Quality Area	ent Pro al 2005 (Propos gnation gnat gnat gnat gnat gnat gnat gnat gna	shouses, po posal Policy H1 ² sal terest nal Park gement Designatio	Contains Contains	Adjo	oins	Site of Scient Ancient Monu Community C Cheshunt Co Locally Listed Conservation Protected Sp	ific Interes ument Dpen Spac mmon I Building Area ecies	Other Park, Op t (SSSI) e	en Space	Adjoins		
Developm Residentia Local Plar Submitted Site Desig Green Be Archaeolo Local Wild Lee Valley Listed Bui TPO Tree Air Quality Area Draft Loca The draft	e.g. glass ient Pro al 1 2005 (1 Propos gnations gnations gnations gnations (Propos gnations gnations (Propos gnations (Propos gnations (Propos gnations (Propos gnations (Propos gnations (Propos gnations (Propos gnations (Propos (Propos) (Propos (Propos) (Propos (Propos) (Prop	shouses, po posal Policy H1 sal terest nal Park gement Designation	Contains an Contains Contains	Adjo	Com Dins 3 3 3 3 3 3 3 5 5 5 5 5 5 5	Site of Scient Ancient Monu Community C Cheshunt Co Locally Listed Conservation Protected Sp	ific Interes ument Open Spac mmon I Building Area ecies developm	Other Park, Op tt (SSSI) e ent as par	en Space	Adjoins Adjoins		
Developm Residentia Local Plar Submitted Site Desig Green Be Archaeolo Local Wild Lee Valley Listed Bui TPO Tree Air Quality Area Draft Loca The draft	ent Pro al 2005 (Proposi nations nations gnations gnations (Proposi gnations (Proposi (Propo	shouses, po posal Policy H1 sal terest nal Park gement Designation	Contains an Contains Contains	Adjo	Com Dins 3 3 3 3 3 3 3 5 5 5 5 5 5 5	Site of Scient Ancient Monu Community C Cheshunt Co Locally Listed Conservation Protected Sp	ific Interes ument Open Spac mmon I Building Area ecies developm	Other Park, Op tt (SSSI) e ent as par	en Space	Adjoins Adjoins		

Accessibility – distance a	as the crov	v flies					
750m -Primary Sch (Bonneygrove)		700m - Secondary School (Goffs)	2.6km –Employment Area (News International)				
160m - Green Spa (Claremont)	ace	700m-Healthcare Centre (Valley View)	11.5km - Hospital (with A&E) (Barnet)				
2.16km - Town/District (Brookfield)	Centre	780m <i>-</i> Local Centre (684-696 Goffs Lane)	2.55km-Leisure Centre (Laura Trott)				
2.1km - A10 Junct (Church Lane)		2.33km - Railway Station (Cuffley)	0m - Bus Service (Goffs Lane)				
Flood Risk		-					
Does the site		Contains	Adjoins				
Zone 2 (Medium Risk)							
Zone 3a (High Risk)							
Zone 3b (Active Flood P	lain)						
Additional Flood Risk Co	mments	· · · · · · · · · · · · · · · · · · ·					
		und and/or surface water flooding.					
Access and Transport Co							
			nas traffic calming measures and is				
narrow in places. Access	s to the site	e could be created from Goffs Lane	e, however it should be noted that				
this could be challenging	due to the	e degree of traffic which uses the r	oad currently. A transport				
		elopment occurred on this site. The					
majority of Burton Lane,	however tl	here are footpaths located along G					
pedestrian access to the	site would	need improvement.					
Utility Provision							
Electricity		ture may already be available or in					
Gas		ssure gas main is located along Bu					
Water		ins are located along Burton Road					
Sewerage	A TOUL SEV	ver is located along Burton Road a	Ind GOTTS Lane				
Sewerage Treatment	□Ry	e Meads ⊠Deephams	□Other				
Additional Developer Co	mments su	ubmitted for this site during Call for	Sites 2016				
None submitted. During the Local Plan consultation, the agent for the promoter stated that the site is currently largely developed with both unused/derelict glasshouses and larger underused glass houses associated within an existing but declining horticultural business. The promoter continues by stating that the site appears as part of the existing developed area to the west of Cheshunt and is not 'read' in green belt, landscape, visual or physical terms with the more open Rags Valley situated to the north. As such, the site can be seen as a stand-alone development in itself suitable and deliverable for sustainable development. The promoter continues by stating that Policy CH2 envisages the site to be integrated within the proposed Rags Valley development to the north, therefore, in the interests of providing the most integration as possible accept that integration to the north, east and west would be beneficial. The promoter stated that the site the support the suggestion that the site could accommodate 340 dwellings, however comment that this may change during the detailed planning of the site. The promoter has undertaken a number of studies which demonstrate that there are no constraints to the early delivery of homes on this site. The promoter continues by stating that the site can deliver homes ready for completion within years two and three following any decision to prepare an application for planning permission, therefore, there is a realistic prospect of delivery of homes on the site within the first five years of the Plan. Therefore, as such the site could also contribute to the five year housing land supply requirement. More information, and material submitted by the promoter can be found on the Council's website using the following link: www.broxbourne.gov.uk/lpsites							

The site is considered to be suitable for residential development due to the following reasons:

- There are currently a number of derelict glasshouses on this site. The development of this site addresses this area of dereliction, which could worsen if investment into new facilities was not undertaken, and creates a pleasant settlement with better outlooks and links to the open spaces.
- The Goffs Oak Development Options Report identified this site as part of Development Approach 3a: Rags Brook Park plus Tudor Nursery. It concluded that this approach "would concentrate development along the Rags Brook Valley", however, the "well developed masterplans and small number of promoters would make deliverability fairly straightforward, and a significant amount of housing could be provided".
- The site has been identified to come forward as part of a comprehensive scheme, termed in the emerging plan as 'Rosedale Park'. Bringing the site forward as part of a comprehensive scheme will enable sustainable place-making to occur and the infrastructure required to support the development can be provided. This strategic site could provide a significant share of the borough's housing need, therefore reducing the pressure to build housing on green belt sites considered to be in less suitable and sustainable locations.
- The site has been included within area C21 of the Council's Green Belt Review (Scott Wilson, 2008). The review states that areas C11-C30 have extremely weak Green Belt boundaries, and there is an option to transform the Green Belt in this location to create a far stronger Green Belt boundary around the edge. The development of this site, in conjunction with those identified in emerging policy CH2, will enable a more robust Green Belt boundary to be created, with Rags Lane and Goffs Lane being a clear defensible Green Belt boundary. This boundary will be able to last beyond the Plan period.

	(10) for Green Space and Healthcare Centre.				
Is this site considered to be suitable	⊠Yes □ No				
for development?					
Availability Comments	The site is considered to be available for development. Although the land is in private ownership, as highlighted in the emerging Local Plan, most of the land within the allocation CH2 is under option to Crest and CEG, who have been working with the Council to produce a comprehensive masterplan for the Rosedale strategic site. During the Local Plan Regulation 18 consultation, the promoter states that site could come forward within 2-3 years of planning permission being granted.				
Is the site considered to be available	Yes □ No				
for development					
Achievability Comments	The site is considered to be achievable. With the exception of its Green Belt designation, there are no planning constraints that would prevent the development of this site. It is anticipated that this site will come forward as part of a comprehensive scheme, which will be able to facilitate the necessary road improvements and the provision infrastructure required to support this development. The quantum of development proposed for the Rosedale Park allocation will be able to support the provision of the additional infrastructure/services.				
Is the site considered to be achievable?					
Delivery Period	1-10 years				

• The site is considered to be in a sustainable location; it is close to educational facilities, and local facilities, some modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) for Green Space and Healthcare Centre



Site Information							Site Location Map			
Site Reference Number			CG-GB-27				/	/	/	
Site Name		Flr	Elmhurst Ponds,				-			
Cito Maino			Appleby Street					1		
Site Area			5.3 hectares							
Site Status		ΠI	Jrban							
			Green	Belt			Q			
			Mixed							
Source of Site			Call for							
			Plannir	•	• •	ation				
Cite Visit Corried			Deskto	p St	udy					
Site Visit Carried Out			Yes No						L	
Site Ownership			ere are ners fo							
	N		een Be		15 510	6				
bu	E	-	een Be							
es	S		een Beit irk Lane, Residential						h-4	1
Surrounding Uses	W		een Be	-					- Angel	FRANCE
Sur										
Site Description	1									
							ich gently slopes dowr			
							vithin the eastern regio			
Appleby Street be							the site are two ponds	. Part of the s	site is set ba	ick from
Planning History		lies		ai pro	Spen	les ai	la green neids.			
	erv us	se w	as refu	used	alor	na witl	h a single dwelling in 2	2010.		
Development Pro						<u> </u>	<u> </u>			
Residential	•			\geq	< (Comn	nercial	Other		
Local Plan 2005 ((Poli	су Н	11)	-						
Submitted Propos	sal			11	0					
Site Designations	\$									
			Contai	ins		oins			Contains	Adjoins
Green Belt			\boxtimes			X	Site of Scientific Interest (SSSI)			
Archaeological In		st						Ancient Monument		
Local Wildlife Site					[Community Open Space		
Lee Valley Region Park	nal				[Cheshunt Common			
Listed Building					[Locally Listed Buildin	g		
TPO Trees					[Conservation Area			
Air Quality					Г		Protected Species			
Management Are										
Draft Local Plan							within the Orean Dali			
The draft Local P	ian p	oropo	used to	ке	ep tn	IS SITE	e within the Green Belt			

Accessibility – distance	as the crow	flies			
900m -Primary Sc (Flamstead Enc		1.9km - S	Secondary So (Goffs)	chool	1.96km -Employment Area (New River Trading Estate)
30m - Green Spa (Appleby Street		1.2km -Healthcare Centre			11.7km- Hospital (with A&E) (Princess Alexandra)
2km - Town/District ((Brookfield)	Centre		- Local Cent Hammondstr		3.1km -Leisure Centre (Laura Trott Leisure Centre)
2.3km - A10 Junc (Church Lane)		3.4km - Railway Station (Cuffley) 540m - E			540m - Bus Service
Flood Risk					
Does the site		(Contains		Adjoins
Zone 2 (Medium Risk)					
Zone 3a (High Risk)					
Zone 3b (Active Flood P	Plain)				\boxtimes
Additional Flood Risk Co	omments			I	
No flooding issues have	been identif	ied for this s	ite.		
Access and Transport C					
					places. Appleby Street does not
					ould have a significant impact on
	• • •		,		I nature. The impact that this site
would have on the wider	r strategic ne	twork would	require furth	ier assessr	nent.
Utility Provision	Connection	a ta urban a	rea to the as	uthwould	a required
Electricity Gas		is to urban a			ection will be required.
Water		in is available			ection will be required.
Sewerage					nately 100m away.
Sewerage Treatment		Meads		ephams	
Additional Developer Co	mments sub	mitted durin	g Call for Site	es 2016	
None submitted.			0		
Suitability Comments					
	ed to be suita	able for resid	ential develo	pment due	to the following reasons:
					eview (Scott Wilson, 2008). The
					elt Purpose 1 and therefore
merits retention.	The review a	also states th	nat this area	performs v	ery well against Green Belt
		t Green Belt	Purpose 3. N	lo changes	to the Green Belt boundary in
this location were					
There are no cle Into the Green B		e Green Belt	boundaries t	hat would	prevent further encroachment.
		erection of k	ennels and d	sattery too	ether with associated buildings
					peal, with the Inspector
				•	he Green Belt and that this in
•	• •			•	[] the proposal would cause
					d that "very special
circumstances" v					
Is this site considered		□Yes		⊠ No	
suitable for developme	ent?				



Site Information						Site Location Map				
Site Reference			CG-GB-	28			11		1	
Number							Limes Nursery		7	
Site Name Site Area			<u>mondstreet</u>	View				TRESS	Hawform	
		6.7 hectares							Nursey	
Site Status								K		
			een Belt				7 martin	A A	124	
Source of Site										
			Il for Sites	iontion			7	too C	Rosary Nursey	
			nning Appl						Hamm Stree	
Site Visit Carrie	be			у					Tark	
Out		⊠No						/ /	197	
Site Ownership)		ite is unreg	aistered	1	-		K		
				,		(_/)	V LAR	
	Ν	Limes	s Nursery, I	Rosary				K/	123	
Ling	_	Nurse					T		1 LE D	
round Uses	E S		lential	ta Cra	~ ~	- \ / /		\sim	13	
Surrounding Uses	3		Wildlife Sit Cheshunt (XB	SI SI TA	
Sul	W		lential	00111110	///		ma	- 168		
						1//	A	15		
Site Description				£		ha harmalania a farana	la affiandin an		la ¹	
						he boundaries of parce ne. Trees and hedger				
						gion of the site. The s				
nature.	5					5	I	J 1		
Planning Histor										
No history of no	ote.									
Development P	ropo	osal								
Residential	· ·		\geq	Cc	mm	ercial 🗌	Other			
Local Plan 200	5 (P	olicy	_							
H11)										
Submitted Prop			90							
Site Designatio	ns		O a un tra inc. a	A				O a set a line a	A all a line a	
Croop Balt			Contains	Adjoi	าร	Site of Scientific Inter		Contains	Adjoins	
Green Belt	Inte	roct				Site of Scientific Inter Ancient Monument	esi (3331)			
Archaeological Local Wildlife S		iest								
		<u>, </u>	\boxtimes		-+	Community Open Spa Cheshunt Common	aue			
Lee Valley Reg Park		11							\boxtimes	
Listed Building						Locally Listed Building	g			
TPO Trees						Conservation Area				
Air Quality						Protected Species				
Management A										
Draft Local Plan										
The draft Local	Pla	n prop	osed to kee	ep this	site	within the Green Belt.				

Accessibility – distance a	as the crov	v flies					
1.07km -Primary So (Goffs Oak)	chool	2.24km - Secondary School (Goffs)			3.1km –Employment Area (New River Trading Estate)		
0m - Green Spac (adjoins Bloomfie			Healthcare Ce alley View)	ntre	12km - Hospital (with A&E) (Barnet)		
2.87km - Town/District (Brookfield)	Centre		- Local Centre nmondstreet)	e	4.08km -Leisure Centre (Laura Trott)		
3.32km - A10 Junc (Church Lane)			Railway Stati (Cuffley)	on	81m- Bus Service (Smiths Lane)		
Flood Risk		1					
Does the site			Contains		Adjoins		
Zone 2 (Medium Risk)							
Zone 3a (High Risk)							
Zone 3b (Active Flood P	lain)						
Additional Flood Risk Co	omments						
There may be some surf	face water	flooding on th	e site.				
Access and Transport C	omments						
Current vehicular access to the site exists from Hammondstreet Road. Hammondstreet Road only one footpath on the northern side of the road. Cycle ways to the site would need to be provided. The impact that residential development would have on the local highway would need to be assessed. Utility Provision							
Electricity	v				Hammondstreet.		
Gas					nondstreet Road.		
Water	A trunk m	ain and water	main is locate	ed along Har	mmondstreet Road.		
Sewerage	A foul sev	ver runs throu	gh the middle	of the site	-		
Sewerage Treatment	□Ry	e Meads	⊠Deep	hams	□Other		
Additional Developer Co	mments su	ubmitted durin	g Call for Site	s 2016			
None submitted.							
Suitability Comments							
 This site is not considered to be suitable for development due to the following reasons: The site is included within area C11 of the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C11 performs strongly against Green Belt purposes and proposed no change to the boundary in this location. However, it should be noted that the review stated that areas C11-C30 have weak Green Belt boundaries, and there is an option to transform the Green Belt boundary in this location to create a far stronger Green Belt in this location to create a far stronger boundary. It is considered that the site does not have clear and defensible Green Belt boundaries to the south that would last beyond the Plan period and prevent further encroachment into the countryside, The development of this site will have a detrimental impact on the view corridor to London. 							
Is this site considered	to be suit	able for deve	opment?	□Yes	⊠ No		

s this site considered to be suitable for development?	□Yes	🛛 No



	Site	Inform	nation			Site Location Map				
Site Reference	e		CG-GB	-29						
Number		11								
Site Name Site Area			el Grove hectares							
							Th			
Site Status			rban							
			reen Belt			TIL				
Source of Site			all for Sites				4		M	
				plicatio	n	Calves Croft Farm				
			esktop Stu	dy		21-				
Site Visit Carri	ed					Store the second				
Out		$\boxtimes N$								
Site Ownershi	р		re are two			St Lawrence Bluck Farm		V		
	1		lowners for		e.	L ₁₋₁ StLawrence Bush Fam				
S	Ν		mley-Hodo			AN				
Use			Wood So	uth (SS	SI				A BEER	
D D	E	& S/	en Belt						ENGRA	
Surrounding Uses	S		en Belt,				I			
nu	0		nmondstree	et Road	ł			H		
nrn	W		en Belt, Ca			Term		f Im	TREET	
S		Farr		_		19 1 11	May Six			
Site Description										
				s predo	omina	antly flat. The site is p	predominar	ntly open fie	lds, with trees	
located along		es bo	undaries.							
Planning Histo No history of r										
Development		دعا								
Residential	Πορο	501	5	⊴ Co	mme	nercial 🗌 Other 🖂				
Local Plan 200)5 (Po	licy				Gypsy and Traveller site.				
H11)	0 (1 0	noy							ono.	
Submitted Pro	posal		100							
Site Designati										
			Contains	Adjoir	าร			Contains	Adjoins	
Green Belt						Site of Scientific Inter	est		-	
			\boxtimes	\square		(SSSI)			\boxtimes	
Archaeologica	I Inter	est			Å	Ancient Monument				
Local Wildlife	Site		\boxtimes	\boxtimes	(Community Open Sp	ace			
Lee Valley Re	gional				(Cheshunt Common				
Park										
Listed Building)					_ocally Listed Buildin	g			
TPO Trees						Conservation Area				
	Air Quality			F	Protected Species					
Management A										
Draft Local Pla	an Des		tion (Regula							
		Drev	and to ke	an this	aita ··	within the Creek Delt				
	al Plan	prop	osed to kee	ep this	site v	within the Green Belt				

Accessibility – distance	as the crov	v flies						
1.24km -Primary So			Secondary Sc	hool	3.95km –Employment Area			
(Goffs)			(Goffs)		(New River Trading Estate)			
170m - Green Sp	ace	1 84km -F	lealthcare Ce	ntre	11.6km - Hospital (with A&E)			
	(Richardson Crescent)			ina o	(Barnet)			
3.91km - Town/Distric	,		alley View) - Local Centi	re	5.03km -Leisure Centre			
(Brookfield)	Centre		asons Parade		(Laura Trott)			
4.2km - A10 Junc	tion	```		,	1.08km - Bus Service			
(Church Lane)			Railway Static (Cuffley)	DU	(Smiths Lane)			
Flood Risk			(Culley)		(Shittis Laile)			
Does the site			2 1 1					
		(Contains		Adjoins			
Zone 2 (Medium Risk)								
Zone 3a (High Risk)								
Zone 3b (Active Flood P	Plain)							
Additional Flood Risk Co	omments							
There may be some gro	und water	flooding on the	e site.					
Access and Transport C								
					However, this is a single track and			
					ss point. An assessment on the			
					ed out prior to any development.			
					ntrance to the site. Pedestrian			
access to the site will ne	ed to be c	reated. Cycle a	access to the s	site will a	llso need to be created.			
Utility Provision								
Electricity					n part of the site.			
Gas					mmondstreet Road			
Water		ins are locate						
Sewerage	I he close east of th		ver and foul se	ewer are	located in Brace Close, to the			
Sewerage Treatment		e Meads	Deep	hams	□Other			
Additional Developer Co	•							
None submitted.								
Suitability Comments								
The site is not considered	ed to be su	itable for deve	lopment due te	o the foll	owing reasons:			
			-		Review (Scott Wilson, 2008). The			
					Belt purposes and therefore			
					tween Nightingale Close and Dalia			
Close, no amend								
Within the bound	laries of the	e site is Derry'	s Wood Field,	a local v	vildlife site. The Council resists			
					d that the development is in the			
-	he building	of residential	dwellings on t	his site i	s not considered to be in the			
public interest.								
		•			uth, a Special Area of			
Conservation an			•	•	-			
					dential development due to not			
	•				It is also not within the			
	ince recom	mended by Ba	arton et al (207	10) for a	doctor's surgery, leisure centre			
and hospital.	40 ko''	abla fan darr '	a 10 100 - 10 10					
Is this site considered	to be suit	able for devel	opment?	□Yes	⊠ No			



		Site Infor	mation				Site Locatio	п Мар	
Site Referend Number	ce		CG-GB-30						p 1
Site Nan									
Site Area	a 9.4 hectares					$731 \setminus A$			
Site Stat	us	□Urban				BAN	1		m l
		⊠Green	Belt			ARI-N			
		□Mixed							
Source o	of	⊠Call fo						TLP	
Site		• • •		n	XX	134			
011 1			p Study	/		-		Calves Croft Farm	
Site Visit		□Yes				\sim			
	Jui	⊠No Thana an				- \/		1	
Site Ownersł	nip	There are this site.					10	Stammer Bath Fam	
Surrounding Uses	N	Wormley Wood Sc				M	P		
round Uses	Е	Green Be		al wile	dlife site				
e ñ	S	Green Be							
Su	W	Local Wi Hoddesd							
Site Des	criptio				ou oouin				
The site	is irre	gular in sh				otly to the west towards			
		latfield. Cu	rrently s	situat	ted on the	e site are a number of	outbuildings a	and one resid	ential
dwelling			_		_				
Planning			borticult	ural	related fa	cilities have been grar	ted permissi	on and also r	afusad
						on of existing barn/s in			
refused						3		5	
		Proposal							
Residen				\ge	Comr	nercial 🗌	Other		
Local Pla	an 200	05 (Policy	H11)	282	2				
Submitte	ed Pro	posal							
Site Des	ignatio	ons		T					
			Contai	ns	Adjoins			Contains	Adjoins
Green B						Site of Scientific Inte	rest (SSSI)		
	0	I Interest				Ancient Monument			
Local W						Community Open Sp	ace		
Lee Vall Park						Cheshunt Common			
Listed B	-	1				Locally Listed Buildir	g		
TPO Tre						Conservation Area			
Air Qual				Ī		Protected Species			
Manage									
		an Designa					1		
i ne dra	IT LOC	ai Pian pro	posed t	o ke	ep this sit	e within the Green Be	ι		

Accessibility – distance	as the crov	v flies			
1.38km -Primary So (Goffs Oak)	chool	3.43km -	Secondary Sc (Goffs)	hool	4.11km –Employment Area (New River Trading Estate)
420m - Green Spa Richardson Cresc			Healthcare Ce ′alley View)	ntre	11.8km - Hospital (with A&E) (Barnet)
4.03km - Town/Distric (Brookfield)	t Centre		n - Local Centr mmondstreet)	e	5.17km -Leisure Centre (Laura Trott)
4.5km - A10 Junc (College Road		2km -	Railway Statio (Cuffley)	n	1.28km - Bus Service (Smiths Lane)
Flood Risk					
Does the site			Contains		Adjoins
Zone 2 (Medium Risk)					
Zone 3a (High Risk)					
Zone 3b (Active Flood P	Plain)				
Additional Flood Risk Co	omments				
The site may be suscep		und and surfa	ce water floodi	ing.	
Access and Transport C				<u> </u>	
The site can be accesse	ed from a tr	ack at Hamm	ondstreet Road	d, adjacen	t to Newgatestreet Road. This
					improvement may require
					point from Hammondstreet
Road. The footpaths alo	ong Hammo	ondstreet Roa	d stop just prio	or to the tra	ack which the site can be
	ian and cyo	cle access wo	uld require imp	provement	if development was to occur.
Utility Provision	r				
Electricity					
Gas			along Hammo		
Water	Water ma	ains are locate	d at Hammond	dstreet Roa	ad.
Sewerage	The close	est foul sewers	s and surface s	sewers are	e located at Brace Close
Sewerage Treatment	•	e Meads	□Deep		□Other
Additional Developer Co	omments su	ubmitted durin	ig 2016 Call fo	r Sites	
None submitted.					
Suitability Comments					
The site is not considered			•		•
					view (Scott Wilson, 2008). The
				• •	ses and therefore should be
					ingale Close and Dalia Close, no
amendments to t					
					cal wildlife site. The Council
-					ed that the development
I he site is not conclusion of the site is not conclusion of the site is not conclusion of the site is not conclusion. If the site is not conclusion of the site is not conclusion of the site is not conclusion. If the site is not conclusion of the site is not conclusion of the site is not conclusion. If the site is not conclusion of the site is not conclusion of the site is not conclusion. If the site is not conclusion of the site is not conclusion. If the site is not conclusion of the site is not conclusion of the site is not conclusion. If the site is not conclusion of the site is not conclusion. If the site is not conclusion of the site is not conclusion. If the site is not conclusion of the site is not conclusion of the site is not conclusion. If the site is not conclusion of the site is not conclusion. If the site is not conclusion of the site is not conclusion. If the site is not conclusion of the site is not conclusion. If the site is not conclusion of the site is not conclusion of the site is not conclusion. If the site is not conclusion of the site is not conclusion. If the site is not conclusion of the site is not conclusion. If the site is not conclusion of the site is not conclusion of the site is not conclusion. If the site is not conclusion of the site is not conclusion of the site is not conclusion. If the site is not conclusion of the site is not conclusion of the site is not conclusion of the site is not conclusion. If the site is not conclusion of the site is					ential development due to not
	•			lood South	n, a Special Area of
					will be a constraining factor on
any developmen	,			,	
Is this site considered		able for deve	lopment?	□Yes	⊠ No



Si	te In	forma	ntion		Site Location Map						
Site Reference			CG-GB-3	1		F	Woodland				
Number Site Name		Oak	House Farr			House	IL E				
Site Area		1 he			Windyridge						
Site Status											
Sile Status		□Ur					10	Whitelad			
⊠Green Belt □Mixed						Oak House Farm					
Source of Site			all for Sites		- mail al						
			anning Appl	ication				512			
			esktop Stud				/				
Site Visit Carried				y	T			Ht			
Out			-								
Site Ownership			e are two								
		lando	owners for t	he site.							
5	Ν	Wind	lyridge, Res	sidential							
ding	Е		dential, Nur	series,							
round Uses	_		en Belt								
Surrounding Uses	S		k, Green Be	elt		0					
Sr	W	Gree	en Belt								
Site Description											
	d site	grad	ually slopes	to the we	st and is predomina	ntly open fields.	Trees and				
hedgerows line th	ne sit	tes bo	undaries. T	wo trees a	re located in the eas	stern region of t	he site, one				
					ce. A cluster of trees	s is also located	I in the west	ern			
region. There are	no s	structu	ires on the s	site.							
Planning History	nd ar	onlicat	ion for a two	o story infi	Il extension linking t	he house to the	double dar	age to			
					2016, a planning ap						
					e link extension to the						
Development Pro	posa	al		T		I					
Residential			\square	Commer	rcial 🗌	Other					
Local Plan 2005 (Poli	су									
H11) Submitted Propos				-							
•			20-30								
Site Designations	;		Containa	Adiaina			Containa	Adiaina			
Green Belt			Contains	Adjoins	Site of Scientific In	toroct (SSSI)	Contains	Adjoins			
Archaeological In	toro	~ t			Ancient Monumen	. ,					
Local Wildlife Site		51									
Lee Valley Regio	-	Dark			Community Open Cheshunt Commo	•					
Listed Building	nai F	air			Locally Listed Build						
TPO Trees					Conservation Area						
Air Quality Manag	nom	ant			Protected Species						
All Quality Maria	Jenne	511L									
Draft Local Plan	Desid	gnatio	n (Regulatio	on 18)	l			1			
					ithin the Green Belt						
			I								

Accessibility – distance as the crow flies									
320m -Primary Sc (Goffs Oak)	hool	2.75km - Secondary School (Goffs)	4km–Employment Area (New River Trading Estate)						
490m - Green Sp (Richardson Cresc		1.1km -Healthcare Centre (Valley View)	11km- Hospital (with A&E) (Barnet)						
3.89km - Town/Distric (Brookfield)	t Centre	820m - Local Centre (1-5 Masons Parade)	4.63km -Leisure Centre (Laura Trott)						
1.3km - A10 Junc (Church Lane)		1.18km - Railway Station (Cuffley)	1km - Bus Service (War Memorial)						
Flood Risk									
Does the site		Contains	Adjoins						
Zone 2 (Medium Risk)			, П						
Zone 3a (High Risk)									
Zone 3b (Active Flood P	lain)								
Additional Flood Risk Co									
Some ground water floo		e evident							
Access and Transport C									
development was to occ on the eastern side stop will be required for the s	cur. Along t ping prior t	wgatestreet Road. Access point wo he western side of Newgatestreet R to the entrance of the site. Road, pa	Road is a footpath, with the footpath						
Utility Provision									
Electricity	•	und cables available along Newgate							
Gas		ssure gas main is located along Ne nains runs along the sites eastern b							
Water	located o	n the sites eastern boundary.							
Sewerage	The close	st foul sewer is located outside 147	2-149 Newgatestreet Road						
Sewerage Treatment	□Ry	e Meads ⊠Deephams	□Other						
Additional Developer Co	mments m	ade during 2016 Call for Sites							
Additional Developer Comments made during 2016 Call for Sites None submitted. However, in the Local Plan (Regulation 18) consultation the promoter stated that the site has the capacity of delivering 20-30 dwellings and that the only constraint listed in the 2016 SLAA is Green Belt. They continue by stating that it would appear to be a favourable location for residential development and that Newgatestreet Road is a wide and straight thoroughfare has the capacity to absorb additional traffic. The promoter states that an additional policy should be added to the local plan, which proposes the preparation of a strategy for the area West of Cheshunt. The policy would set out proposals for housing along Newgatestreet Road. The promoter notes that there are a number of sites that have been examined in the SLAA on both sides of Newgatestreet Road, and that should this site not be deemed suitable for residential development it could be offered for public recreational purposes in associated with the overall strategy for the area.									

Suitability Comments

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

- The site is included within area C30 of the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C30 performs strongly against Green Belt purposes, and proposed no change to the boundary in this location. However, section 8 of the report notes that there is the opportunity to transform the Green Belt boundary in the Goffs Oak, Hammondstreet and Rosedale area, in order to create a far stronger Green Belt boundary.
- The development of this site for the above density will create an isolated pocket of development within the Green Belt. This will be a continuation of the haphazard pattern of development that the Council is trying to prevent.
- This site has weak green belt boundaries to the north, south and west. It is considered that these boundaries would not prevent further encroachment or last beyond the Plan period.
- The site plays a role in preventing the outwards sprawl of Goffs Oak

Is this site considered to be suitable for development?	□Yes ⊠ No	
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Si	te In	forma	ation	1		Site Location Map						
Site Reference			CG	-GB-32	(a)							
Number		_			. ,		× L	141				
Site Name		Bonr Field		rove W	ood							
Site Area		1.5 h		ares		X			4			
Site Status		□Ur							1			
Sile Status		_		Polt			177					
	⊠Green Belt ⊡Mixed											
Source of Site				r Sites		FEN /						
				ng Appl	ication			-	11			
			• • •			and the second						
□Desktop Study Site Visit Carried □Yes					y							
Out												
Site Ownership				e sever	al land	Dept		1				
				or this s				1				
ν	Ν	Goffs Lane, Gof			fs Lane							
Jse		roun										
פ	Е		-	ace, cg	-gb-98) È				
din	S	Club			a d a d			24				
unc	3		Green Belt, Wooded area Lieutenant Ellis Way					M				
Surrounding Uses	W							1				
Ō												
Site Description												
						the south east. Tree						
structures on the			are	a numi		s scattered through t	ne sile. There a	are no existi	ng			
Planning History	0110.											
No planning histo	ory of	f note.										
Development Pro	-											
Residential				\boxtimes	Comme	rcial 🗌	Other					
Local Plan 2005	(Poli	cy H1	1)	-								
Submitted Propos	sal			_	-							
Site Designations	5											
			Co	ntains	Adjoins			Contains	Adjoins			
Green Belt				\boxtimes	\boxtimes	Site of Scientific In	terest (SSSI)					
Archaeological In	tere	st				Ancient Monumen	t					
Local Wildlife Site	Э				\boxtimes	Community Open	Space					
Lee Valley Regio	nal F	Park				Cheshunt Commo	n					
Listed Building						Locally Listed Build	ding					
TPO Trees					\boxtimes	Conservation Area	-					
Air Quality Management						Protected Species						
Area												
Draft Local Plan Designation (Regulation 18)												
						nt, as a means to im	proving the fac	ilities at the	V&E			
sports club, as pa	art of	emer	ging	POLICY	CH/.							

Accessibility – distance as the crow flies								
146m -Primary Sc (Bonneygrove)			econdary School offs Oak)	2.52km –Employment Area (Fieldings Road)				
310m - Green Sp (Claremont)	ace		ealthcare Centre I Medical Centre)	12.3km - Hospital (with A&E) (Barnet)				
1.64km- Town/District (Cheshunt Old Po	-	600m	- Local Centre	1.88km -Leisure Centre (Laura Trott)				
(Church Lane)	1.3km - A10 Junction (Church Lane)		Railway Station Cheshunt)	172m - Bus Service (Claremont)				
Flood Risk								
Does the site		(Contains	Adjoins				
Zone 2 (Medium Risk)								
Zone 3a (High Risk)								
Zone 3b (Active Flood P	'lain)							
The site may suffer from ground water flooding. Lieutenant Ellis Way, located to the west of the site, suffers from surface water flooding. Access and Transport Comments There is no current vehicular access to the site – there is a dropped kerb that suggests this site previously had access, however its location on the current road infrastructure would not be appropriate due to being close to a roundabout exit. Land outside the current site ownership and boundary may be required to provide appropriate access. Goffs Lane has footpaths and cycle paths. Connections to this infrastructure from the site will be required.								
Utility Provision Electricity	Available	in the main ur	han aroa					
Gas	A low pres	ssure gas mai		fs Lane, with the V&E club located				
Water			d to the north of the si					
Sewerage			st of the site is connect north of the site along	cted to a foul sewer. A surface Goffs Lane				
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other				
Additional Developer Co	omments si	ubmitted during	g Call for sites 2016					
Additional Developer Comments submitted during Call for sites 2016 None submitted. However, during the Local Plan consultation (Regulation 18) the promoter of the site stated that development of this site would entail joint working between the three landowners, and at the present time there is no objection to the proposal. The promoter continues by stating that there are a number of constraints that would need to be addressed prior to its redevelopment for a residential led- scheme, including land ownership, access, and the mix of dwellings and sport pitches, and that there may be viability constraints as well. The promoter noted that the resolution of these constraints may not be achieved during the life of the plan.								
Suitability Comments The site is considered to	he suitabl	e for develop	pent due to the followi	ng reasons:				
				at the V&E club to be improved.				

 Review concluded that meaning that it does it existing settlements" is considered. The Review of the Innr appears to have deverthe use of this land by the land designated for Reserve Housing Land The site is considered educational facilities, 	ithin area D6 of the Council's Green Belt Review (Scott Wilson, 2008). The at area D6 "Performs poorly against the Green Belt purposes, its location little in terms of preventing sprawl. In reality, also does little to separate and the possible release of this area from the Green Belt should be her Green Belt Boundary (Prospect Planning, 2008) states that this area elopment potential and recommended that "detailed consideration be given to v the V&E Club with a view to establishing whether it might be relocated and or housing development, either as a short term Housing allocation or as ad." It to be in a sustainable location for residential development; it is close to local facilities, and some modes of sustainable transport. It is also within the recommended by Barton et al (2010) to a doctor's surgery, green space and
leisure centre.	
Is this site considered to be suitable for development?	⊠Yes □ No
Availability Comments	The site is considered to be available for development. During the Local Plan (Regulation 18) consultation no objection to the sites allocation was made from its landowner
Is the site considered to be available for development	⊠Yes □ No
Achievability Comments	The site is considered to be achievable. However, there are a number of constraints, such as vehicle access to the site, which will need to be carefully planned. The site coming forward as part of a wider scheme to improve the facilities at the V&E club could make access issues easier to address. Some flood mitigation measures may be required for the issues identified above, which could impact on the sites viability. With the exception of its Green Belt designation, it is considered that there are no policy constraints that will prevent this site from coming forward for development.
Is the site considered to	⊠Yes □ No
be achievable? Delivery Period	6 10 voore
Derivery Period	6-10 years

Site InformationSite Location MapSite Reference NumberCG-GB-32(b)Site NameBonneygrove Wood Field and V&E ClubSite Area3.81 hectares	
Number Bonneygrove Wood Field and V&E Club	
and V&E Club	
Site Area 3.81 bectares	
Site Status	
⊠Green Belt	Maler
□ Mixed	김민교
Source of Site	
□Planning Application	" God of
⊠Desktop Study	<u>u</u> ur
Site Visit Carried	L
Out 🛛 No	
Site Ownership There are several	
landowners for this site	
N Goffs Lane, Goffs Lane	
P Roundabout	
Dip Roundabout E Goffs Oak Secondary School School S Green Belt, Local Wildlife Site Site	
School S Green Belt, Local Wildlife	
Site	
W Lieutenant Ellis Way	
Site Description	
The site is irregular in shape and gently slopes down to the east. The site has two structures, a	
field within the eastern region, and a number of trees scattered across a field in the western po	rtion of the
site. The open field is separated from the club and its facilities by a line of trees/hedgerows.	
Planning History In 1977 outline planning application for a new club house was refused. In 1980 conditional app	rovalwas
granted for a judo hall. In 1994 conditional approval was granted for a single storey attached c	
room block and associated car parking at the V&E club. In 2006, the installation of a temporary	
accommodation and construction of a new tiered covered spectator stand was approved.	
Development Proposal	
Residential Image: Commercial Image: Other	\boxtimes
Local Plan 2005 (Policy H11)	e V&E
Submitted Proposal _ Club.	
Site Designations	
Contains Adjoins Contains	Adjoins
Green Belt Image: Secondarias Adjoints Containts	
Archaeological Interest Image: Control of Colornation Interest (COCI)	
Local Wildlife Site Image: Community Open Space	
Lee Valley Regional Cheshunt Common	
Park Image: Constraint of the second secon	
TPO Trees Image: Conservation Area	
Air Quality Management Protected Species	
Area	311

			egulation 18 Consultat proved facilities at the	V&E club under emerging Policy
CH7 Accessibility – distance :		•		
Accessibility – distance a		/ 11105		
90m -Primary Sch (Bonneygrove)			econdary School ins Goffs Oak)	2.37km –Employment Area (Fieldings)
310m - Green Spa (Claremont)	ace		lealthcare Centre Cromwell)	12.3km - Hospital (with A&E) (Barnet)
1.55km - Town/District (Cheshunt Old Po	-	470m	- Local Centre	1.81km -Leisure Centre (Laura Trott)
1.14km - A10 Junc (Church Lane)			- Railway Station Cheshunt)	172m - Bus Service (Claremont)
Flood Risk				
Does the site			Contains	Adjoins
Zone 2 (Medium Risk)				
Zone 3a (High Risk)				
Zone 3b (Active Flood P	lain)			\boxtimes
suffers from surface wat Access and Transport C The V&E club can be ac development was to occ from the site will be requ	er flooding omments cessed via ur. Goffs L	Goffs Lane. ane has footp	Improvements to this a baths and cycle paths.	located to the west of the site, access point will be required if Connections to the infrastructure
Utility Provision	Available	in the main u	rhan araa	
Electricity Gas		in the main u Club already	has connections	
Water			ed to the north of the s	ite along Goffs Lane
				<u> </u>
Sewerage			has connections.	
Sewerage Treatment		e Meads	⊠Deephams	□Other
	er, during t ted to the v	he Local Plar	on consultation (Regula	tion 18) representations for the par hese comments can be found on
Suitability Comments				
The site is considered to The developmen The site is includ Review conclude	t of this site ed within a d that area	e for residenti rea D6 of the a D6 " <i>Perform</i>	al will enable facilities Council's Green Belt is poorly against the G	ing reasons: at the V&E club to be improved. Review (Scott Wilson, 2008). The ireen Belt purposes, its location ty, also does little to separate

 The Review of the Inner Green Belt Boundary (Prospect Planning, 2008) states that this area appears to have development potential and recommended that "detailed consideration be given to the use of this land by the V&E Club with a view to establishing whether it might be relocated and the land designated for housing development, either as a short term Housing allocation or as Reserve Housing Land." The site is considered to be in a sustainable location for residential development; it is close to educational facilities, local facilities, and some modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) to a doctor's surgery, green space and leisure centre. 					
Is this site considered to be	⊠Yes □ No				
suitable for development? Availability Comments	The site is considered to be available. The Council is working with the V&E club to find an alternative site for their improved facilities. Their relocation will mean that the entirety of the site can come forward for residential development. Part of the site has been confirmed as available during the Local Plan (Regulation 18) consultation.				
Is the site considered to be available for development	⊠Yes □ No				
Achievability Comments	The site is considered to be achievable. However, there are a number of constraints, such as vehicle access to the site, which will need to be carefully planned. The site coming forward as part of a wider scheme to improve the facilities at the V&E club could make access issues easier to address. Some flood mitigation measures may be required for the issues identified above, which could impact on the sites viability. Improved V&E facilities will need to be provided as part of this scheme. With the exception of its Green Belt designation, it is considered that there are no policy constraints that will prevent this site from coming forward for development.				
Is the site considered to be	⊠Yes □ No				
achievable?					
Delivery Period	6-10 years				



Si	te Ir	nforma	ation				S	Site Location N	lap	
Site Reference			CG-GB-3	4						
Number		Main						612		
Site Name		Lane	ning Groun	a, Gon	S					1 1
Site Area		-	- nectares			77	100			
Site Status			han			219	H-			
⊠Green Belt							5	I AAC		
						ouse RA	1.B/	THAN		
Source of Site						HA	COUNT			
			Planning Application			miles				
			esktop Stud			1 2 D	7/			
Site Visit Carried				•		1179990 C			445	
Out		⊠No				THE 1				
Site Ownership			e are variou				10			
			owners for t		e.	s Oak	16			
Surrounding	Ν		s Lane, In-E				AN			
Uses	E	_	en Belt, Res		al					
	S		struction Sto n fields	orage,					Y	
	W		en Belt, Res	identia	al					
Site Description										
The site is rectan									uctures on t	he site,
and hard standing Planning History	g su	maces	. Around the	e sites	DOU	indaries are	e neages	and trees.		
A one bedroom fl	at o	verac	arade was	refuse	d in	2003 App	roval was	aranted for its	existing use	as open
storage and car p		-	jarago nao	rorade	a m	2000.7.00	ioval mac	granted for ite	oxioting dot	
Development Pro								-		
Residential			\boxtimes		Con	nmercial		Other		
Local Plan 2005										
(Policy H11)		15	(as part of l	a n d						
Submitted Proposal			as part of la ated in GO							
Site Designations	;	anoo		-/				1		
0			Contains	Adjo	ins				Contains	Adjoins
Green Belt			\boxtimes	\boxtimes		Site of So	cientific Ir	nterest (SSSI)		
Archaeological In	tere	st]	Ancient N	/lonumen	t		
Local Wildlife Site]	Commun				
Lee Valley Regio	nal I	Park]	Cheshun				
Listed Building					·	Locally L		•		
TPO Trees]	Conserva				
Air Quality Manag	gem	ent]	Protected	d Species			
Area Draft Local Plan I	کود	anatio	n	L						
The draft Local Plant				vithin 1	he r	proposed re	esidential	development a	t Goffs Lane	e, as part
of emerging Polic										, part

Accessibility – distance a	as the crov	v flies		1			
430m -Primary Sch (Woodside)	nool		Secondary School Goffs Oak)	3.32km –Employment Area (New River Trading Estate)			
100m - Green Spa (Goffs Oak Park		164m -Healthcare Centre (Valley View)		11.2- Hospital (with A&E) (Barnet)			
3.09km - Town/District (Brookfield)	Centre	-	- Local Centre 96 Goffs Lane)	3.5km -Leisure Centre (Laura Trott)			
	2.3km - A10 Junction (College Road)		Railway Station (Cuffley)	183m - Bus Service (War Memorial)			
Flood Risk							
Does the site			Contain	Adjoins			
Zone 2 (Medium Risk)							
Zone 3a (High Risk)							
Zone 3b (Active Flood P	,			\boxtimes			
Additional Flood Risk Co							
There may be some grou Access and Transport C		irface water flo	oding problems.				
	it was to co	ome forward. (ed. Cycle acco	Goffs Lane has footpat	particularly its visibility, will require ths along both sides of the road. be created.			
Gas	A low pre	ssure gas mai	ns is located along Go	offs Lane			
Water	A water m	nains is locate	d along Goffs Lane				
Sewerage	A foul sev	ver and surfac	e sewer is located alo	ng Goffs Lane			
Sewerage Treatment		e Meads	⊠Deephams	□Other			
ě			•				
Additional Developer Comments submitted during Call for Sites 2016. None submitted. During the Local Plan (Regulation 18) consultation the landowner made the following comments " <i>RPS notes that the Council recognises the existence of our client's travelling showpeople's</i> <i>site on land south of Goffs Lane, and has allocated the land as such in the accompanying Proposals</i> <i>Map</i> ". Suitability Comments The site is considered to be suitable for residential development due to the following reasons: • The Council's Green Belt Review (Scott Wilson, 2008) states that this area (C24) performs strongly against Green Belt purposes, however, due to the extremely weak boundaries within sub areas C11-C30 there are no real barriers to prevent encroachment between settlements due to the incremental development that has occurred over the years. The review considered allocating area C24 and provided the following analysis: " <i>Archaeology is the only site constraint against a</i> <i>number of opportunities including reasonable accessibility and proximity to services, high level of</i> <i>derelict/vacant brownfield land and regeneration potential. On this basis the site maybe suitable</i> <i>for built development</i> ".							

- The site has been assessed as part of Development Approach 2 in the 'Goffs Oak Development Options Report'. The report notes that the development of this site would enable protection and remediation of the various storage and industrial uses on site, and that the site could be used to create a 'gateway' to Goffs Oak Village. The overall benefits identified for Development Approach 2 included; the provision of an appropriate level of housing through relatively minor Green Belt boundary revisions, in part the Green Belt boundary around Goffs Oak village could be more logical and hence defensible in the future, fairly unattractive sites would be removed from the Green Belt and could potentially create more attractive gateways into the village and residents of the new development would have good access to services, facilities and transport.
 - The site is considered to be in a sustainable location for residential development; it is close to primary education facilities, local facilities and some modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) to a doctor's surgery and local green space.

local green space.	
Is this site considered to be suitable for development?	⊠Yes □ No
Availability Comments	The site is considered to be available for development. The landowners of the site made reference to its allocation within its Local Plan representation.
Is the site considered to be available for development	⊠Yes □ No
Achievability Comments	The site is considered to be achievable. Although there are policy constraints on this site, it is considered that they will not be able to prevent its development. The sites proximity to the built up area of Goffs Oak will enable it to benefit from existing infrastructure. The costs of building on this site are not considered to be significant to have a detrimental impact on the sites overall viability.
Is the site considered to be achievable?	⊠Yes □ No
Delivery Period	1-5 years



Sit	te In	format	ion		Site Location Map			
Site Reference Number			CG-GE	3-35	The Chalet Farm			
Site Name			gle Nurs	sery	POUNCA IN IN I			
Site Area		1 hect	tare		The Bungaow			
Site Status		□Urb			El Sub Sta			
		en Belt						
Source of Site					Malaya Farm			
Source of Sile		l for Site	es pplicatio					
			sktop St					
Site Visit Carried								
Out					FT I FE			
Site Ownership			are var		Run			
				or this sit	e.			
D	N			een Belt				
s	Е	Malay Belt	a Farm	, Green				
round Uses	S	Green Belt						
Surrounding Uses	W	Green						
Site Description			· .					
					ently slopes to the south east. There are some structures n of the site is predominantly open field in nature. There is a			
					th eastern region of the site.			
Planning History					-			
	ation	for the	demoli	ition of e	isting dilapidated structures and buildings and construction			
of a new five bedr								
Development Dre		1						
Development Pro Residential	posa	l	Σ		mercial Other 🗆			
Local Plan 2005 (Polic	2V						
H11)		.)	30					
Submitted Propos	sal		-					
Site Designations	i		1					
		Co	ntains	Adjoins				
Green Belt			\boxtimes	\boxtimes	Site of Scientific Interest			
Archaeological In	teres	st			Ancient Monument			
Local Wildlife Site		-			Community Open Space			
Lee Valley Region					Cheshunt Common			
Park	Park							
Listed Building					Locally Listed Building			
TPO Trees					Conservation Area			
Air Quality	2				Protected Species			
Management Are	a							

Draft Local Plan Designation	ation (Regu	ulation 18)							
The draft Local Plan proposed to keep this site within the Green Belt Accessibility – distance as the crow flies									
Accessibility – distance as the crow lifes									
890m -Primary School (Goffs Oak)		1.77km - Secondary School (Goffs Oak)		3km–Employment Area (New River Trading Estate)					
100m - Green Spa (Argent Way)	ace		ealthcare Centre alley View)	11.7km - Hospital (with A&E) (Barnet)					
2.83km - Town/Distric (Brookfield)	t Centre		- Local Centre asons Parade)	3.62km -Leisure Centre (Laura Trott)					
	2.8km - A10 Junction (Church Lane)		- Railway Station (Cuffley)	560m - Bus Service (Macintosh Close)					
Flood Risk		-							
Does the site			Contains	Adjoins					
Zone 2 (Medium Risk)									
Zone 3a (High Risk)									
Zone 3b (Active Flood P	lain)								
Additional Flood Risk Co				•					
There may be surface w Access and Transport C		ms to the sou	th.						
Third party land would b	e required Lane. A pu	to widen the r blic right of wa	oad to support resider ay is located just outsi	laces and semi-rural in nature. ntial development. There are no de the site to the north east, which ated.					
Electricity	Available	in main urbar	area either to the sou	th or east					
Gas	The near		re gas mains is locate	d along Crouch Lane,					
Water	A water m	nains is locate	d along Crouch Lane						
Sewerage	Foul sewe	ers and surfac	e sewers are located	to the east of the site					
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other					
Additional Developer Co	omments su	ubmitted durin	g Call for Sites 2016.						
None submitted. The landowners of the site have been in contact with the Council, through the pre- application process, in regards to developing this site for self-build housing.									
Suitability Comments									
strongly against Green Belt boun there is the oppo	reen Belt R Green Belt dary was p ortunity to c	eview (Scott V purposes 1 a roposed. How reate a strong	Vilson, 2008) stated th nd 2, and averagely a rever, it should be note er Green Belt bounda	hat this area (C13) performs gainst Purpose 3. No change to the ed that the review also stated that ry in areas C11-C30 as these					
areas have "extremely weak boundaries", which means there are no real barrier to prevent									

encroachment between settlements.
Previous planning applications for residential development on this site have been refused. The most recent application, when went to appeal in 2014, was dismissed. Reasons cited for its refusal include: inappropriate development in the Green Belt, harmful to the Green Belt, the proposed development would reduce the openness of the Green Belt in comparison to the existing buildings on site and the development would be contrary to one of the purposes of the Green Belt which is to assist in safeguarding the countryside from encroachment.

- The residential development along Crouch Lane is spaced out, therefore the development of this site for residential, at the indicative density identified above would not be in keeping with the surrounding area.
- As identified in APP/W1905/A/14/2219300 there is "*little remains of the large former greenhouses other than the base walls*". From this, and aerial photography it can be concluded that this site has been returned to an open site. It is considered that the development of this site, even for self-build housing, will result in the loss of openness, which the NPPF makes clear is an essential characteristic of Green Belts. Therefore, the development of self-build housing on this site would not comply with the criteria set out in emerging Policy GB2.
- There are no clear defensible Green Belt boundaries to the east, south and west of the site that would prevent further sprawl and last beyond the Plan period

Is this site considered to be	suitable for deve	elopment?	□Yes	🛛 No



Si	te In	formatic	n		Site Location Map				
Site Reference		0	CG-GE	3-36	LUTY GREEN		11/	////	
Number					dut the la				
Site Name		Maxwe		m	- 開始				(e).
Site Area		20 hect			A				- Free L
Site Status		□Urba				1	2.5		
		⊠Gree							
			b						1 1-
Source of Site		⊠Call f			2				
		□Planr	ning A	pplication	2				1-1
		□Desk	top St	udy					
Site Visit Carried		⊠Yes							a Ang
Out		□No							
Site Ownership				/ned by a				11	1 A
	1	private	•	,				-	96
ວ	Ν	Cheshu				SUL	1	The IC	DI
din	E	Maxwe			-				
Surrounding Uses	S		,	ieutenant					- 41 7
	W	Ellis Wa		ondon	800 T	N			
ທີ	vv	School	s Sec	condary					
Site Description		Ochool							
The site is irregular in shape and relatively flat. The site is predominantly open fields, with a footpath									
running through the southern region of the site. Along the sites northern boundary is a tree boundary that									
shields and sepa	rates	the site	from t	he playing	g fields of Ch	eshunt Sc	hool. See also	CG-GB-45	-
Planning History		-							
No planning histo	ry of	note.							
Development Pro	posa	al	5				Other		
Residential			\sum		nercial	\boxtimes	Other		
Local Plan 2005	•	су нтт)	-						
Submitted Propos			-						
Site Designations	\$			A 11 1	1				
0 0 "		Cont		Adjoins			(000)	Contains	Adjoins
Green Belt			≤		Site of Scie		est (SSSI)		
Archaeological In			\leq	\square	Ancient Mo				
Local Wildlife Site					Community	· ·	ace		
Lee Valley Regio	nal				Cheshunt (Common			
Park									
Listed Building TPO Trees			<u>]</u>		Locally List				
Air Quality		L							
Management Are	2				Protected S	species			
Draft Local Plan		anation (I	Poqul	ation 18)					
The draft Plan pro					for future de	velopment	beyond 2031	as part of e	merging
Policy CH8. The									
long term for eith									
-		2							

Accessibility – distance as the crow flies									
430m -Primary Sch		0m - Se	condary School unt or St Mary's)	570m –Employment Area					
(Longlands)		(Chesh	unt of Stimary's)	(Park Plaza)					
140m - Green Spa	ace		ealthcare Centre nwell Avenue)	12.18km- Hospital (with A&E) (Princess Alexandra)					
820m - Town/District (Cheshunt Old Pond or Cross)	-		- Local Centre romwell Avenue)	970m -Leisure Centre (Laura Trott)					
200m - A10 Junct (Lieutenant Ellis W			Railway Station heobalds)	750m - Bus Service (Theobalds Grove Railway Station)					
Flood Risk									
Does the site			Contains	Adjoins					
Zone 2 (Medium Risk)									
Zone 3a (High Risk)			\boxtimes	\square					
Zone 3b (Active Flood P	lain)								
Additional Flood Risk Co	omments								
				s flood zone areas to the south due					
			an area of the A10, a	adjoin the south east corner of the					
site, which is located in F		2.							
Access and Transport C		from the A10	however this is not as	uncidered to be an energy vieto					
				nsidered to be an appropriate be created from Theobalds Lane,					
				e impact that this site would have					
				s parallel to the sites western					
				t to west). This Public Footpath is					
connected to the Paul C			, U	, .					
Utility Provision									
Electricity				fice/storage buildings to the north					
Gas				east, has connections to the low					
			runs along the A10.	the sector is the second se					
Water	A water m	ain runs throu	ign the site, parallel to	o its eastern boundary.					
Sewerage				relopment at Cheshunt School. A ea to the west of the site.					
Sewerage Treatment	ewerage Treatment								
Additional Developer Co	mments si	ubmitted durin	g Call for Sites 2016.						
				(Regulation 18) consultation the					
promoter for the site states that the previous Local Plan inspector acknowledged the importance of									
Maxwells West, and that in Paragraph 14 of his report he refers that the allocation of Maxwells Farm and									
				hat these two areas of search are					
				king a strategic allocation now. The					
				e are exceptional circumstances for					
promoter continues by stating the Inspectors Report confirms that there are exceptional circumstances for its release to create the critical mass with Park North and West.									

The Inspector was prepared to find the Plan "sound", subject to a number of amendments, therefore had the Council accepted the Inspector's recommendations and moved forward with the Plan, Maxwells Farm West would now be excluded from the Green Belt and available for development. They continue by stating that Maxwells Farm West has been acknowledged by both the Council and the Inspector as a site which should be released from the Green Belt to meet future development needs, and that the site is suitable for both housing and employment. The promoter recommended changing the policy wording so that development is not restricted to post the Plan period as this would restrict the availability of the land to meet a development need during the Plan period.

Suitability Comments

The site is considered to be in a sustainable place for development due to the following reasons:

- The site is considered to be in a sustainable location to support residential development; it is close to sustainable modes of transport, local facilities and educational facilities. It is also within the sustainable distance recommended by Barton et al (2010) for a doctor's surgery, open space and a leisure centre.
- The identified period for the site to come forward will enable the development to be tailored to meet the needs of the borough.
- The Inspectors Report for the Core Strategy stated the allocation of this site can be "justified on grounds of employment needs"; however "considerable uncertainties about the scope and deliverability (including viability) of the sites remain, particularly concerning potential highway improvements." Therefore, it was concluded that "the approach to identify AoS, rather strategic sites, is sound in the circumstances". The site coming forward beyond the Plan period will enable these uncertainties to be investigated and appropriate mitigation schemes to be devised.
- The development of this site will create clear and defensible Green Belt boundaries, as stated in the Inspectors Report for the Core Strategy, a defensible Green Belt boundary would be formed by the river to the west.

by the fiver to the west.	
Is this site considered to be	⊠Yes □ No
suitable for development?	
Availability Comments	The site is considered to be available, however due to the Council
	meeting its Objectively Assessed Need on alternative sites; the site will not be required within this Plan period. However, it is
	considered appropriate to safeguard this site for future development (post plan-period).
	During the Local Plan Consultation (Regulation 18) the site was
	confirmed to be available for development.
Is the site considered to be	⊠Yes □ No
available for development	
Achievability Comments	The site is considered to be achievable in the long term. This will enable necessary highway works to be completed that will make the site accessible. As identified in the Core Strategy Inspectors report, there are a number of issues that will need to be addressed prior to the delivery of any development. With the exception of its Green Belt designation, there are no policy constraints that would prevent its development.
Is the site considered to be achievable?	⊠Yes □ No
Delivery Period	16-20 years



Site Reference Site Name CG-GB-37 Site Name Ashfield Nursery Site Name 1.2 hectares Site Area 1.2 hectares Site Status Outroan Ølderen Belt Mixed Source of Site Ølderen Belt Desktop Study Desktop Study Site Visit Orean Site Visit Yes Carried Out ØNo Site Ownership There is one landowner for this site Site Description Tetherdown, Green Belt Site Description S Pembrey, Green Belt Site Description N Tetherdown, Green Belt Site Description N Newgatestreet Road, Open Fields, Green Belt Site Description N Newgatestreet Road, Open Fields, Green Belt Site Description N Tetherdown, Green Belt Site Description S Pembrey, Green Belt Site Instructure is hardstanding surface. Located in the north western region of the site is one residential property. Planing History In 1984, an outline application for a detached dwelling on the site was refused. In 1987, permission for replacement glasshouses structures taking and garage with vehicular access was granted approval. Permission for replacement glasshouses approved in 1979 was an exten		Si	te Informa	ation		Site Location Map				
Number Ashfield Nursery Site Area 1.2 hectares Site Area 1.2 hectares Site Status UUrban 公Green Belt Mixed Source of Site CCall for Sites Planning Application Desktop Study Site Ownership There is one landowner for this site Carried Out N Tetherdown, Green Belt E Site Description N The site is rectangular in shape and gently slopes to the east. The site is developed in nature, with a number of glasshouse structures taking up the majority of the site area. To the south of the glasshouse structure is hardstanding surface. Located in the north western region of the site is one residential property. Planning History In 1884, an outline application for a detached dwelling on the site was refused. In 1987, permission for a detached dwelling not are and garage with vehicular access was granted approval. Permission for replacement glasshouses was approved in 1979 was an extension to the nursery packing being granted permission in 1998. Development Proposal Site Oscientific Interest (SSSI) Site Designations Contains Adjoins Green Belt Site of Scientific Interest (SSSI) Site Designations Contains Adjoins Green Belt Contains Adjoins Green Be		nce		CG-GB-3 [·]	7					
Site Area 1.2 hectares Site Status Urban Source of Site Call for Sites Planning Application Desktop Study Site Ownership There is one landowner for this site Site Ownership There is one landowner for this site Site Ownership There is one landowner for this site Site Description The therdown, Green Belt Site Description N retherdown, Green Belt W Newgatestreet Road, Open Fields, Green Belt W Newgatestreet Road, Open Fields, Creen Belt Planning History In 1984, an outline application for a detached dwelling on the site area. To the south of the glasshouse structures taking up the majority of the site area. To the south of the glasshouse structures taking up the majority of the site area. To the south of the glasshouse structure is hardstanding surface. Located in the north western region of the site is one residential property. Planning History In 1984, an outline application for a detached dwelling nouse and garage with vehi										
Site Status Urban Green Belt Mixed Source of Site Planning Application Desktop Study Pess Site Visit Pess Carried Out No Site Ownership There is one landowner for this site Site Ownership Site There is one landowner for this site Site Description Second Read Streem Belt W Newgatestreet Road, Open Fields, Green Belt Note of glasshouse structures taking up the majority of the site area. To the south of the glasshouse structure is hardstanding surface. Located in the north western region of the site is one residential property. Planning History In 1984, an outline application for a detached dwelling nouse and garage with vehicular access was granted approval. Permission for replacement glasshouses was approved in 1979 was an extension to the nursery packing being granted permission in 1998. <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>										
Source of Site Selection Source of Site Selection Source of Site Selection Desktop Study Desktop Study Site Visit Yes Carried Out SNo Site Ownership There is one landowner for this site E Green Belt E Green Belt W Newgatestreet Road, Open Fields, Green Belt W Newgatestreet Road, Open Fields, Green Belt Site Description The site is rectangular in shape and gently slopes to the east. The site is developed in nature, with a number of glasshouse structures taking up the majority of the site area. To the south of the glasshouse structure is hardstanding surface. Located in the north western region of the site is one residential property. Planning History In 1984, an outline application for a detached dwelling on the site was refused. In 1987, permission for replacement glasshouses was approved in 1979 was an extension to the nursery packing being granted permission in 1988. Development Proposal Site of Scientific Interest (SSSI) Green Belt Contains Adjoins Site Designations Contains Adjoins Ancient Monument Contains Adjoins Ancient Monument Contains Adjoins In 2005 (Policy H111) 36				103						
Image: Source of Site Image: Site Site Site Site Site Site Site Site	Sile Status			Polt		Tetherdown				
Source of Site				Dell						
Image: Planning Application Desktop Study Site Visit Carried Out Site Ownership There is one landowner for this site Image: Planning Application Site Ownership There is one landowner for this site Image: Planning Application Site Ownership Image: Planning Application Site Description The site is rectangular in shape and gently slopes to the east. The site is developed in nature, with a number of glasshouse structures taking up the majority of the site area. To the south of the glasshouse structure is hardstanding surface. Located in the north western region of the site is one residential property. Planning History In 1984, an outline application for a detached dwelling on the site was refused. In 1987, permission for a detached dwelling nouse and garage with vehicular access was granted approval. Permission for replacement glasshouses was approved in 1979 was an extension to the nursery packing being granted permission in 1998. Development Proposal Site Designations Contains Adjoins Green Belt Site of Scientific Interest (SSS) Site Obsignations Contains< Adjoins	Source of S	ite		r Sites						
Image: Carried Out Image: Carried Out Site Ownership There is one landowner for this site Site Ownership There is one landowner for this site Site Ownership N There no landowner for this site S Site Description N The site is rectangular in shape and gently slopes to the east. The site is developed in nature, with a number of glasshouse structures taking up the majority of the site area. To the south of the glasshouse structure is hardstanding surface. Located in the north western region of the site is one residential property. Planning History In 1984, an outline application for a detached dwelling on the site was refused. In 1987, permission for a detached dwelling not uses was granted approval. Permission for a detached dwelling house and garage with vehicular access was granted approval. Permission for a detached dwelling not uses was approved in 1979 was an extension to the nursery packing being granted permission in 1998. Development Proposal Site of Scientific Interest (SSSI) Site Designations Contains Adjoins Contains Adjoins Contains Adjoins Green Belt Site of Scientific Interest (SSSI) Site Designations Community Open Space Contains Adjoins Contains Adjoins Green Belt Conservation Area Local Wildlife Site Conservation Area		110			ition	Ashheid House				
Site Visit Image: Step of the st				• • •		Ashfiel	ld Nursery			
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Area Image: Constraint of the second sec		U								
		Manag	gement			Protected Species				
The draft Local Plan proposed to keep this site within the Green Belt		Plan I	Designatio	n (Regula	tion 18)			• 		
	The draft Lo	cal P	lan propos	ed to kee	p this site w	ithin the Green Belt				

Accessibility – distance as the crow flies									
hool	2.71km - 3	Secondary School (Goffs)	3.84km –Employment Area (New River Trading Estate)						
ace ent)			11.3km - Hospital (with A&E) (Barnet)						
t Centre		-	4.57km -Leisure Centre (Laura Trott)						
tion			940m - Bus Service (Smiths Lane)						
		Contains	Adjoins						
lain)									
omments									
und water f	flooding on the	e site.							
omments									
nere is no fo	ootpath on the	eastern side of Newg	atestreet Road, therefore this will						
Newgates	street Road		5						
		to the south of the site	, within the main housing area of						
□Ry	e Meads	⊠Deephams	□Other						
mments pr	omoted during	g the Call for Sites 201	6						
 This site is not considered to be suitable for development due to the following reasons: At the time of writing, Ashfield Nursery appears to be in production as a Fruit and Vegetables wholesaler. Emerging Policy GB2 states that "Operating glass house sites will be safeguarded for horticultural production". The site is included within area C30 of the Council's Green Belt Review (Scott Wilson, 2008). The Review states that are C30 performs strongly against Green Belt Purposes and proposed no change to the Green Belt boundary in this location. However, it should be noted that the review also stated that there is the opportunity to create a stronger Green Belt boundary in areas C11-C30 as these areas have "extremely weak boundaries", which means there are no real barriers to 									
	ace ent) t Centre tion tion lain) omments und water t omments d from New here is no for connections d from New here is no for connections d from New here is no for connections d from New here is no for connections ad from New here is the for connection ad from New here is the for connection	ace 1.18km -H went) (Value t Centre 990m tion 1.54km -H tion 1.54km -H	ace 1.18km -Healthcare Centre (Valley View) ace 1.18km -Healthcare Centre (Valley View) ace 990m - Local Centre (1-5 Masons Parade) ation 1.54km - Railway Station (Cuffley) ation 1.54km - Railway Station (Cuffley) ation 1.54km - Railway Station (Cuffley) ation Contains ation □ ation □ <						

- The site is not in a particularly sustainable location for residential development in comparison to alternative Green Belt sites in regards to the sites proximity to healthcare, secondary education and local services.
- There are no clear defensible Green Belt boundaries that would prevent further encroachment into the countryside. The development of this site could contribute to the closing of the strategic gap between Goffs Oak and the settlement at Hammondstreet Road.

Is this site considered to be suitable for development?	□Yes	🛛 No
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		Site Informa	tion					Site Location M	ар		
Site											
Reference Number	e	CG	-GB-3	8							
Site Nam	1e	Land at Park	House	Anr	oleby						
		Street	nouse	, / 	Jeby						
Site Area	a	0.5 hectare								C	
Site State	us	□Urban									
		⊠Green Belt								/	
		□Mixed									
Source o	f	\boxtimes Call for Site						ITT			
Site		□Planning A	pplication				(Park Park			
		□Desktop St	udy				1	House			
Site Visit		□Yes									
Carried C	Jut	⊠No									
Site Ownersh	in	The site is in ownership	multip	е			1	A			
	N N	Open Fields,	Croon	Polt		10				\cap	
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Surrounding Uses	S	Appleby Stree			ial		The fit	Later Les			
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Sul		Belt	- opu	, 0,	0011				A and the		
Site Desc											
		• •		•			ely flat. The site is		•		
buildings boundary		den land and l	hardst	andin	g surfac	es.	Trees are located	along the sites	northern an	d western	
Planning		orv									
			h hous	se to '	granny f	flať	was refused. In 1	997, a two store	ey rear exter	ision,	
conversio	on of	existing outbu	iilding	to res	sidential	use	e, demolition of ba	rns and erectior	of detache		
							loor rear extensior	and relocation	of existing		
		was granted c	onditio	onal a	pproval.	•					
Resident		Proposal		\boxtimes	Con	nm	ercial 🗌	Other			
		05 (Policy H1	1)	 15				Other			
			')	15	,						
Submitte Site Desi				-							
Olle Desi	iynai	10115	Cont	ains	Adjoins	s			Contains	Adjoins	
Green Be	elt					-	Site of Scientific I	nterest (SSSI)			
					+	Ancient Monumer	()				
Local Wil	•				+	Community Open					
		Regional Park			\dashv	Cheshunt Commo					
Listed Bu							Locally Listed Bui				
TPO Tree						\uparrow	Conservation Are				
Air Qualit	ty Ma	lanagement					Protected Species				
Area	-	.		J			•				
		lan Designatio									
The draft	Loc	al Plan propos	ed to I	keep '	this site	wit	hin the Green Belt				

Accessibility – distance	Accessibility – distance as the crow flies									
620m -Primary Sc (Flamstead Enc			econdary Sch (Goffs)	lool	1.64km –Employment Area (New River Trading Estate)					
0m - Green Spa (adjoins Appleby Street			ealthcare Cen (well Lodge)	tre	11.43km Hospital (with A&E) (Princess Alexandra)					
1.6km - Town/District (Brookfield)	Centre		- Local Centre mondstreet)	9	2.9km -Leisure Centre (Laura Trott)					
2km - A10 Juncti (Turnford or Church			ailway Statior heshunt)	ו	355m - Bus Service (Peakes Lane)					
Flood Risk										
Does the site		C	ontains		Adjoins					
Zone 2 (Medium Risk)										
Zone 3a (High Risk)										
Zone 3b (Active Flood P	Plain)									
Additional Flood Risk Co	omments									
There may be ground w		ig at the site du	e to it being w	vithin a sou	rce protection zone.					
Access and Transport C			siele is wermen.		Angleby Otherstaless and					
have footpaths.	a nom App	bieby Street, wi	nich is narrow	in some pi	aces. Appleby Street does not					
Utility Provision										
Electricity		n the main resi								
Gas		<u>ssure gas mair</u>								
Water		nain is located a		/ Street. A	water hydrant is located just					
Sewerage				h of the site	e at Tennand Close					
Sewerage Treatment		e Meads	⊠Deep		□Other					
Additional Developer Co			•							
None submitted.				2010						
Suitability Comments										
The site is not considered	ed to be sui	itable for devel	opment due to	the followi	ing reasons:					
 The Council's Green Belt Review (Scott Wilson, 2008) states that this area (C6) performs strongly under Green belt Purpose 1 and therefore merits retention. The site performs poorly against Green Belt Purposes 2 and 3. The review proposed no change to the Green Belt boundary in this location. This site has weak Green Belt boundaries to the north, east and west. It is considered that the double performance of this site wayled not expected performance on the force of the force o										
 development of this site would not create permanent and defensible Green Belt boundaries or prevent further encroachment into the Green Belt This area of the Green Belt contributes to preventing the urban sprawl of West Cheshunt northwards. 										
Is this site considered	to be suit	able for develo	opment?	□Yes	⊠ No					



	Site	Inform	natio	n				S	Site Location M	lap	
Site Reference	Э	CG-GB-39						h	2 A CON	2) ZH	TH I
Number		Rowlands Nurseries							5100		
Site Name Site Area		0.6 hectares						17			R
				;5			GROUCH LANE	4			
Site Status							1 Fuller				
		⊠Gre		elt		/	1 - Har	T			
Source of Site				<u></u>		_	Hand		7		71
Source of Site			Call for Sites Planning Application					1	Reveland Namer	alow V	1-
			-	• •	ation			1	1-	MAR	1
Site Visit Carri	od	□Des □Yes	-	Sludy				/	-	Gangebook	A
Out	eu	⊡ res ⊠No					C3A			7 HA	/
	<u>n</u>		arat		downers						
Site Ownershi	ρ	for this			downers	11	IT L			3 37	
D	Ν	Crouc	h Lai	ne, Res	sidential						
din	Е				gebrook						$ \rightarrow $
Surrounding Uses	S		e Acr	e Farm	n, Green						
	W	Belt Green	Rolt			-/					
Ū Ū	vv	Green	Deit								
Site Descriptio	n	1									
The site is irre	gulai	r in sha	pe. It	gently	slopes d	ow	n to the north. A	۸ str	ong tree bound	ary is locate	d along
							some trees alo				order
		more s	prea	d out ir	nature.	The	ese are some tro	ees	scattered throu	gh the site.	
Planning Histo				ç .			1 1 11	••	<u> </u>		
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							and erection of 3				
refused in 201			jaion		and an an a	90 .		0 011	igio otoroj dota		ige nae
Development I	Prop	osal									
Residential				\boxtimes	Comm	nero	cial		Other		
Local Plan 200)5 (P	olicy H	11)	-							
Submitted Pro	posa	al		24	_						
Site Designation	ons										
			Cor	ntains	Adjoins					Contains	Adjoins
Green Belt				\boxtimes	\boxtimes		Site of Scientif	ïc Ir	nterest (SSSI)		
Archaeologica	l Inte	erest					Ancient Monur	nen	t		
Local Wildlife	Site						Community Open Space				
Lee Valley Reg	giona	al				Cheshunt Common					
Park											
Listed Building	J										
TPO Trees						Conservation Area					
Air Quality Ma	nage	ement					Protected Spe	cies	5		
Area								_			
Draft Local Pla							thin the Orean [
	ii Fia		seu	io keep		W	thin the Green E	Jeil			

Accessibility – distance as the crow flies										
930m -Primary Sc (Fairfields)	hool	1.43km -	Secondary School (Goffs)	2.49km–Employment Area (New River Trading Estate)						
190m -Green Sp (Argent Way)			ealthcare Centre alley View)	12.2km - Hospital (with A&E) (Barnet)						
2.34km - Town/Distric (Brookfield)	t Centre		- Local Centre nmondstreet)	3.2km -Leisure Centre (Laura Trott)						
2.4km - A10 Junc (Church Lane)		2.5km -	Railway Station (Cuffley)	378m - Bus Service (Oaklands Road)						
Flood Risk										
Does the site			Contains	Adjoins						
Zone 2 (Medium Risk)										
Zone 3a (High Risk)										
Zone 3b (Active Flood F Additional Flood Risk Co										
however Crouch Lane (points fror which adjoi path would	ns the site to be required.	the north) has one foot Cycle access to the site	ave any pedestrian footpaths; path located on its northern side. e would need improving.						
Electricity	electricity	cables.	-	already served by underground						
Gas	Crouch La	ane		to the north-east of the site along						
Water			d to the north of the sit ooundaries is one wate	e and to the east along Rags r hydrant.						
Sewerage	A foul sev	ver is located	to the north of the site	and along Rags lane.						
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other						
Additional Developer Co	omments su	ubmitted durin	g 2016 Call for Sites							
None submitted.	None submitted.									
Suitability Comments										
 The site is not considered to be suitable for development due to the following reasons: The site is included within area C14 of the Council's Green Belt Review (Scott Wilson, 2008). The Review stated that area C14 performs strongly against Green Belt purposes 1 and 2, and poorly against Purpose 3. No change to the boundary in this location was proposed. However, it should be noted that the review also stated that there is the opportunity to create a strong Green Belt boundary in areas C11-C30 as these areas have "extremely weak boundaries", which means there are no real barrier to prevent encroachment between settlements. The sites contributes to the preventing the coalescence of West Cheshunt with the St James' settlement. 										

- A planning inspector stated in a recent appeal (APP/W1905/A/14/2217163) that the former nursery building that previously occupied part of the site "*ha[s]* been removed and although the site is overgrown, any remains of the former buildings have blended into the landscape". The site has been returned to the Green Belt. It is considered that the development of this site, even for self-build housing, will result in a loss of openness, which the NPPF makes clear is an essential characteristic of Green Belts. Therefore, the development of self-build housing on this site would not comply with the criteria set out in emerging Policy GB2
- A recent application for 3 single storey detached dwellings was refused at appeal. States that the site is open to views from the northern boundary and
- The most recent planning application for residential development on this site was refused due to the following reasons: the proposal would inappropriate development in the Green Belt and would not fall within any of the exceptions to this as set out in paragraph 89 of the Framework; the development would extend the urban area of Hammondstreet into the open rural area which would conflict with two of the purposes of the Green Belt which are to check the unrestricted sprawl of large built up areas and to assist in safeguarding the countryside from encroachment; the development would cause unacceptable harm to the open rural character of the site and area.

Is this site considered to be suitable for development?	□Yes	🛛 No



Site Information						Site Location Map					
Site Reference Number			CG-GI	B-40)		HTIL				
Site Name		Hillsic	le Nurs	ery		OCFF5 LANE	H	Fall			
Site Area		0.9 he	ectares			RATA					
Site Status		□Urb	an				1111				
		□Gre	en Belt			1111		11		1	
		□Mix	ed								
Source of Site		⊠Cal	I for Site	es				Dept			
		□Pla	nning A	pplic	cation						
			sktop St	tudy							
Site Visit Carried		□Yes	6							1	
Out		⊠No				THE					
Site Ownership			are two								
	NI		wners f			National Sector			11/1 L		
D	Ν	i rave site	lling sh	owp	eople				1 A		
Surrounding Uses	E		enant El	llis V	Vav	-			IIIA		
round Uses	S		fe Site,			t					
	W	Hollo	w Leys,	Gre	en				/ Amm	Z	
0)		Belt						1	HELEY /		
Site Description											
The site is broadly											
The site is predor											
structures on the boundaries.	site.	The si	le is shi	leide		i its surrounding	sbyth	e trees which	n are localed	along its	
Planning History											
No planning histo	ry of	⁻ interes	st.								
Development Pro	-										
Residential					Comm	nercial		Other			
Local Plan 2005 (Poli	су									
H11)	1										
Submitted Propos											
Site Designations	;									A 11 1	
Green Belt			ntains		ljoins ⊠	Site of Scientifi	o Intor	oot (8881)	Contains	Adjoins	
Archaeological In	toro	\			_	Ancient Monun		esi (3331)			
Local Wildlife Site		51									
Lee Valley Region	-				\boxtimes	Community Open Space					
Park	liai						Cheshunt Common				
Listed Building						Locally Listed Building					
TPO Trees						Conservation A					
Air Quality	_					Protected Spec	cies				
Management Are		notion		otion	o 10)						
Draft Local Plan I The draft Local P						site as an extend	sion to	an existing t	ravelling show	vneonle	
site, a part of eme										mpcopic	

Accessibility – distance	as the crov	v flies		T						
250m -Primary Sc (Bonneygrove)		245m - S	Secondary School (Goffs)		2.66km –Employment Area (Fieldings Road)					
170m - Green Sp (Claremont)	ace		ealthcare Centre nwell Avenue)	1	1.94km- Hospital (with A&E) (Barnet)					
1.8km - Town/District (Cheshunt Old Pc	-	770m	- Local Centre		2km -Leisure Centre (Laura Trott)					
1.4km - A10 Junc (College Road			- Railway Station Cheshunt)		30m - Bus Service (Claremont)					
Flood Risk										
Does the site			Contains		Adjoins					
Zone 2 (Medium Risk)										
Zone 3a (High Risk)										
Zone 3b (Active Flood P	Plain)									
Additional Flood Risk Co										
There may be some sur	face water	flooding on th	e site.							
vehicles and pedestrian pedestrian footpaths alo	ed from Got footpaths a	and would req			hough to accommodate two nt was to occur. There are					
Utility Provision										
Electricity	Located a	at Goffs Lane								
Gas		ssure gas mai at Grovedale C		of the	site along Goffs Lane or to					
Water	A water n Grovedale		d to north of the site a	along	Goffs Lane or to the east at					
Sewerage			e sewers are located Grovedale Close	to the	e north of the site along Goffs					
Sewerage Treatment		e Meads	⊠Deephams		□Other					
Additional Developer Comments submitted during Call for Sites 2016 None submitted. During the Regulation 18 Local Plan Consultation the land promoter confirmed that the site is not available for the extension of the travelling showpeople site.										
	Suitability Comments									
 The site is not considered to be suitable for development due to the following reasons: The Council's Green Belt Review (Scott Wilson, 2008) stated that this area (D4) performs strongly against the Green Belt purposes and therefore should be retained. The review proposed no changes to the Green Belt boundary in this location, with the exception of a discreet release of land that separates two parts of the existing urban area. 										

With the exception of a packing shed, there are no "existing buildings", such as a glasshouse, on this site. A site with similar characteristics to CG-GB-40 (CG-GB-115 – a previous glasshouse site that is now "devoid of development other than for a small brick building and some very low remnant walls") had an outline application for 14 self-build plots refused at appeal (APP/W1905/W/16/3164574). In the decision notice, the Inspector stated that "openness in a Green Belt context can be taken to mean absence of development", therefore, building self-build plots on a site which is devoid of development would have a detrimental impact on the openness of the Green Belt. It is considered that the development of self-build plots on CG-GB-40 will have the same outcome, therefore, it would fail to comply with both the NPPF, which makes clear in Paragraph 79 that openness is an essential characteristic of Green Belts, and emerging Policy GB2: Residential Development on Derelict Glasshouse Sites (Ilii).
 Is this site considered to be suitable for development?



Site Information						Site Location Map					
Site Reference			CG-GB-41(a)				/ /	/	No		
Number				(4)							
Site Name		Ballymour and surrounding land			1 AM			THE			
Site Area			hectares	-	12		613	adl			
Site Status		□Ur	ban		5.00 3.00		T	JAI /	Ţ		
		⊠Gr	een Belt		7	DALE	15-15				
		□Mi	xed		-	REALE	41				
Source of Site		⊠Ca	all for Sites		7		~//				
			anning Appl		1						
			esktop Stud	у	T			ſ			
Site Visit Carried Out		⊠Ye			C		M				
							1 H				
Site Ownership			e are variou owners to th			Diff Cas		2AS			
	Ν	Oper	n Fields, Gr	een		LEG E					
ing.		Belt					-				
Surrounding Uses	Е		en Belt, Che	shunt	1						
Us Us	S		ts Club or Nursery		-	R A BALL					
Su	W		dential		-				(\circ)		
	vv	Resi									
Site Description	or in a	shana	and slopes (down to	<u>//</u> 2	rds Andrews Lane. The site	is predor	minantly one	n fielde		
						ferent ownerships. Two resid					
north-western regi							I	I			
Planning History											
						or improvements and extension					
was later withdrav		nis site	e. A planning	j applica	lio	n for 6 bungalows was subr	nillea in	1962, nowev	erunis		
Development Pro		al									
Residential			\boxtimes		С	Commercial 🛛 Other					
Local Plan 2005	(Poli	су	_	_							
H11)			400	105							
Submitted Propos			162-2	195							
Site Designations	5		Contains	Adjoin	\$			Contains	Adjoins		
Green Belt					0	Site of Scientific Interest	(SSSI)				
Archaeological In	tere	st				Ancient Monument	()				
Local Wildlife Site						Community Open Space					
Lee Valley Regio		Park				Cheshunt Common					
Listed Building						Locally Listed Building					
TPO Trees			\boxtimes			Conservation Area					
Air Quality Manag	geme	ent				Protected Species					
Area											
Draft Local Plan I								1.01	.,		
						allocation (CH2). The Plar		ed that this s	site could		
accommodate 95	uwe	siings	anu an area	a or ope	11 8	space (Figure 7 Rosedale	raik)				

Accessibility – distance	as the crov	v flies					
660m -Primary Sc (Fairfields)	660m -Primary School (Fairfields)		Secondary School (Goffs)	2.31km –Employment Area (New River Trading Estate)			
470m - Green Spa (Rosedale)	ace		ealthcare Centre alley View)	11.8km - Hospital (with A&E) (Barnet)			
2.08km- Town/District (Brookfield)	Centre		- Local Centre 96 Goffs Lane)	2.7km-Leisure Centre (Laura Trott)			
2.1km - A10 Junc (Church Lane)			- Railway Station (Cuffley)	388m - Bus Service (Burton Lane)			
Flood Risk							
Does the site			Contains	Adjoins			
Zone 2 (Medium Risk)							
Zone 3a (High Risk)							
Zone 3b (Active Flood P	Plain)						
Additional Flood Risk Co	omments						
No flooding issues ident		s site.					
Access and Transport C							
and improvement works assessment will be requ on the local and strategi road. Pedestrian and cy	to this road ired to asso c road netw	d may be requess the impac vork. Andrews	ired if development w t the development of t Lane does not have	arrow in places therefore widening as to occur. A transport he identified capacity would have footpaths along the majority of the			
Utility Provision	r						
Electricity		t Goffs Lane					
Gas			n is located along And	drews Lane			
Water			along Andrews lane				
Sewerage	Surface s the site.	ewers and fou	I sewers are located i	n the residential area to the west of			
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other			
Additional Developer Co							
The promoter stated that the site is outside of the flood risk areas shown on Broxbourne Council's website and other than being in the Green and adjacent to a sports field, the site has no other site designations or encumbrances such as TPO's and SSSI's, Listed Buildings etc., that would negatively impact the development coming forward. The promoter continues by stating that the proposal offers a very logical rounding off of the housing constructed approximately 20 years ago to the east of the site, which will allow the new development to seamlessly blend and with the inclusion of significant landscaping enhance the visual appearance of the existing street scene and views from the Green Belt and countryside. The site will represent a relatively small loss of Green belt Land and that the sports ground to the east of the site would check any further sprawl whilst ensuring there is ample separation between settlement areas to the east whilst providing a clear delineation required to stop the wider expanse or urban areas from appearing to merge into one another. The promoter stated that the areas of Green Belt to the north of Andrews Lane and south of the proposed site provide ample land to provide severance between existing urban areas.							

The promoter acknowledged that land to the north of Andrews Lane has been subject to a much larger proposal to release Green Belt, however the promoter stated that this would be far more harmful to the five purposes of the Green Belt of land and ultimately result development sprawl, urban spaces merging into one another and loss of special character of the area. The site promoted would be a much smaller loss of Green Belt that is not strategically important in terms of curbing urban sprawl and merging towns and villages. The density for the indicative scheme has been based on the Crest Nicholson site at the former Everest Sports Ground. The promoter concluded that the area of land serves little of the five purposes of Green Belt and in developing this area would provide much needed private and affordable housing whilst providing a greater protection to the wider more appropriate areas of Green Belt.

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

- The site does not have any clear and defensible Green Belt boundaries to the west. As a result, it is possible that over time that this will result in the merging of West Cheshunt with St James.
- It is considered that no exceptional circumstances have been demonstrated to warrant the release of this site, outside of the proposed Rosedale Park allocation, from the Green Belt.
- The site contributes to preventing the outward sprawl of St James and preventing the coalescence of this settlement with West Cheshunt.

However, it should be noted that the Council's Green Belt Topic Paper (2017) makes the following statement:

"Located within the area of the Rosedale Park proposals are a number of small sites (Ballymour and the Langdons, South of Andrew's Lane and Lea Mount Meadow) which will be released from the Green Belt as part of the redrawing of the Green Belt to Rags Lane/Burton Lane in order to facilitate the Rosedale Park proposal. The Council considers the extension of the place-shaping principles behind Rosedale Park as critical to the grant of planning permission at these small sites. These principles should include securing a comprehensive masterplan for Rosedale Park, including continuous rights of way through a Green Infrastructure network which will help to structure future options for built development and avoid a continuous sprawl. The Council will prepare a masterplan for these sites to illustrate how place-making objectives should be secured in the event of planning applications coming forward at these sites. It is proposed that new Local Green Space will be designated as part of these proposals".

	in se deelgnat		
Is this site considered to be suitable	□Yes	🛛 No	
for development?			



	S	Site Informa	tion			Site Location Map					
Site Reference Number Site Name Site Area Site Status		South of A 1.86 hecta ⊡Urban ⊠Green B	res	()	ie						
Source of S	ite	⊠Call for \$ ⊡Planning	∃Mixed ☑Call for Sites]Planning Application]Desktop Study				-1				
Site Visit Carried Out		⊠Yes ⊡No									
Site Ownership		The site is ownership.	0	е							
ling	Ν	Open Field Garryross	Farm		-						
Surrounding Uses	E	Residentia Green Belt					-				
Sur	S W	Open Field Residentia		en B	elt	ak			\sim		
Site Descrip	otion										
some trees southern reg	loca gion unda	ted along its of the site. ry and anot	northe There a	rn, e re a	eastern an t least two	he south. It is predominant d southern boundaries. A structures located on the south-western corner.	track is l	ocated withi	n the		
No planning	ı hist	tory of note.									
Developme		*									
Residential				\boxtimes		Commercial 🛛	Other				
Local Plan 2	2005	i (Policy H1 ²									
Submitted F			.,	22							
Site Design	atior	າຣ									
			Contai	ins	Adjoins			Contains	Adjoins		
Green Belt			\boxtimes		, 	Site of Scientific Interest	(SSSI)				
Archaeologi	ical I	nterest				Ancient Monument	. /				
Local Wildli						Community Open Space					
Lee Valley						Cheshunt Common					
Listed Build	<u> </u>					Locally Listed Building					
TPO Trees						Conservation Area					
Air Quality M Area	Mana	nagement				Protected Species					
Draft Local Plan Designation (Regulation 18)											
This site wa	s ind	cluded within	n the pro	opos	sed Rosed	dale Park allocation (CH2). be local open green space		ft Plan ident	ified that		

Accessibility – distance a	as the crow	/ flies					
820m -Primary School (Fairfields)		980m - S	econdary School (Goffs)	3.23km –Employment Area (Fieldings Road)			
530m - Green Spa (Argent Way)	ace		ealthcare Centre alley View)	11.86km- Hospital (with A&E) (Barnet)			
2.25km - Town/District (Brookfield)	Centre		- Local Centre 96 Goffs Lane)	2.88km -Leisure Centre (Laura Trott)			
2.1km - A10 Junct (College Road)			- Railway Station (Cuffley)	470m - Bus Service (Burton Lane)			
Flood Risk							
Does the site			Contains	Adjoins			
Zone 2 (Medium Risk)							
Zone 3a (High Risk)							
Zone 3b (Active Flood P	lain)						
Additional Flood Risk Co	omments						
No flood risk issues iden	tified for th	is site.					
footpaths along the majo forward for development Utility Provision		road. Pedestri	an and cycle access t	o the site will be required if it came			
Electricity	Located a	t Goffs Lane					
Gas			n is located along And	Irews Lane			
Water Sewerage			along Andrews Lane Il sewers are located i	n the residential area to the west of			
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other			
Additional Developer Co	mments su	ubmitted durin	a Call for Sites 2016				
None submitted.			5				
Suitability Comments							
 This site is not considered to be suitable for residential development due to the following reasons: The Council's Green Belt Review (Scott Wilson, 2008) states that this area (C18) performs strongly against Green Belt Purposes 1 and 2, and averagely against Green belt Purpose 3. The review proposed no change to the boundary in this location. However, it should be noted that the review also stated that there is the opportunity to create a stronger Green Belt boundary in areas C11-C30 as these areas have "extremely weak boundaries", which means there are no real barriers to prevent encroachment between settlements. Subject to the adoption of the emerging Local Plan and the Rosedale Park development being approved, the site will play a local role in preventing the coalescence of West Cheshunt and the St James settlement. The site does not have any clear and defensible Green Belt boundaries to the south and west, which would prevent further encroachment into the countryside. As a result, it is possible over time that West Cheshunt and the St James settlement will merge together. The site plays a current role in preventing the outward sprawl of St James. 							

However, it should be noted that the Council's Green Belt Topic Paper (2017) makes the following statement:

"Located within the area of the Rosedale Park proposals are a number of small sites (Ballymour and the Langdons, South of Andrew's Lane and Lea Mount Meadow) which will be released from the Green Belt as part of the redrawing of the Green Belt to Rags Lane/Burton Lane in order to facilitate the Rosedale Park proposal. The Council considers the extension of the place-shaping principles behind Rosedale Park as critical to the grant of planning permission at these small sites. These principles should include securing a comprehensive masterplan for Rosedale Park, including continuous rights of way through a Green Infrastructure network which will help to structure future options for built development and avoid a continuous sprawl. The Council will prepare a masterplan for these sites to illustrate how place-making objectives should be secured in the event of planning applications coming forward at these sites. It is proposed that new Local Green Space will be designated as part of these proposals".



	Si	te Infor	matio	n		S	Site Location Map					
Site Ref				GB-4′	. ,		Garryross Fam	3	41			
Site Nar					ngdons	Meadowrot	ANDREWAS					
Site Are	а	0.52 h	ectare	es		5501	LANE					
Site Stat	tus	□Urb	an						$\langle $			
		⊠Gre	en Be	lt		- //	1.14					
		□Mix	ed				17-11	7				
Source	of Site	⊠Call	for Si	tes			4	7				
			nning <i>i</i>		ation	54	anadare .	4				
			sktop S	Study			Part Part					
Site Visi		□Yes				4/						
Carried		⊠No						1				
Site Ow	nership	There					/	/				
		landov					/ /					
D	Ν				Green Be	lt	/ /					
din	E	Open										
Surrounding Uses	S	Open										
D ILIC	W	Open		Gree	n Belt,	J /	7					
ິດ		Resid	ential				/					
Site Des	crintion	I										
		ped site	cons	ists of	two resid	dential dwellings and the	ir gardens.	There are a	number			
						of the gardens. Trees a						
	hern bou	ndary.										
	g History						· · ·					
			•	ning a	pplicatior	is for improvements and	extensions	to the two re	esidential			
	es that for ment Pro		site.									
Residen		posai		\square		mercial 🗌	Other					
	an 2005 (Policy	H11)	Ľ			Other					
			,	-								
	ed Propos			11-1	13							
Site Des	signations	\$	Cart	- !	Adiaina			Containa	A di sin s			
Green B			Cont	_	Adjoins			Contains	Adjoins			
		toroot				Site of Scientific Intere Ancient Monument	51 (3331)					
	logical In											
	ildlife Site					Community Open Spa	ice					
Lee Vall Park	ey Regio	nal				Cheshunt Common						
Listed B	uilding					Locally Listed Building	1					
TPO Tre						Conservation Area	, ,					
Air Qual						Protected Species						
	Management Area											
	cal Plan [ation (I	Regul	ation 18)			1	·			
						sedale Park (CH2) alloc	ation. The P	lan identifie	d this site,			
	ur and La											

Accessibility – distance as the crow flies							
770m -Primary Scl (Fairfields)	770m -Primary School (Fairfields)		condary School (Goffs)	2.4km –Employment Area (New River Trading Estate)			
550m - Green Spa (Claremont)	ace		ealthcare Centre alley View)	12km - Hospital (with A&E) (Barnet)			
2.21km - Town/Distric (Brookfield)	t Centre		- Local Centre 96 Goffs Lane)	2.88km -Leisure Centre (Laura Trott)			
2.23km - A10 Junc (College Road)			Railway Station Cuffley)	618m - Bus Service (Burton Lane)			
Flood Risk							
Does the site		(Contains	Adjoins			
Zone 2 (Medium Risk)				,			
Zone 3a (High Risk)							
Zone 3b (Active Flood P	Plain)						
Additional Flood Risk Co	,						
No flooding issues ident		s site.					
Access and Transport C							
nature. Andrews Lane of infrastructure would nee	does not ha	ive footpaths a		rrow in places and semi-rural in road. Pedestrian and cycle			
Utility Provision	Located a	t Goffs Lane					
Electricity		_					
Gas	A low pre	ssure gas mail	n is located along And	rews Lane			
Water	A water m	nain is located	along Andrews Lane				
Sewerage	Surface s the site	ewers and fou	sewers are located ir	the residential area to the west of			
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other			
Additional Developer Co	omments su	ubmitted during	g Call for Sites 2016				
The promoter of the site stated that it lies outside of the flood risk areas shown on Broxbourne Councils website and other than being Green belt and adjacent to a sports field the site has no other designations or encumbrances such as TPO's, SSSI's, Listed Buildings etc., that would negatively impact the development coming forward. The promoter continues by stating that the proposal offers a very logical rounding off of the housing constructed approximately 20 years ago to the east of the site, which will allow the new development to seamlessly blend and with the inclusion of significant landscaping enhance the visual appearance of the existing street scene and the views from the Green Belt and countryside. The site will represent a relatively small loss of Green Belt land and that the sports ground to the east of the site would check any further sprawl whilst ensuring there is ample separation between settlement areas to the east whilst providing a clear delineation required to stop the wider expanse of urban areas from appearing to merge into one another. The promoter stated that the areas of Green Belt to the north of Andrews Lane and south of the proposed site provide ample land to provide severance between existing urban areas.							

The promoter acknowledged that land to the north of Andrews Lane has been subject to a much larger proposal to release Green belt, however the promoter states that this would be far more harmful to the five purposes of the Green Belt of land and ultimately result in development sprawl, urban spaces merging into one another and loss of special character of the area. The site promoted would be a much smaller loss of Green Belt that is not strategically important in terms of curbing urban sprawl and merging towns and villages. The density for the indicative scheme has been based on the Crest Nicholson site at the former Everest Sports Ground. The promoter concluded that the area of land serves little of the five purposes of Green belt and in developing this area would provide much needed private and affordable housing whilst provided a greater protection to the wider more appropriate areas of Green Belt, and that there are no wildlife, trees of flooding issues known at the time to hinder development. The landowners are keen to work together to release the potential of their land within the first five years of the plan period. The size of the site is such that affordable housing can be provided in full and in line with current policy. An investigation into self-build on this site has not been carried out but it appears that there is sufficient space to provide an element of self-build properties within the development.

Suitability Comments

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

- Subject to the adoption of the emerging Local Plan and the Rosedale Park development being approved, the site will play a strategic role in preventing the coalescence of West Cheshunt and Rosedale.
- The site plays a current role in preventing the outward sprawl of St James and preventing the coalescence of this settlement with West Cheshunt.
- The site does not have any clear and defensible Green Belt boundaries to the south and west, which would prevent further encroachment into the countryside. As a result, it is possible over time that West Cheshunt and the St James settlement will merge together.

However, it should be noted that the Council's Green Belt Topic Paper (2017) makes the following statement:

"Located within the area of the Rosedale Park proposals are a number of small sites (Ballymour and the Langdons, South of Andrew's Lane and Lea Mount Meadow) which will be released from the Green Belt as part of the redrawing of the Green Belt to Rags Lane/Burton Lane in order to facilitate the Rosedale Park proposal. The Council considers the extension of the place-shaping principles behind Rosedale Park as critical to the grant of planning permission at these small sites. These principles should include securing a comprehensive masterplan for Rosedale Park, including continuous rights of way through a Green Infrastructure network which will help to structure future options for built development and avoid a continuous sprawl. The Council will prepare a masterplan for these sites to illustrate how place-making objectives should be secured in the event of planning applications coming forward at these sites. It is proposed that new Local Green Space will be designated as part of these proposals".

Is this site considered to be suitable for development?	□Yes	🛛 No
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Site Information							Site Location Map					
Site Reference Number	e	CG-GB-41(d)							accustor.	2741	7	
Site Name		Lea Mount 2.98 hectares				F/F/						
Site Area				res			57//			T		
Site Status		□Ur		- 14			HE	71	1,5			
			een B	elt				4	1			
Source of Site		□Mi	xea all for §	Sitoo]/		/			
			anning		icati	ion	T		/			
			esktop	•••			1/10 /	1	-			
Site Visit Carri	ed	⊠Ye		0.00			4					
Out		□No)									
Site Ownershi	р	Ther	e are v	variou	s			-				
		land	owner	s for th	his s	site.						
Ø	Ν		n Field						-			
s	Е		shunt \$ en Belt		s Clu	ub,				sh A		
round Uses	S				or N	lursery						
Surrounding Uses	W		sidentia						X	ASP .		
0)			n Field			,		_				
Site Description												
										ite slopes towa		
trees/shrubs s						oundane	s which	snieid		n surrounding s	siles. mere	are some
Planning Histo												
		bung	alows	was s	subi	mitted in	1982, hc	wever	this	was later withdr	awn.	
Development l	Prop	osal								-		
Residential				\ge	3	Commer	cial			Other		
Local Plan 200)5 (F	olicy l	H11)	-								
Submitted Pro	posa	al		95								
Site Designation	ons											
			Cont	ains	Ad	ljoins					Contains	Adjoins
Green Belt			\geq]		\boxtimes	Site of Scientific Interest (SSSI)					
Archaeologica		erest]				Ancient Monument				
Local Wildlife]			Comm					
Lee Valley Reg Park	-	al]			Chesh	unt Co	mmo	n		
Listed Building	J						Locally	Locally Listed Building				
TPO Trees			\triangleright]	\boxtimes		-	Conservation Area				
Air Quality Management <i>i</i>	Area				Protec	ted Sp	ecies					
Draft Local Pla							÷					
) allocation. Th ark indicating th		
was identified for residential development, with l accommodate approximately 95 dwellings.						~			•			

860m -	Secondary School (Goffs)	2.37km –Employment Area (New River Trading Estate)					
	-	11.9km - Hospital (with A&E) (Barnet)					
880n	n - Local Centre	2.7km -Leisure Centre (Laura Trott)					
2.6km	- Railway Station (Cuffley)	510m - Bus Service (Granby Park Road)					
	Contains	Adjoins					
is site. Andrews point. It should vs Lane does no ure would need t	be noted that Andrews at have footpaths along to be installed. An asse	Lane is quite narrow in places the majority of the road.					
d at Coffe Lana							
	in is located along And	rews Lane					
	0	the residential area to the west					
-	-						
	•	41(a).					
 Suitability Comments This site is not considered to be suitable for residential development in isolation due to the following reasons: The site does not have clear and defensible Green Belt boundaries to the east and south that will last beyond the Plan period or prevent further encroachment into the Green Belt. It is considered that over time this could lead to the coalescence of the St James settlement and West Cheshunt. The development of this site will result in an isolated pocket of development within the Green Belt that is not related to any existing settlement. 							
	930m -H (8 880m 2.6km 2.6km 2.6km 2.6km 2.6km 2.6km 3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	(Goffs) 930m -Healthcare Centre (Stockwell) 880m - Local Centre 2.6km - Railway Station (Cuffley) Contains Contains Contains Contains Some - Local Centre Some - Contains Contains Contains Contains Some - Local Centre Some - Contains Some - Contains					

This site is considered to be suitable for residential development if it comes forward as part of the Rosedale Park strategic site due to the following reasons:

- The Goffs Oak Development Options Report identified this site within Development Approach 3: Rags Brook Valley. The report states that "*The well-developed masterplans and small number of promoters would make deliverability fairly straightforward, and a significant amount of housing could be provided*". It is also noted that the provision of a two form of entry school, local centre and scope for bus access to the development would largely address its own key infrastructure needs, in addition to providing new facilities for existing residents close to the site.
- The site has been identified to come forward as part of a comprehensive scheme termed 'Rosedale Park'. This will enable sustainable place-making to occur and the infrastructure required to support the development can be provided.

Is this site considered to be	•
	⊠Yes □ No
suitable for development?	
Availability Comments	The site is considered to be available for development. The site was included within a Call for Sites 2016 submission, which stated that the landowners are keen to work together to release the potential of their land within the first few years of the Plan period. The Local Plan (Regulation 18) highlights that most of the land within the allocation CH2 is under option to Crest and CEG, who have been working with the Council to produce a comprehensive masterplan.
Is the site considered to be	⊠Yes □ No
available for development	
Achievability Comments	The site is considered to be achievable, with the exception of the sites Green Belt designation, there are no planning constraints that would prevent development on this site. Some TPO trees may need to be removed in order for vehicle access to the site to be gained. It is anticipated that this site will come forward as part of a comprehensive scheme, which will be able to facilitate the necessary road improvements and provide infrastructure required for this development.
Is the site considered to be achievable?	⊠Yes □ No
Delivery Period	1-10 years

Site Information						Site Location Map						
Site							Tarits	1 11-	Prg 54			
Reference Number			CG-G	CG-GB-42			Res				Ceterroot Burgeon	
Site Name		Laurel F	Park	ark				±1/L	ц			
Site Area		5 hecta	res					-	-		TELA	V
Site Status		□Urba	n					111				
		⊠Gree	n Belt					111				A A
			b					111			R	The track
Source of S	ite	⊠Call f	or Sites					11			1 ptt	B Su Sta
		□Planr	ning App	olica	tion			11			日日日	TOPPEQ
		Desk	top Stu	dy			T	11		14	ELE	
Site Visit		□Yes					1	_	1	h u		jubri
Carried Out		⊠No					8	Coltage	1	Lane Park	60	
Site		The lan	d is not	regi	ister	ed.			H			J. L.
Ownership	N	Desid	ملأحا ال	- II!					BL NOA IL			
Ð	Ν	Resider belt	ntial dwo	elling	g, Gi	reen			STREET BOA			
s	Е	Resider	ntial				_		114	<u></u>		2
round Uses	S	Resider		een	Belt				111	Forest View	- V	112
Surrounding Uses	W	Newgat					_		111		-1	L
S		Cottage										
Site Descrip							•					
							re are a numb					
							welling. With th					
along the si	•	•		re, v	vitri s	some	tree clusters lo	cale	a ne	ar the structur	res. Trees a	re localed
Planning Hi			<u> </u>									
			lling ap	orov	ed ir	n the l	ate 70s. A furth	ner tv	vo b	edroom bung	alow for agr	icultural
worked refu										_		
Developme	nt Pr	oposal				-						
Residential				\geq		Comn	nercial			Other		
Local Plan 2		•	H11)	15	0							
Submitted F	Prop	osal			-							
Site Design	atior	าร			1							
<u> </u>			Conta	ns		joins		· C: 1			Contains	Adjoins
Green Belt								Site of Scientific Interest (SSSI)				
Archaeolog					<u> </u>	Ancient Monu						
Local Wildli					Community C			ace		\boxtimes		
Lee Valley I	≺egi	egional 🗌 🗌			Cheshunt Co	mmc	n					
Park Listed Build				Locally Lister	Locally Listed Building							
TPO Trees			•			1						
		-	Conservation Area Protected Species									
	Air Quality Management Area				55100	-						
Draft Local			tion (Re	egula	atior	า 18)						
							e within the Gr	een	Belt			

Accessibility – distance	as the crov	v flies				
850m -Primary Sc			Secondary Sch	ool	3.75km –Employment Area	
(Goffs Oak)		(Goffs)		(New Rivers Trading Estate)		
0m - Green Spa (adjoins Richardson C			lealthcare Cent alley View)	tre	11.5km - Hospital (with A&E) (Barnet)	
3.83km - Town/Distric (Brookfield)	t Centre	-	- Local Centr asons Parade)		4.73km -Leisure Centre (Laura Trott)	
3.89km - A10 June (Church Lane)			- Railway Statio (Cuffley)	on	1km - Bus Service (Smiths Lane)	
Flood Risk						
Does the site			Contains		Adjoins	
Zone 2 (Medium Risk)						
Zone 3a (High Risk)						
Zone 3b (Active Flood F	Plain)					
Additional Flood Risk Co	omments	L				
There may be some gro		flooding.				
Access and Transport C						
There are two vehicle ad	ccess point	s to the site fr	om Newgatestr	reet Road.	These access points would	
require improvement if a						
					s path would be required if	
development came forw			0			
Utility Provision						
Electricity	Available	along Newgat	testreet Road			
Gas	A low pre	ssure gas mai	n is located ald	ong Newga	atestreet Road	
Water					ad and Hammondstreet Road	
Sewerage					the residential area to the east	
Sewerage Treatment	□Ry	e Meads	⊠Deepł	nams	□Other	
Additional Developer Co	mments su	ubmitted durin	g Call for Sites	2016		
None submitted.						
Suitability Comments						
The site is not considered	ed to be sui	table for deve	lopment due to	the follow	/ing reasons:	
The site is includ	led within a	rea C30 of the	e Council's Gre	en Belt Re	eview (Scott Wilson, 2008). The	
Review states th	at area C3	0 performs str	ongly against G	Green Belt	purposes and proposed no	
change to the Green Belt boundary in this location. However, it should be noted that the review						
		•••		•	Belt boundary in C11-C30 as	
these areas have "extremely weak boundaries", which means that there are no real barriers to						
prevent encroachment between settlements.						
The site contributes to preventing the outward sprawl of the development at Hammondstreet						
Road. It also contributes to maintaining the strategic local gap between Goffs Oak Village and the						
Hammondstreet						
					luded that there was no strong	
					eatures in the landscape, and	
that the site does not lie close to a wide range of facilities. It was deemed in the Inspectors view to not be in a particularly sustainable position for development.						
Is this site considered	to be suit	able for deve	iopment?	□Yes	🖾 No	



	Site	Infor	matio	n				S	Site Location	Мар	
Site Reference				G-GB-	10				月1日1月1日1日	ALEBERT	IFIST
Number				э-GВ-	-43		H-		Freeder		
Site Name			th Lodge Pastures					自由的时间			
Site Area		9.4 ŀ	nectare	es				B	日前、田文		
Site Status		□Ur	ban					E HIL	HAT HATTAR	E SHIFT	
		⊠Gr	een B	elt				11			HITHERS
		□Mi	xed								
Source of Site		⊠Ca	all for S	Sites					1		
			anning Application							-	
			esktop	Stud	у				1		
Site Visit Carri	ed	⊠Ye								15	
Out		□No					XAN				
Site Ownershi	р		site is	owne	ed by a	a	1240	THE	-		
		trust					8				
	Ν		dentia				193	T			
Surrounding Uses	Е		elling				T of HEAD	Ta			
round Uses	<u> </u>		Lieute					17			
Us Us	S		n Field en Belt		irsery,	I	- THEFT	117	17=		
Sun	W			-	perties	5	- 11/ 1	11			
	•••		Residential Properties, Green Belt, Halstead Hill								
Site Description	n			<u>.</u>							
The site is irregular in shape and predominately op											
			f trees	s runs	north	to so	outh, starting behind	th	e gardens of 2	289 Goffs La	ane to
Hollow Leys n		у.									
Planning Histo Application for		dentia		Nas re	efuser	1 in th	ne late 1950s	_			
Development I				was re	510500	<u> </u>					
Residential					C	omm	nercial]	Other		
Local Plan 200)5 (P	olicy l	H11)	-							
Submitted Pro			,	34	4						
	-			34	+				[_	
Site Designation	ons		Cont	aine	Adjo	inc				Contains	Adjoins
Green Belt							Site of Scientific Int	or	eet (SSSI)		
Archaeologica	l Inte	rest					Ancient Monument				
Local Wildlife							Community Open S	Snr			
			Σ	Ы		J	Cheshunt Common				
Lee Valley Regional]		I						
Listed Building	1]	Locally Listed Build	ind	a		
TPO Trees	•						Conservation Area				
Air Quality				Protected Species							
Management Area		[• •									
Draft Local Pla		esigna	tion (I	Regul	ation	18)					
The draft Loca	l Pla	n prop	posed	to ke	ep this	s site	within the Green Be	elt.	The western	region of th	e site has
also been ider	ntified	l as a	local	wildlif	e site.						

Accessibility – distance	as the crov	v flies		-			
300m -Primary Scl (Bonneygrove)			econdary School (Goffs)	2.33km –Employment Area (New River Industrial Estate)			
180m -Green Sp (Claremont)	ace		ealthcare Centre I Medical Centre)	11.7km - Hospital (with A&E) (Princess Alexandra)			
1.86km - Town/District (Cheshunt Old Po	-	800m -	- Local Centre	2.09km -Leisure Centre (Laura Trott)			
1.48km - A10 Junc (College Road)			Railway Station Cuffley)	140m - Bus Service (Claremont)			
Flood Risk							
Does the site		(Contains	Adjoins			
Zone 2 (Medium Risk)							
Zone 3a (High Risk)							
Zone 3b (Active Flood P	lain)						
Additional Flood Risk Co	,						
The site suffers from sor		water flooding	1				
Access and Transport C		Water nooding	J•				
the houses may require properties to the east is the site. Halstead Hill, w	the demoli currently b /hich adjoir	tion of an exist eing used as a ns the site to th	ing residential buildin in access point to the ne west, is a quiet rura	site from the westerly gap between g. The gap between the existing public footpath that runs through al lane. Cycle access to the site o the existing footpaths along Goffs			
Utility Provision							
Electricity	7		ole along Goffs Lane				
Gas		<u>v</u>		fs Lane to the north of the site.			
Water	A water m	nain is located	along Goffs Lane to t	ne north of the site.			
Sewerage	A surface site	sewer and fou	Il sewer is located alo	ng Goffs Lane to the north of the			
Sewerage Treatment	ment Rye Meads Deephams Other						
Additional Developer Comments submitted during Call for Sites 2016							
None submitted.							
Suitability Comments							
 Suitability Comments The site is not considered to be suitable for residential development due to the following reasons: The site is included within area D4 of the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area D4 performs a strong role under Green Belt Purpose 1 and therefore merits retention. It also states that the area performs a medium to poor role against Green Belt purposes 2 and 3. The review proposed no change to the Green Belt boundary in this location. The site has weak boundaries (Tree-lines, non-protected bedgerow) to the south of the site. 							

• The site has weak boundaries (Tree-lines, non –protected hedgerow) to the south of the site. Therefore, development could lead to further encroachment into the countryside.

- Within the sites boundaries is South Lodge Pasture, a local wildlife site. The Council strongly resists development on local wildlife sites unless it can be shown that it is of high community benefit. It is considered that the development of this site for housing would not be in the benefit of the community.
- The development of this site for the above density will not be in keeping with the prevailing pattern of shallow, loose knit ribbon development found along Halstead Hill.
- Accessing the site may be problematic as there is no ideal location for a vehicle access point. Halstead Hill is not considered to be suitable. The development of this site as such a density will require improvements to Halstead Hill (i.e. cutting back trees/hedges, installing footpaths and widening the road) that will have a detrimental impact on the distinctive green character and appearance of the lane.

Is this site considered to be suitable for development?	□Yes	🖾 No
---	------	------

Si	te In	formation			S	ite Location Map
Site Reference		CG-GB-4	4			
Number Site Name					A REAL	
Site Name Site Area		Rags Brook Vall 44 hectares	ey Sile	-	For Star	
Site Status				- 17-1	74 M	
		⊠Green Belt		Steller 1		
				ALL Nº	~	
Source of Site		□Call for Sites		- 2		
		□Planning Appl	ication			
		Desktop Study	/	The second		
Site Visit Carried		⊠Yes			ET L	
Out		□No		上明朝	# 27.	
Site Ownership		There are variou landowners for t		伸缩重影	4	
ې ۵	Ν	Residential, Gre	en Belt		M	
l Use	Е	Residential			-	
Surrounding Uses	s	Tudor Nursery, Residential		A PL		
Inou		Green Belt , St J	ames'		255	
Sur	W			192 - 192 -		
Site Description						
						various land uses on this site, re. The majority of the site is open
						nership. There are some structures
located on some			•			
Planning History						
						G-GB-22, CG-GB-24, CG-GB-25,
• • •		,	•	• • •		he demolition of existing buildings at
						a new linear park and comprising up 4 sqm (GIA) of A1, A2, A3, A4,A5
						mproved recreational, leisure and
						arking for Land North and South of
Andrew's Lane ar	nd So	outh of Peakes W	ay has b	been submitted	J.	
Development Pro	posa	al				
Residential			Comme	ercial		Other 🛛
Local Plan 2005 (Poli	-v				
H11)		<i>y</i>				Two form of entry school
,						Rags Brook Park
Submitted Prop	osal	380				

Site Designations						
	Contains	Adjoins			Contains	Adjoins
Green Belt	\boxtimes	\square	Site of Scientific Interest (SSS	i)		
Archaeological Interest		Ancient Monument				
Local Wildlife Site	\boxtimes	\boxtimes	Community Open Space			\boxtimes
Lee Valley Regional Park			Cheshunt Common			
Listed Building			Locally Listed Building			
TPO Trees	\boxtimes	\boxtimes	Conservation Area			
Air Quality Management Area			Protected Species			
Draft Local Plan Designa	tion (Regul	ation 18)				
	o deliver 37 edale Way	5 dwelling and Burto	development, allocated under s, two form of entry primary sch n lane			
Accessibility – distance a		IIIES				
210m -Primary Sch (Fairfields)	iool	420m -			n –Employme iver Industria	
0m - Green Space (adjoins Rosedale and Claremont)		450m -Healthcare Centre (Stockwell)		12km - Hospital (with A&E) (Princess Alexandra or Barnet)		
1.67km- Town/District (Brookfield)	Centre	400m - Local Centre		2.33km -Leisure Centre (Laura Trott)		-
1.8km - A10 Junct (Church Lane)	ion	2.6km - Railway Station (Cuffley)		163m - Bus Service (Granby Park Road)		
Flood Risk						
Does the site			Contains	Adjoins		
Zone 2 (Medium Risk)			\boxtimes			
Zone 3a (High Risk)						
Zone 3b (Active Flood Pl	ain)					
Additional Flood Risk Co						
			itigation measures will be requ		f developme	nt was to
		be some g	round and surface water floodi	ng.		
Access and Transport Comments The site is separated into two segments by Andrews Lane. Andrews Lane is quite narrow in places and semi-rural in nature. Adjoining the site to the west is Rags Lane. Rags Lane is also quite narrow in places and semi-rural in nature. Andrews Lane and Rags Lane do not have footpaths along the majority of the road. Access to the northern region of the site could also be achieved from Peakes Way. An investigation into the impact that this site would have on the local and strategic road network will be required. Pedestrian and cycle access to the site will need to be improved.						

Utility Provision						
Electricity	Connections in the m	ain urban area. Infrastructure	e required on site.			
Gas	A low pressure gas n	nain is located along some of Illymour. A low pressure gas	f Andrews Lane, stopping at			
Water		ted along Andrews Lane and	d Rags Lane.			
Sewerage		abandoned sewer runs throu Iso located along part of And	gh the northern segment of the drews Lane.			
Sewerage Treatment	□Rye Meads	⊠Deephams	□Other			
Additional Developer Co	mments submitted du	ring Call for Sites 2016				
 None submitted. The promoter for the site made comments about the site during the Local Plan (Regulation 18 consultation). The promoter supported the Council's identification of Rosedale Park as a strategic development site and states that the site would provide new homes in a location well related to existing social infrastructure and transport links and also provides new and enhanced social infrastructure and transport links and also provides new and enhanced social infrastructure as well as a new public park along the Rags Brook valley enabling the local community to access and enjoy this area for the first time. The promoter also suggested a number of amendments to Policy CH2. This representation and other information submitted on this site can be viewed on the Council's website using the following link: www.broxbourne.gov.uk/lpsites Suitability Comments The site is considered to be suitable for development due to the following reasons: The Goffs Oak Development Option Report identified this site within Development Approach 3: Rags Brook Valley. The report states that "The well-developed masterplans and small number of promoters would make deliverability fairly straightforward, and a significant amount of housing could be provided." It is also noted that the provision of a two form of entry school, local centre and scope for bus access to the development would largely address its own key infrastructure needs, in additional to providing new facilities for existing residents close to the site. The introduction of housing in this area will open up Rags Brook Valley, providing a significant amount of green space for residents of West Cheshunt. This is in line with the Housing White Paper 2017, which states that "where land is removed from the Green Belt, local policies should require the impact to be offset by compensatory improvements to the environmental quality or accessibility of remaining Green Belt land". The site coming forward as part of a comprehens						
ensuring their continued		nd) within the site boundary	, the location of TPOs and			
Is this site considered development?	to be suitable for	Yes 🗆 No				
Availability Comments	vailability CommentsThe site is considered to be available for development. Although the land is in multiple ownership, as highlighted in the emerging Local Plan, most of the land within the allocation CH2 is under option to Crest and CEG, who have been working with the Council to produce a comprehensive masterplan for this site.					
Is the site considered for development	to be available	Yes 🗆 No				

Achievability Comments	The site is considered to be achievable. These are some policy constraints within the site which would require mitigation measures i.e. loss of TPO trees, reduction in land area available for housing due to not building on wildlife sites, however these would not prevent development on the site. The site coming forward as a comprehensive scheme will enable the necessary road, utilities and social infrastructure to be provided. A planning application for the development of this site has been submitted by a large housebuilder. This suggests that the site is viable.
Is the site considered to be achievable?	⊠Yes □ No
Delivery Period	1-10 years



	Site	e Infor	mation				Site Location Map					
Site Reference	се		CG-	GB-	45				1	-		
Number		<u> </u>					~	~				
Site Name Site Area			Rush Meadow Junction		_			(LTmm)				
				:5			_	A.		C IN		
Site Status		□Ur						ana	1-21-1			
			een Be	lt								
							-			16-ra		
Source of Sit	e		Ill for Si				V			AL IA		
			anning /			on						
Site Visit Car	riod		sktop S	stuay	y		-7					
Out	neu	□Ye						Same as ins	~~			
	nin	⊠No			dhy	_		Alle	1			
Site Ownersh	πb		site is o te com		,	а						
	N	•	dential,			olt				1		
5			n Fields			en,			1.1	JANK		
Surrounding Uses	E		Lieuter		Ellis	Wav			1 how			
round Uses			ndabout			,						
	S	Lieut	enant E	Ellis \	Way							
ັດ	W	Gree	n Belt,	St M	lary's	6	1.16					
		Seco	ondary S	Scho	ol							
Site Descript						<u> </u>		<u> </u>	<u> </u>			
							ely flat. The site is pre on of the site. There a					
							s surrounding uses.					
							Maxwells Farm West		ary is strong			
Planning Hist												
							e of use of land to red					
							hange of use of part			els		
including inst	allatio	on of d	oor. An	арр	licatio	on for	a sports/social club	was withdrawn.				
Development	t Prop	osal										
Residential		oou				Comn	nercial 🛛	Other				
Local Plan 20	005 (F	olicy H	H11)									
Submitted Pr	oposa	al	,			Hote	l and Business Park					
Site Designa	tions											
3			Conta	ins	Adjo	oins			Contains	Adjoins		
Green Belt			\boxtimes		D	\triangleleft	Site of Scientific Inte	rest (SSSI)				
Archaeologic	al Inte	erest	rest 🗌		E		Ancient Monument					
	Local Wildlife Site			Ľ		Community Open S	bace					
Lee Valley R Park	egional 🗌				Cheshunt Common							
	Listed Building					Locally Listed Buildi	ng					
TPO Trees							Conservation Area					
Air Quality	Air Quality				Protected Species							
Management	l Area											

Draft Local Plan Designation (Regulation 18) The draft Local Plan proposed to safeguard this site for future development beyond 2031, as part of emerging Policy CH8.

emerging Policy CH8.								
Accessibility – distance as the crow flies								
490m-Primary Scl (Longlands)	490m-Primary School (Longlands)		econdary School St Mary's)	320m –Employment Area (News Work International)				
30m - Green Spa (Cedars Park)		910m-Healthcare Centre (Crossbrook Street)		12.4km - Hospital (with A&E) (Barnet)				
700m- Town/District (Waltham Cross	-		- Local Centre 67 High Street)	1.21km -Leisure Centre (Laura Trott)				
20m- A10 Juncti (Lieutenant Ellis V			Railway Station balds Grove)	763m - Bus Service (Theobalds Grove Railway Station)				
Flood Risk		•						
Does the site			Contains	Adjoins				
Zone 2 (Medium Risk)								
Zone 3a (High Risk)								
Zone 3b (Active Flood F	Plain)							
Additional Flood Risk Co	omments	1		1				
Zone 2. This will require Access and Transport C The site does not have be accessed via Theoba site. Commercial develo on A10 junctions in clos Paul Cully Bridge. Utility Provision	e further inv comments vehicle or p alds Lane, opment on t	vestigation, an pedestrian acc however this v this site, as su	d mitigation measures ess, except for former vill require improving i ggested by the promo	a of the A10 located within Flood s implemented if required. r field gate access. The site could f development was to occur on this oter, will have an additional impact is in close proximity to the site is				
Electricity	Alacalar		ain is leasted to the ar	with east of the site clong the A10				
Gas		balds Lane.	ain is located to the so	outh east of the site, along the A10				
Water	A water n main is lo	nain is located ocated along th	e A10 to the east of t					
Sewerage	area. A s		main is also located	d to the east in the main residential to the east of the site, near the				
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other				
Additional Developer Co	omments s	ubmitted durin	g 2016 Call for Sites					
The promoter stated that the proposal could see the creation of a new business part of 9,600 sqm on land that has reasonable levels of sustainable transport access with bus and rail services available within a 10 minute walk via the new foot/cycle bridge over the A10 to the north west of the site. The promoter continues by stating that the proposed development could lead to increases of around 108 vehicle trips during AM and PM peal hours which would access and egress the site via a new priority 'left-in/left out' junction on Lieutenant Ellis Way approximately 110m to the west of the A10 roundabout. The promoter stated that the proposed development would not be expected to make the existing capacity issues at the A10 roundabout significantly worse in the short term and that any mitigation measures identified and proposed to address these issues in the medium to long term would be able to accommodate the proposed development with negligible impact.								

Suitability Comments								
	The site is considered to be suitable for development, in the long term, due to the following reasons:							
	 The site coming forward for commercial development would complement the proposed 							
development at Park Plaza North								
	onjunction with Maxwells Farm (CG-GB-36) will create a strong							
the west of the site.	ary. This boundary will be formed by the New River, located to							
	ainable transport, within the sustainable distance recommended							
	e centre, doctor's surgery and open space, and close to local							
and educational facilities.								
The site is strategically located fo	r a business park – it adjoins the A10, close to the M25 and is							
close to Theobalds Grove Station								
	Plan period will enable issues identified above (particularly that							
,	ted and appropriate mitigation schemes devised.							
Is this site considered to be suitable	⊠Yes □ No							
for development?								
Availability Comments	The site is considered to be available, however due to the							
	Council meetings its need for employment on alternative sites, the site is not considered to be needed for development until							
	beyond the Plan period. During the Call for Sites 2016, the							
	promoter stated that this site can come forward within the first							
	five years.							
Is the site considered to be available	⊠Yes □ No							
for development								
Achievability Comments	The achievability of this site could be impacted by the							
	necessary highway improvements required to bring the site							
	forward for development. With the exception of its Green Belt							
designation, there are no policy constraints that would preve								
	the development of this site.							
Is the site considered to be	⊠Yes □ No							
achievable?								
Delivery Period	16-20 years							



Site Information							Site Location Map						
Site Reference	Э	CG-GB-46							/		"(um)		//
Number											2		
Site Name Site Area		White Bungalow 0.3 hectares				_						1/	
Site Status				03			_						1
Sile Status			reen E	Polt								T	
				Jeit									-1 m
Source of Site				Sites			_	1	~				
				g Appl	licati	on		L					
				p Stud				1					
Site Visit Carri	ed	□Ye	es .										
Out		⊠No)									4/	
Site Ownershi	р			variou			/						
				rs for t	this s	site.	_ /	Pylo	on Farm				
b	N	-	en Be										
ndir ss	E S		en Be en Be				-10						
Surrounding Uses	W			It, Loc	al \//	ildlifo	-14						
J	vv	site	ii De			nume	16				11-		
-													
Site Descriptio						<u> </u>				_			
The rectangula southern and v		•			vely	fiat. It	is open	field in n	ature.	I rees are	e located on	the sites	
Southern and V	west		unua	iiy.									
Planning Histo													
The erection o	fas	ustain	able,	enviro	onme	ent frie	endly 4 b	ed dwelli	ing us	ing renew	able energie	s was ref	used
in 2015. Development l	Dron	osal											
Residential	FTOP	USAI		5	\triangleleft	Comr	nercial			Other			
Local Plan 200)5 (F	olicy			001111								
H11)	•	-	9		9								
Submitted Pro	posa	al		-									
Site Designation	ons												
			Con	itains	Ad	joins					Contains	Adjoins	
Green Belt				\boxtimes		\boxtimes		Scientific	c Inter	est			
Archaeologica	l Inte	aract					(SSSI)	Monum	ont				
Local Wildlife		51051						unity Ope		200			
Lee Valley Re		al				\boxtimes		int Com		ace			
Park	giona	al					Chesh		non				
Listed Building	J						Locally	Listed B	uilding	g			
TPO Trees							Conser	vation A	rea				
Air Quality							Protect	ed Spec	ies				
Management /													
Draft Local Pla													
The draft Loca	al Pla	an pro	pose	α το κε	ep t	nis sit	e within 1	ine Gree	n Belt	. .			

Accessibility – distance	as the crov	v flies							
1.03km -Primary So		1.53km - Secondary School	2.91km –Employment Area						
(Goffs)		(Goffs)	(New River Industrial Estate)						
270m - Green Spa (Argent Way)	ace	650m-Healthcare Centre (Valley View)	11.8km - Hospital (with A&E) (Barnet)						
2.64km - Town/District (Brookfield)	t Centre	670m - Local Centre (Hammondstreet)	3.38km -Leisure Centre (Laura Trott)						
2.65km - A10 Junc (Church Lane)		2.19km - Railway Station (Cuffley)	700m - Bus Service (War Memorial)						
Flood Risk									
Does the site		Contains	Adjoins						
Zone 2 (Medium Risk)									
Zone 3a (High Risk)									
Zone 3b (Active Flood P	Plain)								
Additional Flood Risk Co	,								
		nis site. It should be noted that Rags	Brook is located just over 200m						
		e investigated further if development	-						
Access and Transport C									
The site is accessed from	m a narrow	/ track at St James Road. This acces	ss would need to be improved if						
		. The improvements requirement ma	y require additional land to be						
brought outside of the si	ite boundai	ſу							
Utility Provision	Utility Provision								
	Closest electricity cables located at St James residential area to the south of the site.								
Electricity	site.	-							
Electricity Gas	site.	est low press gas main is location to							
-	site. The close Walk. The close	-	the south of the site at Mallow						
Gas	site. The close Walk. The close south (Ma	est low press gas main is location to est water mains is located to the east	the south of the site at Mallow t of the site (Petts Lane) or the						
Gas Water	site. The close Walk. The close south (Ma A foul sev	est low press gas main is location to est water mains is located to the east allow Walk)	the south of the site at Mallow t of the site (Petts Lane) or the						
Gas Water Sewerage Sewerage Treatment	site. The close Walk. The close south (Ma A foul sev □Ry	est low press gas main is location to est water mains is located to the east allow Walk) wer and surface sewer borders the s	the south of the site at Mallow t of the site (Petts Lane) or the ite to the east.						
Gas Water Sewerage Sewerage Treatment	site. The close Walk. The close south (Ma A foul sev □Ry	est low press gas main is location to est water mains is located to the east allow Walk) wer and surface sewer borders the s e Meads	the south of the site at Mallow t of the site (Petts Lane) or the ite to the east.						
Gas Water Sewerage Sewerage Treatment Additional Developer Co	site. The close Walk. The close south (Ma A foul sev □Ry	est low press gas main is location to est water mains is located to the east allow Walk) wer and surface sewer borders the s e Meads	the south of the site at Mallow t of the site (Petts Lane) or the ite to the east.						
Gas Water Sewerage Sewerage Treatment Additional Developer Co None submitted. Suitability Comments	site. The close Walk. The close south (Ma A foul sev □Ry omments se	est low press gas main is location to est water mains is located to the east allow Walk) wer and surface sewer borders the s e Meads	the south of the site at Mallow t of the site (Petts Lane) or the ite to the east.						
Gas Water Sewerage Sewerage Treatment Additional Developer Co None submitted. Suitability Comments The site is not considered	site. The close Walk. The close south (Ma A foul sev Ry omments su	est low press gas main is location to est water mains is located to the east allow Walk) wer and surface sewer borders the s e Meads ⊠Deephams ubmitted during Call for Sites 2016	the south of the site at Mallow t of the site (Petts Lane) or the ite to the east. Other						
Gas Water Sewerage Sewerage Treatment Additional Developer Co None submitted. Suitability Comments The site is not considere • The site is includ Review states th	site. The close Walk. The close south (Ma A foul sev Ry omments su ed to be su led within a at area C1	est low press gas main is location to est water mains is located to the east allow Walk) wer and surface sewer borders the s e Meads ⊠Deephams ubmitted during Call for Sites 2016 itable for development due to the foll area C14 of the Council's Green Belt 4 performs strongly against Green B	the south of the site at Mallow t of the site (Petts Lane) or the ite to the east. Other owing reasons: Review (Scott Wilson, 2008). The elt Purposes 1 and 2, and poorly						
Gas Water Sewerage Sewerage Treatment Additional Developer Co None submitted. Suitability Comments The site is not considered • The site is includ Review states th against Green Bo	site. The close Walk. The close south (Ma A foul sev Ry omments su ed to be su led within a at area C1 elt Purpose	est low press gas main is location to est water mains is located to the east allow Walk) wer and surface sewer borders the s e Meads ⊠Deephams ubmitted during Call for Sites 2016 itable for development due to the foll area C14 of the Council's Green Belt 4 performs strongly against Green B e 3. No amendment to the boundary	the south of the site at Mallow t of the site (Petts Lane) or the ite to the east. Other owing reasons: Review (Scott Wilson, 2008). The elt Purposes 1 and 2, and poorly in this location was proposed.						
Gas Water Sewerage Sewerage Treatment Additional Developer Co None submitted. Suitability Comments The site is not considered • The site is includ Review states th against Green Bo However, it shou	site. The close Walk. The close south (Ma A foul sev Ry mments su ed to be su led within a at area C1 elt Purpose ild be noted	est low press gas main is location to est water mains is located to the east allow Walk) wer and surface sewer borders the s e Meads ⊠Deephams ubmitted during Call for Sites 2016 itable for development due to the foll area C14 of the Council's Green Belt 4 performs strongly against Green B e 3. No amendment to the boundary d that the review also stated that the	the south of the site at Mallow t of the site (Petts Lane) or the ite to the east. Other owing reasons: Review (Scott Wilson, 2008). The elt Purposes 1 and 2, and poorly in this location was proposed. re is the opportunity to create a						
Gas Water Sewerage Sewerage Treatment Additional Developer Co None submitted. Suitability Comments The site is not considered • The site is includ Review states th against Green Be However, it show stronger Green b	site. The close Walk. The close south (Ma A foul sev □Ry omments su ed to be su led within a at area C1 elt Purpose uld be noted oelt bounda	est low press gas main is location to est water mains is located to the east allow Walk) wer and surface sewer borders the s e Meads ⊠Deephams ubmitted during Call for Sites 2016 itable for development due to the foll area C14 of the Council's Green Belt 4 performs strongly against Green B e 3. No amendment to the boundary d that the review also stated that the ary in areas C11-C30 as these areas	the south of the site at Mallow t of the site (Petts Lane) or the ite to the east. Other owing reasons: Review (Scott Wilson, 2008). The elt Purposes 1 and 2, and poorly in this location was proposed. re is the opportunity to create a have "extremely weak						
Gas Water Sewerage Sewerage Treatment Additional Developer Co None submitted. Suitability Comments The site is not considered • The site is includ Review states th against Green Bo However, it shou stronger Green b boundaries", whi	site. The close Walk. The close south (Ma A foul sev □Ry omments su ed to be su led within a at area C1 elt Purpose uld be noted oelt bounda	est low press gas main is location to est water mains is located to the east allow Walk) wer and surface sewer borders the s e Meads ⊠Deephams ubmitted during Call for Sites 2016 itable for development due to the foll area C14 of the Council's Green Belt 4 performs strongly against Green B e 3. No amendment to the boundary d that the review also stated that the	the south of the site at Mallow t of the site (Petts Lane) or the ite to the east. Other owing reasons: Review (Scott Wilson, 2008). The elt Purposes 1 and 2, and poorly in this location was proposed. re is the opportunity to create a have "extremely weak						
Gas Water Sewerage Sewerage Treatment Additional Developer Co None submitted. Suitability Comments The site is not considered • The site is includ Review states th against Green Bo However, it shou stronger Green b boundaries", whi settlements.	site. The close Walk. The close south (Ma A foul sev Ry mments su ed to be su led within a at area C1 elt Purpose Id be noted belt bounda ch means	est low press gas main is location to a est water mains is located to the east allow Walk) wer and surface sewer borders the s e Meads ⊠Deephams ubmitted during Call for Sites 2016 itable for development due to the foll area C14 of the Council's Green Belt 4 performs strongly against Green B e 3. No amendment to the boundary d that the review also stated that the ary in areas C11-C30 as these areas that there are no real barriers to prev	the south of the site at Mallow t of the site (Petts Lane) or the ite to the east. Other Other owing reasons: Review (Scott Wilson, 2008). The elt Purposes 1 and 2, and poorly in this location was proposed. re is the opportunity to create a have "extremely weak vent encroachment between						
Gas Water Sewerage Sewerage Treatment Additional Developer Co None submitted. Suitability Comments The site is not considered • The site is includ Review states th against Green Bo However, it shou stronger Green b boundaries", whi settlements. • The site contribu	site. The close Walk. The close south (Ma A foul sev Ry mments su ed to be su led within a at area C1 elt Purpose ild be noted belt bounda ch means tes to prev	est low press gas main is location to est water mains is located to the east allow Walk) wer and surface sewer borders the s e Meads ⊠Deephams ubmitted during Call for Sites 2016 itable for development due to the foll area C14 of the Council's Green Belt 4 performs strongly against Green B e 3. No amendment to the boundary d that the review also stated that the ary in areas C11-C30 as these areas that there are no real barriers to prev- enting the outward sprawl of the St	the south of the site at Mallow t of the site (Petts Lane) or the ite to the east. Other Other owing reasons: Review (Scott Wilson, 2008). The elt Purposes 1 and 2, and poorly in this location was proposed. re is the opportunity to create a have "extremely weak vent encroachment between James settlement.						
Gas Water Sewerage Sewerage Treatment Additional Developer Co None submitted. Suitability Comments The site is not considered • The site is includ Review states th against Green Bo However, it shou stronger Green b boundaries", whi settlements. • The site contribu • A previous applio The reasons cite	site. The close Walk. The close south (Ma A foul sev □Ry omments su led to be su led within a at area C1 elt Purpose ild be noted belt bounda ch means tes to prev cation for a ed in the de	est low press gas main is location to a est water mains is located to the east allow Walk) wer and surface sewer borders the s e Meads ⊠Deephams ubmitted during Call for Sites 2016 itable for development due to the foll area C14 of the Council's Green Belt 4 performs strongly against Green B e 3. No amendment to the boundary d that the review also stated that the ary in areas C11-C30 as these areas that there are no real barriers to prev	the south of the site at Mallow t of the site (Petts Lane) or the ite to the east. Other Other owing reasons: Review (Scott Wilson, 2008). The elt Purposes 1 and 2, and poorly in this location was proposed. re is the opportunity to create a have "extremely weak vent encroachment between James settlement. refused on Green Belt grounds. happropriate development in the						

circumstances were demonstrated which outweighed th	nis harm.	
Is this site considered to be suitable for development?	□Yes	🖂 No



Si	ion		Site Location Map						
Site Reference			CG-G	3 /7		(Mr)	//	4	2
Number									
Site Name				Nursery			4		Y
Site Area		0.8 he	ectares		0				
Site Status		□Urb	an						
		⊠Gre	en Belt						
		□Mix	ed				1	pri-	Goff's Oak
Source of Site		⊠Cal	I for Site	es				15	A
		□Plai	nning A	pplication				57	57 1
		□Des	sktop St	udy	arm			The	
Site Visit Carried		□Yes	;					C. F.	In the second second
Out		⊠No			-	11		- Lock	
Site Ownership		There	are two	C					
		landov	wners f	or this site	TIM	1		- Martin	171-5
0	Ν	Greer	n Belt		4 4	4		ML	La Las and
din	Е	Resid	ential			-	_	1 11	Hockwold
Surrounding Uses	S	Resid	ential		The M.			Sur	ningdale
e n	W	Greer	n Belt		- PLI			3/15	Sta
Su						316	E.C.	The	ST JAMES ROAD
Site Description						Ę		Bramley	
The site is irregul	ar in	shape.	and de	ently slope	s down to the no	rth. Tr	ees are lo	cated along	the sites
north, eastern and									
exception of a mo									
Planning History									
Churchview Nurs				eveloped for	or housing in the	late ni	neties (no	w Nursery C	Gardens).
There is no other			ote.	_			_		
Development Pro Residential	posa	al	5		maraial		Other		
Local Plan 2005 (2)/		Comr	nercial		Other		
H11)	FOII	ЗУ	24						
Submitted Propos	sal								
•									
Site Designations			-						
	6	Co	- ntains	Adioins				Contains	Adioins
Green Belt	5	Со	- ntains	Adjoins	Site of Scientifi		et	Contains	Adjoins
Green Belt	;	Co	ntains ⊠	Adjoins	Site of Scientifie	c Inter	est	Contains	Adjoins
Green Belt Archaeological In					Site of Scientific (SSSI) Ancient Monum		est		
	teres		\boxtimes		(SSSI)	nent			
Archaeological In Local Wildlife Site	teres				(SSSI) Ancient Monum	nent en Spa			
Archaeological In Local Wildlife Site Lee Valley Region Park	teres				(SSSI) Ancient Monum Community Op Cheshunt Com	nent en Spa mon	ace		
Archaeological In Local Wildlife Site Lee Valley Region Park Listed Building	teres				(SSSI) Ancient Monum Community Op Cheshunt Com Locally Listed E	nent en Spa mon Building	ace		
Archaeological In Local Wildlife Site Lee Valley Region Park Listed Building TPO Trees	teres				(SSSI) Ancient Monum Community Op Cheshunt Com	nent en Spa mon Building	ace		
Archaeological In Local Wildlife Site Lee Valley Region Park Listed Building TPO Trees Air Quality	teres e nal				(SSSI) Ancient Monum Community Op Cheshunt Com Locally Listed E	nent en Spa mon Building rea	ace		
Archaeological In Local Wildlife Site Lee Valley Region Park Listed Building TPO Trees Air Quality Management Are	teres anal	st			(SSSI) Ancient Monum Community Op Cheshunt Com Locally Listed E Conservation A	nent en Spa mon Building rea	ace		
Archaeological In Local Wildlife Site Lee Valley Region Park Listed Building TPO Trees Air Quality	teres nal a Desig	st	 □ □ □ □ □ □ □ □ (Regul 	□ □ □ □ □ □ ation 18)	(SSSI) Ancient Monum Community Op Cheshunt Com Locally Listed E Conservation A Protected Spec	nent en Spa mon Building rea ties	ace		

Accessibility – distance as the crow flies								
1.11km –Primary S (Goffs)	School	1.44km -	Secondary School (Goffs)	2.73km –Employment Area (New River Industrial Estate)				
220m - Green Sp (Argent Way)			ealthcare Centre alley View)	11.8km - Hospital (with A&E) (Barnet)				
2.61km- Town/Distric (Brookfield)	t Centre		- Local Centre nmondstreet)	3.32km -Leisure Centre (Laura Trott)				
2.5km - A10 June (Church Lane			Railway Station (Cuffley)	560m - Bus Service (Burton Lane)				
Flood Risk								
Does the site			Contains	Adjoins				
Zone 2 (Medium Risk)								
Zone 3a (High Risk)								
Zone 3b (Active Flood I	Plain)							
Additional Flood Risk C	comments							
The site may suffer fror	n surface w	ater flooding.						
Access and Transport (Comments							
residential properties at would require investiga way. Pedestrian and cy	t Nursery G tion. The tr	ardens. The in ack used to cu	mpact that this site wo irrently access the site	s point would be via two existing uld have on the local network doubles up as a public right of nt.				
Utility Provision	r							
Electricity			residential properties t					
Gas	Nursery G	ardens		at Poets Gate and to the south at				
Water	Gardens			and to the south at Nursery				
Sewerage	A surface	sewer and fou	I sewer run along the s	sites western boundary.				
Sewerage Treatment	□Rye	e Meads	⊠Deephams	□Other				
Additional Developer C	omments si	ubmitted during	g Call for Sites 2016					
None submitted.								
Suitability Comments	14 1							
			•	e to the following reasons:				
		•	ward sprawl of the St .	Review (Scott Wilson, 2008). The				
				n Belt purposes 1 and 2, and				
				n this location was proposed.				
				re is the opportunity to create a				
stronger Green	belt bounda	ary in areas C1	1-C30 as these areas	have "extremely weak				
	hich means	that there are	no real barriers to prev	ent encroachment between				
settlements.	at bassa	alaan defer	hla Oraca Dalt Isaar I					
	•			aries that would prevent further				
encroachment into the countryside or last beyond the Plan period.								



Site Information					Site Location Map					
Site Referen	се	CG-GB-48				-			LALE	
Number Site Name		104 C	104 Cuffley Hill (CG						$\wedge \langle \rangle$	-
Sile Maine		Edward)			00				_6	8
Site Area		1 hect							-t-T	
Site Status		□Urb	an							
		⊠Gre	en B	elt						E .
		□Mixe	ed							
Source of Sit	te	⊠Call								
			•	Applic	ation		X	la A		NE
Site Visit Ca	rriad			Study		PI	a	· • []		Fairmead Nursery
Out	nea	│ □ Yes │ □ No						LEE		E
Site Owners	hin		te is	owned	by a					
	ΠP			npany.	Syu	FB	FB	TTEL		2
D	Ν	Green	Belt	, Open	Fields			1000	TITE	
dinç	Е	Green						160 11		92 109 HB HB HB
Surrounding Uses	S			I, Goffs		H H			1	Sheller
U	W		ed ar	rea, Gr	een	A FIFT	B.L.L.	THE	ILB AT	
Ñ		Belt							Trappel-	MIT
Site Descript										
						s several variat				
						s. Along the sou ern, western an			he site is a v	vooaea
Planning His		<u>o io cui</u>	000		100 00000		<u>u </u>	<u>stern beundury</u>		
						use of the site	as a	retail centre for	garden land	dscape
and building	materia	als to tra	de to	o the pu	ublic was	approved.				
Developmen	t Propo	sal								
Residential				\boxtimes	Comme	rcial		Other		
Local Plan 2	005 (Po	olicy H1	1)							
Submitted P	roposal			20						
Site Designa	tions				1					
			Cor	ntains	Adjoins				Contains	Adjoins
Green Belt				\boxtimes	\square			iterest (SSSI)		
Archaeologic		est				Ancient Monu		-		
Local Wildlife						Community C	•			
Lee Valley R	-	Park				Cheshunt Co				
Listed Buildir	ng					Locally Lister		U		
TPO Trees	longer	nont				Conservation				
Air Quality M Area	anager	nent				Protected Sp	ecies			
				1	40)					
Draft Local F						e for residential	devic	lopment os po	rt of emorai	
						ng the capacity				
						J J capacity				

Accessibility – distance	as the crov	v flies							
190m-Primary Sc (Goffs)	hool	2.53km -	Secondary School (Goffs)	4.14m –Employment Area (New River Industrial Estate)					
490m - Green Sp (Jones Road)		-	ealthcare Centre alley View)	10.56km- Hospital (with A&E) (Barnet)					
3.96km - Town/Distric (Brookfield)	t Centre		- Local Centre asons Parade)	4.4km -Leisure Centre (Laura Trott)					
3.8km - A10 Junc (Church Lane)			Railway Station (Cuffley)	135m - Bus Service (Robinson Avenue)					
Flood Risk									
Does the site		(Contains	Adjoins					
Zone 2 (Medium Risk)									
Zone 3a (High Risk)									
Zone 3b (Active Flood F	Plain)								
Additional Flood Risk C	omments	L							
The site may be suscep	tible to grou	und water floo	ding and some surface	e water flooding in the northern					
end.			-	-					
Access and Transport C									
				lso serves three additional					
				mprovement if development was					
				s have footpaths on both sides.					
Pedestrian and cycle int	rastructure	would require	improvements if deve	elopment was to occur.					
Utility Provision Electricity	Connectic	one available i	a the existing resident	al area to the south or east					
Gas			n is located along Cuf						
			along Cuffley Hill.						
Water									
Sewerage			to the residential proper is located along Cuff	erties to the south of the site ey Hill					
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other					
Additional Developer Co	omments si	ubmitted during	a Call for Sites 2016						
Additional Developer Comments submitted during Call for Sites 2016. None submitted. During the Regulation 18 consultation, the promoter for this site stated that the allocation of residential development on this site is fully supported by the client and that site fully accords with the requirements of the National Planning Policy Framework in respect of being deliverable, available and achievable. The promoter continues by stating that the capacity proposed is fully supported and that bringing forward the site for development is wholly consistent with national and the emerging local									
planning policy given it is one of the very few undeveloped brownfield sites in Goffs Oak. The site is									
capable of being brought forward for development quickly, thereby allowing for delivery of much needed									
I brought forward in adva	housing. The promoter stated that due to the site comprising of brownfield land, it is capable of being brought forward in advance of the plan, and that the site provides the opportunity to meet the needs of								
the local community, de	liver signific	cant benefits to	o the local community	and maximise the efficient of					
the local community, de investment in existing in	liver signific	cant benefits to e. The promote	o the local community er continued by stating	and maximise the efficient of that the redevelopment of this site					
the local community, de investment in existing in is likely to have a benef	liver signific frastructure icial impact	cant benefits to e. The promote on the Green	o the local community er continued by stating Belt and the characte	and maximise the efficient of that the redevelopment of this site of the area as it will provide					
the local community, de investment in existing in is likely to have a benef	liver signific frastructure icial impact or the settle	cant benefits to e. The promote on the Green ement which w	o the local community er continued by stating Belt and the characte ill protect the Green B	and maximise the efficient of that the redevelopment of this site					

Included within the submission was an access appraisal which suggested that the site access was upgraded to a formal Minor Access of 4.8m width with a 2m footway. Based on HCC guidance this would allow development up to 100 dwellings.

Suitability Comments

The site is considered to be in a suitable location for residential development due to the following reasons:

- The Councils Green Belt Review (Scott Wilson, 2008) stated that this area (C34) performed strongly against Green Belt purposes 1 and 2, and poorly against purpose 3. Under approach 2, it was proposed to remove part of C31, C33 and C34 from the Green Belt and move the boundary to the northern edge of the woodland and field boundary and re-designate with appropriate environmental policies. However, the report also states that *"lack of constraints and good accessibility means that this site* [C34] *would be worth allocating".*
- The development of this site will enable a more robust and defensible Green Belt boundary to be created. This boundary will last beyond the Plan period.
- This site was considered as part of 'Development Approach 2: Goffs Oak Village Expansion' in the Goffs Oak Development Options report. The benefits of adopting this approach included the creation of a more logical and defensible Green belt boundary and providing an appropriate level of housing through relatively minor Green Belt boundary revision which is considered to not have a significant impact on the village as a whole.
- The site is previously developed land. Paragraph 89 of the NPPF states that "A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are: [bullet point 6] limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development".

٠	The site is in a sustainable location for residential development; it is close to primary educational
	facilities, local facilities and modes of sustainable transport. It is also within the sustainable
	distance recommended by Barton et al (2010) for a doctor's surgery and open space.

Is this site considered to be	⊠Yes □ No
suitable for development?	
Availability Comments	The site has been actively promoted to the Council for
	development. During the Local Plan Regulation 18 consultation,
	the promoter confirmed that the site is available for development.
Is the site considered to be	⊠Yes □ No
available for development	
Achievability Comments	The site is considered to be achievable. Developer interest in the site suggests that it is deliverable. The site benefits from existing vehicle access. Its proximity to the urban area of Goffs Oak means that it can benefit from existing infrastructure. With the exception of the Green Belt designation, it is considered that there are no policy constraints that would prevent the development of this site.
Is the site considered to be	⊠Yes □ No
achievable?	
Delivery Period	1-5 years

Site Information				Site Location Map				
Site Reference		0	G-GE	3-49	THANK I	* · · · ·	BABELLE	
Number Site Name		Doverfie					1895	
Site Area		0.5 hect					TRI .	
Site Status		Urbar				25	MACHEN	
One Oracus		⊠Greer				T	1/83	3 211-5
					S CLO			Kuch
Source of Site				25	M			
				pplication	a / /			Track
		Desk	•		TP CEL			
Site Visit Carried		□Yes						
Out		□No			Intra d			$\ \setminus f$
Site Ownership		The site	e is ov	vned by a				
		private	-	any				
D	Ν	Resider						
s s	E	Allotme						
Surrounding Uses	S	•		Green Bel				
L L L	W	Resider	ntial		<u> </u>			
Site Description								
					t. The site is open field		th a number o	of trees
Planning History		the sites	boun	uary. The	e site is also known as '	Oaklielu		
	ion f	or the de	velop	ment of 8	detached 4 bed dwellir	ngs with asso	ciated car pa	rking and
amenity space wa	as re	fused in 2	2016.	A develo	pment of 2 three bed a	nd 5 four bec	detached dv	
			y spa	ce and ca	r and cycle spaces was	s withdrawn i	n 2016.	
Development Pro Residential	posa	al				Other		
Local Plan 2005 (ov ∐11)	\square		mercial 🗌	Other		
		Sy 1111)						
Submitted Propos	sai		8	3				
Site Designations	;				-			
		Cont		Adjoins		(000)	Contains	Adjoins
Green Belt	1				Site of Scientific Inter	est (5551)		
Archaeological In					Ancient Monument			
Local Wildlife Site					Community Open Sp	ace		
Lee Valley Region Park	nai				Cheshunt Common			
Listed Building					Locally Listed Buildin	g		
TPO Trees		\triangleright	\triangleleft	\boxtimes	Conservation Area			
Air Quality]		Protected Species			
Management Are								
Draft Local Plan	Jesi	gnation (F	Kegul	ation 18) I develop	ment of 8 dwellings und	ler emoraina		Oakfield
i the site was prop	JUSE		Jeniis	n developi	ment of o dwellings und	rei eineiðing		Jakilelu

Accessibility – distance as the crow flies									
80m -Primary Sch (Woodside)	lool	1.97km -	Secondary School (Goffs)	3.64km –Employment Area (New River Industrial Estate)					
220m - Green Spa (Jones Road)	ace		lealthcare Centre alley View)	10.8km - Hospital (with A&E) (Barnet)					
3.45km - Town/District (Brookfield)	t Centre		- Local Centre 96 Goffs Lane)	3.76km -Leisure Centre (Laura Trott)					
3.13km - A10 Junc (College Road)		1.46km	- Railway Station (Cuffley)	225m - Bus Service (War Memorial)					
Flood Risk									
Does the site			Contains	Adjoins					
Zone 2 (Medium Risk)									
Zone 3a (High Risk)									
Zone 3b (Active Flood P	lain)								
	ground wa omments tly benefit th an acces	from vehicula ss point availa	ble. The site adjoins a	area to the north of the site has public right of way. Pedestrian ts to the north.					
Electricity	Electricity	cables are lo	cated to the north at D	overfield.					
Gas	A low pre	ssure gas ma	in is located at Doverfi	eld, to the north of the site.					
Water	A water m to the wes		d at Doverfield to the r	north of the site and Pollards Close					
Sewerage			to the north of the site	at Doverfield					
Sewerage Treatment		e Meads	⊠Deephams	□Other					
Additional Developer Co None submitted.	Additional Developer Comments submitted during Call for Sites 2016								
Suitability Comments This site is not considered to be suitable for development due to the following reasons: • The site is included within area D2 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area D2) performs strongly against Green Belt purposes and proposed no change to the Green Belt boundary in this location as there is no further opportunity to provide a stronger boundary.									

- A planning application for the 8 dwellings on this site was refused in 2016 for the following reasons; the proposed development constitutes as inappropriate development in the green belt and reduces the openness of the green belt without very special circumstances which clearly outweigh this harm, it fails to provide for delivery of affordable housing, it would result in the loss of TPO trees and would potentially threaten the longer term protection of remaining protected trees due to their close proximity with proposed dwellings, the size, scale, bulk and overall appearance of the proposed dwellings would not reflect, or relate to the characteristics and context of the surrounding area, the proposed layout and design of the dwellings would result in overlooking and loss of privacy to occupiers of existing and future occupiers of proposed neighbouring dwellings and insufficient information has been provided with respect to vehicle and pedestrian access arrangements onto Doverfield.
 - The Council's Green Belt Topic paper (June 2017) states that the proposed link to Woodside Primary School, which formed part of the case for 'very special circumstances', is "unviable due to intervening landownerships". The paper continues by stating that "Although located near the village centre, the site meets few of the sustainable development criteria set out in Table 1. It is therefore considered that Oak Field does not present the exceptional circumstances necessary for release of Green Belt".

Is this site considered to be suitable for development?	□Yes	⊠ No



Site Information							Site Location Map					
Site Reference	CG-GB-50											
Number												
			eadow Farm									
Site Area 0.4 h			hectares				(
Site Status			Urban				_ /					
\geq		⊠Gr	⊠Green Belt									
		□Mi	Mixed									
		⊠Ca	Call for Sites									
		□Pla	anning	laaA i	icat	tion						
			sktop				1					
		□Ye	· ·									
- · ·		⊠No						-				
			ere are two landowners					aadow Vi anglewoo Brooksi				
	-	for this site						de od ev				
	Ν	Gree	n Belt									
b	Е	Apple	opleby Street					- H				
Surrounding Uses		Recreational Area, Wildlin								57_ \		
round Uses		Site		-								
ر nrre	S		eby St					-1 ///-	2			
			dentia					₹-((_ / L				
W Green Belt												
Site Descriptio		r in oh		ad rol	otiv	oly flot	The majority of the a	to is open field	in noturo y	with the		
The site is irregular in shape and relatively flat. The majority of the site is open field in nature, with the south region containing a regidential dwelling and a structure situated in the south western region. There												
south region containing a residential dwelling and a structure situated in the south western region. There are trees and hedgerows located along the sites boundaries. A cluster of trees is just located to the north												
of the residential dwelling (Meadow View).												
Planning Histo			,			,						
In 2004 planni	ng p	ermiss	ion fo	r four	dw	ellings	on the site was refuse	ed.				
Development I	Prop	osal										
Residential				\geq			ercial 🗌	Other				
Local Plan 2005 (Po		olicy H	H11) 12									
Submitted Proposal		al		_								
Site Designation	ne											
Olic Designation			Cont	ains	A	djoins			Contains	Adjoins		
Green Belt						\boxtimes	Site of Scientific Interest (SSSI)			,		
Archaeological Inter		erest					Ancient Monument					
Local Wildlife Site		1001					Community Open Space					
Lee Valley Regional		al					Cheshunt Common					
Park		ai										
Listed Building							Locally Listed Building					
TPO Trees							Conservation Area					
Air Quality							Protected Species					
Management Area												
Draft Local Pla			tion (F	Reaula	atio	n 18)				1		
							within the Green Be	t				
		•	·		_							

Accessibility – distance as the crow flies									
690m-Primary Scl (Flamstead End		1.66km -	Secondary School (Goffs)	1.88km–Employment Area (New River Industrial Estate)					
0m - Green Spa (Appleby Stree			ealthcare Centre Stockwell)	11.5km - Hospital (with A&E) (Princess Alexandra)					
1.73km - Town/Distric (Brookfield)	t Centre		- Local Centre nmondstreet)	3.05km -Leisure Centre (Laura Trott)					
2.13km - A10 Jund (Church Lane)			- Railway Station (Cuffley)	370m - Bus Service (Peakes Way)					
Flood Risk									
Does the site			Contains	Adjoins					
Zone 2 (Medium Risk)									
Zone 3a (High Risk)									
Zone 3b (Active Flood F	Plain)								
Additional Flood Risk Comments									
The site may suffer from ground water flooding.									
Access and Transport Comments									
The site can be accessed from Appleby Street. Appleby Street does not have footpaths.									
Utility Provision	Cables ev								
Electricity Gas		vailable to the south, closer to the residential area							
Water	A gas main is located along Appleby Street A water main is located along Appleby Street								
	A foul sewer is located to the south at the site at Appleby Street								
• •		e Meads	⊠Deephams	□Other					
Additional Developer Co	omments si	ubmitted durin	g Call for Sites 2016						
None submitted.									
Suitability Comments The site is not considered to be suitable for residential development due to the following reasons:									
 The site is included within area C7 of the Council's Green Belt Review (Scott Wilson, 2008). The 									
Review states that area C7 performs a strong role under Green Belt purpose 1 and thus merits									
retention. It performs poorly against Green Belt purposes 2 and 3. No changes to the Green Belt									
boundary in this location were proposed.									
This site has weak Green Belt boundaries to the north, east and west. It is considered that these									
boundaries would not last beyond the Plan period or prevents further encroachment into the									
countryside.The area contrib	utes to the	preventing the	e outward urban enr	awl of West Cheshunt.					
Is this site considered									



Site Information						S	ite Locati	on Map	
Site Reference			CG-GE	3-51			,		
Number				5-01		Chatsworth			
Site Name			ase Field			11 4 5			
Site Area		2.4	hectares					1	
Site Status			Jrban				The Nu	obalds rsery	
		\boxtimes	Green Belt			Whiteladies	SM		
			Mixed				Path (um)		Λ
Source of Site		\boxtimes	Call for Site	es					
			Planning A	pplicati	on	A			
			Desktop St	udy					
Site Visit Carried		\boxtimes	/es	•				/	
Out			No					1	
Site Ownership		The	e site is in	single			5	n nt	
		ow	nership	C				5 4	
D	Ν	Fo	otpath, Gre	en Bel	t	8			
din	Е	Ch	Cheshunt Common				The Chase	10	
Surrounding Uses	S	The	eobalds Nu	ursery		4 Mag	Grey	tiars	
εň	W	Ne	wgatestree	et Road	,		AND STATE		The start
Su		Gre	een Belt			A	S S S S S S S S S S S S S S S S S S S	axonwold	
Site Description	<u> </u>								
	v rec	tanc	nular in sha	ane and	lae	ntly slopes to the sout	h east It is	s open field	in nature
						a cluster of trees are			
eastern region.		5		,					
Planning History									
No planning histo	ory of	note	e.						
Development Pro	posa	al							
Residential			\geq	Co	mm	ercial 🗌	Other		
Local Plan 2005	(Poli	су	_						
H11)									
Submitted Propos			c. 45						
Site Designations	\$								1
			Contains	Adjoir				Contains	Adjoins
Green Belt			\boxtimes	\boxtimes		Site of Scientific Intere	est		
Archaeological In	teres	st				(SSSI) Ancient Monument			
Local Wildlife Site						Community Open Spa	ice		
Lee Valley Regio						Cheshunt Common			
Park	i i cai								\boxtimes
Listed Building						Locally Listed Building)		
TPO Trees						Conservation Area			
Air Quality						Protected Species			
Management Are									
Draft Local Plan									
The draft Local F	lan	prop	osed to ke	ep this	site	within the Green Belt			

Accessibility – distance	as the cro	w flies						
230m-Primary Sch (Goffs)	ool	2.54km - Seco (Gof	•	4.03km –Employment Area (New River Industrial Estate)				
450m - Green Spa (Richardson Cresce		890m -Health (Valley		11km - Hospital (with A&E) (Barnet)				
3.63km - Town/District (Brookfield)	Centre	660m -Loo (1-5 Mason	-	4.44km -Leisure Centre (Laura Trott)				
3.6km - A10 Juncti (Church Lane)	ion	1.36km - Rail (Cuff		20m - Bus Service (Newgatestreet Road)				
Flood Risk								
Does the site		Contains	S	Adjoins				
Zone 2 (Medium Risk)								
Zone 3a (High Risk)								
Zone 3b (Active Flood P	Plain)							
Additional Flood Risk Co	omments							
The site may suffer from		ater flooding.						
Access and Transport C		5						
	ment was vestigation	to occur. The impact . This section of Nev	that this site w vgatestreet Ro	is access would require ould have on the local network ad has footpaths on both sides. A				
Electricity	Electricit	y cables available alc	ong Newgatest	reet Road				
Gas		essure gas main is lo						
Water	A water	main is located along	g Newgatestree	et Road				
Sewerage		wer and surface sew estreet Road (near 14		the south of the site, along				
Sewerage Treatment		ye Meads	⊠Deephams	□Other				
Additional Developer Co	mments s	submitted during Call	for Sites 2016					
Sewerage Treatment □ Rye Meads ☑ Deephams □ Other Additional Developer Comments submitted during Call for Sites 2016 □ □ □ The promoter states that there is no ownership or functional relationship between land to the west and east of Newgatestreet Road as suggested in the 'Goffs Oak Area Development Options' Broxbourne □ □ Borough Council, 2016. The promoter notes that the Options report indicates that this site and CG-GB-79 (land to the west of Newgatestreet Road) should be considered together, however states that the sites have different characteristics with land to the west of Newgatestreet Road, which has significantly open character with wide ranging views across Cuffley as the land dramatically falls away to the west. In contrast land to the east of Newgatestreet Road displays a much greater level of physical and visual self-containment with no medium or long range views across the site. The display of different characters for each sites means that there is no justification for them being considered simultaneously for development. The promoter states the site is deliverable, available now and offers a suitable location for development being located immediately adjacent to the existing northern settlement boundary of Goffs Oak, and that the site is achievable as it is being promoted for development by a company who have an established-track record of delivering new housing in the borough. The site is located in Flood Zone 1 and does not include any ecological, landscape, heritage or archaeological destinations.								

The land has been used for agriculture and grazing, with no evidence of past contaminative uses present. The promoter confirms that the site is in single ownership with no legal impediments. To support the site submission, a Green Belt and Landscape assessment was submitted. The assessment concluded that the proposed development of land off Newgatestreet Road would only create modest harm to Green Belt purposes, and specifically has a low effect on the purposes of preventing towns from merging. It also concluded that the scheme would have a number of tangible benefits including: delivering housing in a sustainable location, within a very short walk of the existing Primary School, have minimal visibility in the wider landscape, form a logical change to the overall settlement pattern, without distorting or coalescence, provide a comprehensive design solution, resulting in an enhanced entrance to Goffs Oak when entering from the north , and, retain and enhance existing public footpath route, which is enclosed by vegetation.

Suitability Comments

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

- The site is included within area C30 identified in the Council's Green Belt Review (Scott Wilson, 2008) The Review states that this area strongly against Green Belt purposes and proposed no change to the boundary in this location. However, it should be noted that the review also stated that there is the opportunity to create a stronger Green Belt boundary in C11-C30 as these areas have "extremely weak boundaries", which means that there are no real barriers to prevent encroachment between settlements.
- This site has weak green belt boundaries to the north. It is considered that this boundary will not prevent further encroachment into the countryside or last beyond the Plan Period. It is possible that the development of this site could lead to the coalescence of Goffs Oak and the Hammondstreet development
- The site prevents the further outward sprawl of Goffs Oak.
- In comparison to alternative sites around Goffs Oak, the distance of this site from the services and facilities of Goffs Oak is greater.

Is this site considered to be suitable for development?	□Yes	🖾 No
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	Site Infor	rmatio	n			Site Location	Мар	
Site Reference			GB-52					
Number				()			Popet	
Site Name	Westga					Life Marnons		
0:1 4			st of C	rouch Lane	_	Springfield Nursery	A	
Site Area	4 hecta						<u> </u>	
Site Status	n			A No				
	⊠Gree				A	Tark.	Þ	
							17	
Source of Site	or Site			371	Weald View Nursery			
		•	• •	tion		L That	4	
<u></u>	Desk	top St	udy			e hi		
Site Visit	□Yes				· · · · · · · · · · · · · · · · · · ·	\sim		
Carried Out	⊠No					$\langle \rangle$		
Site Ownership								
	landow							1.
Build N	Green	,	leside	ntial	_)• { ()//			Oakdene
Surrounding Uses M S T	Green I		Sito	Green Belt	- 20.4		Du	121 Tarks
			-				Mast	Subs. Cu
W Sur	Green I	Beit, R	eside	ntial				
Site Description	1							
The site is broa	dly rectang	gular, t	hinnin	ig in the sou	thern end due to fo	ollowing the bou	ndaries of d	ifferent
landowners. Lo		n the	northa	rn ragion of	1 4 han an 1 4 han an 1			1
		sery),	garde	n, some stri	uctures and open g	reen field is loca	ated in the c	entral
region. There is	a significa	sery), ant cov	garde /erage	n, some strue of trees wit	uctures and open g thin the southern re	reen field is loca gion of the site.	ated in the c Trees/hedg	entral
region. There is are located alor	a significand a signification of the sites	sery), ant cov	garde /erage	n, some strue of trees wit	uctures and open g	reen field is loca gion of the site.	ated in the c Trees/hedg	entral
region. There is are located alor Planning Histor	a significang the sites	sery), ant cov s south	garde /erage hern a	n, some strue of trees with nd eastern l	uctures and open g thin the southern re poundary, and the	reen field is loca gion of the site. majority of the ea	ated in the c Trees/hedg astern.	entral erows
region. There is are located alor Planning Histor Weald View Nu	a significang the sites y rsery was	sery), ant cov s south grante	garde verage hern a d perr	n, some stru e of trees wit nd eastern l mission for t	uctures and open g thin the southern re boundary, and the wo glasshouses in	reen field is loca egion of the site. majority of the ea 1990. An agricu	ated in the c Trees/hedg astern. Itural dwellin	entral lerows ng was
region. There is are located alor Planning Histor Weald View Nu refused at Sprir	a significang the sites y rsery was ngfield Nurs	sery), ant cov s south grante sery. I	garde verage hern al d perr n 1990	n, some stru of trees with nd eastern l mission for t O an applica	uctures and open g thin the southern re boundary, and the wo glasshouses in tion was refused fo	reen field is loca egion of the site. majority of the ea 1990. An agricu	ated in the c Trees/hedg astern. Itural dwellin	entral lerows ng was
region. There is are located alor Planning Histor Weald View Nu	a significand and the sites y rsery was angfield Nurs and Croud	sery), ant cov s south grante sery. I	garde verage hern al d perr n 1990	n, some stru of trees with nd eastern l mission for t O an applica	uctures and open g thin the southern re boundary, and the wo glasshouses in tion was refused fo	reen field is loca egion of the site. majority of the ea 1990. An agricu	ated in the c Trees/hedg astern. Itural dwellin	entral lerows ng was
region. There is are located alor Planning Histor Weald View Nu refused at Sprir St James Road	a significand and the sites y rsery was angfield Nurs and Croud	sery), ant cov s south grante sery. I	garde verage hern al d perr n 1990	n, some stru of trees with nd eastern l mission for t O an applica	uctures and open g thin the southern re boundary, and the wo glasshouses in tion was refused for this site.	reen field is loca egion of the site. majority of the ea 1990. An agricu	ated in the c Trees/hedg astern. Itural dwellin	entral lerows ng was
region. There is are located alor Planning Histor Weald View Nu refused at Sprir St James Road Development P	a significand and the sites y rsery was angfield Nurs and Croud roposal	sery), ant cov s south grante sery. I ch Lan	garde verage nern al d perr n 1990 ne, whi	n, some stru e of trees wit nd eastern l mission for t 0 an applica ich included	uctures and open g thin the southern re boundary, and the wo glasshouses in tion was refused for this site.	reen field is loca egion of the site. majority of the ea 1990. An agricu or residential dev	ated in the c Trees/hedg astern. Itural dwellin	entral lerows ng was
region. There is are located alor Planning Histor Weald View Nu refused at Sprin St James Road Development P Residential Local Plan 200	a significang the sites y rsery was angfield Nurs and Croud roposal 05 (Policy H	sery), ant cov s south grante sery. I ch Lan	garde verage nern a od perr n 1990 ne, whi ⊠	n, some stru e of trees wit nd eastern l mission for t 0 an applica ich included	uctures and open g thin the southern re boundary, and the wo glasshouses in tion was refused for this site.	reen field is loca egion of the site. majority of the ea 1990. An agricu or residential dev	ated in the c Trees/hedg astern. Itural dwellin	entral lerows ng was
region. There is are located alor Planning Histor Weald View Nu refused at Sprin St James Road Development P Residential Local Plan 200 Submitted	a significa ng the sites y rsery was and Croud roposal 05 (Policy H I Proposal	sery), ant cov s south grante sery. I ch Lan	garde verage nern a od perr n 1990 ne, whi ⊠	n, some stru e of trees wit nd eastern l mission for t 0 an applica ich included	uctures and open g thin the southern re boundary, and the wo glasshouses in tion was refused for this site.	reen field is loca egion of the site. majority of the ea 1990. An agricu or residential dev	ated in the c Trees/hedg astern. Itural dwellin	entral lerows ng was
region. There is are located alor Planning Histor Weald View Nu refused at Sprin St James Road Development P Residential Local Plan 200	a significa ng the sites y rsery was and Croud roposal 05 (Policy H I Proposal	sery), ant cov s south grante sery. I ch Lan H11)	garde /erage hern al /d perr n 1990 /e, whi // / / / / / / / / / / / / / / / / /	n, some stru of trees with nd eastern l mission for t 0 an applica ich included Commerce	uctures and open g thin the southern re boundary, and the wo glasshouses in tion was refused for this site.	reen field is loca egion of the site. majority of the ea 1990. An agricu or residential dev	ated in the c Trees/hedg astern. Iltural dwellin velopment b	entral lerows ng was etween
region. There is are located alor Planning Histor Weald View Nu refused at Sprir St James Road Development P Residential Local Plan 200 Submitted Site Designatio	a significa ng the sites y rsery was and Croud roposal 05 (Policy H I Proposal	sery), ant cov s south grante sery. I ch Lan H11)	garde verage hern a d pern n 1990 e, whi 22 - 122 -	n, some strue of trees with nd eastern l mission for t 0 an applica ich included Commerce Adjoins	uctures and open g thin the southern re boundary, and the wo glasshouses in tion was refused for this site.	reen field is loca gion of the site. majority of the ea 1990. An agricu or residential dev Other	ated in the c Trees/hedg astern. Itural dwellin velopment b	entral lerows ng was etween
region. There is are located alor Planning Histor Weald View Nu refused at Sprir St James Road Development P Residential Local Plan 200 Submitted Site Designatio	a significand and the sites y rsery was and Croud roposal 05 (Policy H I Proposal ns	sery), ant cov s south grante sery. I ch Lan H11)	garde /erage hern al d perr n 1990 he, whi le, whi l22 - cains	n, some strue of trees with nd eastern l mission for t 0 an application ch included Commerce Adjoins	uctures and open g thin the southern re boundary, and the wo glasshouses in tion was refused for this site.	reen field is loca egion of the site. majority of the ea 1990. An agricu or residential dev Other	ated in the c Trees/hedg astern. Iltural dwellin velopment b	entral lerows ng was etween
region. There is are located alor Planning Histor Weald View Nu refused at Sprin St James Road Development P Residential Local Plan 200 Submitted Site Designatio Green Belt Archaeological	a significand and the sites y rsery was a and Croud roposal 05 (Policy H I Proposal ns	sery), ant cov s south grante sery. I ch Lan 111)	garde verage hern a d perr n 1990 e, whi 2 122 - cains	n, some stru e of trees with nd eastern l mission for t 0 an applica ich included Commerce Adjoins	Lictures and open g thin the southern re boundary, and the two glasshouses in tion was refused for this site.	reen field is loca gion of the site. majority of the ea 1990. An agricu or residential dev Other Other	ated in the c Trees/hedg astern. Itural dwellin velopment b	entral lerows ng was etween
region. There is are located alor Planning Histor Weald View Nu refused at Sprir St James Road Development P Residential Local Plan 200 Submitted Site Designatio Green Belt Archaeological Local Wildlife S	a significa ng the sites y rsery was and Croud roposal 05 (Policy H I Proposal ns Interest ite	sery), ant cov s south grante sery. I ch Lan 111)	garde /erage hern al d perr n 1990 he, whi le, whi l22 - cains	n, some strue of trees with nd eastern l mission for t 0 an application ch included Commerce Adjoins	Lictures and open g thin the southern re- boundary, and the wo glasshouses in tion was refused for this site. cial Site of Scientific I Ancient Monumer Community Open	reen field is loca gion of the site. majority of the ex- 1990. An agricu or residential dev Other Other nterest (SSSI) nt Space	ated in the c Trees/hedg astern. Iltural dwellin velopment b	entral lerows ng was etween
region. There is are located alor Planning Histor Weald View Nu refused at Sprin St James Road Development P Residential Local Plan 200 Submitted Site Designatio Green Belt Archaeological Local Wildlife S Lee Valley Reg	a significa ng the sites y rsery was and Croud roposal 05 (Policy H I Proposal ns Interest ite	sery), ant cov s south grante sery. I ch Lan H11)	garde verage hern a d perr n 1990 e, whi 2 122 - cains	n, some stru e of trees with nd eastern l mission for t 0 an applica ich included Commerce Adjoins	Lictures and open g thin the southern re boundary, and the two glasshouses in tion was refused for this site.	reen field is loca gion of the site. majority of the ex- 1990. An agricu or residential dev Other Other nterest (SSSI) nt Space	ated in the c Trees/hedg astern. Itural dwellin velopment b	entral lerows ng was etween
region. There is are located alor Planning Histor Weald View Nu refused at Sprir St James Road Development P Residential Local Plan 200 Submitted Site Designatio Green Belt Archaeological Local Wildlife S Lee Valley Reg Park	a significa ng the sites y rsery was and Croud roposal 05 (Policy H I Proposal ns Interest ite	sery), ant cov s south grante sery. I ch Lan 111)	garde verage hern a d pern n 1990 e, whi 2 122 - cains 2 2	n, some strue of trees with nd eastern l mission for t O an applica ich included Commerce Adjoins	Lictures and open g thin the southern re- boundary, and the two glasshouses in tion was refused for this site.	reen field is loca gion of the site. majority of the each 1990. An agricul or residential dev Other Other nterest (SSSI) nt Space on	ated in the c Trees/hedg astern. Itural dwellin velopment b	entral lerows ng was etween
region. There is are located alor Planning Histor Weald View Nu refused at Sprin St James Road Development P Residential Local Plan 200 Submitted Site Designatio Green Belt Archaeological Local Wildlife S Lee Valley Reg	a significa ng the sites y rsery was and Croud roposal 05 (Policy H I Proposal ns Interest ite	sery), ant cov s south grante sery. I ch Lan 111)	garde verage hern a d perr n 1990 e, whi 2 122 - cains 2 2 3	n, some stru e of trees with mission for t D an applica ich included Commerce Adjoins	Lictures and open g thin the southern re- boundary, and the wo glasshouses in tion was refused for this site. cial Site of Scientific I Ancient Monumer Community Open	reen field is loca gion of the site. majority of the ex- 1990. An agriculor residential dev Other Other nterest (SSSI) nt Space on Iding	Ated in the c Trees/hedg astern. Iltural dwellin velopment b	entral lerows
region. There is are located alor Planning Histor Weald View Nu refused at Sprir St James Road Development P Residential Local Plan 200 Submitted Site Designatio Green Belt Archaeological Local Wildlife S Lee Valley Reg Park Listed Building TPO Trees	a significand and the sites y rsery was and and Croud roposal 05 (Policy H I Proposal I Proposal Interest ite ional	sery), ant cov s south grante sery. I ch Lan H11)	garde /erage hern al d perr n 1990 le, whi 2 122 - cains 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	n, some stru e of trees with mission for t D an applica ich included Commerce Adjoins	Locally Listed Bui Conservation Are	reen field is loca gion of the site. majority of the ea 1990. An agricu or residential dev Other Other nterest (SSSI) nt Space on Iding a	Contains Contains	entral lerows
region. There is are located alor Planning Histor Weald View Nu refused at Sprin St James Road Development P Residential Local Plan 200 Submitted Site Designatio Green Belt Archaeological Local Wildlife S Lee Valley Reg Park Listed Building	a significand and the sites y rsery was and and Croud roposal 05 (Policy H I Proposal I Proposal Interest ite ional	sery), ant cov s south grante sery. I ch Lan H11)	garde verage hern a d perr n 1990 e, whi 2 122 - cains 2 2 3	n, some stru e of trees with mission for t D an applica ich included Commerce Adjoins	Locally Listed Built	reen field is loca gion of the site. majority of the ea 1990. An agricu or residential dev Other Other nterest (SSSI) nt Space on Iding a	Ated in the c Trees/hedg astern.	entral lerows
region. There is are located alor Planning Histor Weald View Nur refused at Sprin St James Road Development P Residential Local Plan 200 Submitted Site Designatio Green Belt Archaeological Local Wildlife S Lee Valley Reg Park Listed Building TPO Trees Air Quality Man	a significa ng the sites y rsery was ngfield Nurs and Croud roposal 05 (Policy H I Proposal 05 (Policy H I Proposal Interest ite ional agement	sery), ant cov s south grante sery. I ch Lan H11)	garde verage hern a d pern n 1990 e, whi 122 - cains - cains	n, some strue of trees with mission for to an application ich included Commerce Adjoins	Locally Listed Bui Conservation Are	reen field is loca gion of the site. majority of the ea 1990. An agricu or residential dev Other Other nterest (SSSI) nt Space on Iding a	Contains Contains	entral lerows

Accessibility – distance	Accessibility – distance as the crow flies							
360m -Primary Scl (Goffs)	2.08km -	Secondary Sc (Goffs)	hool	3.52km–Employment Area (New River Industrial Estate)				
200m - Green Sp (Goffs)	ace		lealthcare Cen alley View)	tre	11.2km- Hospital (with A&E) (Barnet)			
3.28km- Town/District (Brookfield)	Centre		- Local Centre asons Parade	-	3.94km -Leisure Centre (Laura Trott)			
3.2km - A10 Junc (Church Lane)			- Railway Stati (Cuffley)	on	400m - Bus Service (War Memorial)			
Flood Risk								
Does the site			Contains		Adjoins			
Zone 2 (Medium Risk)								
Zone 3a (High Risk)								
Zone 3b (Active Flood P	lain)							
Additional Flood Risk Co	omments							
There may be surface w		ssues on the s	site.					
Access and Transport C								
					places and semi-rural in nature.			
There are no footpaths a Utility Provision	along Crou	ch Lane. Ther	e is no cycle a	ccess to	the site.			
Electricity								
Gas	The close of the site		re gas main is	located i	n the residential area to the west			
Water	A water m	nains runs aloi	ng Crouch Lan	e				
Sewerage	The close	est foul sewer i	is located just	outside V	Veald View Nursery			
Sewerage Treatment		e Meads	⊠Deep		□Other			
Additional Developer Co	mments su	ubmitted durin	g 2016 Call for	r Sites				
None submitted.								
Suitability Comments	ad to be au	itable for dove	loomont due t	o the fell				
 This site is not considered to be suitable for development due to the following reasons: The site is included within area C28 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C28 performs strongly against Green Belt purposes 1 and 2, and plays an average role against Purpose 3. However, it should be noted that review also stated that there is the opportunity to create a strong Green Belt boundary in C11-C30 as these areas have "extremely weak boundaries", which means that there are no real barriers to prevent encroachment between settlements. 								
This site has wea would not assist								
					mber of conditions being met.			
Is this site considered				□Yes	⊠ No			



Si	ite In	formatio	n		Site Location Map			
Site Reference				=0(1)				
Number		CC	G-GB-	52(b)	Little	1 - 1	Ь	
Site Name		Springfi	eld an	d	Hennons			
		Westga						
Site Area		2.46 he	ctares	i				
Site Status		□Urbar	า		Springfield N	ursery		
		⊠Greer	n Belt					
			I					
Source of Site		⊠Call fo	or Site	s	Tank			
		□Plann	ing A	pplication	Tank			
		□Deskt						
Site Visit Carried		□Yes		,				
Out		⊠No						IT
Site Ownership		There a	re var	ious	Weald View Nursery			//
		landowr	ners fo	or this site				
	Ν	Green E	Belt, R	esidential				
p	Е	Green E						1
s dir	S	Local W	'ildlife	Site,				
round Uses		Green E	Belt					
Surrounding Uses	W			/eal View				
S		Nursery	, Crou	ich Lane				
Site Description								
	lar in	shane di	ie to f	ollowing t	he boundaries of differe	ent landowne	ers. The nor	thern region
					res, with the southern r			
		•			ere are some trees loca	•		
Planning History								
					ield Nursery. In 1990 a			ed for
			en St	James Ro	ad and Crouch Lane, v	which include	ed this site.	
Development Pro	posa	al			·. –			
Residential	<u>/D - I:</u>		\geq		nercial 🗌	Other		
Local Plan 2005	•	CY H11)						
Submitted Propo	sal		11					
Site Designations	5							
		Cont	ains	Adjoins			Contains	Adjoins
Green Belt		\geq	7	\boxtimes	Site of Scientific Inter	est (SSSI)		
Archaeological Ir			4			(0000)		
5	nteres	st 🗆			Ancient Monument			
Local Wildlife Site		st 🗆]			, <i>,</i>		
Local Wildlife Site	е]		Ancient Monument	, <i>,</i>		
Local Wildlife Site Lee Valley Regio Park	е]]]		Ancient Monument Community Open Spa Cheshunt Common	асе		
Local Wildlife Site Lee Valley Regio Park Listed Building	е]]]		Ancient Monument Community Open Spa Cheshunt Common Locally Listed Building	асе		
Local Wildlife Site Lee Valley Regio Park Listed Building TPO Trees	е]]]		Ancient Monument Community Open Spa Cheshunt Common Locally Listed Building Conservation Area	асе		
Local Wildlife Site Lee Valley Regio Park Listed Building TPO Trees Air Quality	e nal]]]]		Ancient Monument Community Open Spa Cheshunt Common Locally Listed Building	асе		
Local Wildlife Site Lee Valley Regio Park Listed Building TPO Trees Air Quality Management Are	e nal]]]]]		Ancient Monument Community Open Spa Cheshunt Common Locally Listed Building Conservation Area	асе		
Local Wildlife Site Lee Valley Regio Park Listed Building TPO Trees Air Quality Management Are Draft Local Plan	e nal ea Desig	gnation (F]]]]] Regula	□ □ □ □ □ □ ation 18)	Ancient Monument Community Open Spa Cheshunt Common Locally Listed Building Conservation Area	ace		

Accessibility – distance	as the crov	v flies						
360m -Primary Sc (Goffs)	hool	2km - S	econdary School (Goffs)	3.4km –Employment Area (New River Industrial Estate)				
300m - Green Spa (Goffs)	ace		ealthcare Centre alley View)	11.3km- Hospital (with A&E) (Barnet)				
3.3km - Town/District (Brookfield)	Centre		- Local Centre asons Parade)	3.96km -Leisure Centre (Laura Trott)				
3.2km - A10 Junc (Church Lane)			· Railway Station (Cuffley)	507m - Bus Service (War Memorial)				
Flood Risk								
Does the site			Contains	Adjoins				
Zone 2 (Medium Risk)								
Zone 3a (High Risk)								
Zone 3b (Active Flood P	lain)							
Additional Flood Risk Co	omments	I						
There may be surface w	ater flood i	ssues on the s	site.					
Access and Transport C	omments							
There are no footpaths a				places and semi-rural in nature. the site.				
Utility Provision								
Electricity Gas		est low pressur		in the residential area to the west				
Water	A water n	nain runs alon	g Crouch Lane					
Sewerage	The close	est foul sewer i	s located just outside	Weald View Nursery				
Sewerage Treatment	,	e Meads	⊠Deephams	□Other				
Additional Developer Co								
enough for the site to re attractiveness of the Gre and there are no fluvial to overcome. No detailed s	The promoter stated that the site could come forward within 5 years and that the density (4.4 mph) is low enough for the site to remain in the Green Belt and secure long term benefits for the openness and attractiveness of the Green Belt. The promoter states that the site is not within or adjacent to a flood zone and there are no fluvial flooding issues, and that there are few constraints that would need to be overcome. No detailed studies or assessments have net been undertaken.							
Suitability Comments	14 1							
 The site is not considered to be suitable for development due to the following reasons: The site is included within area C28 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C28 performs strongly against Green Belt purposes 1 and 2, and plays an average role against Purpose 3. However, it should be noted that review also stated that there is the opportunity to create a strong Green Belt boundary in C11-C30 as these areas have "extremely weak boundaries", which means that there are no real barriers to prevent encroachment between settlements. The site plays a key local role in preventing the coalescence of Goffs Oak and St James'. 								
 This site has wea would not assist 	ak boundar in safegua sites com	ies to the east rding the coun pliance with er	and south. This mear tryside from encroach nerging Policy GB2: R	ns that the development of this site ment or check unrestricted sprawl. esidential Development on				

Is this site considered to be suitable for development?	□Yes	🖂 No	



	Si	te Informa	ntion		S	Site Location N	lap	
Site Refere							<u>p</u>	
Number			CG-GB-53					
Site Name		Brookwal James	ll Nursery, S					
Site Area		0.4 hecta	ires	_				
Site Status		□Urban						
		⊠Green ⊡Mixed	Belt		э //			
Source of S	Site	⊠Call for	Sites					
		□Plannir	ng Applicati	on				
		Deskto	• • •					
Site Visit		□Yes	. ,					
Carried Out		⊠No				0		
Site Owners	ship	The site i ownershi	s in single p				Brackend	lale
	Ν	Woodhar	n Nursery, (Green	/hite Gates Cottage			H
ŋ		Belt	•					~~~~~
Surrounding Uses	E	Brackeno Green Be	lale (reside elt	ntial),	44			
no N°	S	St James	Road, Whi	ite				
Su			tes Cottages, Green Belt					
	W	Green Be	elt					
Site Descrip								
					e is open field in nat			
					n boundary. There i			
Planning Hi		gion. There			cture located in the i	north-eastern c		Sile.
		lanning pe	rmission wa	as refused	for one 4 bed two s	torev detached	dwellina. In	2011. an
					acing St James's Ro			
approval.					-			
Developme	nt Pro	posal			· · · · · · · · · · · · · · · · · · ·			
Residential		· <u> </u>		Commer	rcial 🗌	Other		
Local Plan			1)					
Submitted F			1-4					
Site Design	ations	3	Containa	Adioina	I		Containe	Adiaina
Green Belt			Contains ⊠	Adjoins ⊠	Site of Scientific Ir	terest (SSSI)	Contains	Adjoins
Archaeolog	ical In	torect			Ancient Monumen	()		
Local Wildli					Community Open			
					Cheshunt Commo			
Lee Valley		nai Falk			Locally Listed Buil			
TPO Trees	ing				Conservation Area	•		
Air Quality I	Manar	rement			Protected Species			
Area	viana	Jenneni				,		
Draft Local	Plan I	Designatio	n (Regulatio	on 18)	l			l
					vithin the Green Belt			
			I					277

Accessibility – distance	Accessibility – distance as the crow flies							
630m -Primary Sc (Goffs)	hool	1.84km - Secondary So (Goffs)	chool	3.41km –Employment Area (New River Trading Estate)				
220m - Green Spa (Goffs)	ace	290m -Healthcare Cer (Valley View)	ntre	11.3km - Hospital (with A&E) (Barnet)				
3.2km - Town/District (Brookfield)	Centre	320m - Local Centr (1-5 Masons Parade		3.72km -Leisure Centre (Laura Trott)				
3km - A10 Juncti (Church Lane)		1.74km - Railway Stat (Cuffley)	tion	350m - Bus Service (War Memorial)				
Flood Risk		•						
Does the site		Contains		Adjoins				
Zone 2 (Medium Risk)								
Zone 3a (High Risk)								
Zone 3b (Active Flood P	Plain)							
Additional Flood Risk Co	,							
No flood risk issues ider		nis site.						
Access and Transport C	Comments							
There is current vehicular access to the site from St James Road. There are no footpaths along this part								
	strian and	cycle access to the site wou	uld need t	to be created if development was				
to come forward.								
Utility Provision	— ———————————————————————————————————							
Electricity		connections available at re						
Gas		est gas main is located at the						
Water		nain is located along St Jam						
Sewerage		wer is located at the entranc						
Sewerage Treatment	□Ry	e Meads ⊠Deep	ohams	□Other				
	omments su	ubmitted during Call for Site	s 2016					
None submitted.								
Suitability Comments								
		itable for residential develop		-				
				reen Belt Review (Scott Wilson,				
				nst Green Belt purposes 1 and 2,				
was proposed.	role agains	a Purpose 3. No amendmen	it to the G	Green Belt boundary in this area				
	s a strong	role in maintaining the local	gap betv	veen the St James' settlement and				
Goffs Oak Villag								
SLAA.	-			shold for its inclusion within the				
				tern region of site, there are no				
		glasshouses, present. As i		• •				
				n Belt context can be taken to				
				the development of this site, even NPPF is clear is an essential				
				e development of this site for self-				
		ly with emerging Policy GB2						
		able for development?	□Yes	🖾 No				



S	Site I	Informa	ation		Site Location Map			
Site Reference			CG-GB-54	1			my my	\mathbb{N}
Number			CG-GB-54	ŀ			19	
Site Name		Hazel	wood		CROUCH LANE		117	Y]]
Site Area		0.4 he	ctares		- SCH LANE			AV
Site Status		Urba	an					
		⊠Gre	en Belt		L FH	- port		
			ed			That		
Source of Site		⊠Call	for Sites			Hazelwood	1	1
		□Plar	nning Applic	ation			1	
			ktop Study			/	/	
Site Visit Carried	d	□Yes					Rowland Nurse	y //
Out		⊠No						
Site Ownership			nd is not			/		
		registe			Brook Farm	/		
S	Ν	Crouc	h Lane, Res	sidential				1
lse	Е	Rowla	nd Nurserie	es,				
٦		Green			The state			
Surrounding Uses	S		e Acre Farn	n,	X			
ů		Green						
lirro	W		Belt , Oper lar residenti					
Su		dwellir		a				
Site Description		dweim	<u>'9</u>					1
	sha	ped site	e gradually s	slopes tow	ards Rags Brook. T	here are a num	ber of struc	tures on
					s onto Crouch Lane.			
located within a	nd o	n the sit	tes boundar	ies. The r	majority of central re	gion of the site	is open field	l in
nature.								
Planning History								
No history of no								
Development Pr	opo	sal		0		01		
Residential	(D-	P		Commer		Other		
Local Plan 2005 H11)) (P0	licy	12					
Submitted Prop	neal			-				
•			-					
Site Designation	IS		Contains	Adjoins			Contains	Adjoins
Green Belt					Site of Scientific In	terest (SSSI)		
Archaeological I	nter	est			Ancient Monumen	· /		
Local Wildlife Si		001			Community Open			
Lee Valley Regi		Dark			Cheshunt Commo			
Listed Building	unal	I aIN			Locally Listed Build			
TPO Trees					Conservation Area	•		
		aant						
Air Quality Mana Area	agen	nent			Protected Species			
	Dec	vignotio	n (Dogulatic	n 19)				L
Dratt Local Dian								
Draft Local Plan	Des	n proper	n (Regulatio	this site w	vithin the Green Belt			

Accessibility – distance as	s the crow	/ flies		
1.03km -Primary Sch (Fairfields)	nool	1.46km -	Secondary School (Goffs)	2.63km–Employment Area (New River Industrial Estate)
140m - Green Spac (Argent Way)	ce		ealthcare Centre alley View)	12km - Hospital (with A&E) (Barnet)
2.4km - Town/District C (Brookfield)	Centre		- Local Centre nmondstreet)	3.27km -Leisure Centre (Laura Trott)
2.45km - A10 Juncti (Church Lane)	ion		Railway Station (Cuffley)	386m- Bus Service (Oaklands)
Flood Risk				
Does the site		(Contains	Adjoins
Zone 2 (Medium Risk)				
Zone 3a (High Risk)				
Zone 3b (Active Flood Pla	ain)			
Additional Flood Risk Cor	mments			
forward.		south. This ma	ly need some conside	ration if development was to come
Access and Transport Co The site can be accessed There are no footpaths ale Utility Provision	from Cro		ouch Lane is narrow in	places and semi-rural in nature.
	Electricity	cables are loc	ated at the site.	
· · · · ·	1			of the site, along Rags Lane
			along Crouch Lane, to	
Sewerane	A foul sewe	er and surface	e sewer are located at	Crouch Lane, to the north of the
Sewerage Treatment	□Rye	Meads	⊠Deephams	□Other
Additional Developer Con			g Call for Sites 2016	
None submitted.				
Suitability Comments				
	d to be sui	itable for resid	ential development du	e to the following reasons:
 The site is include Wilson, 2008). Th and 2, and poorly However, it should strong Green Belt means that there a The site plays a lo to preventing the This site does not 	ed within the ne Review against P d be noted boundary are no rea ocal role in coalescer have stro	ne area identif states that ar urpose 3. No that the revie in C11-C30 a barriers to pl preventing th nce of the St J ng, defensible	ied as C14 in the Cour ea C14 performs stror change to the boundar w also stated that the s these areas have "e revent encroachment l e outward sprawl of S ames settlement and	ncil's Green Belt Review (Scott ngly against Green Belt purposes 1 ry was proposed in this area. re is the opportunity to create a extremely weak boundaries", which between settlements. t James. The site also contributes West Cheshunt es on the east and west that would

The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) identifies two • categories of Green Belt sites which are not favoured. It is possible to include this site within the second category, which comprises of Green Belt sites that do not adjoin or only marginally adjoin urban development. The Report states that the "development of these sites would create unconnected pockets of housing that are totally unrelated to one another or to existing urban areas, and in any case of many sites would only be accessible via narrow rural lanes". The Report also states that the development of these sites would exacerbate the areas haphazard development pattern and could over time, lead to the merging of urban areas which would erode the character of Goffs Oak. No

Is this site considered to be suitable for development?	□Yes	\times
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Site Reference	te In	format	tion		S	Site Location M	lap	
			CG-GB-5	5			A A A	了和自己
Number		0						
Site Name Site Area			hunt Pavilio ectares	n			PHAR	Y Y TH
Site Status							- FITTUR P PT	近日日日 444
Sile Status		□Urb	en Belt			100		рания (рания)) (рания) (рания) (рания))) (рания))) (рания))) (рания))) (рания)))) (рания)))) (рания))))))))))))))))))))))))))))))))))))
					L F			Juliese Official
Source of Site			l for Sites			P-		
			nning Appl	lication		7	a data tat	1 HallEE
			sktop Stud				2277	[[]] [] []
Site Visit Carried		□Yes		,				
Out		⊠No				5	HAR C	94894 (9909)
Site Ownership		There	are variou	IS				
			wners for t		THOTINA			Line Jan
			ite is on lea heshunt Cl		/ 7		ann 9	B. Lalles
	Ν		n Belt, Res					
Surrounding Uses	E	Resid			The Burgles			that
round Uses	S	Ches	hunt Club					
c n	W	Open	Field, Gre	en Belt			Kat	
SL								
land branching off Albury Ride. L	ut fro .ocat	om the e	eastern ed	ge and foll	squared-shape in the owing the Cheshun	t Sports Club bo		
							id a bowling	green.
Albury Ride and		are als	so located	along the	eastern boundary of	f the thin strip of	id a bowling f land adjoin	green.
Albury Ride and Planning History		are als	so located	along the		f the thin strip of	id a bowling f land adjoin	green.
Planning History Various extensio	the C	are als Cheshu	so located nt Club. S	along the ee also C(eastern boundary of	f the thin strip of 00 and CG-GB-0	id a bowling f land adjoin 05.	green. iing
Planning History Various extensio approved.	the C ns/im	are als Cheshui prover	so located nt Club. S	along the ee also C(eastern boundary of G-GB-08, CG-GB-10	f the thin strip of 00 and CG-GB-0	id a bowling f land adjoin 05.	green. iing
Planning History Various extension approved. Development Pro	the C ns/im	are als Cheshui prover	so located nt Club. S nents have	along the ee also C(e been gra	eastern boundary of G-GB-08, CG-GB-10 nted consent, most	f the thin strip of 00 and CG-GB-(in 80/90s. In 20	id a bowling f land adjoin 05.	green. ning nsium was
Planning History Various extension approved. Development Pro Residential	the C ns/im oposa	are als Cheshui nprover	so located nt Club. So nents have	along the ee also C(eastern boundary of G-GB-08, CG-GB-10 nted consent, most	f the thin strip of 00 and CG-GB-0 in 80/90s. In 20 Other	nd a bowling f land adjoin 05. 03 a gymna	green. iing
Planning History Various extension approved. Development Pro Residential Local Plan 2005	the C ns/im pposa (Polie	are als Cheshui nprover	so located nt Club. So nents have ⊠	along the ee also C(e been gra	eastern boundary of G-GB-08, CG-GB-10 nted consent, most	f the thin strip of 00 and CG-GB-(in 80/90s. In 20	nd a bowling f land adjoin 05. 03 a gymna	green. ning nsium was
Planning History Various extension approved. Development Pro- Residential Local Plan 2005 Submitted Propo	the C ns/im poss (Polic sal	are als Cheshui nprover	so located nt Club. So nents have	along the ee also C(e been gra	eastern boundary of G-GB-08, CG-GB-10 nted consent, most	f the thin strip of 00 and CG-GB-0 in 80/90s. In 20 Other	nd a bowling f land adjoin 05. 03 a gymna	green. ning nsium was
Planning History Various extension approved. Development Pro Residential Local Plan 2005	the C ns/im poss (Polic sal	are als Cheshui nprover al cy H11	so located nt Club. So nents have N - 30	along the ee also CO been gra Commer	eastern boundary of G-GB-08, CG-GB-10 nted consent, most	f the thin strip of 00 and CG-GB-0 in 80/90s. In 20 Other	d a bowling f land adjoin 05. 03 a gymna	green. ning nsium was
Planning History Various extension approved. Development Pro- Residential Local Plan 2005 Submitted Propo Site Designations	the C ns/im poss (Polic sal	are als Cheshui nprover al cy H11	so located nt Club. So nents have) - 30 Contains	along the ee also CO been gra Commer Adjoins	eastern boundary of G-GB-08, CG-GB-10 nted consent, most cial	f the thin strip of 00 and CG-GB-(in 80/90s. In 20 Other Primary Schoo	d a bowling f land adjoin 05. 03 a gymna 01 01	green. ning nsium was
Planning History Various extension approved. Development Pro- Residential Local Plan 2005 Submitted Propo Site Designations Green Belt	the C ns/im posa (Polic sal	are als heshui prover al	so located nt Club. So nents have) - 30 Contains ⊠	along the ee also CO been gra Commer Adjoins	eastern boundary of G-GB-08, CG-GB-10 nted consent, most	f the thin strip of 00 and CG-GB-0 in 80/90s. In 20 Other Primary Schoo nterest (SSSI)	d a bowling f land adjoin 05. 03 a gymna 01 Contains	green. ning nsium was
Planning History Various extension approved. Development Pro- Residential Local Plan 2005 Submitted Propo Site Designations	the C ns/im posa (Polic sal s	are als heshui prover al	so located nt Club. So nents have) - 30 Contains	along the ee also CO been gra Commer Adjoins	eastern boundary of G-GB-08, CG-GB-10 nted consent, most cial	f the thin strip of 00 and CG-GB- in 80/90s. In 20 Other Primary Schoo nterest (SSSI) t	d a bowling f land adjoin 05. 03 a gymna 01 Contains	green. ning nsium was
Planning History Various extension approved. Development Pro- Residential Local Plan 2005 Submitted Propo Site Designations Green Belt Archaeological In	the C ns/im posa (Polic sal s nteres	are als cheshui nprover al cy H11	so located <u>nt Club. So</u> nents have N - 30 Contains N - - - - - - - - - - - - -	along the ee also CO been gra Commer Adjoins	eastern boundary of G-GB-08, CG-GB-10 nted consent, most cial	f the thin strip of 00 and CG-GB-(in 80/90s. In 20 Other Primary Schoo terest (SSSI) t Space	d a bowling f land adjoin 05. 03 a gymna 01 Contains	green. hing sium was Adjoins Adjoins
Planning History Various extension approved. Development Pro Residential Local Plan 2005 Submitted Propo Site Designations Green Belt Archaeological In Local Wildlife Site	the C ns/im posa (Polic sal s nteres	are als cheshui nprover al cy H11	so located nt Club. So nents have	along the ee also CO been gra Commer Adjoins	eastern boundary of G-GB-08, CG-GB-10 nted consent, most cial Site of Scientific Ir Ancient Monumen Community Open	f the thin strip of 00 and CG-GB- in 80/90s. In 20 Other Primary Schoo terest (SSSI) t Space n	d a bowling f land adjoin 05. 03 a gymna 01 Contains	green. hing sium was Adjoins Adjoins C
Planning History Various extension approved. Development Pro- Residential Local Plan 2005 Submitted Propo Site Designations Green Belt Archaeological In Local Wildlife Site Lee Valley Regio	the C ns/im posa (Polic sal s nteres	are als cheshui nprover al cy H11	so located nt Club. So ments have	along the ee also CO been gra Commer Adjoins	eastern boundary of G-GB-08, CG-GB-10 nted consent, most cial Site of Scientific Ir Ancient Monumen Community Open Cheshunt Commo	f the thin strip of 00 and CG-GB-(in 80/90s. In 20 Other Primary Schoo terest (SSSI) t Space n ding	d a bowling f land adjoin 05. 03 a gymna 03 a gymna 01 01	green. hing Isium was Adjoins Adjoins I I I I I I I I I I I I I
Planning History Various extension approved. Development Pro- Residential Local Plan 2005 Submitted Propo Site Designations Green Belt Archaeological In Local Wildlife Site Lee Valley Regio Listed Building	the C ns/im posa (Polie sal s ateres e nal F	are als cheshui prover al cy H11 st Park	so located nt Club. So nents have	along the ee also CO been gra Commer Adjoins	eastern boundary of G-GB-08, CG-GB-10 nted consent, most cial Site of Scientific Ir Ancient Monumen Community Open Cheshunt Commo Locally Listed Buil	f the thin strip of 00 and CG-GB- in 80/90s. In 20 Other Primary Schoo t Space n ding	d a bowling f land adjoin 05. 03 a gymna ol col	green. ing isium was Adjoins Adjoins 0 0 0 0 0 0 0 0 0 0 0 0 0
Planning History Various extension approved. Development Pro- Residential Local Plan 2005 Submitted Propo Site Designations Green Belt Archaeological In Local Wildlife Site Lee Valley Regio Listed Building TPO Trees Air Quality Manag Area	the C ns/im poss (Polid sal s nteres e nal F	s are als cheshui nprover al cy H11 st st Park ent	so located nt Club. So ments have	along the ee also CO been gra Commer Adjoins	eastern boundary of G-GB-08, CG-GB-10 nted consent, most cial Site of Scientific Ir Ancient Monumen Community Open Cheshunt Commo Locally Listed Buil Conservation Area	f the thin strip of 00 and CG-GB- in 80/90s. In 20 Other Primary Schoo t Space n ding	d a bowling f land adjoin 05. 03 a gymna ol col	green. ing isium was Adjoins Adjoins I
Planning History Various extension approved. Development Pro- Residential Local Plan 2005 Submitted Propo Site Designations Green Belt Archaeological In Local Wildlife Site Lee Valley Regio Listed Building TPO Trees Air Quality Manag Area Draft Local Plan	the C ns/im posa (Polic sal s nteres e nal F geme	s are als Cheshui nprover al cy H11 st st Park ent gnation	so located nt Club. So nents have Contains	along the ee also CO been gra Commer Adjoins Adjoins	eastern boundary of G-GB-08, CG-GB-10 nted consent, most cial Site of Scientific Ir Ancient Monumen Community Open Cheshunt Commo Locally Listed Buil Conservation Area	f the thin strip of 00 and CG-GB- in 80/90s. In 20 Other Primary Schoo t Space n ding	d a bowling f land adjoin 05. 03 a gymna ol col	green. ing isium was Adjoins Adjoins 0 0 0 0 0 0 0 0 0 0 0 0 0

Accessibility – distance	as the crov	/ flies				
220m -Primary Sc (Longlands)	hool		econdary School Cheshunt)	850m –Employment Area (Park Plaza North)		
0m - Green Spa (adjoins)	ce	350m -Healthcare Centre (Crossbrook Street)		11.7km- Hospital (with A&E) (Princess Alexandra(
360m- Town/District (Cheshunt Old Po		290m - Local Centre (127-137 Crossbrook Street)		470m -Leisure Centre (Laura Trott)		
370m- A10 Junct (College Road)			Railway Station bbalds Grove)	295m - Bus Service (The Roman Urn PH)		
Flood Risk						
Does the site		(Contains	Adjoins		
Zone 2 (Medium Risk)						
Zone 3a (High Risk)						
Zone 3b (Active Flood P	lain)					
Additional Flood Risk Co	omments					
There may be some sur	face water	flooding on th	e site.			
The site can be accesse considered to be the mo negotiations with the lan	Access and Transport Comments The site can be accessed by using the track from Albury Ride that leads to the Cheshunt Club. This is considered to be the most appropriate access point; therefore, its continued use would require negotiations with the landowner of the site. Due to the sites close proximity to the A10, a transport assessment would need to be undertaken. There is no pedestrian or cycle access to this site. Albury					
Utility Provision	<u> </u>					
Electricity	Located in	n the urban ar	ea to the east of the si	te		
Gas	A low pres	ssure gas mai	n is located to the eas	t of the site, at Rushleigh Avenue		
Water	A water m Avenue	ains is locate	d to the east of the site	e, at Brinley Close and Rushleigh		
Sewerage	A foul sev Walk.	ver is located	within the site. A surfa	ce sewer is located along Albury		
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other		
Sewerage Treatment Rye Meads Deephams Other Additional Developer Comments submitted during Call for Sites 2016 Image: Comments and the consultation (Regulation 18) the landowner indicated that they would like to discuss the option of a land swap between the proposed primary school at Albury Ride and the Cheshunt Club						

Suitability Comments					
This area of land is a former pavilion associated with the Cheshunt Club, which is now privately owned. The County Council is working with the Club in order to prepare a masterplan for the area to allow improvements to the clubs' facilities whilst also providing a primary school site near Albury Ride. A small amount of residential development may be considered acceptable as part of this proposal, as part of a comprehensive and carefully planned approach (including sites CG-GB-08(a), CG-GB-55 and CG-GB- 99). The quantum and location of any residential development will depend on a satisfactory masterplan agreed with the Borough Council, taking account of the capacity of Albury Ride (including the junction with Crossbrook Street) and any impacts on existing residential properties.					
Is this site considered to be suitable for development?	⊠Yes □ No				
Availability Comments	The site is considered to be available. The landowners and Hertfordshire County Council are working together on creating a masterplan for this area.				
Is the site considered to be available for development	⊠Yes □ No				
Achievability Comments	The site is considered to be achievable. In the draft Local Plan, it is proposed to remove this site from the Green Belt. With the removal of this site from the Green Belt, it is considered that there are no policy constraints that would prevent the development of the site. The capacity constraints at Albury Ride may place some restrictions on development.				
Is the site considered to be achievable?	⊠Yes □ No				
Delivery Period	6-10				



		Site Informa	ation		S	ite Location M	lap	
Site Referenc Number	e		G-GB-56				ggery	La
Site Nam	ıe	Brackendale	9		am Nursery			
Site Area	à	1.21hectare	S					
Site Stat	us	□Urban						
		⊠Green Be	lt					1
		□Mixed					E	MA
Source c	of	⊠Call for Si	tes					\neg
Site							41/	
		□Desktop \$	Study				-11	1
Site Visit		□Yes						
Carried C	Jut	⊠No				La		SIP
Site Ownersh	ip	There is ow family.	•	-		n my	Writtles	E.
.c	Ν	Laurel Bank				Brackendale		Dunn
indi	E	Laurel Bank	,					Loring
Surroundin g Uses	S	Green Belt						
S	W	Woodham Nursery, Green Belt						
Site Des					oping to the north. T			
gardens. located a Planning Certificat Another making b	There along to Histo ce of la certificousine	e is an area o the sites west ry awfulness for cate of lawful ss was refuse	f hardstand tern bounda the existing ness for the ed in 2015.	ing located ry, with a use of the existing u Certificate	velling and associate d in the northern reg cluster of trees locat e pool house as bea se of the outbuilding of lawfulness for the	ion of the site. ted in the south uticians was re as a graphics	There are tre eastern reg fused in 201 design and	ees ion. 5. sign
Developr			ntea uncon	dillonal ap	proval in 2015.			
Resident			\square	Commer	cial	Other		
Local Pla	an 200	05 (Policy H1						
Submitte	d Pro	posal	-	1				
Site Des		-		I		l 		
	•		Contains	Adjoins			Contains	Adjoins
Green B	elt		\boxtimes	\boxtimes	Site of Scientific Interest (SSSI)			
Archaeol	ogica	l Interest			Ancient Monumen	t		
Local Wi	Idlife \$	Site			Community Open			
		gional Park			Cheshunt Commo			
Listed Bu					Locally Listed Build			
TPO Tre					Conservation Area			
Area	-	nagement			Protected Species			
		an Designatio						
The drat	ft Loca	al Plan propo	sed to keep	this site w	vithin the Green Belt			

Accessibility – distance	as the crov	v flies						
690m-Primary Sch (Goffs)	nool	1.8km - Secondary School (Goffs)		3.26km –Employment Area (New River Industrial Estate)				
170m - Green Spa (Goffs)	ace	290m -Healthcare Centre (Valley View)		11.4km - Hospital (with A&E) (Barnet)				
3.3km - Town/District (Brookfield)	Centre		- Local Centre asons Parade)	3.68km -Leisure Centre (Laura Trott)				
2.95km - A10 Junction (Church Lane)			Railway Station Cuffley)	370m - Bus Service (War Memorial)				
Flood Risk		<u> </u>						
Does the site		(Contains	Adjoins				
Zone 2 (Medium Risk)								
Zone 3a (High Risk)								
Zone 3b (Active Flood P	lain)							
Additional Flood Risk Co	omments							
There may be some sur	face water	flooding issue	S.					
Access and Transport Comments The site benefits from a number of existing vehicular access points from St James Road. There are no footpaths along this part of St James' road. Depending on development density, an assessment on the impact that the proposed development would have on the local strategic road network would be required. Pedestrian and cycle access to the site would need to be created if development was to come forward.								
Utility Provision Electricity	Electricity	connections a	available at the existin	a property.				
Gas			located at the entran					
Water		-		l, to the south of the site.				
Sewerage	A foul sev	ver is located :						
U			al line entrance lo The	Asters				
Sewerage Treatment				Asters				
Sewerage Treatment	□Ry	e Meads	⊠Deephams					
Sewerage Treatment Additional Developer Co None submitted.	□Ry	e Meads	⊠Deephams					
Additional Developer Co None submitted. Suitability Comments	⊡Ry omments si	e Meads ubmitted during	⊠Deephams g Call for Sites 2016	□Other				
Additional Developer Co None submitted. Suitability Comments The site is not considere • The site is includ 2008). The Revie and an average was proposed. • The site perform Goffs Oak Village	□Ry ed to be su led within a ew states th role agains s a strong t e and preve	e Meads ubmitted during itable for reside area C28 identi hat area C28 p it Purpose 3. N role in maintain enting their cos	Deephams Call for Sites 2016 ential development du fied in the Council's C performs strongly agai to amendment to the hing the strategic gap alescence. The site al	□Other				



Site Information			S	Site Location	Мар				
Site Reference Number		CC	G-GE	8-58					
Site Name		Cuffley Jor		ook Sit Road	e,				
Site Area		10.8	7 he	ctares					
Site Status		□Urban					Goff's C	ak E	
		⊠Green	Belt						推出
		□Mixed							
Source of Site		⊠Call for	⁻ Site	es				THE A	
		□Plannir	ng Aj	pplicat	tion			ANA	ATTEN-
		Deskto	p St	udy				ARE	
Site Visit Carried		⊠Yes						THA	A A A A A A A A A A A A A A A A A A A
Out		□No							
Site Ownership		There are landowned			site				
Surrounding	Ν	Resident	ial, C	Cuffley	Hill				
Uses	Е	Resident	ial						
	S	Green Be	elt, C	uffley					
		Brook							
	W	Green Be	elt						
Site Description									
						th east to south east, t			
						ated along the sites no ndary line located in the			ern
Planning History			eu o		Jour		e siles easien	riegion.	
	of the	area for r	eside	ential,	sou	th of Moorhurst Avenue	e/Cuffley Hill a	ind west of .	Jones
Road, was refuse				,			,		
Development Pro	posa	al					1		
Residential			\geq		omm	nercial 🗌	Other		
Local Plan 2005 (Polic	cy H11)	32	6					
Submitted Propos	sal			-					
Site Designations	5								.
One on Dalt		Conta	ins	Adjoi		Cite of Opiontific Inter		Contains	Adjoins
Green Belt	4					Site of Scientific Inter	est (5551)		
Archaeological In						Ancient Monument			
Local Wildlife Site						Community Open Spa	ace		
Lee Valley Regio Park	nal					Cheshunt Common			
Listed Building						Locally Listed Building	9		
TPO Trees						Conservation Area			
Air Quality					Ī	Protected Species			
Management Are					4.0.				
Draft Local Plan						within the Creen Belt			
	ιαπ β	noposeu la	JKEE	sh ruis	Sile	within the Green Belt			

Accessibility – distance	Accessibility – distance as the crow flies						
115m -Primary Sc (Woodside)	hool	2.33km -	Secondary School (Goffs)	3.76km –Employment Area (News International)			
20m -Green Spa (Jones Road)	ace	760m -Healthcare Centre (Valley View)		10km- Hospital (with A&E) (Barnet)			
3.95km - Town/Distric (Brookfield)	t Centre		n- Local Centre /gatestreet Road)	4.11km -Leisure Centre (Laura Trott)			
3.71km - A10 Jund (Church Lane)			Railway Station (Cuffley)	245m- Bus Service (Cuffley Hill)			
Flood Risk		<u> </u>					
Does the site			Contain	Adjoins			
Zone 2 (Medium Risk)							
Zone 3a (High Risk)							
Zone 3b (Active Flood P	lain)		\square				
Additional Flood Risk Co	,						
There may be some gro		urface water flo	ooding on the site.				
Access and Transport C							
only. Due to the amoun	t of dwellin	gs this site co	uld accommodate a tra	on of the road is private access ansport assessment will be connections to these footpaths will			
Utility Provision							
Electricity	Connectio	ons available a	at the residential prope	erties to the north and east.			
Gas	A low pre		n is located at Jones F	Road, Broadfields, Moorhurst			
Water	Avenue a	nd Cuffley Hill		dfields, Jones Road, Moorhurst			
Sewerage	at the Gre	enways, Moo		are located along Cuffley Hill and ields and Jones Road.			
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other			
Additional Developer Co	omments su	ubmitted durin	g Call for Sites 2016				
None submitted.							
Suitability Comments			0.1.1				
			-	•			
 The site is not considered to be suitable for residential development due to the following reasons: The site is included within area D27 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area D27 performs strongly against Green Belt purposes and proposed no change to the Green Belt boundary as there "<i>is no further opportunity to provide a stronger boundary</i>". 							
The developmen area of the Gree	it of this site n Belt.			he landscape character of this			

• Development on this site will erode the Green Belt gap between Goffs Oak and Cuffley, in

	additional to having a detrimental impact on this area of	f the				
•	The Borough Wide Options and Scenarios (Broxbourne	Borough	Council, 2016) states that this			
	site "forms part of a high quality valley landscape which	maintain	s separation between Cuffley and			
	Goffs Oak. In addition, the only direct access which leaves the majority of the site essentially					
unattached to the village. It is not considered to be a suitable site for development".						
Is this	site considered to be suitable for development?	□Yes	⊠ No			



Site Information Site Location Map Site Reference Number CG-GB-59(a) Site Name Four Winds and Forest View Site Area 2.1 hectares Site Status Urban Mixed Source of Site Call for Sites Planning Application Desktop Study	
Number Four Winds and Forest Site Name Four Winds and Forest View Site Area Site Area 2.1 hectares Site Status Urban \Box Green Belt Mixed Source of Site Call for Sites \Desktop Study Forest View	
View Site Area 2.1 hectares Site Status □Urban ⊠ Green Belt □Mixed Source of Site ⊠ Call for Sites □Planning Application □Desktop Study	N
Site Status Urban Øreen Belt Mixed Source of Site Øreaning Application Desktop Study	
Source of Site Call for Sites Planning Application Desktop Study	
Source of Site Image: Call for Sites Image: Desktop Study Forest View	
Source of Site Image: Califor Sites Image: Desktop Study Forest View	
Source of Site Image: Califor Sites Image: Desktop Study Forest View	
Desktop Study	
Site Visit □Yes Carried Out ⊠No	11
Carried Out ⊠No Site Ownership There are several	1
landowners for this site.	_
N Green Belt, Laurel Park	
E Green Belt, Wooded Area, Open Field S Green Belt, Tetherdown W Newgatestreet Road, Open	
Open Field S Green Belt, Tetherdown	
S Green Belt, Tetherdown W Newgatestreet Road, Open	
W Newgatestreet Road, Open Field, Green Belt	
Site Description	
The site is relatively rectangular in shape. Two residential dwellings front on to Newgatestreet Road, with	
another structure located in the north easterly region of the site. The remainder of the site is predominal open field in nature, with a wooded area located in the central region of the site, extending to the easter	
boundary. A number of trees line the sites boundary.	
Planning History	
In 2014, the demolition of some existing out-buildings and replacement with new out-buildings to use as	
room, garage and storage was granted permission at Four Winds. In 1973 a two storey side extension was approved a Forest View. A change of use to mixed residential/business (parking for five limousines) was	
refused at Forest View in 1996.	0
Development Proposal	
Residential Image: Commercial Image: Other	
Local Plan 2005 (Policy H11) 63	
Submitted Proposal -	
Site Designations	
	Adjoins
Green Belt 🛛 Site of Scientific Interest (SSSI)	
Archaeological Interest	
Local Wildlife Site	
Lee Valley Regional Park	
Listed Building Image: Locally Listed Building TPO Trees Image: Conservation Area	
Air Quality Management Protected Species	
Area Frotected Species	
Draft Local Plan Designation (Regulation 18)	
The draft Local Plan proposed to keep this site within the Green Belt	

Accessibility – distance	as the crov	v flies			
740m -Primary Sc (Goffs)	hool	2.8km - \$	Secondary School (Goffs)	3.93km –Employment Area (New River Industrial Estate)	
0m - Green Spa (adjoins Richardson C		1.31km -Healthcare Centre (Valley View)		11.37km- Hospital (with A&E) (Barnet)	
3.71km - Town/Distric (Brookfield)	t Centre		n - Local Centre asons Parade)	4.65km -Leisure Centre (Laura Trott)	
3.81km - A10 Junction (Church Lane)			- Railway Station (Cuffley)	961m - Bus Service (Smiths Lane)	
Flood Risk		•			
Does the site		(Contains	Adjoins	
Zone 2 (Medium Risk)					
Zone 3a (High Risk)					
Zone 3b (Active Flood P	Plain)				
Additional Flood Risk Co	,	1			
The site may be suscep		und water floo	dina.		
Access and Transport C			<u> </u>		
The site benefits from existing access points from Newgatestreet Road. A review of current access points would be required if development was to come forward. An assessment into the impact that this site would have on the local and wider strategic road network would require further investigation. There are footpaths on the western site of Newgatestreet Road, which leads to Goffs Oak Village Centre. Connections to these would be required. Cycle access to the site would need to be provided.					
Utility Provision					
Electricity			Newgatestreet Road		
Gas			n is located along Nev		
Water			along Newgatestreet		
Sewerage		est foul sewer a dson Crescent		ocated to the north east of the site,	
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other	
Additional Developer Co	mments si	ubmitted during	a Call for Sites 2016		
Additional Developer Comments submitted during Call for Sites 2016 None submitted.					
Suitability Comments					
			•	•	
 The site is not considered to be suitable for development due to the following reasons: The site is included within area C30 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C30 performs strongly against the Green Belt purposes and proposed no change to the boundary in this location. However, it should be noted that the review also stated that there is the opportunity to create a stronger Green Belt boundary in C11-C30 as these areas have "extremely weak boundaries", which means that there are no real barriers to prevent encroachment between settlements. 					
				t likely to endure beyond the Plan	

This site has weak boundaries to the north and east that are not likely to endure beyond the Plan
period or prevent further encroachment into the countryside.

Contained within the sites boundaries is Meadow by Forest View, a local wildlife site. The Council
will resist the development on a wildlife site unless it can be shown that it benefits the local
community. The development of this site for housing is not considered to be in the interests of the
community.

Is this site considered to be suitable for development?	□Yes	🖾 No
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Site Information						ç	Site Location	n Map
Site Refe Number	erence	C	G-GB-59(b))	n Cottage	Laurel Park		
Site Name Four Winds and Tether			View	z				
Site Area	а	3.8 hecta	ires		WOATEST			
Site Stat	us	□Urban			REETROA	Four Winds		
		⊠Green	Belt					
		□Mixed				Forest View		
Source of	of Site	⊠Call for	r Sites			1		
		□Planniı	ng Applica	tion				
		Deskto	p Study					
Site Visit	t Carried	□Yes						
Out		⊠No				Tetherdown		
Site Owr	nership	There are landowned	e various ers for this	site				
S	Ν	Green Be	elt, Laurel	Park		Aublied House	Ashfield Nutserv	17
Surrounding Uses	E	Green Be Open Fie	elt, Woode Id	d Area,		Тагк	Ashheid Kusery	Tank
din	S		elt, Ashfiel	d		The Nest		
uno		Nursery			-	77		
l	W	-	street Roa					
S		Ореп не	ld, Green	Dell				
Newgate hardstan northern	is relativel estreet Roa iding surro region col y. A tree lii	ad, a struct unding in t ntaining a	ure locate he south. wooded ar	d in the r The rema ea that s	north east ainder of t starts in th	erly region, he site is p e centre of	redominantly the site and	onting on to structure with open in nature, with the spans to the eastern ees located on the sites
Planning	I History							
permissi alteratior planning was grar	on was ref ns to existi was grant nted appro	used for a ng house t ted for a gl val in 1984	two storey to form sep asshouse	/ side ext parate un at Tethe	tension, s nit of living	ingle storey accommo	front and re dation at Tet	. In 1984 planning ar extensions and herdown. In 1981 outline on and detached garage
	ment Prop	osal	_					
Resident	tial		\boxtimes	Comme	ercial		Other	
Local Pla H11)	an 2005 (F	Policy	114					
Submitte	ed Proposa	al	-					

Site Designations						
5	Contains	Adjoins			Contains	Adjoins
Green Belt	\boxtimes	\boxtimes	Site of Scientific Interes	st (SSSI)		
Archaeological Interest			Ancient Monument			
Local Wildlife Site	\boxtimes		Community Open Space	e		\boxtimes
Lee Valley Regional Park			Cheshunt Common			
Listed Building			Locally Listed Building			
TPO Trees			Conservation Area			
Air Quality Management Area			Protected Species			
Draft Local Plan Designa						•
The draft Local Plan pro			e within the Green Belt.			
Accessibility – distance a	as the crow	flies				
670m -Primary Sch (Goffs)	lool	2.74km	- Secondary School (Goffs)		m–Employme liver Industria	
0m - Green Spac (adjoins Richardson Ci		-	-Healthcare Centre (Valley View)	11.3km	- Hospital (w (Barnet)	vith A&E)
3.71km - Town/District (Brookfield)	Centre		n - Local Centre Masons Parade)	4.6k	m -Leisure C (Laura Trott	
3.8km - A10 Junct (Church Lane)	ion	1.6km	n - Railway Station (Cuffley)		mm - Bus Se (Smiths Clos	
Flood Risk						
Does the site			Contains		Adjoins	
Zone 2 (Medium Risk)						
Zone 3a (High Risk)						
Zone 3b (Active Flood P	lain)					
Additional Flood Risk Co	omments					
The site may be suscept	ible to grou	nd water fle	ooding.			
Access and Transport Comments The site benefits from a number of access points from Newgatestreet Road. It is considered that should development come forward, some of these access points would require closing. An assessment into the impact that this site could have on the local and wider strategic road network would require further investigation. There are footpaths on the western side of Newgatestreet Road, which lead to Goffs Oak Village Centre. Connections to these would be required. Cycle access to the site would need to be provided.						
Utility Provision						
Electricity Cables available along Newgatestreet Road						
Gas						
Water	WaterA water main is located along Newgatestreet RoadThe closest foul sewer and surface sewer is located to the north east of the site,					
Sewerage	The closes at Richards			ocated to th	ie north east	of the site,
Sewerage Treatment	□Rye	Meads	⊠Deephams		□Othei	ſ
Additional Developer Co	mments sul	omitted du	ring Call for Sites 2016			
None submitted.						

Suitability Comments

- The site is included within area C30 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C30 performs strongly against the Green Belt purposes and proposed no change to the boundary in this location. However, it should be noted that the review also stated that there is the opportunity to create a stronger Green Belt boundary in C11-C30 as these areas have "extremely weak boundaries", which means that there are no real barriers to prevent encroachment between settlements.
- This site has weak boundaries to the north and east that are not likely to endure beyond the Plan period or prevent further encroachment into the Green Belt.
- Contained within the sites boundaries is Meadow by Forest View, a local wildlife site. The Council will resist the development on a wildlife site unless it can be shown that it benefits the local community. The local wildlife designation does not cover the entirety of the site, but a significant proportion, which will reduce the sites developable area

_						
	Is this s	site	considered to be suitable for developm	nent?	□Yes	🖾 No



	Site	e Infor	mation			9	Site Loca	tion Map	
Site Reference	9		CG-GB	-60					
Number									
Site Name			edale Mead	ow					
Site Area		0.36	hectares		7				1-1-
Site Status		□Ur	ban					0	
		⊠Gr	een Belt			1			- Lahr
		□Mi	xed			7		E	10
Source of Site		⊠Ca	all for Sites						1
		□Pla	anning App	lication					+1-
		□De	esktop Stud	у					10-
Site Visit Carri	ed	□Ye	s						
Out		⊠No)					-	F
Site Ownershi	р	The	site is owne	ed by two					+
		priva	ite compan	ies.					
D	Ν		l Wildlife S	ite, Greer	1			L-	
Surrounding Uses	_	Belt						17	9 .
round Uses	E S		dential	an Dalt		-			
D U			dential, Gre	en Beil				FAINTS	LOSE
SL	W	Gree	en Belt					HC	
Site Description	n								
number of tree					elatively flat. It is p				lataro, mar a
Planning Histo	rv								
Planning Histo A planning ap		tion fo	r the erection	on of 1five	e bed and 4 four be	ed dw	ellings w	ith access roa	ad, associated
	olicat				e bed and 4 four be ed in 2013.	ed dw	ellings w	ith access roa	ad, associated
A planning ap	olicat ar ar	nd cyc				ed dw	ellings w	ith access roa	ad, associated
A planning applandscaping, c	olicat ar ar	nd cyc	le parking v	was refus		ed dw	ellings w	ith access roa	ad, associated
A planning ap landscaping, c Development Residential Local Plan 200	olicat ar ar Prop	nd cyc osal	le parking v	was refus	ed in 2013.		-	ith access roo	ad, associated
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A planning applandscaping, c Development Residential Local Plan 200	olicat ar ar Prop 05 (P	nd cyc osal Policy	le parking v	was refus	ed in 2013.		-	ith access roa	ad, associated
A planning applandscaping, c Development Residential Local Plan 200 H11)	olicat ar ar Prop 05 (P posa	nd cyc osal Policy	le parking v	was refus ⊠ Com	ed in 2013. mercial		-		
A planning applandscaping, c Development Residential Local Plan 200 H11) Submitted Pro Site Designation	olicat ar ar Prop 05 (P	nd cyc osal Policy	le parking v	was refus	ed in 2013. mercial		Other	ith access roa	ad, associated
A planning applandscaping, c Development Residential Local Plan 200 H11) Submitted Pro	olicat ar ar Prop 05 (P	nd cyc osal Policy	le parking v	was refus ⊠ Com	ed in 2013. mercial		Other		
A planning applandscaping, c Development Residential Local Plan 200 H11) Submitted Pro Site Designation	olicat ear ar Prop 05 (P posa	nd cyc osal Policy al	le parking v	was refus ⊠ Com Adjoins	ed in 2013. mercial	Inter	Other	Contains	Adjoins
A planning applandscaping, c Development Residential Local Plan 200 H11) Submitted Pro Site Designation Green Belt	olicat ar ar Prop 05 (P posa ons	nd cyc osal Policy al	le parking v	was refus ⊠ Com Adjoins ⊠	ed in 2013. mercial Site of Scientific (SSSI)	Inter ent	Other	Contains	Adjoins
A planning applandscaping, c Development Residential Local Plan 200 H11) Submitted Pro Site Designation Green Belt Archaeologica	Diicat ar ar Prop 05 (P posa ons I Inte Site	nd cyc osal Policy al erest	Contains	vas refus Com Adjoins	ed in 2013. mercial Site of Scientific (SSSI) Ancient Monume	Inter ent en Sp	Other	Contains Contains	Adjoins
A planning applandscaping, c Development Residential Local Plan 200 H11) Submitted Pro Site Designation Green Belt Archaeologica Local Wildlife Lee Valley Rep Park	Dicat ar ar Prop 05 (P posa ons I Inte Site giona	nd cyc osal Policy al erest	Contains	Adjoins Adjoins □ □ □ □ □ □ □ □ □	ed in 2013. mercial Site of Scientific (SSSI) Ancient Monume Community Ope Cheshunt Comm	Inter ent en Sp non	Other	Contains Contains Contains	Adjoins
A planning applandscaping, c Development Residential Local Plan 200 H11) Submitted Pro Site Designation Green Belt Archaeologica Local Wildlife Lee Valley Rep Park Listed Building	Dicat ar ar Prop 05 (P posa ons I Inte Site giona	nd cyc osal Policy al erest	le parking v	was refus	ed in 2013. mercial Site of Scientific (SSSI) Ancient Monume Community Ope Cheshunt Comm	Inter ent en Sp non	Other	Contains Con	Adjoins
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A planning applandscaping, c Development Residential Local Plan 200 H11) Submitted Pro Site Designation Green Belt Archaeologica Local Wildlife Lee Valley Rep Park Listed Building TPO Trees Air Quality	Dicat ar ar Prop 05 (P posa 015 (P posa 015 (P posa 015 (P posa 015 (P	nd cyc osal Policy al erest	le parking v	was refus	ed in 2013. mercial Site of Scientific (SSSI) Ancient Monume Community Ope Cheshunt Comm	Inter ent en Spa non uildin rea	Other	Contains Con	Adjoins
A planning applandscaping, of Development Residential Local Plan 200 H11) Submitted Pro Site Designation Green Belt Archaeologica Local Wildlife Lee Valley Re Park Listed Building TPO Trees Air Quality Management	Diicat ar ar Prop 05 (P posa ons I Inte Site giona	nd cyc osal Policy al erest	le parking v 5 Contains 2 2 2 2 2 2 2 2 2 2 2 2 2	was refus	ed in 2013. mercial Site of Scientific (SSSI) Ancient Monume Community Ope Cheshunt Comm Locally Listed B Conservation Ar	Inter ent en Spa non uildin rea	Other	Contains Con	Adjoins Adjoins
A planning applandscaping, of Development Residential Local Plan 200 H11) Submitted Prosidential Submitted Prosidential Submitted Prosidential State Designation Site Designatio	Diicat ar ar Prop 05 (P posa ons I Inte Site giona J Area an De	nd cyc osal Policy al erest al	le parking v	was refus	ed in 2013. mercial Site of Scientific (SSSI) Ancient Monume Community Ope Cheshunt Comm Locally Listed B Conservation Ar	Inter ent en Spa non uildin rea es	Other est ace		Adjoins Adjoins

Accessibility – distance	as the crov	v flies						
790m-Primary Sch (Bonneygrove)		630m - Secondary School (Goffs)	2.5km –Employment Area (New River Industrial Estate)					
110m - Green Sp (Claremont)	ace	1km -Healthcare Centre (Stockwell Lodge)	12km - Hospital (with A&E) (Barnet)					
2.17km - Town/Distric (Brookfield)	t Centre	960m - Local Centre	2.51km -Leisure Centre (Laura Trott)					
1.86km- A10 Junc (Church Lane)		2.75km - Railway Station (Cuffley)	171m - Bus Service (Colesgrove Farm)					
Flood Risk								
Does the site		Contains	Adjoins					
Zone 2 (Medium Risk)								
Zone 3a (High Risk)								
Zone 3b (Active Flood F	Plain)		\boxtimes					
Additional Flood Risk Co	omments							
There may be some sur	face water	flooding.						
Access and Transport C								
to access the site. Faint	s Close is o	ss to the site. There is a set of gates considered to be the only feasible a Footpaths begin when Faints Close						
Electricity	Connectio	ons available at the existing properti	ies to the east and south.					
Gas		ssure gas main is located to the sou						
Water		nain is located to the south at Faints						
Sewerage	A foul sev	ver and surface sewer is located to	the south at Faints Close					
Sewerage Treatment								
Additional Developer Comments submitted during Call for Sites 2016								
None submitted. However, the promoter stated during the Local Plan (Regulation 18) consultation that this site is adjacent to the proposed Rosedale Park development and could be developed as part of the series of integrated communities. They continue by stating that the development on the Faints Close site is also important being able to provide important pedestrian connections as required in relation to both Rosedale Park North and Rosedale Park South. The site can be delivered at an early stage to provide much needed family dwellings – the site could provide 5 dwellings by 2018. The promoter states that access to the site already exists and all the utilities are available. The promoter submitted a map which shows that the site is no longer designated as a wildlife site.								
Suitability Comments								
	d to be out	itable for development due to the fo	llowing recence					

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

• The site is still designated as a local wildlife site, Meadow South of Rosedale Sports Ground, as shown by Council records. The Council will resist development on local wildlife sites unless it can be shown that its development benefits the wider community. The Council will be checking the exact boundaries through the Local Plan process.

A scheme (07/13/0954/F) similar to the proposal submitted by the promoter during the Local Plan consultation was refused, not only due to its being inappropriate form of development within the Metropolitan Green Belt and resulting in built form on land which is currently designated as a local wildlife site, but the development would fail in meeting Privacy Guidelines laid out in the Borough Wide Supplementary Guidance (Adopted August 2004 – updated 2013) which means that the proposal would create a material loss of privacy at the rear of the properties in Thompson Close The scheme was also refused due to an unacceptable impact on the TPO trees within the site.
 Is this site considered to be suitable for development?



	Site	e Information	Site Location Map
Site Referen		CG-GB-61(a)	
Number			
Site Name		Limes Nursery	
Site Area		3.3 hectares	Trace
Site Status		□Urban	to a
		⊠Green Belt	
		□Mixed	
Source of Sit	е	⊠Call for Sites	the second se
		□Planning Application	Limes Nursery
		□Desktop Study	
Site Visit Car	ried	⊠Yes	Hawhom
Out		□No	
Site Owners	nip	There are multiple owners	
		for this site.	Ran
Surroundin	Ν	Green Belt, Cheshunt	1 Martin Martin Company
g Uses		Common, Bridleway	- The second sec
	Е	Green Belt , Hawthorn	Rosary Nursery
	S	Nursery	Hammond
	3	Hammondstreet Road, Green Belt	Street Jan
	W	Hammondstreet Open	
		Space	Sheller 9
Site Descript	ion		
structures, in frame, some glasshouses agricultural d There are so the bridleway The glasshou from the tree	varyi glass are a wellin me tro v to th uses o s that	ng conditions (i.e. one glassh houses just had areas of brol reas of track, areas where the g. There are areas of the trac ees located within the site and e north is clearly visible from can also be seen from the par	vely flat. The sites consists of a number of glasshouse house had no glass at all and scrubs growing around the ken glass, one was still in active use). In between these ere was a build-up of rubbish/debris and a single ck which runs through the site which is in poor condition. d on the sites boundary; however, it should be noted that the site as well as the adjoining nursery to the east. rk to the west of the site; however there is some shieldin re low-lying wires in some areas of the site which are
)evelo		The siting and use of caravan for seasonal workers eac ted conditional approval. The erection of an agricultural

Development Proposal				
Residential	\boxtimes	Commercial	Other	
Local Plan 2005 (Policy H11)	100			
Submitted Proposal	-			

Site Designations							
	Contains	Adjoins			Contains	Adjoins	
Green Belt	\boxtimes	\boxtimes	Site of Scientific Interes				
Archaeological Interest			Ancient Monument				
Local Wildlife Site			Community Open Spac	е		\boxtimes	
Lee Valley Regional Park			Cheshunt Common		\square	\boxtimes	
Listed Building			Locally Listed Building				
TPO Trees			Conservation Area				
Air Quality Management Area			Protected Species				
Draft Local Plan Designa							
The draft Local Plan pro			within the Green Belt				
Accessibility – distance a	as the crow	flies					
1.4km -Primary Scl (Goffs Oak)	hool	2.5km-	Secondary School (Goffs)		mployment er Industrial Estate)		
0m - Green Spac (Hammondstree		-	-Healthcare Centre Valley View)	12.25km-	Hospital (wi (Barnet)	th A&E)	
2.95km - Town/District (Brookfield)	Centre	700m - Local Centre (Hammondstreet)			4km -Leisure Centre (Laura Trott)		
3.2km - A10 Junct (Church Lane)		2.52km- Railway Station 138r (Cuffley)		138m	n - Bus Service (Smiths)		
Flood Risk							
Does the site			Contains		Adjoins		
Zone 2 (Medium Risk)							
Zone 3a (High Risk)							
Zone 3b (Active Flood P	lain)						
Additional Flood Risk Co	omments						
There are no flooding iss		ed for this	site.				
Access and Transport C				-			
The site can be currently accessed from Hammondstreet Road. There are footpaths along the northern side of Hammondstreet Road. The current vehicular access point will require improvement if development was to occur. Depending upon the density of the site a transport assessment may be required. There is a public right of way to the rear of the site.							
Utility Provision							
Electricity Available at Bread and Cheese Lane or to the south at Hammondstreet Road						Road	
Gas			ain is located along Ha				
Water			nk main is located along				
Sewerage	A foul sewe		d to the south of the site	, near 431 an	a 433		
Sewerage Treatment	□Rye	Meads	⊠Deephams		□Other		

Additional Developer Comments submitted during Call for Sites 2016

The promoter of the site stated that is unviable to continue the existing use of the site and that any attempt to revive any such use would not be possible. Without there being significant incentive to redevelop the site, it will fall into disrepair, with the cost of repair and upgrading the premises being unjustifiable. The promoter stated that the site represents a significant opportunity of turning a derelict brownfield site into a high quality housing development, providing much needed housing and helping to meet the Council's need for housing as part of its 5-year supply. The site is effectively constraint free in respect of the principle of redevelopment for convention residential use, rather than solely for self-build which is unlikely to be viable in isolation. A feasibility scheme was carried out which identified that there is scope for around 109 dwellings, subject to factors such as mix of units and density, which could be amended. The promoter stated that the site is deliverable and that the Council's own Green Belt Review identified the site as "relatively unconstrained and a derelict brownfield site [which] means this should be considered as a possibility for development".

Suitability Comments

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

- The site is included within area C10 identified in the Council's Green Belt Review (Scott Wilson, 2008). The review states that area C10 performs strongly against Green Belt purposes and no change to the boundary in this location were proposed.
- The 2005 Local Plan Inspectors Report states that Limes Nursery performs the green belt functions of separating the built up area of Cheshunt and Hammondstreet, and although partly developed with glasshouses and some small outbuildings, prevent these settlements from encroaching into the countryside.
- The 'Goffs Oak Development Options Report' notes that development to address dereliction on sites such as Limes would result in the creation of 'villages' of development isolated from services and transport. It continues by stating that the adoption of this approach would result in unsustainable urban sprawl, the likely merging of settlements and the steady erosion of the character of Goffs Oak.

However, subject to the sites compliance with emerging Policy GB2: Residential Development on Derelict Glass House Sites, the site could be subdivided into self-build housing plots.

Is this site considered to be suitable for	□Yes	⊠ No				
development?						



Site Reference CG-GB-61(b) Number Limes Nursery and Rosary Site Name Limes Nursery and Rosary Site Area 4.27 hectares Site Status Urban ©Green Belt Mixed Source of Site Scali for Sites ©Freen Belt Mixed Source of Site Call for Sites ©Bestop Study Carried Out Site There are multiple owners for Ownership N Green Belt, Cheshunt Common E Green Belt, Cheshunt Common Belt W Hammondstreet Open Space W Site Description Refer to CG-GB-61(a) for site description for Limes. Rosary Nursery is irregular in shape. The majority of the site consists of a number of derelict glasshouses, none of which are currently in use and have areas of broken glass. To the north/north-east of the glasshouse structure is a water tower building (which is taller than the glasshouse structures). Also located to the north of the structures is a shed and a port -a- cabin and an untidy area of grass/scrub land. Adjoining the western boundary is a number of containers. There is a clear view into Limes Nursery from the western border. The norther, souther and eastern boundary do have trees, however, there is a gap in the north eastern corner which provides a clear view into the adjoining field. To the south of the glasshouse structures is an area of hardstanding, a residential dwellin			Site Informat	ion				S	Site Location Map
Site Area 4.27 hectares Site Status Urban Source of SCall for Sites Site Desktop Study Site Visit Desktop Study Site Visit Planning Application Desktop Study Site Visit Carried Out No Site There are multiple owners for Ownership There are multiple owners for Site Green Belt, Cheshunt Common E green Belt, Belt Common W Hammondstreet Road, Green Belt W Hammondstreet Open Space Site to consists of a number of derelicit glasshouses, none of which are currently in use and have areas of broken glass. To the north/north-east of the glasshouse structure is a water tower building (which is taller than the glasshouse structures). Also located to the north of the structures is a shed and a port –acabia and an untidy area of grass/scrub land. Adjoining the western boundary is a number of containers. There is a clear view into Limes Nursery from the western boundary is a number of containers. There is a clear view into Lime south of the glasshouse structures is an area of hardstanding, a residential dwelling and shed. Over-head power lines are located over the site. Planning History For the planning history of Limes Nursery, please refer to CG-GB-61. No planning history of note for Rosary nursery. <td>Reference</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Reference								
Site Area 4.27 hectares Site Status Urban © Green Belt Mixed Source of © Call for Sites Planning Application Desktop Study Site Visit Yes Carried Out No Site There are multiple owners for Ownership N Green Belt, Cheshunt Common E Green Belt, Hawthorn Nursery Site Set Belt W Hammondstreet Road, Green Belt Belt W Hammondstreet Open Space Set Common Site Cosists of a number of derelict glasshouses, none of which are currently in use and have areas of broken glass. To the north/north-east of the glasshouse structure is a sheat and a port -acabin and an untidy area of grass/scrub land. Adjoining the western boundary is a number of containers. There is a clear view into Limes Nursery from the western boundary is a number of containers. There is a clear view into Limes Nursery from the western boundary is a number of containers. There is a clear view into Limes Nursery, please refer to CG-GB-61. No planning history of note for Rosary nursery. Planning History For the planning history of Limes Nursery, please refer to CG-GB-61. No planning history of note for Rosary nursery. Planning History Commercial Other Planning History <t< td=""><td>Site Name</td><td></td><td></td><td>y and Ros</td><td>ary</td><td></td><td></td><td>Track</td><td>DO DO D</td></t<>	Site Name			y and Ros	ary			Track	DO D
Source of Site Source of Site Call for Sites Planning Application Desktop Study Site Visit Carried Out No Site Visit Carried Out No Site Three are multiple owners for Ownership N Green Belt, Cheshunt Common Image: Site Carried Out No Site Description S Refer to CG-GB-61(a) for site description for Limes. Rosary Nursery is irregular in shape. The majority of the site consists of a number of derelict glasshouses structure is a water tower building (which is taller than the glasshouse structures). Also located to the north of the structures is a shed and a port –a- cabin and an untidy area of grass/scrub land. Adjoining the western boundary is a number of containers. There is a clear view into Limes Nursery from the western border. The norther, southern and eastern boundary do have trees, however, there is a gap in the north eastern corner which provides a clear view into the adjoining field. To the south of the glasshouse structures is an area of hardstanding, a residential dwelling and shed. Over-head power lines are located over the site. Planning History For the planning history of Limes Nursery, pleas	Site Area		4.27 hectares	;					
Site Planning Application Desktop Study Site Wes Carried Out No Site There are multiple owners for Ownership In is site Image: Site Site There are multiple owners for Ownership In Green Belt, Cheshunt Common E Site Green Belt, Hawthorn Nursery Site Hammondstreet Road, Green Belt Bet W Hammondstreet Open Space Site Description Refer to CG-GB-61(a) for site description for Limes. Rosary Nursery is irregular in shape. The majority of the site consists of a number of derelict glasshouses, none of which are currently in use and have areas of broken glass. To the north/north-east of the glasshouse structure is a water tower building (which is taller than the glasshouse structures). Also located to the north of the structures is a shed and a port –acabin and an untidy area of grass/scrub land. Adjoining the western boundary is a number of containers. There is a clear view into Limes Nursery from the western border. The norther, southern and eastern boundary to have trees, however, there is a gap in the north eastern corner which provides a clear view into the adjoining field. To the south of the glasshouse structures is an area of hardstanding, a residential dwelling and shed. Over-head power lines are located over the site. Planning History For the planning history of Limes Nursery, please refer to CG-GB-61. No planning history	Site Status		⊠Green Belt			-			
Carried Out INo Site There are multiple owners for Ownership It is site Image: Site Site Site Site Site Site Site Site	Site		□Planning A □Desktop St	pplication		Lir	nes Nursery	T-OF	Hawthorn
Ownership this site Image: Street		t				17			Nursery
Set Common E Green Belt, Hawthorn Nursery S Hammondstreet Road, Green Belt W Hammondstreet Open Space Site Description W Refer to CG-GB-61(a) for site description for Limes. Rosary Nursery is irregular in shape. The majority of the site consists of a number of derelict glasshouses, none of which are currently in use and have areas of broken glass. To the north/north-east of the glasshouse structure is a water tower building (which is taller than the glasshouse structures). Also located to the north of the structures is a shed and a port –a- cabin and an untidy area of grass/scrub land. Adjoining the western boundary is a number of containers. There is a clear view into Limes Nursery from the western boundary is a number of containers. There is a clear view into Limes Nursery from the western boundary is a number of containers. There is a clear view into Limes Nursery from the usestern boundary is a number of containers. There is a clear view into Limes Nursery from the glasshouse structures is an area of hardstanding, a residential dwelling and shed. Over-head power lines are located over the site. Planning History For the planning history of Limes Nursery, please refer to CG-GB-61. No planning history of note for Rosary nursery. Development Proposal Residential Commercial Other Local Plan 2005 (Policy H11) -				Itiple owne	ers for		Hanaco	J	Ran
Site Description Refer to CG-GB-61(a) for site description for Limes. Rosary Nursery is irregular in shape. The majority of the site consists of a number of derelict glasshouses, none of which are currently in use and have areas of broken glass. To the north/north-east of the glasshouse structure is a water tower building (which is taller than the glasshouse structures). Also located to the north of the structures is a shed and a port –acabin and an untidy area of grass/scrub land. Adjoining the western boundary is a number of containers. There is a clear view into Limes Nursery from the western border. The northern, southern and eastern boundary do have trees, however, there is a gap in the north eastern corner which provides a clear view into the adjoining field. To the south of the glasshouse structures is an area of hardstanding, a residential dwelling and shed. Over-head power lines are located over the site. Planning History For the planning history of Limes Nursery, please refer to CG-GB-61. No planning history of note for Rosary nursery. Development Proposal Residential Image: Commercial Other				heshunt		4	70	TREET ROAD	
Site Description Refer to CG-GB-61(a) for site description for Limes. Rosary Nursery is irregular in shape. The majority of the site consists of a number of derelict glasshouses, none of which are currently in use and have areas of broken glass. To the north/north-east of the glasshouse structure is a water tower building (which is taller than the glasshouse structures). Also located to the north of the structures is a shed and a port –acabin and an untidy area of grass/scrub land. Adjoining the western boundary is a number of containers. There is a clear view into Limes Nursery from the western border. The northern, southern and eastern boundary do have trees, however, there is a gap in the north eastern corner which provides a clear view into the adjoining field. To the south of the glasshouse structures is an area of hardstanding, a residential dwelling and shed. Over-head power lines are located over the site. Planning History For the planning history of Limes Nursery, please refer to CG-GB-61. No planning history of note for Rosary nursery. Development Proposal Residential Image: Commercial Other Local Plan 2005 (Policy H11) -	Uses		Green Belt, H	awthorn N	lursery	/			
Site Description Refer to CG-GB-61(a) for site description for Limes. Rosary Nursery is irregular in shape. The majority of the site consists of a number of derelict glasshouses, none of which are currently in use and have areas of broken glass. To the north/north-east of the glasshouse structure is a water tower building (which is taller than the glasshouse structures). Also located to the north of the structures is a shed and a port –acabin and an untidy area of grass/scrub land. Adjoining the western boundary is a number of containers. There is a clear view into Limes Nursery from the western border. The northern, southern and eastern boundary do have trees, however, there is a gap in the north eastern corner which provides a clear view into the adjoining field. To the south of the glasshouse structures is an area of hardstanding, a residential dwelling and shed. Over-head power lines are located over the site. Planning History For the planning history of Limes Nursery, please refer to CG-GB-61. No planning history of note for Rosary nursery. Development Proposal Residential Image: Commercial Other Image: Commercial	ounding	S		eet Road,	Green				
Refer to CG-GB-61(a) for site description for Limes. Rosary Nursery is irregular in shape. The majority of the site consists of a number of derelict glasshouses, none of which are currently in use and have areas of broken glass. To the north/north-east of the glasshouse structure is a water tower building (which is taller than the glasshouse structures). Also located to the north of the structures is a shed and a port –acabin and an untidy area of grass/scrub land. Adjoining the western boundary is a number of containers. There is a clear view into Limes Nursery from the western border. The northern, southern and eastern boundary do have trees, however, there is a gap in the north eastern corner which provides a clear view into the adjoining field. To the south of the glasshouse structures is an area of hardstanding, a residential dwelling and shed. Over-head power lines are located over the site. Planning History For the planning history of Limes Nursery, please refer to CG-GB-61. No planning history of note for Rosary nursery. Development Proposal Residential Commercial Image: Commercial Other	Sum	W	Hammondstre	eet Open S	Space				
For the planning history of Limes Nursery, please refer to CG-GB-61. No planning history of note for Rosary nursery. Development Proposal Residential Image: Commercial Local Plan 2005 (Policy H11)	Refer to CC the site con of broken g taller than the cabin and a There is a c boundary d into the adje	G-G Isist Iass he g an u clea o ha o ha	B-61(a) for site is of a number s. To the north/ glasshouse stru- ntidy area of g r view into Lim ave trees, how ng field. To the	of derelict (north-eas uctures). rass/scrub es Nurser ever, there south of t	glassho t of the g Also loc b land. A y from t e is a ga the glas	buses, n glasshou ated to t djoining he weste p in the shouse	one of v use struche north the northe the western bord north estructure	which a cture is n of the stern b ler. The astern es is ar	are currently in use and have areas s a water tower building (which is e structures is a shed and a port –a- boundary is a number of containers. he northern, southern and eastern corner which provides a clear view
Residential Image: Commercial Other Local Plan 2005 (Policy H11) -	For the plar Rosary nurs	nnir sery	ig history of Lir /.	nes Nurse	ry, plea	se refer	to CG-0	GB-61.	. No planning history of note for
Local Plan 2005 (Policy H11) -			Proposal		0				
	Local Plan		5 (Policy	-	Comm	ercial			
Submitted Proposal 109	Submitted F	Pro	oosal	109					

Site Designations							
	Contains Adjoins				Contains	Adjoins	
Green Belt	\boxtimes	\boxtimes	Site of Scientific Interes				
Archaeological Interest			Ancient Monument				
Local Wildlife Site			Community Open Space	е		\boxtimes	
Lee Valley Regional Park			Cheshunt Common			\boxtimes	
Listed Building			Locally Listed Building				
TPO Trees			Conservation Area				
Air Quality Management Area			Protected Species				
Draft Local Plan Designa	ation (Regul	ation 18)					
The draft Local Plan pro			e within the Green Belt				
Accessibility – distance a	as the crow	flies					
1.4km -Primary Scl (Goffs)	hool	2.27km	- Secondary School (Goffs)		–Employmen /er Industrial Estate)		
0m - Green Spac (Hammondstree		-	-Healthcare Centre (Valley View)	12.25km	12.25km - Hospital (with A&E) (Barnet)		
2.8km - Town/District (Brookfield)	Centre	620m - Local Centre (Hammondstreet Road)			4km -Leisure Centre (Laura Trott)		
3.1km - A10 Junct (Church Lane)	ion	2.52km - Railway Station (Cuffley)			90m - Bus Service (Dahlia Close)		
Flood Risk							
Does the site			Contains	Adjoins			
Zone 2 (Medium Risk)							
Zone 3a (High Risk)							
Zone 3b (Active Flood P	lain)				\boxtimes		
Additional Flood Risk Co	,						
There are no flooding iss		ed for this	site.				
Access and Transport C							
The site can be currently accessed from Hammondstreet Road. There are footpaths along the							
Utility Provision							
Electricity Available at Bread and Cheese Lane or to the south at Hammondstreet Road						t Road	
Gas		-	nain is located along Ham				
Water	A water ma	ain and trui	nk main is located along	Hammonds	treet Road		
Sewerage	A foul sewe		d to the south of the site, d.	, near 431 a	nd 433		
Sewerage Treatment	□Rye	Meads	⊠Deephams	□Other			

Additional Developer Comments submitted during Call for Sites 2016

The promoter of the site stated that is unviable to continue the existing use of the site and that any attempt to revive any such use would not be possible. Without there being significant incentive to redevelop the site, it will fall into disrepair, with the cost of repair and upgrading the premises being unjustifiable. The promoter stated that the site represents a significant opportunity of turning a derelict brownfield site into a high quality housing development, providing much needed housing and helping to meet the Council's need for housing as part of its 5-year supply. The site is effectively constraint free in respect of the principle of redevelopment for convention residential use, rather than solely for self-build which is unlikely to be viable in isolation. A feasibility scheme was carried out which identified that there is scope for around 109 dwellings, subject to factors such as mix of units and density, which could be amended. The promoter stated that the site is deliverable and that the Council's own Green Belt Review identified the site as "relatively unconstrained and a derelict brownfield site [which] means this should be considered as a possibility for development".

Suitability Comments

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

- The Council's Green Belt Review (Scott Wilson, 2008) states that this area (C10) performs strongly against Green Belt purposes and no change to the boundary in this location were proposed.
- The 2005 Local Plan Inspectors Report states that Limes Nursery performs the green belt functions of separating the built up area of Cheshunt and Hammondstreet, and although partly developed with glasshouses and some small outbuildings, prevent these settlements from encroaching into the countryside.
- The 'Goffs Oak Development Options Report' notes that development to address dereliction on sites such as Limes and Rosary would result in the creation of 'villages' of development isolated from services and transport. It continues by stating that the adoption of this approach would result in unsustainable urban sprawl, the likely merging of settlements and the steady erosion of the character of Goffs Oak.
- The site forms part of the strategic gap separating West Cheshunt from the Hammondstreet development. The development of this site could result in their coalescence.

<u>**However**</u>, subject to the sites compliance with emerging Policy GB2: Residential Development on Derelict Glass House Sites, the site could be subdivided into self-build housing plots.

Is this site considered to be suitable for	□Yes	🛛 No
development?		



Site Information					Site Location Map			
Site Reference			CG-GB-62			6111	1993	XX M
Number				-02				CBECY
			fley Hill			10		
			mprehensive hectares	9				SHED X
					_			
\boxtimes			Jrban					
			Green Belt				_	E.
			lixed				E	
			Call for Sites					
			Planning App		y Line			
			Desktop Stu	dy	9	5	RE	
Site Visit Carried					A B R R		Fairmead Nursery	- E- Aste
Out						TH		
			ere are vario					
			downers for		FB			7777777797974
bu	N	Green Belt, Residential			100	AN PILE		
Surrounding Uses	E	Residential						
	S		ffley Hill, Residential ooded Area, Green			LLE	Sheller	
Sur	W				91 (B)	LE LE	1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	
Belt Site Description								Little
This site is formed of three different sites: CG-GB-02, CG-GB-48 and CG-GB-65. Please refer to these								
forms for site descriptions.								
Planning History								
Please refer to CG-GB-02, CG-GB-48 and CG-GB-65 for the sites planning history.								
Development Proposal								
Residential			\geq	Com	mercial 🗌	Other		
Local Plan 2005								
(Policy H11) Submitted 46		46	(Least Dian					
			(Local Plan Proposal)					
Site Designations								
			Contains	Adjoins			Contains	Adjoins
Green Belt			\boxtimes	, X	Site of Scientific Inter	est (SSSI)		
Archaeological Interest		rest			Ancient Monument			
Local Wildlife Site				Community Open Space				
Lee Valley Regional				Cheshunt Common				
Park								
Listed Building					Locally Listed Building			
TPO Trees		\boxtimes	\boxtimes	Conservation Area				
Air Quality				Protected Species				
Management Area								
Draft Local Plan Designation (Regulation 18)								
The draft Local Plan proposed to allocate this site for residential development in emerging Policy GO5: North of Cuffley Hill. The draft Plan identified that this site has the ability to provide 46 dwellings and								
	•	. ine	oran Plan I	benufied	that this site has the abi	iity to provide	46 awelling	s and
public open space.								

Accessibility – distance as the crow flies									
190m -Primary Sc (Goffs)	hool	2.4km - \$	Secondary School (Goffs)	4km –Employment Area (New River Trading Estate)					
420m - Green Sp (Jones Road)			ealthcare Centre alley View)	10.56km- Hospital (with A&E) (Barnet)					
3.77km - Town/Distric (Brookfield)	t Centre		- Local Centre gatestreet Road)	4.24km -Leisure Centre (Laura Trott)					
3.62km - A10 June (Church Lane)			Railway Station (Cuffley)	50m - Bus Service (Robinson Avenue)					
Flood Risk(
Does the site			Contains	Adjoins					
Zone 2 (Medium Risk)									
Zone 3a (High Risk)									
Zone 3b (Active Flood F	'lain)			\boxtimes					
Additional Flood Risk Co	omments								
There may be some gro		and surface w	ater issues.						
Access and Transport C									
				d that as this site can come					
forward in two different s Utility Provision	sections, th			ess points.					
Electricity	Connectio	ons available i	the existing resident	al area to the south or east.					
Gas	A low pres	ssure das mai	n is located along Cuf	flev Hill					
Water			along Cuffley Hill.						
Valei				erties (102-100) to the south of the					
Sewerage			located along Cuffley						
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other					
Additional Developer Co	omments su	ubmitted durin	g Call for Sites 2016						
Refer to forms CG-GB-0)2. CG-GB-	48 and CG-G	B-65.						
Suitability Comments		-							
The site is considered to									
				Review (Scott Wilson, 2008). The					
	Review states that area C33 performs poorly against the Green Belt purposes, its location meaning that it does little in terms of preventing sprawl. The other part of this site lies within area								
Ū,			U	Belt purposes1 and 2, and plays a					
				C31, C33 and C34 are proposed					
for removal as "t	he removal	of these sub	areas would enable a	more robust and defensible long-					
-		-	•	nt westwards from Goffs Oak".					
				ugh Council, 2016) identifies this					

- The Golds Oak Development Options Report (Broxbourne Borough Council, 2016) identities this site as part of Development Approach 2: Goffs Oak Village Expansion. The sites which form this site are considered suitable in principle. The report concluded that this approach would minimise the impact of development, and by adding more residents to the village could strengthen the provision of services and public transport within and to it.
- The site is considered to be in a sustainable location for residential development; it is close to local facilities, primary provision and modes of sustainable transport.

However, it should be noted that there are a number of protected trees on this site. Due to this it is considered that the density outlined in the Local Plan is appropriate for this site and would be able to provide a number of dwellings within a spacious woodland setting.

provide a number of dwellings within a spacious woodland setting.						
Is this site considered to be suitable for	⊠Yes □ No					
development?						
Availability Comments	The representations received during the Local Plan					
	(Regulation 18) Consultation indicate that this site is					
	available for development, with two developers having					
	options over this site. It is considered that there are no					
	legal/ownerships constraints that would prevent this site					
	from coming forward.					
Is the site considered to be available for	⊠Yes □ No					
development						
Achievability Comments	There are two developers associated with this site. Their					
	interest in the site indicates that it is viable. With the					
	exception of its currently Green Belt designation, it is					
	considered that there are no planning constraints that					
	would prevent the site coming forward for development. It					
	is considered that road works necessary to gain vehicle					
	access to this site will not have a significant impact on the					
	sites viability. The proximity of the site to the urban area					
	means that it will be able to benefit from existing					
	infrastructure (i.e. road network, utilities).					
Is the site considered to be achievable?	⊠Yes □ No					
Delivery Period	1-5 years					



Site Information					Site L	Site Location Map				
Site Reference	се		CG-GB-6	33		[0]				
Number					- ita-	E - Q	HIT			
Site Name			Lane Comp	rehensive						
Site Area			nectares			AN	PH			
Site Status					Goffs Oak House					
			en Belt			14 MAR				
0										
Source of Sit	e		for Sites				1			
			nning Applic	ation	Goff's Oak					
Site Visit			ktop Study			7 4				
Carried Out		⊠Yes				171				
Site Ownersh	ain		oro multiple	ownor fo	-					
Sile Ownersi	πþ	this sit	are multiple	e owner to						
	N		Lane, InEx	nurseries	- /	P III				
bu	E	Green	,			自由王宣				
Surrounding Uses	S		Belt , Theo	balds						
round Uses		Brook								
Sur	W		n Belt, Myles	Court,						
		Goffs	Oak House			1				
Site Descript		0.00	00.04 and							
		J9, CG-	GB-34 and	CG-GB-1	21 for site description.					
Planning Hist		0.00	00.04 and							
Development			GB-34 and	CG-GB-1	21 for the planning history.					
Residential		posai	\sum	2	Commercial	□ Other				
Local Plan 20	005 (Policy	Ľ	2	Commercial					
H11)		l olloy								
Submitted Pr	opos	sal	45 (L	ocal Plan						
			alloc	ation)						
Site Designa	tions	5	Contains	Adioina		Contains	Adioina			
Green Belt			Contains	Adjoins	Site of Scientific Interest	Contains	Adjoins			
Green Deit			\boxtimes	\boxtimes	(SSSI)					
Archaeologic	al In	terest		\boxtimes	Ancient Monument					
Local Wildlife	e Site)		\boxtimes	Community Open Space					
Lee Valley R					Cheshunt Common					
Park	•									
Listed Buildin	ıg				Locally Listed Building					
TPO Trees			\square	\square	Conservation Area					
			Protected Species							
Management			tion (Denvil							
Draft Local P					site for 45 dwellings in eme	raina Policy CO3	8: South of			
Goffs Lane.	υαι Γ						5. South 01			

Accessibility – distance as the crow	w flies							
360m -Primary School (Woodside)	1.56km - Secondary School (Goffs)	3.3km –Employment Area (News International)						
80m - Green Space (Goffs)	140m-Healthcare Centre (Valley View)	11km - Hospital (with A&E) (Barnet)						
3km - Town/District Centre (Brookfield)	170m - Local Centre (684-696 Goffs Lane)	3.4km -Leisure Centre (Laura Trott)						
2.75m - A10 Junction (Churchgate)	1.75km - Railway Station (Cuffley)	300m - Bus Service (War Memorial)						
Flood Risk								
Does the site	Contains	Adjoins						
Zone 2 (Medium Risk)								
Zone 3a (High Risk)								
Zone 3b (Active Flood Plain)								
Additional Flood Risk Comments								
There may be some ground and s	urface water flooding problems.							
Access and Transport Comments	o the site from Goffs Lane. If this site							
this site would have on the local st	vill be required. The most appropriate trategic road network, should be inve- nections to these will be required. Cyc	stigated. Goffs Lane has footpaths						
	vailable along Goffs Lane							
,	essure gas main is located along Gof	fs Lane						
Water A water r	mains is located along Goffs Lane							
Sewerage A foul se	wer and surface sewer is located alo	ng Goffs Lane						
Sewerage Treatment	/e Meads ⊠Deephams	□Other						
Additional Developer Comments submitted during Call for Sites 2016 Refer to CG-GB-09, CG-GB-34 and CG-GB-121								
Suitability Comments								
	ole for residential development due to	the following reasons:						
The site is included within area C24 identified in the Council's Green belt Review (Scott Wilson,								
2008). The review states that area C24 performs strongly against Green Belt purposes, however,								
due to the extremely weak boundaries within sub areas C11-C30 there are no real barriers to prevent encroachment between settlements due to the incremental development that has								
	herefore, there is the opportunity to tr							
	create a far stronger boundary around							
	ovided the following analysis: "Archa							
against a number of oppor	tunities including reasonable accessi	bility and proximity to services,						
	t brownfield land and regeneration po	otential. On this basis the site						
maybe suitable for built de								

- The site has been assessed as part of Development Approach 2 in the Goffs Oak Development Options Report (Broxbourne Borough Council, 2016). The report notes that the development of this site would enable protection and remediation of the various storage and industrial uses on site, and that the site could be used to create a 'gateway' to Goffs Oak Village. The overall benefits identified for Development Approach 2 included; the provision of an appropriate level of housing through relatively minor Green Belt boundary revisions, in part the Green Belt boundary around Goffs Oak village could be more logical and hence defensible in the future, fairly unattractive sites would be removed from the Green Belt and could potentially create more attractive gateways into the village and residents of the new development would have good access to services, facilities and transport.
- The site is considered to be in a sustainable location for residential development; it is close to local facilities, education provision and some modes of sustainable transport. It is also with the sustainable distance recommended by Barton et al (2010) for a doctor's surgery and green space.

However, it is considered that the field located in the south-western corner of this site should not be included within the proposed allocation/developed on. This is due to the site being predominantly green field in nature and development on this site would have a detrimental impact on the views into Theobalds Brook Valley. Please refer to the Council's Green Belt Topic Paper (June 2017) for a revised site outline for GO3: South of Goffs Lane. 3w

(June 2017) for a revised site outline for G	
Is this site considered to be suitable for	⊠Yes □ No
development?	
Availability Comments	The sites that form this site have been actively promoted to
	the Council for development through the Local Plan
	(Regulation 18) consultation. As part of these
	representations, one of the landowners confirmed the sites
	availability for development while another noted its
	inclusion within the allocation. Since the Local Plan
	consultation, a developer has obtained an option over part
	of this site and is currently in discussions with the other
	landowner.
Is the site considered to be available for	⊠Yes □ No
development	
Achievability Comments	The site is considered to be achievable. There is
	developer interest in this site, which suggests that it is
	viable. The sites proximity to the built up area of Goffs Oak
	will enable it to benefit from existing infrastructure.
	Remediation work may be required due to the previous
	industrial use, which could have an impact on its viability.
	The costs of building on this site are not considered to be
	significant to have a detrimental impact on the sites overall
	viability. The mitigation measures required as a result of
	the policy constraints on this site may impact the sites
	viability.
Is the site considered to be achievable?	⊠Yes □ No
Delivery Period	1-5 years



Site Information				Site Location Map					
Site Reference			CG-G	3-64					
Number				-					
Site Name			Nurser	У					-
Site Area		0.7 he	ectares					/	
Site Status		□Urb	an						
		⊠Gre	en Belt				/		\frown
		□Mix	ed				-		
Source of Site		⊠Cal	for Site	es				A	1
		□Plai	nnina A	pplication			1	4	
			sktop St		8	1			λ
Site Visit Carried		□Yes				//			
Out		⊠No	·				1	Alat	THORA J
Site Ownership			are va	rious		The Cha	ise	10	- LIND
One Ownership				or this site	97 M.L		-		
	Ν				. A AND A CONTRACT ROOM	The	Greyfriars	-	SICE.
D	IN	Fields	n Belt, C	реп	and the second s		Saxonwold		
ip s	Е		nunt Co	mmon	OW			Y XX	
Surrounding Uses	S	Resid			12		Green Hedges	$\times \land$	
	W			et Road,	-1/20		Shenno	od	60
Ō	vv	Resid		st Noau,		ΔW		sambols te	COLSTON
Site Description		rtoold	onna				MUZC V	_AC0 2	
The main part of	the s	ite is re	ectangu	lar in shar	be and relatively	flat. Th	ne site is o	pen field in i	nature, with a
number of trees s									
two structures loc									
Newgatestreet Ro	bad.			-					
Planning History									
No history of note									
Development Pro	posa	al					1		
Residential	<u> </u>			d Comr	nercial		Other		
Local Plan 2005 (Poli	су	20						
H11)									
Submitted Propos	sai		-						
Site Designations	5	I		Γ	1			I	
		Co	ntains	Adjoins				Contains	Adjoins
Green Belt			\boxtimes	\boxtimes	Site of Scientifi	c Inter	est		
Archagolagiaglup	toro	.+			(SSSI)	ant			
Archaeological In		51			Ancient Monum				
Local Wildlife Site					Community Op		ace		
Lee Valley Region Park	nai				Cheshunt Com	mon			\boxtimes
Listed Building					Locally Listed E	Ruildin	n		
TPO Trees					Conservation A		9		
Air Quality					Protected Spec				
Management Are	а					163			
Draft Local Plan		nation	(Regul	ation 18)					
The draft Local F	Plan	propose	ed to ke	ep this sit	e within the Gree	en Belt			

Accessibility – distance as the crow flies								
230m -Primary Sc (Goffs)		econdary Scho Goffs)	ool	3.83km –Employment Area (New River Trading Estate)				
550m - Green Sp (Richardson Creso			althcare Cent lley View)	re	11.1km- Hospital (with A&E) (Barnet)			
3.61km - Town/Distric (Brookfield)	t Centre		Local Centre sons Parade)		4.35km -Leisure Centre (Laura Trott)			
3.55km - A10 June (Church Lane)			Railway Static Cuffley)	on	831m - Bus Service (Goffs Oak War Memorial)			
Flood Risk		ſ						
Does the site		C	ontains		Adjoins			
Zone 2 (Medium Risk)								
Zone 3a (High Risk)								
Zone 3b (Active Flood F	Plain)							
Additional Flood Risk Co	omments							
The site may suffer from		ater flooding.						
Access and Transport C								
narrow and would require would also require impro	The site can be accessed from Newgatestreet Road; however this is via a gate and track. This track is narrow and would require widening if development was to come forward. The visibility of the entrance would also require improving. There are footpaths along both sides of Newgatestreet Road which lead to Goffs Oak Village Centre. Connections to these would be required. Cycle access to the site would need							
Utility Provision								
Electricity	Cables av	ailable at New	atestreet Roa	ad				
Gas		ssure gas main			testreet Road			
Water	A water n	nain is located a	along Newgate	estreet Roa	ad			
Sewerage	A foul sev	ver and surface	is located alo	ng Newga	testreet Road			
				<u> </u>				
Sewerage Treatment	•	e Meads	Deeph		□Other			
Additional Developer Co	omments si	ubmitted during	Call for Sites	2016				
None submitted.								
Suitability Comments								
The site is includ	 This site is not considered to be suitable for development due to the following reasons: The site is included in area C30 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Bayiaw states that area C30 area performs strength against the Creen Belt boundary. 							
2008). The Review states that area C30 area performs strongly against the Green Belt boundary and proposed no change to the boundary in this location. However, it should be noted that the								
					Freen Belt boundary in C11-C30			
				means th	at there are no real barriers to			
prevent encroac								
					ak boundaries are not likely to			
-	-	-			to the countryside.			
I his site contribution the strategic gap					and plays a role in maintaining			
Is this site considered					⊠ No			
is this site considered	to be suit		-pinone:		Ľ∖ INU			



	te In	torma	tion		Site Locati	ion Map	
Site Reference			CG-GE	3-65			
Number						8 HEPT	ts / Sec
Site Name			nead Nu				bH(A)
Site Area			hectare	S	The second se		
Site Status		□Url					
			een Belt			BOBINS	· In Calle
		□Miz			_	OW MEN	All B
Source of Site			Ill for Site				HIRDE
			-	pplication			TRAIL
			sktop St	udy			the same
Site Visit Carried		⊠Ye			Fairmead Nursery		THE DRIVE
Out		□No					SUPPLY P
Site Ownership			e are var owners fo	rious or this site			
D	Ν	Resid	dential			E	TOTA 141
ding	Е	Resid	dential			TPITCITI	
round Uses	S	Resid	dential				THIT
Surrounding Uses	W		lict Nurs	ery Site,			A
ິດ		Gree	n Belt		Sheltor		THERE
Site Description	I						
The site is rectan	gula	r in sha	ape. The	southern	region of the site is formed of the	e garden land f	for the
					Cuffley Hill). There are various st		
					, abandoned cars) within bramble		
					ng the eastern boundary. The site hedgerows. See also CG-GB-62		
48	Sery		westby		11euger0ws. See also CO-OD-02	., CO-OD-02 a	
Planning History							ind CG-GB-
A bungalow and	nara						
	yara	ge wer	re approv	ved on the	site.		
Devialenment Dre			re approv	ved on the	site.		
Development Pro						Other	
Residential	posa		re approv ∑			Other	
Residential Local Plan 2005	posa					Dther	
Residential	posa (Polic		Σ			Dther	
Residential Local Plan 2005 H11) Submitted Propo	posa (Polic sal		12 (L	3		Dther	
Residential Local Plan 2005 H11)	posa (Polic sal	al Cy	12 (L allo	.ocal Plan			
Residential Local Plan 2005 H11) Submitted Propo Site Designations	posa (Polic sal	al Cy	12 (L allo	.ocal Plan ocation) Adjoins	Commercial C	Contains	Adjoins
Residential Local Plan 2005 H11) Submitted Propo Site Designations Green Belt	pposa (Polio sal	al cy Co	12 (L allo ontains	ocal Plan ocation) Adjoins ⊠	Commercial Commercial C Commercial C C Site of Scientific Interest (SSSI)	Contains	Adjoins
Residential Local Plan 2005 H11) Submitted Propo Site Designations Green Belt Archaeological In	posa (Polio sal	al cy Co	12 (L allo ontains	ocal Plan ocation) Adjoins ⊠	Commercial C Commercial C C Site of Scientific Interest (SSSI) Ancient Monument	Contains	
Residential Local Plan 2005 H11) Submitted Propo Site Designations Green Belt Archaeological In Local Wildlife Site	(Polic sal	al cy Co	12 (L allo ontains	ocal Plan ocation) Adjoins ⊠	Commercial □ C Commercial □ C Site of Scientific Interest (SSSI) Ancient Monument Community Open Space	Contains	Adjoins
Residential Local Plan 2005 H11) Submitted Propo Site Designations Green Belt Archaeological In	(Polic sal	al cy Co	12 (L allo ontains	ocal Plan ocation) Adjoins ⊠	Commercial C Commercial C C Site of Scientific Interest (SSSI) Ancient Monument	Contains	Adjoins
Residential Local Plan 2005 H11) Submitted Propo Site Designations Green Belt Archaeological In Local Wildlife Site Lee Valley Regio	(Polic sal	al cy Co	12 (L allo ontains 	ocal Plan ocation) Adjoins ⊠	Commercial □ C Commercial □ C Site of Scientific Interest (SSSI) Ancient Monument Community Open Space	Contains	Adjoins
Residential Local Plan 2005 H11) Submitted Propo Site Designations Green Belt Archaeological In Local Wildlife Site Lee Valley Regio Park	(Polic sal	al cy Co	12 (L allo ontains 	 ocal Plan ocation) Adjoins ⊠ □ □ □ 	Commercial I Commercial I Site of Scientific Interest (SSSI) Ancient Monument Community Open Space Cheshunt Common	Contains Contains Contains	Adjoins
Residential Local Plan 2005 H11) Submitted Propo Site Designations Green Belt Archaeological In Local Wildlife Site Lee Valley Regio Park Listed Building	(Polic sal	al cy Co	12 (L allo ontains 	a cocal Plan cocation) adjoins a a a a a a a a a a a a a a a a a a a	Commercial □ C Image: Commercial □ C Image: Commercial Image: Commercial Image: Commercial Site of Scientific Interest (SSSI) Ancient Monument Image: Community Open Space Community Open Space Cheshunt Common Image: Community Common Image: Community Common Locally Listed Building Image: Community Common Image: Common Image: Common Image: Common	Contains Contains Contains	Adjoins

Draft Local Plan Designation (Regulation 18)									
The draft Local Plan proposed to allocate this site for residential development, as part of emerging Policy									
GO5. The Plan identifies that this site, Fairmead Nursery, has the capacity to deliver 12 dwellings.									
Accessibility – distance as the crow flies									
nool	2.5km - \$	Secondary School (Goffs)		–Employment Area River Trading Estate)					
ace			10.6kn	n - Hospital (with A&E) (Barnet)					
Centre			4.35	ikm -Leisure Centre (Laura Trott)					
tion				5m- Bus Service Robinson Avenue)					
	•								
		Contains		Adjoins					
lain)									
omments	1								
und water	and surface w	ater issues.							
omments									
ess, which	could be exte	nded to this site. Con	nections to	the footpaths along					
0 1				<u> </u>					
		•		the south or east					
	V	V							
		<u> </u>							
site and to	o the east at F		•	,					
□Ry	e Meads	⊠Deephams		□Other					
The promoter stated that this site, in conjunction with CG-GB-02, is in a highly sustainable location on the western edge of Goffs Oak, within a short distance of the local amenities and services. The promoter stated that the site has the capacity to accommodate development, whilst maintaining the overall purpose of the borough's Green Belt. There are no impediments constraining the development of this site. A number of technical documents were submitted to support the sites promotion; this included a tree assessment, landscape and Green Belt appraisal, Initial Development Design Framework and a Transport Appraisal. These documents, and the representations made for this site and CG-GB-02 can be found on the Council's website by using the following link: www.broxbourne.gov.uk/lpsites									
	centre contre	posed to allocate this site as the crow flies as the crow flies nool 2.5km - \$ ace 560m -H (V) Centre 310m (1-5 M) tion 1.08km - ion State and surface womments cess to this site. The rest ess, which could be extered be created. Cycle access Connections available i	posed to allocate this site for residential develop as the crow flies nool 2.5km - Secondary School (Goffs) ace 560m -Healthcare Centre (Valley View) Centre 310m - Local Centre (1-5 Masons Parade) ion 1.08km - Railway Station (Cuffley) ion 1.08km - Railway Station (Cuffley) mements	posed to allocate this site for residential development, as as that this site, Fairmead Nursery, has the capacity to deli as the crow flies nool 2.5km - Secondary School (Goffs) 4km (New ace 560m -Healthcare Centre (Valley View) 10.6kn Centre 310m - Local Centre (1-5 Masons Parade) 4.35 tion 1.08km - Railway Station (Cuffley) 2 ion 1.08km - Railway Station (Cuffley) 2 mments					

Suitability Comments

This site is considered to be suitable for residential development due to the following reasons:

- The site is included within area C33 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C33 "*Performs poorly against Green Belt purposes, its location meaning that it does little in terms of preventing sprawl. In reality, also does little to separate existing settlements and thus, if anything, could score lower than attributed here"* and proposed its removal (in full and in part) as part of Option 1 and 2.
- The Council's 'Review of the Inner Boundary of the Metropolitan Green Belt within the Borough of Broxbourne" concluded that it is not necessary to "retain an area of physically enclosed land" and that the land has potential for residential development and should be allocated as either a short term Housing site or as Reserve Housing Land.
- The site was considered as part of Development Approach 2: Goffs Oak Village Expansion (Broxbourne Borough Council, 2016), in the Goffs Oak Development Options report. The report states that this site, in conjunction with CG-GB-02 and CG-GB-48, is suitable in principle, but notes that there are a number of protected trees within the site which should be retained if development came forward.
- The site is considered to be in a sustainable location for development; it is close to local facilities, primary education and modes of sustainable transport. This point is reiterated in the 2005 Local Plan Inspector's Report.

• • • • • • • • • • • • •	
Is this site considered to be suitable for	⊠Yes □ No
development?	
Availability Comments	The site has actively been promoted to the Council
	through the Local Plan consultation (Regulation 18).
	During this consultation, the promoter of the site stated
	that it was available for development in the short-term.
Is the site considered to be available for	⊠Yes □ No
development	
Achievability Comments	The site is considered to be achievable. With the
	exception of the sites Green Belt designation, it is
	considered that there are no policy constraints that
	would prevent the development of this site. Due to the
	sites proximity to the urban area of Goffs Oak means
	that it can benefit from existing infrastructure i.e. roads,
	utilities.
Is the site considered to be achievable?	⊠Yes □ No
Delivery Period	1-5 years



Site Information			Site Location Map						
Site Reference			CG-G	3-66	/				
Number					- 18				
Site Name			gh Field	2	- / fi			Tether	Roven
Site Area		-	ectares		41				
Site Status		□Urb			()			Asherina	Artificial Manage
			en Belt					Tark	As mean russy
		□Mix	ed					C.P.R.	ričang
Source of Site		□Cal	for Site	es				The Net	
		⊠Plaı	nning A	pplication	31			Valley Via	
			ktop St	udy					Tank
Site Visit Carried		□Yes	;					F	9
Out		⊠No			1			Tan	
Site Ownership		There	are two	C					
		lando	wners fo	or this site	•			Woodard House	
	Ν	Open	Field, C	Green Bel	t			Windyadge	
Surrounding Uses	Е			et Road,					Availation PW
round Uses		Resid						Oak HouseFam	78
<u> </u>	S		,	Residentia					
Su	W	Open	field, G	reen Belt					19
Site Description		to ond	alanaa	down to th	ne west. It is open	field	in noturo	with a numb	or of
					re is a high conce				
western central re									
western boundari									
Planning History									
			st of Ne	wgatestre	et Road was refus	sed in	the late 5	0s.	
Development Pro	posa	al							
Residential	<u> </u>				mercial		Other		
Local Plan 2005 (Polie	су	111						
H11) Submitted Propos	sal								
			-			_			
Site Designations			ntoino	Adiaina				Containa	Adioino
Green Belt		0	ntains	Adjoins	Site of Scientific	Intor	oot	Contains	Adjoins
Green Deil			\boxtimes	\boxtimes	(SSSI)	men	est		
Archaeological In	teres	st			Ancient Monum	ent			
Local Wildlife Site					Community Ope		ace		
Lee Valley Region	nal				Cheshunt Com	-			
Park									
Listed Building					Locally Listed B	uildin	g		
TPO Trees					Conservation Ar	ea			
Air Quality					Protected Speci	es			
Management Are									
Draft Local Plan						;			
I ne dratt Local F	ran	propose	ea to ke	ep this si	te within the Gree	n Belt			

Accessibility – distance as the crow flies							
460m -Primary Sc (Goffs)	hool	2.82km -	Secondary Sc (Goffs)	hool	4.1km –Employment Area (New River Trading Estate)		
520m - Green Sp (Richardson Creso			Healthcare Cer ′alley View)	ntre	11.2km - Hospital (with A&E) (Barnet)		
3.86km - Town/Distric (Brookfield)	t Centre		- Local Centro lasons Parade		4.71km -Leisure Centre (Laura Trott)		
3.9km - A10 Junc (Church Lane)		1.31km	- Railway Stati (Cuffley)	ion	1.1km -Bus Service (Goffs Oak Memorial)		
Flood Risk							
Does the site			Contains		Adjoins		
Zone 2 (Medium Risk)							
Zone 3a (High Risk)							
Zone 3b (Active Flood F	Plain)				\boxtimes		
Additional Flood Risk Co	omments						
The site may suffer from		ater flooding a	and surface wa	ter flood	ing.		
Access and Transport C							
		gate from New	gatestreet Roa	ad. This a	access point and its visibility will		
need to be improved if c	levelopmer	nt came forwa	rd. Due to the	amount o	of development that this site could		
accommodate, a transp	ort assessr	nent will be re	quired. There	are footp	oaths on the western side of		
	onnections	to this footpat	th will be requi	red. Cyc	le access to the site will be		
required.							
Utility Provision	F 1 ())(· · · F			
Electricity			ble at Newgat				
Gas					vgatestreet Road		
Water	A water n	nain is localed	l along Newgat	lestreet i	Road		
Sewerage		est foul sewer nce to Chilterr		ewer are	located to the south of the site, by		
Sewerage Treatment	□Ry	e Meads	⊠Deep	hams	□Other		
Additional Developer Co	omments si	ubmitted durin	g Call for Sites	s 2016			
None submitted.							
Suitability Comments							
This site is not consider	ed to be su	itable for deve	elopment due t	o the foll	lowing reasons:		
The site is includ	led within a	area C30 iden	tified in the Co	uncil's G	reen Belt Review. The Review		
states that area	C30 perfori	ms strongly ag	gainst the Gree	en Belt p	urposes and proposed no change		
to the boundary	in this locat	tion. However	, it should be n	noted that	t the review also stated that there		
is the opportunity to create stronger Green Belt boundaries in C11-C30 as these areas have							
			ns that there a	re no rea	al barriers to prevent		
encroachment b							
					d west. These weak boundaries		
countryside.	endure bey	ond the Plan	period or preve	ent furthe	er encroachment into the		
-	role in mair	ntaining the st	rategic gap be	tween th	e Hammondstreet settlement and		
Goffs Oak Villag	e.	J	••••				
Is this site considered	to be suit	able for deve	lopment?	□Yes	⊠ No		



Si	te In	format	Site Information				Мар	
Site Reference					Tank		Tank	
Number			CG-GI	5-07	Pembrey		Tank	
Site Name			Nurser	у	The Nest			
Site Area		2.2 he	ectares					
Site Status		□Urb	an		ValleyView			
		⊠Gre	⊠Green Belt		Tank		$\langle \rangle$	
		□Mix	ed		E		THAN !	
Source of Site		⊠Cal	for Site	es				
		□Plai	nning A	pplication	Tara	Ta		
		Des	sktop St	tudy			X Nursery	
Site Visit Carried		⊠Yes	;		Chatsworth			4
Out		□No						
Site Ownership			ite is in	single	Windyrdge		Theobalds	
		owner	•			10	Nursery	
D	Ν	Greer			Whiteladies	PW		
Surrounding Uses	E	Greer			k House Fam	Pathlu		
round Uses	S		alds N	ursery,	SHE			
D U	W	Green		et Road,	-			
ິດ	vv	Greer		el Ruau,	H			
Site Description		01001	Don					
	ely re	ectangu	ılar in s	hape and	slopes to the east. There	e are a num	ber of derelic	t
					asshouse structures and			
					structure. There are area		anding across	s the site,
	rubla	and and	d a pon	d located	within the eastern region.			
Planning History	ny of	noto						
No planning histo Development Pro								
Residential	pose		5	Comr	nercial 🗌 🛛	Other		
Local Plan 2005 (Poli	.v						
H11)		-)	-					
Submitted Propos	sal		28					
Site Designations	;							
		Co	ntains	Adjoins			Contains	Adjoins
Green Belt			\boxtimes	\boxtimes	Site of Scientific Interes	t (SSSI)		
Archaeological In	teres	st			Ancient Monument			
,					Community Open Space			
Local Wildlife Site	;				Cheshunt Common		-	
0			_		Cheshunt Common			
Local Wildlife Site Lee Valley Region Park					Cheshunt Common			
Local Wildlife Site Lee Valley Region Park Listed Building			_		Cheshunt Common Locally Listed Building			
Local Wildlife Site Lee Valley Region Park Listed Building TPO Trees					Cheshunt Common			
Local Wildlife Site Lee Valley Region Park Listed Building TPO Trees Air Quality	nal				Cheshunt Common Locally Listed Building			
Local Wildlife Site Lee Valley Region Park Listed Building TPO Trees Air Quality Management Are	nal				Cheshunt Common Locally Listed Building Conservation Area			
Local Wildlife Site Lee Valley Region Park Listed Building TPO Trees Air Quality Management Are Draft Local Plan I	nal a Desię		Contraction (Regul		Cheshunt Common Locally Listed Building Conservation Area Protected Species			
Local Wildlife Site Lee Valley Region Park Listed Building TPO Trees Air Quality Management Are Draft Local Plan I	nal a Desię		Contraction (Regul		Cheshunt Common Locally Listed Building Conservation Area			

Accessibility – distance as the crow flies							
460m -Primary School (Goffs)		2.61km - Secondary School (Goffs)	3.84km –Employment Area (New River Trading Estate)				
300m - Green Spa (Richardson Cresc		1.02km -Healthcare Centre (Valley View)	11.2km - Hospital (with A&E) (Barnet)				
3.67km - Town/Distric (Brookfield)	t Centre	820m - Local Centre (1-5 Masons Parade)	4.47km -Leisure Centre (Laura Trott)				
3.68km - A10 Junc (Church Lane)		1.44km- Railway Station (Cuffley)	1.01km- Bus Service (War Memorial)				
Flood Risk							
Does the site		Contains	Adjoins				
Zone 2 (Medium Risk)			, П				
Zone 3a (High Risk)							
Zone 3b (Active Flood P	lain)						
Additional Flood Risk Co	,						
There may be ground w		Inface water flooding.					
Access and Transport C							
if development was to or Newgatestreet Road has	ccur. The v	row track from Newgatestreet Road isibility of the access point would al n on its western side. Connections t					
Utility Provision	Located	t Newgeteetreet Deed					
Electricity		t Newgatestreet Road.	wastastrast Daad				
Gas		ssure gas main is located along Nev	· ·				
Water		nain is located along Newgatestreet					
Sewerage		ver and surface sewer is located to street Road (near 147-149)	the south of the site, along				
Sewerage Treatment	□Ry	e Meads 🛛 🖾 Deephams	□Other				
Additional Developer Co	omments si	ubmitted during Call for Sites 2016					
None submitted.							
Suitability Comments							
This site is not considered to be suitable for residential development (market) due to the following							
reasons:		I X	, 3				
The site is includ	led within a	rea C30 identified in the Council's (Green Belt Review (Scott Wilson,				
2008). The Review states that area C30 performs strongly against the Green Belt purposes and							
		Green Belt boundary in this location					
		e is the opportunity to create a stror					
		extremely weak boundaries", which i	means that there are no real				
		nment between settlements.	Locuth There are no more reserved				
and defensible G	Green Belt b	elt boundaries to the north, east and boundaries for this site which will rer ant into the countryside					
prevent further encroachment into the countryside.							

- The site plays a role in maintaining the strategic gap between Goffs Oak and the Hammondstreet settlement.
- The development of this site will result in a small-scale isolated development. The site is too small to facilitate sustainable place-making.
- The Inspector for the Borough of Broxbourne Local Plan Second Review 2001-2011 made the following conclusions for this site: "A substantial part of the objection site is covered with vacant glasshouses in various states of dereliction, and some other outbuildings. Although some of the buildings and storage areas do not contribute much to the openness of the green belt, the site and its surroundings remain essentially rural in character. It fulfils the Green Belt functions of preventing Cheshunt from sprawling into the countryside, and maintaining the gap between Goffs Oak and Hammondstreet. The site does not constitute PDL as defined in PPG3 and at present it does not represent a particularly sustainable location for new housing compared to other parcels of Green Belt land."

However, the Council's emerging policy GB2 permits self-build development at low densities on derelict glasshouse sites. This is subject to the site meeting a number of conditions i.e. being erected prior to 20th October 2015; evidence that the site has been marketed for a period of a least one year at a realistic value for use as a horticultural business, and/or evidence is provided that the site is incapable of accommodating a viable horticultural business. Following a site visit, it is considered that part of this site (western region where derelict glasshouse sites are situated) would meet criteria II ii) of emerging Policy GB2.

□Yes

Is this site considered to be suitable for development?

🛛 No



Site Information						S	Site Location N	lap	
Site Reference		CG-GB-68			8				111
Number									
Site Name		-		e Meac	low				
Site Area		-	6 hectares					E B	
Site Status		□Ur				~	TV		
		⊠Gr	een	Belt			-1 4		
		□Mi							
Source of Site				r Sites					
				ng Appl					
				p Stud	y				
Site Visit Carried		□Ye							J
Out		⊠No							
Site Ownership				e three			and .		Ag amarane
					his site.	15	P P P PAR		THE
es	Ν			elt, Para			VAT		GER R
ns.	_)pen Fi		h HEL SI	THE		
Surrounding Uses	E	Gree		e Para	lise,	7406007			
ndi	S			Street,			REAR	Alter	
Ino	0			Street (Dpen		1 APRIL	5-44-	D. I. S.
		Space	•	0	spen		XHARA	THEFT	11282
0	W			elt, Ope	n Field		A THE ST	AllaTHAT THE	11kXX3
Site Description					A				
						north. It is predomin			
						with the exception			
						l on the site, located			
	•		IS SU	ructure	a line of tr	ees runs southward	s, stopping with	iin the middl	e of the
upper segment of Planning History	i the	sile.							
No planning histo	orv of	f note							
Development Pro									
Residential				\boxtimes	Commer	cial 🗆	Other		
Local Plan 2005	(Poli	cy H1	1)	_					
Submitted Propos	•		,	120					
Site Designations				120					
			Co	ntains	Adjoins			Contains	Adjoins
Green Belt						Site of Scientific Ir	terest (SSSI)		
Archaeological In	tere	st				Ancient Monumen	, ,		
Local Wildlife Site					\boxtimes	Community Open Space			\boxtimes
Lee Valley Regio	nal F	Park					Cheshunt Common		
Listed Building						Locally Listed Building			
TPO Trees						Conservation Area	a		
Air Quality Manag	geme	ent				Protected Species	;		
Area									
Draft Local Plan I									
The draft Local F	Plan	propos	sed	to keep	this site w	ithin the Green Belt			

Accessibility – distance as the crow flies							
570m -Primary Sc (Fairfields)	1.56km -	Secondary Schoo (Goffs)	ol	1.62km –Employment Area (New River Trading Estate)			
0m - Green Spa (Appleby Stree		ealthcare Centre Stockwell)		11.5km - Hospital (with A&E) (Princess Alexandra)			
1.46km - Town/Distric (Brookfield)	t Centre		- Local Centre nmondstreet)		2.84km -Leisure Centre (Laura Trott)		
1.75km- A10 Junc (Turnford)	tion		Railway Station (Cuffley)		450m - Bus Service (Peakes Lane)		
Flood Risk							
Does the site		(Contains		Adjoins		
Zone 2 (Medium Risk)							
Zone 3a (High Risk)							
Zone 3b (Active Flood F	Plain)				\boxtimes		
Additional Flood Risk Co	omments			I			
There may be some gro		flooding. The	site is within a so	urce pro	tection zone.		
Access and Transport C		<u> </u>		I			
investigation. There are	e no public d lighting al	footpaths of st ong Appleby S	reet lighting along Street will need to	g Applet	the borough will require further by Street or Park Lane alled if development came		
Electricity	Located i	n the main res	idential area to th	he south			
Gas			n is located at Pa				
Water	A water n		along Appleby S		the south and to the east of the		
Sewerage	A surface Close	sewer is loca	ted to the south c	of the site	e at Springwood and Tennand		
Sewerage Treatment	□Ry	e Meads	⊠Deepha	ms	□Other		
Additional Developer Co	omments si	ubmitted durin	g Call for Sites 20	016			
None submitted.							
Suitability Comments							
The site is not considered	The site is not considered to be suitable for development due to the following reasons:						
	The site is included within area C5 and C6 identified in the Council's Green Belt Review (Scott						
					orm strongly against Green Belt		
					orm poorly against Green Belt		
					these areas were proposed.		
		•			south and west. These green		
		•		ver a ion	g period. They would also not		
prevent further e			een Beit. ward sprawl of W	last Cha	shunt		
Is this site considered				Yes	No		
is this site considered	to be suit			1162			



		Site Informa	ation		Site Location Map			
Site Reference Number	9	(CG-GB-69				Kennetsar	d Callesy
Site Name	Э	Lucas Hou	ise Farm				Trabada	TS
Site Area		6.9 hectar	es			E Dutter		μ
Site Statu	s	□Urban				Logita	T	
		⊠Green E	Selt			EF EILE		
					D	ta		1. L
Source of	Site	\boxtimes Call for			Springfield Nursery	LA AI		
		-	g Applicatio	า				
Site Visit			Study		5			
Carried O	ut	⊡Yes ⊠No			Weald View Nusery			
Site		The site is	in single		Nursey		/	
Ownershi	р		. There is a	llso a			~	Piggery
	1		er part of th				Woodham Nursery	Son-
ev	Ν		ne, Open F	ield,		-	5	LE.
Surrounding Uses	E	Green Bel	ι d, Woodhan	n	14 N		· /	HE2
ing		Nursery, G			74	- (E) -	•	6 del
pur	S		Nursery, Lo			10 7000		
LIOI	14/		e, Green Be			Tana I	Write Calas	Letter and
Su	W	Nurseries, Crouch La	Green Belt	,		L Int		ŋ
Site Desc	ription	-						
					site is predominantly			
					orthern region of the			
					jion of the large clus ber of trees are loca			
Planning I			griout the of			tod diolig the of		100.
No history								
Developm Residentia		roposal	\square	Commer	cial 🗆	Other		
		5 (Policy H1		Commen		Other		
Submittee		· ·	1) 207	-				
Site Desig			-					
	griatio	15	Contains	Adjoins			Contains	Adjoins
Green Be	lt				Site of Scientific In	terest (SSSI)		
Archaeolo	gical	Interest			Ancient Monumen	()		
Local Wild	•			\boxtimes	Community Open Space			
Lee Valley	y Regi	onal Park			Cheshunt Commo	n		\square
Listed Bui	lding			\boxtimes	Locally Listed Build	ding		
TPO Tree					Conservation Area			
Air Quality	/ Man	agement			Protected Species			
Area				_			_	_

Draft Local Plan Designation (Regulation 18) The draft Local Plan proposed to keep this site within the Green Belt								
Accessibility – distance as the crow flies								
430m-Primary Scł (Goffs)	nool	2km - S	econdary School (Goffs)		34km –Employment Area ew River Industrial Estate)			
Goffs - Green Spa (170m)	ace		ealthcare Centre alley View)	11.	3km - Hospital (with A&E) (Barnet)			
3km - Town/District ((Brookfield)	Centre		- Local Centre asons Parade)	3	3.78km -Leisure Centre (Laura Trott)			
2.98km - A10 Junc (Church Lane)			Railway Station (Cuffley)		3712 - Bus Service (War Memorial)			
Flood Risk								
Does the site			Contains		Adjoins			
Zone 2 (Medium Risk)								
Zone 3a (High Risk)								
Zone 3b (Active Flood P	lain)				\boxtimes			
Additional Flood Risk Co	omments							
No flooding issues ident	ified.							
Access and Transport C								
There is also a dropped point is considered to be need to be improved to deliver, an assessment	kerb and gate the most sui ensure that it into the impaction to footpaths o	ed entrance table, if dev is highway et that this v r street ligh	e to this site from St velopment was to co compliant. Due to t vould have on the lo ting along Crouch L	James Roome forwat he develop ocal and w ane. Thes	s and semi-rural in nature. oad. Crouch Lane access rd/ This access point will pment capacity this site car vider strategic network will se will need to be installed i provided.			
Electricity	Located in the	ne main res	idential areas to the	e east and	west			
Gas			re gas main is locat to the west (Colsto		east of the site (Poppy nt, Melvyn Close)			
Water			along Crouch Lane					
Sewerage	Surface sew Close	er and foul	sewers are located	to the we	st of the site at Poppy			
Sewerage Treatment	□Rye N	leads	⊠Deephams	6	□Other			
Additional Developer Co	mments subr	nitted durin	g Call for Sites 201	6				
None submitted.								

Suitability Comments

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

- The site is included in area C29 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that this area performs strongly against Green Belt purposes, and proposed no amendment to the boundary in this location. However, it should be noted that the review also stated that there is the opportunity to create stronger Green Belt boundary in C11-C30 as these areas have "extremely weak boundaries" which means that there are no real barriers to prevent encroachment between settlements.
- This site has weak Green Belt boundaries to the east that would not be permanent and last beyond the Plan period or prevent further encroachment into the countryside. As a consequence of these weak Green Belt boundaries, it is possible that the development of could contribute to the coalescence of Goffs Oak Village and the St James settlement.
- The site contributes to preventing the further outward sprawl of St James'.

|--|



Si	ite In	formation	1		S	Site Locati	ion Map	
Site Reference		CC	G-GE	3-70				
Number								
Site Name		Land at V			FB			
Site Area		Bungalov 0.9 hecta		James	FB			
Site Status						-		Path (um)
Sile Status		⊡Urban ⊠Green Belt						Pat
			Deit					
Source of Site		⊠Call for	Site	20	- /	Path (un	7	
				pplication				
		Deskto	•					
Site Visit Carried		□Yes		,				
Out		⊠No						
Site Ownership		There are						
				or this site			(
	Ν			Green Belt				X
Surrounding Uses	Е	Twelve A		Farm,				
round Uses	S	Green Be		Residentia				
L I I I	3	Garden,						
Su	W	-		Green Belt	-			L.
		•						
Site Description								
					pen field nature, with tr er of trees is located in		U U	
					is through the site.	the south	western co	mer. A lence
Planning History			otpu	an anachar	o through the olte.			
No planning histo	ory of	note.						
Development Pro	posa	al		-		1		
Residential			Þ	Comr	nercial 🗌	Other		
Local Plan 2005	(Polie	cy H11)	27	7				
Submitted Propo	sal		-					
Site Designations	2							
	,	Conta	ins	Adjoins			Contains	Adjoins
Green Belt		\boxtimes		\boxtimes	Site of Scientific Inter (SSSI)	est		
Archaeological In	teres	st 🗌			Ancient Monument			
Local Wildlife Site	Э				Community Open Space			
					Cheshunt Common		1	
Lee Valley Regio	nal				Cheshunt Common			
Park	nal					q		
	nal				Cheshunt Common Locally Listed Building Conservation Area	g		
Park Listed Building TPO Trees Air Quality					Locally Listed Building	g		
Park Listed Building TPO Trees Air Quality Management Are	a				Locally Listed Building	g		
Park Listed Building TPO Trees Air Quality Management Are Draft Local Plan	a Desiį	gnation (Re		 	Locally Listed Building	-		

Accessibility – distance as the crow flies							
1.05km -Primary So (Goffs)	1.05km -Primary School (Goffs)		Secondary School (Goffs)	2.87km –Employment Area (New River Trading Estate)			
180m -Green Spa (Argent Way)	ace		lealthcare Centre /alley View)	11.9km - Hospital (with A&E) (Barnet)			
2.61km - Town/District Centre (Brookfield)			- Local Centre nmondstreet)	3.4km -Leisure Centre (Laura Trott)			
2.6km - A10 Junct (Church Lane)			Railway Station (Cuffley)	608m - Bus Service (Macintosh Close)			
Flood Risk							
Does the site			Contains	Adjoins			
Zone 2 (Medium Risk)							
Zone 3a (High Risk)							
Zone 3b (Active Flood P	lain)						
Additional Flood Risk Co	omments						
the site. There may be s Access and Transport C	urface wat omments	er flooding on	the site	100m to the north, could have on			
site's boundaries. The tra	ne forward. ack access	These impro doubles up a	vements may require as a public footpath. T	s will require widening if land to be brought outside of the his footpath will need to be cycle access to the site will need to			
Utility Provision							
Electricity	Electricity	cables availa	ble to the south east	of the site at Poets Gate			
Gas				uth east of the site at Poets Gate			
Water	The close	st water main	s is located to the sou	th east of the site at Poets Gate			
Sewerage	A foul sev	ver and surfac	ce sewer adjoin the si	e to the east.			
Sewerage Treatment		e Meads	⊠Deephams	□Other			
Additional Developer Co			•				
None submitted.							
Suitability Comments							
				ue to the following reasons:			
 The site is included in area C14 identified in the Council's Green Belt (Scott Wilson, 2008). The review states that this area C14 performs strongly against Green Belt Purposes 1 and 2, and 							
		•		en Belt Purposes 1 and 2, and t the review also stated that there is			
	•			1-C30 as these areas have			
			ns that there are no re				
encroachment be				L			
			•	ermanent and defensible over a achieve the countryside.			
The developmen	t of this site	e will result in	a small area of isolate	ed development that is not close to			

local facilities and amenities. The site is also not large enough to facilitate sustainable placemaking.

The site plays a role in maintaining the local gap between West Cheshunt and St James' village.
Is this site considered to be suitable for development?
 □Yes ⊠ No



Site Reference	Site Information				S	Site Location	Мар	
		CG	-GB-7	71(a)				
Number				()				
Site Name Site Area		In-Ex Nursery 1.82 hectares						
Site Status		-	ares		- / //			Nursery (hor
Sile Status		□Urban ⊠Green	Polt			THI		
			Deil		Pavilion	ry (horticultural)	F	Tan
Source of Site		\boxtimes Call for	Site	e				1-1-
					Pavilion /illage			
		Deskto	• ·	•	Hall		44	
Site Visit Carried		⊠Yes	•		Garden Ce	entre		
Out		□No				F I	1 ar	
Site Ownership		There are			Hall 652 Club	-	LIT	
		landowne	ers fo	r this site		612	7	A
бг			-	esidential	TRACT		1	CI H
Surrounding Uses		Nursery,			LATE	T		14
round Uses		Goffs Lar	,		419	1 12		
Sur		Goffs Oa Ground	кке	creation	Goffs Oak House			
Site Description		Oround			1 480.71		111	
	e site	is rectan	gular	in shape	and relatively flat. Loc	ated within the	e southern r	egion of
			•	•	ops, car park and a cat			•
•					ng. Trees are located o		•	A strong
	d alon	g the site	es we	stern bou	ndary. See also CG-G	B-16 and CG	-GB-98	
		lanning History						
	varioi	ous planning application		un line atie un a	for this site which in a	lude e enditie		al fan tha
continued use of								
	chang	e of posi	tion c	of part of o	car park for car wash a	nd retention a	nd colour tre	eatment of
canopy in 2013, a	chang and ar	je of posi n applicat	tion c ion fc	of part of o		nd retention a for retail sales	nd colour tre , demolition	eatment of of
canopy in 2013, a	chang and ar d and	e of posi applicat extended	tion c ion fc d park	of part of o or the use king layou	car park for car wash a of "The Mall" building	nd retention a for retail sales	nd colour tre , demolition	eatment of of
canopy in 2013, a bungalow, revise storage area whic	chang and ar d and ch was	e of posi applicat extended s withdrav	tion c ion fc d park	of part of o or the use king layou	car park for car wash a of "The Mall" building	nd retention a for retail sales	nd colour tre , demolition	eatment of of
canopy in 2013, a bungalow, revise storage area white Development Pro	chang and ar d and ch was	e of posi applicat extended s withdrav	tion c ion fc d park wn in	of part of o or the use king layou 2012.	car park for car wash a of "The Mall" building it, revised radii to point	nd retention a for retail sales of access, ere	nd colour tre , demolition	eatment of of cure
canopy in 2013, a bungalow, revise storage area which Development Pro Residential	chang and ar d and ch was posal	ge of posi applicat extended s withdray	tion c ion fc d park	of part of o or the use king layou 2012.	car park for car wash a of "The Mall" building t it, revised radii to point nercial	nd retention a for retail sales of access, ere Other	nd colour tre , demolition ection of sec	eatment of of cure
canopy in 2013, a bungalow, revise storage area white Development Pro Residential Local Plan 2005	chang and ar d and ch was posal (Policy	ge of posi applicat extended s withdray	tion c ion fc J park wn in X	of part of o or the use king layou 2012.	car park for car wash a of "The Mall" building it, revised radii to point	nd retention a for retail sales of access, ere	nd colour tre , demolition ection of sec	eatment of of cure
canopy in 2013, a bungalow, revise storage area white Development Pro Residential Local Plan 2005 Submitted Propo	chang and ar d and ch was <u>posal</u> (Policy sal	ge of posi applicat extended s withdray	tion c ion fc d park wn in	of part of o or the use king layou 2012.	car park for car wash a of "The Mall" building t it, revised radii to point nercial	nd retention a for retail sales of access, ere Other	nd colour tre , demolition ection of sec	eatment of of cure
canopy in 2013, a bungalow, revise storage area white Development Pro Residential Local Plan 2005	chang and ar d and ch was <u>posal</u> (Policy sal	ye of posi n applicat extended s withdrav y H11)	tion c ion fc d park wn in	of part of o or the use king layou 2012. Comn 6	car park for car wash a of "The Mall" building t it, revised radii to point nercial	nd retention a for retail sales of access, ere Other	nd colour tre , demolition ection of sec of Public O	eatment of of cure pen Space
canopy in 2013, a bungalow, revise storage area white Development Pro Residential Local Plan 2005 Submitted Propo Site Designations	chang and ar d and ch was <u>posal</u> (Policy sal	ye of posi applicat extended s withdrav y H11)	tion c ion fc d park wn in	of part of o or the use king layou 2012. Comm 6 Adjoins	car park for car wash a of "The Mall" building it, revised radii to point nercial nercial building	nd retention a for retail sales of access, ere Other 1.5 hectares	nd colour tre , demolition ection of sec of Public O	eatment of of cure M pen Space Adjoins
canopy in 2013, a bungalow, revise storage area white Development Pro Residential Local Plan 2005 Submitted Propo Site Designations Green Belt	chang and ar d and ch was posal (Policy sal	ye of posi n applicat extended s withdrav y H11) Conta	tion c ion fc d park wn in	of part of of or the use king layou 2012.	car park for car wash a of "The Mall" building at, revised radii to point nercial nercial building Site of Scientific Inter	nd retention a for retail sales of access, ere Other 1.5 hectares	nd colour tre , demolition ection of sec of Public O	eatment of of cure Pen Space Adjoins
canopy in 2013, a bungalow, revise storage area white Development Pro- Residential Local Plan 2005 Submitted Propo Site Designations Green Belt Archaeological In	chang and ar d and ch was posal (Policy sal s	y H11) Conta	tion c ion fc d park wn in	Adjoins	car park for car wash a of "The Mall" building at, revised radii to point nercial I nercial building Site of Scientific Inter Ancient Monument	nd retention and for retail sales of access, ere Other 1.5 hectares	of Public O	eatment of of cure
canopy in 2013, a bungalow, revise storage area white Development Pro- Residential Local Plan 2005 Submitted Propo Site Designations Green Belt Archaeological In Local Wildlife Site	chang and ar d and ch was posal (Policy sal s terest	ye of posi n applicat extended s withdrav y H11) Conta	tion c ion fc d park wn in	Adjoins	car park for car wash a of "The Mall" building at, revised radii to point nercial I nercial building Site of Scientific Inter Ancient Monument Community Open Spa	nd retention and for retail sales of access, ere Other 1.5 hectares	of Public O	eatment of of cure
canopy in 2013, a bungalow, revise storage area white Development Pro- Residential Local Plan 2005 Submitted Propo Site Designations Green Belt Archaeological In	chang and ar d and ch was posal (Policy sal s terest	y H11) Conta	tion c ion fc d park wn in	Adjoins	car park for car wash a of "The Mall" building at, revised radii to point nercial I nercial building Site of Scientific Interv Ancient Monument	nd retention and for retail sales of access, ere Other 1.5 hectares	of Public O	eatment of of cure
canopy in 2013, a bungalow, revise storage area white Development Pro- Residential Local Plan 2005 Submitted Propo Site Designations Green Belt Archaeological In Local Wildlife Site Lee Valley Regio	chang and ar d and ch was posal (Policy sal s terest	ye of posi n applicat extended s withdrav y H11) Conta	tion c ion fc d park wn in	Adjoins	car park for car wash a of "The Mall" building at, revised radii to point nercial I nercial building Site of Scientific Inter Ancient Monument Community Open Spa	nd retention and for retail sales of access, ere Other 1.5 hectares	of Public O	eatment of of cure
canopy in 2013, a bungalow, revise storage area white Development Pro- Residential Local Plan 2005 Submitted Propo Site Designations Green Belt Archaeological In Local Wildlife Site Lee Valley Regio Park	chang and ar d and ch was posal (Policy sal s terest	ye of posi n applicat extended s withdrav y H11) Conta	tion c ion fc d park wn in	Adjoins	car park for car wash a of "The Mall" building at, revised radii to point nercial Images Site of Scientific Interv Ancient Monument Community Open Spa Cheshunt Common	nd retention and for retail sales of access, ere Other 1.5 hectares	of Public O	eatment of of cure Pen Space Adjoins Adjoins
canopy in 2013, a bungalow, revise storage area white Development Pro- Residential Local Plan 2005 Submitted Propo Site Designations Green Belt Archaeological In Local Wildlife Site Lee Valley Regio Park Listed Building	chang and ar d and ch was posal (Policy sal s terest e nal	ye of posi n applicat extended s withdrav y H11) Conta	tion c ion fc d park wn in	Adjoins	car park for car wash a of "The Mall" building i at, revised radii to point nercial ⊠ nercial building Site of Scientific Inter Ancient Monument Community Open Spa Cheshunt Common Locally Listed Building	nd retention and for retail sales of access, ere Other 1.5 hectares	nd colour tre , demolition ection of sec of Public O	eatment of of cure pen Space Adjoins Adjoins

Draft Local Plan Designation (Regulation 18)

The sire was proposed for mixed use development under emerging Policy GO2: North of Goffs Lane. The policy identifies the site as having the capacity to deliver 80 homes, a commercial development site for restaurant and related uses and public open space to the north to provide separation from St James Village.

Accessibility – distance as the crow flies							
490m -Primary Scl (Woodside)	าดดไ	1.58km -	Secondary School (Goffs)	3.25km –Employment Area (News International)			
0m - Green Spac (adjoins Goffs)			ealthcare Centre alley View)	11.2km - Hospital (with A&E) (Barnet)			
3km - Town/District Centre (Brookfield)		-	- Local Centre 96 Goffs Lane)	3.44km -Leisure Centre (Laura Trott)			
2.78km - A10 Junc (Churchgate)	tion		- Railway Station (Cuffley)	85m - Bus Service (Goffs Oak War Memorial)			
Flood Risk		1					
Does the site			Contains	Adjoins			
Zone 2 (Medium Risk)							
Zone 3a (High Risk)							
Zone 3b (Active Flood P	lain)			\square			
Additional Flood Risk Co	omments						
There may be surface w		าต.					
Access and Transport C		. <u></u>					
improvements if develop which demonstrates the area, and identifies mea road. The site will need to	The site benefits from vehicular access of Goffs Lane. This current access point will require improvements if development was to come forward on this site. A transport assessment will be require which demonstrates the likely impact of a development proposal on movement patters and flows in an area, and identifies measures to deal with this. Goffs Lane has pedestrian footpaths on both sites of the road. The site will need to provide connections to these. Cycle access to the site will need to be create						
Utility Provision							
Electricity		available		~ ·			
Gas			in is located along Gof	ts Lane			
Water			along Goffs Lane				
Sewerage			e sewer is located alo	•			
Sewerage Treatment		e Meads		Other			
Additional Developer Comments submitted during Call for Sites 2016 None submitted. During the Local Plan (Regulation 18) consultation, the promoter of the site states that they are fully support the inclusion of the site within the draft Local Plan. They state that the development is wholly sustainable in the context of the NPPF and will deliver substantial benefits for the area – in addition to providing much needed housing the proposals has the potential to enhance the commercial facilities in the village. The proposal submitted provides a balanced scheme which has been designed to ensure that the scheme does not harm the character of the area. The promoters prepared an indicative masterplan for this site which suggests indicates provision for 126 dwellings comprising primarily 2,3 and4 dwellings with a small number of apartments, commercial buildings to accommodate the cafe and compatible commercial uses in the southwest corner and public open space with an area of 1.5 hectares. The promoters state that providing an increase in the number of homes would make more efficient use of the released Green Belt land and would be far more beneficial for both the Council and for the case of sustainable development.							

The promoter continues by stating that the sustainable location of the site means that it is an ideal location for residential development as it will help to reduce the need for future residents to travel as future occupiers can avail of the range of local amenities and the public transport provision. The 1.5 hectares of publically accessible open space will provide a buffer between the proposed development and St James Village. The promoter states that this space will act as a high quality open space for future residents and as a buffer to ensure separation of Goffs Oak and St James Village is preserved. They also state that the redevelopment of the site and the delivery of the publically open space will create new linkages to connect in with the existing rights of way in the area, which will provide new walking routes for the local community.

Suitability Comments

The site is considered to be suitable for residential development due to the following reasons:

- The development of this site will address an area of dereliction within Goffs Oak and provide the opportunity to provide an attractive gateway into the Village Centre.
- The site is considered to be in a sustainable location for residential development; it is close to local facilities and primary education, close to modes of sustainable transport and within the sustainable distance recommended by Barton et al (2010) to a doctor's surgery and green space.
- The site is included within area C24 identified in the Council's Green Belt Review (Scott Wilson, 2008). Appendix 5 of the Review states that the only constraint to this area if archaeology and there is a number of opportunities including reasonable accessibility and proximity to services, high level of derelict/vacant brownfield land and regeneration potential. The Review concludes that on this basis the site may be suitable for built development. The suggested policy approach for this area was 'Consider Allocating Site'.

Is this site considered to be	⊠Yes □ No
suitable for development?	
Availability Comments	The site is considered to be available. During the Local Plan
	Consultation (Regulation 18) the landowners of the site stated that
	they are supportive of the inclusion of the site as a residential
	allocation with an element of commercial use within the emerging
	Local Plan.
Is the site considered to be	⊠Yes □ No
available for development	
Achievability Comments	Developer interest in the land suggests that it is achievable. It is
	considered that, with the exception of its Green Belt designation, there
	are no policy constraints that would prevent the development of this
	site. Due to previous use, contamination investigations may be
	required. Subject to the result of this investigation, if remediation work
	is required financial viability of the site could be impacted Due to the
	sites location closer to the urban area of Goffs Oak, and previously
	developed nature it will be able to benefit from existing infrastructure
	i.e. local roads, utilities etc.
Is the site considered to be	⊠Yes □ No
achievable?	
Delivery Period	1-5 Years



Site Information						Site Location Map			
Site Reference			G-GB-	71(b)				(
Number Site Name		In_Ev	Nursery	1					
Site Area			hectares						
Site Status									
Sile Status			an en Belt				F		7
						Devillan			
Source of Site						Pavilion Nursery (horticultural)		
			for Site		lan				
			nning A ktop St		1011				
Site Visit Carried		⊠Yes		uuy				al A	4 / ,
Out						Garden Centr	e		
Site Ownership			are nu	merou	6		1		
Olle Ownership			vners fo		-	I 682 Club			
	Ν	Green	Belt, F	Resider	ntial			RIN	
bu	Е		nouse,	Green			F		
ndi es	_	Belt			<u> </u>	1 and 1			
round Uses	S		Lane, C			- DE		A	
Surrounding Uses	W		of Hards Oak Re			119			
		Groun	-	creation	on			ЛНC	
Site Description	1 1	Groun	<u>u</u>			Oak House & A M Fal			
	ar in	shape	and rela	atively	flat.	Located within the so	uthern regi	ion of the sit	e is the now
						uilding. Towards the r			
			ore are	as of h	nards	tanding. There are tre	es located	at the sout	h of the site
and along its wes	stern	edge.							
Planning History Please refer to C	G_GE	-71(a)							
Development Pro									
Residential	P • • • •	•	Σ		omm	ercial 🗌	Other		
Local Plan 2005	(Polic	Y	20						
H11)	`	,	36						
Submitted Propos	sal								
Site Designations	6						L		
		Co	ntains	Adjoi	ns			Contains	Adjoins
Green Belt			\boxtimes			Site of Scientific Inter (SSSI)	est		
Archaeological In	teres	t		\boxtimes		Ancient Monument			
Local Wildlife Site	Э					Community Open Space			\boxtimes
Lee Valley Regio Park	nal					Cheshunt Common			
Listed Building						Locally Listed Buildin	g		
TPO Trees			\boxtimes	\boxtimes		Conservation Area	-		
Air Quality Management Are	a					Protected Species			

Draft Local Plan Designation (Regulation 18) This site forms part of the mixed use allocation identified in emerging Policy GO2. The policy states that the area identified in GO2 can accommodate 80 homes, a commercial development site for restaurant and related uses and public open space to the north to provide separation from St James Village. Accessibility – distance as the crow flies 490m-Primary School 1.63km - Secondary School 3.25km – Employment Area (Woodside) (Goffs) (New International) 0m - Green Space 88m -Healthcare Centre 11.2km - Hospital (with A&E) (adjoins Goffs) (Valley View) (Barnet) 3km - Town/District Centre 120m - Local Centre 3.5km -Leisure Centre (Brookfield) (684-696 Goffs Lane) (Laura Trott) 2.84km - A10 Junction 1.74km - Railway Station 85m - Bus Service (Church Lane/Church Gate) (Cuffley) Flood Risk Does the site Contains Adjoins Zone 2 (Medium Risk) \square \square Zone 3a (High Risk) Zone 3b (Active Flood Plain) \square \boxtimes Additional Flood Risk Comments There may be surface water flooding. Access and Transport Comments The site benefits from vehicular access from Goffs Lane. This current access point will require improvements if development was to come forward on this site. A transport assessment will be required which demonstrates the likely impact of a development proposal on movement patterns and flows in an area, and identifies measures to deal with this. Goffs Lane has pedestrian footpaths on both sites of the road. The site will need to provide connection to these. Cycle access to the site will need to be created. Utility Provision Electricity Electricity available A low pressure gas main is located along Goffs Lane Gas A water main is located along Goffs Lane Water Sewerage A foul sewer is located along Goffs Lane Sewerage Treatment □Rve Meads Other ⊠Deephams Additional Developer Comments submitted during Call for Sites 2016 Please refer to CG-GB-71(b) for promoter comments submitted during the Local Plan (Regulation 18) consultation. Suitability Comments The site is considered to be suitable for residential development due to the following reasons: The development of this site will address an area of dereliction within Goffs Oak and provide the opportunity to provide an attractive gateway into the Village Centre. The site is considered to be in a sustainable location for residential development; it is close to • local facilities and primary educational facilities, close to modes of sustainable transport and within the sustainable distance recommended by Barton et al (2010) to a doctor's surgery and green

space.

 Appendix 5 of the Council's Green Belt Review (Scott Wilson, 2008) identified that area C24 only constraint is archaeology and that there are a number of opportunities including reasonable accessibility and proximity to services, high level of derelict/vacant brownfield land and regeneration potential and concluded on this basis that the site may be suitable for built development. The suggested policy approach for this area was 'Consider Allocating Site' 						
Is this site considered to	⊠Yes □ No					
be suitable for						
development?						
Availability Comments	The site is considered to be available. During the Local Plan Consultation (Regulation 18) the landowners of the site stated that they are supportive of the sites allocation.					
Is the site considered to	⊠Yes □ No					
be available for						
development						
Achievability Comments	Developer interest in the site suggests that it is achievable. With the exception of the sites Green Belt designation, it is considered that there are no constraints that would prevent the development of this site. Due to previous use, contamination investigations may be required. Subject to the result of this investigation, if remediation work is required financial viability of the site could be impacted.					
Is the site considered to	⊠Yes □ No					
be achievable?						
Delivery Period	1-6 years					



Si	te In	formation			Site Location Map				
Site Reference		CG-GE	3-72						
Number				_					
Site Name		Derry's Wood		-					
Site Area		9.43 hectares	6	E		1			
Site Status		□Urban							
		⊠Green Belt		ILI	A J				
		□Mixed			AL JA		70		
Source of Site		\boxtimes Call for Site	es	Cates Cell Fe		\sim			
		□Planning A	pplication						
		□Desktop St	udy				n		
Site Visit Carried		□Yes		10 Ter		5	1n ⁴		
Out		⊠No							
Site Ownership		The site is in	multiple			2			
		ownership				A BELLER	HE OTHER		
p	Ν	Green Belt		- The		調査者知由			
s adir	E	Green Belt		D ^{test}		HHU KASTO			
Surrounding Uses	S	Residential, (Green Belt						
	W	Green Belt		50		The second secon			
آ									
Site Description	<u> </u>								
					e east. The site is predomin				
					e site, however there is a hi				
-	on of	the site. I rees	s/hedges a	are loc	ated along the majority of the	ie sites bounda	ries.		
Planning History	rmio	aion waa rafua	od for rooi	dontio	I development on the site.	\ decede later	ormission		
					e County Council approved				
landscaping on th			ngo. In ro						
Development Pro									
Residential				\boxtimes	Commercial 🛛	Other			
Local Plan 2005	(Polio	су							
H11)			-						
Submitted Propos	sal	562 inc	lividual plo	ote					
Site Designations									
	•	Contains	Adjoins			Contains	Adjoins		
Green Belt				Site	of Scientific Interest (SSSI)				
Archaeological In	teres				ent Monument				
Local Wildlife Site	3			munity Open Space					
			shunt Common						
Park			onec			\boxtimes			
		Loca	Ily Listed Building						
TPO Trees					servation Area				
Air Quality				Prote	ected Species				
Management Are					•				
Draft Local Plan I									
The draft Local F	Plan	proposed to ke	ep this sit	e with	in the Green Belt				

Accessibility – distance a	as the crow	v flies					
1.24km -Primary So (Goffs)	bool	3.03km -	Secondary School (Goffs)	3.78km –Employment Area (New River Trading Estate)			
440m - Green Spa (Hammondstree			lealthcare Centre alley View)	11.72km- Hospital (with A&E) (Barnet)			
3.57km - Town/District (Brookfield)	Centre		- Local Centre mondstreet)	4.81km -Leisure Centre (Laura Trott)			
3.85km - A10 Junc (Turnford)	tion		Railway Station (Cuffley)	921m - Bus Service (Smiths Lane)			
Flood Risk							
Does the site		(Contains	Adjoins			
Zone 2 (Medium Risk)							
Zone 3a (High Risk)							
Zone 3b (Active Flood P	lain)						
The site can be accesse which serves Calves Cro assessment will be requ	Access and Transport Comments The site can be accessed from Walters Close or by using the country track from Newgatestreet Road which serves Calves Croft Farm. Due to the potential development capacity of the site a transport assessment will be required. Walters Close has footpaths on both sides. Connections to these will be required if development on this site came forward. Cycle access to the site will need to be created.						
Utility Provision							
Electricity	Available	at Brace Clos	e to the south.				
Gas			ns is located along Ha				
Water	Close. A v Walters C	water hydrant lose.	is located on the soutl	ite at Brace Close and Walters hern boundary of the site, near			
Sewerage		of the site	e sewer is located at	Walters Close and Brace Close, to			
Sewerage Treatment		e Meads	⊠Deephams	□Other			
Additional Developer Co	mments su	ubmitted during	g Call for Sites 2016				
None submitted.							
 Suitability Comments The site is not considered to be suitable for residential development due to the following reasons: The site is included within area C1 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C1 performs strongly against Green Belt purposes and therefore should be retained. The only amendments to this area of the Green Belt were the removal of a thin strip between Nightingale Road and Dalia Close. The site contributes to preventing the further the outward sprawl of the Hammondstreet settlement. 							

- Located within the boundary of this site is Derry's Wood Fields, a local wildlife site. The Council will resist development on a local wildlife site unless it can be demonstrated that the development in is in the public interest. The building of residential dwellings on this site is not considered to be in public interest.
- The site is not considered to be in a sustainable location for residential development due to not lying close to a wide range of local facilities.
- The close proximity of the site to Wormley-Hoddesdon Park Wood South, a Special Area of Conservation and an SSSI, will be a constraining factor on any development.

Is this site considered to be suitable for development?	□Yes	⊠ No
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Site Information						Site Location Map			
Site Reference			CG-GB-7	73(a)		\times			
Number Site Name		Darr	nicle Hill Nu	Irserv		- /		A Still	awrence Bush Farm
Site Area			7 hectares					Tel /	
Site Status		□Ur	ban				-4	S	
		⊠Gr	reen Belt				2-2-2		
		□Mi	xed						
Source of Site		⊠Ca	all for Sites	;					
		□Pla	anning Ap	olicatior	n			Tank	
			esktop Stu	dy				PH-103	Tanks
Site Visit Carried	d	□Ye				Damicle Hill			1200
Out		⊠No				Nursery			
Site Ownership	-	priva	site is own ate compar	ıy İ					Tanks
Surrounding Uses	Ν		awrence B n Fields, G						Rose
ן ם 1 סנ	Е		en Belt, Re	sidentia	al	ARNICLE HILL			Cottages
dir	S	Dwe	nicle Hill, O	nen Fie	hla				
Ino	Ŭ		en Belt	ponnik	Jia,				
Surr	W	Ope	n Field, Gr	een Be	lt				I
Site Description									
						The majority of the sit			
			•			ick runs parallel to the		•	ocated
along the sites r	north	ern, e	astern and	southe	ern	boundaries are trees	and nedgerow	S.	
Planning History									
						roval in the late 70s fo	or horticultural	glasshouses	. A
bungalow and g	arag	e wer	e refused (on the I	anc	I to the west in 1985.			
Development Pr	ropos	sal							
Residential			\geq	Co	mm	ercial 🗌	Other		
Local Plan 2005	i (Po	licy							
H11) Submitted Prope	neal		450.40						
Site Designation			150-18	0	_				
	15		Contains	Adjoin	IS			Contains	Adjoins
Green Belt						Site of Scientific Inter	est (SSSI)		
-	Archaeological Interest				╡	Ancient Monument	× /		
Local Wildlife Site					╡	Community Open Sp	ace		
Lee Valley Regi Park	e Valley Regional □					Cheshunt Common			
Listed Building						Locally Listed Buildin	g		
TPO Trees						Conservation Area			
Air Quality						Protected Species			1

Draft Local Plan Designation (Regulation 18)										
The site was designate	d as Green	Belt in the draft Local Pl	lan							
Accessibility – distance as the crow flies										
1.15km -Primary So (Goffs)	chool	3.26km - Secondary School (Goffs)		4.26km –Employment Area (New River Trading Estate)						
260m - Green Sp (Richardson Cresc		1.81km -Healthcare ((Valley View)	Centre	11.5km - Hospital (with A&E) (Barnet)						
4.03km - Town/Distric (Brookfield)	t Centre	1.8km - Local Ce (Hammondstree		5.08km -Leisure Centre (Laura Trott)						
4.27km - A10 Jund (Church Lane)		1.89km - Railway S (Cuffley)	tation	1.46km - Bus Service (Smiths Lane)						
Flood Risk			·							
Does the site		Contains		Adjoins						
Zone 2 (Medium Risk)										
Zone 3a (High Risk)										
Zone 3b (Active Flood P	lain)									
Additional Flood Risk Co	,									
A small area in the middle of the site suffers from surface water flooding. The site is in an area susceptible to ground water flooding. Access and Transport Comments The site can be accessed from Darnicle Hill. This access point will need to be improved if development came forward. Due to the scale of development proposed a transport assessment will be required. There are no footpaths located along Darnicle Hill. These will need to be created if development came forward. Cycle access to the site will need to be provided.										
Utility Provision										
Electricity	East			Thames Water Reservoir to the						
Gas	Hammon	ssure gas main is located Istreet meets Newgatestr	reet Road.	f the site, where						
Water		ains I located along Darr								
Sewerage		st foul sewer and surface mbrook Road.	sewer are lo	cated to the east of the site,						
Sewerage Treatment	□Ry	e Meads 🛛 🖂 De	ephams	□Other						
		Ibmitted during Call for Si								
None submitted. However, the promoter of the site has submitted an updated statement in response to the Borough's Glass House Industry report. They state that there are three options available for the nursery (Do Nothing, Invest in a new boiler and thermal screen or Develop the site with new glasshouse) and concluded that none are economically viable to maintain a sustainable horticultural business. The statement concludes that it is considered that the Report is flawed, particularly with regards to the assessment of the individual sites viability. They continue by stating that the assumptions made regarding the viability of the local horticultural industry and the level of investment required for Darnicle Hill Nursery is not correct due to it not conveying the "real life" situation. They also note that the Nursery site is now outdated compared with the "new specification glasshouses" within the industry.										

The nursery is becoming increasingly unsustainable and it is considered by the owners to be more viable to build new glasses at one of their alternative sites, rather than demolish the glasshouses at Darnicle Hill Nursery and rebuilding them again. The promoter of the site suggests that the site should be given further consideration as an allocation for residential in the draft Local Plan as it constitutes a previously development site with an unsustainable commercial use.

Suitability Comments

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

- The site is included in area C36 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C36 performs a strong role under Green Belt purpose 1 and therefore merits retention. It also performs a medium to poor role against Green Belt Purposes 2 and 3. No changes to the Green Belt boundary were proposed for this area.
- The horticultural glasshouse business located on this site is still in operation. Emerging Policy GB2 seeks to safeguard glass houses sites that are still in operation for horticultural production.
- The site is not considered to be in a sustainable location for residential development; it is not close to modes of sustainable transport or lies close to a wide range of facilities. It is also above the sustainable distance recommended to a leisure centre, doctor's surgery and hospital.

s this site considered to be suitable for development?	□Yes	🖾 No	



Si	te Inf	ormation		Site Lo	catior	п Мар	
Site Reference Number		CG-GE	3-73(b)			1	
Site Name		Darnicle Hill				St La	wrence Bush Farm
Site Area		5.75 hectare	es		D		
Site Status		□Urban ⊠Green Be □Mixed	lt			\leq	
Source of Site		☑ Call for Si☑ Planning I☑ Desktop S	Application			Tarks	Tanis
Site Visit Carried Out		⊡Yes ⊠No		Damicle Hill Nursery			1-00
Site Ownership		The site is o private com	•				Tanks
Surrounding Uses	N	St Lawrence Farm, Open Green Belt		DARNOLE HILL			Rose Cottages
ding	E	Green Belt, Dwelling	Residential				
uno.	S	Darnicle Hill					11
Surr	W	Field, Green Open Field,					
Site Description		· · ·					
The site is irregul and associated b	uildin he we ees a	gs. A small t estern region nd hedgerov	rack runs p of the site.	. The majority of the site is cov arallel to the sites eastern bou . Located along the sites north	Indary	. An area of	open field
Development Pro	posa						
Residential			\boxtimes	Commercial 🛛	Othe	r	
Local Plan 2005	(Polic	y H11)					
Submitted Propos	sal		150-180				
Site Designations	\$						
		Contains	Adjoins			Contains	Adjoins
Green Belt	-			Site of Scientific Interest (SS Ancient Monument	51)		
Archaeological Interest Local Wildlife Site				Community Open Space			
Lee Valley Regio				Cheshunt Common			
Listed Building				Locally Listed Building			
TPO Trees				Conservation Area			
Air Quality Management Are	a			Protected Species			

Draft Local Plan Designation (Regulation 18)									
The draft Local Plan pro			vithin the Green Belt						
Accessibility – distance as the crow flies									
1.15km -Primary So (Goffs)	chool	3.26km - Secondary School (Goffs)		4.26km –Employment Area (New River Trading Estate)					
260m - Green Sp (Richardson Cresc		-	lealthcare Centre alley View)	11.5km - Hospital (with A&E) (Barnet)					
4.03km - Town/Distric (Brookfield)	t Centre		- Local Centre imondstreet)	5.08km -Leisure Centre (Laura Trott)					
4.27km - A10 Juno (Church Lane)			Railway Station (Cuffley)	1.46km - Bus Service (Smiths Lane)					
Flood Risk									
Does the site		(Contains	Adjoins					
Zone 2 (Medium Risk)									
Zone 3a (High Risk)									
Zone 3b (Active Flood P	lain)		\square	\boxtimes					
Additional Flood Risk Co	omments								
susceptible to ground we Access and Transport C The site can be accesse came forward. Due to the	A small area in the middle of the site suffers from surface water flooding. The site is in an area susceptible to ground water flooding. Access and Transport Comments The site can be accessed from Darnicle Hill. This access point will need to be improved if development came forward. Due to the scale of development proposed a transport assessment will be required. There are no footpaths located along Darnicle Hill. These will need to be created if development came forward.								
Utility Provision									
Electricity	Nearest c the east	ables are loca	ted at Darnicle Hill ne	ar the Thames Water Reservoir to					
Gas	Hammon	dstreet meets	n is located to the eas Newgatestreet Road.	t of the site, where					
Water			along Darnicle Hill						
Sewerage		est foul sewer a ambrook Road		located to the east of the site,					
Sewerage Treatment	□Rye Meads								
Additional Developer Co									
Please refer to CG-GB-73(a).									
Suitability Comments									
	ed to be sui	itable for resid	ential development du	e to the following reasons:					
 The site is included in area C36 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that this area of the Green Belt (C36) performs a strong role under Green Belt purpose 1 and therefore merits retention. It also performs a medium to poor role against Green Belt Purposes 2 and 3. No changes to the Green Belt boundary were proposed for this area. 									

• The horticultural glasshouse business located on this site is still in operation. Emerging Policy GB2 seeks to safeguard glass houses sites that are still in operation for horticultural production.

•	The site is not considered to be in a sustainable location for residential development; it is not
	close to modes of sustainable transport or lies close to a wide range of facilities. It is also above
	the sustainable distance recommended by Barton et al (2010) for a leisure centre, doctor's
	surgery and hospital.

Is this site considered to be suitable for development?	□Yes	🛛 No
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Site Reference Number CG-GB-74 Site Name Hammondstreet Reservoir and Cedarwood Bungalow Site Area 2 hectares Site Status Urban ⊠Green Belt Mixed Source of Site CCall for Sites Planning Application Desktop Study Site Visit □Pesktop Study Site Ownership Part of the site is owned by a private company and part is unregistered Site Ownership Part of the site is owned by a private company and part is unregistered Site Ownership Part of the site is owned by a private company and part is unregistered Site Description S The broadly rectangular site is relatively flat. There are two small areas in the site where ground level drops by 2m. The majority of the site is open field in nature. Cedarwood Bungalow and its garden lam are located in the eastern region of the site. Located in the north-western and south-eastern corner of site are cluster of trees. Two structures are located in the central region of the site, near the southern boundary. Trees are located along the sites boundaries. Planning History No planning history of note. Development Proposal Residential © Commercial Other	
Number Hammondstreet Reservoir and Cedarwood Bungalow Site Area 2 hectares Site Status Urban	8
and Cedarwood Bungalow Site Area 2 hectares Site Status Urban ØGreen Belt Mixed Source of Site Call for Sites Planning Application Desktop Study Site Visit Yes Carried Out No Site Ownership Part of the site is owned by a private company and part is unregistered E Green Belt, Residential S Hammondstreet Road, Laurel Park, Green Belt E Green Belt, Darnicle Hill Nursery Site Description The broadly rectangular site is relatively flat. There are two small areas in the site where ground level drops by 2m. The majority of the site is open field in nature. Cedarwood Bungalow and its garden land are located in the eastern region of the site. Located in the north-western and south-eastern corner of site are cluster of trees. Two structures are located in the central region of the site, near the southern boundary. Trees are located along the sites boundaries. Planning History No planning history of note. Development Proposal Located	8
Site Area 2 hectares Site Status Urban Ø Green Belt Mixed Source of Site © Call for Sites Planning Application Desktop Study Site Visit Yes Carried Out No Site Ownership Part of the site is owned by a private company and part is unregistered Site Ownership Part of the site is owned by a private company and part is unregistered Site Ownership Part of the site is owned by a private company and part is unregistered Site Ownership Part of the site is owned by a private company and part is unregistered Site Description S Hammondstreet Road, Laurel Park, Green Belt W Track, Green Belt, Darnicle Hill Nursery Site Description W The broadly rectangular site is relatively flat. There are two small areas in the site where ground level drops by 2m. The majority of the site is open field in nature. Cedarwood Bungalow and its garden land are located in the eastern region of the site. Located in the north-western and south-eastern corner of site are cluster of trees. Two structures are located in the central region of the site, near the southern boundary. Trees are located along the sites boundaries. Planning History No planning history of note. Development Proposal	8
Site Status Urban Source of Site Call for Sites Planning Application Desktop Study Site Visit Yes Carried Out No Site Ownership Part of the site is owned by a private company and part is unregistered Image: Site Ownership Part of the site is owned by a private company and part is unregistered Image: Site Ownership Part of the site is owned by a private company and part is unregistered Image: Site Ownership Part of the site is owned by a private company and part is unregistered Image: Site Ownership Part of the site is owned by a private company and part is unregistered Image: Site Ownership Part of the site is owned by a private company and part is unregistered Image: Site Ownership Part of the site is owned by a private company and part is unregistered Image: Site Ownership Part of the site is owned by a private company and part is unregistered Image: Site Ownership Part of the site is owned by a private company and part is unregistered Image: Site Description Track, Green Belt, Darnicle Hill Nursery Site Description The broadly rectangular site is relatively flat. There are two small areas in the site where ground level drops by 2m. The majority of the site is open field in nature. Cedarwood Bungalow and its garden lam are located in the easte	8
Source of Site Green Belt Mixed Planning Application Desktop Study Desktop Study Site Visit Yes Carried Out No Site Ownership Part of the site is owned by a private company and part is unregistered is unregistered E Green Belt, Residential S Hammondstreet Road, Laurel Park, Green Belt B W Track, Green Belt, Darnicle Hill Nursery Site Description The broadly rectangular site is relatively flat. There are two small areas in the site where ground level drops by 2m. The majority of the site is open field in nature. Cedarwood Bungalow and its garden land are located in the eastern region of the site. Located in the north-western and south-eastern corner of site are cluster of trees. Two structures are located in the central region of the site, near the southern boundary. Trees are located along the sites boundaries. Planning History No planning history of note. Development Proposal E	33
Image: Source of Site Mixed Source of Site Image: Source of Site Image: Source of Site Image: Source of Site Site Visit Image: Source of Site Carried Out Image: Source of Site Site Ownership Part of the site is owned by a private company and part is unregistered Image: Source of Site Image: Source of Site Source on Site Open Field, Green Belt Image: Source of Site Open Field, Green Belt Image: Source on Site Open Field, Green Belt Image: Source of Site Open Field, Green Belt, Darnicle Hill Nursery Image: Source on Site Open Field, Green Belt Image: Source of Site Description Image: Source on Site Open Field, Image: Source on Site Open Field Image: Source on Site Open Field Image: Source on Site are cluster of the site is open field Image: Source on Source on Site are cluster of trees. Two structures are located Image: Source of trees. Two structures are located Image: Source of trees are located along the sites boundaries. Planning History Image: Source of trees No planning history of note. Image: Source of trees No planning history of no	3
Source of Site Image: Call for Sites Planning Application Desktop Study Site Visit Image: Carried Out Site Ownership Part of the site is owned by a private company and part is unregistered Site Ownership Part of the site is owned by a private company and part is unregistered Site Ownership No Open Field, Green Belt E Green Belt, Residential S Hammondstreet Road, Laurel Park, Green Belt W Track, Green Belt, Darnicle Hill Nursery W Site Description The broadly rectangular site is relatively flat. There are two small areas in the site where ground level drops by 2m. The majority of the site is open field in nature. Cedarwood Bungalow and its garden land are located in the eastern region of the site. Located in the central region of the site, near the southern boundary. Trees are located along the sites boundaries. Planning History No planning history of note. Development Proposal Development Proposal	3
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Image: Site Visit Carried Out Image: Site Ownership Part of the site is owned by a private company and part is unregistered Image: Site Ownership Part of the site is owned by a private company and part is unregistered Image: Site Ownership Part of the site is owned by a private company and part is unregistered Image: Site Ownership N Open Field, Green Belt Image: Site Ownership Site Green Belt, Residential Image: Site Ownership S Hammondstreet Road, Laurel Park, Green Belt Image: Site Ownership Image: Site Ownership Image: Site Ownership S Hammondstreet Road, Laurel Park, Green Belt Image: Site Ownership Image: Site Ownership Site Description Image: Site Ownership Image: Site Is is open field in nature. Cedarwood Bungalow and its garden land are located in the eastern region of the site. Located in the north-western and south-eastern corner of site are cluster of trees. Two structures are located in the central region of the site, near the southern boundary. Trees are located along the sites boundaries. Planning History No planning history of note. Development Proposal Image: Site Site Owner Site Owne	- 2 3
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N Open Field, Green Belt E Green Belt, Residential S Hammondstreet Road, Laurel Park, Green Belt W Track, Green Belt, Darnicle Hill Nursery Site Description The broadly rectangular site is relatively flat. There are two small areas in the site where ground level drops by 2m. The majority of the site is open field in nature. Cedarwood Bungalow and its garden land are located in the eastern region of the site. Located in the north-western and south-eastern corner of site are cluster of trees. Two structures are located in the central region of the site, near the southern boundary. Trees are located along the sites boundaries. Planning History No planning history of note. Development Proposal	TY
Site Description The broadly rectangular site is relatively flat. There are two small areas in the site where ground level drops by 2m. The majority of the site is open field in nature. Cedarwood Bungalow and its garden land are located in the eastern region of the site. Located in the north-western and south-eastern corner of site are cluster of trees. Two structures are located in the central region of the site, near the southern boundary. Trees are located along the sites boundaries. Planning History No planning history of note. Development Proposal	MADE
Site Description The broadly rectangular site is relatively flat. There are two small areas in the site where ground level drops by 2m. The majority of the site is open field in nature. Cedarwood Bungalow and its garden land are located in the eastern region of the site. Located in the north-western and south-eastern corner of site are cluster of trees. Two structures are located in the central region of the site, near the southern boundary. Trees are located along the sites boundaries. Planning History No planning history of note. Development Proposal	AP
Site Description The broadly rectangular site is relatively flat. There are two small areas in the site where ground level drops by 2m. The majority of the site is open field in nature. Cedarwood Bungalow and its garden land are located in the eastern region of the site. Located in the north-western and south-eastern corner of site are cluster of trees. Two structures are located in the central region of the site, near the southern boundary. Trees are located along the sites boundaries. Planning History No planning history of note. Development Proposal	DEL
Site Description The broadly rectangular site is relatively flat. There are two small areas in the site where ground level drops by 2m. The majority of the site is open field in nature. Cedarwood Bungalow and its garden land are located in the eastern region of the site. Located in the north-western and south-eastern corner of site are cluster of trees. Two structures are located in the central region of the site, near the southern boundary. Trees are located along the sites boundaries. Planning History No planning history of note. Development Proposal	
Site Description The broadly rectangular site is relatively flat. There are two small areas in the site where ground level drops by 2m. The majority of the site is open field in nature. Cedarwood Bungalow and its garden land are located in the eastern region of the site. Located in the north-western and south-eastern corner of site are cluster of trees. Two structures are located in the central region of the site, near the southern boundary. Trees are located along the sites boundaries. Planning History No planning history of note. Development Proposal	
The broadly rectangular site is relatively flat. There are two small areas in the site where ground level drops by 2m. The majority of the site is open field in nature. Cedarwood Bungalow and its garden land are located in the eastern region of the site. Located in the north-western and south-eastern corner of site are cluster of trees. Two structures are located in the central region of the site, near the southern boundary. Trees are located along the sites boundaries. Planning History No planning history of note. Development Proposal	
drops by 2m. The majority of the site is open field in nature. Cedarwood Bungalow and its garden land are located in the eastern region of the site. Located in the north-western and south-eastern corner of site are cluster of trees. Two structures are located in the central region of the site, near the southern boundary. Trees are located along the sites boundaries. Planning History No planning history of note. Development Proposal	vel
are located in the eastern region of the site. Located in the north-western and south-eastern corner of site are cluster of trees. Two structures are located in the central region of the site, near the southern boundary. Trees are located along the sites boundaries. Planning History No planning history of note. Development Proposal	
boundary. Trees are located along the sites boundaries. Planning History No planning history of note. Development Proposal	^r of the
Planning History No planning history of note. Development Proposal	rn
No planning history of note. Development Proposal	
Development Proposal	
Local Plan 2005 (Policy H11) 60	
Submitted Proposal	
·	
Site Designations Contains Adjoins Contains Adjoins	
Contains Adjoins Contains Adjoins Green Belt Image: Contains Site of Scientific Interest (SSSI) Image: Contains Adjoins	dioine
	∖djoins □
Air Quality Management Protected Species	
Area	
Draft Local Plan Designation (Regulation 18)	
The draft Local Plan proposed to keep this site within the Green Belt.	

Accessibility – distance	as the crov	v flies						
1.14km -Primary So (Goffs)	3.09km -	Secondary Sc (Goffs)	hool	3.98km –Employment Area (New River Trading Estate)				
30m - Green Spa (Richardson Creso			lealthcare Cer alley View)	ntre	11.6km- Hospital (with A&E) (Barnet)			
3.77km - Town/Distric (Brookfield)	t Centre		- Local Centi nmondstreet)	4.89km -Leisure Centre (Laura Trott)				
4km - A10 Juncti (Church Lane)			- Railway Stati (Cuffley)	1.02km - Bus Service (Smiths Lane)				
Flood Risk								
Does the site			Contains		Adjoins			
Zone 2 (Medium Risk)								
Zone 3a (High Risk)								
Zone 3b (Active Flood P	Plain)				\boxtimes			
Additional Flood Risk Co	omments							
The site may be suscep	tible to gro	und water floo	ding.					
Access and Transport C								
capacity of this site, a tra consideration the sites p	ansport as proximity to	sessment will I Newgatestree	be required. The transformed to the temperature of temperature	he asses reet junc	e to the potential development sment will need to take into ction. There are footpaths along cess to the site will need to be			
Utility Provision								
Electricity	Nearest cables are located at Darnicle Hill near the Thames Water Reservoir to							
Gas	A low pre	ssure gas mai	n is located al	ong Harr	nmondstreet Road.			
Water					Hammondstreet Road			
Sewerage	A foul sev	wer and surfac	e sewer is loc	ated alor	ng Shambrook Road			
Sewerage Treatment	□Ry	e Meads	□Deep	hams	□Other			
Additional Developer Co	omments si	ubmitted during	g Call for Sites	s 2016				
None submitted.								
Suitability Comments	• · · •							
			•		e to the following reasons:			
					Belt Review (Scott Wilson, 2008).			
The Review states that area C1 performs strongly against the Green Belt purposes and therefore								
should be retained. The only proposed amendments to this area of the Green Belt were the removal of a thin strip between Nightingale Road and Dalia Close.								
 The site is not considered to be in a sustainable location for residential development. It does not 								
	lie close to a wide range of facilities. It is not within the sustainable distance recommended by							
Barton et al (201	•				,			
The site prevents	s the outwa	ard urban spra	wl of the Ham	mondstre	eet settlement.			
	-				These Green Belt boundaries are			
	o be robust	t and defensibl	e, and will not	prevent	further encroachment into the			
countryside.	4 - L							
Is this site considered	to be suit	able for devel	opment?	□Yes	🖾 No			



	Sit	te Inforn	natio	on						S	Site	e Location	Мар	
Site Reference CG-GB-75						1		10					2	
Site Name		Tetherdown							Forest Vie	w				
Site Area		1.7 hec	ctare	S										
Site Status		□Urba					IP							
		⊠Gree		elt										
							T		-					
Source of Site														
□ Plan		•	••				Tetherdo	wn						
☐Desl Site Visit Carried ⊠Yes			lop	Sludy				1						
Out	neu													
Out Ino Site Ownership The site is owned by two landowners														
gui	Ν	Local V Belt	cal Wildlife Site, Green											
round Uses	E			Open I				TI	Peml	orey				Tank
Surrounding Uses	S				Green Bel	t		Th	e Nest					
Sul	W	•	ewgatestreet Road, Open eld, Green Belt											
Site Descript														
The rectangu														
the western r region of the														eastern
Planning Hist				1000.1		1000	alcu		<u> </u>	500			uury.	
In 1984 planr	ning pe													
extensions a														
outline plann granted appr			ed to	r a glas	shouse. A	A tw	vo sto	orey	side	exter	nsı	on and deta	iched garage	e was
Development		·												
Residential														
				1										
Local Plan 20	005 (P	olicy H1	1)	51										
Submitted Pr	Submitted Proposal _													
Site Designa	tions			<u>, .</u>		-								A 11 1
Green Belt			Co	ntains	Adjoins	0	Vite of	(Cair		a lata			Contains	Adjoins
_	al lata	reat									ere	st (SSSI)		
Archaeological Interest						Ancient Monument			~					
Local Wildlife Site						Community Open Space Cheshunt Common		Ce						
Lee Valley Regional Park Listed Building														
TPO Trees	เล						Locally Listed Building Conservation Area							
Air Quality M	anade	ement				_	Protec							
Area						.								
Draft Local P														
The draft Loc	al Pla	n propos	sed t	o keep	this site v	vith	nin the	e Gre	een	Belt				

Accessibility – distance as	the crow	v flies						
670m -Primary Scho (Goffs)	ol	2.74km - Seconda (Goffs)	ary School		/km –Employment Area w River Trading Estate)			
110m - Green Spac (Richardson Crescer		1.23km -Healthca (Valley Vie		11.3	km - Hospital (with A&E) (Barnet)			
3.71km - Town/District C (Brookfield)	Centre	1km -Local C (1-5 Masons Pa		4.6km-Leisure Centre (Laura Trott)				
3.78km - A10 Junctio (Church Lane)	on	1.6km - Railway (Cuffley)			945m - Bus Service (Smiths Lane)			
Flood Risk								
Does the site		Contains			Adjoins			
Zone 2 (Medium Risk)								
Zone 3a (High Risk)								
Zone 3b (Active Flood Pla	in)							
Additional Flood Risk Corr	,							
The site may be susceptib		und water flooding						
Access and Transport Cor								
The site can be accessed on the local and strategic western side of Newgates would be required. Cycle a	road netv treet Roa	work will require further ad, which lead to Goffs	r investigation. Oak Village C	There a	are footpaths on the			
Utility Provision	A							
Electricity	Available at Newgatestreet Road							
Gas		A low pressure gas main is located along Newgatestreet Road						
Water		r main is located along			d to the north east of the			
Sewerage		Richardson Crescent	Indue Sewei IS					
Sewerage Treatment	□Rye Meads							
Additional Developer Com	ments si	ubmitted during Call fo	r Sites 2016					
None submitted.								
Suitability Comments	4 - 1							
The site is not considered		•		•				
		C30 identified in the C			eview (Scott Wilson, Green Belt purposes and			
,		•			be noted that the review			
		-			boundary in C11-C30 as			
		y weak boundaries" wl						
prevent encroachm								
					site also contributes to			
•	• •	etween the Hammonds						
		elt boundaries to the r			,			
beyond the Plan pe	eriod or p	prevent further encroad	ment into the	countr	yside.			

The site is not within the sustainable distance recommended by Barton et al (2010) for the •

 following facilities and amenities: hospital, leisure centre and doctors surgery. The site does not also lie close to modes of sustainable transport.

 Is this site considered to be suitable for development?
 □Yes
 ⊠ No



Site Information				1		Site Location Map					
Site Reference CG-GB-76				-GB-76			T				
Number							-				
Site Name			den Nursery			AshfeltHose					
Site Area		1.21 he		es		Ashfield Nurserv					
Site Status		□Urba									
		⊠Gree		lt		Tank					
						Pembrey					
Source of Site						The Nest					
	□Planning <i>A</i>				tion						
	<u> </u>	⊠Desk	top S	Study							
Site Visit Carri	ed	□Yes				ValleyView					
Out		⊠No				Tank	1.2				
Site Ownershi	С	There a		oultiple	owners	I B I I I I I I I I I I I I I I I I I I	AV				
		for this					>				
	Ν	Ashfield	l Nui	rsery, G	Green	Tara					
ding	Е	Belt Open F	iald	Croon	Polt						
round Uses	⊑ S	Glassho				X Nursery					
Surrounding Uses	0			,		Chatsworth	K.				
Su	W		owelling, Green Belt lewgatestreet Road,								
Open Field, Green Belt											
Site Description											
						s down to the east. Located within the western re					
						sociated garden land. A small strip of hardstand to as Pembrey. Within the south-western regior					
						the sites southern and eastern boundary.					
Planning Histo			00 4	10 1000	iou ulong						
		ermissior	ו wa	s grante	ed for a si	ngle storey extension at Pembrey. In 1978 plan	nina				
						s, tack room, store and toilet at Pembrey. In 20					
storey side and single storey rear extension was granted conditional approval at The Nest.											
Development I	Prop	osal									
					Commer	rcial 🗌 Other					
Local Plan 200)5 (F	olicy H1	1)	36							
Submitted Pro	posa	al		-							
Site Designation	ons										
			Co	ntains	Adjoins	Contains	Adjoins				
Green Belt				\boxtimes	\boxtimes	Site of Scientific Interest (SSSI)					
Archaeologica	I Interest				Ancient Monument						
Local Wildlife Site				Community Open Space							
Lee Valley Reg	Lee Valley Regional Park					Cheshunt Common					
Listed Building						Locally Listed Building					
TPO Trees						Conservation Area					
Air Quality Ma	nage	ement				Protected Species					
Area											
Draft Local Pla											
The draft Loca	al Pla	an propos	sed 1	to keep	this site w	vithin the Green Belt					

Accessibility – distance	as the crov	v flies					
530m-Primary Sc (Goffs)	hool	2.69km -	Secondary School (Goffs)	3.86km –Employment Area (New River Trading Estate)			
250m - Green Sp (Richardson Creso			Healthcare Centre alley View)	11.3km - Hospital (with A&E) (Barnet)			
3.65km - Town/Distric (Brookfield)	t Centre		- Local Centre asons Parade)	4.57km -Leisure Centre (Laura Trott)			
3.81km - A10 June (Church Lane)			Railway Station (Cuffley)	956m- Bus Service (Smiths Lane)			
Flood Risk							
Does the site			Contains	Adjoins			
Zone 2 (Medium Risk)							
Zone 3a (High Risk)							
Zone 3b (Active Flood F	Plain)						
Additional Flood Risk C	omments						
The site is susceptible to		ater flooding					
Access and Transport C		5					
	nes forward	for developm	ent. A footpath is locat	ne of these accesses will need to ted on the eastern side of			
Utility Provision		1					
Electricity							
Gas	A low pre	ssure gas mai	n is located along Nev	vgatestreet Road			
Water			along Newgatestreet				
Sewerage	A foul and surface sewer is located along Newgatestreet Road, by the entrance						
Sewerage Treatment							
Additional Developer Co	omments si	ubmitted durin	a Call for Sites 2016				
None submitted.			g				
Suitability Comments							
The site is not considere The site is include 2008). The Revie proposed no char also stated that	led within a ew states tl ange to the there is the	area C30 ident hat area C30 p boundary in th opportunity to	ified in the Council's G performs strongly again nis location. However, create a stronger Gre	lowing reasons: Green Belt Review (Scott Wilson, Inst the Green Belt purposes and it should be noted that the review een Belt boundary in C11-C30 as			

prevent encroachment between settlements.
The site contributes to maintaining the local gap between Hammondstreet and Goffs Oak.

these areas have "extremely weak boundaries" which means that there are no real barriers to

 This site has weak Green Belt boundaries to the north, east and south which are not likely to endure beyond the Plan period. It is considered that these boundaries would not prevent the further encroachment into the countryside.

- The site is not considered to be in a sustainable location for residential development; it is above the sustainable distance recommended by Barton et al (2010) for a hospital, leisure centre and doctors surgery and does not like close to modes of sustainable transport.
- The majority of the site is green field in nature and from aerial photography there does not appear to be any derelict glasshouse structures. Therefore, it is considered that this site would not comply with the conditions, such as the redevelopment of the site benefitting the overall openness of the Green Belt, contained in emerging Policy GB2 which permits self-build development on derelict glasshouse site.

be suitable for development?
be suitable for development? □Yes ⊠ No