

Brownfield Land Register – October 2026 update

Criteria for inclusion in the Register are set out in Regulation 4 of the Town and Country Planning (Brownfield Land Register) Regulations 2017 as follows:

- a) the land has an area of at least 0.25 hectares or is capable of supporting at least 5 dwellings;
- b) the land is suitable for residential development;
- c) the land is available for residential development; and
- d) residential development of the land is achievable.

The definitions state that “achievable” means that development is likely to take place within 15 years, “available” means that the relevant owner/owners has expressed an intention to sell or develop the land; “suitable” means that the site is either allocated for development, has planning permission for residential development, or is otherwise considered suitable with regard to impacts on local amenity and the natural and historic environment.

Brownfield Site	Number of dwellings	Evidence of compliance with regulatory criteria
New River Arms, High Road, Turnford	80	07/24/0584/F. Decision Notice 18 November 2025. <i>“Shall be begun with a period of 18 months commencing on the date of this notice.”</i>
Former Westfield Primary School, Hoddesdon	43	Local Plan site HOD8. Live application 07/26/0495/RM for 43 dwellings.
Theobalds Grove Station Car Park	22	Local Plan site WC3 (under-used parts only). Owned by Transport for London. Complicated viability but achievable within 15 years.
Cheshunt Football Club	60	Local Plan site CH7. Revised application yet to be submitted.
Former Gas distribution station, Meadway	30	Local Plan site BX3.
Land at Academia Avenue, Turnford	36	07/22/1169/F for 36 dwellings. Owned by Hertford Regional College, which has an intention to develop the site.
Cheshunt Lakeside	615	New owner/developer has plans for 410 new homes, in addition to completing the unfinished block of 205 apartments.
Amwell Street and Scania House, Hoddesdon	46	Planning reference 07/23/0814/F. Decision issued 25 March 2026.
139-153 Northern High Street, Waltham Cross	60	Part of Local Plan site WC2. No planning application submitted yet. Council owned.
133-137 Park Lane, Waltham Cross	44	07/24/0152/O. Part of Local Plan site WC2.



Brownfield Site	Number of dwellings	Evidence of compliance with regulatory criteria
Former Inex Nursery, 612 Goffs Lane	113	Western part of Local Plan site GO2. Dwelling figure from proposal 07/21/1277/F for 78 bed care home and 35 later living apartments. Disagreement between the two landowners needs to be resolved.
Darnicle Hill Nursery	75	Permission 07/22/1033/0 for 24 self-build units (unlikely to be implemented). Site could accommodate more homes.
Burton Grange Nursery, Rags Lane	42	Planning permission 07/23/0663/O. Part-demolition, extension and conversion of Burton Grange to 12 apartments (full) and new residential development of up to 30 dwellings (outline) - overall total of up to 42 units
Former Hoddesdon Police Station	27	07/23/0856/F - Decision Notice issued 30 June 2026. Include within 2026/7 5 year housing land supply (year starting 1 April 2026).
TOTAL	1,293	

Note on national policy for ‘deliverable sites’ and implications for development outside settlements

The National Planning Policy Framework (NPPF) Policy HO3 1(a)(i) states that Local Plans should include “*a supply of specific deliverable sites for five years*” and S5(j): states that development outside settlements should be approved where there is an “*evidenced unmet need (including where the local planning authority cannot demonstrate a five year supply of deliverable housing sites...)*”. The Glossary to the NPPF defines ‘deliverable’ for major development (10 or more homes) as follows: “*where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield land register [emphasis added], it should only be considered deliverable where there is clear evidence that homes will be delivered within five years.*”

Based on the above criteria, the only Brownfield Land Register sites that can be included within the Five-Year housing land supply (HLS) are the sites at Amwell Street/Scania House, the New River Arms, and 12 apartments at Burton Grange (all of which currently have full permission), plus 205 unfinished apartments at Cheshunt Lakeside. HLS figures for each monitoring year are included within the Authority Monitoring Report (AMR) on the Council's website. 2025/6 figures will be published during autumn/winter 2026.