

	Si	te Infor	mation	1		9	Site Location M	ap	
Site Referen					7				
Number			CG-0	ι-Βε	1				
Site Name			ridge N		ry				Chatswo
Site Area		1.86 h	ectares				C IFT	Woodland	
Site Status		Urb	an				(a 41	House	
		⊠Gre	en Belt				1 -1	AB	
		□Mixe	ed					Windyridge	
Source of Sit	е		for Site	-			THE I	U.D.	Whitel
			nning A	•	ation				
			ktop St	udy				Oak House Farm	IIF
Site Visit		□Yes	i i			24			KP
Carried Out	<u> </u>	⊠No							2 F
Site Ownersh	nip		are a n wners fo						
	Ν	Open	Field, G	Gree	n Belt				1
Surrounding Uses	Е		atestree						
round Uses			ential D	welli	ngs,				
Us	6	Green			a Dalt				
Su	S W	•	Field, C						
		Open	Fields,	Gree	en Beil				
Site Descript			ructure	<u> </u>	this site	of which there is a con		the couthe	rp
						r-five structures and is			
•		<u> </u>				cluster in the north-we			
Planning Hist			Ŭ					U	
						ncludes the conditional			
						prey infill extension link			
						he refusal for the reten n to main house in 201		onversion ir	110
Development				<u>, 111 I</u>			0.		
Residential				Σ	Comr	nercial 🗌	Other		
Local Plan 20	005 (	Policy I	H11)	55					
Submitted Pr	opos	sal	-		·				
Site Designa	•								
Sile Designa	10115	•	Conta	ins	Adjoins			Contains	Adjoins
Green Belt						Site of Scientific Inter	est (SSSI)		
Archaeologic	al In	terest				Ancient Monument			
Local Wildlife						Community Open Sp	ace		
Lee Valley R						Cheshunt Common			
Park	-9.0								
						Locally Listed Buildin	g	<u> </u>	
Listed Buildir	ng					Locally Listed Building			
TPO Trees	ng					Conservation Area			
TPO Trees Air Quality						•			
TPO Trees Air Quality Management	t Are					Conservation Area			
TPO Trees Air Quality Management Draft Local P	t Are lan [	Designa	ution (Re		□ □ ation 18)	Conservation Area			

Accessibility – distance	as the crow	w flies		
370m-Primary Scl (Goffs)	nool	2.8km - S	Secondary School (Goffs)	4.06km –Employment Area (New River Trading Estate)
430m - Green Sp (Richardson Cresc		1.1km -Healthcare Centre (Valley View)		11km - Hospital (with A&E) (Barnet)
3.9km - Town/District Centre (Brookfield)		880m - Local Centre (1-5 Masons Parade)		4.67km -Leisure Centre (Laura Trott)
3.89km - A10 Juno (Church Lane)			Railway Station (Cuffley)	1.04km - Bus Service (War Memorial)
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	,			
The site suffers from gro		flooding This	will require further inv	restigation
Access and Transport C		nooding. This		
		oints from Nev	voatestreet Road, Sor	ne of these accesses will need to
				ated along the eastern side of
Newgatestreet Road. Co				C
Utility Provision				
Electricity		at Newgatestr		
Gas			n is located along Nev	
Water			along Newgatestreet	
Sewerage	The close Chiltern C		and surface sewer is l	ocated b7y the entrance of
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other
Additional Developer Co	mments s	ubmitted during	g Call for Sites 2016	
None submitted.				
Suitability Comments				
				e to the following reasons:
				Green Belt Review (Scott Wilson,
				against the Green Belt purposes
				ever, it should be noted that the
			5	ger Green Belt boundary in C11-
barriers to preve				neans that there are no real
			ward sprawl of Goffs (	Jak
	•	•	•	t are not likely to endure beyond
			-	acroachment into the countryside,
Is this site considered				
				•



	Site	e Informati	on		Site Location Map
Site Refere					
Number			-GB-78	. ,	
Site Name		Theobalds		ry	Tara
Site Area		1.3 hectare	S		
Site Status		□Urban			Chatsworth
		Green B	elt		
		□Mixed			
Source of S	Site	$\Box$ Call for S	lites		] Jae Theobalds
		□Planning	Applic	ation	ige Inecoards Nursery
		⊠Desktop	Study		Whiteladies PW
Site Visit		□Yes			m path (um)
Carried Out	t	⊠No			
Site Owners	ship	There are s	everal	owners	
		for this site			
c	Ν	Cross Nurs	ery, G	reen Belt	
ndi es	E	Open Field	, Gree	n Belt	
Surroundin g Uses	S	Open Field	, Gree	n Belt	
g	W	Newgatesti	eet Ro	oad, Greer	n
		Belt			
Site Descrip					
					e Newgatestreet Road, and forming the majority of the sites
					d their associated garden land, and a Place of Worship.
Planning Hi			is ope	n neid in r	nature, and contains an electricity pylon.
	SUULY				
In 1990 a s	sinale st	torev reliaio	us me	etina roon	n with associated car parking facilities was granted
					n with associated car parking facilities was granted to house Christian Meeting Room and associated works
conditional	approva	al. À single	storey	building t	n with associated car parking facilities was granted to house Christian Meeting Room and associated works ion of a temporary wooden building for associated religious
conditional was withdra	approva awn in 1	al. À single 988. In 200	storey )0, the	building t construct	o house Christian Meeting Room and associated works
conditional was withdra activities an for the two	approva awn in 1 id asso residen	al. À single 1988. In 200 ciated car p tial properti	storey )0, the arking	building t construct	to house Christian Meeting Room and associated works tion of a temporary wooden building for associated religious
conditional was withdra activities an for the two Developme	approva awn in 1 id asso residen	al. À single 1988. In 200 ciated car p tial properti	storey )0, the parking es.	building t construct was refus	to house Christian Meeting Room and associated works tion of a temporary wooden building for associated religious sed. Various extensions have been approved and refused
conditional was withdra activities an for the two Developme Residential	approva awn in 1 ad asso residen nt Prop	al. A single 1988. In 200 ciated car p tial properti osal	storey )0, the parking es. [2]	building t construct was refus	to house Christian Meeting Room and associated works tion of a temporary wooden building for associated religious
conditional was withdra activities an for the two Developme	approva awn in 1 ad asso residen nt Prop	al. A single 1988. In 200 ciated car p tial properti osal	storey 00, the parking es.	building t construct was refus	to house Christian Meeting Room and associated works tion of a temporary wooden building for associated religious sed. Various extensions have been approved and refused
conditional was withdra activities an for the two Developme Residential	approva awn in 1 id asso residen nt Prop 2005 (F	al. A single 1988. In 200 ciated car p tial properti osal Policy H11)	storey )0, the parking es. [2]	building t construct was refus	to house Christian Meeting Room and associated works tion of a temporary wooden building for associated religious sed. Various extensions have been approved and refused
conditional was withdra activities an for the two Developme Residential Local Plan	approva awn in 1 id asso residen nt Prop 2005 (F Proposa	al. A single 1988. In 200 ciated car p tial properti osal Policy H11)	storey )0, the parking es. [2]	building t construct was refus	to house Christian Meeting Room and associated works tion of a temporary wooden building for associated religious sed. Various extensions have been approved and refused
conditional was withdra activities an for the two Developme Residential Local Plan Submitted F	approva awn in 1 id asso residen nt Prop 2005 (F Proposa	al. A single 1988. In 200 ciated car p tial properti osal Policy H11) al	storey )0, the parking es. [2]	building t construct was refus	to house Christian Meeting Room and associated works tion of a temporary wooden building for associated religious sed. Various extensions have been approved and refused
conditional was withdra activities an for the two Developme Residential Local Plan Submitted F	approva awn in 1 id asso residen nt Prop 2005 (F Proposa	al. A single 1988. In 200 ciated car p tial properti osal Policy H11) al Cor	storey 00, the parking es. 2 39 -	building t construct was refus	to house Christian Meeting Room and associated works tion of a temporary wooden building for associated religious sed. Various extensions have been approved and refused mercial Other
conditional was withdra activities an for the two Developme Residential Local Plan 2 Submitted F Site Design	approva awn in 1 id asso residen nt Prop 2005 (F Proposa ations	al. A single 1988. In 200 ciated car p tial properti osal Policy H11) al Cor	storey 00, the parking es. 39 39 - tains	building t construct was refus	to house Christian Meeting Room and associated works tion of a temporary wooden building for associated religious sed. Various extensions have been approved and refused mercial Other
conditional was withdra activities an for the two Developme Residential Local Plan Submitted F Site Design Green Belt	approva awn in 1 id asso- residen nt Prop 2005 (F Proposa ations ical Inte	al. A single 1988. In 200 ciated car p tial properti osal Policy H11) al Cor erest	storey 00, the parking es. 2 39 - tains 2	building t construct was refus	to house Christian Meeting Room and associated works tion of a temporary wooden building for associated religious sed. Various extensions have been approved and refused mercial Other
conditional was withdra activities an for the two Developme Residential Local Plan 2 Submitted F Site Design Green Belt Archaeolog	approva awn in 1 id asso residen nt Prop 2005 (F Proposa ations ical Inte fe Site	al. A single 1988. In 200 ciated car p tial properti osal Policy H11) al Cor erest	storey 00, the parking es. 39 39 - tains 2 2	building t construct was refus	to house Christian Meeting Room and associated works tion of a temporary wooden building for associated religious sed. Various extensions have been approved and refused mercial Other Mercial Other Contains Adjoins Site of Scientific Interest (SSSI) Ancient Monument Community Open Space Cheshunt Common
conditional was withdra activities an for the two Developme Residential Local Plan 2 Submitted F Site Design Green Belt Archaeolog Local Wildli Lee Valley Park	approva awn in 1 ad asso- residen nt Prop 2005 (F Proposa ations ical Inte fe Site Regiona	al. A single 1988. In 200 ciated car p tial properti osal Policy H11) al Cor erest	storey 00, the parking es. 39 39 - tains X	building t construct was refus	to house Christian Meeting Room and associated works tion of a temporary wooden building for associated religious sed. Various extensions have been approved and refused mercial Other
conditional was withdra activities an for the two Developme Residential Local Plan 2 Submitted F Site Design Green Belt Archaeolog Local Wildli Lee Valley P Park Listed Build	approva awn in 1 ad asso- residen nt Prop 2005 (F Proposa ations ical Inte fe Site Regiona	al. A single 1988. In 200 ciated car p tial properti osal Policy H11) al Cor erest	storey 00, the parking es. 39 39 - tains 2 2	building t construct was refus	to house Christian Meeting Room and associated works tion of a temporary wooden building for associated religious sed. Various extensions have been approved and refused mercial Other mercial Other Mercial Adjoins Adjoins Site of Scientific Interest (SSSI) Ancient Monument Community Open Space Cheshunt Common Locally Listed Building
conditional was withdra activities an for the two Developme Residential Local Plan 2 Submitted F Site Design Green Belt Archaeolog Local Wildli Lee Valley Park	approva awn in 1 ad asso- residen nt Prop 2005 (F Proposa ations ical Inte fe Site Regiona	al. A single 1988. In 200 ciated car p tial properti osal Policy H11) al Cor erest	storey 00, the parking es. 39 39 - tains 2 2	building t construct was refus	to house Christian Meeting Room and associated works   tion of a temporary wooden building for associated religious   sed. Various extensions have been approved and refused   mercial   Other   mercial   Other     Contains   Adjoins   Site of Scientific Interest (SSSI)   Ancient Monument   Community Open Space   Cheshunt Common
conditional was withdra activities an for the two Developme Residential Local Plan 2 Submitted F Site Design Green Belt Archaeolog Local Wildli Lee Valley Park Listed Build TPO Trees Air Quality	approva awn in 1 id asso- residen nt Prop 2005 (F Proposa ations ical Inte fe Site Regiona	al. A single 1988. In 200 ciated car p tial properti osal Policy H11) al Cor erest	storey 00, the parking es. 39 39 tains 3 1 1	building t construct was refus	to house Christian Meeting Room and associated works tion of a temporary wooden building for associated religious sed. Various extensions have been approved and refused mercial Other
conditional was withdra activities an for the two Developme Residential Local Plan 2 Submitted F Site Design Green Belt Archaeolog Local Wildli Lee Valley P Park Listed Build TPO Trees Air Quality Manageme	approva awn in 1 ad asso residen nt Prop 2005 (F Proposa ations ical Inte fe Site Regiona	al. A single 1988. In 200 ciated car p tial properti osal Policy H11) al Cor erest al	storey 00, the parking es. 39 39 tains 2 3 1 1 1	building t construct was refus	to house Christian Meeting Room and associated works tion of a temporary wooden building for associated religious sed. Various extensions have been approved and refused mercial Other
conditional was withdra activities an for the two Developme Residential Local Plan 2 Submitted F Site Design Green Belt Archaeolog Local Wildli Lee Valley Park Listed Build TPO Trees Air Quality Manageme Draft Local	approva awn in 1 id asso- residen nt Prop 2005 (F Proposa ations ical Inte fe Site Regiona ling nt Area Plan De	al. A single 1988. In 200 ciated car p tial properti osal Policy H11) al Cor erest al esignation (	storey 00, the parking es. 39 39 tains 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	building t construct was refus	to house Christian Meeting Room and associated works tion of a temporary wooden building for associated religious sed. Various extensions have been approved and refused mercial Other

Accessibility – distance	as the crov	v flies				
320m -Primary Scl (Goffs)	hool	2.58km - Secondary Schoo (Goffs)	l 3.87km –Employment Area (New River Trading Estate)			
410m  - Green Sp (Richardson Cresc		1km -Healthcare Centre (Valley View)	11.1km - Hospital (with A&E) (Barnet)			
3.65km - Town/District (Brookfield)	t Centre	800m - Local Centre (1-5 Masons Parade)	4.44km -Leisure Centre (Laura Trott)			
3.67km - A10 Junc (Church Lane)		1.37km - Railway Station (Cuffley)	972m - 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					
The site is susceptible to		ater flooding.				
Access and Transport C			-			
			. Some access points will require			
			both sides of Newgatestreet Road;			
required. Cycle access t		rn side stops at the site. Conne will be required	cuons to these lootpaths will be			
Utility Provision						
Electricity	Electricity	cables available at Newgatestreet Road				
Gas		ssure gas main is located along				
Water	A water n	nain is located along Newgates	reet Road			
Sewerage		est foul sewer and surface sewe nce of Chiltern Close	r is located to the south of the site, by			
Sewerage Treatment	,	e Meads 🛛 🖂 Deepha				
	omments su	ubmitted during Call for Sites 20	)16			
None submitted.						
Suitability Comments	d to be out	itable for development due to th	o following recepto:			
		itable for development due to th	Green Belt Review (Scott Wilson,			
			against all Green Belt purposes and			
			ever, it should be noted that the review			
			Green Belt boundaries in C11-C30 as			
			ns that there are no real barriers to			
•		veen settlements.				
		ntaining the strategic gap betwe	en the Hammondstreet settlement and			
Goffs Oak Village			The second black device and wet like by			
		period or prevent further encroa	. These weak boundaries are not likely			
			Yes 🛛 No			



	Si	te Inforr	mation		Si	ite Location	Мар	
Site Refere						T		
Number			CG-GB-78	<b>、</b>	Tank	TE	ANT	
Site Name			r Theobald' cluding Mee		Tara			/
Site Area		0.9 hec	U			X Nursen		
Site Status		□Urba	n		Chatsworth		1	
		⊠Gree	en Belt			5		/
		□Mixe	d					
Source of S	Site	⊠Call	for Sites			XX	Theobalds Nursery	
		□Plan	ning Applic	ation	Whitelades	PW		
		□Des	top Study		am	Path Curry		$\wedge$
Site Visit		□Yes			5000			
Carried Out	t	⊠No						$\sum$
Site Owner	ship	There a for this	are three la site.	Indowners	3		1	$\leq$
	Ν	Cross	Nursery, R	esidential			TL	
ing			gs, Green				6 7	$\langle \rangle$
round Uses	Е		ield, Gree				1 2	ST
Us	S	Open F	Field, Gree	n Belt	10			Inla A
Surrounding Uses	W	Newga Belt	testreet Ro	ad, Gree	n . *	The Chase	Add	CL (2)
Site Descrip	otion	Don			A 0.10-112 2.271	18 110	1741 12.1	10001
The site is I	oroadl	y rectan	gular in sha	ape and g	radually slopes down to	the north. Th	ere are trees	and
					rn and southern bounda			
					n region of the site is a s	ingle structur	e, while the e	eastern
region of th Planning Hi		is open	rield in nati	lre.				
Please refe		G-GB-78	3(a)					
Developme			(u)					
Residential			$\geq$	Com	nercial 🗌	Other		
Local Plan	2005 (	(Policy						
H11) Submitted F	Prono	sal	25-30	_				
Site Design	-		25-30	,				
one Design			Contains	Adjoins			Contains	Adjoins
Green Belt					Site of Scientific Intere	st (SSSI)		
Archaeolog	ical In	terest			Ancient Monument	·/		
Local Wildli					Community Open Spa	се		
Lee Valley					Cheshunt Common			
Park	line				Locally Listed Duilding			
Listed Build					Locally Listed Building			
TPO Trees					Conservation Area			
Air Quality Manageme	nt Aro	a			Protected Species			
Draft Local			ion (Regul	ation 18)				
					te within the Green Belt			

Accessibility – distance	as the crov	v flies		
320m -Primary Scl (Goffs)	hool	2.58km -	Secondary School (Goffs)	3.87km –Employment Area (New River Trading Estate)
420m - Green Spa (Richardson Cresc				11.1km - Hospital (with A&E) (Barnet)
3.65km - Town/Distric (Brookfield)	t Centre	800m - Local Centre (1-5 Masons Parade)		4.44km -Leisure Centre (Laura Trott)
3.67km - A10 Jund (Church Lane)			- Railway Station (Cuffley)	972m - Bus Service (War Memorial)
Flood Risk				
Does the site			Contains	Adjoins
Zone 2 (Medium Risk)			$\square$	, П
Zone 3a (High Risk)				
Zone 3b (Active Flood P	lain)			
Additional Flood Risk Co	,			
The site is susceptible to		ater flooding		
Access and Transport C		ator nooding.		
The site has a number of closing if development of	of access p ame forwa	rd. There are	footpaths along both s	me access points will require sides of Newgatestreet Road; s to these footpaths will be
Utility Provision				
Electricity	Electricity	cables availa	ble at Newgatestreet F	Road
Gas			in is located along New	
Water	A water n	nain is located	along Newgatestreet	Road
Sewerage		st foul sewer		ocated to the south of the site, by
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other
Additional Developer Co	mments su	ubmitted durin	g Call for Sites 2016	
The promoter stated that vacation of the entire sit loss of service provision the site, however there i	t the site c e could be . The prom	an be delivere arranged quic oter continues	d within 5 years. The s kly. The Trust would I s by stating that there i	site is no longer in use and have to be relocated so there is no is an existing electricity pylon on
Suitability Comments	d to be av	table for dave	lonment due to the fel	lowing reasons:
<ul> <li>The site is not considere</li> <li>The site is include</li> </ul>			•	n Belt Review (Scott Wilson,
2008). The Revie proposed no cha	ew states th inge to the	nat area C30 j boundary in tl	performs strongly agains location. However,	nst all Green Belt purposes and it should be noted that the review
	e "extremel	y weak bound	laries" which means th	n Belt boundaries in C11-C30 as at there are no real barriers to

• The site plays a role in maintaining the strategic gap between the Hammondstreet settlement and Goffs Oak Village.

<ul> <li>The site has weak boundaries to the north, east and so</li> </ul>	uth. These w	eak boundaries are not likely
to ensure beyond the Plan period or prevent further end	roachment ir	nto the countryside.
Is this site considered to be suitable for development?	□Yes	🖂 No



Si	te In	formation	ו		S	Site Location	Мар	
Site Reference		C	G-GE	8_70		Windyindge		
Number				-			Whitelades	PW
Site Name		Land rea Close		_	. Del	Dak House Farm		Patt
Site Area		2.54 hec	tares				SE	
Site Status		□Urban						
		⊠Green	Belt					
		□Mixed						
Source of Site		□Call fo	r Site	s				
		□Planni	ng Ap	oplication				
		⊠Deskto	op Sti	udy			/	8
Site Visit Carried		□Yes	•					*
Out		⊠No			X		1035	1 In 1990
Site Ownership		There ar	e two	)		/		- Handan - Hand
·		landown	ers fo	or this site	e.   / 🔪		California Color	
	Ν	Track, G	reen	Belt		1308	I A A A	N/A
bu	Е	Newgatestreet Road, Green Belt						1149.
ndi ss							. 5	5 XX
round Uses	S	Residential						3
Surrounding Uses	W	Open Fie	eld, G	Freen Belt	t /		THE OTHER	
0)								
Site Description		I						
	elv s	quare and	drad	lually slop	bes to the north east. The	ne site is oper	field in natu	ure. An
					n boundary. Hedges/tre			
northern, eastern	and	southern	boun	dary.	, ,		•	
Planning History								
			r resi	dential de	evelopment, a golf cour	se and a gard	en centre.	
Development Pro	posa	al			· · ·			
Residential	<u> </u>		$\ge$		nercial 🗌	Other		
Local Plan 2005	`	cy H11)	76					
Submitted Propos	sal		-					
Site Designations	5	A						
		Conta	ins	Adjoins			Contains	Adjoins
Green Belt		$\boxtimes$		$\boxtimes$	Site of Scientific Inter	est (SSSI)		
Archaeological In	teres	st 🛛			Ancient Monument			
Local Wildlife Site	Э				Community Open Spa	ace		
Lee Valley Regio	nal				Cheshunt Common			
Park								
Listed Building					Locally Listed Building	g		
TPO Trees					Conservation Area			
Air Quality	_				Protected Species			
Management Are								
Draft Local Plan I					within the Orean D-4			
The graft Local P	ian p	hoposed t	о кее	p this site	e within the Green Belt			

	as the crov	v flies		
170m -Primary Sch (Goffs)	nool	2.68km -	Secondary School (Goffs)	4.1km–Employment Area (New River Trading Estate)
550m - Green Spa (Richardson Cresc		940m -Healthcare Centre (Valley View)		10.9km - Hospital (with A&E) (Barnet)
3.65km - Town/District Centre (Brookfield)		700m - Local Centre (1-5 Masons Parade)		4.56km -Leisure Centre (Laura Trott)
3.8km - A10 Junction (Church Lane)			· Railway Station (Cuffley)	900m- 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	L		
The site may be suscept	tible to grou	und water floo	ding.	
Access and Transport C	omments			
				re are footpaths on both sides of ess to the site will need to be
Utility Provision				
Utility Provision Electricity	Available	at Newgatest	reet Road	
Utility Provision Electricity Gas		at Newgatesti ssure gas mai		vgatestreet Road
Electricity	A low pres	ssure gas mai	reet Road n is located along Nev along Newgatestreet	
Electricity Gas	A low pres A water m A foul sev	ssure gas mai nain is located	n is located along New along Newgatestreet e sewer is located to t	
Electricity Gas Water	A low pres A water m A foul sev entrance	ssure gas mai nain is located ver and surfac	n is located along New along Newgatestreet e sewer is located to t	Road
Electricity Gas Water Sewerage Sewerage Treatment	A low pre- A water m A foul sev entrance	ssure gas mai nain is located ver and surfac of Chiltern Clo e Meads	n is located along Nev along Newgatestreet e sewer is located to t se Deephams	Road he south at the site, at the
Electricity Gas Water Sewerage	A low pre- A water m A foul sev entrance	ssure gas mai nain is located ver and surfac of Chiltern Clo e Meads	n is located along Nev along Newgatestreet e sewer is located to t se Deephams	Road he south at the site, at the
Electricity Gas Water Sewerage Sewerage Treatment Additional Developer Co	A low pre- A water m A foul sev entrance	ssure gas mai nain is located ver and surfac of Chiltern Clo e Meads	n is located along Nev along Newgatestreet e sewer is located to t se Deephams	Road he south at the site, at the
Electricity Gas Water Sewerage Sewerage Treatment Additional Developer Co None submitted. Suitability Comments The site is not considere • The site is includ 2008). The Revie proposed no cha	A low pre- A water m A foul sev entrance Ry mments su ed to be sui ed within a ew state that nge of the	ssure gas mainain is located ver and surfact of Chiltern Clo e Meads ubmitted durin itable for deve area C31 ident at area C31 pe Green Belt bo	n is located along New along Newgatestreet e sewer is located to t se Deephams g Call for Sites 2016 lopment due to the foll ified in the Council's G erforms strongly agains undary in this area. It	Road he south at the site, at the □Other
Electricity Gas Water Sewerage Sewerage Treatment Additional Developer Co None submitted. Suitability Comments The site is not considere • The site is includ 2008). The Revie proposed no cha Option 2, part of identified site. • The site has wea endure beyond th	A low pre- A water m A foul sev entrance Ry mments su ed to be sui ed within a ew state that nge of the sub-area C k boundari ne Plan pe	ssure gas mainain is located ver and surfact of Chiltern Clo e Meads ubmitted durin itable for deve area C31 ident at area C31 pe Green Belt bo C31 was identi ies to the north	n is located along New along Newgatestreet a sewer is located to t se Deephams g Call for Sites 2016 fied in the Council's G erforms strongly agains undary in this area. It fied for removal; howe n and west. These wea t further encroachmen	Road he south at the site, at the Other owing reasons: Green Belt Review (Scott Wilson, st the Green Belt purposes and should be noted that as part of ver this did not include the ak boundaries are not likely to



Site Refer	Si	te Informa	tion		S	ite Location M	lap	
	rence		CG-GB-80		UTILE PU	ER'S CLOSE	1 APRIL	
Number					the state	Woodside		
Site Name	Э	Silver Stre			國日世	Primary School		
Site Area		4.7 hecta	res			H at		LF
Site Statu	S	□Urban					-	Patrices
		⊠Green I	Belt		19 to the second			1 All
					THE T			1 and a
Source of	Site	⊠Call for						
			g Applicat	on				
<u></u>			p Study					
Site Visit	4	□Yes			A CONTR R			
Carried O		⊠No			Dell			
Site Owne	ership		e site is in		/// 32 /			1.
		privately o	o and part	IS		Epsom House	York Villa	and the second
	N		Primary S	School		Accellines	THAT	- Fe
Surrounding Uses	E		Farm, Gre			760011000		Parmin
round Uses	S		eet, Reside			The S	Ludiow House	Hayabar Logbe
No.		Green Be		,		Warwick House	Windsor House Faker	ham Lodge
Su	W	Jones Ro	ad, Reside	ential				
Site Desc	ription							
		shaped site	is relative	v flat. The	site is predominantl	v open field in r	nature. Ther	e are
					e boundaries of the			
					f the site. Trees are			
		stern bound	lary. A reg	istered villa	age green is contain	ed within the sit	tes boundar	ies.
Planning I		o cito was	arantod vil	lago groor	n status. In 1982 per	mission was ar		
				laue uleel		mission was yr	antad for the	oastorn
			eld with an				anted for the	e eastern
Developm			eld with an	cillary car			anted for the	e eastern
Developm Residentia	Residential		eld with an ⊠		park.	Other	anted for the	e eastern
Residentia	al			cillary car	park.	Other Primary schoo		$\boxtimes$
Residentia Local Plar	al n 2005	posal (Policy H11		cillary car	park.			$\boxtimes$
Residentia Local Plar Submitted	al n 2005 l Propos	posal (Policy H11 sal		cillary car	park.			$\boxtimes$
Residentia Local Plar	al n 2005 l Propos	posal (Policy H11 sal		cillary car	park.			$\boxtimes$
Residentia Local Plar Submitted	al n 2005 l Propos gnations	posal (Policy H11 sal	) -	cillary car Commer	park.	Primary schoo	bl expansior	<u>⊠</u> I.
Residentia Local Plar Submitted Site Desig	al n 2005 d Propos gnations It	posal (Policy H11 sal	) _ - Contains	Commer Commer Adjoins	rcial	Primary schoo terest (SSSI)	ol expansion	<u>⊠</u> I.
Residentia Local Plar Submitted Site Desig Green Be	al n 2005 d Propos gnations lt ogical In	posal (Policy H11 sal s	) - Contains	Commer Commer Adjoins	park.	Primary schoo terest (SSSI) t	DI expansion	Adjoins
Residentia Local Plar Submitted Site Desig Green Be Archaeolo	al n 2005 d Propos gnations lt ogical In dlife Site	Policy H11 sal s terest	 )  Contains ⊠ 	Adjoins	park. cial □ Site of Scientific In Ancient Monumen	Primary schoo terest (SSSI) t Space	ol expansion	Adjoins
Residentia Local Plar Submitted Site Desig Green Be Archaeolo Local Wild	al n 2005 l Propos nations lt ogical In dlife Site y Regio	Policy H11 sal s terest		Adjoins	park. cial □ Site of Scientific In Ancient Monumen Community Open	Primary schoo terest (SSSI) t Space n	DI expansion	Adjoins
Residentia Local Plar Submitted Site Desig Green Be Archaeolo Local Wild Lee Valley	al n 2005 d Propos gnations lt ogical In dlife Site y Regio ilding	Policy H11 sal s terest	<ul> <li>□</li> <li>□</li> <li>Contains</li> <li>□</li> <li></li></ul>	Adjoins	park. cial Site of Scientific In Ancient Monumen Community Open Cheshunt Commo	Primary schoo terest (SSSI) t Space n ding	DI expansion	Adjoins  Adjoins
Residentia Local Plar Submitted Site Desig Green Be Archaeolo Local Wild Lee Valley Listed Bui	al n 2005 d Propos gnations lt ogical In dlife Site y Regio ilding	Policy H11 sal terest e nal Park		Adjoins	park. cial Site of Scientific In Ancient Monumen Community Open Cheshunt Commo Locally Listed Buil	Primary schoo terest (SSSI) t Space n ding	Contains	Adjoins  Adjoins
Residentia Local Plar Submitted Site Desig Green Be Archaeolo Local Wild Lee Valley Listed Bui TPO Tree	al n 2005 d Propos gnations lt ogical In dlife Site y Regio ilding	Policy H11 sal terest e nal Park		Adjoins	park. cial Site of Scientific In Ancient Monumen Community Open Cheshunt Commo Locally Listed Built Conservation Area	Primary schoo terest (SSSI) t Space n ding	Contains	Adjoins  Adjoins
Residentia Local Plar Submitted Site Desig Green Be Archaeolo Local Wild Local Wild Lee Valley Listed Bui TPO Tree Air Quality Area Draft Loca	al n 2005 d Propos gnations lt ogical In dlife Site y Regio ilding ss y Manag	posal (Policy H11 sal sal terest anal Park gement Designation	-   -   -   -   -   -   -   -   - 	Adjoins Adjoins Adjoins Adjoins	park. cial Site of Scientific In Ancient Monumen Community Open Cheshunt Commo Locally Listed Built Conservation Area Protected Species	Primary schoo terest (SSSI) t Space n ding	DI expansion	⊠         Adjoins         □
Residentia Local Plar Submitted Site Desig Green Be Archaeolo Local Wild Local Wild Local Wild Lee Valley Listed Bui TPO Tree Air Quality Area Draft Loca Part of th	al n 2005 d Proposi gnations lt ogical In dlife Site y Regio ilding es y Manag	Policy H11 sal sal terest nal Park gement Designatior /as propose	Image: Second state       Image: Second	Commer Commer Adjoins Adjoins Commer	park. cial Site of Scientific In Ancient Monumen Community Open Cheshunt Commo Locally Listed Built Conservation Area	Primary schoo terest (SSSI) t Space n ding u	DI expansion	⊠         Adjoins         □

Accessibility – distance	as the crov	v flies				
0m -Primary Sch	ool		econdary School			oloyment Area
(adjoins Woodsic	le)		(Goffs)		(News Inte	ernational)
0m - Green Spac					10.4km- Hospital (with A&E	
(contained within bou	indary)	(Valley View)			(Bar	rnet)
3.56km - Town/District Centre (Brookfield)					3.8km -Leisure Centre (Laura Trott)	
(Brookfield)		(084-0	96 Goffs Lane)		(Laura	
3.15km - A10 Junc (Churchgate)	tion		- Railway Station (Cuffley)		-	us Service n Avenue)
Flood Risk						
Does the site			Contains		Adjo	oins
Zone 2 (Medium Risk)						
Zone 3a (High Risk)						
Zone 3b (Active Flood P	lain)				$\geq$	$\triangleleft$
Additional Flood Risk Co	,	I				
No flooding issues ident		s site.				
Access and Transport C						
The site can be currently		from Jones F	Road. An alternativ	ve acce	ess to the site co	ould be created
from Silver Street. Silve						
on the type of developm						
There is a footpath along						
There are no footpaths a	along Silve	r Street. Cycle	e access to the site	e will n	eed to be create	ed.
Utility Provision						
Electricity Gas		seuro dos mo	n is located along		Pood and Silva	or Stroot
Water			along Jones Roa			i Sileel
			e sewer is located			
Sewerage Sewerage Treatment						Other
Additional Developer Co		e Meads	Deephar			Other
None submitted. During			0		of the landowne	ars of the site
commented that they are						
would facilitate the avail						
sufficient site area and e						F. 51145
Suitability Comments	[- 1-	<u> </u>				
The Regulation 18 draft	Local Plan	(Summer 20 <sup>-</sup>	16) proposed to re	elocate	the village gree	n to a new site at
Newgatestreet Road, the	ereby freei	ng up the exis	ting site to provide	e an ex	tension to the s	ports pitches at
Woodside School within			• •			-
option is to expand the s						
and to retain the register						
registered Village Green			es Road Informal	Open	Space in the fiel	a to the south, is
not considered suitable is this site considered			lonment?	□Yes	<b>、</b>	⊠ No
is this site considered	to be suit				)	



	Site	e Infor	rmatio	n			S	Site L	.ocati	on Map		
Site Reference	Э		СС	G-GB-	81		75					
Number Site Name			send		-	_ / _ /						
Site Name			nectare			_ /				N		
Site Status				00		_ /						
Sile Status		-	reen B	alt					/		12	
		⊡Mi		en					1	1		
Source of Site			all for S	Siton		_			/			
		_			ication	~		1				
			esktop					/		4		
Site Visit Carri	ed			Oluu	y	- / \	/					
Out	cu						A			A		
Site Ownershi	n			two la	ndowners			TE				
	٢		nis site			Patrice		$\Delta$	Lucas End	THI	A	
_	Ν	Ches	shunt	Comn	ion, Loca		1	U.	FL	Frit	1	1
ling		Wild	life Sit	e, Gre	en Belt	1	D		175	High View Kennels and C	attery	1
round Uses	Е		n Fielc						11		Lind Padi	trick
Surrounding Uses	S	Crou	ich La	ne, Gi	reen Belt		12	Tamsels	K	CROUCH		1
Su	W	Ope	n Fielc	ds, Gro	een Belt		AF	T	-5	TheBrambles	A	Th
Site Description								11	21	1 ~		
		r in sh	ane ai	nd slo	nes dowr	to the north ea	st A nu	imhei	r of sti	ructures are		d
						ed in the southe						u i
predominantly												
located along	the										te. Trees	are
		ites n				thern and part of					te. Trees	are
Planning Histo	ory		ortheri	n, wes	stern, sou	thern and part o	of the ea	asterr	h bour	ndary.		
Various minor	ory hous	seholo	ortheri	n, wes	stern, sou		of the ea	asterr	h bour	ndary.		
Various minor Development	ory hous	seholo	ortheri	n, wes nsions	stern, sou have bee	thern and part o en approved on	of the ea	identi	n bour ial pro	ndary.		
Various minor Development Residential	ory hou: Prop	seholo osal	ortheri	n, wes nsions	stern, sou have bee	thern and part o	of the ea	asterr	n bour ial pro	ndary.		
Various minor Development	ory hou: Prop	seholo osal	ortheri	n, wes nsions	stern, sou have bee	thern and part o en approved on	of the ea	identi	n bour ial pro	ndary.		
Various minor Development Residential Local Plan 200	ory hou: Prop 05 (P	seholo osal Policy	ortheri	n, wes nsions	stern, sou have bee	thern and part o en approved on	of the ea	identi	n bour ial pro	ndary.		
Various minor Development Residential Local Plan 200 H11) Submitted Pro	pry hous Prop D5 (P	seholo osal Policy	ortheri	n, wes nsions	stern, sou have bee	thern and part o en approved on	of the ea	identi	n bour ial pro	ndary.		
Various minor Development Residential Local Plan 200 H11)	pry hous Prop D5 (P	seholo osal Policy	ortheri	n, wes nsions 26 -	stern, sou have bee	thern and part o en approved on	of the ea	identi	n bour ial pro	ndary.		
Various minor Development Residential Local Plan 200 H11) Submitted Pro	pry hous Prop D5 (P	seholo osal Policy	exter	n, wes nsions 296 - :ains	have bee	thern and part o en approved on mercial	f the ea	identi	n bour ial pro	perty at Luc	cas End Fa	
Various minor Development Residential Local Plan 200 H11) Submitted Pro Site Designation Green Belt	pry hous Prop 05 (P posa ons	seholc osal Policy al	Cont	n, wes nsions 2 96 - :ains	Adjoins	thern and part o en approved on mercial Site of Scienti (SSSI)	f the ea	identi	n bour ial pro	Didary.	cas End Fa	
Various minor Development I Residential Local Plan 200 H11) Submitted Pro Site Designation Green Belt Archaeologica	Prop D5 (F posa ons	seholc osal Policy al	exter	n, wes nsions 2 96 - :ains	have bee	thern and part o en approved on mercial Site of Scienti (SSSI) Ancient Monu	f the ea the resi	est	n bour ial pro	Contains	cas End Fa	
Various minor Development Residential Local Plan 200 H11) Submitted Pro Site Designation Green Belt Archaeologica Local Wildlife	Prop Prop D5 (F posa ons I Inte Site	seholc osal Policy al erest	Cont	n, wes nsions 2 96 - :ains	Adjoins	thern and part o en approved on mercial Site of Scienti (SSSI) Ancient Monu Community O	fic Inter ment	est	n bour ial pro	Didary.	Adjoins	
Various minor Development Residential Local Plan 200 H11) Submitted Pro Site Designation Green Belt Archaeologica Local Wildlife	Prop Prop D5 (F posa ons I Inte Site	seholc osal Policy al erest	Cont	n, wes nsions 96 - cains 3 3	Adjoins	thern and part o en approved on mercial Site of Scienti (SSSI) Ancient Monu	fic Inter ment	est	n bour ial pro	Contains	Adjoins	
Various minor Development I Residential Local Plan 200 H11) Submitted Pro Site Designation Green Belt Archaeologica Local Wildlife Lee Valley Rep Park	Prop D5 (F posa ons I Inte Site giona	seholc osal Policy al erest	Cont	n, wes nsions 96 - cains a a	Adjoins	thern and part of en approved on mercial Site of Scienti (SSSI) Ancient Monu Community O Cheshunt Cor	fic Inter ment pen Spa nmon	est ace	n bour ial pro	Contains	Adjoins	
Various minor Development Residential Local Plan 200 H11) Submitted Pro Site Designation Green Belt Archaeologica Local Wildlife Lee Valley Rep Park Listed Building	Prop D5 (F posa ons I Inte Site giona	seholc osal Policy al erest	Cont	n, wes nsions 96 - ains 3	Adjoins	thern and part of en approved on mercial Site of Scientin (SSSI) Ancient Monu Community O Cheshunt Cor Locally Listed	fic Inter ment pen Spannon Buildin	est ace	n bour ial pro	Contains	Adjoins	
Various minor Development Residential Local Plan 200 H11) Submitted Pro Site Designation Green Belt Archaeologica Local Wildlife Lee Valley Res Park Listed Building TPO Trees	Prop D5 (F posa ons I Inte Site giona	seholc osal Policy al erest	Cont	n, wes nsions 96 - cains a a	Adjoins	thern and part of en approved on mercial Site of Scienti (SSSI) Ancient Monu Community O Cheshunt Cor Locally Listed Conservation	f the ea the resi inter fic Inter ment pen Spa nmon Buildin Area	est ace	n bour ial pro	Contains	Adjoins	
Various minor Development I Residential Local Plan 200 H11) Submitted Pro Site Designation Green Belt Archaeologica Local Wildlife Lee Valley Rep Park Listed Building TPO Trees Air Quality	Prop Prop 05 (F posa ons I Inte Site giona	seholc osal Policy al erest	Cont	n, wes nsions 96 - ains a a a a a a	Adjoins	thern and part of en approved on mercial Site of Scientin (SSSI) Ancient Monu Community O Cheshunt Cor Locally Listed	f the ea the resi inter fic Inter ment pen Spa nmon Buildin Area	est ace	n bour ial pro	Contains	Adjoins	
Various minor Development Residential Local Plan 200 H11) Submitted Pro Site Designation Green Belt Archaeologica Local Wildlife Lee Valley Repark Listed Building TPO Trees Air Quality Management	Prop Prop D5 (F posa ons I Inte Site giona	seholc osal Policy al erest	Cont	n, wes nsions 96 - cains 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	stern, sou have bee Comi	thern and part of en approved on mercial Site of Scienti (SSSI) Ancient Monu Community O Cheshunt Cor Locally Listed Conservation	f the ea the resi inter fic Inter ment pen Spa nmon Buildin Area	est ace	n bour ial pro	Contains	Adjoins	
Various minor Development Residential Local Plan 200 H11) Submitted Pro Site Designation Green Belt Archaeologica Local Wildlife Lee Valley Res Park Listed Building TPO Trees Air Quality Management A	Prop Prop D5 (P posa ons I Inte Site giona J Area an De	seholc osal Policy al erest al	Cont	n, wes nsions 96 - ains ains a a a a a a a a a a a a a a a a a a a	Adjoins Adjoins Adjoins	thern and part of en approved on mercial Site of Scienti (SSSI) Ancient Monu Community O Cheshunt Cor Locally Listed Conservation	fic Inter ment pen Spa nmon Buildin Area ecies	est ace	n bour ial pro	Contains	Adjoins	

Accessibility – distance	as the crov	v flies		
650m-Primary Scł (Goffs)	าооl	2.13km -	Secondary School (Goffs)	3.23km –Employment Area (New River Trading Estate)
360m - Green Spa (Argent Way)	ace		ealthcare Centre alley View)	11.5km- Hospital (with A&E) (Barnet)
3km - Town/District ( (Brookfield)	Centre		- Local Centre asons Parade)	4km -Leisure Centre (Laura Trott)
3.69km - A10 Juno (Church Lane)			Railway Station (Cuffley)	580m- 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 northern tip of the s Access and Transport C		eptible to surfa	ce water flooding.	
nature. Due to the scale improving. In addition, d	of develop ue to the p to footpath	oment that cou otential develo s along Crouc	ld come forward on th opment capacity of this n Lane. This will need	arrow in places and semi-rural in is site, Crouch Lane may require s site, a transport assessment will to be created if development came
Electricity	Connectio	ons available.		
Gas	The close Crescent.		e gas main is located	to the west of the site at Colston
Water	A water m	nains is locate	d along Crouch Lane	
Sewerage	The close Colston C		ver and foul sewer are	located to the west of the site at
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other
Additional Developer Co	omments si	ubmitted durin	g Call for Sites 2016	
None submitted.			5	
Suitability Comments	d to be sui	itable for resid	ential development du	e to the following reasons:
The site is included 2008). The Review no change to the the opportunity to the the opportunity to the opport of the opport	led in area ew conclud boundary. o create str boundarie	C11 identified es that area C However, it s onger Green I s" which mear	in the Council's Greet 11 performs strongly a hould be noted that the	e to the following reasons: n Belt Review (Scott Wilson, against Green Belt purposes and e review also stated that there is -C30 as these area have al barriers to prevent

- Located within the boundary of the site is Lucas End Meadows, a local wildlife site. The Council will resist development on a local wildlife site unless it can be demonstrated that the development is in the public interest. The building of residential dwellings on this site is not considered to be in the public interest.
- The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) states that the area north of Crouch Lane is *"judged to be an area that forms part of a local gap between urban areas and performs an important role in preventing the merging of those urban areas".*

Is this site considered to be suitable for development?



	Site	e Informat	ion				Site Loc	ation Ma	מו	
Site Refere			_	GB-82					<b>I</b> -	
Number			-							/
Site Name		High Viev Cattery	νK	ennels a	ind					
Site Area		3.7 hecta	ares	;				1-		
Site Status		□Urban						/		1
		⊠Green	Bel	lt				/		
		□Mixed					/ /	/		
Source of S	Site	⊠Call for	r Si	tes						7
		□Plannir	•	• •	on					E
		Deskto	p S	Study	>		An			
Site Visit		□Yes			- 2				/	1
Carried Out		⊠No				Lucas End	AD		K I	Rushdown Nursery
Site Owner	snip	There are landowne			ite.	23	High Kennel	View s and Cattery	10-10	
	Ν	Wooded				11-4-		H		746-
Surrounding Uses	E	Belt, Local wildlife site Green Belt, Lindrick Paddock, Open Field			te	Tamsets			Paddock	In Internet
round Uses					1 F		The B	tambles	The Bungakow	El Sub Sta
Us	S	Crouch L				Em				-4
Su	W	Green Be		-		Cid Elm Farm				
		Lucas Er	nd F	arm				Į.		
Site Descri					· · ·					
						the north east. Th				
						th western region trees scattered a				
boundary.	an an		20	andary,			iong the			
Planning Hi	story									
					ange of us	e of storage build	ings to n	ursery ac	commodatio	on for
children age			ed.	_	_			_	_	
Developme Residential	nt Pro	posai		$\boxtimes$	Commer	cial [	] Othe	)r		
	2005		1)		Commen			71		
Local Plan		· ·	1)							
Submitted F	<u> </u>			6-8						
Site Design	auons		C	ontains	Adjoins				Contains	Adjoins
Green Belt						Site of Scientific	Interest	(SSSI)		
Archaeolog	ical In	terest				Ancient Monum		·/		
Local Wildli						Community Ope		;		
Lee Valley						Cheshunt Comr	-			
Listed Build						Locally Listed B	uilding			
TPO Trees	-					Conservation A				
Air Quality	Manag	gement				Protected Spec	es			
Area	_									
Draft Local							- 14			
i ne draft L	ocal F	an propos	sed	ю кеер	INIS SITE W	vithin the Green B	eit			

Accessibility – distance	as the crow flies		
700m -Primary Sch (Goffs)	ool 2km -	Secondary School (Goffs)	3.13km –Employment Area (New River Trading Estate)
268m  - Green Spa (Argent Way)		Healthcare Centre Valley View)	11.6km - Hospital (with A&E) (Barnet)
2.95km- Town/District (Brookfield)		n - Local Centre nondstreet Road)	3.85km -Leisure Centre (Laura Trott)
3km - A10 Junctic (Church Lane)	on 1.89kn	n Railway Station (Cuffley)	460m - Bus Service (Macintosh Close)
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			
	surface water flooding a	at the far northern pa	rt.
Access and Transport C			
The site can be accessed There are no footpaths a		ouch Lane is narrow	in places and semi-rural; in nature.
Utility Provision			
	Connections required t		d alastrisity asklas
Electricity	Connections required to	o access undergroun	
Gas	The closest low pressu Crescent.	re gas main is locate	d to the west of the site at Colston
Water	A water mains is locate	d along Crouch Lane	
Sewerage	The closest surface sev Colston Crescent.	wer and foul sewer a	re located to the west of the site at
Sewerage Treatment	□Rye Meads	⊠Deephams	□Other
Additional Developer Co	mments submitted durin	L In Call for Sites 2016	
The promoter stated that constraints on developm	t the site is available witl nent of the site. No speci	hin the first five years al preparation work is	and that there are no known anticipated beyond small scale anticipated beyond small scale
a contamination survey.	-	a and ionner ayricult	
Suitability Comments			
	ed to be suitable for deve led in area C11 of the Co	•	ollowing reasons: eview (Scott Wilson, 2008). The
			een Belt purposes and no change to
	owever, it should be note	ed that the review also	o stated that there is the opportunity area have "extremely weak

The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) states that the									
area north of Crouch Lane is "judged to be an area that	hat forms part of a local gap between urbar	1							
areas and performs an important role in preventing the merging of those urban areas".									
Is this site considered to be suitable for development?	□Yes ⊠ No								



Site Information						Site Location Map					
Site Reference	;		CG-G	R or	2				S The second second		19
Number			6-6-	D-03	)	/	CROUCH L	ANE	R partie		
Brambles			Brambles	5		1	The Brambles	n~	The Bunga		El Sub Sta
Site Area		1.7 ŀ	nectares			7 0	D				
Site Status		□Ur							E		
		⊠Gr	een Belt				-				
		□Mi	xed						1		1-1
Source of Site	all for Site	S							HT I		
			anning Ap	oplica	ation	_	L	-4-	- 1		
		⊠De	esktop Stu	Jdy				Ruin			1
Site Visit Carri	ed	□Ye	es				1				L
Out		⊠No	)								
Site Ownershi	р		e are two	land	lowners						-
	1		nis site.					)			1
D	Ν	,				_			-		
din	E		Green Belt, Green Acre			_					4
Surrounding Uses	S		el Bank F	arm	, Green			1/			
۲	W	Belt	en Belt, O	non	Field	_	F	V	F		
Ō	vv	Orec	in Deit, O	pen		1					
Site Description	n										
	•			•		to the south/sou					
corner. It is pre		ninant	lv open fie	∍ld ir	nature	with a regidenti	al nron	orty loor	stad in the nor	th_wastarn	
CORDER OF THE O		- 1									
		There				he sits northern,					
Planning Histo	ry		are trees	loca	ted on t	he sits northern,	southe	ern and v	western bound	dary.	
Planning Histo In 1997, an ap	ry plica	ition fo	are trees	loca e sto	ted on ti rey side	he sits northern, extension, front	southe	ern and v	western bound	dary.	
Planning Histo	ry plica ante	ition fo	are trees	loca e sto	ted on ti rey side	he sits northern, extension, front	southe	ern and v	western bound	dary.	
Planning Histo In 1997, an ap roofline was g	ry plica ante	ition fo	are trees	loca e sto	ted on t rey side val at th	he sits northern, extension, front	southe	ern and v	western bound	dary.	
Planning Histo In 1997, an ap roofline was gr Development I	ry plica rante Prop	ition fo ed con osal	are trees or a single ditional a	loca e sto ppro	ted on t rey side val at th	he sits northern, extension, front e Brambles.	extens	sion to g	western bound	dary.	
Planning Histo In 1997, an ap roofline was gu Development I Residential Local Plan 200 H11)	ry plica rante Prop 05 (P	ition fo osal Policy	are trees or a single ditional a	loca e sto ppro	ted on t rey side val at th	he sits northern, extension, front e Brambles.	extens	sion to g	western bound	dary.	
Planning Histo In 1997, an ap roofline was gr Development I Residential Local Plan 200	ry plica rante Prop 05 (P	ition fo osal Policy	are trees or a single ditional a	loca e sto ppro	ted on t rey side val at th	he sits northern, extension, front e Brambles.	extens	sion to g	western bound	dary.	
Planning Histo In 1997, an ap roofline was gu Development I Residential Local Plan 200 H11)	plica ante Prop 05 (P	ition fo osal Policy	are trees or a single ditional a	loca e sto ppro 51 -	ted on the side val at the Comm	he sits northern, extension, front e Brambles.	extens	sion to g	western bound	dary. erations to	
Planning Histo In 1997, an ap roofline was gu Development I Residential Local Plan 200 H11) Submitted Pro Site Designatio	plica ante Prop 05 (P	ition fo osal Policy	are trees or a single ditional a	loca e sto ppro 51 -	ted on t rey side val at th	he sits northern, extension, front e Brambles. nercial	extens	orn and vision to g	western bound	dary.	
Planning Histo In 1997, an ap roofline was gr Development I Residential Local Plan 200 H11) Submitted Pro	plica ante Prop 05 (P	ition fo osal Policy	are trees or a single ditional a	loca e sto ppro 51 -	ted on the side val at the Comm	he sits northern, extension, front e Brambles. nercial Site of Scientifi	extens	orn and vision to g	western bound	dary. erations to	
Planning Histo In 1997, an ap roofline was gr Development I Residential Local Plan 200 H11) Submitted Pro Site Designation Green Belt	plica ante Prop 05 (P posa	tion fo d con osal Policy	are trees or a single ditional a 5 Contain ⊠	loca e sto ppro 51 -	ted on the rey side val at the Commentation of the region	he sits northern, extension, front e Brambles. nercial Site of Scientifi (SSSI)	extens	orn and vision to g	vestern bound arage and alte	dary. erations to Adjoins	
Planning Histo In 1997, an ap roofline was gu Development I Residential Local Plan 200 H11) Submitted Pro Site Designation Green Belt Archaeologica	ry plica ante Prop 05 (P posa ons	tion fo d con osal Policy	are trees or a single ditional a 5 Contain 2	loca e sto ppro 51 -	ted on the rey side val at the commentation of the region	he sits northern, extension, front e Brambles. nercial Site of Scientifi (SSSI) Ancient Monun	extens c Intere-	orn and version to g	western bound	dary. erations to Adjoins	
Planning Histo In 1997, an ap roofline was gr Development I Residential Local Plan 200 H11) Submitted Pro Site Designation Green Belt Archaeologica Local Wildlife	ry plica rante Prop 05 (P posa ons I Inte Site	erest	are trees or a single ditional a 5 Contain ⊠	loca e sto ppro 51 -	ted on the rey side val at the Commentation of the region	he sits northern, extension, front e Brambles. nercial Site of Scientifi (SSSI) Ancient Monun Community Op	southe extens Content nent oen Spa	orn and version to g	vestern bound arage and alte	dary. erations to Adjoins	
Planning Histo In 1997, an ap roofline was gu Development I Residential Local Plan 200 H11) Submitted Pro Site Designatio Green Belt Archaeologica Local Wildlife S	ry plica rante Prop 05 (P posa ons I Inte Site	erest	are trees or a single ditional a 5 Contain 2	loca e sto ppro 51 -	ted on the rey side val at the commentation of the region	he sits northern, extension, front e Brambles. nercial Site of Scientifi (SSSI) Ancient Monun	southe extens Content nent oen Spa	orn and version to g	vestern bound arage and alte	dary. erations to Adjoins	
Planning Histo In 1997, an ap roofline was gu Development I Residential Local Plan 200 H11) Submitted Pro Site Designation Green Belt Archaeologica Local Wildlife S Lee Valley Res Park	ry plica ante Prop 05 (P posa ons I Inte Site giona	erest	are trees or a single ditional a 5 Contain	loca e sto ppro 51 -	ted on the rey side val at the commentation of the region	he sits northern, extension, front e Brambles. nercial Site of Scientifi (SSSI) Ancient Monun Community Op	c Interent ment pen Spa	ern and v sion to g Other est ace	vestern bound arage and alte	dary. erations to Adjoins	
Planning Histo In 1997, an ap roofline was gu Development I Residential Local Plan 200 H11) Submitted Pro Site Designatio Green Belt Archaeologica Local Wildlife S	ry plica ante Prop 05 (P posa ons I Inte Site giona	erest	are trees or a single ditional a 5 Contain 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	loca e sto ppro 51 -	Adjoins	he sits northern, extension, front e Brambles. nercial Site of Scientifi (SSSI) Ancient Monun Community Op Cheshunt Com	southe extens c Interd nent oen Spa imon Building	ern and v sion to g Other est ace	vestern bound arage and alte	dary. erations to Adjoins	
Planning Histo In 1997, an ap roofline was gr Development I Residential Local Plan 200 H11) Submitted Pro Site Designation Green Belt Archaeologica Local Wildlife S Lee Valley Res Park Listed Building	ry plica ante Prop 05 (P posa ons I Inte Site giona	erest	are trees or a single ditional a Contain Contain Contain	loca e sto ppro 51 -	Adjoins	he sits northern, extension, front e Brambles. nercial Site of Scientifi (SSSI) Ancient Monun Community Op Cheshunt Com	southe extens c Interd nent oen Spa imon Building	ern and v sion to g Other est ace	Vestern bound arage and alter Contains	dary. erations to Adjoins	
Planning Histo In 1997, an ap roofline was gu Development I Residential Local Plan 200 H11) Submitted Pro Site Designation Green Belt Archaeologica Local Wildlife S Lee Valley Res Park Listed Building TPO Trees	ry plica ante Prop 05 (P posa ons I Inte Site giona	rest	are trees or a single ditional a 5 Contain 2 0 0	loca e sto ppro 51 -	Adjoins	he sits northern, extension, front e Brambles. nercial Site of Scientifi (SSSI) Ancient Monun Community Op Cheshunt Com Locally Listed I Conservation A	southe extens c Interd nent oen Spa imon Building	ern and v sion to g Other est ace	vestern bound arage and alte	dary. erations to Adjoins	
Planning Histo In 1997, an ap roofline was gr Development I Residential Local Plan 200 H11) Submitted Pro Site Designatio Green Belt Archaeologica Local Wildlife S Lee Valley Res Park Listed Building TPO Trees Air Quality Management A	ry plica ante Prop D5 (P posa D5 (P) posa	erest	are trees or a single ditional a Contain Contain	Ioca e sto ppro 51 - s /	ted on the rey side val at the commentation of the region	he sits northern, extension, front e Brambles. nercial Site of Scientifi (SSSI) Ancient Monun Community Op Cheshunt Com Locally Listed I Conservation A Protected Spec	southe extens extens c Interd nent oen Spa mon Building Area cies	ern and vision to g Other est ace	Vestern bound arage and alter Contains	dary. erations to Adjoins	
Planning Histo In 1997, an ap roofline was gr Development I Residential Local Plan 200 H11) Submitted Pro Site Designatio Green Belt Archaeologica Local Wildlife S Lee Valley Res Park Listed Building TPO Trees Air Quality Management A	ry plica ante Prop D5 (P posa D5 (P) posa	erest	are trees or a single ditional a Contain Contain	Ioca e sto ppro 51 - s /	ted on the rey side val at the commentation of the region	he sits northern, extension, front e Brambles. nercial Site of Scientifi (SSSI) Ancient Monun Community Op Cheshunt Com Locally Listed I Conservation A	southe extens extens c Interd nent oen Spa mon Building Area cies	ern and vision to g Other est ace	Vestern bound arage and alter Contains	dary. erations to Adjoins	

Accessibility – distance	as the crov	v flies		
740m -Primary Sc (Goffs)	hool	1.86km - 3	Secondary School (Goffs)	3.27km –Employment Area (New River Trading Estate)
250m - Green Sp (Argent Way)	ace		ealthcare Centre alley View)	11.5km - Hospital (with A&E) (Barnet)
3km- Town/District ( (Brookfield)	Centre		- Local Centre asons Parade)	3.7km -Leisure Centre (Laura Trott)
2.96km - A10 June (Church Lane)			Railway Station (Cuffley)	553m - Bus Service (War Memorial)
Flood Risk		L		
Does the site			Contains	Adjoins
Zone 2 (Medium Risk)				
Zone 3a (High Risk)				
Zone 3b (Active Flood F	Plain)			
Additional Flood Risk C	omments	<u> </u>		
The site may be suscep		er flooding on	the southern boundar	у.
Access and Transport C				
There are no footpaths development was to cor access to the site will al	along Crou ne forward.	ch Lane. A tra . These will ne	nsport assessment or	places and semi-rural in nature. statement may be required if /elopment came forward. Cycle
Utility Provision			· ·	
Electricity		ons will be req		
Gas	The close Crescent.		e gas main is located	to the west of the site at Colston
Water	A water m	nains is locate	d along Crouch Lane	
Sewerage	The close Colston C		ver and foul sewer are	located to the west of the site at
Sewerage Treatment	□Ry	e Meads	□Deephams	□Other
Additional Developer Co	omments si	ubmitted durin	g Call for Sites 2016	
None submitted.				
Suitability Comments				
The site is include 2008). The Revi- and averagely and proposed. Howe create a stronge	led in area ew states tl gainst Purp ver, it shou r Green be	C13 identified nat are C13 pe lose 3. No cha Id be noted th It boundaries i	in the Council's Green erforms strongly agains nge to the Green Belt at the review also state n C11-C30 as these a	e to the following reasons: n Belt Review (Scott Wilson. st Green Belt purposes 1 and 2, boundary in this location was ed that there is the opportunity to reas have "extremely weak ent encroachment between

• Although not referenced within the Goffs Oak Development Option Report (Broxbourne Borough Council, 2016), this site can be included within the second category of 'Green Belt sites which are not favoured', 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 the case of many sites would only be accessible via narrow rural lanes." The report continues by stating that it is likely that the development of such sites would exacerbate the area's haphazard development pattern, and over time lead to the merging of urban areas. This would erade the character of Goffs Oak.

Is this site considered to be suitable for development?

🛛 No



Site Information						Site Location Map				
Site Reference	се	CG-GB-84				X				
Number								7/		
Site Name		Laurel					9			
Site Area		2.5 he		5						
Site Status		□Urba						-	7 .	
		-	een Belt				TH			
		⊠Mixe				- 5		/		
Source of Sit	te	⊠Call	for Si	tes		Piggery	Laurel Bank	TIT	- 13	
			nning <i>i</i>	Applic	ation	ery	Farm	417	14/12	
		□Des	ktop S	Study				PAN	Hall	
Site Visit Car	rried	⊠Yes					half	SHOT	14 mar	
Out		□No					14 LEL	THAC	- Juli	
Site Ownersh	are va				TAT	141	4516			
landown				for the	e site.	4 de	SAS	El Sub Sta	<u> </u>	
c	N	Green	Belt			U D Writies	The	Windo CLOSE	1 100	
es	E	Reside				Backendale	Durn Long	-1016	Oakleigh -	
	S	St James Road, Pendine,				1		LUNY		
g g	14/	Green				7 0	ST JAMES ROAD	D V Oas		
	W	Bracke	endale	e, Gree	en Belt		175 11 -1 -	Bux	5111 52 %	
Site Descript										
						ne north. There are a l				
						uildings on the site, w n region of the site tha				
some trees lo								i nature. m		
Planning Hist										
						e the site for a mixture				
						Lawfulness for the exis				
						oproval. A prior notificat buildings and storage u				
						for the residential prope				
development of	of 4 blo	cks of g				d consent at the Writtle				
Development	t Propo	osal			T		1			
Residential				$\boxtimes$	Comme	ercial 🗌	Other			
Local Plan 20	005 (P	olicy H	11)							
Submitted Pr	roposa	l		16						
Site Designa	tions									
			Cont	ains	Adjoins			Contains	Adjoins	
Green Belt			$\geq$	$\langle$	$\boxtimes$	Site of Scientific Internet	erest (SSSI)			
Archaeologic	al Inte	erest				Ancient Monument	, , , , , , , , , , , , , , , , , , ,			
Local Wildlife				7		Community Open S	pace			
Lee Valley R		al				Cheshunt Common				
Park	3.5.10									
Listed Buildir	ng			]		Locally Listed Build	ing			
TPO Trees			_		_	Conservation Area		1		
<u> </u>						Conservation Area				
Air Quality M	lanage	ment	L	]		Protected Species				
Air Quality M Area	lanage	ment				-				

Draft Local Plan Designa	ation (Regu	lation 18)							
The draft Local Plan pro	oposed to k	eep this site within the G	ireen Belt						
Accessibility – distance	as the crov	/ flies							
760m-Primary Sch (Goffs)	lool	1.74km - Secondary School (Goffs)		3.1km –Employment Area (New River Trading Estate)					
200m - Green Sp (Goffs)	ace	290m-Healthcare C (Valley View)	Centre	11.4km - Hospital (with A&E) (Barnet)					
2.9km - Town/District (Brookfield)	Centre	330m - Local Cer (684-696 Goffs La		3.62km -Leisure Centre (Laura Trott)					
2.84km - A10 Junc (Church Lane)		1.86km - Railway S (Cuffley)	tation	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	lain)			$\boxtimes$					
Additional Flood Risk Co	omments								
		susceptible to some surf	ace water f	looding					
Access and Transport C									
promoters, this track wo Existing footpaths along to these footpaths will be improved.	The site is currently accessed via a track from St James' Road. From the masterplan submitted by the promoters, this track would not be used to enter the development, but a new access point will be created. Existing footpaths along St James Road end at the current vehicle access point to the site. Connections to these footpaths will be required if development came forward. Cycle access to the site will need to be								
Utility Provision									
Electricity		o the west in the main res							
Gas		ssure gas main is located							
Water		nain is located along St Ja							
Sewerage	A foul sev	ver and surface sewer is	located at t	he entrance of The Asters					
Sewerage Treatment	□Ry	e Meads ⊠De	eephams	□Other					
The promoter of the site well located with regards identified by the Council the site was at one point assessed in 2008 as par Suitability Comments The site is not considere • The site is includ 2008). The Revie and plays an ave proposed. Howe	states that s to the exi- as a site w t to be inclu t of the Gr d to be sui- led within a ew states the grage role a ver, it shou	sting built up area, lies in worth of consideration as ided as part of the St Jan een Belt Assessment whi table for residential deve rea C27 identified in the nat area C27performs stru- igainst Purpose 3. No am Id be noted that the revie	brownfield a sustainal a housing a nes develop ich found th lopment du Council's G ongly again nendment to w also state	site within the Green Belt that is oble location and has been allocation. The promoter notes that oment boundaries. It was nat the site e to the following reasons: Green Belt Review (Scott Wilson, 1st green Belt Purposes 1 and 2, 1o the boundary in this location was es that there is the opportunity to be areas have "extremely weak					

- This site is considered to have weak Green Belt boundaries to the north, part of the east and west. These weak boundaries are no likely to endure beyond the Plan period or prevent further encroachment into the countryside.
- In the 2005 Local Plan Inspectors Report it was stated that Laurel Bank Farm "would not lead to any more defensible green belt boundary than exists at present; it would merely add to the encroachment of built form into the countryside. [I] consider inclusion of the site within St James would not create any more logical green boundary than that shown on the 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 Council will explore the potential for developing this area of the site through the Brownfield Register.

Is this site considered to be suitable for development?	□Yes	🖾 No
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	Sit	e Inforr	natio	on			Site Location	Мар	
Site Reference	е		С	G-GB-8	35		and the second s	Nor Maria	
Number Site Name		Burtor				FULL France		NHH S	(FRID)
Site Area		Burton Grange Nursery 4.2 hectares							2111 (ALA) - 73
Site Status									
		⊠Gre		elt		Ng/ 53			
			əd				1 h		
Source of Site	)	□Call	for S	Sites					/
		□Plar	nning	, Applic	ation	R	ATT		(
				Study				7	
Site Visit Carr Out	ied	□Yes				Inr			
	<u> </u>	⊠No The ai	to io	ownod	by a				
Site Ownershi	р			owned	by a and two				
		landov							
. <u>c</u>	Ν	Rags Lane							
Surroundin g Uses	E			l, Gree			12m	)) Services	
	S	•		k, Gree				No.	
Sur g	W	Rosen Belt	nary	Cottag	e, Green				
Site Description	on	Deit							
						Brook. The majority o ner of the site is a res			
						nature, with a numbe			
						n, eastern, southern			
Planning Histo									
						removal of existing de			
						etain storm water falli sed, however in 1987			
						The erection of glass			
1996.			0	•					
Development	Prop	osal							
Residential			11)		Comme		Other		
Local Plan 20		•	11)	126	_				
Submitted Pro	•								
Site Designati	ons		0	ataira	Adicise			Contains	Adiaira
Green Belt			00	ntains ⊠	Adjoins ⊠	Site of Scientific Int	arast (SSSI)	Contains	Adjoins
	linte					Ancient Monument	51651 (3331)		
Archaeologica									
Archaeologica		rest				Community Open S	nace		
Local Wildlife	Site					Community Open S Cheshunt Common	pace		
Local Wildlife Lee Valley Re Park	Site giona					Community Open S Cheshunt Common	pace		
Local Wildlife Lee Valley Re Park Listed Building	Site giona					Cheshunt Common	•		
Local Wildlife Lee Valley Re Park	Site giona	al				Cheshunt Common	•		

Draft Local Plan Designation				
The site was not design			al Plan	
Accessibility – distance				
530m-Primary Sch (Fairfields)	nool	1.07km -	Secondary School (Goffs)	2.1km –Employment Area (New River Trading Estate)
180m - Green Spa (Dig Dag)	ace		ealthcare Centre Stockwell)	12.1km - Hospital (with A&E) (Princess Alexandra)
1.9km - Town/District (Brookfield)	Centre		- Local Centre nmondstreet)	2.82km -Leisure Centre (Laura Trott)
1.98km - A10 Junc (Church Lane)			- Railway Station (Cuffley)	220m - Bus Service (Hammond 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	omments			
			ceptible to some surfa	ce water flooding. The site is also
susceptible to groundwa		g		
Access and Transport C				weath any side of Device laws
Connections to these for			e are footpaths on the	northern side of Rags lane.
Utility Provision		be required.		
Electricity	Connectio	ons available a	at the northern end of t	the site
Gas	A low pre	ssure gas mai	n is located along Rag	js Lane.
Water	A water n to the site		along Rags Lane. A h	ydrant is located in close proximity
Sewerage	A foul sev	ver runs throu	gh the site. A surface	sewer is located along Rags Lane.
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other
Additional Developer Co	mments su	ubmitted durin	g Call for Sites 2016	
None submitted.				
Suitability Comments	14 1			
	s an active	nursery. As d	etailed in emerging Po	e to the following reason: blicy GB2, operating glasshouse
Is this site considered development?				No



Site Information					Site Location Map					
Site Referen	се		CG-GB-86		- INIE -	1		-	11 - 1	
Number										
Site Name			orth of Coles	sgrove						
Site Area		Manor 1.1 hect	aroc							
						+50	48		-//_ E	
Site Status		□Urbar			42				- UVY	
		⊠Greeı □Mixeo				GC	OFFS LANE			
Source of Sit	0				B			-	LB THE THE	
	C	-	ing Applica	tion	A				广中门	
			top Study	uon	Tourse N				1117	
Site Visit Car	ried		iop olddy							
Out	nou	⊠No				1	and an and and and and and and and and a			
Site Ownersh	air		re various				I A			
		landowr	ners for this	site.			11 H	0 0		
	Ν	Goffs La	ane, resider	ntial				Compression		
bu			es, Green E							
Surrounding Uses	E		ntial propert	ies,						
round Uses	S	Green E	ove Manor,	Groop						
Sur	3	Belt		Green						
07	W		d Hill, Gree	n Belt						
Site Descript	ion									
							is scattered thro			
							edges line the s			
southern and Planning His		ern boun	dary. There	are some	trees spread	out or	the sites north	ern boundar	у.	
		was refi	used for the	erection	of 4 detached b	ากแรค	s with detached	narages ar	nd 6	
					unal open space			galagee al		
Developmen					• •					
Residential			$\boxtimes$	Commer	cial		Other			
Local Plan 20	005 (F	olicy H1	1)							
Submitted Pr	oposa	al								
Site Designa	tions			· · · ·	T				· · · ·	
0 0 0			Contains	Adjoins				Contains	Adjoins	
Green Belt			$\boxtimes$	$\boxtimes$			nterest (SSSI)			
Archaeologic		erest		$\boxtimes$	Ancient Mon					
Local Wildlife					Community		•			
Lee Valley R	•	al Park			Cheshunt Co					
Listed Buildir	ıg			$\square$	Locally Liste					
TPO Trees	0000	mont	$\boxtimes$		Conservation					
Air Quality M Area	anage	ment			Protected Sp	Jecles				
Draft Local P	lan D	esignatio	n (Regulatio	on 18)				[	l	
					vithin the Gree	n Belt	:			

Accessibility – distance	as the crov	/ flies						
1.06km -Primary So (Woodside)	chool	860m - Secondar (Goffs)	y School	2.62km–Employment Area (News International)				
360m - Green Spa (Claremont)	ace	900m-Healthcare Centre (Valley View)		11.6km - Hospital (with A&E) (Barnet)				
2.41km - Town/District (Cheshunt Old Po	-	930m - Local 0 (684-696 Goffs		2.65km -Leisure Ce (Laura Trott)	entre			
1.99km - A10 Junc (Churchgate)	ction	2.47km - Railway (Cuffley)	Station	25m- Bus Servic (Colesgrove Farr				
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 for this	s site.						
Hill. It should be noted the Hill; however there are from will be required if developments of the terms of t	cular acces nat Halstea ootpaths o	d Hill is semi-rural in n n both sides of Goffs La	ature. There ane. Connect	ssed via Goffs Lane or Ha are no footpaths along Ha ons to the footpaths at Go will be required.	alstead			
Utility Provision			· · · · ·					
Electricity		ons located at existing i						
Gas Water		ssure gas main is locat ain is located along Go						
Sewerage		sewer and foul sewer		ong Coffe Lano				
Sewerage Treatment			Deephams					
Additional Developer Co	•							
None submitted.			01100 2010					
Suitability Comments								
<ul> <li>The site is includ The Review state in theory should but there are no change.</li> </ul>	led in area es that area be retaineo further opp	D5 identified in the Cor a D5 performs strongly I. The review noted tha ortunities to provide a s	uncil's Green against the G t a strip of ho stronger bour	e to the following reasons Belt Review (Scott Wilsor Freen Belt purposes, and t uses within the Green Be dary and therefore proposis	n, 2008). therefore It is odd, sed no			
The site does no	<ul> <li>The site contributes to maintaining separation between the Cheshunt and Goffs Oak settlements.</li> <li>The site does not have clear defensible Green Belt boundaries to the south, east and west that</li> </ul>							
				ent into the countryside.				
Is this site considered	to be sult	able for development	? □Yes	⊠ No				



	Site	Infor	mation			S	ite Locatio	n Map	
Site Reference	;		CG-GB-	87(2	a)				
Number				`	,	_ X			
Site Name		Hous		and	Kobe				
Site Area		1.2 h	lectares						
Site Status		□Ur	ban			Kobe Nursery	12-		
		⊠Gr	een Belt						
		□Mi	xed			T LB			
Source of Site		□Ca	all for Sites	;					Į.
			anning Ap		tion	i al liks			
			esktop Stu	dy					1
Site Visit Carri	ed	□Ye				Kaylee			
Out		⊠Nc				01/50			
Site Ownershi	C		e are two l nis site.	and	owners	Bernsford House	Kobe House		
þ	Ν		n Field, Gr I Wildlife S		Belt,			Track	
s:	Е	Scru	bland, Gre	en E	Belt		TA		
Surrounding Uses	S		en Belt, Ha		ad Hill		WrTwr		
l l	W		(14 dwellings) stead Hill, Residential						
0)	vv		llings, Gre						
Site Descriptio	n								
						t. A residential dwelling a			
						f the site predominantly c . Trees/hedgerows are lo			
						e eastern region of the si			and western
Planning Histo						0			
						ted for the use of Unit 1 a			
						ewed for a further 24 mor e (sui generis) was grante			
						ig the demolition of the ex			
					ster for	he site which seeks the c	lemolition of t	he derelict gla	asshouses
and erection of 9			l dwellings.						
Residential	Top	0581		$\boxtimes$	Comr	nercial 🗌	Other		
Local Plan 200	)5 (P	olicv I	H11) /	<u>86</u>	00111				
Submitted Pro		•	, ,	-	-				
Site Designation		••							
			Contains	A	djoins			Contains	Adjoins
Green Belt			$\boxtimes$			Site of Scientific Intere	est (SSSI)		
Archaeologica	l Inte	erest				Ancient Monument			
Local Wildlife S	Site				$\boxtimes$	Community Open Spa	ace		
Lee Valley Reo Park	giona	al 🗌				Cheshunt Common			
Listed Building			-		Locally Listed Building	)			
TPO Trees						Conservation Area			
Air Quality						Protected Species			
Management A	٩rea								

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								
Accessibility – distance								
590m-Primary Scl (Bonneygrove)		640m - S	econdary School (Goffs)	2.26km –Employment Area (News International)				
450m - Green Sp (Claremont)	ace		lealthcare Centre Cromwell)	11.6km - Hospital (with A&E) (Barnet)				
2.19km - Town/Distric (Cheshunt Old Po	-	1.21km	- Local Centre	2.39km -Leisure Centre (Laura Trott)				
1.74km - A10 Juno (Churchgate)	ction		Railway Station (Cuffley)	300m- 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							
No flood risk issues ider	ntified for th	is site.						
Access and Transport C		stead Hill_Hal	stead Hill is semi-rura	l in nature. There are no footpaths				
along Halstead Hill and located on Goffs Lane to	this part of the north	the highway is and the footpa	s unlit. The closest pul hth along Barrow Lane	blic footpaths to this site are those to the south east. Concern for				
				ard. A public right of way is located if development came forward.				
Utility Provision	<i>yolo 4000</i>							
Electricity	Connectio	ons available a	t Halstead Hill					
Gas	A low pre	ssure gas mai	n is located along Hal	stead Hill.				
Water	A water n	nain is located	along Halstead Hill					
Sewerage	The close north of th		and surface sewer are	located along Goffs Lane to the				
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other				
Additional Developer Co	omments 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:								
				Belt Review (Scott Wilson, 2008).				
				Green Belt Purposes 1 and 2, and				
this area.	e role agair	ist Purpose 3.	The review proposed	no change to the Green Belt in				

• This area of the Green Belt contributes to preventing the further outward sprawl of West Cheshunt

• In 2017, planning permission for the development of 9 dwellings. Reasons cited in the decision noticed included: inappropriate development within the Green Belt and would result in harm to the openness of the Green Belt, which would not be clearly outweighed by very special circumstances; the location of the proposed residential development, due to the distance from services and facilities, the proposed dwellings are not considered to be situated within a sustainable location; due to the size and prominence of the proposed garages within the layout, the garages would be detrimental to the character and design of the surrounding area; and, the proposed development would not provide a safe and convenient environment for pedestrians to connect to the existing public highway footway network without harm to the Green Belt and rural character of the area

• The site does not have any clear and defensible Green Belt boundaries to the north, east, south and west that would prevent further encroachment into the countryside

**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 development?	□Yes	🖾 No
---	------	------



Site Information							Site Location Map			
Site Reference	9		CG	-GB-8	7(b)	)	$\sim$			
Number Site Name		Koho			- ( )	/				
Site Area			Nurs hecta							
Site Status							Kobe Nurserv			
Sile Status				کاt			Note indisary	191		
	reen Belt ixed									
Source of Site			all for	Sites			V LD			
				g Appl	licat	ion	Tanta		P	
				Stud						
Site Visit Carri	ed	⊠Ye					Kayles			
Out		□Nc	)				m RT.	4 1		
Site Ownershi	р		e are nis site		Indo	wners	Dendorthas	Liobe House		
	Ν	-		d, Gre		Belt,			Track	
Surrounding Uses	_			llife Si		- 14	- The A	7.		
round Uses	E S			<u>, Gree</u> t, Hals			- That			
nor no	0			velling		u i illi	4 / 1			
Su	W			Hill, Re		ential	Rose Cottige	1///4		
Dwellings, Green Belt							_			
Site Descriptio		· .				1 (1 )	· · · · · · ·	·		
							. The site predominant anding located in the e			
							e structures. Trees/hec			
northern and p								. <u></u>		9
Planning Histo										
Please refer to			7(a)		_					
Development I	Prop	osal		5	7	Carran		Other		
Residential Local Plan 200				2	$\triangleleft$	Comr	nercial 🗌	Other		
H11)	лэ (г	oncy								
Submitted Pro	posa	al		9						
Site Designation	ons		L							
			Con	tains	Ad	ljoins			Contains	Adjoins
Green Belt				$\triangleleft$		$\boxtimes$	Site of Scientific Inter	est (SSSI)		
Archaeologica	l Inte	erest	[				Ancient Monument			
Local Wildlife	Site					$\boxtimes$	Community Open Space			
Lee Valley Re Park	giona	al	1 <b>1</b> 🗆 🗆			Cheshunt Common				
Listed Building						Locally Listed Building				
TPO Trees				Conservation Area						
Air Quality Management A	Area	rea 🗆 🗆				Protected Species				
Draft Local Pla			ition (	Regula	atio	n 18)				
The draft Loca	al Pla	an pro	posed	d to ke	ep t	this sit	e within the Green Belt			

Accessibility – distance as the crow flies							
590m-Primary Sch (Bonneygrove)		640m - S	econdary School (Goffs)	2.26km –Employment Area (News International)			
450m - Green Spa (Claremont)	ace	-	lealthcare Centre Cromwell)	11.6km - Hospital (with A&E) (Barnet)			
2.19km - Town/District (Cheshunt Old Po		1.21km - Local Centre		2.39km -Leisure Centre (Laura Trott)			
1.74km - A10 Junc (Churchgate)	tion		Railway Station (Cuffley)	300m- Bus Service (Colesgrove Farm)			
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	mments	I					
No flood risk issues iden		is site.					
Access and Transport C	omments						
along Hals5tead Hill and located on Goffs Lane to pedestrian safety will ne	this part o p the north ed to be ac	of the highway n and the footp ddressed if dev	is unlit. The closest pu ath along Barrow Lan velopment came forwa	I in nature. There are no footpaths ublic footpath to this site is those e to the south east. Concern for ard. A public right of way is located if development came forward.			
Utility Provision	<u></u>						
Electricity	Connectio	ons available a	t Halstead Hill				
Gas			n is located along Hals	stead Hill			
Water	A water n	nain is located	along Halstead Hill				
Sewerage	The close north of th		and surface sewer are	located along Goffs Lane to the			
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other			
Additional Developer Co	Additional Developer Comments submitted during Call for Sites 2016						
None submitted.							
Suitability Comments							
<ul> <li>The site is not considered to be suitable for residential development due to the following reasons:</li> <li>The site is included in area D9 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review concludes that area D9 performs strongly against Green Belt Purposes 1 and 2, and plays an average role against Purpose 3. The review proposed no change to the Green Belt in this area.</li> <li>This area of the Green Belt contributes to preventing the further outward sprawl of West Cheshunt</li> </ul>							

- In 2017, planning permission for the development of 9 dwellings. Reasons cited in the decision noticed included: inappropriate development within the Green Belt and would result in harm to the openness of the Green Belt, which would not be clearly outweighed by very special circumstances; the location of the proposed residential development, due to the distance from services and facilities, the proposed dwellings are not considered to be situated within a sustainable location; due to the size and prominence of the proposed garages within the layout, the garages would be detrimental to the character and design of the surrounding area; and, the proposed development would not provide a safe and convenient environment for pedestrians to connect to the existing public highway footway network without harm to the Green Belt and rural character of the area
- The site does not have any clear and defensible Green Belt boundaries to the north, east, south and west that would prevent further encroachment into the countryside

**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 development?	□Yes	🖾 No



	Si	te Informa	ation		Site Location Map				
Site Reference	ce		CG-GB-88						
Number								11~	
Site Name Site Area		Goffs Oa 15.6 hec	k Living Vill	age			EL.	15 1	
			laies					RIA	
Site Status		⊡Urban ⊠Green	Dalt				TES BE		
			Deil				HERE		
Source of Sit	P		r Sites		F	Cater Action Action			
	0		ng Applicati	on		STA "			
		Deskto	• • •			Goffs Dak	<b>以抗型</b>		
Site Visit		□Yes	. ,					the state	
Carried Out		⊠No				R			
Site Ownersh	nip	There are landowned	e a number ers	of					
	Ν	St James	,					6	
ses			dale, Laurel						
ň			een Belt, Lo Site, St Jam			1 <b>1</b>		ITA	
Surrounding Uses	Е		s', Resident			Goff's Dak	Le La		
nuo		Green Be	elt				d	19/15/	
ILLC	S		ne, Resider					He la	
ى م	W	Newgate Resident	street Roac ial	l,					
Site Descript									
					s down to the south				
site.	es w	nich encio	se around d	community	open space located	i in the south-w	estern regio	n oi the	
Planning Hist									
Please refer	to th	e CG-GB-	14, CG-GB	-15, CG-G	B-16, CG-GB-71, C	G-GB-98 and C	CG-GB-90		
Development	Pro	nosal							
Residential		posa	$\square$	Commer	cial 🛛	Other		$\square$	
Local Plan 20	)05 (	Policy H1	1)			Sports facilities and pavilion,		on,	
Submitted Pr					and Restaurants	School, Doctor's Surgery, Hall			
Site Designa	tions	5			1				
			Contains	Adjoins		tama at (0001)	Contains	Adjoins	
Green Belt	<u></u>	4 - m 4			Site of Scientific In	· /			
Archaeologic					Ancient Monumen				
Local Wildlife					Community Open	•			
Lee Valley R	-	nai Park			Cheshunt Commo				
Listed Buildir	ıy				Locally Listed Build	<u> </u>			
Air Quality M	anar	nement			Protected Species				
Area	anay	Jenneni			Trolected Species				
			1	1	1		1	I]	

Draft Local Plan Design									
There are two separate allocated for mixed-use of the site was also alloc Policy GO4: Newgatestr	developme cation for th	ent as part of e	merging Policy GO2:	South	te was proposed to be of Goffs Lane. Another part dwellings as part of emerging				
Accessibility – distance as the crow flies									
360m -Primary Sc (Goffs)	360m -Primary School (Goffs)		Secondary School (Goffs)		.11km –Employment Area New River Trading Estate)				
	0m - Green Space (Goffs Informal contained within)		althcare Centre w contained within site)	11	1.1km - Hospital (with A&E) (Barnet)				
2.82km - Town/Distric (Brookfield)	t Centre		· Local Centre 96 Goffs Lane)		3.33km -Leisure Centre (Laura Trott)				
2.66km - A10 Junc (Church Lane/Churc		1.48km - Railway Station (Cuffley)			25m - 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			I	_				
No major flooding issues	s identified	for this site.							
Access and Transport C									
could be used for this sit development was to con technical assessment. T significant impact on the transport impact assess have on movement patter mitigation of the transpo Road and Goffs Lane. C James Road. These will need to be created.	te. It is con ne forward. he scale o local road ment will n erns and flo ort impacts Connections	sidered appro The selection f development networks. A tr eed to demons ows in the area of the proposa s to these will	oriate to close some of of an appropriate acc that could come forwar ansport assessment a strate the likely impact a, while the travel plan I is achievable. There be required. There are	of the e cess p ard or and tra t that t t that t will n are fo e no fo	oint should be informed by a				
Utility Provision	O alt la l	ante d'alla Al		in 11	main maidential and (1)				
Electricity	Cables located along Newgatestreet and within the main residential area to the east/north of the site (St James settlement)								
Gas	A low pressure gas main is located along Goffs Lane, Newgatestreet Road and at the entrance to The Asters.								
Water		A water main is located along Goffs Lane, Newgatestreet Road and St James' Road. There are several water hydrants located in close proximity to the site.							
Sewerage	A foul sev	ver and surfac			Goffs Lane, Newgatestreet				
Sewerage Treatment		e Meads	⊠Deephams		□Other				

Additional Dovelanor Common	te submitted during Call for Sites 2016						
Additional Developer Comments submitted during Call for Sites 2016							
None submitted.							
Suitability Comments							
The site is not considered to be	e suitable for development due to the following reasons:						
<ul> <li>The development woul Garden Village.</li> </ul>	The development would result in the coalescence of the St James settlement and the Goffs Oak						
that the comprehensive	<ul> <li>The Borough-wide Options and Scenario Report (Broxbourne Borough Council, 2016) concludes that the comprehensive development of this area could undermine the important local gap between Goffs Oak and St James.</li> </ul>						
• The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) concludes that the comprehensive development of this site could be " <i>difficult to deliver given the multiple landowners and use involved</i> ".							
s this site considered to							
be suitable for	<b>_</b>						
development?							



S	Site I	Informa	ation	1		S	ite Location N	lap	
Site Reference			CG	-GB-89	)				
Number Site Name		Pasar		Sports					
Site Area		6.4 he							
Site Status		Urb							
One olards		⊠Gre		elt					
				on					
Source of Site		□Call		Sites			and		
				Applic	ation				
	⊠Desktop Study					The second			
Site Visit Carried	isit Carried □Yes							L	
Out	⊠No							24	前近。
Site Ownership				in publ	ic				ि समा
	ownership.								
es	Ν		Andrews Lane, Open Field, Green Belt			10)			Mab
ns N	E	,		l (Evere	est				
ling		Site)		. (					
Surrounding Uses	S	Local Wildlife Site, Green							
<u>e</u>	14/	Belt		Crook	Dalt				
Su	ອັຟຟິ Lea Mount, Green Belt								
Site Description									
						es to the east. The s			
						ub and pitches. A da			
eastern bounda						ting and one other built ites boundaries	unding is locate	a along the	siles
Planning History	-	1000 01	<u>o one</u>		iong the e				
,		olication	for t	this site	was in 20	)14. This sough the	erection of a ne	w clubhous	e
			the F	Roseda	le Sports	Club and was grante	ed conditional a	pproval. Prie	or to this
Development Pr	opo	sal			Commen		Other		
Residential Local Plan 2005	(Po		1)		Commer		Other Expansion of	Rosedale S	
	-	loy III	')				Club		50113
Submitted Prope									
Site Designation	IS		Co	atoina	Adioina			Contains	Adioina
Green Belt				ntains ⊠	Adjoins ⊠	Site of Scientific In	terest (SSSI)		Adjoins
Archaeological I	nter	est				Ancient Monument	( )		
Local Wildlife Si						Community Open			
Lee Valley Regi		Park				Cheshunt Commo	•		
Listed Building						Locally Listed Build			
TPO Trees					$\boxtimes$	Conservation Area	•		
Air Quality Management						Protected Species			
Area									
Draft Local Plan									
The site was de	sigr	ated as	S LOC	al Gree	en Space i	n the draft Local Pla	n		

550m -Primary School (Fairfields)       530m - Secondary School (Goffs)       2.22km -Employment Area (New River Trading Estate)         130m - Green Space (Claremont)       810m -Healthcare Centre (Stockwell Lodge)       12km - Hospital (with A&E) (Barnet)         1.85km - Town/District Centre (Brookfield)       710m - Local Centre       2.37km -Leisure Centre (Laura Trott)         1.63km - A10 Junction (Church Lane)       2.74km - Railway Station (Cuffley)       280m - Bus Service (Granby Park Road)         Flood Risk	Accessibility – distance	as the crov	v flies							
(Claremont)       (Stockwell Lodge)       (Barnet)         1.85km - Town/District Centre (Brookfield)       710m - Local Centre       2.37km -Leisure Centre (Laura Trott)         1.63km - A10 Junction (Church Lane)       2.74km - Railway Station (Cuffey)       280m - Bus Service (Granby Park Road)         Flood Risk		hool	530m - S	2						
(Brookfield)         710m - Local Centre         (Laura Trott)           1.63km - A10 Junction (Church Lane)         2.74km - Railway Station (Cuffley)         280m - Bus Service (Granby Park Road)           Flood Risk		ace								
Image: Control of the site       Cutffley       (Granby Park Road)         Flood Risk       Does the site       Contains       Adjoins         Zone 2 (Medium Risk)       □       □       □         Zone 3a (High Risk)       □       □       □         Zone 3b (Active Flood Plain)       □       □       □         Additional Flood Risk Comments       □       □       □         The site any be susceptible to ground water and some surface water flooding.       Access and Transport Comments       □         The site can currently be accessed from Andrews Lane. Andrews Lane is quite narrow in places and semi-rural in nature. Andrews Lane does not have footpaths along the majority of the road. It is proposed than Andrews Lane will become a local access route only in the emerging Local Plan. Pedestrian and cycle access to the site would need to be installed.         Utility Provision       □       □         Electricity       A low pressure gas main is located to the north east of the site at Granby Park Road and to the south east of the site at Conifer Close.         Water       A water main is located along Andrews Lane.       □         Sewerage       A foul sewer is located within the site. Surface sewer is located to the North East at Granby Park Road and to the east at the new development.         Sewerage Treatment       □ Rye Meads       □ Other         Additional Developer Comments submitted during Call for Sites 2016		t Centre	710m	- Local Centre						
Does the site         Contains         Adjoins           Zone 2 (Medium Risk)         □<				-						
Zone 2 (Medium Risk)	Flood Risk									
Zone 3a (High Risk)       □       □         Zone 3b (Active Flood Plain)       □       □         Additional Flood Risk Comments       □       □         The site may be susceptible to ground water and some surface water flooding.       Access and Transport Comments         The site can currently be accessed from Andrews Lane. Andrews Lane is quite narrow in places and semi-rural in nature. Andrews Lane does not have footpaths along the majority of the road. It is proposed than Andrews Lane will become a local access route only in the emerging Local Plan. Pedestrian and cycle access to the site would need to be installed.         Utility Provision       Electricity         Gas       A low pressure gas main is located to the north east of the site at Granby Park Road and to the south east of the site at Conifer Close.         Water       A water main is located along Andrews Lane.         Sewerage       A foul sewer is located within the site. Surface sewer is located to the North East at Granby Park Road and to the east at the new development.         Sewerage Treatment       □Rye Meads       □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 is included with the masterplan for Rosedale Park, which seeks to retain this site as Rosedale Sports Club and improve and enhance its facilitites. The master plan for this site seeks to create th	Does the site		(	Contains	Adjoins					
Zone 3b (Active Flood Plain)       Image: Comments         Additional Flood Risk Comments       Image: Comments         The site may be susceptible to ground water and some surface water flooding.       Access and Transport Comments         The site can currently be accessed from Andrews Lane. Andrews Lane is quite narrow in places and semi-rural in nature. Andrews Lane does not have footpaths along the majority of the road. It is proposed than Andrews Lane will become a local access route only in the emerging Local Plan. Pedestrian and cycle access to the site would need to be installed.         Utility Provision       Electricity         Gas       A low pressure gas main is located to the north east of the site at Granby Park Road and to the south east of the site at Conifer Close.         Water       A water main is located along Andrews Lane.         Sewerage       A foul sewer is located within the site. Surface sewer is located to the North East at Granby Park Road and to the east at the new development.         Sewerage Treatment       Rye Meads       Image: Comments         Additional Developer Comments submitted during Call for Sites 2016       None submitted.         Suitability Comments       The master plan for Rosedale Park, which seeks to retain this site as Rosedale Sports Club and improve and enhance its facilities. The master plan for this site seeks to create the opportunity to create new and expanded developments around a newly created park that protects the long term future of the Rosedale Sports Club, a community use facility. Both the emerging Local Plan and current Local Plan strongly resist development th	Zone 2 (Medium Risk)									
Additional Flood Risk Comments         The site may be susceptible to ground water and some surface water flooding.         Access and Transport Comments         The site can currently be accessed from Andrews Lane. Andrews Lane is quite narrow in places and semi-rural in nature. Andrews Lane does not have footpaths along the majority of the road. It is proposed than Andrews Lane will become a local access route only in the emerging Local Plan. Pedestrian and cycle access to the site would need to be installed.         Utility Provision         Electricity         Gas       A low pressure gas main is located to the north east of the site at Granby Park Road and to the south east of the site at Conifer Close.         Water       A water main is located along Andrews Lane.         Sewerage       A foul sewer is located within the site. Surface sewer is located to the North East at Granby Park Road and to the east at the new development.         Sewerage Treatment       □ Rye Meads       □ 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 is included with the masterplan for Rosedale Park, which seeks to retain this site as Rosedale Sports Club and improve and enhance its facilities. The master plan for this site seeks to create the opportunity to create new and expanded developments around a newly created park that protects the long term future of the Rosedale Sports Club.       • Currently occup	Zone 3a (High Risk)									
The site may be susceptible to ground water and some surface water flooding.         Access and Transport Comments         The site can currently be accessed from Andrews Lane. Andrews Lane is quite narrow in places and semi-rural in nature. Andrews Lane does not have footpaths along the majority of the road. It is proposed than Andrews Lane will become a local access route only in the emerging Local Plan. Pedestrian and cycle access to the site would need to be installed.         Utility Provision         Electricity         Gas       A low pressure gas main is located to the north east of the site at Granby Park Road and to the south east of the site at Conifer Close.         Water       A water main is located along Andrews Lane.         Sewerage       A foul sewer is located within the site. Surface sewer is located to the North East at Granby Park Road and to the east at the new development.         Sewerage Treatment       □Rye Meads       □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 is not considered to be suitable for residential development such as a Rosedale Sports Club and improve and enhance its facilities. The master plan for this site as Rosedale Sports Club and improve and enhance its facilities. The master plan for this site seeks to create the opportunity to create new and expanded developments around a newly created park that protects the long term future of the Rosedale Sports Club. <td>Zone 3b (Active Flood F</td> <td>Plain)</td> <td></td> <td></td> <td><math>\boxtimes</math></td>	Zone 3b (Active Flood F	Plain)			$\boxtimes$					
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Sewerage       East at Granby Park Road and to the east at the new development.         Sewerage Treatment       □Rye Meads       □Deephams       □Other         Additional Developer Comments submitted during Call for Sites 2016       □Other         None submitted.       Suitability Comments       Image: Source State S	Water	A water n	nain is located	along Andrews Lane						
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of open spaces, recreational, leisure and sports facilities. The proposed expansion and enhancement of the current sports facilities on this site is considered of special circumstances.										
enhancement of the current sports facilities on this site is considered of special circumstances.										
Is this site considered to be suitable for development?	enhancement of the current sports facilities on this site is considered of special circumstances.									
	Is this site considered	to be suit	able for devel	opment? □Yes	🖾 No					



Si	te Inf	formati	ion			Site Location Map				
Site Reference Number			CG-GI	3-90				HA		
Site Name		The A					HTH A	JAF	- nt	
Site Area		0.5 he	ctares				1 CALL	and I	127	
Site Status		□Urba	an				1 Mart	The I	50	
		⊠Gre	en Belt							
			ed							
Source of Site			for Site							
			•	pplicatio	on					
			ktop St	udy						
Site Visit Carried							Nursery (horticultur			
Out		⊠No There are three				TI SE		-	Haroery (Hornoundh	
Site Ownership				ee or this s	ite.	n Nursery (horticultural)			Tanks	
	Ν	Reside	ential							
bu	Е		Nurseries, Green Belt							
Surrounding Uses	S		ries, Ga							
round Uses	14/		e, Gree			Garden Centre				
Sur	W		unity C				L / A			
	ο Space, Green Belt								11 11	
Site Description	<u> </u>									
located within the						The site is green field h to the south west co				
Planning History	on for	rofuso	d for a	residen	tial	care home. In 1999 p	ermission wa	s refused fo	rseven	
•						proved on the site linki				
Development Pro			<b>I</b>				5			
Residential			$\sum$	Col	nm	ercial 🗌	Other			
Local Plan 2005	(Polic	;y	-							
H11)										
Submitted Propos	sal		6							
Site Designations	\$			A 11 1	-				A 11 1	
Croop Dalt		Col	ntains	Adjoin	s	Cito of Colontific Inter		Contains	Adjoins	
Green Belt	4-5-	4			$\rightarrow$	Site of Scientific Inter	est (3331)			
Archaeological In		τ	<u> </u>		-	Ancient Monument				
Local Wildlife Site						Community Open Spa	ace		$\square$	
Lee Valley Regio Park	nal					Cheshunt Common				
Listed Building						Locally Listed Building	g			
TPO Trees	TPO Trees					Conservation Area				
Air Quality			F F		Protected Species					
•	Management Area									
Draft Local Plan										
I ne dratt Local F	rian p	propose	ea to ke	ep this	site	within the Green Belt	•			

Accessibility – distance	as the crov	v flies							
570m -Primary Scl (Woodside)	hool	1.63km -	Secondary School (Goffs)	3.28km –Employment Area (New River Trading Estate)					
50m - Green Spa (Goffs)	ice	-	lealthcare Centre alley View)	11.3km - Hospital (with A&E) (Barnet)					
2.99km - Town/District (Brookfield)	t Centre		- Local Centre 96 Goffs Lane	3.5km -Leisure Centre (Laura Trott)					
2.82km - A10 Junc (Church Lane)			- Railway Station (Cuffley)	340m- 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 flood risk issues ider		nis site.							
to the proposed develop impact on the local and village facilities run throu access to the site will ne	cular acces ment capa wider strate ugh the site	city it is consident of the construction of th	dered that the develop A footpath, which con	an be created via The Asters. Due ment of this site would have nects The Asters to the Goffs Oak The Asters will be required. Cycle					
Utility Provision	Cables le	cated within the	o residential area to t	he north or at the nurseries to the					
Electricity	south of t			ne north of at the nuisenes to the					
Gas			in is located to the nor	th of the site at The Asters.					
Water	A water m	nains is locate	d at The Asters						
Sewerage	A foul sev	ver and surfac	e sewer is located to t	he north of the site at The Asters					
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other					
Additional Developer Co	mments su	ubmitted durin	g Call for Sites 2016						
None submitted.									
Suitability Comments									
The site is not considered			•	•					
<ul> <li>The site is not considered to be suitable for residential development due to the following reasons:</li> <li>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 the Green Belt purposes and proposed no changes to the boundary in this area. 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.</li> </ul>									

- As shown in the emerging Local Plan allocation GO2, the Council has allocated land at the nurseries to the south of the site for mixed-use development. Subject to this allocation being approved, this site will play a strong role in preventing the coalescence of St James and Goffs Oak.
- Previous applications for development on this site have been refused. The outline application for the construction a residential care home in 2005 was refused due to not being able to justify very special circumstances and the provision of insufficient detail to assess the highway and access implications of the proposal.

Is this site considered to be suitable for development?	□Yes	🖂 No
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Si	ite In	forma	ntion	1		S	Site Location M	lap	
Site Reference Number				G-GB-9	1	Æ	AN	12	Ken
Site Name				Farm					
Site Area		0.5 h	iecta	ires			Tamsels		
Site Status		□Ur	ban						
		⊠Gr	een	Belt				7	
		□Mi	xed					A	П
Source of Site		□Ca	all foi	r Sites			Elm /		
				ng Appl			Fam	/	
				p Study	y	E/	Old Elm Farm		
Site Visit Carried		□Ye	-						
Out		⊠Nc				Lucas House			
Site Ownership				e variou		Farm			
				ers for t					
es	Ν		ch L	ane. G	reen				
Surrounding Uses	Е	Belt	dont	ial Dwe	lling				
bu					en Belt				
ndi	S			buse Fa					
no		Gree			,				
Sur	W			buse Fa	ırm,				
		Gree	en Be	elt					
Site Description			<b>.</b>		na lativa by f	let Two residential	du celline de sus du		
						lat. Two residential d extending to the ea			
						e western region of			
from the resident						5		,	•
Planning History									
						provements (i.e. cha	inge of windows	s, removal a	nd
replacement of de			bee	n grant	ed for this	property.			
Development Pro Residential	posa	al		$\boxtimes$	Commer	cial 🗌	Other		
Local Plan 2005	(Poli		1)		Commen		Other		
	•	oy i i i	')	15	ļ				
Submitted Propos				-					
Site Designations	S		_						
			Co	ntains	Adjoins			Contains	Adjoins
Green Belt						Site of Scientific In	( )		
Archaeological In		st				Ancient Monumen			
Local Wildlife Site						Community Open			
Lee Valley Regional Park					Cheshunt Commo				
Listed Building			$\boxtimes$		Locally Listed Build	•			
TPO Trees					Conservation Area				
Air Quality Management						Protected Species			
Area				o au 1 - 4' -	10				
Draft Local Plan						thin the Green Belt			
		nopos	อน เด	лкеер	แทร รแย W				

Accessibility – distance as the crow flies										
600m -Primary Sch (Goffs)	nool	2.07km - \$	Secondary School (Goffs)	3.37km –Employment Area (New River Trading Estate)						
410m - Green Spa (Argent Way)	ace		ealthcare Centre alley View)	11.6km - Hospital (with A&E) (Barnet)						
3.15km - Town/District (Brookfield)	Centre		- Local Centre asons Parade)	3.94km -Leisure Centre (Laura Trott)						
3.17km - A10 Junc (Church Lane)	tion		Railway Station (Cuffley)	690m- Bus Service (Macintosh Close)						
Flood Risk										
Does the site		(	Contains	Adjoins						
Zone 2 (Medium Risk)										
Zone 3a (High Risk)										
Zone 3b (Active Flood Pl	ain)			$\boxtimes$						
Additional Flood Risk Co	mments									
There are no flooding iss	ues identif	ied for this site	9.							
Access and Transport Co	omments									
nature. Improvements to not be able to deliver a h Crouch Lane, will need to including the provision of Cycle access to the site	the sites a igh density b be consid f footpaths	access will be /, the impact the dered. There a will need to be	required if developmen hat it could have on th are no footpaths along	narrow in places and semi-rural in nt came forward. Although the will e local road network, particularly Crouch Lane. Pedestrian safety, pment came forward on this site.						
Utility Provision	<u> </u>		· .							
Electricity		ons may be rec		to the south of the site of Denny						
Gas			d Mallow Walk.	to the south of the site at Poppy						
Water			d along Crouch Lane							
Sewerage			V	he west of the site at Colston						
Sewerage Treatment		e Meads	⊠Deephams	□Other						
Additional Developer Co	mments su	ubmitted during	g Call for Sites 2016							
None submitted.										
Suitability Comments										
<ul> <li>The site is not considered to be suitable for development due to the following reasons:</li> <li>The site is included in area C13 identified in the Council's Green Belt Review (Scott Wilson, 2008). The review states that area C13 performs strongly against Green Belt purposes 1 and 2, and averagely against Purpose 3. No change to the Green Belt boundary was proposed for this area. 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.</li> </ul>										

- This site has weak boundaries to the east, south and west. These boundaries would not last beyond the Plan period or prevent further encroachment into the countryside.
- The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) identifies two categories of Green belt sites which are not favoured. This site can fall into the second category which states that this site would "create unconnected pockets of housing that are totally unrelated to one another or to existing urban areas, and in the case of many sites would only be accessible via narrow rural lanes. An option that favoured such sites would need to provide new services/facilities such as primary schools in an appropriate location(s), collectively and proportionately funded by each scheme". The Report continues that the development of such sites would exacerbate the area's already haphazard development pattern, and over time lead to the merging of urban areas. This would erode the character of Goffs Oak.
   Is this site considered to be suitable for development?

495



Site Reference					Site Location Map			
I K I I I		CG-	GB-9	92	Tark	1 H		P.H.
Number Site Name	Mal		<u></u>			Oakview		
Site Name		aya Farr 2 hectare			Tanks			CROUCH LANE
Site Status		rban	,5		1 5		The Colta	1
Sile Status	_	reen Be	I+		El Sub Sta	h-p-4	) LA	118
		lixed	IL				A It	Cottage Farm
Source of Site		all for Si	toc			5	6 E	1-1L-
	_	lanning <i>i</i>		cation	Malay	ya Farm	一型	Brookside Farm
		esktop S	•••					1V
Site Visit Carried			Juday	,	- Free P	X CZ		
Out	⊠N					FB		
Site Ownership	The	re are tw	/o lai	ndowners		FB		(um) <sub>4</sub>
	for t	his site.			6			Pas
1	N Cro	uch Lane	e, Gr	een belt			Path (um)	//
ling E		age Far	m, G	ireen Belt				
Uses		en Field,	Gree	en Belt				A
Surrounding Uses	N   Tria	ngle Nur	serv	. Green				
Su	Belt	•	j	,				
Site Description							/	(°)
	llv recta	ngular ir	n sha	pe and s	opes from the south we	est to the north	east. Locate	ed within
					es, which include holid			
					ure. A number of trees			
					erows separate the stru	ictures garden l	ands in the	northern
region of the site Planning History		ne open i	rieid	in the sol	itn.			
		for the	conv	ersion of	existing outbuildings to	form 6 bed and	breakfast ı	units. The
					and storage buildings to			
children's unit) w	ent to a	appeal in	200	3, where	it was dismissed.	· ·	•	
Development Pro	oposai		$\boxtimes$			Other		
Local Plan 2005	(Policy	<b>Ц</b> 11)			nercial	Other		
		)	72	<u> </u>				
Submitted Propo			-					
Site Designation	S		. 1	A 11 1				A 11 1
One en Delt		Contai	ns	Adjoins	Oite of Opiontific Inter-		Contains	Adjoins
Green Belt	ntoreat				Site of Scientific Intere Ancient Monument	esi (0001)		
Archaeological I								
	Local Wildlife Site			$\boxtimes$	Community Open Spa Cheshunt Common	ace		
Lee Valley Regio	IIII							
Listed Building					Locally Listed Building	a		
TPO Trees					Conservation Area	,		
					Protected Species			
Air Quality					Protected Species			

Draft Local Plan Design	ation (Reg	gulation 18)							
		keep this site within the Green Be	lt						
Accessibility – distance	as the cro	ow flies							
940m-Primary Sch (Goffs)	ool	1.65km - Secondary Schoo (Goffs)		2.89km –Employment Area (New River Trading Estate)					
10m - Green Spac (Argent Way)	ce	640m -Healthcare Centre (Valley View)	1	1.7km - Hospital (with A&E) (Barnet)					
2.68km - Town/District (Brookfield)	Centre	490m - Local Centre (Hammondstreet)		3.5km -Leisure Centre (Laura Trott)					
2.71km - A10 Junc (Church Lane)	tion	2.11km - Railway Station (Cuffley)		485m - 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 some sur		r flooding on the site.							
Access and Transport C									
semirural in nature. It has that the site could delive Lane. Pedestrian safety came forward on this sit	as a ditch er, a trans , including	ed from Crouch Lane. Crouch Lane running alongside much of its leng port assessment will be required. T the provision of footpaths will nee access to the site will need to be cr	th. Due to here are d to be co	the amount of dwellings no footpaths along Crouch					
Utility Provision		-							
Electricity		e at Crouch Lane							
Gas	The clos Rags La	sest low pressure gas main is locat ine	ed to the	north east of the site at					
Water		main is located along Crouch Lane							
Sewerage	A foul se Crouch	ewer and surface sewer are locate Lane.	d at the ju	nction of Argent Way and					
Sewerage Treatment	□R	ye Meads 🛛 🖂 Deephams	6	□Other					
	mments :	submitted during Call for Sites 201	6						
None submitted.									
Suitability Comments									
This site is not considered to be suitable for development due to the following reasons:									
<ul> <li>The site is included in area C13 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C13 performs strongly against Green Belt purposes 1 and 2, and averagely against Purpose 3. No change to the Green Belt boundary was proposed for this area. 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</li> </ul>									
settlements.		נוומנ נוופופ מופ ווט וכמו שמווופוס נט ף							

- This site has weak Green Belt boundaries to the east, south and west. These boundaries would not last beyond the Plan period or prevent further encroachment into the countryside.
- The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) identifies two categories of Green Belt sites which are not favoured. This site can fall into the second category which states that this site would "create unconnected pockets of housing that are totally unrelated to one another or to the existing urban areas, and in the case of many sites would only be accessible via narrow rural lanes. An option that favoured such sites would need to provide new services/facilities such as primary schools in an appropriate location(s), collectively and proportionately funded by each scheme." The Report continues by stating that the development of such sites would exacerbate the area's already haphazard development pattern, and over time lead to the merging of urban areas. This would erode the character of Goffs Oak.
   Is this site considered to be suitable for development?



Si	te In	forma	ation		Site Location Map			
Site Reference			CG-GB-9	3			T R &	631/1
Number				0				510
Site Name			age Farm		riew H			
Site Area			nectares		m		5.8	
Site Status		□Ur				CROL	JCH LANE	
		⊠Gr	een Belt			The Cottage		
		□Mi				L	//(	
Source of Site		-	all for Sites			Cottag		
			anning Appl					
			esktop Stud		the la		1	
Site Visit Carried		□Ye	-		irm	Brook	side Farm	
Out		⊠Nc	)					A
Site Ownership						1		
D	Ν		ich Lane		FB			
in dir	E		n Field, Gre		FB		(11)	
Surrounding Uses	S	U	s Brook, Gre				Path (um)	
	W		iya Farm, G	reen			#	1
S		Belt				Path.		
Site Description								
-		•	• •		east. A number of st			•
					en field located withi			
			•		also densely line th he sites western bo		and souther	n
Planning History				icu along i		undary.		
j j	of a	a temp	orarv mobil	e home wa	as refused. In 1997	the erection of	a 3 bed det	ached
					was refused. In 19			
dwelling (entailing	g der	nolitio	n of existing	g dwelling)	was approved.			
Davida una ant Dua		- 1						
Development Pro Residential	posa	al		Commer		Other		
Local Plan 2005	Poli	cv H1		Commen		Other		
	-	oy i i i	') 24	-				
Submitted Propos			-					
Site Designations	;		Cantaina	Adiaina	1		Cantaina	Adiaina
Crean Dalt			Contains	Adjoins	Cite of Coiontific In	terrest (CCCI)	Contains	Adjoins
Green Belt	1	-1			Site of Scientific In	( )		
-	<u> </u>			Ancient Monumen				
Local Wildlife Site				Community Open				
Lee Valley Regio	nal F				Cheshunt Commo			
Listed Building					Locally Listed Build	•		
TPO Trees					Conservation Area			
Air Quality Management					Protected Species			
Area		anatic		10	 			
Draft Local Plan I					vithin the Green Belt			
	Idl	hiohos	ьец то кеер	uns site M				

Accessibility – distance as the crow flies										
1.1km -Primary Sc (Goffs)	hool		condary School Soffs)	2.8km –Employment Area (New River Trading Estate)						
10m - Green Spa (Argent Way)	ce		thcare Centre ey View)	12km - Hospital (with A&E) (Barnet)						
2.61km - Town/District (Brookfield)	t Centre		ocal Centre ondstreet)	3.45km -Leisure Centre (Laura Trott)						
2.63km - A10 Junc (Church Lane)			ailway Station uffley)	460m- Bus Service (Oaklands Road)						
Flood Risk										
Does the site		Co	ntains	Adjoins						
Zone 2 (Medium Risk)										
Zone 3a (High Risk)										
Zone 3b (Active Flood P	lain)			$\boxtimes$						
Additional Flood Risk Co	omments									
There is some evidence	of surface	water flooding o	n the site.							
Access and Transport C				winding road that is semi-rural in						
would have on the roads There are no footpaths a	s within the along Crou developm	local area, parti ch Lane. Pedest ent came forware	cularly Crouch lane, rian safety, including d on this site. There	hat the development of this site will need to be investigated. g the provision of footpaths, will is a public right of way to the east eed to be created.						
Electricity	Available	at Crouch Lane	to the north east							
Gas		st low pressure		to the north east of the site at						
Water			ong Crouch Lane.							
Sewerage	A foul sev Crouch La		sewer is located at t	he junction of Argent Way and						
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other						
Additional Developer Co	mments su	ubmitted during (	Call for Sites 2016							
None submitted.										
Suitability Comments				a ta tha fallowin na a						
<ul> <li>The site is not considered to be suitable for residential development due to the following reasons:</li> <li>The site is included in area C13 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C13 performs strongly against Green Belt purposes 1 and 2, and averagely against Purpose 3. No change to the Green Belt boundary was proposed for this area. 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.</li> <li>This site has weak green Belt boundaries to the east, south and west. These boundaries would</li> </ul>										
-	-	-		t into the countryside. ugh Council, 2016) identifies two						

categories of Green Belt sites which are not favoured. This site can fall into the second category which states that sites such as this would "create unconnected pockets of housing that are totally unrelated to one another or to the existing urban areas, an in the case of many sites would only be accessible via narrow rural lanes. An option that favoured such sites would need to provide new services/facilities such as primary schools in an appropriate location(s), collectively and proportionately funded by each scheme". This Report continues by stating that the development of such sites would exacerbate the area's already haphazard development pattern, and over time lead to the merging or urban areas. This would erode the character of Goffs Oak.
 Is this site considered to be suitable for development?



	Sit	te Informa	ation		S	ite Location M	lap			
Site Referen Number	nce		CG-GB-94	ş	La Cart			H.		
Site Name		Brook Fa						THE A		
Site Area		1.285 he	ctares		L·X			F.S.K.		
Site Status		□Urban			CROUCH LANE		CROUCH LANC	1++		
		⊠Green	Belt		Cottage					
							EFE	$\leq$		
Source of Si	Source of Site   Call for Sites				Cottage Farm		47			
			ng Applicatio	on	4 III			Rowland Nursery		
Site Visit			op Study		El-					
Carried Out		□Yes			Brookside Farm	Brook Farm	ch			
	hin	⊠No Thoro or	o four lando	Whore			1			
Sile Owners	Site Ownership There are four landowners for this site					- M				
D	Ν		ane, Reside.					2		
din	E		Green Belt		Ê			6		
Surrounding Uses	S	•	ook, Twelve	Acre	Path (um)					
nrra	W	Farm, Gr Brooksid	e Farm, Cot	tage		1.1				
S	••	Farm, Gr		lugo				1 h		
Site Description										
of the site is trees scatter region of the	a res ed th site. ne site	idential dw roughout t The centr	velling and a he eastern al region of	associated region of tl the site is	es down towards Ra garden land, and a he site. A cluster of open field in nature. rn boundaries.	shed like struc trees is located	ture. There in the weste	are a few ern		
<b>v</b>		al approva	al was grant	ed for the	removal of conditior	1 of planning	permission I	=/626-50		
"That the bu	ngalo Id Co	w shall be untry Plan	e occupied b ning Act 194	y persons 47, or in ar	employed in agricul n industry mainly de	ture as defined	by section	119(1 of		
Developmen	nt Pro	posal				-				
Residential				Commer	cial 🗌	Other				
Local Plan 2	2005 (	Policy H1	1) 38							
Submitted P	ropos	sal	-							
Site Designa	ations			<u> </u>						
			Contains	Adjoins			Contains	Adjoins		
Green Belt					Site of Scientific In	· · · ·				
0				Ancient Monument						
	ocal Wildlife Site			Community Open	•					
	e Valley Regional Park			Cheshunt Commo						
	Listed Building				Locally Listed Building					
	TPO Trees       Air Quality Management				Conservation Area					
Air Quality N Area	nanag	jement			Protected Species					

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										
Accessibility – distance as the crow flies										
1km -Primary Sch (Fairfield)	iool	1.5km - 5	Secondary School (Goffs)	2.67km –Employment Area (New River Trading Estate)						
7m - Green Spa (Argent Way)	се		ealthcare Centre alley View)	12km - Hospital (with A&E) (Barnet)						
2.47km- Town/District (Brookfield)	Centre		- Local Centre nmondstreet)	3.3km -Leisure Centre (Laura Trott)						
2.51km - A10 Juno (Church Lane)			Railway Station (Cuffley)	370m- Bus Service (Oaklands Road)						
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									
flooding.		ater flooding	and over 50% of the si	te is susceptible to ground water						
Access and Transport C										
nature. It has a ditch rur have on the roads withir no footpaths along Crou	ning along the local a ch Lane. P	side much of area, particula edestrian safe	its length. The impact rly Crouch Lane, will n ety, including the provi	vinding road that is semi-rural; in that the development of this would eed to be investigated. There are sion of footpaths, will need to be he site will need to be created.						
Utility Provision										
Electricity			t Crouch Lane							
Gas	Rags Lan	e.	•	to the north east of the site at						
Water			along Crouch Lane.							
Sewerage	A foul sev Crouch La		ce sewer is located at t	he junction of Argent Way and						
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other						
Additional Developer Co None submitted.	omments si	ubmitted durin	g Call for Sites 2016							
Suitability Comments										
<ul> <li>This site is not considered to be suitable for development due to the following reasons:</li> <li>The site is included in area C14 identified in 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 Purpose 3. No changes to the boundary were proposed. 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.</li> </ul>										

are no real barriers to prevent encroachment between settlements.

- This site has weak Green Belt boundaries to the east, south and west. These boundaries would not last beyond the Plan period or prevent further encroachment into the countryside.
- The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) identifies two categories of Green Belt sites which are not favoured. This site can fall into the second category which states that sites such as this would "create unconnected pockets of housing that are totally unrelated to one another or to the existing urban areas, an in the case of many sites would only be accessible via narrow rural lanes. An option that favoured such sites would need to provide new services/facilities such as primary schools in an appropriate location(s), collectively and proportionately funded by each scheme". This Report continues by stating that the development of such sites would exacerbate the area's already haphazard development pattern, and over time lead to the merging or urban areas. This would erode the character of Goffs Oak.



	Site	Infor	matio	n				Site Locatior	п Мар	
Site Reference			CC	GR-	95					
Number		CG-GB-95						P	Woodham Nursery	
Site Name		-	ames 1 Land (		ler Site					TIL
Site Area			ectare							
Site Status		□Ur	ban							
			een B	elt				- 1 her		
		□Mi	xed					3	5	
Source of Site		□Ca	all for S	Sites				2 4		
		□Pla	anning	Appl	ication			Oakde		
		⊠De	esktop	Study	/					
Site Visit Carrie	ed	□Ye	s				Th			//
Out		⊠Nc						Tanks		~ // [
Site Ownership	)		e are t			_		E E	ITT .	Br
ļ	<u>.</u> .				his site.				White Gates Cottage	
D	N		ery, G				Mast		(LA	
s	E S	•		-	en Belt					
Surrounding Uses	3		en Belt		Pendin	e,				
rur.	W				en Belt,					M A.
S		Wildl	life Site	es						
Site Descriptio										
							the north. There are			
							se structures are locat its northern and south			
							r. This site is also know			
Planning Histo						<u></u>				
							e for four Gypsy Famil			
			0				ial caravan site for 3 o	aravans for o	one gypsy far	nily
			asis o	t prev	vious ter	mpo	orary permission).			
Development F	rop	osai				<u></u>		Other		
Residential	5 (P	olicy F	-111)	 18			ercial	Other		
Submitted Pro	•		,	10						
Site Designation										
	115		Cont	ains	Adjoin	s			Contains	Adjoins
Green Belt							Site of Scientific Inter	est (SSSI)		
Archaeological	Inte	erest					Ancient Monument	× /		
Local Wildlife S						Community Open Sp	ace			
Lee Valley Reg	giona					Cheshunt Common				
Park										
Listed Building					•	Locally Listed Building				
TPO Trees						Conservation Area				
Air Quality Management A	r Quality anagement Area						Protected Species			
genent,										_

Draft Local Plan Designation (Regulation 18)

The draft Local Plan proposed to expand this site by 3 pitches, as part of emerging Policy GT1: Gypsy and Traveller sites. This expansion would meet the needs of that community on land to the immediate north (Woodham Nursery). Accessibility – distance as the crow flies

556m - Primary School 1.91km - Secondary School 3.41km – Employment Area (Goffs) (Goffs) (New River Trading Estate) 180m - Green Space 300m-Healthcare Centre 11.3km - Hospital (with A&E) (Goffs Informal) (Valley View) (Barnet) 3.16km - Town/District Centre 270m - Local Centre 3.86km -Leisure Centre (Brookfield) (1-5 Masons Parade) (Laura Trott) 3.14km - A10 Junction 1.68km - Railway Station 370m - Bus Service (War Memorial) (Church Lane) (Cuffley) Flood Risk Does the site Contains Adjoins Zone 2 (Medium Risk)  $\square$  $\square$ Zone 3a (High Risk)  $\boxtimes$ Zone 3b (Active Flood Plain)  $\boxtimes$  $\square$ Additional Flood Risk Comments There are no flooding issues identified for this site. Access and Transport Comments The site can currently be accessed from St James Road. The access to the site will require improving if development came forward. There are no footpaths along this part of St James' Road. Pedestrian safety will need to be considered as part of any planning application for residential development at this site. **Utility Provision** Available within main urban area Electricity A low pressure gas main is located at the entrance to The Asters Gas A water main is located along St James Road Water A foul sewer and surface sewer is located at the entrance to The Asters Sewerage Other Sewerage Treatment □Rye Meads ⊠Deephams 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 is in active use as a Gypsy and Traveller site. The development of this site for residential will require the relocation of the pitches currently on this site to an alternative location. There are

limited alternative options within the borough for new Gypsy and Traveller sites.

٠	The site is included in area C26 identified in the Council's Green Belt Review (Scott Wilson,
	2008). The Review states that area C26 performs strongly against Green Belt purposes 1 and 2,
	and plays an average role against Purpose 3. No changes to the boundary for this area were
	proposed. However, it should be noted that the Review states that there is the opportunity to
	create a stronger Green Belt boundary within areas C11-C30 as these areas have "extremely
	weak boundaries" which means that there are no real barriers to prevent encroachment between
	settlements.

- The site is in active use as a Gypsy and Traveller site.
- The site contributes to preventing the outward sprawl of St James Village and maintaining the local gap between St James Village and Goffs Oak Village

The site is considered to be suitable to retain its use as a Gypsy and Traveller site. Planning permission for the use of this site for a gypsy and traveller site, on a permanent basis, was granted in 1995. The Case Officer Report from 1995 states that "*This is a well-established site with the use having been in existence for nearly 10 years. This site contributes towards gypsy site provision within the Borough and satisfies a need for a family who had long-established links with the area. In visual terms it is unobtrusive and there are no records of the use having given rise to any loss of amenity or complaints". It is considered that the points raised in this report are still relevant today. It should be noted that while this site was granted permanent permission, there is a condition that it will benefit the applicant and their immediate family.* 

	-
Is this site considered to be suitable for	⊠Yes □ No
development?	
Availability Comments	The site is considered to be available to continue its use as a gypsy and traveller site for one family. A planning application has been made by the family to retain additional residential caravans and grant temporary planning permission for the stationing of 3 caravans.
Is the site considered to be available for development?	⊠Yes □ No
Achievability Comments	The use of this site as a gypsy and traveller site has already been established. A current planning application is being determined to assess whether the site could accommodate more pitches.
Is this site considered to be achievable?	⊠Yes □ No

	Site	e Infor	rmation	1			S	Site Location	Мар	
Site Reference Number	9	CG-GB-96				-JLT RIK		H & WENT	NTK	1
Site Name		Lea Mount Meadow				-		CHAT		
Site Area		2.1 hectares								
Site Status		□Ur	ban				the parts	5 <u>5</u> 67/		
		⊠Gr	een Be	lt			<u>n</u> ri			
		□Mi	xed			100	WHITEWENDLOSE	3 1-2/_/		1
Source of Site		□Ca	all for Si	tes			Goff's Oak			A
		□Pla	anning <i>i</i>	Appli	cation					1920
		⊠De	esktop S	Study	/	1000				and a second
Site Visit Carri	ed	□Ye	es			AL				- pac
Out		⊠No								
Site Ownershi	р		site is ir ership.	n sing	gle					
Surrounding Uses	Ν		dential, en Belt	Ope	n Field,					
round Uses	Е	Lea	Mount,	Gree	en Belt					
Us	S	Tudo	or Nurse	ery, G	Green Be	It 155		La bad		
Sul	W	Burte	on Lane	e, Re	sidential					
Site Descriptio	n									
		v recta	angular	in sh	nape and	gradually slopes	down	to the north ea	ast. The site	e is open
field in nature.	The	re are	trees lo	ocate	d on the	sites eastern, sou	uthern	and western I	ooundary. A	few trees
	along	g the s	sites nor	therr	n bounda	ry. An electric sul	bstatio	n adjoins part	of the sites	northern
boundary.			_		_				_	
Planning Histo No planning hi		/ of no	nto.							
	Story	/ 01 110	ne.							
Development l	Prop	osal								
Residential				$\boxtimes$	Com	mercial		Other		
Local Plan 200	)5 (F	olicy	H11)	63	5					
Submitted Pro	posa	al		_						
Site Designation	ons									
ene Deelgnaa			Conta	ins	Adjoins				Contains	Adjoins
Green Belt			$\boxtimes$			Site of Scientific	Site of Scientific Interest (SSSI)			
Archaeologica	l Inte	erest				Ancient Monum	nent	. ,		
Local Wildlife						Community Op	en Spa	ace		
Lee Valley Re		nional			Cheshunt Com	-				
Park										
Listed Building	J			Locally Listed E						
TPO Trees					Conservation Area					
Air Quality				Protected Spec	ies					
Management /										
Draft Local Pla										alas (LD)
						he proposed Ros Local Open Gree		· · · ·	ocation. The	e draft Plan
identitied prop	0560		signate	5 u 115						

Accessibility – distance a	as the crov	/ flies						
900m-Primary Sch (Fairfields)	ool	970m - Secondary School (Goffs)	2.59km –Employment Area (New River Trading Estate)					
420m - Green Spa (Claremont)	ice	680m-Healthcare Centre (Valley View)	11.7km- Hospital (with A&E) (Barnet)					
2.29km - Town/District (Brookfield)	Centre	720m <i>-</i> Local Centre (684-696 Goffs Lane)	2.82km -Leisure Centre (Laura Trott)					
2.14km - A10 Junct (Church Lane)	tion	2.35km - Railway Station (Cuffley)	370m- Bus Service (Burton Lane)					
Flood Risk								
Does the site		Contains	Adjoins					
Zone 2 (Medium Risk)								
Zone 3a (High Risk)								
Zone 3b (Active Flood Pla	ain)							
Additional Flood Risk Co	mments							
The site may be suscepti		ne ground water flooding.						
Access and Transport Co								
are footpaths located at t be required if developme	he entran		be created from Burton Lane. There e Gateways. Connections to these will					
Utility Provision Electricity	Available to the north at Whitehaven Close							
/		ssure gas main is located along l						
Water	A water m		There is also a water main along part					
Sewerage	A foul sev	ver and surface sewer is located	at the entrance of The Gateways					
Sewerage Treatment	□Ry	e Meads 🛛 🖾 Deepham	s 🛛 🗆 Other					
Additional Developer Cor	mments si	ubmitted during Call for Sites 201	6					
None submitted.		U						
Suitability Comments								
<ul> <li>This site is not considered to be suitable for residential development due to the following reasons:</li> <li>The site prevents the further outwards sprawl of St James Village. Subject to Rosedale Park allocation being approved, this site will also form a local gap preventing the coalescence of St James and West Cheshunt.</li> <li>The site is included within area C18 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C18 performs strongly against Green Belt Purposes 1 and 2, and averagely against 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 that there are no real barriers to prevent encroachment between settlements.</li> </ul>								
<b>However,</b> a small amount of development may be appropriate on this site if it is in keeping with the comprehensive masterplan prepared for the Rosedale Park strategic site, and maintains the green corridor between St James and the proposed Rosedale development. A scheme has not yet come forward for this site which demonstrates that it fulfils this criteria.								
Is this site considered t			es 🛛 No					
is this site considered t	to be suit		でう 凶 INO					



	Site	e Informa	ation		Site Location Map			
Site Reference	e			->				
Number		, c	CG-GB-97(a	a)			NITTI//	
Site Name		Hollow lands	Leys and a	djoining				
Site Area		3.8 hec	tares					
Site Status		□Urba	n		1 = 1	-		
		⊠Gree	n Belt			1		11
			b				/////	
Source of Site		□Call f	or Sites					
		□Planr	ning Applica	ition			1///田	
		⊠Desk	top Study				III Ka	E-1
Site Visit Carri	ed	□Yes			1			
Out		⊠No					////	THE
Site Ownershi	р		re various	site.				
	Ν		ildlife site, o				// 告勤5	
Ð		field, Gr	een Belt					世期代
Surrounding Uses	E	Belt	ant Ellis Wa		Y E	<u>p</u> _//		
	S	-	ursery, Gree					
งั	W		and, Nurser	ies,				
Cita Deserintia		Green E	Belt					
Site Descriptio		in shane	and cently a	slones from	n east to west. The si	te is predominat	elv areen in	nature
					hern boundary. There			
scatter through	out t	he site; h	owever, the		centration within the r			
located on the		boundari	es.					
Planning Histo		o idontifio	d for rooido	ntial daval	apparent This was ref	uaad		
Development			a lor reside		opment. This was ref	used.		
Residential	пор	0341	$\square$	Comme	rcial 🗌	Other		
Local Plan 200	)5 (P	Policy H1						
Submitted Pro	•	•	•/ 114					
Site Designation	·		-					
	UIIS		Contains	Adjoins			Contains	Adjoins
Green Belt					Site of Scientific Ir	nterest (SSSI)		
Archaeologica	l Inte	erest			Ancient Monumen	. ,		
Local Wildlife								
Lee Valley Re		al Park			Community Open Space Cheshunt Common			
Listed Building	<u> </u>				Locally Listed Building			
TPO Trees	1				Conservation Area			
	Air Quality Management				Protected Species			
Area								
Draft Local Pla	an De	esignatio	n (Regulatio	on 18)	<u> </u>		<u> </u>	1
					part of this site for a	n extension to a	an existing ti	avelling
showpeople si	te. T	he site w	as also des		s Green Belt. The so			
designated as	a Lo	ocal Wildl	ife Site.					

Accessibility – distance	as the crov	/ flies			
260m-Primary Scl (Bonneygrove)	340m - 5	Secondary Sch (Goffs)	ool	2km –Employment Area (News International)	
270m - Green Spa	270m - Green Space			re	11.75km- Hospital (with A&E) (Barnet)
1.9km - Town/District (Cheshunt Old Po	-	900m	- Local Centre		2km-Leisure Centre (Laura Trott)
1.41km - A10 Juno (Churchgate)	ction		- Railway Statio Cheshunt)	n	180m- Bus Service (Claremont)
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			1	
development came forw purchased. Due to the p will be required to asses Lane has footpaths on b	essed via a vard on this ootential nui ss the impa ooth sides,	site. The wid mber of dwell ct that the de nowever there	ening of this tra ings that this sit velopment woul e are no footpat	ck would r te could de d have on ths leading	ack would require widening if require third party land to be eliver, a transport assessment roads within the area. Goffs g to this site. Pedestrian acces ccess to the site will need to be
	Cables Io	cated at Coffe	s Lane to the no	orth or Bar	row Lane directly to the south
Electricity	the site.				Tow Lane directly to the south
Gas	and the se	outh east at G	Grovedale Close	;	vest of the site at Halstead Hill
Water	developm	ent site for 14	4 dwellings, and	I to the sou	at the Halstead Hill uth west at Lloyd Close. cated to the east of the site at
Sewerage	Grovedale				
Sewerage Treatment	□Ry	e Meads	nams	□Other	
Additional Developer Co None submitted.	omments su	Ibmitted durir	ng Call for Sites	2016	
The Review state	led in area es that area	D4 identified a D8 performs	in the Council's	Green Be st the Gre	elt Review (Scott Wilson, 2008 en Belt Purposes, and therefo

should be retained. No change to the boundary was proposed in this location.

- The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) identifies two categories of sites which are not favoured. This site would fall into the second category (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 to the existing urban areas, and in the case of many sites would only be accessible via narrow rural lanes." The Report also noted that the development of such sites would exacerbate the area's already haphazard development pattern, and over time lead to the merging of urban areas.
  - Contained within the sites boundaries is 'Meadow North of Barrow Lane', a local wildlife site. The Council will resist development on local wildlife sites unless it can be demonstrated that it is in the interest of the community. The development of this site for residential is not considered to be in the interest of the community.
  - With the exception of 1-2 structures, there are no "existing buildings", such as a glasshouse, on this site. A site with similar characteristics to CG-GB-97(a) (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-79(a) 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 su	itable for development?	□Yes	🖾 No



Site Information						Site Location Map			
Site Reference			CG	CB-07	(b)				
Number			CG-GB-97(b)					1	-
Site Name			low Leys						
Site Area		2 he	ctare	es					//
Site Status		□Ur	ban						
		⊠Gr	reen	Belt					
		□Mi	xed			F			
Source of Site		⊠Ca	all fo	r Sites			nine Lay		
		□Pla	anniı	ng Appl	ication		Recey In the Internet Provide		
		□De	eskto	p Stud	y				11111-
Site Visit Carried		□Ye	s			/			
Out		⊠No	)						
Site Ownership		Ther	e are	e two					
		land	owne	ers for t	his site.	L			
	Ν	Loca	ıl Wi	Idlife Si	te,			Parameter and Parameter an	1 Marc
bu					n Field				
iipu	Е	Gree		,					
round Uses	S			ld, Loc					一次中中
Surrounding Uses					een Belt		rios Norsey	Y/ // /	FACT
S S	W			Idlife Si					되면
Site Description		Gree	en Be	elt, Scru	Ibland			7 1 11 1 1	- 1411 MA
	v sa	uare ir	n sha	ane and	draduall	y slopes down to the	north east. The	e maiority of	the site
						ar the northern boun			
						visible from the aeria			
						e being is a high cor			
eastern region.									
Planning History									
In 1963, residenti			men	t on the	e site was	refused.			
Development Pro	posa	al			1				
Residential				$\boxtimes$	Comme	rcial 🗌	Other		
Local Plan 2005 (	Poli	cy H1	1)	-					
Submitted Propos	sal			10					
Site Designations	;				1				
			Co	ntains	Adjoins			Contains	Adjoins
Green Belt				$\boxtimes$	$\boxtimes$	Site of Scientific I	nterest (SSSI)		
Archaeological In	jical Interest					Ancient Monumer	nt		
Local Wildlife Site	_ocal Wildlife Site				$\boxtimes$	Community Open	Space		
Lee Valley Regio	nal F	al Park				Cheshunt Commo	on		
Listed Building					Locally Listed Bui	lding			
TPO Trees						Conservation Are	а		
Air Quality Manag	geme	ent 🛛 🖄				Protected Species	6		
Area									
Draft Local Plan									
			e all	ocated	as an ext	ension to an existing	g Gypsy and Tra	aveller site u	nder
emerging Policy (	GT1.								

Accessibility – distance	as the crow	/ flies							
300m -Primary Sc (Bonneygrove Primary		340m - S	econdary School (Goffs)	2km –Employment Area (News International)					
270m - Green Sp	ace		ealthcare Centre Cromwell)	11.8km- Hospital (with A&E) (Barnet)					
1.89km - Town/Distric (Cheshunt Old Po		900m	- Local Centre	2.12km -Leisure Centre (Laura Trott)					
1.44km - A10 Juno (Churchgate)	ction		- Railway Station Cheshunt)	180m - Bus Service (Claremont)					
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								
flooding. Access and Transport C The site is currently acc development came forw adjoining sites. Goffs La	Access and Transport Comments The site is currently accessed via a shared track from Goffs Lane. This track would require widening if development came forward on this site. The widening of this track may require third party land from adjoining sites. Goffs Lane has footpaths on both sides, however there is no footpath leading to this site. Pedestrian access to the site will need to be created if development comes forward. Cycle access to the								
Utility Provision									
Electricity	the site.			Barrow Lane directly to the south of					
Gas	and the se	outh east at G	rovedale Close	h west of the site at Halstead Hill					
Water	developm	ent site for 14		south west at Lloyd Close.					
Sewerage	The close Grovedale		and surface sewer are	located to the east of the site at					
Sewerage Treatment	□Rye	e Meads	⊠Deephams	□Other					
Additional Developer Co	omments su	ubmitted durin	g Call for Sites 2016						
Additional Developer Comments submitted during Call for Sites 2016 The promoter of the site stated that it would take 12 months for the current use of the site to cease and that they anticipate that the site preparation and remediation works would approximately take 12 months. The promoter states that there are no legal/landownership issues and that there are 4 existing structures on the site, one of which is still in use. There may be some contaminated land present from previous use however this is not apparent without soil investigation. Suitability Comments									
<ul> <li>The site is not considered to be suitable for residential development due to the following reasons:</li> <li>The site is included in area D4 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area D4 performs strongly against the Green Belt Purposes, and therefore should be retained. No change to the boundary in this location was proposed.</li> </ul>									

•	The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) identifies two categories of Green Belt sites which are not favoured. This site would fall into the second category (green belt sites that do not adjoin or only marginally adjoin urban development). The Report states that the development of these sites would " <i>create unconnected pockets of housing that are totally unrelated to one another or to the existing urban areas, and in the case of many sites would only be accessible via narrow rural lanes.</i> " The Report also noted that the development of such sites would exacerbate the area's already haphazard development pattern, and over time lead to the merging of urban areas. With the exception of 1-2 structures, there are no "existing buildings", such as a glasshouse, on this site. A site with similar characteristics to CG-GB-97(b) (CG-GB-115 – a previous glasshouse site that is now " <i>devoid of development other than for a small brick building and some very low remnant walls</i> ") 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 " <i>openness in a Green Belt context can be taken to mean absence of development</i> ", 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-97(b) will have the same outcome, therefore, it would fail to comply with both the NPPF, which makes clear
	of the Green Belt. It is considered that the development of self-build plots on CG-GB-97(b) will
	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?	□Yes	🖂 No



Site Reference Number       CG-GB-98         Site Name       Green Leaf Nurseries         Site Area       0.5 hectares         Site Status       Urban         \Bite Green Belt       Mixed         Source of Site       \Bite Call for Sites         \Deltapping Application       Pavilion										
Number       Green Leaf Nurseries         Site Name       Green Leaf Nurseries         Site Area       0.5 hectares         Site Status       Urban         ⊠Green Belt       Mixed         Source of Site       ⊠Call for Sites										
Site Area       0.5 hectares         Site Status       Urban         ⊠Green Belt       Mixed         Source of Site       ⊠Call for Sites										
Site Status     □Urban       ⊠ Green Belt       □Mixed       Source of Site     ⊠Call for Sites										
⊠Green Belt       □Mixed       Source of Site       ⊠Call for Sites										
□Mixed       Source of Site       ⊠Call for Sites										
Source of Site										
Dianning Application	1/2									
Site Visit Carried										
	.////									
Site Ownership There are two Iandowners for the site.	7									
Iandowners for the site.       N     Green Belt	A									
	190									
E INEX Nursery, Green										
Belt S Goffs Lane, Residential										
E InEx Nursery, Green Belt S Goffs Lane, Residential W Pavilion, Goffs Oak	HIL T									
O Recreation Ground										
Site Description										
The site is broadly rectangular and relatively flat. There are a number of structures located within t										
northern region. Trees are located along the sites western borders and part of the northern bound										
hedgerow in close proximity to southern boundary separates this site from an adjoining building. S CG-GB-71 and CG-GB-16	see also									
Planning History										
In 1993, planning permission was granted for the development of a storage building.										
Development Proposal										
Residential 🛛 Commercial 🗆 Other										
Local Plan 2005 (Policy H11) 15										
Submitted Proposal _										
Site Designations										
	djoins									
Green Belt 🛛 🖾 Site of Scientific Interest (SSSI)										
Archaeological Interest										
Local Wildlife Site	$\boxtimes$									
Lee Valley Regional Cheshunt Common										
Park										
Listed Building										
TPO Trees   Image: Conservation Area										
Air Quality Protected Species										
Management Area										
	Draft Local Plan Designation (Regulation 18)									
Draft Local Plan Designation (Regulation 18)										
	es, a									

Accessibility – distance as the crow flies								
470m-Primary Sch (Woodside)	nool	1.72km - Secondary School (Goffs)		3.35km –Employment Area (News International)				
0m - Green Spac (adjoins Goffs Infor		85m -Healthcare Centre (Valley View)		11.2km - Hospital (with A&E) (Barnet)				
3km - Town/District ( (Brookfield)	Centre	-	- Local Centre 96 Goffs Lane)	3.57km -Leisure Centre (Laura Trott)				
2.9km - A10 Junct (Church Lane/Church			- Railway Station (Cuffley)	90m - 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 have	been iden	tified.						
of the road. The site will created.	d from Got			edestrian footpaths on both sides ccess to the site will need to be				
Utility Provision		a vailable						
Electricity	Electricity		n is located along Gof	fallana				
Gas			along Goffs Lane	IS Lalle				
Water			-					
Sewerage			e sewer is located alo					
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other				
Additional Developer Comments submitted during Call for Sites 2016. None submitted. Please refer to CG-GB-71(a) for promoter comments on draft Local Plan allocation GO2: South of Goffs Lane.								
Suitability Comments								
<ul> <li>The site is considered to be suitable for residential development due to the following reasons:</li> <li>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.</li> <li>The site is included in area C24 identified in the Council's Green Belt Review (Scott Wilson, 2008). Appendix 5 of the Review states that the only constraint for area C24 is archaeology and there are 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'.</li> </ul>								

- This site was included within site 1 of Development Approach 2 identified within the Goffs Oak Development Options Report (Broxbourne Borough Council, 2016). The Report identifies that a positive consequence of developing this site would be the removal of this fairly unattractive site from the Green Belt, and creating an attractive gateway into Goffs Oak Village centre.
- Developing this site will enable a far stronger Green Belt boundary to be created between St James and Goffs Oak through the provision of Local Open Green Space. The inclusion of local open green space will prevent the coalescence of the two settlements and ensure that this gap is maintained beyond the Plan period.

Is this site considered to be suitable for development?	⊠Yes □ No						
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 available for development	⊠Yes □ No						
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. The site preparatory works are not considered to be significant to have a detrimental impact on the sites viability. However, it should be noted that due to the previous use of the site, a contamination investigation will be required which could accrue extra costs.						
Is the site considered to be achievable?	⊠Yes □ No						
Delivery Period	1-5 years						



Site Information						Site Location Map				
Site Reference										
Number			CG-GB-	99				NY NE	Little Cont	
Site Name The			Cheshunt C	lub				-	04 05	
Site Area	5 hectares				1	Page 1				
Site Status	Site Status		ban							
		⊠Gr	een Belt					F-	Tightiong	
		□Mi	xed						12	
			all for Sites			Line				
			anning Appl	ication		Ten			Corpore	
			esktop Stud			The Design		and the	Antipet	
Site Visit Carried				1		-			Parent OT	
Out										
Site Ownership			site is in priv	vate				- P		
			ership	alo		The Bungalow			비부마보	
Π	Ν	Bow	ls Green, G	reen Belt				F	2/111	
linç	Е	Resi	dential					V	CIE	
Surrounding Uses	S		shunt Footb	all Club,						
εň			en Belt					100		
Su	W	Ope	n field, Gree	en Belt	X)					
Site Description					[					
The site is irregul	ar in	shan	e and relativ	elv flat. Th	ne site	is largely open fi	ield in nat	ure There are	а	
number of buildin										
structures are se										
trees located on t	he s	ites so	outhern and	western re	egion.					
Planning History										
In 1986 a single s										
new family room,									loor area	
and use of groun			restaurant/b	anqueting	danci	ng facilities was i	retused in	1987.		
Development Pro Residential	posa	11			$\boxtimes$	Commercial		Other		
Local Plan 2005	1					Commercial		Other		
(Policy H11)										
Submitted	Bet	ween	70-115 unit	s but could	d					
Proposal	unl	ock C	ouncil owne	d land to t	he					
	we	st prov	viding a furt	ner 159-26	5					
	uni	ts								
Site Designations	\$		Contains	A all a line a				Contain	A all a list a	
Green Belt			Contains	Adjoins	Site of Scientific Interest (SSSI)			Adjoins		
Archaeological Interest					ent Monument	551 (333)				
•		51								
Local Wildlife Site					munity Open Spa	ace				
Lee Valley Regional Park				Cheshunt Common						
Listed Building						Illy Listed Building	g			
TPO Trees					-	servation Area				
	Air Quality Management				Prote	ected Species				
Area										

Draft Local Plan Designation (Regulation 18) The site was proposed to be allocated as an Open Space, Sport, Recreation and Leisure Facility, as part of emerging Policy ORC2

of emerging Policy ORC2								
Accessibility – distance as the crow flies								
220m -Primary Sc (Longlands)	hool		Secondary School eshunt School)	980m–Employment Area (News International)				
0m - Green Spa (Contained within		360m-Healthcare Centre (Crossbrook Street)		11.76km- Hospital (with A&E) (Princess Alexandra)				
360m- Town/District (Cheshunt Old Po	-		- Local Centre Crossbrook Street	470m-Leisure Centre (Laura Trott)				
410m- A10 Junct (Churchgate)	ion		Railway Station obalds Grove)	305m- Bus Service (The Roman Urn PH)				
Flood Risk		1						
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 issues co	ncerning g	round water a	and surface water flood	ling.				
Access and Transport C								
				unt of dwellings this site could				
				assessment will need to assess the				
				the A10 which is located to the				
				to these will be required if				
development came forw	ard. A pub	lic right of way	y is located to the east	of the site.				
Utility Provision	1 1 1							
Electricity	Located II	n residential a	area.					
Gas	The club	is connected	to a low pressure gas	main.				
Water	entrance	to the site.	•	er hydrant is located at the				
Sewerage			within the site. A pres urface sewer adjoins th	sure main runs parallel to the sites ne site to the east.				
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other				
Additional Developer Co	omments su	ubmitted durin	ng Call for Sites 2016					
None submitted.								
Suitability Comments								
				ing the clubhouse and associated				
pitches. The County Council is working with the Club in order to prepare a masterplan for the area to								
				ry 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 XYes INO								
development?								

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 years



Site Information						Site Location Map					
Site Refere	nce		CG-GB-10	00					ining and		
Number		Cheshunt Football Club									
		10.6 he		Club			_		tott		
Site Status								124			
Sile Status		⊡Urbaı ⊠Gree									
Source of S	ite	⊠ Call f									
			ning Applica	ation							
			top Study						H C C C C C C C C C C C C C C C C C C C		
Site Visit		□Yes							0		
Carried Out		⊠No									
Site Owners	ship		e is owned					THE BEL	TIMIALAT		
			shire Cou			III I		A A A A A A A A A A A A A A A A A A A	此時時度		
			but the Bo urne holds		f				ANNE		
			for 999 year								
D	Ν		nt Club, G								
Surrounding Uses	Е	Resider		_							
round Uses	S		ld's Lane,	Cedars					(= = )       =   =		
nrre L	W	A10	Park A10								
S	vv										
Site Descrip											
						own to the east, with some loc					
						ity of the site is open field in n stern corner. Just to the north					
						number of trees.			5154		
Planning Hi		0									
A planning a	applic	ation has	been subr	nitted for	the	e below development proposa	l in 20	16.			
Developme	nt Dro	nocal									
Residential		posai		Comn	ner	cial 🛛	Othe	۲	$\boxtimes$		
Local Plan 2	2005 (	Policy H						sports, commu			
		. ,	,	1100.0		ities for Cheshunt Sports Club in ses D1, D2 and Sui Generis	ommercial fac lasses A1, A3,				
Submitted Proposal			186	400 0	laoc		and E		A4, D1, D1		
Site Design	ations	;		T							
			Contains	Adjoins	•				Adjoins		
Green Belt						Site of Scientific Interest (SS	SSI)				
Archaeological Interest					Ancient Monument						
	Local Wildlife Site					Community Open Space					
•	Lee Valley Regional Park					Cheshunt Common					
Listed Building			$\boxtimes$		Locally Listed Building						
TPO Trees	-					Conservation Area					
•	Air Quality Management					Protected Species					
Area											

Draft Local Plan Designation (Regulation 18)									
The draft Local Plan proposed to allocate the southern region of this site for the development of 120 dwellings, community and commercial facility which would enable the development of the Cheshunt FC stadium. The remained of the site was designated as Open Space, Sport, Recreation and Leisure Facility									
Accessibility – distance as the crow flies									
0m -Primary Scho (adjoins Longland		160m - Secondary So (Cheshunt Schoo		520m –Employment Area (News International)					
0m - Green Spa (adjoins Cedars Pa		340m-Healthcare Ce (Crossbrook Stree		11.84km Hospital (with A&E) (Princess Alexandra)					
470m- Town/District (Cheshunt Old Po	-	240m - Local Cen (113-125 Crossbrook \$		560m-Leisure Centre (Laura Trott)					
210- A10 Junctio (Lieutenant Ellis W		370m - Railway Station (Theobalds Grove)		380m- Bus Service (Theobalds Grove Railway Station)					
Flood Risk									
Does the site		Contains		Adjoins					
Zone 2 (Medium Risk)				$\boxtimes$					
Zone 3a (High Risk)		$\boxtimes$		$\square$					
Zone 3b (Active Flood P	lain)			$\boxtimes$					
Additional Flood Risk Co	omments								
Only the southern region length of the southern be small areas of surface w	n of the site oundary. T ater floodir	ne site may also suffer froi		e to Theobalds Brook running the round water flooding and some					
Access and Transport C									
The site is currently accessed via Theobald's Lane. To the west of the current site entrance, Theobald's Lane is narrow in places, allowing only one vehicle to pass. Due to the amount of development that could come forward on the site, a transport assessment will be required. As Theobald's Lane leads out onto the A10, this assessment will need to look at the impact that this site will have on this road. There are footpaths on the southern side of Theobald's Lane. Connections to these will be required if development comes forward on this site.									
Electricity	Electricity	connections located in the	e residenti	al area to the east of the site					
Gas	A low pressure gas main is located along Great Cambridge Road and								
Water	A water main is located to the south of the site at Theobald's Lane. A trunk main								
A high pressure main adjoins part of the site to the west. A foul sewer and Sewerage sewer is located to the east of the site at Theobald's Lane, Montayne Road									
Sewerage Treatment	□Rye Meads								
Additional Developer Co	mments si	Ibmitted during Call for Sit	es 2016						
None submitted.									

## Suitability Comments

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

- The provision of residential dwellings on this site will act a means to funding the construction of a new stadium and other facilities.
- The development will support the long-term future of Cheshunt Football Club
- The removal of this site and those adjoining to the north and west will enable a stronger Green Belt boundary to be created by the A10. It is considered that this boundary will last beyond the Plan period and prevent further encroachment into the countryside.
- The site is in a reasonably sustainable location for residential development; it is close to education 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, leisure centre and local park/green space

Is this site considered to be	⊠Yes □ No
suitable for development?	
Availability Comments	The site (southern part only) has been actively promoted to the Council for development. A planning application for the development of a new stadium with up to 5,192 seats, 66 1 bedroom apartments, 70 2-bed apartments, 22 3-bed houses and 28 4-bed houses, highway access works, new facilities for Cheshunt Football Club in use classes D1, D2 and sui generis has been submitted for this site.
Is the site considered to be available for development	⊠Yes □ No
Achievability Comments	The submission of a planning application for this scheme suggests that it is viable. With the exception of the sites Green Belt designation, there are no constraints that would prevent the development of the southern part of the site.
Is the site considered to be achievable?	⊠Yes □ No
Delivery Period	1-10years



Site Information					S	Site Location M	lap	
Site Referen	се		CG-GB-101					
Number								1115
Site Name		Hope Nu 1.2 hecta						IIA
Site Area			lies			Hope Nursery	Y I	
Site Status		□Urban	<b>-</b> <i>u</i>					
		⊠Green	Belt					
Source of Sit			0.1					
Source of Sit	e	⊠Call for						
			ng Applicati	on				
Site Visit		□Deskto □Yes	p Sludy		14		-	
Carried Out		⊠res ⊠No			44			
Site Ownersh	nin		is owned by	12				
One Owners	ΠP	private co		a				
	Ν		Idlife Site, G	Green				
p		Belt	, -		TH			
s	Е		nt Ellis Way			BARROW LANE		
round	S		ane, Green					The
Surrounding Uses	W		Hill Reside					
ى ە			nent Site (1	4				
Site Descript	ion	dwellings	5)				11 11 11	
		ngular sha	ape is relativ	velv low-lvi	ng with some fluctu	ating ground lev	els. The ma	aiority of
					an area of hardstan			
	e bo	undaries to	o the north a	and east a	re trees. Hedgerows	are located on	the souther	'n
boundary.								
Planning His		mont comm	riging the e	vtonoion te	aroonhou oo rojojn	a the bailer abi	many and th	-
					o greenhouse, raisin i single storey exten			
					rious approvals for t			
Developmen								
Residential			$\boxtimes$	Commer	cial 🛛	Other		
Local Plan 20	005 (	(Policy H1 <sup>-</sup>	1) _					
Submitted Pr	opos	sal	6					
Site Designa	tions	6		L				
g			Contains	Adjoins			Contains	Adjoins
Green Belt			$\boxtimes$	$\boxtimes$	Site of Scientific In	terest (SSSI)		
Archaeologic	al In				Ancient Monumen	t		
Local Wildlife	e Site	9		$\boxtimes$	Community Open	Space		
Lee Valley R	egio	nal Park			Cheshunt Commo	n		
· · · · · · · · · · · ·	•				Locally Listed Build	ding		
Listed Buildir	ig							
Listed Buildir	ig			$\boxtimes$	Conservation Area	1		
TPO Trees Air Quality M		gement			Conservation Area Protected Species			
TPO Trees Air Quality M Area	anag							
TPO Trees Air Quality M Area Draft Local P	anaç 'lan [	Designatio	□ n (Regulatio	Dn 18)				

Accessibility – distance as the crow flies							
320m-Primary Scł (Bonneygrove)		390m - S	econdary School (Goffs)	1.9km –Employment Area (News International)			
120m - Green Spa (Cheshunt Cemet			ealthcare Centre well Avenue)	11.73km- Hospital (with A&E) (Barnet)			
1.9km - Town/District (Cheshunt Old Po	-		- Local Centre romwell Avenue)	2.11km -Leisure Centre (Laura Trott)			
1.43km - A10 Juno (Churchgate)	otion		Railway Station Cheshunt)	458m - Bus Service (Claremont)			
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							
There are no flooding is		s site.					
the site that is narrow in to these will be required to be created.	ed from Bar places. Th	ere are footpa	ths along the northern	w Lane, such as that which adjoins i side of Barrow Lane. Connections Cycle access to the site will need			
Utility Provision							
Electricity		available					
Gas	east of th	e site (Groved	ale Close, Beverly Ga	,			
Water			at Barrow Lane, to the				
Sewerage	The close Grovedal		and surface sewer is lo	ocated to the east of the site at			
Sewerage Treatment		e Meads	⊠Deephams	□Other			
Additional Developer Co	omments su	ubmitted during	g Call for Sites 2016				
None submitted.							
Suitability Comments							
	ed to be su	itable for resid	ential development du	e to the following reasons:			
				Belt Review (Scott Wilson, 2008).			
				en Belt purposes 1 and 2, and			
plays an average role against Purpose 3. There was no proposal to removal this site from the Green Belt.							

The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) identifies two categories of Green Belt sites that are not favoured. It is possible to include this site within the secondary 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 the case of many sites would only be accessible via narrow rural lanes". An option that favours this this site would need to provide new services/facilities, collectively and proportionately funded by each scheme. The report continues by stating that this would be a significant challenge to address and likely to exacerbate the area's already haphazard development pattern, and over time lead to merging of urban areas.
 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 Information				S	Site Location Map			
Site Reference Number		CG-GB-102			Had I	172	Kennels a	
Site Name	I	Rainbow	End	Stables		P	7	
Site Area	(	0.71 hectares			1 4 1 /1	/		
Site Status		□Urban			Tamsels			/
	1	⊠Green	Belt				CR	DUCH LANE
		□Mixed						
Source of Site		⊠Call for		-		1	The Bramb	bles
			•	oplication	Elm			7
		Deskto	p St	udy		Rainbows End S	Stables	
Site Visit Carried Out		□Yes			Old Elm Farm			
		⊠No Thara ar		iouo				
Site Ownership		There are landowne		ious or this site				-
_		Crouch L Belt	ane,	Green				
Surrounding Uses		The Bran	nbles	, Green				
round Uses		Belt						
			-	Green Bel	t			
งั		Elm Farn						
		Farm, Gr	een	Belt				$\backslash$
Site Description						et The site is		the array
					v slopes from west to eached by the slopes from western region has been been been been been been been bee			
					scrubs scattered throug			
high quantity.					5	,		
Planning History								
					able was refused in 197 est, which included this			
1990.								
Davida musicut Dua			_					
Development Pro Residential	posai		$\mathbf{\Sigma}$		mercial 🗌	Other		
Local Plan 2005 (	Policy	/ H11)				Other		
		, , , , , , , , , , , , , , , , , , , ,						
Submitted Propos			7					
Site Designations	<b>i</b>	Canta	ina	Adiaina			Containa	Adiaina
Green Belt		Conta	ins	Adjoins	Site of Scientific Inter	ect (SSSI)	Contains	Adjoins
Archaeological In	terest			$\boxtimes$	Ancient Monument			
Local Wildlife Site					Community Open Spa	ace		
Lee Valley Region					Cheshunt Common	· =		
Park					Leesthy Listed Duildin	-		
Listed Building TPO Trees					Locally Listed Building	y		
Air Quality					Protected Species			
Management Are	а							

Draft Local Plan Designation				
The draft Local Plan pro Accessibility – distance			vithin the Green Belt	
655m -Primary Sci (Goffs)			econdary School (Goffs)	3.3km –Employment Area (New River Trading Estate)
340m - Green Sp (Claremont)	ace		ealthcare Centre alley View)	11.6km - Hospital (with A&E) (Barnet)
3.12km - Town/Distric (Brookfield)	t Centre		- Local Centre asons Parade)	3.86km -Leisure Centre (Laura Trott)
3km - A10 Juncti (Church Lane)			Railway Station (Cuffley)	715m - 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)			$\boxtimes$
Additional Flood Risk Co	omments			
No flooding issues at thi				
Access and Transport C				in places and semi-rural in nature.
Improvements to the site be able to deliver a high Crouch Lane will need to	es access v density, th be consic f footpaths	will be required le impact that lered. There a l, will need to b	l if development carr it could have on the l re no footpaths along	he forward. Although the site will not ocal road network particularly that of g Crouch Lane. Pedestrian safety, elopment came forward on this site.
Electricity	Within ma	ain residential	area	
Gas			e gas main is locate d Mallow Walk.	d to the south of the site at Poppy
Water			along Crouch Lane.	
Sewerage	A foul sev Crescent	ver and surfac	e sewer is located to	the west of the site at Colston
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other
Additional Developer Co	mments su	ubmitted during	g Call for Sites 2016	
None submitted.				
Suitability Comments				
<ul> <li>The site is include 2008). The Review and averagely age area. However, in create a stronger</li> </ul>	led within a ew states tl gainst Purp t should be r Green Be	rea C13 ident nat area C13 p ose 3. No cha noted that the It boundary in	ified in the Council's performs strongly aga nge to the Green Be Review also stated C11-C30 as these a	lue to the following reasons: Green Belt Review (Scott Wilson, ainst Green Belt purposes 1 and 2, It boundary was proposed for this that there is the opportunity to reas have "extremely weak event encroachment between
settlements.			-	529

- This site has weak boundaries to the east, south and west. These boundaries would not last beyond the Plan period or prevent further encroachment into the countryside.
- The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) identifies two categories of Green Belt sites which are not favoured. This site can fall into the second category which states that this site would "create unconnected pockets of housing that are totally unrelated to one another or to existing urban areas, and in the case of many sites would only be accessible via narrow rural lanes. An option that favoured such sites would need to provide new services/facilities such as primary schools in an appropriate location(s), collectively and proportionately funded by each scheme". The Report continues by stating that the development of such sites would exacerbate the area's already haphazard development pattern, and over time lead to the merging of urban areas.

Is this site considered to be suitable for development?
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	Site	Informa	ntion				S	ite Location N	lap	
Site Reference	;		CG-(	GB-103	3		15-			
Number							2			
Site Name Site Area		St Lawr 3.74 he			Farm			Calves	CroftFarm	
				3			M			
Site Status		□Urbar		1			1			12
				τ	1	1				
Source of Site		☐ Mixeo		too		1				
					tion			St Lawrence Bush Fam	•	
		⊠Desk	-							
Site Visit Carri	ed			luuy						
Out		⊠No								
Site Ownership	C	The site	e is in	single	•					
		owners		Ū				Internet internet		
	Ν	Calves	Croft	Farm,	Green	Damicle Hill Nurserv				
ling	_	Belt			-				nina Pog Sta	
Surrounding Uses	Е	Track, 0 Belt	Jpen	Field,	Green					
Ē Ñ	S	Nursery	Gr	een Re	sit				Rose	1.70
Su	W	Open F							Dep - D	40
Cita Deserintia		openn			Boil	_			_	
Site Descriptio		in shane	2 200	Islone	s to the no	rth west Th	e maiori	ity of the site is	open field i	n nature
								Just to the east		
								n region. A trac		
		s souther	n boı	undary	. Trees line	e the sites no	orthern,	southern and v	vestern bou	ndary.
Planning Histo						1 11 11 1				
								two bed dwellin		
								bedroom resid and constructio		
dwelling was a						or existing a	wennig			inon
Development F										
Residential				$\boxtimes$	Commer	cial		Other		
Local Plan 200	)5 (P	olicy H1	1)	112						
Submitted Pro	posa	ıl		-	1					
Site Designation	ons									
			Cor	ntains	Adjoins				Contains	Adjoins
Green Belt				$\boxtimes$	$\boxtimes$			terest (SSSI)		
Archaeologica		erest 🗌			Ancient Mo					
Local Wildlife S					$\square$	Community				
Lee Valley Reg	-	nal Park				Cheshunt				
Listed Building						Locally List				
TPO Trees						Conservati				
Air Quality Mai	nage	ement				Protected \$	Species			
Area		aignatio								
Draft Local Pla The draft Loca						ithin the Gra	on Rolt			
THE UTAIL LUCA	ai l'Ic		รอน เ	o veeh	THE SILE W					

	as the crow	v flies	
1.25km -Primary So (Goffs)	chool	3.31km - Secondary School (Goffs)	4.2km –Employment Area (New River Trading Estate)
220m - Green Sp (Richardson Creso		1.86km – Healthcare Centre (Valley View)	11.67km- Hospital (with A&E) (Barnet)
4km - Town/District ( (Brookfield)	Centre	1.77km - Local Centre (Hammondstreet)	5.11km -Leisure Centre (Laura Trott)
4.23km - A10 June (Church Lane)		2.06km - Railway Station (Cuffley)	1.2km - 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)		$\boxtimes$
Additional Flood Risk Co			•
· · ·		und and surface water flooding.	
Access and Transport C		from Hammondstreet Road. This tra	
		prior to the track which the site can b	be accessed. Connections to these
Utility Provision	d if develo	oment comes forward.	
Utility Provision	A low pre Hammon	ssure gas main is located to the sou dstreet Road.	uth east of the site at
Utility Provision Electricity	A low pre Hammon	ssure gas main is located to the sou	uth east of the site at
Utility Provision Electricity Gas	A low pre Hammon A water n The close	ssure gas main is located to the sou dstreet Road.	uth east of the site at oad.
Utility Provision Electricity Gas Water	A low pre Hammon A water n The close site at Bra	ssure gas main is located to the sou dstreet Road. nain is located at Hammondstreet R est foul sewer and surface sewer are	uth east of the site at oad.
Utility Provision Electricity Gas Water Sewerage Sewerage Treatment	A low pre Hammon A water n The close site at Bra	ssure gas main is located to the sou dstreet Road. nain is located at Hammondstreet R est foul sewer and surface sewer are ace Close. e Meads	uth east of the site at oad. e located to the south east of the
Utility Provision Electricity Gas Water Sewerage Sewerage Treatment	A low pre Hammon A water n The close site at Bra	ssure gas main is located to the sou dstreet Road. nain is located at Hammondstreet R est foul sewer and surface sewer are ace Close.	uth east of the site at oad. e located to the south east of the
Utility Provision Electricity Gas Water Sewerage Sewerage Treatment Additional Developer Co	A low pre Hammon A water n The close site at Bra	ssure gas main is located to the sou dstreet Road. nain is located at Hammondstreet R est foul sewer and surface sewer are ace Close. e Meads	uth east of the site at oad. e located to the south east of the
Utility Provision Electricity Gas Water Sewerage Sewerage Treatment Additional Developer Co None submitted. Suitability Comments	A low pre Hammon A water n The close site at Bra DRy	ssure gas main is located to the sou dstreet Road. nain is located at Hammondstreet R est foul sewer and surface sewer are ace Close. e Meads	uth east of the site at oad. e located to the south east of the ☐Other
Utility Provision Electricity Gas Water Sewerage Sewerage Treatment Additional Developer Co None submitted. Suitability Comments The site is not considere • The site is include	A low pre Hammon A water n The close site at Bra DRy omments su	ssure gas main is located to the sou dstreet Road. nain is located at Hammondstreet R est foul sewer and surface sewer are ace Close. e Meads	uth east of the site at oad. e located to the south east of the Other ue to the following reasons: reen Belt Review (Scott Wilson,
Utility Provision Electricity Gas Water Sewerage Sewerage Treatment Additional Developer Co None submitted. Suitability Comments The site is not considere • The site is incluo 2008). The Revie	A low pre Hammon A water n The close site at Bra DRy omments su ed to be su ded within a ew states t	ssure gas main is located to the sou dstreet Road. nain is located at Hammondstreet R est foul sewer and surface sewer are ace Close. e Meads ⊠Deephams ubmitted during Call for Sites 2016 itable for residential development du area C1 identified in the Council's G hat area C1 performs strongly again	uth east of the site at oad. e located to the south east of the Other ue to the following reasons: reen Belt Review (Scott Wilson, ist the Green Belt purposes, and
Utility Provision Electricity Gas Water Sewerage Sewerage Treatment Additional Developer Co None submitted. Suitability Comments The site is not considered • The site is includ 2008). The Revie did not propose	A low pre Hammon A water n The close site at Bra DRy omments su ded to be su ded within a ew states th any amend	ssure gas main is located to the sou dstreet Road. nain is located at Hammondstreet R est foul sewer and surface sewer are ace Close. e Meads ⊠Deephams ubmitted during Call for Sites 2016 itable for residential development du area C1 identified in the Council's G hat area C1 performs strongly again lments to the boundary in this location	uth east of the site at oad. e located to the south east of the □Other ue to the following reasons: reen Belt Review (Scott Wilson, ist the Green Belt purposes, and on.
Utility Provision Electricity Gas Water Sewerage Sewerage Treatment Additional Developer Co None submitted. Suitability Comments The site is not considere • The site is includ 2008). The Revie did not propose • The site is not co facilities, education	A low pre Hammon A water n The close site at Bra DRy omments su ed to be su ded within a ew states th any amend onsidered t ion facilities	ssure gas main is located to the sou dstreet Road. nain is located at Hammondstreet R est foul sewer and surface sewer are ace Close. e Meads	uth east of the site at oad. e located to the south east of the Other ue to the following reasons: reen Belt Review (Scott Wilson, ist the Green Belt purposes, and on. opment; it is not close to local rt. It is also above the sustainable
Utility Provision Electricity Gas Water Sewerage Sewerage Treatment Additional Developer Co None submitted. Suitability Comments The site is not considere • The site is incluo 2008). The Revie did not propose • The site is not co facilities, educati distance recomm • The development	A low pre Hammon A water n The close site at Bra Ry omments su ded to be su ded within a ew states th any amend onsidered t ion facilities nended by nt of this sit	ssure gas main is located to the sou dstreet Road. nain is located at Hammondstreet R est foul sewer and surface sewer are ace Close. e Meads ⊠Deephams ubmitted during Call for Sites 2016 itable for residential development du area C1 identified in the Council's G hat area C1 performs strongly again lments to the boundary in this locatio o be in a suitable location for develo	uth east of the site at oad. e located to the south east of the □Other ue to the following reasons: reen Belt Review (Scott Wilson, ist the Green Belt purposes, and on. opment; it is not close to local rt. It is also above the sustainable gery, leisure centre and hospital.



	Site	e Information				S	Site Location	n Map		
Site Reference	9		CG-GB-104							
Number Site Name		Haw	Hawthorn and Rosary			arv		Tank		
Site Area		1.3 hectares			ar y	- 7		- All		
Site Status		□Ur	ban				- 2/2/2/			
			reen	Belt					awthorn	
		□Mi							lursery	
Source of Site		⊠Ca	all for	Sites						
		□Pla	annir	ng Appl	ica	tion				
		⊠De	eskto	p Stud	y		Ruin	Y		
Site Visit Carri	ed	⊠Ye					× /		1/	
Out							TEF ROAD	1 20		X
Site Ownershi	р	Ther for th		e multip te.	ole d	owners	Tank	cosary Nursery	>	G
ſ	Ν			elt, Che	shı	unt		$\leq      $	Hammond	and the second
Surrounding Uses	Е	Com		elt, Ope	n F	ield	- X		Street	Summer of
round Uses	S			dstreet			- / `	Tank		
n U		Gree	en Be	elt				Sig on	Shelter	101
Ñ	W	Lime	s Nu	irsery				1°UNS		
Site Description								/ /// * )		
		es of a	resi	dential	dw	elling f	ronting on to Bread and	d Cheese La	ne and its ass	ociated
garden land, a	nd a	resid	entia	l buildir	۱g ۱	within t	his sites south eastern	corner. Sepa		
		re sor	ne tr	ees loc	ate	d withi	n the garden area of th	e site.		
Planning Histo	-	ctonu	of ⊔o	wthorn	nl	2000 rc	efer to CG-GB-112. For	the planning	history of Po	con/
please refer to					i pie					saly
Development I										
Residential				$\geq$	$\leq$	Comr	nercial	Other		
Local Plan 200	)5 (F	olicy		39						
H11)				00						
Submitted Pro		41		-						
Site Designation	ons		Car	ataina	Δ	diaina			Containa	Adiaina
Green Belt				ntains ⊠	A	djoins ⊠	Site of Scientific Inter	est (SSSI)	Contains	Adjoins
Archaeologica	l Inte	prest					Ancient Monument			
Local Wildlife							Community Open Spa	асе		
Lee Valley Reg		al			-		Cheshunt Common			
Park	9.011								$\boxtimes$	
Listed Building							Locally Listed Building	9		
TPO Trees							Conservation Area			
Air Quality							Protected Species			
Management A			4:							
Draft Local Pla							e within the Green Belt			
	1 1-12		0560		sh i	1115 516				
L										

Accessibility – distance as the crow flies							
1.4km-Primary Scl (Goffs)	hool	2.27km -	Secondary School (Goffs)	2.9km –Employment Area (New River Industrial Estate)			
160m - Green Spa (Hammondstree		1.5km -Healthcare Centre (Valley View)		12.3km - Hospital (with A&E) (Barnet)			
2.78km - Town/Distric (Brookfield)	t Centre		- Local Centre nmondstreet)	4km -Leisure Centre (Laura Trott)			
3.1km - A10 Junc (Turnford)	tion		- Railway Station (Cuffley)	93m - Bus Service (Smiths Lane)			
Flood Risk		L					
Does the site			Contains	Adjoins			
Zone 2 (Medium Risk)							
Zone 3a (High Risk)							
Zone 3b (Active Flood P	lain)						
Additional Flood Risk Co							
No flood risk issues ider		is site.					
Access and Transport C	omments						
nature of Bread and Che appropriate access poin Lane. There are footpath the rear of the site.	eese Lane, t if develop	it is considered ment was to c	ed that Hammondstree occur. There are no foo	eese Lane. Due to the semi-rural of Road would be the most otpaths along Bread and Cheese d. There is a public right of way to			
Utility Provision	[						
Electricity	Available	at Bread and	Cheese Lane or to the	south at Hammondstreet Road			
Gas	Cheese L	ane	5	nmondstreet Road and Bread and			
Water	main is lo Hawthorn	A water main and trunk main is located along Hammondstreet Road. A water main is located along Bread and Cheese Lane. A hydrant is located just outside Hawthorn.					
Sewerage		A foul sewer is located to the south of the site, near 432 and 433 Hammondstreet Road					
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other			
Additional Developer Co	omments si	ubmitted durin	g Call for Sites 2016				
				osary can be found on CG-GB-			
Suitability Comments							
The site is not considered to be suitable for high-density residential development due to the following reasons:							
<ul> <li>The site is included within area C10 identified in the Council's Green Belt Review (Scott Wilson.</li> </ul>							

• The site is included within area C10 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review concludes that this area performs strongly against Green Belt purposes and no change to the boundary in this location was proposed

<ul> <li>functions of separating the built developed with glasshouses and encroaching into the countryside</li> <li>The 'Goffs Oak Development Op sites such as Limes and Rosary</li> </ul>	Dptions Report' notes that development to address dereliction on y would result in the creation of 'villages' of development isolated
	continues by stating that the adoption of this approach would prawl, the likely merging of settlements and the steady erosion of
facilities, it is not relatively close	e in a sustainable location for development; it is not close to local e to education provision, and it is above the sustainable distance (2010) for a leisure centre, hospital and doctor's surgery.
However, subject to the sites complianc	nce with emerging Policy GB2: Residential Development on
Derelict Glass House Sites, the site coul	uld be subdivided into self-build housing plots.
Is this site considered to be suitable for development?	□Yes ⊠ No



Site Information						Site Location Map				
Site Reference	e CG-GB-105(a)						<u></u>			
Number		CG	-GB-	105(a)						
Site Name		424 Go		ne						
Site Area		0.7 hec	ares							
Site Status		□Urbar	ו					-		
		⊠Gree	n Belt						1	
									11	
Source of Site		⊠Call f	or Site	es				$\vdash$		
		□Planr	ing A	pplicatio	ר 🗌					
		Desk	op St	udy		Ц		F		
Site Visit Carried		□Yes					42			
Out		⊠No				480				
Site Ownership		There a			482				$\Box/\lambda$	
				or this si		GOFFSLANE				
	Ν		lurser	y, Greer		7				
ing	Е	Belt Resider	tial d	volling				192		
round Uses		Green E		wennig,		<			十中日日	
Surrounding Uses	S			Green Be	It N					
Sul	W			y, Greer						
		Belt								
Site Description										
The site is broadl										
within the eastern										
western region of throughout the sit									ea	
Planning History	.e, wi						s southern bu	Juliualy.		
There have been	vario	ous appli	cation	s approv	ed for work	s to the hou	se. In 2012. r	permission v	vas refused	
for a new vehicle										
accommodation w								•		
block to self-conta				ion (3 be	d semi-deta	iched bunga	low) including	g the demol	ition of	
existing outbuildir	ngs v	vas refus	ed.							
Development Pro	posa									
Residential	•		Σ	Con	mercial		Other			
Local Plan 2005 (	(Polic	cy H11)	21							
Submitted Propos	sal	- ,								
Site Designations										
		Cont	ains	Adjoins				Contains	Adjoins	
Green Belt		Þ	3	$\boxtimes$		cientific Inter	est (SSSI)			
Archaeological In	teres	st 🛛 🖂	3	$\boxtimes$	Ancient I	<i>l</i> onument				
Local Wildlife Site	9				Commur	ity Open Sp	ace			
Lee Valley Regio	nal	Г	1		Cheshun	t Common				
Park										
Listed Building		$\triangleright$	3			isted Buildin	g			
			7			1 A		_		
TPO Trees		D	3	$\square$		ation Area				
Air Quality Management Are	2					ation Area				

Draft Local Plan Design										
	The draft Local Plan included the site within an area of archaeological interest.									
Accessibility – distance	as the crow	villes								
900m -Primary Sc (Bonneygrove)		850m - S	econdary School (Goffs)	2.73km –Employm (News Internati						
310m - Green Sp (Claremont)	ace		ealthcare Centre alley View)	11.66km- Hospital ( (Barnet)	with A&E)					
2.39km - Town/Distric (Brookfield)	t Centre		- Local Centre 96 Goffs Lane)	2.68km -Leisure (Laura Trot						
2km - A10 Juncti (Churchgate)	ion		- Railway Station (Cuffley)	60m- Bus Ser (Colesgrove Fa						
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									
No flooding issues have	been iden	tified for this s	ite.							
Access and Transport C										
The site can be accesse										
the footpaths stop on no					ions to the					
existing footpaths will be Utility Provision	e required i	r development	comes forward on thi	s site.						
Electricity	Connectio	ons already av	ailahle							
Gas			n is located along Gof	fs Lane.						
Water		•	along Goffs Lane.							
Sewerage	A foul sev	ver and surfac	e sewer are located a	ong Goffs Lane						
Sewerage Treatment		e Meads	⊠ Deephams	□Othe	r					
	· ·		•		·1					
Additional Developer Co None submitted.	omments si	upmilled durin	g Call for Sites 2016							
Suitability Comments										
The site is not considered	ed to be su	itable for resid	ential development du	e to the following reaso	ons:					
			•	0						
<ul> <li>Contained within the site is The Old Barn 424, a Grade 2 Listed Building. It is considered that development on this site would adversely affect the setting and character of the Old Barn.</li> </ul>										
Emerging Policy	/ HA1 state	es that " <i>Devel</i> d	pment proposals that	would harm the signific						
heritage asset v	-									
-			•	e in keeping with the cu	rrent					
character along Is this site considered										
development?	to be suit		□Yes	⊠ No						



Site Information					Site Location Map					
Site Reference	;		CG-	GB-106	5		1		~ /	
Number					,		K			11-
Site Name Site Area		Paradis 0.8 hec								11-1
				>						
Site Status		□Urbai		14						
		Gree		IT						
Source of Site		☐ Mixeo □ Call f		4						11
Source of Sile					tion		E		T	
		□ Planr ⊠ Desk	-		uon		(	Paradise Nurseries		
Site Visit Carrie	ed		iop c	Sludy						alla
Out	cu	$\square$ Tes					- 4	9		DIF
Site Ownership	n n		e is i	n sinale		L	IE	$\sim$		
		The site is in single ownership.						ONIMONGLA	that) an	
Surrounding Uses	Ν	Green E Site	3elt,	Local V	Vildlife		100			
D E	Е	Green E								
dinę		Propert		ark Lan	e					
nu	S	Paradis		Croop	Polt					
lirro	S W	Open F								·····
SL	vv	Open F	ieia,	Green	Bell					
Site Descriptio	n									
								undulating land.		
								ing around the	glasshouse.	There are
a small numbe		trees loca	ated	to the e	east and w	est of the	glasshou	se building.		
Planning Histo			the	site we	re erected	l in 1002 1	There have	e been a small	number of r	lanning
								e stationing or a		
caravan.					,			g et al.		
Development F	Prop	osal								
Residential				$\boxtimes$	Commer	cial		Other		
Local Plan 200	)5 (F	olicy H1	1)	24						
Submitted Pro	posa	al		-						
Site Designation	ons									
			Co	ntains	Adjoins				Contains	Adjoins
Green Belt				$\boxtimes$	$\square$			nterest (SSSI)		
Archaeological		erest					Nonumen			
Local Wildlife S					$\boxtimes$		ity Open			
Lee Valley Reg	-	onal Park 🗌 🗌				t Commo				
Listed Building						,	isted Buil	0		
TPO Trees					$\square$	Conserva				
Air Quality Mar	nage	ement				Protected	d Species	5		
Area	-		/=	_						
Draft Local Pla						the star of				
The draft Loca	i Pla	n propos	ed to	о кеер	this site wi	thin the Gi	reen Belt			

Accessibility – distance	as the crow	flies						
1.6km -Primary So (Flamstead End		2.8km -	Secondary School (Goffs)	3.8km –Employment Area (Cheshunt)				
550m - Green Sp (Cheshunt Parl		-	Healthcare Centre ockwell Lodge)	11.2km - Hospital (with A&E) (Princess Alexandra)				
1.64km- Town/Distric (Brookfield)	t Centre		- Local Centre ammondstreet)	3.3km -Leisure Centre (Laura Trott)				
2.9km - A10 Junction (Church Lane)			- Railway Station (Cheshunt)	1km - Bus Service (Hammond Close)				
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 have		fied on this s	ite.					
improvements if develop	ed via a sho oment is to c markings. T	come forward	on this site. Park Lane	dise. This track will require Paradise is narrow and semi-rural speed limited of 60mph, this would				
Utility Provision								
Electricity		ns already av						
Gas	Park Hous	e	•	the south of the development at				
Water			at Cheshunt Park Farm					
Sewerage	The closes the site	st foul sewer	and surface sewer is loc	ated at Springwood, to the south of				
Sewerage Treatment	□Rye	Meads	□Other					
Additional Developer Co None submitted.	Additional Developer Comments submitted during Call for Sites 2016							
Suitability Comments         The site is not considered to be suitable for development due to the following reasons:         • The site is in active use; therefore it does not fulfil the criteria of emerging Policy GB2 which permits self-build housing on derelict glass house sites.         • The site is instructed within area C4 identified in the Council's Creen Balt Device (Sect Wilson)								

- The site is included within area C4 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C4 performs strongly against Green Belt Purpose 1 and therefore merits retention. No changes to the Green Belt boundary in this location were proposed.
- Residential development at this site will be visually intrusive on the rural setting of the Green Belt in this area and have a detrimental impact on its sense of openness.

The site is not considered to be in a sustainable	location; it is not in proximity to educational facilities,							
modes of sustainable transport or local facilities. It is also above the sustainable distance								
recommended by Barton et al (2010) for facilities and amenities, with the exception of Open Space.								
Is the site considered to be suitable for   Yes  No								
development?								



Si	te In	formatio	า				2 1 1 191at	
Site Reference		C	G-GB-10	08				
Number Site Name		Halstead			THE A	国語問題	利用目目	
Site Area		28.7 hec		angle				
Site Status					HERE S		S North The Construction	THE
Sile Status		⊠Green						19
						14		_ \////
Source of Site		□Call for Sites					\	1 1
		□Planni	ng Appl	lication			- I-	
		⊠Deskt	op Stud	у			1= 1-	MAY
Site Visit Carried		⊠Yes				Charles		
Out		□No				ET LL.		
Site Ownership		There ar			E H		=	
	NI	owners f			L A	FØG=		副御殿前
פר	N E	Residen B198	liai, Roa	aus		1 10		
ndii	S	Country	Road			- U- U- U-		
Surrounding Uses	W	Road, so					11.11	
Sur		Residen					////	
		Develop	ment					
Site Description					of the loved own covin	a a ta ba a a dala a	less harrieres	, the superson
					of the land appearin n of the site and res			
					rthern and southern			
					the site sloped towa			
	bee	n granted	permis	sion. See	e also CG-GB-43. C	G-GB-97, CG-0	B-101, CG-	·GB-87, CG-
GB-40 Planning History								
	per o	f planning	applica	ations on tl	he site due to the nu	umber of individ	ual propertie	es and uses.
					ion to build 14 resid			
Davida marca a t Dua		1						
Development Pro Residential	posa	al	$\boxtimes$	Commer	cial 🗆	Other		
Local Plan 2005 (	Polic	cv H11)	861	Commen		Other		
Submitted Propos	•	5,1117	001					
Site Designations			-					
		Con	tains	Adjoins			Contains	Adjoins
Green Belt			$\boxtimes$	$\boxtimes$	Site of Scientific I	nterest (SSSI)		
Archaeological In	teres	st			Ancient Monumer	nt		
Local Wildlife Site	)		$\boxtimes$		Community Open			
Lee Valley Region Park	nal				Cheshunt Commo	on		
Listed Building			$\boxtimes$	$\boxtimes$	Locally Listed Bui			
TPO Trees			$\boxtimes$	$\boxtimes$	Conservation Area			
Air Quality Manag Area	geme	ent			Protected Species	3		

Draft Local Plan Desig				
The draft Local Plan pr were also proposed to	oposed to ke	ep this site wi	ithin the Green Belt. T	here are areas of this site which
Accessibility – distance	<u>v</u>			
560m -Primary S (Bonneygrov	chool		Secondary School (Goffs)	2.7km -Employment Area (Delamare Road)
330m - Green S (Claremont)			Healthcare Centre (Cromwell)	11.5km - Hospital (with A&E) (Barnet)
1.8km - Town/Distrie (Cheshunt Old F	-		- Local Centre ndrews Lane)	2km -Leisure Centre (Laura Trott Leisure Centre)
1.7km - A10 Jur (College Roa			- Railway Station obalds Grove)	0m -Bus Service (Claremont, Colesgrove Farm)
Flood Risk				
Does the site			Contains	Adjoins
Zone 2 (Medium Risk)				
Zone 3a (High Risk)				
Zone 3b (Active Flood	Plain)			
Additional Flood Risk C				
No flood risk issues ha Access and Transport		tified for this s	site.	
Lane do not have/have site this would need to	limited path be installed. I developme	way provision Halstead Hill nt at this size	, therefore if residentiand and Barrow Lane are would result in these	ng houses. Halstead Hill and Barrow al development was to occur at this e semi-rural in nature; therefore it is roads being used for rat-running. ad network.
Electricity	Electricity properties.		ble along Goffs Lane,	serving existing residential
Gas	Low press Lanes	ure and medi	um pressure gas mair	ns available to the north at Goffs
Water			ither at Goffs Lane or	Halstead Hill
Sewerage		rs located at 0		
Sewerage Treatment		Meads	⊠Deephams	□Other
Additional Developer C None submitted.	omments su	bmitted during	g Call for Sites 2016	
Suitability Comments	al in the D		tions and Oct.	
the Halstead Hill Triang	gle (Options 3	31) was " <i>not</i> c	considered to offer go	Report (April 2016) which states that od potential for a sustainable urban rban extension for the following
Wilson, 2008). and therefore s	The review s hould be reta	states that are ained. The rev	a D4 performs strong view states that area l	uncil's Green Belt Review (Scott ly against all Green Belt purposes, D9 performs strongly against Green pose 3. The review proposed no

Belt Purposes 1 and 2, and plays an average role against Purpose 3. The review proposed no change to either of these areas boundaries.

- It is considered that this site has weak Green Belt boundaries that would not last beyond the Plan period and prevent further encroachment into the countryside.
- The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) states that this area has a number of environmental designations which would limit the amount of land available for 'coherent options'. The Report also states that the site would be difficult to access as it can only "realistically be reached via narrow rural roads".
- The fragmented pattern of landownership throughout the site would limit the potential for comprehensive development. The fragmented landownership will complicate the potential for the provision of a local centre/school or other infrastructure. It will also make it difficult to implement sustainable-place making.
- Included within the site boundaries are two local wildlife sites Albury Fields and Meadow North of Barrow Lane. The Council will resist the development on local wildlife sites unless it can be demonstrated that it is in the interest of the community. The Council considers that the development of these wildlife sites is not in the interests of the community. It should be noted that this would not prevent the development of this site, but reduce its developable area and complicate the potential for provision of a local centre, school, or other requirements of sustainable place-making

Taking all the above considerations together, the Halstead Hill Triangle is not considered to be a reasonable option for comprehensive development. Smaller-scale options for sub parcels within the triangle are considered under separate entries within the SLAA.

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



Site Information					Site Locatio	Site Location Map			
Site Reference		(	CG-GB	-109	N X / X / D	TWINK	6		
Number						14	IT LA		
Site Name Site Area		Vatero		load Fiel		1/4 2/1	IIIII		
						1110			
Site Status		□Urba			8		1 III- I		
	_		en Belt			37	The		
O a sum a set Oita					_		LAT		
Source of Site		-	for Site						
			•	pplicatio		/	9		
Site Visit Carried		⊒Yes	ktop St	uay	_ /				
Out		∐ res ⊠No				/			
Site Ownership	-		e is in	sinalo			11+-		
Site Ownership		owners		Single					
		Reside					= F		
p				nformal,			1		
s		Argent		normal,	(Ling)		$/ \square \square$		
Surrounding Uses			Vildlife	Site,	Path (um)		N.B.		
		Green					2		
S				mmon,					
Site Description		Green	Belt						
		ire in s	hane a	and grad	ually slopes to the south. Located i	n the north we	stern		
					ajority of the site is covered in trees				
open field located		•			, , , , , , , , , , , , , , , , , , ,	,			
Planning History									
					sery. Burnham nursery was granted				
Burnham Nursery				Bungalo	ows, caravans and fencing were ap	proved/refused	at		
Development Prop		ine ye	ais.						
Residential	505ai		Σ		mercial 🗌 Other				
Local Plan 2005 (F	Policy								
H11)	,		18						
Submitted Propos	al		-						
Site Designations						1	1		
			itains	Adjoins		Contains	Adjoins		
Green Belt					Site of Scientific Interest (SSSI)				
Archaeological Int					Ancient Monument				
Local Wildlife Site			$\boxtimes$	$\boxtimes$	Community Open Space		$\square$		
Lee Valley Region	nal				Cheshunt Common		$\boxtimes$		
Park Listed Building					Locally Listed Building				
TPO Trees		_			Conservation Area				
Air Quality					Protected Species				
Management Area	9								
Draft Local Plan D		ation	Regula	ation 18)					
					nis site as Green Belt and a local w	ildlife site			
	<u> </u>	•		5					

Accessibility – distance	as the crov	v flies		
1.19km -Primary So (Goffs)	chool	1.88km -	Secondary School (Goffs)	2.86km –Employment Area (New River Trading Estate)
0m - Green Spac (Argent Way)	се		Healthcare Centre ′alley View)	12.11km- Hospital (with A&E) (Barnet)
2.65km - Town/Distric (Brookfield)	t Centre		- Local Centre mmondstreet)	3.65km -Leisure Centre (Laura Trott)
2.8km - A10 Junc (Church Lane)		2.4km -	Railway Station (Cuffley)	185m - Bus Service (Macintosh Close)
Flood Risk				
Does the site			Contains	Adjoins
Zone 2 (Medium Risk)				, П
Zone 3a (High Risk)				
Zone 3b (Active Flood P	Plain)			
Additional Flood Risk Co	omments	L		
Rags Brook is located 1		south of the s	site.	
Access and Transport C	omments			
				s on both sides of Watercress Road. gh the middle of the site. This will
Electricity				to the north of the site.
Gas			re gas main is located	to the north of the site at
	Macintosh A water m		to the south of the si	te at Ferny Road and Water Cress
Water			s the site to the north.	
Sewerage	A foul sev		ce sewer is located to	the south of the site at Ferney
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other
Additional Developer Co	mments su	ubmitted durin	g Call for Sites 2016	·
None submitted.			•	
Suitability Comments				
			•	ue to the following reasons:
				Green Belt Review (Scott Wilson,
				nst Green Belt purposes and r, it should be noted that the
				inger Green Belt boundary in C11-
			2	means that there are no real
barriers to preve		•		
				ists development on local wildlife
			•	the public interest. The building of
racidantial dwalli	nas on this	site is not co	nsidered to be in the	NUDUC INTORACT
Is this site considered				



Site Information					Site Location	Мар		
Site Reference		CG-GB-	·110					
Number Site Name		Former East P	layin	g			2 A P	
		Fields of St Ma School	ary's	High	BOART CALL			
Site Area		2.0 hectares				e en		
Site Status		□Urban					12631	1 A Fitte
		⊠Green Belt					V	AL IT
Source of Site					$-\lambda$			
Source of Sile		⊠Call for Sites □Planning Ap		tion			Ē	ANE
		□ Desktop Stu	•					
Site Visit Carried	ł	⊠Yes	,				Ŧ	
Out		□No			4		Ę	
Site Ownership		The site is in p ownership.	ublic	;		A		
D	Ν	Residential			- Change	Syp		
dine	E	Residential			2 Aron	FB-U.		- HA
round Uses	S	Residential, Ch	nurch	ו	- 74792	ALGE	A	St Mary's Church
Surrounding Uses	W	Playing Fields			A TRE			- A A
Site Description								
					latively flat. However, ld in nature with shrub			
Planning History								
					granted for the develo			
					vision of open spaces way works at the Forn			
located to the ea				a ngn			ight concorr	,
Development Pr	opos	sal				I		
Residential				Comn	nercial	Other		
Local Plan 2005 (Policy H11)		-						
Submitted Propo	osal	Up to 100	)					
Site Designation	IS							
		Contains	Adj	oins			Contains	Adjoins
Green Belt		$\boxtimes$	[	$\boxtimes$	Site of Scientific Inter	est (SSSI)		
•	<b>3 1 1</b>		Ancient Monument					
Local Wildlife Sit			Community Open Sp	ace		$\square$		
Lee Valley Regio Park	onal		[		Cheshunt Common			
Listed Building			[		Locally Listed Buildin	g		
TPO Trees			[		Conservation Area			$\square$
Air Quality Management Ar	еа		[		Protected Species			
Management Ar	u	I						

Draft Local Plan Designation (Regulation 18)									
	The site was proposed to be designated as Green Belt and Open Space in the draft Local Plan.								
Accessibility – distance as the crow flies									
160m -Primary Scł (Dewhurst Primai		260m - Secondary S (Goffs)	chool	1.72km –Employment Area (Fieldings Road)					
0m - Green Spac (contains and adjoins G Local Parks)		280m-Healthcare Co (Cromwell)	entre	11.79km- Hospital (with A&E) (Princess Alexandra)					
880m- Town/District ( (Cheshunt Old Po	-	210m - Local Cen (16 Cromwell Aven		1.15km -Leisure Centre (Laura Trott)					
500m- A10 Juncti (Churchgate)	on	1.76km - Railway St (Cheshunt)	ation	62m- Bus Service (Dewhurst Road)					
Flood Risk									
Does the site		Contains		Adjoins					
Zone 2 (Medium Risk)				$\boxtimes$					
Zone 3a (High Risk)									
Zone 3b (Active Flood P	lain)								
Additional Flood Risk Co	omments								
The sites proximity to an	area locat	ed in Zone 2 will need to	be considere	d.					
new residential developr new residential developr	cle access ment at the ment to the	Former St Mary's School south of the site have for	site or from otpaths. Conn	ould be possible through the Goffs Lane. Goffs Lane and the lections to these will be cle access to the site will need					
Utility Provision									
Electricity		ons available to the east o							
Gas		ssure gas main is located							
Water	developm and to the	e east at Churchgate	y's school site	e, to the north along Goffs Lane					
Sewerage	A foul sev	ver and surface sewer is l	ocated along	Goffs Lane and Churchgate					
Sewerage Treatment			ephams	□Other					
		Ibmitted during Call for Si							
The promoter states that the site is no longer required for service needs. The former school playing fields were replaced and enlarged at the new site of St Mary's High School at Bury Green Road, Cheshunt. The promoter continues by stating that the former playing fields were taken out of use in 2009 when the school relocated and they have been unused since that date. Consent to the disposal of these former playing fields has been granted under the provisions of s77 of the School Standards and Framework Act 1998. The promoter states that the site is available and vacant and can come forward within 1-5 years. Some feasibility work for this site has been undertaken in 2013, which the promoter stated will be refreshed to support the promotion of this site.									

## Suitability Comments

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

- The site is included within area D8 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area D8 performs poorly against the Green Belt purposes, its location meaning that it does little in terms of preventing sprawl and separating existing settlements. The Review proposes, under Option 1 and Option 2, to redraw the Green Belt boundary to Lieutenant Ellis Way as this would provide a much stronger boundary.
- Prospect Planning (2008) Review of the Inner Boundary of the Metropolitan Green Belt states that "land south of Goffs Lane and north of the existing residential area known as Bury Green, bounded to the west by Lieutenant Ellis Way, is currently designated as MGB. Having regard to its character and to the purposes of including land within a Green Belt, as set out in PPG2: Green Belts, no reason is seen to retain this Green Belt designation".
- The site is considered to be in a relatively sustainable location for residential development it is close to education facilities, local facilities and within the sustainable distance recommended by Barton et al (2010) for a doctor's surgery, a leisure centre and green space.

A leasibility study carried but by the Couriel ind	cates that this site could accommodate 75 dwellings.
Is this site considered to be suitable for	⊠Yes □ No
development?	
Availability Comments	The site is considered to be available. It has been promoted to the Council in the 2016 Call for Sites by the landowner, who stated the site was vacant and could come forward for development in 1-5 years.
Is the site considered to be available for development	⊠Yes □ No
Achievability Comments	With the exception of its Green Belt designation, it is considered that there are no policy constraints that would prevent the development of this site. Due to the sites close proximity to the urban area, it will be able to benefit from existing infrastructure and services. It is considered that the site preparatory costs to bring this site forward for development are not significant enough to have a detrimental impact on the sites viability.
Is the site considered to be achievable?	⊠Yes □ No
Delivery Period	1-10 years

A feasibility study carried out by the Council indicates that this site could accommodate 75 dwellings.



Site Information					Site Location Map			
Site Referer			CG-GB-112			/		
Number Site Name								EBELINE
Sile Name		Hawthorr	irsery and າ		That	*		Sel MID CAR
Site Area		4 hectare						5
Site Status		□Urban						
		⊠Green	Belt			11	Internet	
		□Mixed			Limes Nursery			-
Source of S	ite	⊠Call for	r Sites		m 1º		18	
			ng Applicati	on			Hawthom Nursery	
		⊠Deskto	p Study					Alt
Site Visit		⊠Yes				Ran		
Carried Out		□No TI	10° 1		and Manager		SV/	
Site Owners	snip	There are landowne	e multiple ers for this s	site.	4	No. Tank Rosary Nurs	ery K	h.
	Ν	Green Be	elt, Cheshui	nt		- KK	Hammond	1
bu		Common					Street	and the second
Surrounding Uses	E		elt, Rosary I					
round Uses	S	Hammon Green Be	dstreet Roa	ad,		- / ]*	Sheltor	
Sur	W		dstreet Ope			ON H		
07	vv	Space		511				
Site Descrip	otion							
Please refe	r to C	G-GB-61(a	and CG-C	GB-104				
Planning His								-
					refer to CG-GB-61			
					cking shed at Hawth hich includes the de			
					the use of a storage			
					ງ (approved) and a s			
increase in	roof h	eight to pro	ovide accor	nmodation	at first floor level w	ith front and rea	ar dormers (	refused).
Developmer	nt Pro	posal		Γ-				
Residential				Commer		Other		
Local Plan 2			1) 120	_				
Submitted F			-					
Site Designation	ations	;	Containa	Adicina			Containa	Adioino
Green Belt			Contains	Adjoins	Site of Scientific Ir	terest (SSSI)	Contains	Adjoins
	chaeological Interest				Ancient Monumen	· /		
Local Wildlif					Community Open			
Lee Valley F					Cheshunt Commo	•		$\boxtimes$
Listed Build	•				Locally Listed Buil			
TPO Trees					Conservation Area	•		
Air Quality N	Janac	gement			Protected Species			
Area		,						
Draft Local								
					ithin the Green Belt			

Accessibility – distance as the crow flies							
1.4km -Primary Sc (Goffs Oak)	hool	2.35km -	Secondary School (Goffs)	2.9km –Employment Area (New River Industrial Estate)			
0m - Green Spa (Hammondstree		1.5km -Healthcare Centre (Valley View)		12.25km - Hospital (with A&E) (Barnet)			
2.78km - Town/Distric (Brookfield)	t Centre		- Local Centre nmondstreet)	4km -Leisure Centre (Laura Trott)			
3.1km- A10 Junct (Turnford)	ion		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)						
Additional Flood Risk Co	omments						
There are no flooding is		fied for this site	э.				
appropriate access poin improvement if developr may be required. There northern side of Hammo	y accessed t for this sit nent was to are no foot	e would be via o occur. Depei paths along B	a Hammondstreet Roa nding on the density of read and Cheese Land	d and Cheese Lane. The most d. This access point will require f the site, a transport assessment e. There are footpaths along the the rear of the site.			
Utility Provision Electricity	Available	at Bread and	Chaose Lane or to the	south at Hammondstreet Road			
Gas		ssure gas mai		nmondstreet Road and Bread and			
Water	A water main and trunk main is located along Hammondstreet Road. A water main is located along Bread and Cheese Lane. A hydrant is located just outside Hawthorn.						
Sewerage	A foul sewer is located to the south of the site, near 431 and 433 Hammondstreet Road						
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other			
Additional Developer Comments submitted during Call for Sites 2016. No representations were received for Hawthorn Nursery. Please refer to CG-GB-61(a) for the promoters comments on Limes Nursery.							
Suitability Comments							
The site is not considered to be suitable for high density residential development due to the following reasons:							
<ul> <li>The site is included in area C10 identified in the Council's Green Belt Review (Scott Wilson,</li> </ul>							

• The site is included in 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 changes 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 Hawthorn 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 is not considered to be in a sustainable location for development; it is not close to local facilities, not relatively close to education provision and above the sustainable distance recommended by Barton et al (2010) for a leisure centre, doctor's surgery and hospital.

**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 Information					Site Location Map			
Site Reference		CG	GB-	113(a)		目目目	EEK-	/
Number				110(a)		化三磷酸三	[]]]() -	/
Site Name		Brook F					UE	/ H
Site Area		15.77 h		es			-	/ 11
Site Status		□Urbaı						
		Gree					$\sim k$ /	
			ł					
Source of Site		⊠Call f	or Site	es				
		□Planr	ing A	pplication		normal data		
		Desk	top St	udy		Cuffley		
Site Visit Carried		□Yes						
Out		⊠No				ŧ		
Site Ownership		There a				1	V	
				or this site				1
Surrounding	Ν	Cuffley						
Uses	Е	Cuffley			and a second sec		-	)
	_	Field, G						1 -
	S			Green Belt			A	
	W		' Line,	Industria				
Estate       Site Description								
	ar in	shane a	nd no	t narticula	rly flat as it undulates o	own the valle	ev before risir	ng again
					ern corner of the site, f			
					trees throughout the s			
					gerows are located al			
					on of the site is an elec	tricity pylon.	The western	part of the
site is located with	hin th	e Welwy	/n Hai	theld Bord	ough.			
Planning History No planning histo	ny of	noto						
Development Pro								
Residential	poou		Σ	Comr	nercial 🗌	Other		
Local Plan 2005 (	Polic	v H11)	_					
Submitted Propos	•	<b>,</b>	50	4				
· ·			50	4				
Site Designations	6	Cont	aina	Adiaina			Cantaina	Adiaina
Green Belt		Cont		Adjoins	Site of Scientific Inter		Contains	Adjoins
	toroo	•			Site of Scientific Inter Ancient Monument	esi (555i)		
Archaeological In		_						
Local Wildlife Site					Community Open Sp	ace		
Lee Valley Region Park	nal				Cheshunt Common			
Listed Building					Locally Listed Buildin	Locally Listed Ruilding		
TPO Trees					Conservation Area	9		
Air Quality					Protected Species			
Management Are	а							
-		nation (F	Requi	ation 18)			I	
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								
50m-Primary Sch (Cuffley School		3.16km - Secondary School (Goffs)		4.48km –Employment Area (News International)				
920m - Green Spa (Jones Road)	ace		Healthcare Centre alley View)	9.21km- Hospital (with A&E) (Barnet)				
4.6km - Town/District (Brookfield)	Centre	1.21km - Local Centre (1-3 Newgatestreet Road)		4.98km -Leisure Centre (Laura Trott)				
4.32km - A10 Junc (Lieutenant Ellis Way/Churchgate	5		Railway Station (Cuffley)	170m- Bus Service (Cuffley Railway Station)				
Flood Risk		I						
Does the site			Contains	Adjoins				
Zone 2 (Medium Risk)			$\boxtimes$	$\boxtimes$				
Zone 3a (High Risk)			$\boxtimes$	$\boxtimes$				
Zone 3b (Active Flood P	lain)			$\boxtimes$				
Due to Cuffley Brook adjoining the site to the east, there are parts of the eastern region of this site that are located within Flood Zone 2 and Flood Zone 3a. Any development should be avoided in this area and appropriate mitigation measures put in place. Any proposal should be required Access and Transport Comments The site can be accessed from Cuffley Hill. Vehicle access to this site will require improvements if development was to come forward. Due to the amount of dwellings this site could accommodate a transport assessment will be required. A public right of way runs through the centre of the site. This will need to be retained or diverted (if absolutely necessary). Cuffley Hill has footpaths on both sides. Connections to these will be required. Cycle access to the site will need to be created.								
Utility Provision								
Electricity			properties to the east					
Gas			in is located along Cuf					
Water	A water n	nain is located	to the north east of th	e site at Cuttley Hill				
Sewerage	A foul sewer is located within the site. A surface sewer is located just to the north of the site.							
Sewerage Treatment	□Rye Meads		⊠Deephams	□Other				
Additional Developer Co	mments su	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 Council's Gr	een Belt R at area D2	eview (Scott V 7 performs str	Vilson, 2008) identifies ongly against Green B	this site as part of area D27. The elt purposes and proposed no				

- The Inspector for the Broxbourne Local Plan Second Review 2001-2011, stated that land adjacent to Sopers Road "forms part of the important green wedge between Cuffley and Goffs Oak. It thus fulfils two of the important green belt functions of maintaining openness and preventing the coalescence of these two settlements. The existing boundary forms a firm edge to the built-up area of Cuffley which would be broken in an obtrusive manner if changed in the way sought by the objector". It is considered that these comments are still relevant.
- It is considered that this site has weak Green Belt boundaries to the south that would not last beyond the Plan period or prevent further encroachment into the Green Belt.

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



Site Information					Site Location Map			
Site Reference		c	G-GB-	113(b)	Cer	ite		
Number Site Name				f Cuffley	Poets			
Site Marine		Hill	souno	Cunley				
Site Area			ectares	S	g Everest House			
Site Status		□Urb	an		Prens RC			
			en Belt		Glade Works			
		□Mix	ed		Sopers R			
Source of Site		⊠Cal	I for Site	es	Timber Yard			
		□Plai	nning A	pplicatior	Isma E	//		
			sktop St	tudy	हैं। च			
Site Visit Carried		□Yes	5					
Out		⊠No			Barley House Tank			
Site Ownership			ite is ov e comp	vned by a any	Gate			
5	Ν	Open	Field, 0	Green Bel	t v			
Surrounding Uses	Е			k, Open	/			
round Uses	0		Green		4			
	S	•	-	Green Bel				
้ดี	W	Estate		d Industria	al l			
Site Description								
					is open field in nature. There are the			
boundary.	anu	wester	n boun	uary. The	re are hedges/scrub located on the	e siles southen	1	
Planning History								
No planning histo								
Development Pro	posa	al						
Residential				Com	mercial 🗌 Other			
Local Plan 2005 ( H11)	Poll	су	-					
Submitted Propos	sal		95					
Site Designations	;		00					
		Co	ntains	Adjoins		Contains	Adjoins	
Green Belt			$\boxtimes$	$\boxtimes$	Site of Scientific Interest (SSSI)			
Archaeological In	teres	st			Ancient Monument			
Local Wildlife Site	Local Wildlife Site		Community Open Space					
Lee Valley Regional		Cheshunt Common						
Listed Building					Locally Listed Building			
TPO Trees					Conservation Area			
Air Quality					Protected Species			
Management Are								
Draft Local Plan								
The draft Local P	lan p	propose	d to ke	ep this sit	e within the Green Belt			

Accessibility – distance as the crow flies							
	330m-Primary School (Cuffley School)		Secondary School (Goffs)	4.62km –Employment Area (News International)			
920m - Green Sp (Jones Road)		-	Healthcare Centre alley View)	9.63km - Hospital (with A&E) (Barnet)			
4.67km - Town/Distric (Brookfield)	t Centre	-	- Local Centre gatestreet Road)	4.98km -Leisure Centre (Laura Trott)			
4.34km - A10 Jun (Churchgate)			Railway Station (Cuffley)	220m- Bus Service (Cuffley Railway Station)			
Flood Risk							
Does the site		(	Contains	Adjoins			
Zone 2 (Medium Risk)			$\boxtimes$	$\boxtimes$			
Zone 3a (High Risk)			$\boxtimes$				
Zone 3b (Active Flood F	Plain)			$\boxtimes$			
Additional Flood Risk C	omments			•			
appropriate mitigation measures put in place.         Access and Transport Comments         The site can currently be accessed via a track from Cuffley Hill. This track will require widening if development came forward on this site. This will require additional land to be purchased. Due to the proposed capacity of the development, a transport assessment will be required. There are footpaths on both sides of Cuffley Hill. Connections to these footpaths will be required. Cycle access to the site will be							
required. Utility Provision							
Electricity	Available	at the existing	properties to the east	t of the site			
Gas			n is located along Cuf	•			
Water Sewerage		ver is located	to the north east of th within the site. A surfa	e site at Cuffley Hill ce sewer is located just to the			
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other			
Additional Developer Co	omments si	ubmitted durin	g Call for Sites 2016				
The promoter stated that the site is in a natural location for an urban extension to Cuffley. The site is in a sustainable and accessible site with the Brook acting as a natural barrier for an urban extension to Cuffley. This natural boundary will prevent the coalescence with the neighbouring urban areas of Goffs Oak. The promoter stated that this site, for which the eastern part is within the flood zone due to being within the floodplain for Cuffley Brook, is of sufficient site that flood risk could be mitigated and is therefore considered that flood risk is not a justifiable reason to discount this site for future residential development. The site can be accessed from Cuffley Hill via an established entrance off which an established track leads into the north eastern corner of the site. Within 600m of the north-eastern entrance of the site is a parade of shops, including a Tesco Express. The promoter stated that the site is also in close proximity to Cuffley railway station which has direct regular services to Moorgate, Letchworth Garden City and Hertford North. Therefore, the site is considered to be in a highly accessible location and represents a sustainable site capable of delivering an urban extension to Cuffley.							

## Suitability Comments

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

- The site is included in 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 amendment to the boundary in this location.
- The Inspector for the Broxbourne Local Plan Second Review 2001-2011, stated that land adjacent to Sopers Road "forms part of the important green wedge between Cuffley and Goffs Oak. It thus fulfils two of the important green belt functions of maintaining openness and preventing the coalescence of these two settlements. The existing boundary forms a firm edge to the built-up area of Cuffley which would be broken in an obtrusive manner if changed in the way sought by the objector". It is considered that these comments are still relevant for this site.
- It is considered that this site has weak Green Belt boundaries to the south that would not last beyond the Plan period or prevent further encroachment into the Green Belt.

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



Site Information				Site Location Map										
Site Reference			CG-GB-	115										
Number														
Site Name		East Nurs	of Halstea ery	ad				EF						
Site Area		3.2 h	ectares		$\sim$		1							
Site Status		□Ur	ban					41-						
		⊠Gr	een Belt		ATTA P	N								
		□Mi	xed		XII II L	-A								
Source of Site		⊠Ca	all for Sites	5		-								
		⊠Pla	anning Ap	plication										
			esktop Stu	dy	7									
Site Visit Carried		□Ye	s		HE AL									
Out		⊠Nc			- A -									
Site Ownership			site is owr	2										
		•	te compa	•										
es	Ν		e Nursery, local Wild											
Surrounding Uses	Е		Wildlife S		- Luque			m						
ing	-		en Belt	5100,		A		H F F						
pur	S	Resi	dential dw	elling,										
			en belt											
Sur	W	Hals Belt	tead Hill. (	Green	The los									
Site Description	1	Deit			2 1 L L L		1 12 2							
	lar in	shape	e and gen	ly slopes to	the east. The site c	omprises of an	area of scru	ıbland,						
however it was p	revio	usly u	sed as a r	ursery. Wi	hin the south wester	rn region of the	site is a sma	all pond						
								however it was previously used as a nursery. Within the south western region of the site is a small pond and a hedgerow fronting onto Halstead Hill. The site contains hardstanding and the bases of structures;						
	e site	e comp	the majority of the site comprises an unused field. The site contains one brick structure in the centre.											
Planning History														
	nnlia	ations			t recently for the day	valapment of 14		ntre.						
Three planning a			have bee	n submitted	l recently for the dev			ntre.						
Three planning a this site. Of these	e app	licatio	have bee	n submitted	l recently for the dev fused and one withd			ntre.						
Three planning a	e app	licatio	have bee	n submitted	fused and one withd			ntre.						
Three planning a this site. Of these Development Pro	e app oposa	licatio al	have bee ns, two ha	n submitteo ve been re	fused and one withd	lrawn.		ntre.						
Three planning a this site. Of these Development Pro Residential	e app posa (Polic	licatio al	have bee ns, two ha	n submitted ive been re Comme	fused and one withd	lrawn.		ntre.						
Three planning a this site. Of these Development Pro Residential Local Plan 2005	e app posa (Polic sal	licatio al	have bee ns, two ha X 1)	n submitted ive been re Comme	fused and one withd	lrawn.		ntre.						
Three planning a this site. Of these Development Pro Residential Local Plan 2005 Submitted Propo Site Designations	e app posa (Polic sal	licatio al	have bee ns, two ha X 1)	n submitted ive been re Comme	fused and one withd	lrawn.		ntre.						
Three planning a this site. Of these Development Pro Residential Local Plan 2005 Submitted Propo	e app posa (Polic sal	licatio al	have beens, two have beens, two have been have	n submitted ive been re Comme	fused and one withd	Other	self-build p	ntre.						
Three planning a this site. Of these Development Pro Residential Local Plan 2005 Submitted Propo Site Designations Green Belt Archaeological Ir	e app posa (Polio sal s	licatio al	have bee ns, two ha 2 1) - 12 Contains	n submitted ive been re Comme	fused and one withd	Other	self-build p	ntre.						
Three planning a this site. Of these Development Pro Residential Local Plan 2005 Submitted Propo Site Designations Green Belt Archaeological Ir Local Wildlife Site	e app posa (Polic sal s nteres	licatio al cy H1 <sup>-</sup> st	have beens, two have beens, two have beens, two have have been set of the set	n submitted ive been re Comme Adjoins	fused and one withd rcial Site of Scientific Ir Ancient Monumen Community Open	Other Other Interest (SSSI) It Space	self-build pl	ntre.						
Three planning a this site. Of these Development Pro Residential Local Plan 2005 Submitted Propo Site Designations Green Belt Archaeological In Local Wildlife Site Lee Valley Regio	e app posa (Polic sal s nteres	licatio al cy H1 <sup>-</sup> st	have bee ns, two ha 1) - 12 Contains	n submitted ive been re Comme Adjoins	fused and one withd rcial Site of Scientific Ir Ancient Monumen Community Open Cheshunt Commo	other Other Interest (SSSI) It Space	self-build pl	ntre. lots on						
Three planning a this site. Of these Development Pro Residential Local Plan 2005 Submitted Propo Site Designations Green Belt Archaeological In Local Wildlife Site Lee Valley Regio Listed Building	e app posa (Polic sal s nteres	licatio al cy H1 <sup>-</sup> st	have beens, two have beens, two have beens, two have been set of the set of t	n submitted ive been re Comme Adjoins	fused and one withd rcial Site of Scientific Ir Ancient Monumen Community Open Cheshunt Commo Locally Listed Buil	other Other Interest (SSSI) It Space In ding	self-build pl	ntre.						
Three planning a this site. Of these Development Pro Residential Local Plan 2005 Submitted Propo Site Designations Green Belt Archaeological Ir Local Wildlife Site Lee Valley Regio Listed Building TPO Trees	(Polic sal s teres e nal F	licatio al cy H1 <sup>-</sup> st Park	have bee ns, two ha	n submitted ive been re	fused and one withd rcial Site of Scientific Ir Ancient Monumen Community Open Cheshunt Commo Locally Listed Buil Conservation Area	other Other Interest (SSSI) It Space In ding	self-build pl	ntre. lots on Adjoins						
Three planning a this site. Of these 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	(Polic sal s teres e nal F	licatio al cy H1 <sup>-</sup> st Park	have bee ns, two ha 1) - 14 Contains Contains 10 12 14 14 14 14 14 14 14 14 14 14	n submitted ive been re Comme Adjoins	fused and one withd rcial Site of Scientific Ir Ancient Monumen Community Open Cheshunt Commo Locally Listed Buil	other Other Interest (SSSI) It Space In ding	self-build pl	ntre. lots on Adjoins Adjoins						
Three planning a this site. Of these Development Pro Residential Local Plan 2005 Submitted Propo Site Designations Green Belt Archaeological Ir Local Wildlife Site Lee Valley Regio Listed Building TPO Trees Air Quality Manag	(Polices) (Polic	licatio al cy H1 <sup>-</sup> st Park Park	have bee ns, two ha	n submitted ive been re Comme Adjoins Adjoins	fused and one withd rcial Site of Scientific Ir Ancient Monumen Community Open Cheshunt Commo Locally Listed Buil Conservation Area	other Other Interest (SSSI) It Space In ding	self-build pl	ntre. lots on Adjoins Adjoins						
Three planning a this site. Of these 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	(Polic sal sal nteres e nal F geme	licatio al cy H1 <sup>-</sup> st ent gnatio	have bee ns, two ha	n submitted ive been re Comme Adjoins Adjoins	fused and one withd rcial Site of Scientific Ir Ancient Monumen Community Open Cheshunt Commo Locally Listed Buil Conservation Area	other Other Interest (SSSI) It Space In ding	self-build pl	ntre. lots on						

Accessibility – distance	as the crov	v flies				
460m-Primary School (Bonneygrove)		490m - S	Secondary School (Goffs)	2km –Employment Area (News International)		
420m - Green Spa	ace		Healthcare Centre nwell Avenue)	11.6km- Hospital (with A&E) (Barnet)		
2.04km- Town/District (Cheshunt Old Po			- Local Centre Cromwell Avenue)	2.26km -Leisure Centre (Laura Trott)		
1.58km - A10 Junc (Churchgate)	ction		- Railway Station (Cuffley)	347m - Bus Service (Colesgrove Farm)		
Flood Risk						
Does the site			Contains	Adjoins		
Zone 2 (Medium Risk)						
Zone 3a (High Risk)						
Zone 3b (Active Flood P	lain)		$\Box$			
Additional Flood Risk Co	,					
The site itself is not within a flood zone and Theobalds Brook is located 200m to the south and has no direct impact. The site does not suffer from surface water or ground water flooding but this may alter de[ending on the type of development. Access and Transport Comments The site can be accessed from Halstead Hill. Halstead Hill is semi-rural in nature. There are no footpaths along Halstead Hill and this part of the highway is unlit. The closest public footpaths to this site are those						
located on Goffs lane to Utility Provision	the north a	and lootpath a	long barrow Lane to tr	le south east.		
Electricity	Connectio	ons available a	at Halstead Hill			
Gas			in is located along Hals	stead Hill		
Water			along Halstead Hill.			
Sewerage		est foul sewer he north of the		he site are located along Goffs		
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other		
Additional Developer Co	•					
None submitted.						
Suitability Comments						
<ul> <li>The site is not considered to be suitable for residential development due to the following reasons:</li> <li>The site is included in area D9 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area D9 performs strongly against Green Belt Purposes 1 and 2, and plays an average role against Purpose 3. The Review proposed no amendment to the boundary in this location.</li> <li>The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) identifies two categories of Green Belt sites that are not favoured. This site can fall within the second category, which comprises of Green Belt sites that do not adjoin or only marginally adjoin urban development, such as those along Crouch Lane, Newgatestreet Road and Halstead Hill. The Report states that "development of these sites would create unconnected pockets of housing that are totally unrelated to one another or to the existing urban areas, and in the case of many sites would only be accessible via rural lanes". The report also states that it likely the development of these sites would evelopment pattern, and over time lead to the merging of urban areas.</li> </ul>						

• A recent application (07/16/0612/F) for 14 self-build dwellings was refused for this site, with the decision notice provided the following reasons for its refusal: the proposed development is inappropriate within the Green Belt and would result in harm to the openness of the Green Belt, which would not be clearly outweighed by very special circumstances; due to insufficient information submitted the scale of the development, and the impact to the openness of the Green Belt and the impact to the rural character of the area, the proposed development would be contrary to Policy GB2 of the draft Broxbourne Local Plan 2016; the applicant has failed to demonstrate that the site could successfully accommodate a sustainable development of 14 self-build plots; the proposed development would not positively contribute towards the rural character and appearance of the area; and, the proposed development would not provide a safe and convenient environment for pedestrians to connect to the existing public highway footway network without harm to the Green Belt and the rural character of the area. This applicant appealed the Council's decision; however, the appeal was dismissed.

Is this site considered to be suitable for development?	□Yes	🛛 No
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Si	te In	format	ion			S	Site Locati	on Map	
Site Reference			CG-GE	-116	12				
Number						1-			
Site Name			north of	Church					
Site Area		Lane	.4 hectares		- / (				
					No.			5	
Site Status			□Urban				K		
		Green Belt							
Source of Site		□Mixed □Call for Sites		_ /		T			
Source of Sile		-							
			•	pplication				A 10	
Site Visit Carried			ktop St	uay	\				
Out		⊠Yes	i						
Site Ownership			te is in	nublic	-		A		
Sile Ownership		owner		public			1		
	Ν	Open	Field, 0	Green Belt					
Surrounding Uses	Е		Playing				/		
round Uses	S			, Green	RE T				
Us Us		Belt			Wormleybusy		A		
Sui	W	Open	)pen Field, Green Belt,		, , , ,		Voorniegbury	STA	
Site Description						<u></u>			
	ely tr	iangula	r in sha	ape and sl	opes up to the nor	th. Tl	ne site is o	pen field in	nature. A
					ite. There are a nι				g the sites
	ever,	the tree	es on th	ne sites w	estern boundary a	re mo	ore spread	out.	
Planning History									
No planning histo Development Pro									
Residential	pose	ai	[2		nercial		Other		
Local Plan 2005 (	Poli	CV					Outor		
H11)	(	- ,	96						
Submitted Propos	sal		_						
Site Designations	;								
		Co	ntains	Adjoins				Contains	Adjoins
Green Belt			Site of Scientific (SSSI)	Site of Scientific Interest (SSSI)					
Archaeological In	Archaeological Interest					Ancient Monument			
Local Wildlife Site	Local Wildlife Site				Community Ope		ace		
Lee Valley Region Park	ee Valley Regional			Cheshunt Comm	non				
Listed Building				Locally Listed Bu	Locally Listed Building				
TPO Trees					Conservation Are	ea			
Air Quality					Protected Specie	es			
Management Are									
Draft Local Plan									
The draft Local P	ian p	propose	d to ke	ep this site	e within the Green	Belt			

Accessibility – distance as the crow flies							
910m -Primary Sc (Wormley)		econdary School roxbourne)		1.66km –Employment Area (New River Trading Estate)			
40m - Green Spa (Wormley)		ealthcare Centre / Medical Centre)		3.93km - Hospital (with A&E) (Princess Alexandra)			
1.8km - Town/District Centre (Brookfield)		600m	- Local Centre		3.63km-Leisure Centre (Laura Trott)		
820m- A10 Junct (Turnford)	ion		Railway Station roxbourne)		875m - Bus Service (Bell Lane)		
Flood Risk		•					
Does the site			Contains		Adjoins		
Zone 2 (Medium Risk)							
Zone 3a (High Risk)							
					$\boxtimes$		
Additional Flood Risk Comments							
No flooding issues ident		s site.					
	Access and Transport Comments						
The site can be accessed from Church Lane via a gate. This access point will require improvement if development was to come forward. Due to the amount of dwellings that this site could accommodate a transport assessment will be required.							
Utility Provision							
Electricity		ons will be req					
Gas			n is located along				
Water			along Church La				
Sewerage		est foul sewer a nce of the Cro		r is locate	ed to the east of site, close to		
Sewerage Treatment	□Ry	e Meads	□Deephar	ns	□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 is included within area B19 identified in the Council's Green Belt Review (Scott Wilson,							
2008). The Review states that area B19 performs a strong role under Green Belt Purpose 1 and							
3, and therefore strongly merits retention. The site does achieve a low score against Green Belt							
Purpose 2. The Review proposed no amendment to the boundary in this location.							
<ul> <li>The site is located within Wormleybury Registered Historic Park and Garden. The Council will resist development within the Park</li> </ul>							
-	<ul> <li>resist development within the Park</li> <li>It is considered that this site has weak Green Belt boundaries to the north, and west, which will</li> </ul>						
			t further encroach				
					s development will result in a		
			ent within the Gree				
Is this site considered	to be suit	able for devel	opment?	Yes	🖂 No		



Si	te In	formation				S	Site Location	п Мар	
Site Reference		CG	-GB-	-117					
Number Site Name			Fudor Lodge		_ ( \ \	-			
Site Area		0.11 hectares		- ( ) \					
Site Status		Urban					19		
		⊠Green	Relt						
			Den		-				
Source of Site		⊠Call for	Site	S		5			
		□Plannir	ng Ap	oplication					
		□Deskto	p Stı	udy		17			
Site Visit Carried		□Yes							
Out		⊠No							
Site Ownership		The site i		private			1	Tudor Lodge	
	NI	ownershi		valling	_				
ses	Ν	Residenti Green Be		weiling,					
Surrounding Uses	Е	Tudor Nu		es, Gree	n	-			
ding		Belt		-					
oun	S	Tudor Nu	rseri	es, Gree	n				
Olir	W	Burton La	no	Green					
ິດ	vv	Burton Lane, Green Belt							
Site Description									
					flat. There are a n				
and areas of hard region.	istan	ding. The	large	est of the	structures occupie	es the	majority of t	he sites sol	Ithern
Planning History									
	ation	for 4 3-be	d ho	uses and	1 2-bed bungalo	w was	withdrawn i	n 2016. A c	ertificate of
			81 (a	) offices \	was granted unco	nditior	nal approval	in 2002.	
Development Pro	posa	l					Other		
Residential Local Plan 2005 (	Polic	v H11)	$\ge$		mercial		Other		
		<i>y</i> 1111 <i>)</i>	-						
Submitted Propose Site Designations			5	)					
		Contai	ns	Adjoins				Contains	Adjoins
Green Belt		$\boxtimes$		$\boxtimes$	Site of Scientific	Inter	est (SSSI)		
Archaeological In	teres	st 🗆			Ancient Monum	ent			
Local Wildlife Site	Э				Community Open Space				
Lee Valley Regio	nal				Cheshunt Comr	non			
Park					Lessibut isted D				
Listed Building TPO Trees					Locally Listed B Conservation Ar				
Air Quality					Protected Speci				
Management Are	а					03			
Draft Local Plan	Desig								
					the proposed mixe	ed-use	e residential	developmer	nt at
Rosedale Park, a	s pa	t of emerg	ling I	Policy CF	12.				

Accessibility – distance	as the crov	v flies		-		
1km -Primary Sch (Woodside)	iool	1.15km - Secondary School (Goffs)		2.7km –Employment Area (New River Trading Estate)		
580m - Green Spa (Goffs)	ace		althcare Centre lley View)	11.64km- Hospital (with A&E) (Barnet)		
2.53km - Town/Distric (Brookfield)	t Centre		Local Centre 6 Goffs Lane)	3km -Leisure Centre (Laura Trott)		
2.31km - A10 Jund (Church Lane)			Railway Station Cuffley)	310m- Bus Service (Burton Lane)		
Flood Risk						
Does the site		С	ontains	Adjoins		
Zone 2 (Medium Risk)						
Zone 3a (High Risk)	,					
Zone 3b (Active Flood Plain)						
Additional Flood Risk Co	omments					
No flooding issues ident		s site				
Access and Transport C						
Lane. Footpaths begin a	at the entra	nce to White Ha	aven Close and The	either side of this part of Burton Gateways. Pedestrian safety will Cycle access to the site will need		
Utility Provision	r					
Electricity	Electricity         Connections available at the site					
Gas			is located along Bur	ton Lane		
	NaterA water main is located within the sitewerageA foul sewer begins close to the sites south western corner.					
Sewerage		U				
Sewerage Treatment						
Additional Developer Co	omments su	ubmitted during	Call for Sites 2016			
None submitted.						
Suitability Comments The site is considered to	he suitabl	e for residentia	l development due te	the following reasons:		
<ul> <li>As indicated in e to Rags Lane an the Planning Insp removal of the si principle. Howey will not be suitab</li> </ul>	merging Po d Burton La pectorate, f tes Green <b>rer,</b> it shoul le for deve	blicy CH2, it is p ane. Subject to his site will be Belt designation Id be noted that lopment as the	proposed that the Gr this amendment to the removed from the Gr n, residential develop if the Green Belt bo above proposal will	een Belt boundary is to be redrawn he Green Belt being approved by een Belt. With the proposed oment on this site is accepted in undary is not amended, this site have a detrimental impact on the		
openness of the Green Belt and would encroach into the countryside. It is considered that the development of this site for <b>5 dwellings</b> will be overdevelopment. An appropriate density for this site should be determined through the pre-application/planning application process.						
Is this site considered development?	to be suit	able for	⊠Yes	□ No		

Availability Comments	The site has not been promoted to the Council through the 2016 Call for Sites or through the Local Plan consultation. The Council has not received any further planning application for the development of this site since an application was withdrawn in 2016.
Is the site considered to be available for development	□Yes ⊠ No
Achievability Comments	The site is not available and therefore is not considered to be achievable.
Is the site considered to be achievable?	□Yes ⊠ No
Delivery Period	-



51	ite In	formation					Site Location M	lap	
Site Reference Number		CG-	GB-1	119			X		$\langle \rangle$
Site Name		Brook Farr	n						
Site Area		7.1 hectare	es				14		
Site Status		□Urban					$\sim$		
		⊠Green B	elt						
		□Mixed					A		
Source of Site		⊠Call for \$	Sites	6					X
		□Planning	j Apj	plicati	on		5		
		□Desktop	Stu	dy			植しい		1
Site Visit Carried		□Yes							
Out		⊠No					離 小		
Site Ownership		There are							TTT.
		landowner			site.				the state
D	Ν	Green Bel	, Cu	uffley					Real Provide State
Surrounding Uses	Е	Brook Cuffley Bro	nok.	Green	n				and the
round Uses		Belt	JOK,	Green					
	S	Cuffley Hil	, Gr	een B	Belt				
N N	W	Residentia							
Site Description									1
	r in sł	napes and or	adua	llv slo	pes f	rom west to east. The r	naiority of the site	is open field	in nature.
						ed within the south east			
trees/hedgerows lo	cated	l within the s	to w	which a					
located along the s	ites b	oundaries, s	ome	of whi		ate the site into three d re more spaced out in c			
located along the s located within the V	ites b	oundaries, s	ome	of whi					
located along the s located within the v Planning History	ites b Nelwy	oundaries, s yn Hatfield di	ome strict	of whi t.	ich ai	e more spaced out in c	comparison to othe	ers. Part of th	ne site is
located along the s located within the v Planning History There have been v	ites b Nelwy ariou	oundaries, s yn Hatfield di s planning ap	ome strict	of whi	ich ar for th		comparison to othe	ers. Part of th age of use of	he site is
located along the s located within the v Planning History There have been v holding 15 wedding maximum of 50 we	velwy ariou g rece	oundaries, s yn Hatfield di s planning ap ptions during guests whic	ome strict plica the h wa	of whi ations month as grar	for the for the formation of the formati	re more spaced out in c is site. The most recen m 1 March to 30 Septe conditional approval, a	t include the chan mber each year v	ers. Part of th age of use of vith camping change of us	land for for a for of
located along the s located within the v Planning History There have been v holding 15 wedding maximum of 50 we agricultural building	ariou g rece dding g to re	oundaries, s yn Hatfield di s planning ap ptions during guests whic esidential whi	ome strict plica the h wa ch w	of whi ations month as grar /as ref	for the for the formation of the formati	re more spaced out in c is site. The most recen m 1 March to 30 Septe	t include the chan mber each year v	ers. Part of th age of use of vith camping change of us	land for for a for of
located along the s located within the v Planning History There have been v holding 15 wedding maximum of 50 we	ariou g rece dding g to re	oundaries, s yn Hatfield di s planning ap ptions during guests whic esidential whi	ome strict plica the h wa ch w	of whi ations month as grar /as ref	for the for the formation of the formati	re more spaced out in c is site. The most recen m 1 March to 30 Septe conditional approval, a	t include the chan mber each year v	ers. Part of th age of use of vith camping change of us	land for for a for of
located along the s located within the v Planning History There have been v holding 15 wedding maximum of 50 we agricultural building	ariou g rece dding to re dwell	ooundaries, s yn Hatfield di s planning ap eptions during guests whic esidential whi ing which wa	ome strict plica the h wa ch w	of whi ations month as grar /as ref	for the for the formation of the formati	re more spaced out in c is site. The most recen m 1 March to 30 Septe conditional approval, a	t include the chan mber each year v	ers. Part of th age of use of vith camping change of us	land for for a for of
located along the s located within the v Planning History There have been v holding 15 wedding maximum of 50 we agricultural building conversion to new Development Pro Residential	ariou g rece dding to re dwell	oundaries, s yn Hatfield di s planning ap options during guests whic esidential whi ing which wa	ome strict plica the h wa ch w	of whi ations month as grar /as ref	for th ns fro nted o used	re more spaced out in c is site. The most recen m 1 March to 30 Septe conditional approval, a	t include the chan mber each year v	ers. Part of th age of use of vith camping change of us	land for for a for of
located along the s located within the w Planning History There have been v holding 15 wedding maximum of 50 we agricultural building conversion to new Development Pro	ariou g rece dding to re dwell	oundaries, s yn Hatfield di s planning ap options during guests whic esidential whi ing which wa	ome strict oplica the h wa ch w s refi	of whi ations month as grar /as ref	for th ns fro nted o used	re more spaced out in c is site. The most recen m 1 March to 30 Septe conditional approval, a and extensions and alt	t include the chan mber each year v prior approval for erations to existin	ers. Part of th age of use of vith camping change of us	land for for a re of
located along the s located within the v Planning History There have been v holding 15 wedding maximum of 50 we agricultural building conversion to new Development Pro Residential	variou g rece dding to re dwell pposa	oundaries, s yn Hatfield di s planning ap options during guests whic esidential whi ing which wa	ome strict oplica g the h wa ch w s refu	of whi ations month as grar /as ref	for th ns fro nted o used	re more spaced out in c is site. The most recen m 1 March to 30 Septe conditional approval, a and extensions and alt	t include the chan mber each year v prior approval for erations to existin	ers. Part of th age of use of vith camping change of us	land for for a re of
located along the s located within the W Planning History There have been v holding 15 wedding maximum of 50 we agricultural building conversion to new Development Pro Residential Local Plan 2005 (	ites b Welwy ariou g rece dding g to re dwell oposa (Polio sal	oundaries, s yn Hatfield di s planning ap options during guests whic esidential whi ing which wa	ome strict oplica g the h wa ch w s refu	of whith ations monthas gran vas refe fused.	for th ns fro nted o used	re more spaced out in c is site. The most recen m 1 March to 30 Septe conditional approval, a and extensions and alt	t include the chan mber each year v prior approval for erations to existin	ers. Part of th age of use of vith camping change of us	land for for a re of
located along the s located within the W Planning History There have been v holding 15 wedding maximum of 50 we agricultural building conversion to new Development Pro Residential Local Plan 2005 Submitted Propos Site Designations	ites b Welwy ariou g rece dding g to re dwell oposa (Polio sal	oundaries, s yn Hatfield di s planning ap options during guests whic esidential whi ing which wa	ome strict oplica g the h wa ch w s refu ⊠	of whith ations monthas gran vas refe fused.	for th ns fro nted o used	re more spaced out in c is site. The most recen m 1 March to 30 Septe conditional approval, a and extensions and alt	t include the chan mber each year v prior approval for erations to existin	ers. Part of th age of use of vith camping change of us	land for for a re of
located along the s located within the W Planning History There have been v holding 15 wedding maximum of 50 we agricultural building conversion to new Development Pro Residential Local Plan 2005 of Submitted Propos Site Designations	ites b Nelwy ariou g rece dding g to re dwell oposa (Polio sal	ooundaries, s yn Hatfield di s planning ap options during guests whic esidential whi ing which wa al cy H11) Contain	ome strict oplica g the h wa ch w s refu ⊠	of whith ations month as gran vas refi fused. 70	for the for the for the for the for the formed of the form	re more spaced out in c is site. The most recen m 1 March to 30 Septe conditional approval, a and extensions and alt mercial	t include the chan mber each year v prior approval for erations to existin	ers. Part of th age of use of vith camping change of us ag milk parlou	land for for a se of ur and
located along the s located within the W Planning History There have been v holding 15 wedding maximum of 50 we agricultural building conversion to new Development Pro Residential Local Plan 2005 Submitted Propos Site Designations	ites b Nelwy ariou g rece dding g to re dwell oposa (Polio sal	ooundaries, s yn Hatfield di s planning ap options during guests whic esidential whi ing which wa al cy H11) Contain	ome strict oplica g the h wa ch w s refu ⊠	of whith ations a month as grar vas refived. 70 Adjoir	for the for the for the for the for the for the formed of	is site. The most recent m 1 March to 30 Septe conditional approval, a and extensions and alt mmercial	t include the chan mber each year v prior approval for erations to existin	ers. Part of the second	land for for a se of ir and Adjoins
located along the s located within the W Planning History There have been v holding 15 wedding maximum of 50 we agricultural building conversion to new Development Pro Residential Local Plan 2005 of Submitted Propos Site Designations	ites b Nelwy rariou g rece dding to re dwell oposa (Polio sal	ooundaries, s yn Hatfield di s planning ap options during guests whic esidential whi ing which wa al cy H11) Contain	ome strict oplica g the h wa ch w s refu ⊠	of whith ations month as gran vas refi fused. 70 Adjoir	for the from the formed of the	re more spaced out in c is site. The most recen m 1 March to 30 Septe conditional approval, a and extensions and alt mercial Site of Scientific Int Ancient Monument Community Open S	t include the chan mber each year w prior approval for erations to existin Other erest (SSSI)	ers. Part of the second	Adjoins
located along the s located within the W Planning History There have been v holding 15 wedding maximum of 50 we agricultural building conversion to new Development Pro Residential Local Plan 2005 of Submitted Propos Site Designations Green Belt Archaeological In Local Wildlife Site Lee Valley Regio	ites b Nelwy ariou g rece dding g to re dwell pposa (Polio sal s	ooundaries, s yn Hatfield di s planning ap eptions during guests whic esidential whi ing which wa al cy H11) Contain St □	ome strict oplica g the h wa ch w s refu ⊠	of whith ations a month as grar /as refived. 70 Adjoir	for the from the formed of the	e more spaced out in c is site. The most recen m 1 March to 30 Septe conditional approval, a and extensions and alt mercial	t include the chan mber each year w prior approval for erations to existin Other erest (SSSI)	ers. Part of the second	Adjoins
located along the s located within the W Planning History There have been v holding 15 wedding maximum of 50 we agricultural building conversion to new Development Pro Residential Local Plan 2005 of Submitted Propos Site Designations Green Belt Archaeological In Local Wildlife Site Lee Valley Regio Park	ites b Nelwy ariou g rece dding g to re dwell pposa (Polio sal s	ooundaries, s yn Hatfield di s planning ap eptions during guests whic esidential whi ing which wa al cy H11) Contain St □	ome strict oplica g the h wa ch w s refu ⊠	of whith the second sec	for the from the formed of the	re more spaced out in c is site. The most recen m 1 March to 30 Septe conditional approval, a and extensions and alt mercial	t include the chan mber each year w prior approval for erations to existin Other erest (SSSI)	ers. Part of the second	Adjoins
located along the s located within the W Planning History There have been v holding 15 wedding maximum of 50 we agricultural building conversion to new Development Pro Residential Local Plan 2005 of Submitted Propos Site Designations Green Belt Archaeological In Local Wildlife Site Lee Valley Regio	ites b Nelwy ariou g rece dding g to re dwell pposa (Polio sal s	ooundaries, s yn Hatfield di s planning ap eptions during guests whic esidential whi ing which wa al cy H11) Contain st st	ome strict oplica g the h wa ch w s refu ⊠	of whith the second sec	for the for the formed of the	re more spaced out in c is site. The most recen m 1 March to 30 Septe conditional approval, a and extensions and alt mercial Site of Scientific Int Ancient Monument Community Open S	t include the chan mber each year w prior approval for erations to existin Other erest (SSSI)	ers. Part of the second	Adjoins
located along the s located within the W Planning History There have been v holding 15 wedding maximum of 50 we agricultural building conversion to new Development Pro Residential Local Plan 2005 of Submitted Propos Site Designations Green Belt Archaeological In Local Wildlife Site Lee Valley Regio Park Listed Building	ites b Nelwy ariou g rece dding g to re dwell pposa (Polio sal s	ooundaries, s yn Hatfield di s planning ap options during g guests whice sidential which wa al Cy H11) Contain St st   _	ome strict oplica g the h wa ch w s refu ⊠	of whith ations is month as gran vas refi fused. 70 Adjoir	for the for the for the for the for the second seco	e more spaced out in c is site. The most recen m 1 March to 30 Septe conditional approval, a and extensions and alt mercial Site of Scientific Int Ancient Monument Community Open S Cheshunt Commor Locally Listed Build	t include the chan mber each year w prior approval for erations to existin Other erest (SSSI)	ers. Part of the second	Adjoins

Draft Local Plan Design			ith is the Orean Dalt			
The draft Local Plan pro Accessibility – distance			ithin the Green Belt			
		/ 1100				
680m-Primary Scl (Goffs)	lool	3.19km -	Secondary School (Goffs)	4.72km –Employment Area (News International)		
940m - Green Sp (Jones Road)	ace		Healthcare Centre alley View)	- Hospital (with A&E)		
4.59km - Town/Distric (Brookfield)	t Centre		ı - Local Centre asons Parade)	5km -Leisure Centre (Laura Trott)		
4.36km - A10 Juno (Churchgate)	ction		Railway Station (Cuffley)	- Bus Service		
Flood Risk						
Does the site			Contains	Adjoins		
Zone 2 (Medium Risk)			$\boxtimes$			
Zone 3a (High Risk)			$\boxtimes$			
	one 3b (Active Flood Plain)					
Additional Flood Risk Comments						
located within Flood Zone 2 and 3a. Any development should be avoided in these areas and appropriate mitigation measures put in place. Any proposals for this site should be supported by a Flood Risk Assessment. Access and Transport Comments The site benefits from existing vehicular access from Cuffley Hill. Due to the amount of dwellings this site could accommodate a transport assessment will be required. There are footpaths along both sides of Cuffley Hill. Connections to these will be required. Cycle access to the site will be required.						
Utility Provision						
Electricity	Connectio	ons may be re	quired.			
Gas				ffley Hill and The Meadway		
Water	A water m Cuffley Hi	nain is located Il	to the east of the site	, near the residential properties on		
Sewerage	A surface the site	A surface sewer is located along Cuffley Hill. A foul sewer can be found within				
Sewerage Treatment	Rye MeadsDeephamsOther					
Additional Developer Comments submitted during Call for Sites 2016						
The concept masterplan the B156 Cuffley Hill. Th (prepared by CSA Envir contribution to the Natio contrary to such purpose an Accessibility Note for of important everyday fa such that walking and co	provided f ne promoter onmental, s nal Green I es in order the site wh cilities and cling will re	or this site ide r of the site sta September 20 Belt purposes, to meet object nich concluded amenities inc epresent realis	ntifies that access car ates that the Landscar 15) has identified that and therefore its rele tively assessed need. I that the site is well lo luding schools, emplo stic alternatives to car	a grant of planning permission. In either b0e from The Meadway or be, Visual and Green Belt Review the Site makes limited or no ase for development would not be The promoter has also submitted boated with respect to a good range yment, and retail opportunities use for many journeys. There are ation can be easily accessed by		

On this basis, the development proposals accords with national and local policy objectives to locate development where it can: be linked to public transport; provide realistic alternatives to the private car; and, enable people to carry out their everyday activities with less need to travel and make it easier to walk, cycle and use public transport.

## **Suitability Comments**

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

- The site is included within area C31 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C31 performs strongly against Green Belt purposes and did no propose to remove this site from the Green Belt.
- Development on this site will erode the Green Belt gap between Goffs Oak and Cuffley, in addition to having a detrimental impact on this area of the Green Belt openness.
- The Borough-wide Options and Scenario Report (Broxbourne Borough Council, 2016) concludes that developing east of Cuffley would be an advantage in sustainability terms, however, it is not considered to outweigh the substantial damage to the Green Belt from development in the already narrow strategic gap between the two settlements.

Is this site considered to be suitable for development?	□Yes	🖾 No
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Site Reference Number       CG-GB-121         Site Name       Land at Burnt Farm Ride         Site Area       2 hectares         Site Status       Utrban         © Green Belt       Mixed         Source of Site       © Call for Sites         Planning Application Desktop Study       Desktop Study         Site Visit Carried       Yes         Out       No         Site Ownership       The site is in single ownership         W       Residential properties, Green Belt         Site Description       Track, Open Field, Green Belt         Site Description       Track, Open Field, Green Belt         Site Description       W Burnt Farm Ride, Open Field, Green Belt         Site Description       Track, Open Field, Green Belt         Site Jourdain in shape and gradually slopes from north to south/south east. The site is open field nature. A line of trees/hedgerow, runs from north to south within the eastern region of the site, approximately 20m shy of the eastern boundary. There are trees located on the sites northern, west and southern boundary.         Planning History       Mote         No planning history of note       Development Proposal         Residential       Contains       Commercial       Other         Local Plan 2005 (Policy       60       Site of Scientific Interest (SSSI)       Image Site of	Site Location Map			
Number       Land at Burnt Farm         Site Name       Land at Burnt Farm         Ride       2 hectares         Site Area       2 hectares         Site Status       Urban         ØGreen Belt       Mixed         Source of Site       Call for Sites         Planning Application       Desktop Study         Site Visit Carried       Yes         Out       No         Site Ownership       The site is in single ownership         M       Residential properties, Green Belt         Signame       E         Open Field, Green Belt       S         Track, Open Field, Green Belt       S         Site Description       The site is instape and gradually slopes from north to south/south east. The site is open field and southern boundary.         Planning History       W Burnt Farm Ride, Open Field, Green Belt         Site Description       The site is inregular in shape and gradually slopes from north to south/south east. The site is open field and southern boundary.         Planning History of note       Development Proposal         Residential       Commercial       Other         Development Proposal       Site Designations       Contains         Submitted Proposal       Site of Scientific Interest (SSSI)       Itheres (SSSI)    <				
Ride         Site Area       2 hectares         Site Status       Urban         Green Belt       Mixed         Source of Site       Call for Sites         Planning Application       Desktop Study         Site Ownership       The site is in single ownership         N       Residential properties, Green Belt         Site Ownership       The site is in single ownership         N       Residential properties, Green Belt         Site Ownership       Track, Open Field, Green Belt         Site Description       Track, Open Field, Green Belt         W       Burnt Farm Ride, Open Field, Green Belt         Wo planning History       No planning History         No planning History       No planning History         No planning History       60 <t< td=""><td></td></t<>				
Site Status       Urban         Ø Green Belt       Mixed         Source of Site       Ø Call for Sites         Planning Application       Desktop Study         Site Visit Carried       Yes         Out       No         Site Ownership       The site is in single ownership         N       Residential properties, Green Belt         E       Open Field, Green Belt         W       Burnt Farm Ride, Open Field, Green Belt         Site Description       The site is inregular in shape and gradually slopes from north to south/south east. The site is open fiel agorow, runs from north to south within the eastern region of the site, agorowinately 20m shy of the eastern boundary.         Planning History       No planning history of note         Development Proposal       Ø         Residential       Ø         Submitted Proposal       Other         Site Designations       Contains         Site Designations       Contains         Site Designations       Other				
Site Status       Urban         Ø Green Belt       Mixed         Source of Site       Ø Call for Sites         Planning Application       Desktop Study         Site Visit Carried       Yes         Out       No         Site Ownership       The site is in single ownership         Bite Open Field, Green Belt       Open Field, Green Belt         Bite Description       S         The site is Irregular in shape and gradually slopes from north to south/south east. The site is open field, Green Belt         Site Description       W Burnt Farm Ride, Open Field, Green Belt         Site Description       S         The site is Irregular in shape and gradually slopes from north to south/south east. The site is open field and southern boundary. There are trees located on the sites northern, westere and southern boundary.         Planning History       No planning history of note         Development Proposal       Commercial       Other         Local Plan 2005 (Policy H11)       60       Image: Site of Scientific Interest (SSSI)       Image: Site of Scientific Interest (SSSI)				
Image: Source of Site       Image: Site Call for Sites         Source of Site       Image: Call for Sites         Planning Application       Desktop Study         Site Visit Carried       Image: Call for Sites         Out       Image: Call for Sites         Site Ownership       The site is in single         Ownership       Image: Call for Sites         Site Oreen Belt       E         Open Field, Green Belt       Green Belt         Site Description       Image: Call for Sites         The site is irregular in shape and gradually slopes from north to south/south east. The site is open field         approximately 20m shy of the eastern boundary. There are trees located on the sites northern, westered and southern boundary.         Planning History       No planning history of note         Development Proposal       Commercial       Other         Local Plan 2005 (Policy       60       Image: Contains       Adjoins         Site Designations				
Source of Site       Image: Call for Sites         Image: Planning Application       Image: Desktop Study         Site Visit Carried       Image: Ves         Out       Image: No         Site Ownership       The site is in single         Image: Planning Application       Image: Ownership         Image: Planning Application       Image: Ownership         Site Ownership       The site is in single         Image: Planning Application       Ownership         Image: Planning Application       Image: Planning Application         Image: Planning Application       Image: Planning Application         Site Description       Image: Planning Application         The site is irregular in shape and gradually slopes from north to south/south east. The site is open field         Green Belt       Image: Planning History         No planning History       No planning history of note         Development Proposal       Image: Planning History         No planning history of note       Image: Planning History         No planning history of note       Image: Plan 2005 (Policy Hold         Development Proposal       Image: Plan 2005 (Policy Hold         Site Designations       Image: Plan 2005 (Policy Hold         Site Designations       Image: Plan 2005 (Policy Hold         Site Designations <td></td>				
□ Planning Application         □ Desktop Study         Site Visit Carried       □ Yes         Out       □ No         Site Ownership       The site is in single         ownership       N         Residential properties, Green Belt       E         Open Field, Green Belt       Green Belt         W       Burnt Fam Ride, Open Field, Green Belt         W       Burnt Fam Ride, Open Field, Green Belt         Site Description       The site is irregular in shape and gradually slopes from north to south/south east. The site is open field approximately 20m shy of the eastern boundary. There are trees located on the sites northern, wester and southern boundary.         Planning History       No         No       Commercial         Out       Other         Local Plan 2005 (Policy H11)       60         Submitted Proposal       Site of Scientific Interest (SSSI)				
Image: Site Visit Carried Out       Image: Site Visit Carried Out       Image: Ves Out         Site Ownership       The site is in single ownership       Image: Site Ownership         Site Ownership       The site is in single ownership       Image: Site Ownership         Image: Site Ownership       Image: Site Ownership       Image: Site Ownership         Image: Site Ownership       Image: Site Ownership       Image: Site Ownership         Image: Site Ownership       Image: Site Ownership       Image: Site Ownership         Image: Site Ownership       Image: Site Ownership       Image: Site Ownership         Image: Site Ownership       Image: Site Ownership       Image: Site Ownership         Image: Site Ownership       Image: Site Ownership       Image: Site Ownership         Image: Site Ownership       Image: Site Ownership       Image: Site Ownership         Image: Site Ownership       Image: Site Ownership       Image: Site Ownership         Image: Site Ownership       Image: Site Ownership       Image: Site Ownership         Image: Site Ownership       Image: Site Ownership       Image: Site Ownership         Image: Site Ownership       Image: Site Ownership       Image: Site Ownership         Image: Site Ownership       Image: Site Ownership       Image: Site Ownership         Image: Site Ownership       Image: Site O				
Site Visit Carried Out       Image: Site Ownership       The site is in single ownership         Site Ownership       The site is in single ownership       Image: Site Ownership         Image: Site Ownership       N       Residential properties, Green Belt         Image: Site Ownership       N       Residential properties, Green Belt         Image: Site Ownership       S       Track, Open Field, Green Belt         Image: Site Description       S       Track, Open Field, Green Belt         Image: Site Description       Image: Site Ownership Site is irregular in shape and gradually slopes from north to south/south east. The site is open field nature. A line of trees/hedgerow, runs from north to south within the eastern region of the site, approximately 20m shy of the eastern boundary. There are trees located on the sites northern, wester and southern boundary.         Planning History       No planning history of note         Development Proposal       Commercial       Other         Residential       Commercial       Other         Local Plan 2005 (Policy H11)       60       Site Designations         Site Designations       Contains       Adjoins         Green Belt       Image: Site of Scientific Interest (SSSI)       Image: Site of Scientific Interest (SSSI)				
Out       INO         Site Ownership       The site is in single ownership         N       Residential properties, Green Belt         E       Open Field, Green Belt         S       Track, Open Field, Green Belt         W       Burnt Farm Ride, Open Field, Green Belt         W       Burnt Farm Ride, Open Field, Green Belt         The site is irregular in shape and gradually slopes from north to south/south east. The site is open field nature. A line of trees/hedgerow, runs from north to south within the eastern region of the site, approximately 20m shy of the eastern boundary. There are trees located on the sites northern, wester and southern boundary.         Planning History       No planning history of note         Development Proposal       Commercial       Other         Local Plan 2005 (Policy H11)       60       Other         Submitted Proposal       Site Designations       Contains         Site Designations       Contains       Adjoins         Green Belt       Image: Site of Scientific Interest (SSSI)       Image: Site of Scientific Interest (SSSI)				
Site Ownership       The site is in single ownership         Image: Site Ownership       Image: N         Residential properties, Green Belt       Image: Site Open Field, Green Belt         Image: Site Description       S         The site is irregular in shape and gradually slopes from north to south/south east. The site is open field, Green Belt         Site Description         The site is irregular in shape and gradually slopes from north to south/south east. The site is open field, approximately 20m shy of the eastern boundary. There are trees located on the sites northern, wester and southern boundary.         Planning History         No planning history of note         Development Proposal         Residential       Image: Commercial         Other         Local Plan 2005 (Policy H11)       60         Submitted Proposal       Image: Contains         Site Designations       Image: Contains         Contains       Adjoins         Green Belt       Image: Site of Scientific Interest (SSSI)				
ownership       ownership         N       Residential properties, Green Belt         E       Open Field, Green Belt         S       Track, Open Field, Green Belt         W       Burnt Farm Ride, Open Field, Green Belt         W       Burnt Farm Ride, Open Field, Green Belt         Site Description       The site is irregular in shape and gradually slopes from north to south/south east. The site is open field nature. A line of trees/hedgerow, runs from north to south within the eastern region of the site, approximately 20m shy of the eastern boundary. There are trees located on the sites northern, wester and southern boundary.         Planning History       No planning history of note         Development Proposal       Commercial         Submitted Proposal       60         Site Designations       Contains         Contains       Adjoins         Contains       Adjoins				
N       Residential properties, Green Belt         E       Open Field, Green Belt         S       Track, Open Field, Green Belt         W       Burnt Farm Ride, Open Field, Green Belt         Site Description         The site is irregular in shape and gradually slopes from north to south/south east. The site is open field, approximately 20m shy of the eastern boundary. There are trees located on the sites northern, wester and southern boundary.         Planning History         No planning history of note         Development Proposal         Residential       Commercial         Other         Local Plan 2005 (Policy H11)         Submitted Proposal         Site Designations         Contains       Adjoins         Contains       Adjoins         Green Belt       Image: Source Sour				
Bite Description       Green Belt         Site Description       W         Burnt Farm Ride, Open Field, Green Belt         Site Description         The site is irregular in shape and gradually slopes from north to south/south east. The site is open field, approximately 20m shy of the eastern boundary. There are trees located on the sites northern, wester and southern boundary.         Planning History         No planning history of note         Development Proposal         Residential       Image: Commercial in the commercial intervence of the site intervence of the site intervence of the site is intervence of the site of the si				
E       Open Field, Green Belt         S       Track, Open Field, Green Belt         W       Burnt Farm Ride, Open Field, Green Belt         Site Description         The site is irregular in shape and gradually slopes from north to south/south east. The site is open field, approximately 20m shy of the eastern boundary. There are trees located on the sites northern, wester and southern boundary.         Planning History         No planning history of note         Development Proposal         Residential       Image: Commercial         Local Plan 2005 (Policy H11)         Submitted Proposal         Site Designations         Contains       Adjoins         Contains       Adjoins         Green Belt       Image: Site of Scientific Interest (SSSI)				
Site Description         The site is irregular in shape and gradually slopes from north to south/south east. The site is open field nature. A line of trees/hedgerow, runs from north to south within the eastern region of the site, approximately 20m shy of the eastern boundary. There are trees located on the sites northern, wester and southern boundary.         Planning History         No planning history of note         Development Proposal         Residential       Image: Commercial         Other         Local Plan 2005 (Policy H11)         Submitted Proposal         Site Designations         Contains       Adjoins         Contains       Adjoins         Site of Scientific Interest (SSSI)				
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approximately 20m shy of the eastern boundary. There are trees located on the sites northern, western and southern boundary.         Planning History         No planning history of note         Development Proposal         Residential       Image: Commercial         Local Plan 2005 (Policy H11)         Submitted Proposal         Site Designations         Contains       Adjoins         Contains       Adjoins         Green Belt       Image: Site of Scientific Interest (SSSI)	eld in			
and southern boundary.         Planning History         No planning history of note         Development Proposal         Residential       Image: Commercial         Local Plan 2005 (Policy       60         H11)       60         Submitted Proposal       Image: Contains         Site Designations       Contains         Adjoins       Contains         Green Belt       Image: Site of Scientific Interest (SSSI)				
Planning History         No planning history of note         Development Proposal         Residential       Image: Commercial         Local Plan 2005 (Policy H11)         Submitted Proposal         Site Designations         Contains       Adjoins         Green Belt       Image: Site of Scientific Interest (SSSI)	iern			
No planning history of note         Development Proposal         Residential       Image: Commercial       Other         Local Plan 2005 (Policy       60         H11)       60       Image: Commercial       Other         Submitted Proposal       60       Image: Commercial       Contains       Adjoins         Site Designations       Contains       Adjoins       Contains       Adjoins         Green Belt       Image: Commercial       Image: Commercial       Image: Commercial       Image: Commercial				
Development Proposal         Residential       Image: Commercial       Other         Local Plan 2005 (Policy H11)       60       60       60         Submitted Proposal       60       60       60       60         Site Designations       Contains       Adjoins       Contains       Adjoins         Green Belt       Image:				
Residential       Image: Commercial       Other         Local Plan 2005 (Policy       60       60         H11)       60       60         Submitted Proposal       50         Site Designations       Contains         Adjoins       Contains         Green Belt       Image: Site of Scientific Interest (SSSI)				
H11)       60         Submitted Proposal       Image: Site Designations         Site Designations       Contains         Adjoins       Contains         Green Belt       Image: Site of Scientific Interest (SSSI)				
Submitted Proposal       Site Designations         Site Designations       Contains       Adjoins       Contains       Adjoins         Green Belt       Image: Contains       Image: Contains       Image: Contains       Adjoins				
Site Designations       Contains       Adjoins       Contains       Adjoins         Green Belt       Image: Contain in the set of				
ContainsAdjoinsContainsAdjoinsGreen BeltImage: ContainsImage: ContainsImage: ContainsImage: ContainsImage: Contains				
Green Belt 🛛 🖾 Site of Scientific Interest (SSSI) 🗌				
	oins			
Archaeological Interest   Image: Second se				
Lee Valley Regional Cheshunt Common				
Air Quality     Protected Species       Management Area $\Box$				

Draft Local Plan Designation						
The draft Local Plan pro			vithin the Green Belt			
Accessibility – distance	as the crov	v flies				
970m-Primary School (Woodside)		2.57km -	Secondary School (Goffs)	3.61km –Employment Area (News International)		
780m - Green Spa (Jones Road)	ace		lealthcare Centre alley View)	9.57km - Hospital (with A&E) (Barnet)		
4.17km- Town/District (Cheshunt)	Centre		n - Local Centre /gatestreet Road)	4.25-Leisure Centre (Laura Trott)		
3.48km - A10 Juno (Lieutenant Ellis W			Railway Station (Cuffley)	1.34km - Bus Service (Athenia Close)		
Flood Risk						
Does the site			Contains	Adjoins		
Zone 2 (Medium Risk)						
Zone 3a (High Risk)						
Zone 3b (Active Flood P	Zone 3b (Active Flood Plain)					
Additional Flood Risk Co	omments					
No flooding issues ident		s site.				
Access and Transport C						
	strian acces	ssibility to the	nearby urban areas w	nly accessible to residents through vill need to be considered for this		
Utility Provision						
Electricity		ons may be re				
Gas	Close.	-	•	I to the north of the site at Orchid		
Water				h of the site at Orchid Close		
Sewerage	A foul sev	ver is located	to the north of the site	e at Orchid Close.		
Sewerage Treatment	□Ry	e Meads	□Deephams	□Other		
Additional Developer Comments submitted during call for Sites 2016						
considered that there ar forward. The promoter n alternative access is pos proximity to the conurba School. The promoter be adjoins a small existing average housing density Suitability Comments This site is not considered	e no contai otes that the ssible from tion at Goff elieves that cluster of re / is propped ed to be su	mination or leg ne site can be Old Park Ride fs Oak, it has t this site could esidential acco d in recognitio	gal/ownership issues accessed directly fro e. The promoter of th direct access to Jone d fulfil this requiremer ommodation and is ge n of the site characte dential development d	rward within five years. It is that would prevent this site coming m Burnt Farm Ride, or an e site states that the site is in close s Road, close to Woodside Primary ot, including self-build potential as it enerally well screened site. A below ristics.		
2008). The Revie therefore merits Purpose 2. It was It is considered t	ew states th retention. T s not propo hat this site	nat this area p The area also used to amenc e does not hav	erforms a strong role performs well against l the Green Belt boun	under Green Belt Purpose 1 and Purpose 3, and poorly against dary in this location. poundaries on any side that would		

The site is not considered to be in a suitable location for residential development. It is not close to • local facilities and is above the sustainable distance recommended by Barton et al (2010) for a leisure centre, local green space, a doctor's surgery and hospital.

•	The development of this site will create an isolated poor addition, the site is too small to facilitate sustainable pl		0
this	site considered to be suitable for development?	□Yes	⊠ No

Is this site considered to be suitable for development?
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Si	te In	formation				Site Location M	lap	
Site Reference		CG-G	B-12	22				
Number Site Name		Land rear of			_ \			
Site Marine		Cuffley Hill	110	0		1	F	
Site Area		0.35 hectare	es					
Site Status		□Urban			-			
		⊠Green Be	lt			W.		
							4	
Source of Site		⊠Call for Si	tes			FB		
		□ Planning		lication		r.	P	
		□Desktop S					104	~
Site Visit Carried		⊠Yes		<i>.</i>			IF	
Out		□No					H	
Site Ownership		There are tw	VO		h	hand	+	2
		landowners	for t	his site	- FB	FB	ILE	106a
	Ν	Open Field,					TE	R
Surrounding Uses	Е	Wooded are	ea, C	Green				
round Uses		Belt		<u></u>				106 102
Lsu Us	S	Wooded are Belt, Reside			E		MM	The
Sur	W	Woodland,				In In	MIL	1 1
		, and the second s	0.00	Don				
Site Description								
					gentle incline from we			
region of the site.		ated between	the	trees is	s scrub. There is a sma	ill stream locate	a within the	nortnern
Planning History								
No planning histo	ry of	note.						
Development Pro	posa	al						
Residential			$\boxtimes$	Comr	nercial 🗌	Other		
Local Plan 2005	(Polie	cy H11)						
Submitted Propos	sal		10					
Site Designations	\$							
		Contains	A	djoins			Contains	Adjoins
Green Belt		$\boxtimes$		$\boxtimes$	Site of Scientific Inter	est (SSSI)		
Archaeological In	teres	st 🗌			Ancient Monument			
Local Wildlife Site	9				Community Open Spa	ace		
Lee Valley Regio	nal				Cheshunt Common			
Park			_					
Listed Building					Locally Listed Building	9		
TPO Trees			_	$\boxtimes$	Conservation Area			
Air Quality Management Are	а				Protected Species			
Draft Local Plan		nation (Reg	Ilatio	on 18)				
					e within the Green Belt			
	٣		- 17					

Accessibility – distance	as the crow	v flips							
4.26km Employment Are									
267m-Primary Scl (Goffs)	nool	2.62km - Secondary So (Goffs)	chool	(News International/New River Trading Estate)					
540m - Green Spa (Jones Road)	ace	810m -Healthcare Cei (Valley View)	ntre	10.48km- Hospital (with A&E) (Barnet)					
4km - Town/District ( (Brookfield)	Centre	630m - Local Centr (1-3 Newgatestreet Ro		4.47km -Leisure Centre (Laura Trott)					
3.8km - A10 Junc (Churchgate)	tion	852m- Railway Statio (Cuffley)	on	120m- Bus Service (Athenia Close)					
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	,								
-									
Access and Transport C	comments								
			e accessed	through an adjoining site to the					
west, which can be acce	essed via a	gate from Cuffley Hill.							
Utility Provision									
Electricity		ons available along Cuffley		. 1 191					
Gas		ssure gas main is located a		/ HIII					
Water		nain is located along Cuffley		oul sewer is located just to the					
Sewerage	south of t	0		our sewer is located just to the					
Sewerage Treatment		e Meads Dee	ohams	□Other					
		ubmitted during Call for Site							
				preparations or remediation					
required. The promoter	states that	access to the site would ne	ed to be eit	ner via the "L" shaped piece of					
			l, or from th	e adjacent site (CG-GB-65)					
where outline planning p	permission	has been granted.							
Suitability Comments		itable for register tiel days to	mant due t	a the following:					
		itable for residential develop		•					
				(dense woodland) will need to at will enable dwellings to be					
		these trees. It is considered		0					
		arrant the removal of these							
The site is includ	led within a	area C31 identified in the Co	ouncil's Gre	en Belt Review (Scott Wilson,					
,		•		the Green Belt purposes and					
		this site from the Green Bel							
-		e would have a detrimental	impact on t	he character of this Green Belt					
area (woodland)		able for development?							
is this site considered	to be sult	able for development?	□Yes	🖾 No					



	Site	Informa	ntion		Site Location	Мар	
Site Reference							54 H
Number			CG-GB-12	4		AND	而是
Site Name Burton Grange and land west of Rags Lane							KREETERS GOR
Site Area		1.457 h				All and a second	- N
Site Status		□Urbar	า			-	
		⊠Gree	n Belt				
			ł		The Lar		THE
Source of Site		⊠Call f	or Sites				lang
		□Planr	ning Application	ation		25 /	
		Desk	top Study			~ /\	20
Site Visit Carri	ed	⊠Yes					
Out		□No					
Site Ownership	C		e is privatel	y owned			FIT
		-	gle family			Pum	
	Ν	•	ane, Resid			Sh	H P P
Surrounding Uses	E		<u>v, Green Be</u>				
round Uses	S		v, Green Be ntial dwellir				17/5
nor To			onstructior	<b>v</b>	hand har		
Sul	W		Space, Rac		Both Gauge Mars		
		Resider		, ,	K ~ l	12 1	
Site Descriptio							
					s from north to south. Located in th		
					of hardstanding to the building wes western region of the site is an are		
					western boundary. There are two		
					access roads.		
Planning Histo							
					used for the modification of Burton		
			0 0		d in 1974. In 1976, an application t	or the chang	e of use
of flats on the g			o a country	ciub was	approved.		
Residential		0341	$\boxtimes$	Commer	rcial 🗌 Other		
Local Plan 200	)5 (P	Policy H1					
Submitted Pro			15	_			
Site Designation			10				
			Contains	Adjoins		Contains	Adjoins
Green Belt			$\boxtimes$	$\boxtimes$	Site of Scientific Interest (SSSI)		
Archaeologica	l Inte	erest			Ancient Monument		
Local Wildlife S	Site				Community Open Space		
Lee Valley Reg	giona	al Park			Cheshunt Common		
Listed Building					Locally Listed Building	$\boxtimes$	
TPO Trees			$\boxtimes$		Conservation Area		
Air Quality Mar	nage	ement			Protected Species		
Area	-						
Draft Local Pla					l Plan		
The site had r		ะจาฐกลแบ		uiait Loca	II FIdH		574

Accessibility – distance as the crow flies									
720m-Primary Scł (Fairfields)	nool	1.29km	- Secondary School (Goffs)		2.32km –Employment Area (New River Trading Estate)				
			n-Healthcare Centre tockwell Lodge)		12.23km- Hospital (with A&E) (Princess Alexandra)				
2.1km- Town/District (Brookfield)	Centre		240m - Local Centre 3.03km -Leisure Cent (Hammondstreet) (Laura Trott)						
2.16km - A10 Juno (Church Lane)		2.68k	m- Railway Station (Cuffley)		340m- Bus Service (Peakes Lane)				
Flood Risk									
Does the site			Contains		Adjoins				
Zone 2 (Medium Risk)									
Zone 3a (High Risk)			$\square$						
Zone 3b (Active Flood P	Plain)								
Additional Flood Risk Co	,								
No flood risk issues ider		nis site							
Access and Transport C									
		Lane. This	part of Rags Lane ha	s footp	paths along the northern side.				
Connections to these for									
Utility Provision									
Electricity		ons may be							
Gas			nain is located along F	Rags La	ane				
Water	A water m	nain is locat	ted along Rags Lane						
Sewerage	The site is the site.	s connected	d to a foul sewer. A su	rface s	sewer is located just to north of				
Sewerage Treatment	□Ry	e Meads	⊠Deephams	5	□Other				
Additional Developer Co	mments si	ibmitted di							
	t the site is	partly occu	upied, but can come fo		within the first five years. There				
Suitability Comments									
The site is <b>only</b> considered to be suitable for residential development if the Rosedale Park Development (CH2) is approved and the Green Belt boundaries are redrawn to Rags Lane and Burton Lane. This would remove the site from the Green Belt. If this development was not come forward, and then it is considered that the proposal for 15 dwellings on this site would have a detrimental impact on the openness of the Green Belt in this location, with there being no clear defensible Green Belt boundaries that would prevent further sprawl. The use of this site for residential purposes has been previously established, through an application to change the use of the ground floor from flats to a Country Club. <b>However</b> , due to the site containing a locally listed build, any development scheme will need to be sympathetic to setting of the building, which is one of the reasons for its inclusion on the Council's local list. This site will need to be subject to masterplanning to be agreed through the pre-app process.									
Is this site considered for development?	to be suit		⊠Yes	□ No					

Availability Comments	The site has been promoted by the landowners to the Council through the Call for Sites process. It is considered that there are no legal/ownership issues that would prevent this site from coming forward.
Is the site considered to be available for development	⊠Yes □ No
Achievability Comments	The site is considered to be achievable. The preparation works required to bring this site forward are considered to be minimal due to the sites developed nature. It is considered that with the removal of the Green Belt designation, there will be no policy constraints that will prevent the site from coming forward.
Is the site considered to be achievable?	⊠Yes □ No
Delivery Period	1-5 years



Site Information								Site Location N	lap	
Site Referen	Site Reference CG-GB-127									10
Number		, C	-O-	-GB-127				Test Contraction		
Site Name		Lafiya Ho			rounds	TPALIT/?~			ATTA	E .
Site Area		3.94 hect	are	es			ALT	THE		8
Site Status		□Urban				Det Statem	A	E		
		⊠Green	Be	lt			361		- America	
							Ir		La Dial	100 Million
Source of Sit	e	$\boxtimes$ Call for				Goff's Oak		7-411	Part	
		□Plannir	-		on	3		- Let		1957
		Deskto	p S	Study		*	1			
Site Visit		⊠Yes						L'EL		1
Carried Out		□No				Y				
Site Ownersh	nip	There are		our lando	wners	7				
		for this si								
	N	Goffs Lar			-					
ing	E	Resident Belt	iai i	Dweiling	, Green					
Surrounding Uses	S	Theobald	ls E	Brook, O	oen		X			
Us Us		Fields, G					20=1	m		
Su		Wildlife S					/			
	W	Local wild	dlife	e site						
Site Descript	ion									
								ie site is a resid		
			nd.	The sou	thern regi	on of the site, v	which	slopes towards	5 Theobalds	Brook, is
open field in Planning His		re.								
		opment of	site	e to inclu	de detach	ned double dar	ade w	ith one bed flat	over and da	arden
workshop wa	is ref	fused in 20	)04	. A single	e storey si	ide extension w	as a	pproved in 2004	. The devel	opment
of a detached										•
Developmen	t Pro	posal			T			T		
Residential				$\boxtimes$	Comme	rcial		Other		
Local Plan 20	005 (	(Policy H1 <sup>-</sup>	1)	118						
Submitted Pr	opos	sal		-						
Site Designa	tions	\$								
			С	ontains	Adjoins				Contains	Adjoins
Green Belt				$\boxtimes$	$\boxtimes$			nterest (SSSI)		
Archaeologic						Ancient Mon	umer	it		
Local Wildlife	e Site	9			$\square$		Community Open Space			
Lee Valley R		nal Park				Cheshunt Co				
Listed Buildir	ng					Locally Liste				
TPO Trees				$\boxtimes$	$\boxtimes$	Conservation				
Air Quality M	anag	gement				Protected Sp	ecies	6		
Area		<u> </u>								
Draft Local P	<u>vian l</u>	Jesignation	n (F	regulation	on 18)	rooidoptial day	volor	ment in accorda	noo with cr	orging
								the Green Belt.	ance with en	leiging
policy 000.			ı u		10 010000			and Green Dell.		

Accessibility – distance as the crow flies									
357m-Primary Sch (Woodside)	lool	1.55km - Secondary School (Goffs)	3.2km –Employment Area (News International)						
210m - Green Spa (Goffs)	ace	220m-Healthcare Centre (Valley View)	10.98km- Hospital (with A&E) (Barnet)						
3.01km - Town/District (Brookfield)	t Centre	250m - Local Centre (684-696 Goffs Lane)	3.38km-Leisure Centre (Laura Trott)						
2.74km - A10 Juno (Church Lane)		1.77km - Railway Station (Cuffley)	195m - 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									
No flood risk issues hav									
Access and Transport C									
		ffs Lane. This access point will require	e improving if development comes						
		ructure within the site will need to be ir							
dwellings this site could	accomm	odate, a transport assessment will be	required. There are footpaths on						
both sides of Goff Lane.	Connec	tions to these will be required.							
Utility Provision									
Electricity		round cables available at Goffs Lane							
Gas		ressure gas main is located along Gof							
Water	north o	main is located along Goffs Lane. A v the site							
Sewerage	A foul s	ewer and surface sewer is located alo	ng Goffs Lane						
Sewerage Treatment		Rye Meads Deephams	□Other						
Additional Developer Co	mments	submitted during Call for Sites 2016							
	t the site	can come forward within 5 years.							
Suitability Comments	• • •								
<ul> <li>The site is not considered to be suitable for residential development due to the following reasons:</li> <li>Lafiya House and the field within the southern region of the site is Green Field in nature, in comparison to the brownfield nature of the remainder of the site. It is considered that the development on these areas of the site would significantly impact on the openness of the Green Belt</li> </ul>									
<ul> <li>Lafiya House contributes to a green frontage of Goffs Lane. The development of this area of the site will have a detrimental impact on the character of this area and will erode the separation of Goffs Oak and West Cheshunt</li> </ul>									
		Topic Paper (July 2017) states that "7							
		a large garden which has been promot							
		ation. However, given the largely gree							
		frontage on Goffs Lane to the outskirts							
Is this site considered		se should extend to encompass this sit							
suitable for developme		□Yes ⊠ No							



Site Information						Site Location Map				
Site Reference				00.40	20	X			(iun	
Number			CG	-GB-12	29				Path	
Site Name		Rush	Idow	n Nurs	ery					
Site Area		1.24	hecta	ares						
Site Status		□Ur	ban							
		⊠Gr	een I	Belt				FB		
		□Mi	xed				1 1	Small Acre		
Source of Site		⊠Ca	all for	Sites				Nursery	Y	
		□Pla	annin	g Appl	ication		Rushdown Nursery			
		De	eskto	p Stud	y		ENAL			
Site Visit Carried		□Ye	s			LALT		Tank		
Out		⊠No				Hand	The m	Oakview	H	
Site Ownership				variou		Lindrick Paddock	Tanks			
					his site.			45		
Surrounding Uses	N	Gree		s Brool	Κ,	The Burgal	El Sub Sta		F	
0565	E			e Nurs	erv	57		AP	F D	
		Gree			ory,					
	S			ane, G	reen		\ \ 4/	Malaya Farm		
		Belt						1		
	W	Lindr	rick, (	Green	Belt					
Site Description										
	y rec	tangu	lar in	shape	and gent	ly slopes from the	south-west towa	rds Theobal	ds Brook.	
						a number of struc				
						field in nature. The		ated on the r	orthern,	
	ts of	the ea	asterr	n and v	vestern bo	oundary (southern	end).			
Planning History		ما داد				n 1000 The new ov		fan mahila k		
						n 1998. The renev ed siting of 3 cattle				
						a mobile home wa			•	
Development Pro			man e	n pom						
Residential				$\boxtimes$	Commer	cial 🛛	Other			
Local Plan 2005	(Poli	cy H11	1)							
Submitted Propos	sal			15						
Site Designations	;			10						
			Con	itains	Adjoins			Contains	Adjoins	
Green Belt				$\boxtimes$	X	Site of Scientific	Interest (SSSI)			
Archaeological In	teres	st				Ancient Monume	( )			
Local Wildlife Site					$\boxtimes$	Community Ope	n Space			
Lee Valley Regional Park		Park				Cheshunt Comm	•			
Listed Building						Locally Listed Building				
TPO Trees						Conservation Are	ea			
Air Quality Manag	geme	ent				Protected Specie	es			
Area										
Draft Local Plan I						vithin the Green Be				
TI I 61 -										

Accessibility – distance a	as the crov	v flies							
880m-Primary Sch (Goffs)	nool		Secondary School (Goffs)	3.03km–Employment Area (New River Trading Estate)					
140m- Green Spa (Argent Way)	ace		ealthcare Centre Illey View)	11.91km- Hospital (with A&E) (Barnet)					
2.81km- Town/District (Brookfield)	Centre		- Local Centre mondstreet)	3.73km -Leisure Centre (Laura Trott)					
2.92km- A10 Junc (Church Lane)			Railway Station Cuffley)	391m - 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)			$\boxtimes$					
Additional Flood Risk Co	omments	L							
There may be some surf	face water	issues on the	site.						
Access and Transport C	omments								
improvements to bring it development would have Pedestrian safety will ne	up to high e on the loo	way standards cal road netwo	. Consideration will ne k. There are no footp	ow in parts and would require eed to be given to the impact this aths along Crouch Lane. be provided.					
Utility Provision	L la denera		- + + - + + + <b></b>						
Electricity Gas	<b>v</b>		st to the east of the sil	· · ·					
			along Crouch Lane	y Walk, to the south of the site.					
Water Sewerage			•	ne site are at Argent Way, to the					
Sewerage Treatment		e Meads	⊠Deephams	□Other					
Additional Developer Co			•						
				re are no constraints that would					
prevent development. No									
Suitability Comments									
<ul> <li>The site is not considered to be suitable for residential development due to the following reasons:</li> <li>The site is included within area C12 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area C12performs strongly against Green Belt Purpose 1 and 2,</li> </ul>									
<ul> <li>and averagely against Purpose 3. The Review proposed no change to the boundary in this location.</li> <li>The Goffs Oak Development Options Report (Broxbourne Borough Council, 2016) identifies two categories of Green Belt sites that are no favoured for this development. This site can be placed into second category, which comprises of 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.</li> </ul>									

It is considered that this site does not have strong green belt boundaries to the east and west that would prevent further encroachment and last beyond the Plan period.
 <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.

Berenet Glace Fredee Chee, and the other could be cabalinated into e	en bana neaenig pieter	
Is this site considered to be suitable for development?	□Yes	🛛 No



Site Information						S	Site Location	Мар	
Site Reference			CG-GB	8-131		$\bigvee$			
Number Site Name		Land	rear of	100 100	2	- /			- F
Site Maine			and rear of 122-126. Cuffley Hill					5	- f
Site Area			ectares	6				1	
Site Status		□Urb	an				[		
		⊠Gre	en Belt						
		□Mix	ed				9		
Source of Site		⊠Call	for Site	es				1 19 0	
			•	pplicati	on			ALPA	
			ktop St	udy		_		IL	
Site Visit Carried		⊠Yes	i				FB	FB	il.
Out			are thr			_		- 15	The Free
Site Ownership				ee or this s	ite			-1-5-	1
	N			Green B			a 1-7-01 =	THEFT	LLE
ing	E		-	reen Be			PPPU	1	
Surrounding Uses	S			welling			UPPLEY HILL		I AR
Us		Cuffle				TTTLADDE			是心神
Sul	W Woodland, Green B			reen Be	elt			E	THE THE
Site Description								TLLh	FII FII
	ite sl	opes fr	om eas	t to We	st. T	he small strip of land	between two i	residential d	wellinas
						te located at the back			
	In be	etween	the tre	es is sc	ub.	A stream is located v	within the cent	ral region of	the site.
Planning History	ny of	noto							
No planning histo Development Pro									
Residential	pose	41		⊲ Co	nm	ercial 🗌	Other		
Local Plan 2005	Polic	су							
H11)	•	•	-						
Submitted Propos	sal		45						
Site Designations	\$			1	-				
One on Dalt		Co	ntains	Adjoir		Cite of Opionstific Inter		Contains	Adjoins
Green Belt	torog					Site of Scientific Inter	est (5551)		
Archaeological In		st				Ancient Monument			
						Community Open Spa Cheshunt Common	ace		
Lee Valley Regio Park	nai					Cheshunt Common			
Listed Building						Locally Listed Building	9		
TPO Trees						Conservation Area	-		
Air Quality						Protected Species			
Management Are									
Draft Local Plan I						within the Orean Dalt			
	ian p	opose	U LO KE	ep mis s	ые	within the Green Belt			

Accessibility – distance	as the crow	v flies					
220m -Primary Sc (Goffs)	hool	2.64km - Secondary School (Goffs)			4.26km –Employment Area (New River Trading Estate)		
500m - Green Sp (Jones Road)		ealthcare Cen alley View)	tre	10.39km- Hospital (with A&E) (Barnet)			
4km - Town/District ( (Brookfield)	Centre		- Local Centre ason's Parade		4.51km-Leisure Centre (Laura Trott)		
3.86km- A10 Junc (Churchgate)	tion		Railway Static (Cuffley)	on	30m- Bus Service (Athenia Close)		
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 comments		).					
Access and Transport C	comments						
		e from Cuffley	Hill. The acce	ess point,	including the sites visibility, will		
					s highway compliant, additional		
					Iffley Hill. Connection to these		
footpaths will be require	d. Cycle ac	cess to the sit	e will need to	be create	d.		
Utility Provision							
Electricity		cables availa	•				
Gas		<u>ssure gas mai</u>			ey Hill		
Water		nain is located			four courses in located within the		
Sewerage	site.	sewer is local	ed along Cull	iey Hill. A	foul sewer is located within the		
Sewerage Treatment	□Ry	e Meads	⊠Deep	hams	□Other		
Additional Developer Co	mments su	ubmitted during	g Call for Sites	s 2016			
preparation/remediation access; however, develo (CG-GB-62) or the demo	work shou opment wo olition of on	ld be quick an uld require aco ne house on C	d low cost. Th cess either fro uffley Hill. The	e promote m the adj promote	no known problems; therefore er stated that the site has road acent Policy GO5 site to the East r states that there are no hat would prevent this site from		
Suitability Comments							
The site is not considered							
<ul> <li>The site is not considered to be suitable for residential development due to the following reasons:</li> <li>To accommodate development on this site a number of TPO trees will need to be removed. There are no large clearings that would be able to accommodate dwellings without requiring the need to remove any of the protected trees. It is considered that there are no exceptional circumstances that would warrant the removal of these trees.</li> </ul>							
					Review (Scott Wilson, 2008). The It purposes and did not proposed		
to remove this si		•	ayamst	Oleen De			
			a detrimental i	impact on	the character of this Green Belt		
Is this site considered	to be suit:	able for devel	opment?	□Yes	⊠ No		

Waltham Cross Urban Sites

Site Information						S	Site Location N	lap		
Site Reference			W	/X-U-0 <sup>-</sup>	1					
Number		-								
Site Name		-		ative Cl	ub			TH )		
Site Area		0.12	hect	tares		1	7 7	LA	11 m	
Site Status		⊠Ur	ban					20		MON
		□Gr	een	Belt						
		□Mi	xed						112	
Source of Site		□Ca	all foi	r Sites		urt	Multistorey		/ // /	11
		⊠Pla	annir	ng Appl	ication		Car Park	Club		1-5
		□De	eskto	p Stud	у					
Site Visit Carried		□Ye	es					7 4 1/	33 to 35	
Out		⊠No	)					-1 4	Hhat	Walt
Site Ownership		The	land	owners	hip is	85	Ba	881	HS H	1104
		not r	egist	tered.			Posts			
	Ν		•	Car Pa	ırk,	g				ELEANOR CROSS ROA
ing				s Way		4	-			- MOR CROSS ROA
Surrounding Uses	E			ial Dwe		-			Bus Station	1/ TÍ
Us Us	S			Cross F	Road,	TH			9	helter
Sur	14/	Bus			Dark	11				
	W	wuu	-stor	rey Car	Park					
Site Description										
The site is broadly										
storey club buildir								and part of the	western side	e of the
building is area of Planning History	i nai	ustano	ung	linal is	being use	u as a car p	Jark.			
In 2011, planning	peri	missio	n wa	as gran	ted for the	demolition	of existin	na building and	construction	ofanew
eight storey buildi										
Conservative Clu										
this planning perr			s wi	thdrawr	n in 2014.					
Development Pro	posa	al						1		
Residential				$\square$	Comme	rcial		Other		
Local Plan 2005 (	Poli	cy H1	1)							
Submitted Propos	sal			60						
Site Designations	;			I						
			Co	ntains	Adjoins				Contains	Adjoins
Green Belt						Site of So	cientific Ir	nterest (SSSI)		
Archaeological In	teres	st				Ancient M	Nonumen	t		
Local Wildlife Site	9					Commun	ity Open	Space		
Lee Valley Region	nal F	Park				Cheshun	t Commo	n		
Listed Building						Locally L	isted Buil	ding		
TPO Trees				$\boxtimes$		Conserva	ation Area	a		
Air Quality Manag	geme	ent			$\boxtimes$	Protected	d Species	5		
Area										
Draft Local Plan							- · ·		, ·	
The draft Local P			ed to	o alloca	ite this site	e as a urba	n capacit	y site, as part o	t emerging	Policy
DS3: Urban Capa	acity	Sites								

Accessibility – distance	as the crov	v flies					
50m-Primary Sch (Four Swannes			Secondary School St Mary's)	290m–Employment Area (Waltham Cross Business Park)			
90m - Green Spa (Kings Road)	ace		ealthcare Centre Stanhope)	12.4km - Hospital (with A&E) (Princess Alexandra)			
0m- Town/District C (within Waltham Cros Centre)		-	- Local Centre 56 High Street)	1.61km -Leisure Centre (Laura Trott)			
1km - A10 Junction (Lieutenant Ellis Way)			Railway Station bbalds Grove)	25m - Bus Service (Waltham Cross Bus and Coach Station)			
Flood Risk		<u> </u>					
Does the site			Contains	Adjoins			
Zone 2 (Medium Risk)							
Zone 3a (High Risk)							
Zone 3b (Active Flood F	Plain)						
Additional Flood Risk Co	,						
No flood risk comments		5 					
Access and Transport C							
The site can be accesse	ed from Ele es that the	scheme subm	itted would provide 20	eport for the 2011 approved ) spaces, 56 cycle storage spaces or Cross Road.			
	0 1						
Electricity	Connectio	ons already av	allable				
Gas	The site is	s connected to	a low pressure gas m	nain.			
Water	A water n	nain is located	along Eleanor Cross	Road			
Sewerage	A foul sev	ver and surfac	e sewer is located alo	ng Eleanor Cross Road			
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other			
Additional Developer Co	omments su	ubmitted durin	g Call for Sites 2016	•			
None submitted.							
Suitability Comments							
The site is considered to			-	•			
• The site is previously developed land, located within an existing settlement boundary. The re-use of previously developed land is one of the 12 core land-use planning principles that under planmaking and decision-making.							
<ul> <li>The site is considered to be in a sustainable location for residential development – it is close to local facilities, primary education and modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) for a leisure centre, local park/green space and a doctor's surgery.</li> </ul>							

space and a doctor's surgery

• The principle of developing this site has been established through a previous planning application. The case officer report for the above scheme concluded that "the proposal complies with the following policies SUS3, SUS8, SUS9, SUS10, H6, H8, H11, H12, H14, H15, RTC4, HD13, HD16, T3, T11 of the Borough of Broxbourne Local Plan Second Review (December 2005). In summary, the townscape aspect of the buildings and the proposed highway/parking arrangements are considered to be acceptable as is the impact on neighbouring residential occupiers. The scheme is therefore considered acceptable in planning terms.

is incleible considered acceptabl	
Is this site considered to be suitable	⊠Yes □ No
for development?	
Availability Comments	The site is not considered to be available for development. The
	Council has not received any application to renew planning permission since the withdrawn application in 2014.
Is the site considered to be available	□Yes ⊠ No
for development	
Achievability Comments	The site is considered to be achievable for development. The granting of planning permission for the above scheme indicates that there are no planning constraints that would prevent the development of this site. It is considered that the site preparatory works required will not have a detrimental impact on the sites viability.
Is the site considered to be achievable?	□Yes ⊠ No
Delivery Period	-



Site Information					Si	te Location	Мар	
Site Reference					THE TRANSPORT	Trefy Hoad	# g	
Number		V	/X-U	-11	TA PH	ne	1	
Site Name		232-285	High	Street	WALTHAMCROSS		12 174	766
Site Area		0.51 hec			WAL HUMURIOS	Uidh		e
Site Status		⊠Urban				Works		
		□Green	Belt			aw	1 1000000000000000000000000000000000000	电电电!
		□Mixed				3 . T.		
Source of Site		□Call for	r Site	es				
		□Planniı	ng Al	pplication	THE PARTY OF THE P	Temple		
		⊠Deskto	•					
Site Visit Carried		□Yes		,		No. Contraction of the second	一日川片	旦
Out		⊠No			1 A A A A A A A A A A A A A A A A A A A			
Site Ownership		There are	e var	ious	dob Cente	in view	* Indee	
p				or this site	. The second	1 Lbort		
	Ν	Resident	ial d	vellinas.		A TE		
bu		Trinity La			is S Aron Cout	E a		
ndii s	Е	Resident		wellings		Astreet		
round Uses	S	Resident	ial d	vellings	A	8 L 12	- Hitte	
Surrounding Uses	W	High Stre	et			TUICET	FITTE	小小小
S		5			(PH)	No.	ng Edward House	4 1 4 4
Site Description	L							
	of th	ree differe	nt la	nd parcels	s, of which all are differe	nt shapes. C	ontained with	nin these
					uctures, of varying heigh			
Planning History	<u> </u>			<u> </u>			P. 4	•
					lings located within this S		nese applicat	ions
			sent,	new snop	o fronts and change of us	se.		
Development Pro Residential	posa	11			nercial 🗆	Other		
Local Plan 2005		ov ∐11)				Other		
		<i>s</i> y i i i i <i>j</i>	35	)				
Submitted Propos	sal							
Site Designations	\$							
		Conta	ins	Adjoins			Contains	Adjoins
Green Belt					Site of Scientific Interes	st (SSSI)		
=					Ancient Monument			
Archaeological In	teres				Ancient Monument			
					Ancient Monument Community Open Space	ce		
Archaeological In	e	st 🗆				ce		
Archaeological In Local Wildlife Site Lee Valley Regio Park	e	st 🗆			Community Open Space Cheshunt Common	ce		
Archaeological In Local Wildlife Site Lee Valley Regio Park Listed Building	e	st 🗆			Community Open Space Cheshunt Common Locally Listed Building	ce		
Archaeological In Local Wildlife Site Lee Valley Regio Park	e	st			Community Open Space Cheshunt Common	ce		
Archaeological In Local Wildlife Site Lee Valley Regio Park Listed Building TPO Trees Air Quality	e nal				Community Open Space Cheshunt Common Locally Listed Building	Ce		
Archaeological In Local Wildlife Site Lee Valley Regio Park Listed Building TPO Trees	e nal	st			Community Open Space Cheshunt Common Locally Listed Building Conservation Area			
Archaeological In Local Wildlife Site Lee Valley Regio Park Listed Building TPO Trees Air Quality Management Are Draft Local Plan	e nal ea Desig	st			Community Open Space Cheshunt Common Locally Listed Building Conservation Area Protected Species			
Archaeological In Local Wildlife Site Lee Valley Regio Park Listed Building TPO Trees Air Quality Management Are Draft Local Plan I The draft Local P	e nal a Desiq lan p	st			Community Open Space Cheshunt Common Locally Listed Building Conservation Area			
Archaeological In Local Wildlife Site Lee Valley Regio Park Listed Building TPO Trees Air Quality Management Are Draft Local Plan	e nal a Desiq lan p	st			Community Open Space Cheshunt Common Locally Listed Building Conservation Area Protected Species			

Accessibility – distance as the crow flies									
260mm-Primary So (St Josephs)	260mm-Primary School 1.17-1 (St Josephs)			600-660m–Employment Area (News International)					
60-80m - Green Sp (Cornwall Close			-Healthcare Centre Stanhope)	12-12.14km - Hospital (with A&E) (Princess Alexandra)					
92-228m- Town/District Centre (Waltham Cross) (cont			Local Centre vithin site boundary)	1.02.1.19km -Leisure Centre (Laura Trott)					
723m - A10 Junction (Lieutenant Ellis Way)		84-220m- Railway Station (Theobalds Grove)		20-100m - Bus Service (The Vine PH)					
Flood Risk									
Does the site			Contains	Adjoins					
Zone 2 (Medium Risk)			$\boxtimes$	, X					
Zone 3a (High Risk)									
Zone 3b (Active Flood P	Plain)								
Additional Flood Risk Co	,	1							
		o accompany	any planning application	on for the development of this					
SLAA site. Appropriate r				·					
Access and Transport C	Comments		· · · · ·						
The sites can be access sites will need to be prov		gh Street. Hig	n Street has footpaths	on both sides. Cycle access to the					
Utility Provision									
Electricity	Available	in the close vi	cinity of the site.						
Gas			n is located along Higl	h Street					
Water	-	-	along High Street.						
Sewerage			ul sewer are located al to this foul sewer.	long High Street. Some of the					
Sewerage Treatment		e Meads	⊠Deephams	□Other					
Additional Developer Co	,		-						
None submitted.	minente st								
Suitability Comments									
The site is considered to	be suitabl	e for residenti	al development due to	the following reasons:					
			•	settlement boundary. The re-use					
of previously developed land is one of the 12 core land-use planning principles that under plan-									
making and deci		•							
• The site is considered to be in a sustainable location for residential development – it is close to									
	local facilities, primary education and modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) for a leisure centre, local park/green								
space and a doc				leisure centre, local park/green					
Is this site considered			s 🗆 N	0					
for development?									

Availability Comments	The site is not considered to be available for development. The site has been identified by the Council through a desk-top study. Since the publication of the Broxbourne Borough Council, 2016 SLAA, the Council has not received any promotion for the site. No representation for the site has been received during the 2016 Call for Sites or Local Plan consultation (Regulation 18). Due to the amount of landowners that there are for this site it is considered that it will be difficult to bring forward a comprehensive scheme.
Is the site considered to be available for development	□Yes ⊠ No
	The site is not considered to be available, therefore is not
Achievability Comments	The site is not considered to be available, therefore is not considered to be achievable.
Is the site considered to be	□Yes ⊠ No
achievable?	
Delivery Period	-



Site Information						S	ite Location M	lap		
Site Reference			M	/X-U-13	3	I HIS			唐田	
Number							T.S.S.			8 由 8 4 中 中
Site Name				Sturlas	way					numper and the second
Site Area				tares			ALTHAMCROSS			
Site Status		⊠Ur				JROA -	WILL THE MILLION OF COMPANY			
				Belt					NIC P	Jun normit
		□Mi				A A A A A A A A A A A A A A A A A A A			1	
Source of Site		_		r Sites		VA P	4		9	
				ng Appl		公刑国	L PUL		B H Stat	iP
				op Stud	у				T	
Site Visit Carried		⊠Ye				HANAS			1116	E Walkyer Den Ole
Out									国王	STEPI
Site Ownership				e variou	ıs his site.	FOR			E	
						ATTRA -	and the		THE P	
	N			Church	ili way				-	
Surrounding Uses	E	Resi		s Way,				THE COL	r Paysions Shoppin	J Centre
round Uses	S			Cross	Town	THE COMPANY	all parts and		14	THAN
e Ď	Ŭ			Residen		III / EFF	AHAAA			THE.
Su	W	Resi				自/限	MITCHIEF		t Swars Court	Mutissowy CarPark
							XIIII III			546 17 59
Site Description								<u> </u>	<u> </u>	
The site is irregul										
and areas of hard eastern region an							base an	d wickes) are i		enorth
Planning History			any			gion.				
There have been	vari	ous pl	anni	ng appl	ications f	or this site. T	hese pla	anning applicati	ons range fr	om
alterations to exis										
Development Pro	posa	al			T					
Residential				$\square$	Comme	rcial	$\boxtimes$	Other		
Local Plan 2005 (	(Poli	cy H1	1)							
Submitted Propos	sal			300						
Site Designations	;							<u> </u>		
	_		Co	ntains	Adjoins				Contains	Adjoins
Green Belt						Site of Sci	entific In	terest (SSSI)		
Archaeological In	teres	st				Ancient Mo	onumen	t		
Local Wildlife Site	9					Communit	y Open	Space		
Lee Valley Regio	nal F	Park				Cheshunt	Commo	n		
Listed Building						Locally Lis	ted Buil	ding		
TPO Trees			l	$\boxtimes$		Conservat	ion Area	l		
Air Quality Manag	geme	ent	1		$\boxtimes$	Protected	Species			
Area				$\boxtimes$						
Draft Local Plan										
The site was prop									VC2. Emerg	ging
Policy WC2 ident							new ho	omes, with		
shops/commercia	ai/COI	mun	ity y		oor uses.					

Accessibility – distance as the crow flies								
120m-Primary Sch (Four Swannes		1.14km - Secondary School (St Mary's)	470m–Employment Area (News International)					
220 - Green Spa (Kings Road/Cornwall		80m-Healthcare Centre (Stanhope)	12.27km- Hospital (with A&E) (Princess Alexandra)					
0m- Town/District C (Waltham Cross		110m - Local Centre (228-256 High Street)	1.31km -Leisure Centre (Laura Trott)					
580m- A10 Junct (Lieutenant Ellis W		310m - Railway Station (Theobalds Grove)	200m- Bus Service (Waltham Cross Bus Station)					
Flood Risk								
Does the site		Contains	Adjoins					
Zone 2 (Medium Risk)		$\boxtimes$	$\boxtimes$					
Zone 3a (High Risk)								
Zone 3b (Active Flood P	'lain)							
Additional Flood Risk Co	omments		1					
Access and Transport C The majority of the site of can accommodate, a tra the sites location within Sturlas Way. Connection shops within the other a provided.	comments can be acco ansport asso an Air Qua ns to these	on for this site and appropriate mitigates essed from Sturlas Way. Due to the essment will be required. Considerative lity Management Area. There are for footpaths will be required. Increasi own centre is desirable. Cycle access	amount of development this site ation will need to be given to part of otpaths on both sides of ng the sites accessibility to the					
Utility Provision								
Electricity	Connectio	ons available in the urban area.						
Gas		e site is connected to a low pressure cated along Sturlas Way, but stops	•					
Water	region of t close pro	nain is located along Park Lane and the site contains a water main. Ther kimity to the site northern and easte	e are water hydrants located in rn boundaries.					
Sewerage	south of th along Hig	e main is located within the northerr nis pressure main (by 25m) is a surf h Street and Park Lane.	ace sewer. A foul sewer is located					
Sewerage Treatment	,	e Meads 🛛 Deephams	□Other					
Additional Developer Co None submitted.	omments su	ubmitted during Call for Sites 2016						
The site is previo	ously develo /eloped lan	e for development due to the followi oped land, located within an existing d is one of the 12 core land-use pla	settlement boundary. The re-use					

making and decision-making.

- The site is considered to be in a sustainable location for development it is close to local facilities, modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) for a leisure centre, local park/green space and a doctor's surgery.
- As identified in the Waltham Cross Town Centre Strategy, the northern end of the High Street
  presently sees low levels of footfall and has a level of vacancy significantly higher than the
  southern end. The retail units within this area turn are seen as 'turning their back' on this end of
  the street and creating closure to the pedestrianized core, consequently limiting footfall and the
  viability of the retail units. The redevelopment of this area for mixed use of high density
  development of apartments, shops and community uses, would help to create a lively and more
  balanced town centre, make the units viable and improve the centres public realm.
- The NPPF (Paragraph 23) states that "residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites".

appropriate sites .	
Is this site considered to	⊠Yes □ No
be suitable for	
development?	
Availability Comments	The Council is working with Homebase and Wickes on their relocation. The Council has indicated in their emerging Policy that if necessary, compulsory purchase will be pursued to deliver this scheme. However, as a result of this, it is considered that the site will not come forward until the end of the Plan period.
Is the site considered to	⊠Yes □ No
be available for	
development	
Achievability Comments	The site is considered to be achievable. There are no planning constraints that would prevent this site from coming forward for development. The amount of development this site could accommodate will support the works required to make this development achievable and economically viable.
Is the site considered to	⊠Yes □ No
be achievable?	
Delivery Period	11-15 years



Site Reference Number       WX-U-14         Site Name       Mediock Electrical, 107-115 Eleanor Cross Road and The Friay         Site Area       1.31 hectares         Site Area       1.31 hectares         Site Status       ©Urban         Source of Site       Call for Sites Desktop Study         Site Visit       Urban         Carried Out       ©No         Site Ownership       There are various landowners for this site.         Site Ownership       N Lee Valley Regional Park, E. Residential         Site Description       Site Conservation areas of hardstanding. A large residential building, which is broadly H- Shaped, takes up the majority of the central region of the site. The warehouse forns on to Eleanor Cross Road, within the southerm region of the site. The are a number of structures, of varying levels and uses (residential and warehouse), and areas of hardstanding. A large residential building, which is broadly H- Shaped, takes up the majority of the central region of the site. The warehouse forns on to Eleanor Cross Road, within the southerm region of the site. The warehouse and wickshop (1985, a similar application was refused in 1984).         Development Proposal       Contains       Adjoins         Site Description       Site of Scientific Interest (SSSI)       Image of use from wholesale electrical goods warehouse and winkshop (1985, a similar application was refused in 1984).         Development Proposal       Contains       Adjoins         Site of Scientific Int	Site Information				Site Location Map				
Eleanor Cross Road and The Friary         Site Area       1.31 hectares         Site Status       © Urban         Green Belt       Mixed         Source of Site       Call for Sites         Planning Application       © Desktop Study         Site Visit       Creen Pearls         Carried Out       © No         Site Visit       Pres are various landowners for this site.         Site Desktop Study       Seleanor Cross Road, Petrol Station         Site Eleanor Cross Road, Petrol Station       Seleanor Cross Road, Petrol Station         W       Residential         Site Status       Seleanor Cross Road, Petrol Station         Site Description       The site is irregular in shape and relatively flat. The site consists of a numbers of structures, of varying levels and uses (residential and warehouse), and areas of hardstanding. A large residential building, which is broadly H- Shaped, takes up the majority of the central region of the site. The warehouse from to to Eleanor Cross Road, which includes temporary change of use 1985), additional roller shutter door to forn of warehouse and alterations to car park area (1987), change of use 1985), additional roller shutter door to forn of warehouse and alterations to car park area (1987), change of use 1985), additional roller shutter door to forn of warehouse and alterations to car park area (1987), change of use 1985), additional roller shutter door to forn of warehouse and alterations to car park area (1987), change of use 1980, additional roller shutter door to forn of warehouse and workshop (198	Number	nce		-		Britannia Numeres			
Site Status       SUrban         Green Belt       Mixed         Source of Site       Call for Sites         Planning Application       Sobeskop Study         Site Visit       Yes         Carried Out       SNo         Site Ownership       There are various landowners for this site.         N       Lee Valley Regional Park,         E       Residential         S       Eleanor Cross Road, Petrol Station         W       Residential         S       Eleanor Cross Road, Petrol Station         W       Residential and warehouse), and areas of hardstanding. A large residential building, which is broadly H-Shaped, takes up the majority of the central region of the site. There are a number of trees located within the site.         Planning History       There have been various applications for 107-115 Eleanor Cross Road, which includes temporary change of use from wholesale electrical goods warehouse and alterations to car park area (1987), change of use from wholesale electrical goods warehouse and alterations to car park area (1987), change of use from wholesale electrical goods warehouse and workshop (1985, a similar application was refused in 1984).         Development Proposal       S         Residential       S         Commercial       Other         Local Plan 2005 (Policy H11)       39         Submitted Proposal       Site of Scientific Interest (SSS)	Site Name		Eleanor C Friary	ross Road a			$\sim$	1	AFT
Source of Site       Call for Sites         Planning Application       Desktop Study         Site Visit       Yes         Carried Out       Mo         Site Ownership       There are various landowners for this site.         N       Lee Valley Regional Park, E         Residential       S         Site Description       Residential         N       Residential         Site Description       Residential         N       Residential         S       Eleanor Cross Road, Petrol Station         W       Residential         S       Eleanor Cross Road, Petrol Station         N       Residential         N       Residential         S       Eleanor Cross Road, Petrol Station         W       Residential         N       Residential         N       Residential         N       Residential and warehouse on hardstanding. A large residential building, which is toroadly H- Shaped, takes up the majority of the central region of the site. There are a number of trees located within the site.         Planning History       There have been various applications for 107-115 Eleanor Cross Road, which includes temporary change of use from wholesale electrical goods warehouse to wholesale goods warehouse and alterations to car park area (1987), change of use from wholesale electrical g	Site Area		1.31 hec	tares				E dall	
Source of Site       □ Call for Sites         □ Planning Application       □ Desktop Study         Site Visit       □ Yes         Carried Out       □ No         Site Visit       □ Yes         Carried Out       □ No         Site Ownership       There are various landowners for this site.         Imadowners for this site.       □ Residential         S       Eleanor Cross Road, Petrol Station         W       Residential and variareas of hardstanding. A large residential building, which is broadly H- Shaped, takes up the majority of the central region of the site. The warehouse fronts on to Eleanor Cross Road, which includes temporary change of use 1985), additional roller shutter door to forn of warehouse and alterations to car park area (1987), change of use 1985), additional roller shutter door to forn of warehouse and alterations to car park area (1987), change of use 1985), additional roller shutter door to forn of warehouse and alterations to car park area (1987), change of use from wholesale electrical goods warehouse to wholesale go	Site Status							1 Contraction	
□ Planning Application         ○ Desktop Study         Site Visit       □ Yes         Carried Out       ○ No         Site Ownership       There are various landowners for this site.         ○ 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			□Mixed				The Fidary	1/st	well Cast
Carried Out       Image: Site Ownership       There are various landowners for this site.         Image: Site Ownership       There are various landowners for this site.       Image: Site Ownership         Image: Site Ownership       N       Lee Valley Regional Park, E       Residential         Site Description       S       Eleanor Cross Road, Petrol Station       Image: Site Ownership       Image: Site Ownership         Site Description       W       Residential and warehouse), and areas of hardstanding. A large residential building, which is broadly H-Shaped, takes up the majority of the central region of the site. The warehouse fronts on to Eleanor Cross Road, within the southern region of the site. There are a number of trees located within the site.         Planning History       There have been various applications for 107-115 Eleanor Cross Road, which includes temporary change of use 1985), additional roller shutter door to front of warehouse and alterations to car park area (1987), change of use 1985, additional roller shutter door to front of warehouse and alterations to car park area (1987), change of use 1986, additional roller shutter door to front of warehouse and alterations to car park area (1987), change of use 1985, additional roller shutter door to front of warehouse and alterations to car park area (1987), change of use 1985, additional roller shutter door to front of warehouse and alterations to car park area (1987), change of use 1985, additional roller shutter door to front of warehouse and alterations to car park area (1987), change of use 1985, additional roller shutter door to front of warehouse and alterations to car park area (1987), change of use 1985, additional roller shutter door to front of wareho	Source of S	ite	□Planni	ng Applicati	on	Latimer Court		Real Provide American Street P	
Site Ownership       There are various landowners for this site.         Image: Site Ownership       N       Lee Valley Regional Park, E       Residential         Site Description       S       Eleanor Cross Road, Petrol Station       Image: Site Description         The site is irregular in shape and relatively flat. The site consists of a numbers of structures, of varying levels and uses (residential and warehouse), and areas of hardstanding. A large residential building, which is broadly H- Shaped, takes up the majority of the central region of the site. The warehouse fronts on to Eleanor Cross Road, within the southern region of the site. There are a number of trees located within the site.         Planning History       There have been various applications for 107-115 Eleanor Cross Road, which includes temporary change of use from wholesale electrical goods warehouse to wholesale goods warehouse and workshop (1985, a similar application was refused in 1984).         Development Proposal       Image: Site of Scientific Interest (SSSI)         Site Designations       Image: Site of Scientific Interest (SSSI)         Green Belt       Image: Site of Scientific Interest (SSSI)         Archaeological Interest       Image: Site of Scientific Interest (SSSI)         Archaeological Interest       Image: Community Open Space         Lee Valley Regional Park       Image: Community Open Space         Lee Valley Regional Park       Image: Conservation Area         Site Outling       Image: Conservation Area <td></td> <td></td> <td>□Yes</td> <td>· · ·</td> <td></td> <td></td> <td></td> <td>ar Internet</td> <td>kshead Cout</td>			□Yes	· · ·				ar Internet	kshead Cout
Iandowners for this site.       N       Lee Valley Regional Park,         S       Eleanor Cross Road, Petrol         Station       W       Residential         W       Residential         The site is irregular in shape and relatively flat. The site consists of a numbers of structures, of varying levels and uses (residential and warehouse), and areas of hardstanding. A large residential building, which is broadly H-Shaped, takes up the majority of the central region of the site. The warehouse fronts on to Eleanor Cross Road, within the southern region of the site. There are a number of trees located within the site.         Planning History       There have been various applications for 107-115 Eleanor Cross Road, which includes temporary change of use from wholesale electrical goods warehouse to wholesale goods warehouse and alterations to car park area (1987), change of use from wholesale electrical goods warehouse to wholesale goods warehouse and workshop (1985, a similar application was refused in 1984).         Development Proposal       E         Residential       Commercial         Site Designations       Contains         Green Belt       Contains         Contains       Adjoins         Green Belt       Contains         Carla Wildlife Site       Community Open Space         Carla Wildlife       Contains         Contains       Adjoins         Contains       Adjoins         Green Belt       Contains <td></td> <td></td> <td></td> <td></td> <td></td> <td>Branna -</td> <td>Warehouse</td> <td>FIE</td> <td></td>						Branna -	Warehouse	FIE	
E       Residential         S       Eleanor Cross Road, Petrol Station         W       Residential         W       Residential         Site Description         The site is irregular in shape and relatively flat. The site consists of a numbers of structures, of varying levels and uses (residential and warehouse), and areas of hardstanding. A large residential building, which is broadly H-Shaped, takes up the majority of the central region of the site. The warehouse fronts on to Eleanor Cross Road, within the southern region of the site. There are a number of trees located within the site.         Planning History         There have been various applications for 107-115 Eleanor Cross Road, which includes temporary change of use from wholesale electrical goods warehouse and alterations to car park area (1987), change of use from wholesale electrical goods warehouse to wholesale goods warehouse and workshop (1985, a similar application was refused in 1984).         Development Proposal         Residential       S         Site of Scientific Interest (SSSI)         Site Designations         Green Belt       Contains         Adjoins       Contains         Green Belt       Site of Scientific Interest (SSSI)         Local Wildlife Site       Community Open Space         Local Wildlife Site       Conservation Area         Local Wildlife Site       Conservation Area         Local Wildlife Site       Conservation Area	Site Owners	ship					LAFE		
Site Description         The site is irregular in shape and relatively flat. The site consists of a numbers of structures, of varying levels and uses (residential and warehouse), and areas of hardstanding. A large residential building, which is broadly H-Shaped, takes up the majority of the central region of the site. The warehouse fronts on to Eleanor Cross Road, within the southern region of the site. There are a number of trees located within the site.         Planning History         There have been various applications for 107-115 Eleanor Cross Road, which includes temporary change of use from wholesale electrical goods warehouse to wholesale goods warehouse and workshop (1985, a similar application was refused in 1984).         Development Proposal         Residential           Site Designations           Site Designations           Green Belt             Incal Wildlife Site             Local Wildlife Site               Incal Wildlife Site                 Local Wildlife Site                     Green Belt <td< td=""><td></td><td>Ν</td><td>Lee Valle</td><td>ey Regional</td><td>Park,</td><td>ELEANOR CROSS ROAD</td><td></td><td></td><td></td></td<>		Ν	Lee Valle	ey Regional	Park,	ELEANOR CROSS ROAD			
Site Description         The site is irregular in shape and relatively flat. The site consists of a numbers of structures, of varying levels and uses (residential and warehouse), and areas of hardstanding. A large residential building, which is broadly H-Shaped, takes up the majority of the central region of the site. The warehouse fronts on to Eleanor Cross Road, within the southern region of the site. There are a number of trees located within the site.         Planning History         There have been various applications for 107-115 Eleanor Cross Road, which includes temporary change of use from wholesale electrical goods warehouse to wholesale goods warehouse and workshop (1985, a similar application was refused in 1984).         Development Proposal         Residential           Site Designations         Site Designations         Green Belt           Incal Wildlife Site	ding					Game	TT	avers	WAY Maren
Site Description         The site is irregular in shape and relatively flat. The site consists of a numbers of structures, of varying levels and uses (residential and warehouse), and areas of hardstanding. A large residential building, which is broadly H-Shaped, takes up the majority of the central region of the site. The warehouse fronts on to Eleanor Cross Road, within the southern region of the site. There are a number of trees located within the site.         Planning History         There have been various applications for 107-115 Eleanor Cross Road, which includes temporary change of use from wholesale electrical goods warehouse to wholesale goods warehouse and workshop (1985, a similar application was refused in 1984).         Development Proposal         Residential           Site Designations         Site Designations         Green Belt           Incal Wildlife Site	round Uses	S		ross Road, Petrol				Borney Ct	
The site is irregular in shape and relatively flat. The site consists of a numbers of structures, of varying levels and uses (residential and warehouse), and areas of hardstanding. A large residential building, which is broadly H-Shaped, takes up the majority of the central region of the site. The warehouse fronts on to Eleanor Cross Road, within the southern region of the site. There are a number of trees located within the site.         Planning History       There have been various applications for 107-115 Eleanor Cross Road, which includes temporary change of use 1985), additional roller shutter door to front of warehouse and alterations to car park area (1987), change of use from wholesale electrical goods warehouse to wholesale goods warehouse and workshop (1985, a similar application was refused in 1984).         Development Proposal       Commercial       Other         Residential       Image: Contains       Adjoins       Contains       Adjoins         Green Belt       Image: Contains       Adjoins       Contains       Adjoins         Green Belt       Image: Contains       Adjoins       Image: Contains       Adjoins         Local Wildlife Site       Image: Contains       Adjoins       Image: Contains       Adjoins         Green Belt       Image: Contains       Adjoins       Image: Contains       Adjoins         Image: Contains       Adjoins       Image: Contains       Adjoins       Image: Contains       Adjoins         Green Belt       Image: Contains       Adjoins <t< td=""><td>Sur</td><td>W</td><td>Resident</td><td colspan="5">ial</td><td>Addition Court</td></t<>	Sur	W	Resident	ial					Addition Court
uses (residential and warehouse), and areas of hardstanding. A large residential building, which is broadly H-Shaped, takes up the majority of the central region of the site. The warehouse fronts on to Eleanor Cross Road, within the southern region of the site. There are a number of tree slocated within the site.         Planning History         There have been various applications for 107-115 Eleanor Cross Road, which includes temporary change of use 1985), additional roller shutter door to front of warehouse and alterations to car park area (1987), change of use from wholesale electrical goods warehouse to wholesale goods warehouse and workshop (1985, a similar application was refused in 1984).         Development Proposal       Commercial       Other       Image: Contains of Adjoins         Site Designations       Contains       Adjoins       Contains       Adjoins         Green Belt       Image: Site of Scientific Interest (SSSI)       Image: Site Orgon of the site of	Site Descrip	Site Description							
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1985), additional roller shutter door to front of warehouse and alterations to car park area (1987), change of use from wholesale electrical goods warehouse to wholesale goods warehouse and workshop (1985, a similar application was refused in 1984).         Development Proposal         Residential       ☑       Commercial       Other       □         Local Plan 2005 (Policy H11)       39       Submitted Proposal       □       Contains       Adjoins         Site Designations       Image: Site Designations       Image: Site of Scientific Interest (SSSI)       □       □         Green Belt       □       Ancient Monument       □       □       □         Local Wildlife Site       □       Community Open Space       □       □         Lee Valley Regional Park       □       Conservation Area       □       □         TPO Trees       □       Protected Species       □       □	Planning Hi	story							
Development Proposal         Residential       Image: Commercial       Other       Image: Commercial       Other       Image: Commercial       Image: Commercial <t< td=""><td>1985), addition from wholesa</td><td>onal ro ale ele</td><td>oller shutter ctrical good</td><td>door to front s warehouse</td><td>of warehou</td><td>ise and alterations to o</td><td>car park area (19</td><td>87), change</td><td>of use</td></t<>	1985), addition from wholesa	onal ro ale ele	oller shutter ctrical good	door to front s warehouse	of warehou	ise and alterations to o	car park area (19	87), change	of use
Local Plan 2005 (Policy H11)       39         Submitted Proposal          Site Designations       Contains         Contains       Adjoins         Green Belt       □         Archaeological Interest       □         Local Wildlife Site       □         Local Wildlife Site       □         Lee Valley Regional Park       □         Listed Building       □         TPO Trees       □         Air Quality Management       □				/					
Submitted Proposal       Site Designations         Site Designations       Contains       Adjoins         Contains       Adjoins       Contains       Adjoins         Green Belt       Image: Contains       Adjoins       Contains       Adjoins         Archaeological Interest       Image: Contains       Adjoins       Contains       Adjoins         Archaeological Interest       Image: Contains       Ancient Monument       Image: Contains       Adjoins         Local Wildlife Site       Image: Contains       Ancient Monument       Image: Contains       Adjoins         Lee Valley Regional Park       Image: Contains       Contains       Contains       Adjoins         Listed Building       Image: Contains       Contains       Adjoins       Image: Contains       Image: Contains       Image: Contains         Archaeological Interest       Image: Contains       Community Open Space       Image: Contains					Commer	cial 🗌	Other		
Site Designations       Contains       Adjoins       Contains       Adjoins         Green Belt       Image: Site of Scientific Interest (SSSI)       Image: Image: Site of Scientific Interest (SSSI)       Image: Image: Image: Image: Site of Scientific Interest (SSSI)       Image: Image: Image: Image: Image: Image: Site of Scientific Interest (SSSI)       Image:				1) 39					
ContainsAdjoinsContainsAdjoinsGreen BeltIISite of Scientific Interest (SSSI)IIArchaeological InterestIAncient MonumentIILocal Wildlife SiteICommunity Open SpaceIILee Valley Regional ParkIICheshunt CommonIIListed BuildingIILocally Listed BuildingIITPO TreesIIProtected SpeciesII							<u> </u>		
Green Belt       Image: Site of Scientific Interest (SSSI)       Image: Site of Scientific Interest (SSSI)         Archaeological Interest       Image: Ancient Monument       Image: Site of Scientific Interest (SSSI)         Archaeological Interest       Image: Ancient Monument       Image: Site of Scientific Interest (SSSI)         Local Wildlife Site       Image: Site of Scientific Interest (SSSI)       Image: Site of Scientific Interest (SSSI)         Local Wildlife Site       Image: Site of Scientific Interest (SSSI)       Image: Site of Scientific Interest (SSSI)       Image: Site of Scientific Interest (SSSI)         Local Wildlife Site       Image: Site of Scientific Interest (SSSI)         Local Wildlife Site       Image: Site of Scientific Interest (SSSI)         Lee Valley Regional Park       Image: Site of Scientific Interest (SSSI)         Listed Building       Image: Site of Scientific Interest (SSSI)         Listed Building	Sile Design	alions	5	Contains	Adioins	1		Contains	Adioins
Archaeological InterestImage: Conservation AreaAncient MonumentImage: Conservation AreaLocal Wildlife SiteImage: Conservation AreaImage: Conservation AreaImage: Conservation AreaListed BuildingImage: Conservation AreaImage: Conservation AreaImage: Conservation AreaAir Quality ManagementImage: Conservation AreaImage: Conservation AreaImage: Conservation Area	Green Belt			_	-	Site of Scientific In	terest (SSSI)		
Local Wildlife SiteImage: Conservation AreaImage: Conservation AreaLocal Wildlife SiteImage: Conservation AreaImage: Conservation AreaListed BuildingImage: Conservation AreaImage: Conservation AreaAir Quality ManagementImage: Conservation AreaImage: Conservation Area		ical In	terest				· /		
Lee Valley Regional Park       Image: Cheshunt Common       Image: Cheshunt Common <td< td=""><td></td><td></td><td></td><td></td><td></td><td>Community Open</td><td>Space</td><td></td><td></td></td<>						Community Open	Space		
Listed Building       Image: Conservation Area       Image: Conservation Area       Image: Conservation Area         TPO Trees       Image: Conservation Area       Image: Conservation Area       Image: Conservation Area         Air Quality Management       Image: Conservation Area       Image: Conservation Area       Image: Conservation Area	Lee Valley	Regio	nal Park			•			
TPO Trees     Image: Conservation Area     Image: Image: Conservation Area       Air Quality Management     Image: Protected Species     Image: Image: Conservation Area		-			_	Locally Listed Build	ding		
	TPO Trees	-				Conservation Area	1		
	-	Manag	gement			Protected Species			

Draft Local Plan Designa The draft Local Plan pro DS2: Urban Capacity Si	oposed to a	ulation 18) allocate this site as an urban capaci	ty site, as part of emerging Policy
Accessibility – distance		v flies	-
120m-Primary Sch (Holdbrook Primary S		2.1km - Secondary School (St Mary's)	50m –Employment Area (Waltham Cross Business Park)
0m - Green Spac (adjoins Lee Valley R Park)		650m-Healthcare Centre (Stanhope)	11.96km- Hospital (with A&E) (Princess Alexandra)
720m - Town/District (Waltham Cross		120m - Local Centre (192-194 Eleanor Cross Road)	1.74km -Leisure Centre (Laura Trott)
1.55km - A10 Jund (Lieutenant Ellis W		1.06km - Railway Station (Theobalds Grove)	110m- Bus Service (Queensway)
Flood Risk			
Does the site		Contains	Adjoins
Zone 2 (Medium Risk)		$\boxtimes$	$\square$
Zone 3a (High Risk)		$\boxtimes$	$\square$
Zone 3b (Active Flood P	Plain)		
Additional Flood Risk Co			
mitigation schemes will Access and Transport C	need to be comments		or Way, Eleanor Cross Road and
Eleanor Cross way have access to the site will ne	e footpaths	on both sides. Connections to thes	•
Utility Provision Electricity	Already a	vailable to most units	
•		he site are already connected to a lo	ow pressure gas main. A low
Gas	pressure	gas main is located along Eleanor V	Vay and Eleanor Cross Road.
Water	Eleanor V proximity	house is connected to a water main Vay and Eleanor Cross Road. There to the site.	e are two water hydrants in close
Sewerage		sewer runs along part of the sites v ong Eleanor Cross Road and Elear	
Sewerage Treatment	□Rye	e Meads 🛛 🖾 Deephams	□Other
	omments su	ubmitted during Call for Sites 2016	
None submitted.			

Suitability Comments							
<ul> <li>The site is considered to be suitable for residential development due to the following reasons:</li> <li>The site is previously developed land located within the existing settlement boundary. The re-use of land for residential housing would comply with one of the 12 core land-use planning principles that underpin plan-making and decision making.</li> <li>The site is considered to be in a sustainable location for residential development – it is close to local facilities, primary education and some modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) for green space, doctor's surgery and a leisure centre.</li> </ul>							
Is this site considered to be ⊠Yes □ No suitable for development?							
Availability Comments	The site is not considered to be available. The site is in active use. There has been no promotion for the development of this site from any of the landowners in the Local Plan consultation (Regulation 18) and the Call for Sites 2016. This site could come forward in a piece- meal style due to the number of landowners.						
Is the site considered to be available for development     □Yes     ⊠ No							
Achievability Comments	The site is not considered to be available, and therefore it not considered to be achievable.						
Is the site considered to be achievable?	□Yes ⊠ No						
Delivery Period	-						



	S	Site Informa	ntion		S	Site Location M	lap	
Site Reference			WX-U-18					
Number					21			
Site Name			een Eleano Monarchs V	r Cross Vav	5 to 35			1
Site Area		0.1 hectares						
Site Status		⊠Urban						. /
		□Green B	elt					
		□Mixed					Subv	vay
Source of S	Site	□Call for \$	Sites			(		
		□Planning	Application	n l		$\begin{bmatrix} & 7 \end{bmatrix}$		
		⊠Desktop	Study			1 +		
Site Visit		⊠Yes				55		
Carried Ou	t	□No					$I \wedge$	
Site Ownership		Part of the private cor	site is own npany	ed by a			>	
•	N	Monarchs	. ,					\
Surrounding Uses	Е	Monarchs	, Way Round	labout				-
round Uses	S	Eleanor Cr		-	al ah I		T	
D DI		Residentia		-		the		
ິດ	W Residential, Eleanor House							-
Site Descri	otion							
					vithin the site is a si			
					hru. Located within			site is a
shrubs/tree		a subway ur	ider the adj	oining rour	ndabout. To the nort	in of this path is	an area of	
Planning H		1						
			nstruction of	a new rest	taurant with drive-thr	ough/take-away	facility (enta	iling
demolition of	of exis	sting public h	nouse) was g	granted per	mission in 1998. In	2008, planning p	permission w	as
					o existing building, n			
			ntrance and	2 windows	s, new replacement s	ingle entrance c	oor and side	elights.
Developme Residential		oposai	$\square$	Comme		Other		
	2005	(Policy H1		Comme		Other		
Submitted I		· · ·	22	_				
Site Desigr	ation	ns						
Olic Design		15	Contains	Adjoins			Contains	Adjoins
Green Belt				$\boxtimes$	Site of Scientific In	terest (SSSI)		
Archaeolog	Archaeological Interest				Ancient Monumen	· · ·		
•	Local Wildlife Site				Community Open	Space		
Lee Valley Regional Park				Cheshunt Commo				
Listed Build	-				Locally Listed Build			
TPO Trees	2		$\boxtimes$		Conservation Area			
Air Quality Management					Protected Species			
Area					i i otootoa opooloo			

Draft Local Plan Design								
The draft Local Plan proposed to allocate this site as an urban capacity site as part of emerging Policy								
DS3: Urban Capacity Sites. Accessibility – distance as the crow flies								
Accessibility – distance as the crow files								
50m-Primary Sch (Four Swannes			Secondary School St Mary's)	230m –Employment Area (Waltham Cross Business Park)				
30m - Green Spa (Kings Road)	ace		lealthcare Centre Stanhope)	12.35km- Hospital (with A&E) (Princess Alexandra)				
0m - Town/District 0 (Waltham Cross			- Local Centre 56 High Street)	1.67km -Leisure Centre (Laura Trott)				
1.11km - A10 Jund (Lieutenant Ellis V			Railway Station obalds Grove)	55m- Bus Service (Waltham Cross Bus Station)				
Flood Risk		1						
Does the site			Contains	Adjoins				
Zone 2 (Medium Risk)			$\boxtimes$	$\square$				
Zone 3a (High Risk)								
Zone 3b (Active Flood F	Plain)							
Additional Flood Risk Co	omments							
Zone 2. Any application Risk Assessment. Mitiga Access and Transport C The site can be accessed	for the rest ation mease comments ed Eleanor	idential develo ures, if require Cross Road.	opment of this site sho ed, should be impleme Eleanor Cross Road h	as footpaths on both sides.				
Connections to these fo	otpaths wil	be required.	Cycle access to the si	te will be required.				
Utility Provision	Company							
Electricity		ons available	in is leasted slang Fla	anar Crass Dood				
Gas Water	A water n Cross Ro	nain is located ad	-	rn boundary and along Eleanor				
Sewerage		s connected to long Eleanor (		sewer and surface sewer are				
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other				
Additional Developer Co	omments su	ubmitted durin	g Call for Sites 2016					
None submitted.			<b>~</b>					
Suitability Comments								
land for resident underpin plan-m • The site is consi	busly develorial housing aking and of dered to be	oped land loc would comply decision making in a sustaina	ated in an existing sett / with one of the 12 co ng. ble location for resider	o the following reasons: lement boundary. The re-use of re land-use planning principles that ntial development – it is close to le transport. It is also within the				

local facilities, primary education and some modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) for green space, doctor's surgery and a leisure centre.

- The Waltham Cross Town Centre Strategy identifies that this site is disconnected from the town centre shops and services, which limits the sites potential for linked trips, and consequently results in the site making little contribution to the town centre's success. The Strategy states that the site's redevelopment for high quality residential and the re-provision of the retail unit at ground floor level would enable the creation of an attractive, landmark gateway to the town centre from Monarch's way.
  - The site is located within Waltham Cross Town Centre. The NPPF (Paragraph 23) states that "residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites".

policies to encourage reside	ential development on appropriate sites .
Is this site considered to be	⊠Yes □ No
suitable for development?	
Availability Comments	The site is not considered to be available. The site was identified by the Council are part of the Waltham Cross Town Centre Strategy. The Council has not received any promotion for the sites development from the landowner during the Call for Sites 2016 or the Local Plan (Regulation 18) consultation.
Is the site considered to be available for development	□Yes ⊠ No
Achievability Comments	The site is not considered to be available, and therefore it not considered being achievable.
Is the site considered to be achievable?	□Yes ⊠ No
Delivery Period	-



Site Information					S	Site Location N	lap	
Site Reference			WX-U-19	)			2	2 mm
Number Site Name		Deve					Shelter	
Site Marine		Offic	al Mail Sorti e	ig		Od 81		
Site Area			ectares		The last	V r	HL	
Site Status		⊠Ur	ban		T	Sorting Office		
			een Belt		7			400
		□Mi	xed					B
Source of Site		⊠Ca	Ill for Sites				H.	12
		□Pla	anning Appl	ication				
			sktop Stud	у	75	WALTHAM	CROSS	BA
Site Visit Carried		□Ye						××
Out		⊠No				1 4	SR	A A
Site Ownership			site owned te company		Club			LH /
Surrounding Uses	Ν	Walt Stati	ham Cross	Bus		100		s //
0000	Е		Park, Resid	ential		STOL ( II)		
	S		dential			RUI LA	42 040	Le le
	W	Reta	il Units, Sho	ops			ABBEY RU	
Site Description	1							
					ively flat. The site c			
					building is hardstan	ding, and is bei	ng used as a	a car
Planning History	truct	ure is l	ocated in th	ne sites so	uth eastern corner.			
	n of	new bi	ranch post o	office withi	n existing sorting of	fice was grante	d conditiona	1
					/ illuminated fascia			
Development Pro	posa	al		1				
Residential			$\square$	Commer	rcial 🗌	Other		
Local Plan 2005	(Poli	cy H1′	1)					
Submitted Propos	sal		30					
Site Designations	\$			· · · ·	I			
			Contains	Adjoins			Contains	Adjoins
Green Belt	4	- 4			Site of Scientific Ir	· /		
Archaeological In		st			Ancient Monumen			
Local Wildlife Site					Community Open Cheshunt Commo			
Lee Valley Regional Park Listed Building		Park			Locally Listed Buil			
TPO Trees					Conservation Area	•		
Air Quality Management					Protected Species			
Area								
Draft Local Plan I						ity offer an end	of and a	Dellas
DS3: Urban Capa		• •		ate this site	e as an urban capao	city site, as part	or emerging	J Policy
	Joily	Unes.						

Accessibility – distance	Accessibility – distance as the crow flies							
137m-Primary School (Four Swannes)		1.63kr	n - Secondary School (St Mary's)	150m–Employment Area (Waltham Cross Business Centre)				
125m - Green Sp (Kings Road)	ace	84m	-Healthcare Centre (Abbey Road)	12.42km- Hospital (with A&E) (Princess Alexandra Hospital)				
0m- Town/District C (Waltham Cross		-	0m - Local Centre 8-256 High Street)	1.74km -Leisure Centre (Laura Trott)				
1.06km- A10 Junc (Lieutenant Ellis W			m- Railway Station Theobalds Grove)	0m- Bus Service (adjoins Waltham Cross Bus Station)				
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 comments	for this site	).						
Access and Transport C								
			There is a footpath on the access to the site should b	e eastern side of Abbey Road. De created.				
Utility Provision								
Electricity	,		ns for the site are availab					
Gas			ed to a low pressure gas m					
Water	A water m	nain is loca	ited at Eleanor Cross Roa	d				
Sewerage	A surface	sewer run	s along the sites northern	and western boundaries.				
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other				
Additional Developer Co	mments si	ibmitted d	•					
None submitted.								
Suitability Comments								
	be suitabl	e for resid	ential development due to	the following reasons:				
			•	settlement boundary. The re-use				
				nning principles that underpin plan-				
making and decision-making.								
• The site is considered to be in a sustainable location for development – it is close to local facilities,								
modes of sustainable transport and primary education. It is also within the sustainable distance								
recommended by Barton et al (2010) for a leisure centre, local park/green space and a doctor's								
<ul> <li>surgery.</li> <li>The site is located within Waltham Cross Town Centre. The NPPF (Paragraph 23) states that</li> </ul>								
"residential deve	lopment ca	n play an		the vitality of centres and set out				
Is this site considered development?	to be suit	able for	⊠Yes	] No				

Availability Comments	During the Local Plan Consultation (Regulation 18), the landowner requested that the site is removed from the SLAA, stating that since requesting the sites inclusion within the SHLAA in 2011, the company has reviewed their operational property requirements and that the site will no longer be available for redevelopment within the plan period.
Is the site considered to be available for development	□Yes ⊠ No
Achievability Comments	The site is not considered to be available, and therefore it not achievable.
Is the site considered to be achievable?	□Yes ⊠ No
Delivery Period	-



Site Information						Site Location N	lap	
Site Reference	e		WX-U-22		38 28	El Sub Sta	883	11 65
Number					89 89	79 of 85 72 of 74		
			am Cross T	rade	37 10 44		28 to 34	
Site Area		Centre 0.5 he				1		
Site Status					č			
Sile Status		⊠Urba	an en Belt		₩ ₩		1 0	
Source of Site			for Sites		+			14 to
			ning Applic	eation	8			19 1 16
			ktop Study	allon	S ORK ROAD			Gwendoline Court
Site Visit Carri	ed	⊠Yes			- Se-			F
Out	0u				14	Warehouses		El Sub Sta
Site Ownershi	D		te is owned	bv a				
	1-		company	- , ~	TRUST	ROAD		Lark
Surrounding	Ν	Reside			Wisteria Court		$\mathbf{X}$	
Uses	Е	Railwa	iy Line		ZUIL.	Wellington House		
	S		Road, Resid	dential,	ELEANOR CROSS ROAD			
		Offices	-		T			
	W	Reside	ential		V		HETT	
Site Description	n						II IA I M	1
		in shape	e and relativ	ely flat. T	he site consists of fo	our industrial un	its located w	vithin the
					nding to the east and	l south, which is	s being used	l as car
parking. There		ome tre	es located	within the	site.			
Planning Histo			nligationa r		with a 1 inductrial uni	ite leasted an th	ia aita. Thar	
					or the 4 industrial uni nge of use to Class E			
					vithdrawn), change o			
Development l	-		<u>_</u>	, ,	<i>,,,</i> <u> </u>	, , , , , , , , , , , , , , , , , , ,	, ,	
Residential			$\boxtimes$	Comme	rcial 🗌	Other		
Local Plan 200	)5 (Pc	licy H11	)					
Submitted Pro	posal		60					
Site Designation	ons			1				
5			Contains	Adjoins			Contains	Adjoins
Green Belt					Site of Scientific Ir	Site of Scientific Interest (SSSI)		
Archaeological Interest		est			Ancient Monument			
Local Wildlife Site				Community Open	Space			
Lee Valley Regional Park				Cheshunt Commo	n			
Listed Building				Locally Listed Buil	ding			
TPO Trees				Conservation Area	a			
Air Quality Management				Protected Species				
Area								
Draft Local Pla					a urban aspesiti a	to as part of a	morging De	lion Dea
Urban Capacit		• •			e a urban capacity s	as part of e		illy D33.
		-						

Accessibility – distance as the crow flies							
177m-Primary Sch (Four Swannes)		1.79km - Secondary School (St Mary's)		180m–Employment Area (Waltham Cross Business Park)			
100m - Green Spa (Waltham Cross Loca		335m-Healthcare Centre (Stanhope)		12.16km- Hospital (with A&E) (Princess Alexandra)			
120m- Town/District ( (Waltham Cross Town	-		n- Local Centre 56 High Street)	1.65km -Leisure Centre (Laura Trott Leisure Centre)			
1.24km - A10 Junc (Lieutenant Ellis W			Railway Station Itham Cross)	90m- Bus Service (Waltham Cross Railway Station)			
Flood Risk							
Does the site		(	Contains	Adjoins			
Zone 2 (Medium Risk)			$\boxtimes$	$\boxtimes$			
Zone 3a (High Risk)							
Zone 3b (Active Flood P	lain)			$\boxtimes$			
Additional Flood Risk Co	omments						
				on for the development of this site.			
Mitigation measures, if n		should be imp	lemented.				
Access and Transport C		at Dead True	Deed has fastnathe a	n heth eiden. Connections to			
these footpaths will be re				on both sides. Connections to			
Utility Provision	Junea. O						
Electricity	Electricity	connections a	already available.				
Gas		ssure gas mai		site, just to the south of the 4			
Water	A water m	nain is located	along Trust Road and	York Road.			
Sewerage	A foul sewer is located within the site, to the east of the 4 industrial units. A surface sewer is located along York Road. A pressured main is located along Trust Road.						
Sewerage Treatment	□Ry	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 stated that the site is currently occupied and the timescale for the existing use to cease is 6-8 years. The site has an existing safe access point, no site designations and to the promoters knowledge does not contain contaminated land nor had any previous hazardous uses at the site. The promoter noted that part of the site is subject to a restrictive covenant not to build within 100 feet of land owned by another without obtaining approval and complying with requirements. The promoter states that there a two-storey industrial buildings comprising 4 units currently situated on the site.							

### Suitability Comments

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

Emerging Policy ED2: loss of Employment Uses – Rest of the Borough states the "Development which would cause the loss of an existing employment use, will only be permitted where all the following criteria are met: a) The retention of the site or premises for Use Classes B1, B2 and B8 or sui generis employment use has been fully explored without success, and that there is no reasonable prospect of the site/premises being suitable and viable for any alternative employment generating use; or (b) continued use of the site for employment generating purposes is incompatible with surrounding land uses; and (c) The proposal does not prejudice the continued viability of existing Strategic Employment Areas and neighbouring uses. It is considered that the development of this site for residential use would not comply with the criteria set out in this policy.
 However, the development opportunities for this site may be explored further through the Waltham Cross Area Action Plan.

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



Site Information						Site Location Map
Site Reference			W>	(-U-23	3	
Number						
Site Name					ses off	
Site Area			Bryanstone Road 0.17 hectares			
Site Status		-				
Sile Status			⊠Urban ⊡Green Belt			
		⊡Gi ⊡Mi		en		Depot
Source of Site			all for a	Sitos		So t
					ication	
			esktop			15 1
Site Visit Carried				oluu	у	
Out						
Site Ownership				owne	d by a	
			ate cor			
Surrounding	Ν	Harc	Stan	ding L	and.	
Uses	Е		nnia N			4 0 4
			en Bel			
	S		Stan	0		14
	W	Trac	k, Rai	lway L	ine	10 10 110 12
Site Description						
						tively flat. Located in the south eastern region of the site
						ums is a single structure. A large structure takes up the of these structures is hardstanding areas. A tree boundary
						the site from the adjoining nursery and road.
Planning History		mana	oodin		<u>paratoo t</u>	
No planning histo	ry of	note				
Development Pro	posa	al			T	
Residential				$\boxtimes$	Comme	ercial 🗌 Other 🗌
Local Plan 2005 (	Poli	cy H1	1)	34		
Submitted Propos	sal			-		
Site Designations	;			<u> </u>	1	
			Cont	ains	Adjoins	Contains Adjoins
Green Belt					$\boxtimes$	Site of Scientific Interest (SSSI)
Archaeological In		st				Ancient Monument
Local Wildlife Site	;					Community Open Space
Lee Valley Region	nal F	Park		$\leq$	$\boxtimes$	Cheshunt Common
Listed Building		[			Locally Listed Building	
TPO Trees					Conservation Area	
Air Quality Manag	jeme	ent	Г	7		Protected Species
Area						
Draft Local Plan						
The draft Local P DS3: Urban Capa			ed to	alloca	ite this site	te as a urban capacity site, as part of emerging Policy
	oity	Siles				

Accessibility – distance	as the ci	row flies					
290m-Primary Scl (Four Swannes			Secondary School St Mary's)	150m–Employment Area (Waltham Cross Business Park)			
180m - Green Sp (Lee Valley Regiona			ealthcare Centre Stanhope)	12.02km- Hospital (with A&E) (Princess Alexandra)			
300m- Town/District (Waltham Cross			- Local Centre leanor Cross Road)	1.59km -Leisure Centre (Laura Trott)			
1.35km - A10 Juno (Lieutenant Ellis W			Railway Station tham Cross )	135m- Bus Service (Waltham Cross Railway Station (Stop E))			
Flood Risk							
Does the site			Contains	Adjoins			
Zone 2 (Medium Risk)			$\boxtimes$	$\square$			
Zone 3a (High Risk)							
Zone 3b (Active Flood F	Plain)			$\square$			
Additional Flood Risk Co	omments	 6					
A flood risk assessment	will nee	d to accompany	any application for this	site and appropriate flood			
mitigation measures imp							
Access and Transport C							
development was to cor	ne forwa	rd on this site. T	here is a footpath on tl	will require improvements if he southern side of Bryanstone e site will need to be provided.			
Utility Provision	<b>I</b>		- /				
Electricity		ctions may alrea					
Gas				, to the west of Latimer Court.			
Water		r main is located of the site.	along Bryanstone Roa	ad, approximately 40m to the			
Sewerage	A foul s	sewer runs adjac	ent to the sites easter	n boundary.			
Sewerage Treatment		Rye Meads	⊠Deephams	□Other			
Additional Developer Co	omments	submitted durin	g Call for Sites				
None submitted.							
Suitability Comments	he evit	able for regidenti	al davalanmant dua ta	the fellowing recence			
The site is considered to			•	•			
<ul> <li>The site is previously developed land, located within an existing settlement boundary. The re-use of previously developed land is one of the 12 core land-use planning principles that underpin plan-</li> </ul>							
making and decision-making.							
<ul> <li>The site is considered to be in a sustainable location for development – it is close to local facilities,</li> </ul>							
modes of sustainable transport and primary education. It is also within the sustainable distance recommended by Barton et al (2010) for a leisure centre, local park/green space and a doctor's							
surgery							
				established through the granting			
				Court. The density of the			
Is this site considered		$\boxtimes$ Yes	ouring /nearby develop				
suitable for developme							

Availability Comments	No promotion for the development of this site has been promoted to the Council during the 2016 Call for Sites or the Local Plan (Regulation 18) consultation. No pre-application or planning application for this site has been received by the Council				
Is the site considered to be	□Yes	🗵 No			
available for development					
Achievability Comments	The site is not conside	ered to be available, therefore is not considered to			
	be achievable.				
Is the site considered to be	□Yes	🛛 No			
achievable?					
Delivery Period	-				



Site Information						S	Site Location M	lap		
Site Reference	;	WX-U-24				FB	11			
Number				0 2 1		AL				
Site Name		PR Pall				Att		7		
Site Area		0.36 he		5					ATT	24
Site Status		⊠Urba							14	i i
		Gree					F	04	1 JA	JH-
						Posts	4E	ITAL	FT / M	5
Source of Site		⊠Call f				ET T	11	LFF	FP /	
		□Planr	•		tion	F	TH		1-1-1	
		Desk	top St	udy			Hall		=	
Site Visit Carri	ed	□Yes				SF \		TimberYard		
Out		⊠No	<u> </u>			_		The second se		
Site Ownershi	С	The site		privat	е		1			
	NI	owners	•			8110111				
D	N	Station					/		L	Vorks
Surrounding Uses	Е	Walthaı Park, Ir	-					1		
round Uses	S	Waltha				ALL		C C	H	
		Park , I	ndustr	ial Un	its	1549				D
N N	W	Resider	ntial, C	Open S	Space	1 - 1			d bne stA	Tank
Site Descriptio	n					1 IF II			4 poo	
		v rectand	nular ii	n shar	be and rel	atively flat. The	site	consists of a nu	mber of stru	ctures
								t to the west of		
								es along the si		
which separate	es it	from the	adjoir	ing o	oen space			_		-
Planning Hist										
No planning hi										
Development I	Prop	osal				· ·				
Residential			4	$\boxtimes$	Comme	cial		Other		
Local Plan 200	•		1)		-					
Submitted Pro	posa	al								
Site Designation	ons		I			1			1	
			Cont		Adjoins				Contains	Adjoins
Green Belt								terest (SSSI)		
Archaeologica		erest		<u> </u>		Ancient Monument				
Local Wildlife						Community Open Space		•		
Lee Valley Reg	-	al Park				Cheshunt Co				
Listed Building						Locally Listed		-		
TPO Trees	0000				Protected Sp					
Air Quality Ma Area	lage					Frolected Sp	ecies			
Draft Local Pla	n De	esignatio	n (Red	nulatio	on 18)	I				
						e as a urban ca	apaci	ty site, as part o	of emerging	Policy
DS3: Urban Ca		• •						, , r	39	,
		-								

Accessibility – distance as the crow flies								
410m-Primary Scl (Holdbrook)	hool		Secondary School lary's School)	0m–Employment Area (Waltham Cross Business Park)				
0m - Green Spa (adjoins Fisher Clo		-	Healthcare Centre (ey Health)	11.64km- Hospital (with A&E) (Princess Alexandra)				
1.07km- Town/District (Waltham Cross	-		- Local Centre leanor Cross Road)	2.07km -Leisure Centre (Laura Trott)				
2.12km - A10 Juno (Lieutenant Ellis V			Railway Station Itham Cross)	10m- Bus Service (Lea Road)				
Flood Risk								
Does the site			Contains	Adjoins				
Zone 2 (Medium Risk)			$\boxtimes$	$\boxtimes$				
Zone 3a (High Risk)			$\boxtimes$	$\boxtimes$				
Zone 3b (Active Flood F	Plain)			$\boxtimes$				
Additional Flood Risk Co	omments							
A flood risk assessment Appropriate mitigation m				on for the development of this site.				
Access and Transport C								
				g both sides of Station Road.				
Connections to these wi	Il be require	ed. Cycle acc	ess to the site will need	to be provided.				
Utility Provision	<b>Flast</b> isitu	e veile ble						
Electricity	Electricity		in in located along Stat	ion Dood				
Gas			in is located along Stat	ater main is located along Station				
Water	Road.	yulaht is loca		ater main is located along Station				
Sewerage	A foul sev	ver is located	25m to the east of the	site.				
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other				
Additional Developer Co	omments su	ubmitted by de	eveloper during Call for	Sites 2016				
None submitted.								
Suitability Comments								
			-	e to the following reasons:				
	<ul> <li>The site is included within the Waltham Cross Business Park. There is a general presumption against the loss of employment uses within the borough's employment areas. As indicated in the</li> </ul>							
•			•	ic Employment Areas are less				
likely to be grant	•		an uses within oudley	ic Employment Areas are less				
Is this site considered		□Yes	⊠ No					
suitable for developme		_						



Si	ite In	forma	tion		S	Site Location M	lap		
Site Reference			WX-U-2	5			7/2	THY	
Number							ART	143	
Site Name			balds Grov	-				The	
Cito Area			on Car Par	K			BX		
Site Area			hectares		C,				
Site Status		⊠Ur				we of	ie Som	MON	
			een Belt		8	Theotoan	27	TRINITY LAN	
						11/1/	1/2	HIGH STREET	
Source of Site			Ill for Sites				12	E	
			anning App			WALTHAM CF	ROSS	H	
<u> </u>			sktop Stuc	ly		/ /			
Site Visit Carried Out		⊠Ye	-				11 12 01 27 11 263 to 269	284	
-		□No				Lasto 30	2	182	
Site Ownership			site is owne te compan	,	111 <b>1</b>	Ronmarsh Place	TEH	276	
Surrounding	N	-	vay Lines	у.			51-1	58	
Uses	E		Street		in the start		HE	52	
0000	S	U U	dential, Lo	cal		N	15-	E-III	
	Ŭ	Cent		Jul	, 18/	AMBTO	TREE		
	W	Resid	dential		ATT	AVENU N	HAF	HIGH CH	
							HI.III	LB	
Site Description		4					•	- I'-	
					ively flat. The site co e along the sites no				
the adjoining road		15 0 50			c along the sites no		, separates	13 11 0111	
Planning History									
There have been	a nu	umber	of applicat	ions for Th	eobalds Grove Stati	on. None of the	ese applicat	ions	
relate to Theobal			Car Park.						
Development Pro	posa	al			· · · —				
Residential	<u> </u>			Comme		Other			
Local Plan 2005	•	cy H11	1)						
Submitted Propo	sal		50						
Site Designations	3					1			
•			Contains	Adjoins			Contains	Adjoins	
Green Belt					Site of Scientific Ir	nterest (SSSI)			
Archaeological In	teres	st			Ancient Monumen	t			
Local Wildlife Site	Э				Community Open Space				
Lee Valley Regio	nal F	Park			Cheshunt Common				
Listed Building					Locally Listed Buil	ding			
TPO Trees					Conservation Area	a			
Air Quality Management				Protected Species	;				
Draft Local Plan	Draft Local Plan Designation (Regulation 18) The draft Local Plan proposed to allocate this site as a urban capacity site as part of emerging Pol8icy								
					e as a urban capacit	y site as part of	emerging F	ol8icy	
	lan p	propos			e as a urban capacit	y site as part of	emerging F	ol8icy	

Accessibility – distance	as the crov	v flies							
360m-Primary School (St Josephs)			Secondary School St Mary's)	580m–Employment Area (News International)					
190m - Green Spa (Cedars Park)			ealthcare Centre tanhope)	12km- Hospital (with A&E) (Princess Alexandra)					
230m- Town/District (Waltham Cross	-		Local Centre 37 High Street)	980m-Leisure Centre (Laura Trott)					
560m- A10 Junct (Lieutenant Ellis W			ailway Station balds Grove)	35m- Bus Service (Theobalds Grove Railway Station (Stop B))					
Flood Risk									
Does the site		(	Contains	Adjoins					
Zone 2 (Medium Risk)				$\boxtimes$					
Zone 3a (High Risk)									
Zone 3b (Active Flood P	lain)			$\boxtimes$					
Additional Flood Risk Co		provimity to El	ad Zana 2 may be re	quirod					
Further investigation into Access and Transport C		proximity to Fig	bod Zone Z may be re	quirea.					
		he Arches wh	ich is accessed from	High Street. The Arches has a					
				h Street. Connections to these					
footpaths will be require									
Utility Provision									
Electricity				extended to the car park					
Gas		<b>v</b>	n is located within the						
Water			e sites northern bound						
Sewerage			•	tes northern boundary ⊠Other					
Sewerage Treatment	,	e Meads	⊠ Deephams						
Additional Developer Co				no logol/ourporchin iccurco and no					
				no legal/ownership issues and no or are adjacent to the site and no					
structures are required t	•	•	yo that pass through c						
Suitability Comments									
	be in a su	itable location	for residential develop	oment due to the following					
reasons:				-					
				settlement boundary. The re-use					
			i∠ core land-use plat	nning principles that underpin					
	plan-making and decision-making.  The site is in a sustainable location for development – it is close to local facilities, modes of								
	<ul> <li>The site is in a sustainable location for development – it is close to local facilities, modes of sustainable transport and primary education. It is also within the sustainable distance</li> </ul>								
	•	•		green space and a doctor's					
surgery.			-						
The site is locate			•						
Consideration will nee	d to be giv	ven to the los	s of station parking a	as a result of the sites					
development.									

Is this site considered to be suitable for development?	⊠Yes □ No
Availability Comments	The landowner of the site has promoted the site for development through the Call for Sites 2016. As part of this promotion, it was stated that the site would be able to come forward within 6-10 years. There are no legal/ownership issues that would prevent this site from coming forward
Is the site considered to be available for	⊠Yes □ No
development	
Achievability Comments	The site is considered to be achievable. There are no site designations that would prevent the sites development. The site preparatory works required to bring this site forward is not considered to have a detrimental impact on the viability of the scheme. Due to the urban location of the site it can benefit from existing infrastructure.
Is the site considered to be achievable?	⊠Yes □ No
Delivery Period	6-10 years



Site Information							ite Location	n Map			
Site Reference			WX-U	-27		85	Wisteria	Court		$\sim$	
Number			_			85	9,	7			
Site Name			Station Approach ndustrial Units					4 1	Wellington House		
Site Area			nai oni iectares			ELEANOR	CROSS			1 + 1.EI	
Site Status		_	-				CRUSS	ROAD			
Sile Status		⊠Urb				NVA					
			en Belt			3/16					
Source of Site			eu for Site			- The		Wo	ke		
			nor Sile		<b>0n</b>	1	PT		NO		
			sktop St		UII		STATION AF	PPROACH		All	
Site Visit Carried		⊠Yes		uuy		~			AN	tion	
Out			•			Sports Facility			ITAN	Waithem Cross Station	
Site Ownership			are vai	rious					Pavilion		
			whers for		site				9	Walt	
Surrounding	Ν	Elean	or Cros	s Road						FB	
Uses	Е	Walth	am Cro	ss Stat	ion	- 0					
	S	Statio	n Appro	bach,						5111	
			Open S			_					
	W	Statio	n Road								
Site Description The site is irregular in shape and relatively flat. The site consists of a number of structures, the largest of									lange of of		
which is located e											
areas of hardstar			majonty	yorine	Sile		531. 01	anounuing u			
Planning History	<u></u>	-									
No planning histo	ry of	note									
Development Pro	posa	al						I			
Residential			$\square$	⊴ Co	mm	ercial		Other			
Local Plan 2005	(Polie	су	14								
H11) Submitted Propos											
-											
Site Designations	\$		. 4	<b>A</b> al! a !					Questaine	A all a line a	
Green Belt		Co	ntains	Adjoi		Site of Scientific	Intor		Contains	Adjoins	
	torod	.+				Site of Scientific Ancient Monum		351 (3331)			
Archaeological In		51									
						Community Ope		ace			
Lee Valley Regio Park	nai					Cheshunt Comr	non				
Listed Building					Locally Listed B	uilding	3				
TPO Trees					Conservation A	rea	-				
Air Quality						Protected Speci	ies				
Management Are						-					
Draft Local Plan											
The draft Local P	•	•	d to allo	ocate tl	nis si	ite as a urban ca	apacity	y site, as par	t of emerging	Policy	
DS23: Urban Cap	bacity	Sites									

Accessibility – distance	Accessibility – distance as the crow flies									
205m-Primary Scl (Four Swannes		1.87km - Seco (St M	ondary School ary's)	40m–Employment Area (Waltham Cross Business Park)						
15m - Green Spa (Waltham Cross	290m-Health (Abbey	-	12km - Hospital (with A&E) (Princess Alexandra)							
160m - Town/District (Waltham Cross Town		470m - Lo (192-194 Ele	-	1.78km -Leisure Centre (Laura Trot)						
1.32km - A10 Juno (Lieutenant Ellis W		30m- Railw (Walthar		10m- Bus Service (Waltham Cross Railway Station)						
Flood Risk										
Does the site		Cont	ains	Adjoins						
Zone 2 (Medium Risk)		$\geq$		$\square$						
Zone 3a (High Risk)			]							
Zone 3b (Active Flood P	Plain)		]	$\boxtimes$						
Additional Flood Risk Co	Additional Flood Risk Comments									
	A flood risk assessment will need to accompany any planning application for the development of this site.									
Mitigation measures, if r		be implemen	ted.							
Access and Transport C		Annraah Sta	tion Annroach ha	a factuatha an bath aidea						
Connections to these for			alion Approach na	s footpaths on both sides.						
Utility Provision		oquirou.								
Electricity	Connections a	vailable								
Gas	The site is co	nected to a lo	w pressure gas m	nain.						
Water				water main is located on the sites nk main is located along Station						
Sewerage	A foul sewer a located along			ithin the site. A surface sewer is						
Sewerage Treatment	⊡Rye Me	ads	⊠Deephams	□Other						
Additional Developer Co	mments submi	tted during Ca	III for Sites 2016	•						
None submitted.										
Suitability Comments		<u> </u>								
The site is considered to										
				settlement boundary. The re-use						
of previously developed land is one of the 12 core land-use planning principles that underpin plan- making and decision-making.										
<ul> <li>The site is considered to be in a sustainable location for development – it is close to local facilities,</li> </ul>										
modes of sustainable transport and primary education. It is also within the sustainable distance										
	y Barton et al (2	010) for a leis	sure centre, local p	park/green space and a doctor's						
surgery.			tion							
• The site is close Is this site considered		ss rallway sta ⊠Yes	ation.							
for development?	to be suitable									
Availability Comments		The site wa	as identified by the	Council as part of a desk top						

Is the site considered to be available	study. The Council has not received any promotion for the development of this site during the Call for Sites 2016, as part of Pre-application or Planning Application or during the Local Plan (Regulation 18) consultation. The site may be explored further as part of the Waltham Cross Area Action Plan proposed by the Council in emerging Policy WC3: Waltham Cross Area Action Plan. As a result of this work, the site may become available in the future.□Yes⊠ No
for development Achievability Comments	The site is not considered to be available, therefore is not
Achievability comments	considered to be achievable.
Is the site considered to be achievable?	□Yes ⊠ No
Delivery Period	-



Site Information					Site Location Map					
Site Reference			WX-U-28				108			
Number				_		1				
Site Name Site Area			Gala Bingo Site 0.21 hectares							
				ales						
Site Status		⊠Ur		<b>D</b> 1/		Post	호 (PH)			WALT
		_	Green Belt			Shelter				
0 (0)		□Mi		<u></u>		FO	100			
Source of Site				Sites						
				ng Appl						
				p Stud	у			Club		5
Site Visit Carried		□Ye								h
		⊠No								11/3
Site Ownership		owne		s in pri	vate					117
	N	Publ					76 to 88		K	1 170-
b	E			ost Offici			88		FR (F	1.H
ndii		Sorti			Je				EN	7/7
Surrounding Uses	S			esiden	tial				$\exists$	NF
	W	High					74	T	$\left( \right) \rightarrow$	54
S S S S S S S S S S S S S S S S S S S		l ngn	oue	.01		Fa		HAT	11A	
Site Description										
The site is relative										
largest adjoining										
larger structure b and east of these										
eastern boundary		Cluica	5 15 a	ii alea		anding. The			su along the	31103
Planning History	-									
No planning histo	ry of	f note.								
Development Pro	posa	al			I			T		
Residential				$\boxtimes$	Comme	rcial		Other		
Local Plan 2005	(Poli	cy H1	1)							
Submitted Propos	sal			88						
Site Designations	;									
			Col	ntains	Adjoins				Contains	Adjoins
Green Belt								nterest (SSSI)		
Archaeological In		st				Ancient N				
Local Wildlife Site						Commun	•			
Lee Valley Regio	nal F	Park	Park 🗌 🗌			Cheshun				
Listed Building						Locally L				
TPO Trees						Conserva				
	Air Quality Management				Protected	d Species	3			
Area	Jack	anotic	n (D	aulati	n 19)					
Draft Local Plan I The site was not						al Plan				
	acol	gnalet	a vvili							

Accessibility – distance as the crow flies								
210m-Primary Scl (Four Swannes			Secondary School St Mary's)	275m–Employment Area (Waltham Cross Business Park)				
213m - Green Sp (Waltham Cross			ealthcare Centre obey View)	8.2km- Hospital (with A&E) (Barnet)				
0m- Town/District C (within Waltham Ci			- Local Centre 56 High Street)	1.8km -Leisure Centre (Laura Trott)				
1.05km - A10 Juno (Lieutenant Ellis V			Railway Station tham Cross)	345m - Bus Service (Waltham Cross Bus 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							
No flood risk comments		).						
Access and Transport C								
			. High Street Road ha	s footpaths on both sides.				
Connections to these fo	otpaths will	be required.						
Utility Provision	Connectiv							
Electricity Gas			<u>dy be available.</u> a low pressure gas m	nain				
Water			ected to a water main					
Sewerage		s already conn		A surface sewer is located along				
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other				
Additional Developer Co	omments si	ubmitted during	a Call for Sites 2016					
None submitted.								
Suitability Comments								
The site is considered to			•	•				
		• •	0	settlement boundary. The re-use				
			12 core land-use plar	nning principles that underpin plan-				
<ul> <li>making and deci</li> <li>The site is in a s</li> </ul>		•	velopment it is close	e to local facilities, modes of				
			•					
sustainable transport and primary education. It is also within the sustainable distance recommended by Barton et al (2010) for a leisure centre, open/green space and a doctor's								
surgery.	• • • •							
				can play an important role in es to encourage residential				
development on								
-				n overdevelopment and does not				
this site would be betwe		inding area. Th	ne Council considers t	hat a more appropriate scale for				
Is this site considered		able 🖂 Y		No				
	.0 .0 .0 .0							

for development?	
Availability Comments	The site has been actively promoted to the Council for development.
Is the site considered to be available for development?	⊠Yes □ No
Achievability Comments	The site is considered to be achievable. There are no policy designations that would prevent this site from coming forward. Due to the sites urban nature it will be able to benefit from existing infrastructure. The cost for the site preparatory work to bring this site forward for development will depend on the scheme (i.e. conversion of existing building or demolition of existing building and creation of new building).
Is the site considered to be achievable?	⊠Yes □ No
Delivery Period	1-5 years

Waltham Cross Green Belt Sites



	Site In	formation	Site Location Map
Site Reference Number		WX-GB-02	
Site Name		Theobalds Park Farm	
Site Area		36.59 hectares	
Site Status		□Urban ⊠Green Belt	
		□Mixed	
Source of Site		□Call for Sites	
		□Planning Application	
		⊠Desktop Study	
Site Visit Carrie	d	⊠Yes	
Out		□No	
Site Ownership		The site is in single ownership	
Surrounding	Ν	Lieutenant Ellis Way	
Uses	Е	A10	
	S	M25 Junction 25	
	W	The New River, Tesco Country Club, Green Belt	

## Site Description

The site is irregular in shape and slopes gently from west to east towards the A10. The site is open field in nature. The site is separated into four different fields, which are separated from one another by tracks and/or hedges and trees. Adjoining the eastern boundary, in a central location is a number of buildings that form Theobalds Park Farm. There are three tracks which extend from this property – one from the north east corner of the farm (travelling in a north west direction) one from the west (which then travels to the south west near once the track reaches the middle of the site) and one from the south. There are some trees found within the site, with a higher concentration being found around the buildings that form Theobalds Park Farm. This site is also referred to as Park Plaza West in the emerging Local Plan. The site is also referred to as TwentyFive25.

## **Planning History**

An application for the development of circa 72, 372 metre squared B1(a) and B1(b) and associated uses together with access and highway works, parking, landscaping and such demolition as required pursuant to accordance within Policy E3 of the adopted Borough of Broxbourne Local Plan was withdrawn in 1997. There has been various applications for Theobalds Park Farm, which includes: the use of the greenhouse for the storage and sale of specified goofs and produce not grown on the farm (approved, 1992), the use of the farm barn as motor car workshop (approval, 2003); single storey building for storage and sale of farm produce (approval, 1981), listed building consent for repairs to patch slates to the roof (approval 2012); and, demolition of clay lump barn (appeal dismissed, 2005).

### **Development Proposal**

Residential	Commercial 🛛	Other	$\boxtimes$
Local Plan 2005 (Policy H11)	Up to 100,000sqm gross	Local Open Green Space	
Submitted Proposal	floorspace		

Site Designations	0 1 1	A 11 1				A 11 1	
Crean Dalt	Contains	Adjoins	Cite of Colontific Interes		Contains	Adjoins	
Green Belt			Site of Scientific Interes	(3331)			
Archaeological Interest			Ancient Monument				
Local Wildlife Site			• • •	Community Open Space			
Lee Valley Regional Park			Cheshunt Common	shunt Common			
Listed Building	$\boxtimes$		Locally Listed Building				
TPO Trees			Conservation Area				
Air Quality			Protected Species				
Management Area							
Draft Local Plan Designa The draft Local Plan prop				<u> </u>			
100,000 sqm gross floors use classes B1a or B1b o including southern area o A10 and Lieutenant Ellis and cycle connections to Green Corridor; and, Ceo	or others th of the site to Way; bus s be made to cils Pond to	at support be laid ou ervice; pa b the urbar be restore	the campus; generous a ut as public open space; rking in accordance with n area; New River and er	nd well lan andmark c Local Plan	dscaped set development Guidelines;	ting at corner of Pedestrian	
Accessibility – distance a	is the crow	files					
370m-Primary School (Hurst Drive)		210m - Secondary School (St Mary's)		140m–Employment Area (News International)			
150m - Green Space (Cedars Park)		960m-Healthcare Centre 1 (Stanhope)		11.66km- Hospital (with A&E) (Barnet)			
640m- Town/District Centre (Waltham Cross)		810m - Local Centre (239-267 High Street)		1.43km -Leisure Centre (Laura Trott)			
0m- A10 Junction (adjoins Lieutenant Ellis M25 J25)		<b>,</b>			86m - Bus Service (Bullsmoor Lane)		
Flood Risk							
Does the site			Contains		Adjoins		
Zone 2 (Medium Risk)							
Zone 3a (High Risk)							
Zone 3b (Active Flood Pl	ain)				$\boxtimes$		
Additional Flood Risk Co	,				<del>تب</del>		
The site may suffer from protection zone.		l surface w	vater flooding and the sou	uthern area	a is within a s	ource	
	omments						
Access and Transport Comments There is vehicle access to Theobalds Park Farm from the A10. This access point will need to be improved significant to be able to accommodate the amount of traffic that this site could generate. An additional entrance/exit point – how many and the location of these should be informed by modelling. Due to the amount of development this site could accommodate, a transport assessment will be required. It is considered that improvements to the highway capacity along the A10 corridor will be required to support development of this site. Improvements to the cycle and pedestrian access to this site will be required. The New River path adjoins the site to the west. This path will need to be maintained.							

Utility Provision					
Electricity	There are some electricity cables at the farm. New infrastructure will need to be installed to support the development of this site.				
Gas	A medium pressure gas main is located to the east of the site. The closest low pressure gas main is located to the east of the site, within the built up residential area.				
Water	A trunk main adjoins the sites eastern boundary. The building Theobalds park Farm is connected to a water main.				
Sewerage	A surface sewer enters the site in the south western corner. This sewer does not run through the site. A foul sewer is located at the News International Site to the east of the site.				
Sewerage Treatment	□Rye Meads	⊠Deephams	□Other		
Additional Developer Co	mments submitted durin	a Call for Sites 2016			

Additional Developer Comments submitted during Call for Sites 2016 None submitted. During the Local Plan consultation the promoter submitted a number of documents which support the allocation of this site. This information can be found on the following webpage: <u>www.broxbourne.gov.uk/lpsites</u>. As part of these representations, the promoter stated that the site presents a unique opportunity to deliver a sub-regional business park of exceptional quality in a sustainable location that can lead a step change in employment opportunities within the borough. The promoter continues by stating that sites strategic location at the nexus of several dynamic and fast growing sub-regional economic areas provides a strong opportunity for the borough to take advantage of the economic potential in these areas to promote higher value growth. The site is of suitable size, excellent road accessibility, good public transport accessibility and has the requisite profile with a frontage to the M25 and A10.

# Suitability Comments

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

- The Core Strategy Inspectors Report states that the site provides an "important opportunity to extend Park Plaza North to create enough critical mass for 'high end' jobs. The Council acknowledged the value of the green belt in providing separation of Enfield/M25 from Cheshunt. But there is nowhere else in the Borough where the necessary critical mass can be achieved, with such good transport links. The loss of green belt can be justified by the exceptional circumstances of a highly constrained urban area and consequent limited opportunity to achieve a step change in employment profile without release of such land." The Inspector also noted that the site has strong locational advantage for road travel "and it would be possible to make much needed improvements to the links between the whole south A10 area and the nearest railway stations through the provision of public transport support and better footpaths and cycleways".
- Aecom's Employment Land Study (July 2016) refers to the site as Twentyfive25. The study states that the sites prominent location fronting onto the M25 means that it is a gateway site that "could be considered a prime location for a headquarters location or high quality business park". The study also notes that the scale of the site lends itself to the creation of a critical mass of high quality employment provision. The site could be particularly attractive to many economic sectors, which includes life sciences. The suitability of the Park Plaza sub-area to accommodate life science is set out in the LSCC Growth Spaces for Life Sciences: Land, Floorspace and Facilities (2015). The study notes that the "potential for this site to play a major role in supporting economic growth in Broxbourne and the wider area has been identified in a number of documents including sub-regional documents such as the Hertfordshire LEP Strategic Economic Plan (SEP) (2014) and the LSCC An Agenda for Jobs, Growth and Improved Liveability (2014); and Council planning documents.
- The development of this site would create a significant amount of jobs and employment floorspace that will make a significant contribution to meeting the Council's development needs.

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

Availability Comments	The site is considered to be available. The site has been actively promoted for development during the Local Plan consultation. During the Local Plan representations the promoted stated the allocation of the Park Plaza West site to accommodate up to 100,000 sqm of B1a and B1b business floorspace.
Is the site considered to be available	⊠Yes □ No
for development	
Achievability Comments	The site is considered to be achievable. The amount of development that this site can accommodate will be able to support the installation of the necessary infrastructure and road improvements. 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	1-15 years



	Site	e Informa	tion			Site Loca	ation M	lap	
Site Reference	Э		WX-GB-03						
Number							Tall		
Site Name			Ids Sport G	round			\$((-		
Site Area					SH				
Site Status		□Urbar				-kalapite			
		⊠Greer	n Belt						
			ł					Parlos CA	
Source of Site		$\boxtimes$ Call f	or Sites			1h			
			ing Applica	tion		Stor II			
			top Study			Cub Sports Ground		H	
Site Visit Carri	ed	□Yes							
Out		⊠No					/		/
Site Ownershi	р		e is owned b	oy a			1		
	<b>.</b>	-	company.			73	1	10	
D	Ν		nd, Green I	Belt,	1				
Surrounding Uses	E	New Riv	lds lane		,				
round Uses	S		nds, Green	Belt		Theobalds Park			
urr urr			lds Park Ho	,	2				
S	W		nds, Green						
Site Description									
						n west to east. The site is open			
						of the eastern and western reg			
region.	ing g	reen, two	tennis courts	s and a	piay	ground, with the club building I	being loc		estem
Planning Histo	ory								
The redevelopm	nent o					o provide training academy with			
						granted conditional approval in			
						veral applications to alter and enablished applications to alter and enablished approval, 19			
						ruction of a children's playgrou			
office/lecture/co							(	,	
Development I	Prop	osal				· · ·			
Residential					Co	mmercial	Other		X
Local Plan 200	)5 (F	olicy H1	1)				Impro	ved sports f	acilities
Submitted Pro	posa	al	Up to	200					
Site Designation	ons		· ·						
			Contains	Adjo	ins			Contains	Adjoins
Green Belt			$\boxtimes$			Site of Scientific Interest (S	SSSI)		
Archaeologica	l Inte	erest			]	Ancient Monument			
Local Wildlife	Site				]	Community Open Space			
Lee Valley Reg	giona	al Park			]	Cheshunt Common			
Listed Building	-				]	Locally Listed Building			
TPO Trees	•				]	Conservation Area			
Air Quality Mar	nage	ement			-	Protected Species			
Area	0				J				
						1			625

Draft Local Plan Designation (Regulation 18) The draft Local Plan proposed to keep this site within the Green Belt. The site was also covered by emerging Policy CS1: Cheshunt Country Club, which seeks to secure a sustainable future for the Cheshunt County Club that is compatible with its countryside location. Accessibility – distance as the crow flies 750m-Primary School 280m - Secondary School 360m–Employment Area (Hurst Drive) (St Mary's) (News International) 350m - Green Space 1.24km -Healthcare Centre 12.24km- Hospital (with A&E) (Cedars Park) (Stanhope) (Barnet) 930m- Town/District Centre 1.04km - Local Centre 1.57km -Leisure Centre (Waltham Cross) (239-267 High Street) (Laura Trott) 270m- A10 Junction 1.01km - Railway Station 1.10km - Bus Service (Lieutenant Ellis Way) (Theobalds Grove) (The Vine PH) Flood Risk Does the site Contains Adjoins Zone 2 (Medium Risk)  $\square$ Zone 3a (High Risk)  $\square$ Zone 3b (Active Flood Plain)  $\boxtimes$ Additional Flood Risk Comments The sites proximity to an area in Flood Zone 3a may require further investigation. Access and Transport Comments The site is accessed from Theobalds Lane. Theobalds Lane is semi-rural in nature. The site is in close proximity to the A10. Due to the amount of dwellings this site could accommodate a transport assessment will be required. Utility Provision Connections may be required. Electricity A medium pressure gas main is located along Theobalds Lane. Gas Water A water main is located along Theobalds Lane Sewerage A surface sewer is located at Bulls Cross Road, to the south of the site. Sewerage Treatment □Rye Meads ⊠Deephams Other Additional Developer Comments submitted during Call for Sites 2016 The promoter states that the proposed development at the Theobalds Site represents sustainable development. The proposals for the site would contribute to building a stronger and competitive economy by providing a deliverable development opportunity. This would help support the overall growth objectives of the Council and meeting objectively assessed housing needs. The promoter continues by stating that there is an established principle of development on site and that it is previously development land as it contains built development in the form of the Clubhouse. The quantum of housing development proposed acts as enabling development to bring forward enhanced community sport facilities. The need to redevelop and enhance the existing sports facilities is clear and outdoor recreational land use are considered to be appropriate development in the Green Belt to enhance the beneficial use of the land. Therefore, such land uses are considered to be compatible with the Green Belt/Countryside as envisaged in draft Policy CS1.

The promoter states that the Park Plaza proposals will dramatically change the setting of the site, therefore, the site should be considered against this radically evolving context rather than the existing predominant countryside setting. Ensuring the site is well integrated and connected to the Park Plaza proposals is a priority. The promoter states that the site and proposals will not have any additional impact on surrounding roads because there is already an established recreational use on site and it is currently operational. The site will also be able to benefit from the significant transport improvements proposed as part of the Park Plaza West development. A landscape-led design approach has been adopted which seeks to respect the existing character and nature of the site and surroundings.

## Suitability Comments

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

- The site is included in areas D21 identified in the Council's Green Belt Review (Scott Wilson, 2008). The Review states that area D21performs a strong role under Green Belt Purpose 1 and therefore merits retention. The site performs a medium to poor role against Green Belt Purposes 2 and 3. The Review proposed no change to the Green Belt in this location.
- The Council's Green Belt Review identifies a number of weak and strong Green Belt boundaries. It is considered that this site has weak green belt boundaries to the south and east (nonprotected woodland/trees). These boundaries would not last beyond the Plan period or prevent further encroachment.
- The site is not considered to be in a sustainable location for residential development. It is currently severed from local facilities by the A10, primary education facilities. It is also not within the sustainable distance recommended by Barton et al (2010) to a doctor's surgery and hospital.

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

Commercial Urban



Site Information						Site Location I	Иар	
Site Referen Number	се		HOD-UC-01			MAZ		1
Site Name		Plots F and L, RD Park Essex Road					A.	
Site Area 1.281 hectares								
Site Status							No.X	Carena
	Green Belt				$\prime$			
		□Mixed			Nors Nors	and and and a	160	
Source of Si	te	□Call for			· ////////////////////////////////////		V	V
			ng Applicatio	on		Second A		X /
Site Visit		□Deskto □Yes	p Study			- take	VI	- Al
Carried Out		⊡ res ⊠No						and a second
Site Owners	hip		are owned	by the		A T	TAP/	1
		Council	<u></u> • • • • • • • • • • • • • • • • • •		5. 75	Demme		
<del>ں</del>	Ν		oad/Eagle H	louse,	No. Star	Electricity Transformer		
Surrounding Uses	Е	Commer Essex Ro					$\mathbb{R}^{(n)}$	
round Uses			out/Essex V	Vav		H HLEN	-11/	
ur.	S		ay/ Industria				1Aler	The Haslemere Estate
0)	W	Railway I	_ine					
Site Description								
Both sites ar nature. Curre	e rel ently	situated or	n the site is	a scaffold	e railway line is broa ing yard, which take	s up a significa	nt proportior	n of the
Both sites ar nature. Curro site, and a c boundaries, located and structures ar Planning His	e relative ar bu howe on pa nd ha tory	situated of siness, wh ever, there art of the n is a numbe	n the site is nich is locate are gaps w orthern bou er of trees al	a scaffold ed in the e here the v ndary. The long the bo	ing yard, which take astern region. There ehicle access points e second site is irreg oundaries.	es up a significa e are trees locat s on the souther gular in shape. I	nt proportior ed along thi n boundary t contains n	n of the is sites are o
Both sites ar nature. Curro site, and a c boundaries, located and structures ar Planning His An applicatio	e relation ently ar bu howe on pa nd ha tory on for	situated of siness, wh ever, there art of the n is a numbe	n the site is nich is locate are gaps w orthern bou er of trees al	a scaffold ed in the e here the v ndary. The long the bo	ing yard, which take astern region. There ehicle access points e second site is irreg	es up a significa e are trees locat s on the souther gular in shape. I	nt proportior ed along thi n boundary t contains n	n of the is sites are o
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Both sites ar nature. Curro site, and a c boundaries, located and structures ar Planning His An applicatio withdrawn in Developmen Residential Local Plan 2 Submitted P Site Designa Green Belt Archaeologio	e relations ently ar but howe on pa ad ha tory on for 201: t Pro- ropos ations	situated of siness, wh ever, there art of the n is a numbe the contin 3. (Policy H1 <sup>-</sup> sal sal	n the site is nich is locate are gaps w orthern bou er of trees al nued use of 1) Contains	a scaffold ed in the e here the v ndary. The long the bo vacant ind Commer 3, Adjoins	ing yard, which take astern region. There ehicle access points e second site is irreg oundaries. lustrial site as open cial ⊠ 844 sqm Site of Scientific Ir Ancient Monumen	s up a significa e are trees locat s on the souther gular in shape. I storage, parking Other Other	nt proportion red along thi n boundary t contains n g and contains Contains	n of the is sites are o iners was
Both sites ar nature. Curre site, and a c boundaries, located and structures ar Planning His An applicatic withdrawn in Developmen Residential Local Plan 2 Submitted P Site Designa Green Belt Archaeologic Local Wildlife	e relations ently ar bu howe on pa d ha tory 201 t Pro 005 of ropos ations cal In e Site	situated of siness, wh ever, there art of the n is a number the contin 3. (Policy H1 <sup>-</sup> sal sal terest	n the site is aich is locate are gaps w orthern bou er of trees al nued use of 1) Contains	a scaffold ed in the e here the v ndary. The long the bo vacant ind Vacant ind Commer 3, Adjoins	ing yard, which take astern region. There ehicle access points e second site is irregoundaries. lustrial site as open cial ⊠ 844 sqm Site of Scientific Ir Ancient Monumen Community Open	e are trees locat s on the souther gular in shape. I storage, parking Other Other terest (SSSI) t	nt proportion red along thi rn boundary t contains n g and contains g and contains	n of the is sites are o iners was Adjoins
Both sites ar nature. Curre site, and a c boundaries, located and structures ar Planning His An applicatic withdrawn in Developmen Residential Local Plan 2 Submitted P Site Designa Green Belt Archaeologic Local Wildliff Lee Valley R	e relations ently ar but howe on particular d ha tory on for 201: t Pro- 005 ( ropositions attions cal In e Site regio	situated of siness, wh ever, there art of the n is a number the contin 3. (Policy H1 <sup>-</sup> sal sal terest	n the site is are gaps w orthern bou er of trees al nued use of 1) Contains	a scaffold ed in the e here the v ndary. The long the bo vacant ind vacant ind Commer 3, Adjoins	ing yard, which take astern region. There ehicle access points e second site is irregoundaries. lustrial site as open cial ⊠ 844 sqm Site of Scientific Ir Ancient Monumen Community Open Cheshunt Commo	e are trees locat s on the souther gular in shape. I storage, parking Other Other terest (SSSI) t Space n	nt proportion red along thi n boundary t contains n g and contains g and contains	n of the is sites are o iners was Adjoins
Both sites ar nature. Curre site, and a c boundaries, located and structures ar Planning His An applicatio withdrawn in Developmen Residential Local Plan 2	e relations ently ar but howe on particular d ha tory on for 201: t Pro- 005 ( ropositions attions cal In e Site regio	situated of siness, wh ever, there art of the n is a number the contin 3. (Policy H1 <sup>-</sup> sal sal terest	n the site is aich is locate are gaps w orthern bou er of trees al nued use of 1) Contains	a scaffold ed in the e here the v ndary. The long the bo vacant ind Vacant ind Commer 3, Adjoins	ing yard, which take astern region. There ehicle access points e second site is irregoundaries. lustrial site as open cial ⊠ 844 sqm Site of Scientific Ir Ancient Monumen Community Open	s up a significa e are trees locat s on the souther gular in shape. I storage, parking Other Other hterest (SSSI) t Space n ding	nt proportion red along thi rn boundary t contains n g and contains g and contains	n of the is sites are o iners was Adjoins

Draft Local Plan Designation	ation (Reg	ulation 18)						
The draft Local Plan included this site within Hoddesdon Business Park, which was proposed to be allocated as an Employment Area as part of emerging Policy ED2.								
allocated as an Employment Area as part of emerging Policy ED2. Accessibility – distance as the crow flies								
Accessibility – distance	as the crov	v flies						
710-740m -Primary S (St Augustines		1.5-1.55km - Secondary School (Sheredes)	0m–Employment Area (within Hoddesdon Business Park)					
750-840m - Green S (Pound Close)		1.11-1.13km -Healthcare Centre (Fawkon Walk)	5.66-5.68km- Hospital (with A&E) (Princess Alexandra)					
700-730m- Town/Distrio (Hoddesdon)	ct Centre	770-890m  - Local Centre (95-105 Rye Road)	1.6-1.7km -Leisure Centre (John Warner)					
2.2-2.24km - A10 Ju (Hoddesdon)	nction	930m-1.06km - Railway Station (Rye House)	560-580m- Bus Service					
Flood Risk								
Does the site		Contains	Adjoins					
Zone 2 (Medium Risk)		$\boxtimes$						
Zone 3a (High Risk)		$\boxtimes$	$\boxtimes$					
Zone 3b (Active Flood P	Plain)		$\boxtimes$					
Additional Flood Risk Co	omments		1					
A flood risk application v	vill need to	accompany any planning applicatio	n for this site. Flood mitigation					
measures will need to be		nted.						
Access and Transport C								
		ssex Way (Plot F) and St Martins Ro						
		nding on the development capacity						
	Road and	Essex Way has footpaths on both s	sides. Connections to these will be					
required. Utility Provision								
Electricity	Connectio	ons may be required.						
Gas		pressure gas main adjoins the site	to the east of the two sites.					
		nain is located along Essex Way and						
Water		onnected to a water main.						
Sewerage		e main and abandoned sewer passe Il sewer and surface sewer are loca	••••					
Sewerage Treatment		e Meads Deephams	□Other					
Additional Developer Co	mments su	ubmitted during Call for Sites 2016						
None submitted.								
Suitability Comments								
	be suitabl	e for development due to the followi	ng reasons:					
	developing	this site for the above use has been						

The site is located within a designated Employment Area. As indicated in current and emerging
policies, the Council strongly encourages new employment uses within the borough's employment
areas.

Is this site considered to be suitable for	⊠Yes □ No
development?	
Availability Comments	The site is owned by Broxbourne Borough
	Council. The Council are in the process of
	exploring the development opportunities for this
	site.
Is the site considered to be available for	⊠Yes □ No
development	
Achievability Comments	The site is considered to be achievable. The site
	has previously been granted planning permission
	for economic development, which indicates 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	6-10 years



Si	form	nation		Site Location Map					
Site Reference			HOD-UC	-02		ns			L   _
Number		0		-	/ 7				6
Site Name			uth side of E ad and Rail\		·				7
			ts H1 and H		Warehouse				1
Site Area			66 hectares			1			1586
Site Status		□ι	Jrban		11111				ST Dione
		$\boxtimes \mathbf{C}$	Green Belt		J 11 1111			En la	au su
			lixed						P
Source of Site			Call for Sites	;				$\sim$	
		⊠F	Planning App	olication				THE	MI
			Desktop Stu	dy	41/15/				HAL HA
Site Visit Carried		ΠY			// V //				LING
Out		N			9 11				15
Site Ownership			e site is own						IIA ,
			ate compar	iy	1			ElSab Sta	
bu	N		ustrial Unit					SAY	
Surrounding Uses	E		Martins Roa	d				Tans	
Us	S		ustrial Unit				· L _		<u><u> </u></u>
Su	W	Rai	lway Line						
Site Description		<b>I</b>							
The site is rectan									
being used for st	orage	e pur	poses. The	re does no	t appear to be a	ny po	ermanent strue	ctures on sit	е.
Planning History In 2007, a reserv	ed m	atter	s annlicatio	n nursuan	t to outline appli	catio	n 7/0581/03/0	HOD for de	velopment
comprising class									
F, G, H1 and H2'								, , , ,	
Development Pro	posa	al		-1			-		
Residential				Comme	ercial	$\boxtimes$	Other		
Local Plan 2005	(Poli	cy H <sup>·</sup>	11)	2,454	sam				
Submitted Propo	sal			2,101	oqin				
Site Designations	6				Γ				
			Contains	Adjoins			((000))	Contains	Adjoins
Green Belt					Site of Scientifi		erest (SSSI)		
Archaeological In		st			Ancient Monun				
Local Wildlife Site					Community Op		•		
Lee Valley Regio Park	nai				Cheshunt Com	mon			
Listed Building					Locally Listed Building				
TPO Trees					Conservation A		2		
Air Quality Management					Protected Spec	cies			
Area									
Draft Local Plan							ula sulai l		
The draft Local P							ark, which was	proposed t	o pe
allocated as an L		Wme	nt area ae i	nart ot am	erging Policy ED	2			

Accessibility – distance	as the crov	v flies				
520m-Primary Sch (St Augustines)			Secondary School (Sheredes)	0m–Employment Area (with Hoddesdon Business Park)		
790m - Green Spa (Pound Close)			Healthcare Centre awkon Walk)	5.92km - Hospital (with A&E) (Princess Alexandra)		
600m- Town/District ( (Hoddesdon Town C	-		n - Local Centre 105 Rye Road)	1.63km -Leisure Centre (John Warner)		
2.16km - A10 Junc (Hoddesdon)	tion		ı - Railway Station (Rye Road)	460m- Bus Service (Fish and Eels)		
Flood Risk		_				
Does the site			Contains	Adjoins		
Zone 2 (Medium Risk)			$\boxtimes$	$\boxtimes$		
Zone 3a (High Risk)			$\boxtimes$	$\boxtimes$		
Zone 3b (Active Flood P	lain)			$\boxtimes$		
Additional Flood Risk Co	omments					
Appropriate flood mitigat Access and Transport C The site can be accessed	tion measu omments d from St I	res will need	to be implemented.	development of this site.		
to these will be required.						
Utility Provision	Available	in the least of				
Electricity Gas		in the local a	as main is located to the	a east of the site		
Water				e, along St Martins Road.		
Sewerage	A pressur		an abandoned sewer ar	e located in the western region of		
Sewerage Treatment	⊠Ry	e Meads	Deephams	□Other		
Additional Developer Co			•			
None submitted.						
Suitability Comments						
<ul> <li>The site is considered to be suitable for commercial development due to the following reasons:</li> <li>The principle of developing this site for the above has been established through previously planning application.</li> <li>The site is located within Hoddesdon Business Park, where there is an established industrial/commercial nature. The proposed use will be compatible. It also complies with emerging and existing policies, which supports the creation of new employment uses within business parks.</li> </ul>						
Is this site considered			⊠Yes	□ No		
development?						

Availability Comments	The site is currently listed as a commitment. However, since 21/12/2007 (the date in which permission was granted) there has been little progress on the build out of this scheme. The Council has not received any correspondence from the landowner regarding the completion of this site. As a result, it is considered that this site is not currently available. However, this position will be reviewed in the next update of the SLAA.
Is the site considered to be available for development	□Yes ⊠ No
Achievability Comments	The site is not considered to be available, therefore is not achievable.
Is the site considered to be achievable?	□Yes ⊠ No
Delivery Period	-



Si	te In	formation			S	Site Location	п Мар				
Site Reference Number		HOD-	UC-03		Subway			$\leq$			
Site Name		Hoddesdon	Fire Stat	ion							
Site Area		0.15 hectare	es		· · · · · · · · · · · · · · · · · · ·						
Site Status		⊠Urban			DINANT LINK RC						
		□Green Be	lt		1		15	ROAD			
		□Mixed					+ 1 = 2				
Source of Site		□Call for Si	tes					VÆ			
		⊠Planning .	Application	on		Fire and Ambular	nce				
		□Desktop \$	Study			Station		111			
Site Visit Carried		□Yes						$\Delta V I$			
Out		⊠No					- LH X	NA-			
Site Ownership		The site is c					$-n\Lambda$				
		Hertfordshir Council	e County								
	Ν	Dinant Link	Road		-		79/				
ing	E	Burford Stre			-		$ \lambda  $	E			
round Uses	S	Residential,		ı's	-						
Surrounding Uses	W	Residential			1			6			
Su								A = AV + bT = V = T			
Site Description											
	ar in	shape and re	elatively f	lat.	The site consists of a	number of b	uildings, of va	arying			
height levels, with	an	area of hards	tanding I	oca	ted centrally.						
Planning History		<u> </u>					<del></del>				
					mission for the demoli						
					d car parking, landsca t of external staircase						
2005.	<b>O</b>		ropidoon			wao granioa		pprovarin			
Development Pro	posa	al									
Residential				mm	ercial 🗌	Other		$\boxtimes$			
Local Plan 2005 (	Polic	cy H11)				Hotel					
Submitted Propos	sal										
Site Designations	1		<b>T</b>	_							
		Contains					Contains	Adjoins			
Green Belt					Site of Scientific Inter	est (SSSI)					
Archaeological In			$\boxtimes$		Ancient Monument						
Local Wildlife Site					Community Open Spa	ace					
Lee Valley Regior Park	nal				Cheshunt Common						
Listed Building					Locally Listed Building	a					
TPO Trees					Conservation Area	5					
Air Quality					Protected Species			_			
Management Are	а				'						
Draft Local Plan											
The site was not o	desig	gnated within	the draft	Loc	cal Plan.						

Accessibility – distance a	as the crov	v flies		
100m-Primary Sch (St Catherines)			Secondary School hn Warner)	500m–Employment Area (Hoddesdon Business Park)
270m - Green Spa (Pound Close)	ace		ealthcare Centre wkon Walk)	6.65km - Hospital (with A&E) (Princess Alexandra)
0m- Town/District Co (Hoddesdon Town Co			- Local Centre 4 Ware Road)	1.44km-Leisure Centre (John Warner)
1.25km - A10 Junc (Hoddesdon)	tion		Railway Station ye House)	190m- Bus Service (Clock Tower)
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	mments			
No flood risk comments		)		
Access and Transport C				
previously consulted on t five planning conditions: first occupation; measure off road parking prior to f public highway and a Tra	the develo to secure es to preve first occupa avel Plan s and Local	pment of this s any amendme ent dust and m ation; all delive tatement shal Planning Aut	site for the above use onts to the Burford Str ud being transferred ery vehicles and stora be provided prior to nority. There are foot	Local Highway Authority were ; they raised no objection subject to eet and Dinant Link Road prior to onto public highway; provision for ge materials shall be clear of the first occupation to the satisfaction paths located along Dinant Link red.
Utility Provision				
Electricity		s already conr		
Gas			a low pressure gas r	nain.
Water			a water mains	
Sewerage	A foul sev Street	ver and surfac	e sewer is located to	the east of the site at Burford
Sewerage Treatment	□Ry	e Meads	□Deephams	□Other
Additional Developer Co	mments su	ubmitted during	g Call for Sites 2016	
None submitted.				
Suitability Comments				
The site is considered to The principle of d outline planning p means of access	leveloping permission and princi puld broad	this site for a in 2011. The ple of a hotel	hotel has been establ case officer report for use on this town cent	ring reasons: lished through the granting of this application concluded that " <i>the</i> re site is considered acceptable. Sute to the regeneration of

- The site is within Hoddesdon Town Centre. As defined in the NPPF, tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities) are main town centre uses. The NPPF (Paragraph 24) states that "Local Planning Authorities....should require applications for main town centres uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered". Therefore, the development of this site for a hotel accords with National Planning Policy.
  - The re-use of land that has been previously developed is encouraged within the National Planning Policy Framework.

Is this site considered to be suitable for	⊠Yes □ No
development? Availability Comments	For the development of this site to occur, the Fire Station and Ambulance station will need to be relocated to an alternative location. No alternative location has been promoted to the Council.
Is the site considered to be available for development	□Yes ⊠ No
Achievability Comments	The site is not considered to be available, therefore is not considered to be achievable.
Is the site considered to be achievable?	□Yes ⊠ No
Delivery Period	-



	Si	te Informa	ation			S	Site Location N	lap	
Site Referen				UC-08		THE STATES			DARN.
Number								1 CAAP	
Site Name		Land eas Road			Link	and a second sec		SA (	
Site Area		1.57 hect	tares						
Site Status		□Urban					ESTEX ROAD	X 1/1	
		□Green	Belt						
						SYN4		1 AC	
Source of Sit	e	□Call for		-		$\mathcal{N}(0)$			
		□ Plannir		-	on		Y	Punga	KODEX ROAD
Site Visit		⊠Deskto	p St	udy					K
Carried Out		⊠Yes ⊡No				MAK	1 1		
Site Ownersh	nin	The site i	is ow	ned hv	,	HILL			Dep
Olice Owners	ΠP	Broxbour				111-54			X I
		Council a			lshire				37.
		County C		cil			TRA		-
bu	N E	Essex Ro Allotmen			or				17
ipu se	⊑ S	Lampits I			ei		JE ST	FIT I	
round Uses	W	Dinant Li				VALLE	HATTA		A II
Surrounding Uses		Roundab		ouu					
Site Descript									
						wards Woollens Bro			
						ootpath is located wit ents. Located in the			
Woollens Bro				Judjoin	ing allouri		normennregio		15
Planning Hist	tory								
No planning									
Development	t Pro	posal				· · · · · · · · · · · · · · · · · · ·			
Residential	005		4	$\boxtimes$	Commer		Other		
Local Plan 20			1)	50					
Submitted Pr	opos	sal							
Site Designa	tions	;	T		1			I	
			Cor	ntains	Adjoins			Contains	Adjoins
Green Belt						Site of Scientific Interest (SSSI)			
Archaeologic			<u> </u>			Ancient Monumen			
Local Wildlife				<u> </u>		Community Open			
	Lee Valley Regional Park				Cheshunt Commo				
Listed Buildir	ıg					Locally Listed Build			
TPO Trees	0000	nomost				Conservation Area			
Air Quality M Area	anag	jement				Protected Species			
Draft Local P	lan I	Designatio	n (Re	egulatio	on 18)				
The site was						in.			
THE SILE WAS	nut	uesignalet	ווונ		LUCAI Fla	uı.			

Accessibility – distance	as the crov	v flies		
30m -Primary Sch (St Catherines)			Secondary School Sheredes)	80m–Employment Area (Hoddesdon Business Park)
210m - Green Spa (Pound Close)			lealthcare Centre wkon Walk)	6.21km - Hospital (with A&E) (Princess Alexandra)
140m- Town/District (Hoddesdon Town C	-	-	- Local Centre 117 Rye Road)	1.35km -Leisure Centre (John Warner)
1.65km - A10 Junc (Hoddesdon)	tion		Railway Station Rye Road)	410m- Bus Service (Clock Tower (Stop B))
Flood Risk				
Does the site			Contains	Adjoins
Zone 2 (Medium Risk)			$\boxtimes$	$\boxtimes$
Zone 3a (High Risk)			$\boxtimes$	$\boxtimes$
Zone 3b (Active Flood P	lain)			$\boxtimes$
northern region, is within application for the develo Access and Transport C There is no current vehic Essex Road or the adjoi	n Flood Zor opment of to omments cular access ning round a " <i>through I</i>	ne 3. A flood r this site. Appr ss to the site. about to the v route to Lamp	isk assessment will ne opriate mitigation mea It is possible that vehic vest of the site. The de its would not be accep	s Brook, which is located within the ed to accompany any planning sures will need to be implemented. ele access can be created from evelopment brief prepared for this <i>table".</i> The existing footpath etained.
Electricity	Available	at Dinant Rou	Indabout	
Gas			s main is located to the	e north of the site.
Water	Road.		-	rn boundary and along Essex
Sewerage	A foul sev	ver and surfac	ce sewers is located w	ithin the site
Sewerage Treatment	□Ry	e Meads	Deephams	□Other
Additional Developer Co None submitted.	omments si	ubmitted durin	g Call for Sites 2016	
local facilities, Ho transport. It is als doctor's surgery,	dered to be oddesdon T so within th green spa	in a sustaina Fown Centre, e sustainable ce/local park,	ble location for resider primary education and distance recommende leisure centre and hos	ntial development – it is close to I some modes of sustainable ed by Barton et al (2010) for a

- The site is located within the urban area, within an existing settlement boundary. The re-use of this land for residential housing would comply with one of the 12 core land-use planning principles that underpins plan-making and decision making.
   The site will be a gateway development into Hoddesdon Business Park and will offer the
- The site will be a gateway development into Hoddesdon Business Park and will offer the opportunity to enhance the Essex Road gateway into the Hoddesdon Business Park through road widening, bridge enhancement, footway, and cycleway and signage improvements.

The principle of developing part of this site for "a landmark B1 office scheme facing the • roundabout and link road" has been established through the production of a development brief. The development brief can be viewed by using the following link: www.broxbourne.gov.uk/developmentbriefs Is this site considered to be ⊠Yes 🗆 No suitable for development? **Availability Comments** The site is considered to be available. The landowner of the site is working with a number of stakeholders to bring forward a masterplan for this site. Is the site considered to be ⊠Yes □ No available for development **Achievability Comments** The site is considered to be achievable for residential development. Following feasibility work, it has been concluded that the use of this site for commercial purposes is not viable. There are no policy constraints that would prevent this site from coming forward. The implementation of flood mitigation measures may reduce the developable area of the site. Is the site considered to be ⊠Yes 🗆 No achievable? **Delivery Period** 6-10 years



	Site	Informa	ntion		S	Site Location M	lap	
Site Reference	;		HOD-UC-09	)				3112
Number								
Site Name Site Area		1.82 he	ds Primary S	SCNOOL			1 Beste	7
		-					1 20	
Site Status		⊠Urbaı		1				1000
								A St
0								
Source of Site			or Sites					
			ning Applica	tion				
Cite Misit Carri	- d		top Study	7	1777	ALA	B G	
Site Visit Carri Out	ea	□Yes			THAN I	50035	6.5	
_		⊠No The site			SATATION (	Rues Education Support Cares	183	
Site Ownership	2		e is owned b Ishire Coun	-				A. LE
		Council		LY I	H CIRCELLO			2 AC
	Ν		Close Playir	na				A State
Surrounding Uses			esidential	0	E Star		1 Hack	and the second
round Uses	Е	Resider						RPF
UsU	S	Resider	ntial					1999
Sui	W		Close Playir	ng	25; Annora Real			
Site Descriptio	n	Field, R	esidential					$M \in \mathcal{N}$
		in shane	- The maio	rity of the s	site is flat; however,	there is some	variation in I	evels
					of a school building			
					ool buildings is a sin	•		
					school building, in			
					cated within the site			degrows
Planning Histo		e sites so	utnern bour	idary, whic	ch extends halfway u	up the eastern i	boundary.	
		es to be	used for sto	rade purpo	oses ancillary to the	school to the re	ear of the so	hool and
adjacent to the	•			• • •				
Development F		<b>.</b> .	<u></u>					
Residential				Commer	cial 🛛	Other		
Local Plan 200	)5 (P	olicy H1	1)	Approx. 2,	500 sqm – brought back			
Submitted Pro	posa	l			a primary school			
Site Designation						• 		
			Contains	Adjoins			Contains	Adjoins
Green Belt					Site of Scientific In	terest (SSSI)		
Archaeological		erest			Ancient Monument			
Local Wildlife S					Community Open Space		$\square$	
	Lee Valley Regional Park				Cheshunt Commo			
Listed Building					Locally Listed Build	-		
TPO Trees					Conservation Area			
Air Quality Mar	nage	ment			Protected Species			
Area	_							
Draft Local Pla								
I The site was o	aesio	inated as	s an educati	onal facility	y, as part of emergir	ng policy INF11		

Accessibility – distance	as the crow	/ flies					
250m-Primary Scl (St Catherines			Secondary School John Warner)	110m–Employment Area (Hoddesdon Business Park)			
0m - Green Spa (Pound Close)			Healthcare Centre <sup>-</sup> awkon Walk)	6.24km - Hospital (with A&E) (Princess Alexandra)			
290m- Town/District (Hoddesdon Town C	-	-	n  - Local Centre -117 Ware Road)	1.03km-Leisure Centre (John Warner)			
1.56km- A10 Junc (Hoddesdon)	tion		n- Railway Station (Rye House)	216m- Bus Service (Crossfield Road)			
Flood Risk							
Does the site			Contains	Adjoins			
Zone 2 (Medium Risk)			$\boxtimes$				
Zone 3a (High Risk)			$\boxtimes$	$\boxtimes$			
Zone 3b (Active Flood F	Plain)			$\boxtimes$			
Additional Flood Risk Co	omments						
development of this site measures will need to b Access and Transport C The site can be accessed	should be e implemer comments	accompanie nted.	ed by a flood risk assess	y planning application for the ment. Appropriate mitigation Essex Road.			
Utility Provision Electricity	Electricity	connection	s already available				
Gas	-			ex Road and River Avenue			
Water			ed within the site				
Sewerage				ng River Avenue and Stortford			
Sewerage Treatment	⊠Rve	e Meads	Deephams	□Other			
Additional Developer Co			•				
None submitted.							
Suitability Comments							
<ul> <li>The site is considered to be suitable for the above development due to the following reasons:</li> <li>The site has previously been used as a primary school. Therefore, the use of this site for educational purposes has been established.</li> <li>The re-use of land that has been previously developed is encouraged within the National Planning Policy Framework.</li> </ul>							
Is this site considered development?	to be suita	able for	⊠Yes	□ No			
Availability Comments				ceived a promotion for the this site during the Call for Sites Plan process.			

Is the site considered to be available for development	□Yes ⊠ No
Achievability Comments	The site is not considered to be available, therefore is not
	considered to be achievable.
Is the site considered to be achievable?	□Yes ⊠ No
Delivery Period	-



Si	te In	forma	ation	1		Site Location Map						
Site Reference			۱۸/	X-UC-0	3	talet/A			Lea Road Industrial Park			
Number					5				tot			
Site Name		Mag						Anne -	-L.H			
Site Area		3.15	hec	tares								
Site Status		⊠Ur							· ·			
		□Gr	reen	Belt		144 June 1			10 Centes			
		□Mi										
Source of Site				r Sites								
				ng Appl					0, 1			
				p Stud	y				Dø .			
Site Visit Carried		□Ye							Lel			
Out		⊠No				Dags E			<u>a-a-a</u>			
Site Ownership				is in pri	vate				TTT			
		owne		•								
Ē	N			Units								
Surroundin g Uses	E			Centre								
lõ n	S	M25							L. L.			
Sul	W	Sma	II Riv	/er Lea	or Lee							
Site Description												
						consists of one larg						
areas of hardstan	ding	. The	harc	Istandir	ig to the w	est of the building is	being used as	a car park \	Nithin			
-	e are	a nur	mbei	of tree	s. Located	d along the sites nor	thern, southern	and wester	n			
boundary. Planning History												
	ne fl	oor in	corp	oratina	additional	office space with as	sociated windo	ws louvres	and			
						extension, detached						
						anted permission. In						
transformer enclo	se v	/as ap	prov	ved.	•	•						
Development Pro	posa	al			Γ		1					
Residential					Commer	rcial 🛛	Other					
Local Plan 2005 (	Poli	cy H1	1)		9,487 s	am						
Submitted Propos	sal				-, -							
Site Designations			1 -	-		1						
			Co	ntains	Adjoins			Contains	Adjoins			
Green Belt						Site of Scientific Ir	( )					
Archaeological In		st				Ancient Monumen						
Local Wildlife Site	I Wildlife Site			Community Open								
Lee Valley Region	nal F	Park				Cheshunt Commo						
Listed Building						Locally Listed Buil						
TPO Trees						Conservation Area						
Air Quality Manag	jeme	ent				Protected Species	;					
Area												
Draft Local Plan						them Orece Dusing			d to k -			
allocated as an E						tham Cross Busines	ss Park, which w	was propose	u lo be			
anocated as all E	πριυ	ушсн		sa as pa		iging i oncy LDZ.						

Accessibility – distance	as the crow fl	ies							
220m-Primary Scl (Holdbrook)	lool	2.68km - Secondary School (St Mary's)	0m–Employment Area (within Waltham Cross Business Park)						
25m - Green Spa (Goodman Centre Loo		970m-Healthcare Centre (Abbey Road)	12km- Hospital (with A&E) (Princess Alexandra)						
980m- Town/District (Waltham Cross	-	350m - Local Centre (192-194 Eleanor Cross Road)	2.35km -Leisure Centre (Laura Trott)						
2.15km - A10 Jund (M25 Junction 2		700m- Railway Station (Waltham Cross)	181m - Bus Service (Long Croft Drive)						
Flood Risk									
Does the site		Contains	Adjoins						
Zone 2 (Medium Risk)		$\boxtimes$							
Zone 3a (High Risk)			$\square$						
Zone 3b (Active Flood P	lain)								
Additional Flood Risk Co	omments								
mitigation measures imp Access and Transport C	olemented. comments ed from New F	Ford Road or Lea Road. On the s	on for further work and appropriate outhern side of New Ford Road is						
Electricity	Connections	already available							
Gas		onnected to a low pressure gas n	nain						
Water		onnected to a water main							
Sewerage		and surface sewer are located w ted in part of the northern bounda	vithin the site boundary. A pressure						
Soworago Troatmont									
Sewerage Treatment									
Additional Developer Co	omments subr	nitted during Call for Sites 2016							
Suitability Comments									
The site is considered to		or commercial development due	0						
application for th	e site.	s site for the above has been acc							
The site is previously developed land. The re-use of previously developed land is strongly encouraged within the National Planning Policy Framework.									
			development/extension of this site						
for the above use Is this site considered		•	)						
for development?									
Availability Comments		received any promotion for the	The site is not considered to be available. The Council has not received any promotion for the development of this site. The Council has not received any application for the renewal of the extant planning permission.						

Is the site considered to be available for development	□Yes ⊠ No
Achievability Comments	The site is not considered to be available, therefore is not considered to be achievable.
Is the site considered to be achievable?	□Yes ⊠ No
Delivery Period	-



	te In	formation	1			S	Site Location M	lap	
Site Reference		W	X-U(	2-05					
Number							1 11 11 1		111
Site Name Site Area		Plot D 1.4 hecta	iroc		- 10				
					_		1. 11. 1		1
Site Status		⊠Urban	D - 14				11		/
		Green	Belt			181	$\sim$		J-L
Source of Site			0:1		- /	111			
Source of Sile		□Call fo			11	2111			AL ART
			•	pplication					INC
Site Visit Carried		□Deskto □Yes	pp St	uuy	- /1	$\gamma A $			12125
Out		⊠res ⊠No			5/-			6-0	
Site Ownership		The site	ie in	nrivate	-				
Site Ownership		ownersh		private		XX			
	Ν	News Int		tional	_			E I	
ธิน		Print Wo				- H			
Surrounding Uses	Е	News Int	erna	tional	() [.]	111			
round Uses		Print Wo	rks						
Sur	S	M25							+4
0,	W	A10							
Site Description									
The site is irregula	ir in s	shape and	relat	ively flat.	The site is gr	een field in I	nature. There are	e a number (	of trees
scattered throughor western boundarie									
some trees located								undary. The	
Planning History				<b>,</b>	,				
The development			s bee	en establi	shed throug	h previous p	planning applica	ation (07/10/	0784/F).
Development Pro	posa	al							
Residential	<u> </u>				mercial	$\boxtimes$	Other		
Local Plan 2005 (		CY H11)			19,000 so	gm			
Submitted Propos	sal					•			
Site Designations	;								
		Conta	ins	Adjoins				Contains	Adjoins
Green Belt				$\boxtimes$		entific Inter	est (SSSI)		
Archaeological In		st 🗌			Ancient M	onument			
Local Wildlife Site	)					y Open Spa	ace		
Lee Valley Region	nal				Cheshunt	Common			
	Park								
Listed Building					•	Locally Listed Building Conservation Area			
TPO Trees									
Air Quality Management Are	2				Protected	Species			
Draft Local Plan		nation (R	eaul	ation 18)					
The draft Local P					s site for offic	cer develop	ment as part of	emeraina P	olicy
PP3: Plot D. The									
permission 07/10	-	•			-			•	-

Accessibility – distance	as the crow	/ flies					
281m-Primary Sch (Hurst Drive)	lool		Secondary School t Mary's)	0m–Employment Area (adjoins News International)			
740m - Green Spa (Cedars Park)			ealthcare Centre bey Road)	12.23km- Hospital (with A&E) (Barnet)			
850m- Town/District (Waltham Cross			- Local Centre 6 High Street)	1.53km-Leisure Centre (Laura Trott)			
0m- A10 Junctic (adjoins Lieutenant El junction)			Railway Station balds Grove)	375m- Bus Service (Bullsmoor Lane, Great Cambridge Road)			
Flood Risk							
Does the site		C	ontains	Adjoins			
Zone 2 (Medium Risk)							
Zone 3a (High Risk)							
Zone 3b (Active Flood P	lain)			$\boxtimes$			
Additional Flood Risk Co	omments						
There are no flood risk of		or this site.					
Access and Transport C							
The site can be accesse	d from the	A10 at a traffic	light junction.				
Utility Provision	Connectic	no mov ho rog	uirod				
Electricity Gas		ons may be req		to the east of the site.			
Water			Works is connected t				
Sewerage	An aband		located within the site	e. A surface sewer is located 65m			
Sewerage Treatment	□Ry	e Meads	⊠Deephams	□Other			
Additional Developer Co	,		•				
None submitted.							
Suitability Comments							
The site is considered to	be suitabl	e for residentia	I development due to	the following reasons:			
				gh a previous planning application.			
	gically loca	ted (adjoining	the A10 and M25) to s	support the proposed use of the			
site.	al 10 a 1 - 1 - 1		a al sudatala ta a al ast	stad smaller meant and a Thoust			
			•	ated employment area. Therefore, t use will be compatible with its			
Is this site considered	to be suita	able for	⊠Yes				
development?							
Availability Comments				dered to be available. The Council			
			has been in correspondence with the landowner of this site regarding the development of this site.				
Is the site considered to development	to be avail	able for	⊠Yes	□ No			

Achievability Comments	The site is considered to be achievable. Planning permission has previously be granted for the development of this site, which indicates that any planning constraints can be effectively mitigated.
Is the site considered to be achievable?	⊠Yes □ No
Delivery Period	1-5 years



Si	te In	formation				Site Location	Мар	
Site Reference		WX-	.uc	-06	J. J	A	TT	
Number						A P.	LIMA	出明報
Site Name		Park Plaza				~ 1 m	4-30	
Site Area		10.31 hect	ares	6			E	
Site Status		⊠Urban					10)	
		□Green B	elt					
		□Mixed						
Source of Site		$\Box$ Call for $\$$					4	100 International Internationa
		⊠Planning	•	•				
		Desktop	Stu	dy	E Free	Ę		A CHARGE
Site Visit Carried		□Yes			I - F M		TLE	31 Hand
Out		⊠No						The same to be a state
Site Ownership		The site is		•	1 E			
		private cor				17		
Surrounding Uses	N	Winston C		hill Way		141-T	Autoria ana	
Uses	E S	Railway Li			_ )=////////////////////////////////////		一個	
	З	News Inter Travelodge		onal,	2111-219	s. DI		
	W	Travelodge		10		EZ // //	HEJ BE	
Site Description		That old ug	-,		' 1 II II 1190 - MC 1110 - 280	11 11 11 11		
	ar in	shane and	arac	lually slo	pes from west to east.	The site is are	en field in n	ature A
					out the site, with a pon			
					ocated just off centre tl			
Planning History								
					ed for the demolition o			
					up to 32,650 sqm with			
Development Pro			55 a	nu iniras	tructure including high	way and lands	caping work	.5.
Residential	1000	11		Comr	nercial 🛛	Other		
Local Plan 2005 (	Polic	cv H11)						
Submitted Propos		<b>J</b> /		50,0	00 sqm			
•								
Site Designations		Contain	<u>د</u>	Adjoins	1		Contains	Adjoins
Green Belt			5		Site of Scientific Inter	est (SSSI)		
Archaeological In	teres	st 🗆		$\boxtimes$	Ancient Monument			
Local Wildlife Site					Community Open Sp	ace		
Lee Valley Region					Cheshunt Common			
Park								
Listed Building					Locally Listed Buildin	g		
TPO Trees				Conservation Area				
Air Quality					Protected Species			
Management Are								
Draft Local Plan					moreial use as part of	omorging Delig	N DD2: Dor	
					mercial use as part of ted for a variety of sma			
	5.01							

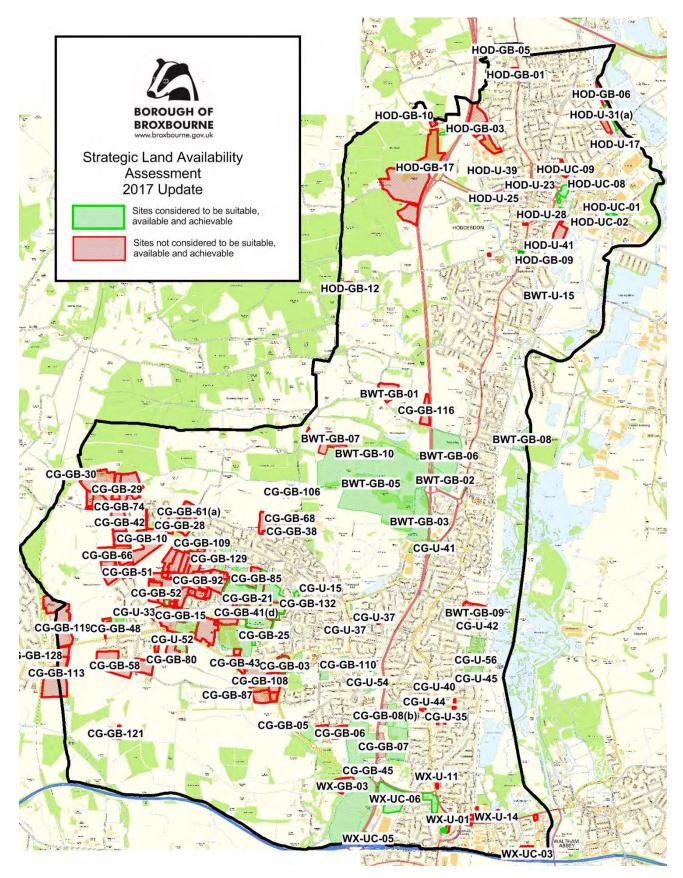
Accessibility – distance	as the crov	v flies							
200m-Primary Sc (Hurst Drive)	nool	570m - Secondary School (St Mary's)	0m–Employment Area (adjoins News International)						
40m - Green Spa (Cedars Park)		520m-Healthcare Centre (Stanhope)	12.09km- Hospital (with A&E) (Princess Alexandra)						
210m- Town/District (Waltham Cross		400m - Local Centre (228-256 High Street)	1.36km -Leisure Centre (Laura Trott)						
0m- A10 Junctio (adjoins Lieutenant E Junction)		420m- Railway Station (Theobalds Grove)	425m- Bus Service (The Vine PH)						
Flood Risk									
Does the site		Contains	Adjoins						
Zone 2 (Medium Risk)									
Zone 3a (High Risk)									
Zone 3b (Active Flood F	Plain)								
Travelodge. Due to the	for this site comments sed from th amount of o accompan nese footpa	ne roundabout at Great Eastern Re commercial development this site ny any planning application. There ths will be required.	could accommodate a transport are footpaths along Great Eastern						
Electricity	Internatio	r cables available at the main urba nal Print Works							
Gas	main. A m		ed along Great Cambridge Road.						
Water	water mai	el Lodge to the south/west of the s in is also located in the residential Park Lane (Path) which forms the							
Sewerage	A foul sev boundary	0	(Path) to forms the sites southern						
Sewerage Treatment	□Ry	e Meads ⊠Deephams	□Other						
Additional Developer Co	omments su	ubmitted during Call for Sites 2016							
None submitted. During the Local Plan (Regulation 18) consultation, the landowner of the site states that they support the proposals for Park Plaza North to be developed for a variety of small and medium sized enterprises and to accommodate the relocation of businesses. However, the landowner raised concern that the site policy (PP2) does not give certainty to the overall strategy set out in section 10.4 of the Plan. The landowner/promoter continues by stating that to fairly complete with other strategic employment sites the borough and best meet occupier demands most successful business parks require ancillary and complementary uses that may not fall within the proposed uses set out in Policy PP2 and therefore recommends that the policy should increase flexibility of uses to encourage business to the borough. Suitability Comments The site is considered to be suitable for commercial development due to the following reasons:									
recommends that the po Suitability Comments	blicy should	l increase flexibility of uses to enc	ourage business to the borough.						

• The site is strategically located to support the commercial use of this site. It adjoins the A10 and is close to the M25. It is also in close proximity to Theobalds Grove Train Station.

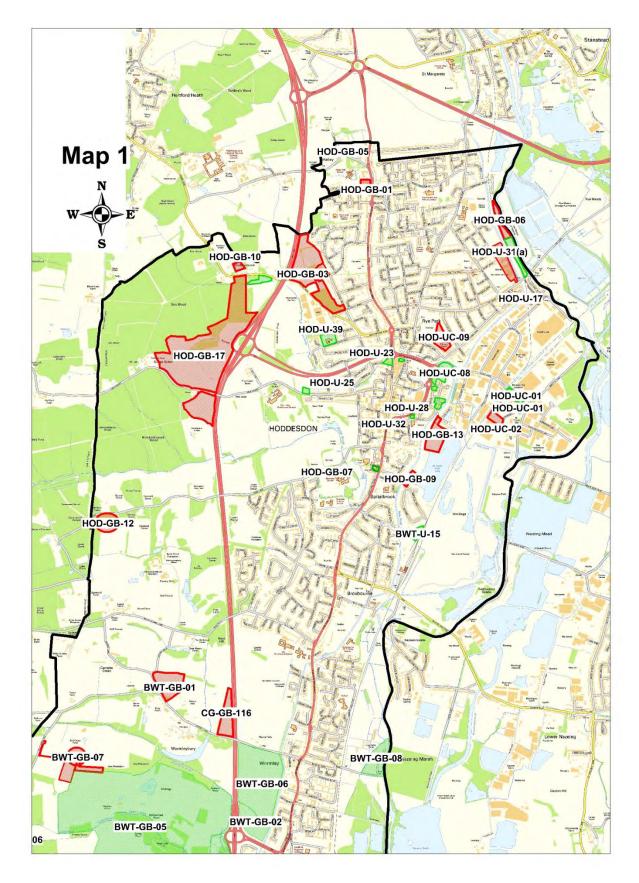
- The principle of developing this site has been established through the preparation of a development brief and through a previous planning application.
- The site is an established location for commercial use; it was included within Policy 15 of the Herts Structure Plan. The site was also allocated in the 2005 Local Plan as part of Policy EMP2.

	as also allocated in the 2005 Local Flan as part of Folicy EMF2.
Is this site considered to be suitable for development?	⊠Yes □ No
Availability Comments	It is understood that this piece of land is being sold off to a third party. This third party has not yet approached the Council regarding the development of this site. Information about the availability of this site will be updated through subsequent SLAA updates.
Is the site considered to be available for development	□Yes □ No
Achievability Comments	As mentioned in the Inspector's Report for the Core Strategy, there have previously been some concerns about the deliverability of the sites previous objectives. The Council has worked with the previous landowner in regards to developing a masterplan for this site, however, have not yet had any correspondence with the potential new landowner.
Is the site considered to be achievable?	
Delivery Period	1-15 years

# Strategic Land Availability Maps



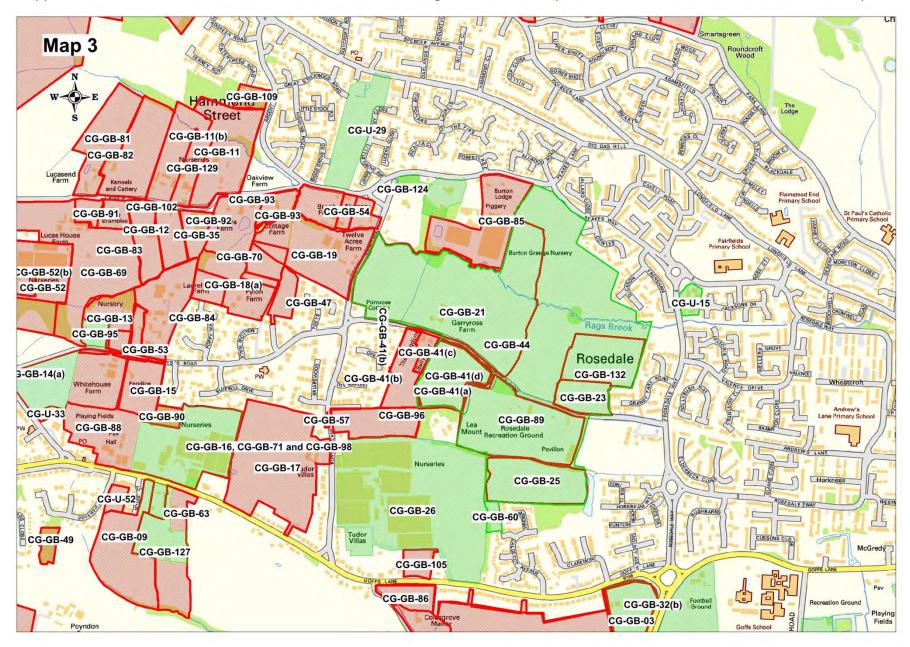
#### Appendix 4 Broxbourne Strategic Land Availability Assessment Maps July 2017

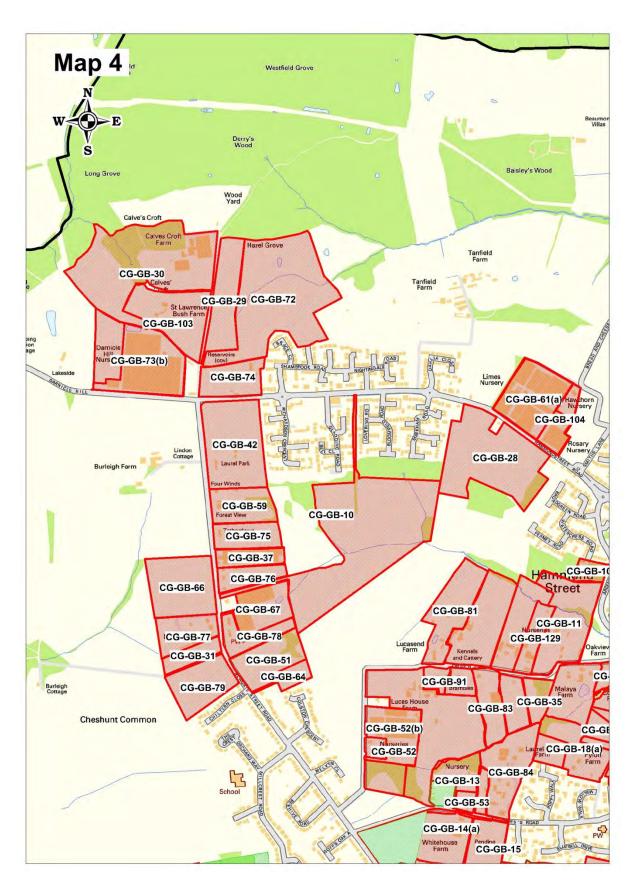


Appendix 4 Broxbourne Strategic Land Availability Assessment Maps

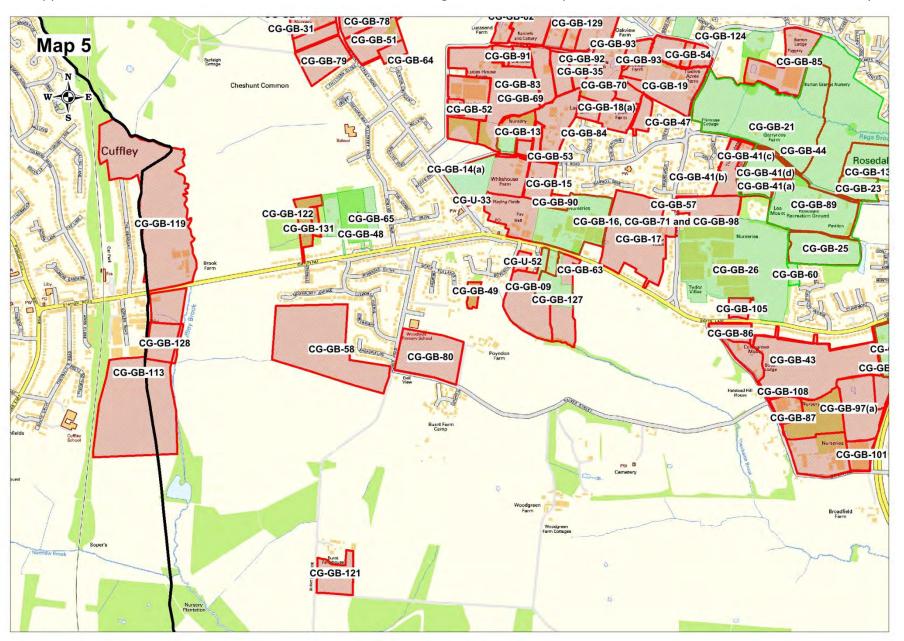
July 2017



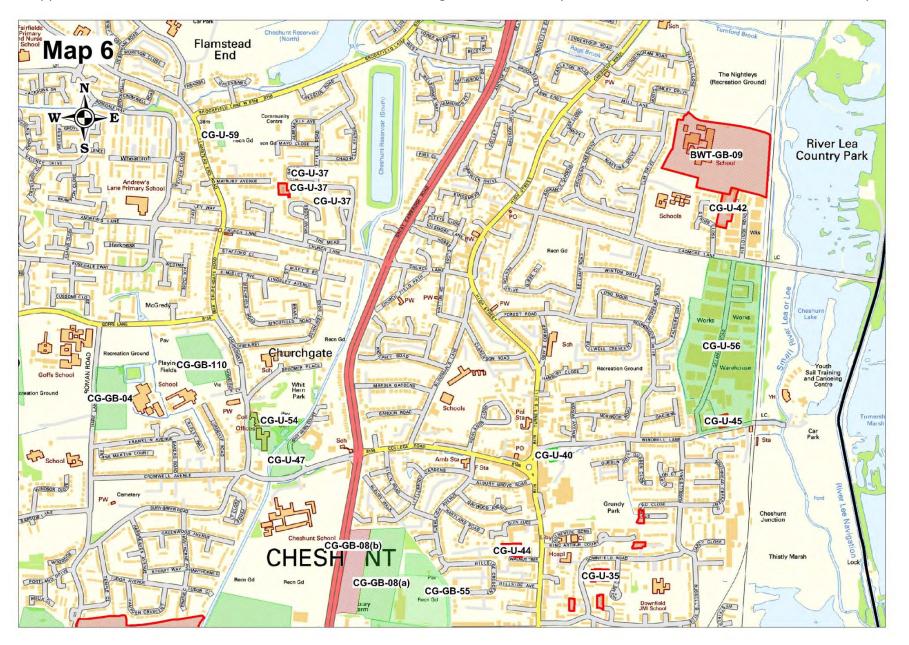


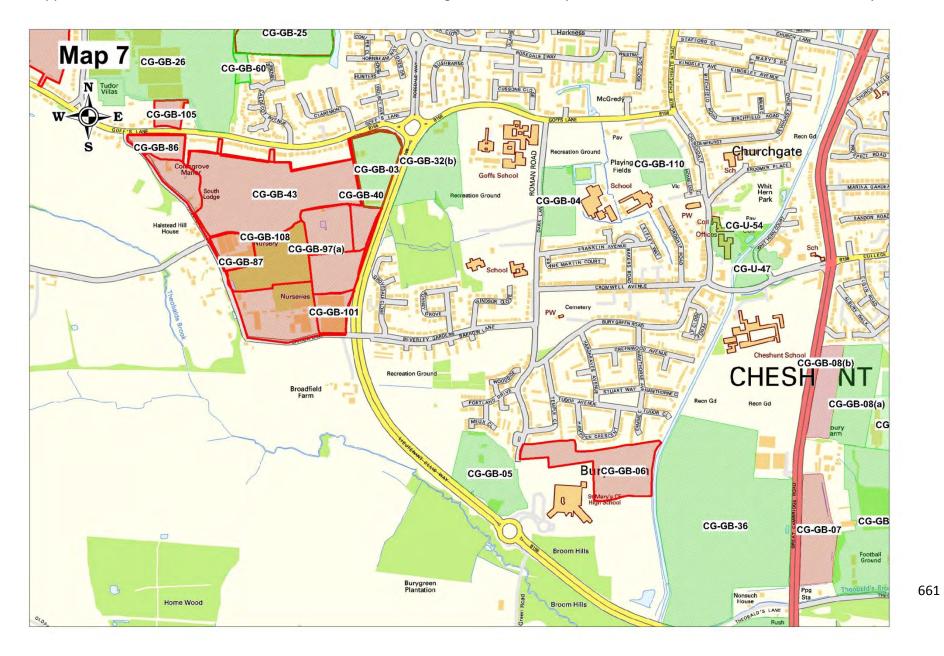


July 2017



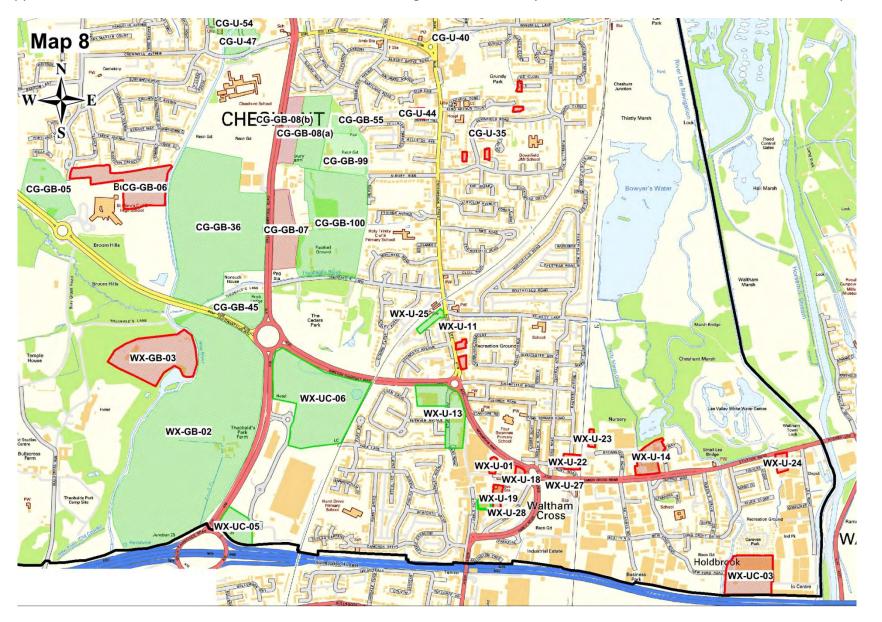
#### Broxbourne Strategic Land Availability Assessment





#### Broxbourne Strategic Land Availability Assessment

July 2017



## Housing Supply Trajectory

### Strategic Land Availability Assessment Housing Trajectory

SLAA Site Reference	Current Status	Address	Settlement	Gross Commitment	Net Commitment	Under construction	Not started	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32
	Commitments			1543	1512	496	1047	388	207	217	136	123	147	119	104	73	0	0	0	0	0	0
	Commitment/ Proposed Local	Broxbourne																				
BWT-GB-04	Plan Allocation	School	Broxbourne	153	153	0	153	0	53	50	50	0	0	0	0	0	0	0	0	0	0	0
	SLAA Site/Proposed	Former																				
HOD-U-12	Local Plan	Turnford Surfacing Site	Hoddesdon	40	40	0	40	0	0	0	0	20	20	0	0	0	0	0	0	0	0	0
1100 0 12	Allocation	Brookfield	nouuesuon	40		0	-0	0	0	0	0	20	20	0	0	0	U	0	0	0	0	
BWT-GB-03	SLAA Site/Local Plan Allocation	Riverside	Turnford	250	250	0	250	0	0	0	50	75	75	50	0	0	0	0	0	0	0	0
	SLAA Site/Proposed																					
	Local Plan	Brookfield	T soft al	4250	1250	0	4250	0	0	0	0	0	100	4.05	105	4.40	4.40	1.40	1.10	1.10	4.20	120
BWT-GB-05	Allocation SLAA	Garden Village	Turnford	1250	1250	0	1250	0	0	0	0	0	100	105	105	140	140	140	140	140	120	120
	Site/Proposed	Cheshunt																				
CG-U-56	Local Plan Allocation	Lakeside	Cheshunt	1750	1750	0	1750	0	0	97	125	125	201	201	201	201	201	199	199	0	0	0
	SLAA Site/Proposed																					
	Local Plan	Half Moat		60	60		60	0	0		20	10	0		0	0		0	0		0	
CG-GB-04	Allocation SLAA	Manor House	Cheshunt	60	60	0	60	0	0	0	20	40	0	0	0	0	0	0	0	0	0	0
	Site/Proposed	Theobalds																				
CG-GB-05	Local Plan Allocation	Brook Field	Cheshunt	100	100	0	100	0	0	0	50	50	0	0	0	0	0	0	0	0	0	0
	SLAA Site/Proposed																					
CC CD 44	Local Plan	Rags Brook	Chashaut			0		0	0	0	74	74	74	74	74	0	0	0	0	0	0	0
CG-GB-44	Allocation SLAA	Valley Site	Cheshunt	444	444	0	444	0	0	0	74	74	74	74	74	0	0	0	0	0	0	0
	Site/Proposed																					
CG-GB-26	Local Plan Allocation	Tudor Nursery	Cheshunt	370	370	0	370	0	0	0	74	74	74	74	74	0	0	0	0	0	0	0
	SLAA Site/ Proposed Local	Cuffley Hill																				
CG-GB-62	Plan Allocation	Comprehensive	Goffs Oak	46	46	0	46	0	0	20	26	0	0	0	0	0	0	0	0	0	0	0
	SLAA Site/Proposed	Goffs Lane																				
CG-GB-63	Local Plan Allocation	Comprehensive	Goffs Oak	45	45	0	45	0	0	0	30	15	0	0	0	0	0	0	0	0	0	0
	SLAA	comprenensive	Gons Oak	75		0		0	0	0	50	15	0	0	0	0	U	0	0	0	0	
	Site/Proposed Local Plan	Cheshunt																				
CG-GB-100	Allocation	Football Club	Cheshunt	186	186	0	186	0	0	45	45	48	48	0	0	0	0	0	0	0	0	0
CG-GB-	SLAA Site/ Proposed Local	White House																				
14(b)	Plan Allocation	Farm Field	Goffs Oak	22	22	0	22	0	0	22	0	0	0	0	0	0	0	0	0	0	0	0
CG-GB-71,	SLAA	In-Ex Nursery, Green Leaf																				
CG-GB-98 and CG-GB-	Site/Proposed	Nursery and																				
and CG-GB- 16	Local Plan Allocation	Tina Nursery	Goffs Oak	80	80	0	80	0	0	0	40	40	0	0	0	0	0	0	0	0	0	0
	SLAA	Bonneygrove																				
	Site/Proposed Local Plan	Wood Field	Cheshunt																			
CG-GB-32(b)	Allocation	and V&E Club		100	100	0	100	0	0	0	0	0	0	0	45	45	10	0	0	0	0	0

### June 2017

CG-U-29 Local F Allocat SLAA Site/Pr Local F Allocat CG-U-59 SLAA CG-U-47 SLAA CG-U-54 SLAA	e/Proposed cal Plan ocation t Road	stree Cheshunt curlas Waltham Cross	44	44	0																
WX-U-13     Site/Pr       Local F     Allocat       CG-U-59     SLAA       CG-U-47     SLAA       CG-U-54     SLAA       WX-U-28     SLAA	e/Proposed cal Plan ocation Land off St Way Land rear of Flamstead AA Site Shops	Cross of			0	44	0	0	0	0	0	0	0	0	0	0	0	0	0	44	0
CG-U-47 SLAA CG-U-54 SLAA WX-U-28 SLAA	AA Site Shops		300	300	0	0	0	0	0	0	0	0	0	0	0	0	75	75	75	75	0
CG-U-47 SLAA CG-U-54 SLAA WX-U-28 SLAA	· · ·	End Cheshunt	10	10	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0
CG-U-54 SLAA WX-U-28 SLAA			28	28	0	28	0	0	0	28	0	0	0	0	0	0	0	0	0	0	0
	AA Site Council Off		45	45	0	45	0	0	0	0	0	0	0	0	0	0	0	20	25	0	0
CG-GB-110 SLAA	AA Site Gala Bingo	Waltham Site Cross	40	40	0	40	0	0	0	0	40	0	0	0	0	0	0	0	0	0	0
	Former eas Playing Fie of St Mary' AA Site High School	lds 's	75	75	0	75	0	0	0	0	30	45	0	0	0	0	0	0	0	0	0
	AA Site High School Gas Distribution AA Site Station										0										
			36 15	36 15	0	36	0	0 15	0	0		0	0	0	0	0	0	0	0	0	36
	AA Site Fourfields AA Site Wolsey Ha	Cheshunt II Cheshunt	24	24	0	15 24	0 0	15	0	0	0 24	0 0	0	0	0	0	0	0	0	0 0	0
	AA Site Wolsey Ha 19 Amwell Street and AA Site Scania Hou		60	60	0	60	0	0	0	0	0	60	0	0	0	0	0	0	0	0	0
	AA Site Primary Sc		40	40	0	40	0	0	0	0	0	0	0	0	30	10	0	0	0	0	0
HOD-UC-08 SLAA	AA Site Dinant Link		50	50	0	50	0	0	0	0	0	0	25	25	0	0	0	0	0	0	0
HOD-U-36 SLAA	Lampit AA Site Mansard R Rosehill Bo		33	33	0	33	0	33	0	0	0	0	0	0	0	0	0	0	0	0	0
HOD-GB-15 SLAA	AA Site Club Theobalds	Hoddesdon	9	9	0	9	0	0	0	0	0	0	0	0	9	0	0	0	0	0	0
WX-U-25 SLAA	AA Site Grove Stati	ion Cross	22	22	0	22	0	0	0	0	0	0	0	0	0	0	0	0	22	0	0
HOD-U-27 SLAA	AA Site Brewery Ro Former	oad Hoddesdon	22	22	0	22	0	0	22	0	0	0	0	0	0	0	0	0	0	0	0
HOD-U-35 SLAA	Hoddesdor		30																		l
CG-U-57 SLAA Wind	AA Site Police stati		30	30	0	0	0	0	0	0	0	0	15	15	0	0	0	0	0	0	0

SLAA Site Reference	Current Status	Address	Settlement	Gross Commitment	Net Commitment	Under construction	Not started	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32
	Sites																					
	Self-Build Sites			70	70	0	0	0	5	5	5	5	5	5	5	5	5	5	5	5	5	5
			Total	7891	7820	496	7001	388	313	503	790	820	886	705	685	540	403	456	476	304	281	198

Appendix 6 Urban Capacity

SLAA Reference Number	Site Name	Settlement	Gross Commitment	Net Commitment
HOD-U-12	Former Turnford Surfacing Site	Hoddesdon	40	40
CG-U-56	Cheshunt Lakeside	Cheshunt	1750	1750
CG-U-29	Land south of Hammondstreet Road	Cheshunt	44	44
WX-U-13	Land off Sturlas Way	Waltham Cross	300	300
CG-U-59	Land rear of Flamstead End Shops	Cheshunt	10	10
CG-U-47	Whit Hern	Cheshunt	28	28
CG-U-54	Borough Council Offices	Cheshunt	45	45
BWT-U-15	Gas Distribution Station	Broxbourne	36	36
CG-U-15	Fourfields	Cheshunt	15	15
CG-U-40	Wolsey Hall	Cheshunt	24	24
HOD-U-23	19 Amwell Street and Scania House	Hoddesdon	60	60
HOD-U-39	Westfield Primary School	Hoddesdon	40	40
HOD-UC-08	Land east of Dinant Link	Hoddesdon	50	50
HOD-U-36	Lampit Mansard Roofs	Hoddesdon	33	33
CG-U-57	The Whitehouse	Cheshunt	61	15
WX-U-25	Theobalds Grove Station	Waltham Cross	22	22
HOD-U-27	Land to the south of Brewery Road	Hoddesdon	22	22
HOD-U-35	Former Hoddesdon Police station	Hoddesdon	30	30
		Total	2610	2564

## **Commercial Land Trajectory**

SLAA Site Name	Settlement	Commitment	Loss		1-5	6-10	11-15	15 years
	Octionient	Communicati	Total	Net Gain	years	years	years	+
Park Plaza North	Waltham Cross	50,000	0	50,000	20,000	30,000	0	0
Plot D	Waltham Cross	19,000	0	19,000	19,000	0	0	0
Plots F and L, RD Park Essex Road	Waltham Cross	3,844	0	3,844	0	3844	0	0
Theobalds Park Farm (Park Plaza West)	Waltham Cross	100,000	0	100,000	20,000	30,000	30,000	20,000
Land to the south of Brewery Road	Hoddesdon	502	0	502	502	0	0	0
In-Ex	Goffs Oak	500	0	500	500	0	0	0
Brookfield Riverside (Retail Convenience)	Turnford	3500	0	3,500	0	3,500	0	0
Brookfield Riverside (Retail Comparison)	Turnford	30,000	0	30,000	10,000	20,000	0	0
Brookfield Riverside (Business Campus)	Turnford	50000	0	50,000	10,000	20,000	20,000	0
Brookfield Riverside (Leisure Floorspace)	Turnford	10000	0	10,000	5,000	5,000	0	0
Cheshunt Lakeside	Cheshunt	19,000	57,000	-38,000	-15000	-11,500	-11,500	0
Land off Sturlas Way	Waltham Cross	4000	9,000	-5,000	0	0	-5,000	0
	Total	290,346	66,000	224,346	70,002	100,844	33,500	20000

Housing Implementation Strategy Appendices

Appendix A Build Out Rates

		Gross Commitments	05/06	06/07	07/08	60/80	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	Total Completions	Total Dwellings	Lapsed	Total Dwellin Yet Bu	ngs Not iilt
	2005/06	340	51	97	116	18	23	1							306	34		0	-
	%Built	540	15	29	34	5	7	0								% Lapsed	10	% not built	
	2006/07	321		2	137	86	23	12	10						270	51		0	
	%Built	521		1	43	27	7	4	3							% Lapsed	16	% not built	0
	2007/08	614			33	84	221	89	47	65	21				560	54		0	
	% Built	014			5	14	36	14	8	11	3					% Lapsed	9	% not built	0
	2008/09	311				9	57	31	1	6	1		2		107	201		3	-
	% Built	511				3	18	10	0	2	0		1			% Lapsed	65	% not built	1
	2009/10	506	506				4	142	53	89	54	40			382	124		0	-
	%Built	500					1	28	10	18	11	8				% Lapsed	25	% not built	
	2010/11	90						1	56	17	2	1	1		78	12		0	-
Ite	%Built							1	62	19	2	1	1			% Lapsed	13	% not built	
Consent Date	2011/12								12	18	15	33	1		79	85		0	
Isen	%Built	104							7	11	9	20	1			% Lapsed	52	% not built	0
Cor	2012/13	162								9	17	44	17	23	110	43		9	
	%Built	102								6	10	27	10	14		% Lapsed	27	% not built	6
	2013/14	359									8	59	140	108	315	21		23	
	%Built	359									2	16	39	30		% Lapsed	6	%not built	6
	2014/15	358										7	12	36	55	0		303	
	%Built	330										2	3	10		% Lapsed	0	% not built	85
	2015/16	4400											10	92	102	0		1078	
	%Built	1180											1	8		% Lapsed	0	%not built	91
	2016/17	0.50												15	15	0		343	•
	%Built	358												4		% Lapsed	0	% not built	96
	Total Com during Finan	pletions icial Year	494	283	298	202	333	279	180	204	118	184	183	274		· · ·			

Appendix B Build Out Rates for Large Scale Sites

FY	Address	Developer	Date Permission Granted	Date Work Started	Date Work Completed	Dwellings (Gross)	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	Build Period (Months)	Time taken since permission granted (months)
15/16	Eleanor House, 33- 35 Eleanor Cross Road, Waltham Cross	Smith New Homes	24/04/15	31/03/17	31/03/17	40										0	40	12	23
13/14	Durkan House, 214- 224 High Street, Waltham Cross	Galliard Homes	25/10/13	11/03/16	20/03/17	60								0	0	0	60	12	41
13/14	Former Everest Sports Ground, Andrews Lane, Cheshunt,	Crest Nicholson	11/11/13	16/01/14	12/08/16	96								0	39	51	6	31	33
13/14	Former Petron Amusements and Precision site, Salisbury Road, Hoddesdon	Hill Group	12/11/13	24/02/15	04/03/16	52								0	0	52	0	13	28
2012/13	Vacant- Closed Snooker Club, Conduit Lane	Sandhill Homes Ltd	12/07/2012	08/03/2013	25/02/2015	14							0	0	14	0	0	23	31
12/13	110-114 High Street, Hoddesdon	PCL Transport Ltd	28/12/2012	12/08/2015	01/03/2017	13							0	0	0	0	13	19	51
12/13	Land at 111-113 Crossbrook Street, Cheshunt	Paradign Housing Group	24/01/2013	07/03/2017	03/03/2015	16							0	0	16	0	0	12	26
11/12	Part phase 3, Land at Cheshunt South Reservoir, Brookfield Lane West, Cheshunt	Crest Nicholson	23/08/11	23/05/13	11/11/14	20						0	0	2	18	0	0	18	39
11/12	The Old Manor House, High Road	Ellerbeck and Williamson	12/04/2011	02/05/2012	23/08/2013	10						0	0	10	0	0	0	15	28

FY	Address	Developer	Date Permission Granted	Date Work Started	Date Work Completed	Dwellings (Gross)	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	Build Period (Months)	Time taken since permission granted (months)
11/12	Land at Hadleigh Court	Wybourne Limited	05/08/2011	29/09/2011	08/03/2013	10						0	10	0	0	0	0	18	19
11/12	Eugena House, Trust Road	W Jones	05/03/2012	08/03/2013	03/03/2015	11						0	0	0	11	0	0	24	36
10/11	Land rear of and adjacent to 10 and 12 Eaton Gardens, Wormley	Bellway	10/06/10	23/05/11	01/06/12	13					0	4	9	0	0	0	0	11	24
10/11	37 Eleanor Cross Road, Waltham Cross	Taylor Wimpey	25/08/10	29/07/10	04/11/11	35					0	35	0	0	0	0	0	16	37
09/10	Cheshunt Reservoir South, Brookfield Lane West, Turnford	Crest Nicholson	01/02/10	20/04/10	11/11/14	229				0	27	45	65	54	38	0	0	55	57
09/10	Corner of Lord Street and Taverners Way	Broxbourne Housing Association Ltd	25/11/2009	31/03/2010	31/03/2011	20				0	20	0	0	0	0	0	0	12	18
09/10	The Clockhouse Building	Ricotta	10/07/2009	28/02/2012	27/01/2014	12				0	0	0	12	0	0	0	0	23	54
09/10	The Bungalow, St Cross Chambers	St Cross Developments Ltd	22/10/2009	31/03/2010	31/03/2011	12				0	12	0	0	0	0	0	0	12	17
09/10	Land off Hertford Road, Hoddesdon	Barratt	06/07/09	31/03/10	31/03/11	55				0	55	0	0	0	0	0	0	12	20

FY	Address	Developer	Date Permission Granted	Date Work Started	Date Work Completed	Dwellings (Gross)	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	Build Period (Months)	Time taken since permission granted (months)
08/09	Former WX Service Station	Cornerstone Property Ltd	26/03/2009	31/03/2010	31/03/2011	14			0	0	14	0	0	0	0	0	0	12	24
08/09	260-264 Turners Hill, Cheshunt	Broxbourne Housing Association	21/08/2008	31/03/2009	31/03/2010	22			0	22	0	0	0	0	0	0	0	12	19
08/09	201 & 205 High Road, Broxbourne	GG Properties UK Ltd	29/08/2008	31/03/2009	31/03/2010	13			0	13	0	0	0	0	0	0	0	12	19
07/08	Hertford Regional College, High Road	Belling Homes	23/07/07	31/03/08	27/09/13	225		0	13	70	19	45	64	20	0	0	0	66	70
07/08	Turnford Triangle, Turnford	London Merchant Securities PLC	09/11/2007	31/03/2009	31/03/2011	80		0	0	32	48	0	0	0	0	0	0	24	40
07/08	Land south of Cock Lane	Hubert C Leach Limited	27/04/2007	31/03/2008	31/03/2011	75		18	34	5	18	0	0	0	0	0	0	36	47
07/08	Grove House, 281 High Street	Urban Vision Land Developments Ltd	17/05/2007	31/03/2009	31/03/2010	30		0	0	30	0	0	0	0	0	0	0	12	34
07/08	9-11 High Street, Waltham Cross	Constable Homes	24/07/2007	31/03/2009	31/03/2010	37		0	0	37	0	0	0	0	0	0	0	12	32
06/07	Eleanor Cross Road (north) Waltham Cross	L W Developments	28/12/06	31/03/07	31/03/08	58	0	58	0	0	0	0	0	0	0	0	0	12	15