

Housing Delivery Test Action Plan - August 2019  
Appendix A: Common Data Standard

STRATEGIC SITES

Site Ref & Information												Development Management										Actual / Expected Trajectory															Comments and Known Issues		Potential Actions & Interventions							
LPA	Ref	Site name / address	Planning Status/ Most recent application	Other planning reference numbers	Applicant/ Developer(s)	Applicant business model	Applicant sector	Site Size (ha)	Net Capacity (housing units)	Site location	Greenfield or PDL	Application Reference	Date validated	Date Permitted	S106 (yes/no)	S106 trigger points	Date conditions discharged	Date commenced	Number of outlets	Percentage split of market housing (if consented)	Percentage split of affordable housing (if consented)	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Planning commentary (current activity/progress, site sub-division/phasing, S106 trigger/s/issues, pre-commencement conditions). User to complete as appropriate	Summary of key issues, challenges & barriers	RAG ('G' - ok, 'A' - issues, 'R' - stalled)	Action?	What?	When?	Who?	Status	
Broxbourne Borough Council	1	Chestnut Lakeside	Site allocation; Outline permission granted.	07/18/0461/O; CH1 - Local Plan	Chestnut Lakeside Developments Ltd	Land Promotor/ Master Developer	Private	12	1853 (1700 in Emerging Local Plan)	Urban	PDL	07/18/0461/O	09/05/2018	02/08/2019	Y (Not Yet Finalised)							0	0	0	0	0	0	135	135	135	135	0	0	0	0	0	0	0	Outline Permission granted. S106 agreed.	Full application to be submitted. Expected to progress rapidly following outline approval	G	Yes	Adopt Local Plan	Oct-Dec 2019	Policy; PINs	Ongoing.
Broxbourne Borough Council	2	High Leigh	Site Allocation; Outline Approval (07/13/0899/O)	07/13/0899/O - outline approval (02/04/2015); HOD4	Land Improvements Ltd	Land Promotor/ Master Developer	Private	33.8	485	Rural/Suburban	Green Belt	07/19/0102/CM	04/02/2019		Y							0	0	0	0	0	50	50	50	100	100	100	35	0	0	0	0	0	S106 to be agreed. Permission not live until s106 confirmed. Progress good according to DM.		G	None at this time	N/A	N/A	N/A	N/A
Broxbourne Borough Council	3	Rosedale Park	Site Allocation; Outline Approval	07/17/0352/O; 07/17/0864/O; 07/17/1267/O; CH2	Crest Nicholson; CEG Land Promotions Ltd; AC & RC; DLA Town Planning Ltd	Master Developer	Private	31	800 (+ 64 bed care home)	Rural/Suburban	Green Belt	07/17/0352/O; 07/17/0864/O; 07/17/1267/O	22/08/2017			Y (Not Yet Finalised)						0	0	0	0	0	0	133	133	102	102	101	101	101	91	0	0	Outline Permission (s3) granted. S106 currently being negotiated (expected Summer 2019).	S106 to be agreed. Permission not live until s106 confirmed. Progress good according to DM.	G	Yes	Finalise and agree s107	Aug-19	Site promoter; BoB	Ongoing.	
Broxbourne Borough Council	4	Brookfield Garden Village	Site Allocation	BR1	BoB	Master Developer	Public/ Private Partnership	114.3	1,250	Rural	Green Belt											0	0	0	0	0	0	0	100	100	105	105	140	140	140	140	280	Local Plan		G	Yes	Adopt Local Plan	Oct-Dec 2019	Policy; PINs	Ongoing.	
Broxbourne Borough Council	5	Brookfield Riverside	Site Allocation	BR1	BoB	Master Developer	Public/ Private Partnership	29.94	250	Suburban	PDL/ Greenfield Mix											0	0	0	0	0	0	0	0	0	0	50	75	75	50	0	0	Local Plan		G	Yes	Adopt Local Plan	Oct-Dec 2019	Policy; PINs	Ongoing.	
Broxbourne Borough Council	6	Waltham Cross Town Centre	Site Allocation	WX2	Various; Likely BoB may pursue	N/A	Private	2.6	300	Urban	PDL											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	300	Local Plan		G	Yes	Adopt Local Plan/Engagement w/Stakeholders	Oct-Dec 2019; Plan Period	Policy; PINs	Ongoing.	

OTHER SITES

Site Ref & Information												Development Management										Actual / Expected Trajectory															Comments and Known Issues				Potential Actions & Interventions							
LPA	Ref	Site name / address	Planning Status/ Most recent application	Other planning reference numbers	Applicant/ Developer(s)	Applicant business model	Applicant sector	Site Size (ha)	Net Capacity (housing units)	Site location	Greenfield or PDL	Application Reference	Date validated	Date Permitted	S106 (yes/no)	S106 trigger points	Date conditions discharged	Date commenced	Number of outlets	Percentage split of market housing (if consented)	Percentage split of affordable housing (if consented)	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Planning commentary (current activity/progress, site sub-division/phasing, S106 trigger/s/issues, pre-commencement conditions). User to complete as appropriate	Summary of key issues, challenges & barriers	RAG ('G' - ok, 'A' - issues, 'R' - stalled)	Action?	What?	When?	Who?	Status			
Broxbourne Borough Council	1	Gas Distribution Station	Site Allocation; Conditional outline approval granted.	BX3	National Grid; Cadent	Land Promoter	Private		35	Suburban	PDL											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35	Initial discussions with National Grid/Cadent have taken place and approximate capacity agreed. Has been indicated that site may be able to be delivered in early 2020s, but this remains unconfirmed.	Site remediation will add delays (approx 6 months). Site cannot be sold until remediation has taken place (expected early 2020s).	G	None at this time	Review timetable for delivery with stakeholders.	2020	Policy	N/A			
Broxbourne Borough Council	1	The Broxbourne School	Site Allocation; Conditional outline approval granted.	BX4	The Broxbourne School; Chase New Homes	Land Promoter; Housebuilder	Private	4.1	153	Suburban	Green Belt	07/18/0116/F	13/03/2018	17/05/2018	Y							0	0	0	0	0	0	0	50	50	53	0	0	0	0	0	0	0	Variation of conditions (full application) submitted May 2019 (07/19/0427/F)		G	None at this time	N/A	N/A	N/A	Policy	N/A	
Broxbourne Borough Council	2	Chestnut Football Club	Site Allocation	07/18/0514/F - Most recent application; CH7	LW Developments	Housebuilder	Private	5.3	c. 165	Suburban	PDL											0	0	0	0	0	0	40	40	40	45	0	0	0	0	0	0	0	0	Now twice refused against Officer Recommendation. Main issue relates to impact on Green Belt. GB to be removed as part of emerging Local Plan. No issues raised as part of Local Plan examination.	Green Belt; Member Objections to previous schemes.	A	None at this time	Await outcome of Local Plan	End of 2019	Policy	Ongoing	
Broxbourne Borough Council	3	Theobalds Brook Field	Site Allocation	CH9	HCC	Land Promoter	Private	3.6	c. 90	Rural	Green Belt											0	0	0	0	0	0	50	40	0	0	0	0	0	0	0	0	0	Local Plan allocation.	Local Plan yet to be adopted; Green belt release necessary.	A	None at this time	Await outcome of Local Plan	End of 2020	Policy	Ongoing		
Broxbourne Borough Council	4	East of Dark Lane	Site Allocation	CH10	HCC	Land Promoter	Public	2.1	c. 50	Sub-urban	Green Field											0	0	0	0	0	0	50	0	0	0	0	0	0	0	0	0	0	Local Plan allocation.	Local Plan yet to be adopted; Green belt release necessary.	A	None at this time	Await outcome of Local Plan	End of 2021	Policy	Ongoing		
Broxbourne Borough Council	5	Former Eastern Playing Field	Site Allocation	CH11	HCC	Land Promoter	Public	2.2	c. 75	Sub-urban	Green Field											0	0	0	0	0	0	0	30	45	0	0	0	0	0	0	0	0	Local Plan allocation.	Local Plan yet to be adopted; Green belt release necessary.	A	None at this time	Await outcome of Local Plan	End of 2022	Policy	Ongoing		
Broxbourne Borough Council	6	Land North of Bonney Grove	Site Allocation	CH12	V&E/BoB - Maxwell also involved here??	Land Promoter	Private	4.1	c. 100	Sub-urban	PDL/Green Field											0	0	0	0	0	0	0	0	0	0	0	0	0	40	60	Local Plan allocation.	Relocation of the V&E sports Club to a suitable alternative location	A	None at this time	Agree relocation	Two years post adoption of the Local Plan	Policy	Ongoing				
Broxbourne Borough Council	7	Council Offices	Site Allocation	CH13	Broxbourne Borough Council	Land Promoter	Public	1.6	c. 75	Sub-urban	PDL/Green Field											0	0	0	0	0	0	30	0	0	0	0	0	0	20	25	0	0	Local Plan allocation.	Site is located in a conservation area.	G	None at this time	Produce development brief	W/in next two years	Policy	Not yet started		
Broxbourne Borough Council	8	South of Hamondstreet Road	Site Allocation	CH15	Private Landowner	Land Promoter	Private	3	c. 45	Urban	Green Field											0	0	0	0	0	0	23	22	0	0	0	0	0	0	0	0	0	Local Plan Allocation	Willingness of landowner to take forward may cause delays. Council may need to take a proactive approach to ensure delivery.	G	None at this time	N/A	N/A	N/A	N/A	N/A	
Broxbourne Borough Council	9	Tina Nursery/North of Goffs Lane	Site Allocation; Conditional outline approval granted.	GO2	Landchain Ltd	Master Developer	Private	3.6	81	Suburban	PDL	07/18/1097/O	15/11/2018									0	0	0	0	0	0	40	41	0	0	0	0	0	0	0	0	0	Outline approval granted March 2019 for demolition of all existing buildings and erection of 81 new homes with access off Goffs Lane	S106 still to be finalised. Expected summer 2019.	G	None at this time	N/A	N/A	N/A	N/A	N/A	
Broxbourne Borough Council	10	Former In- ex/North of Goffs Lane	Site Allocation	GO2	Larchglade Ltd	Housebuilder	Private	0.1357	21	Suburban	PDL	07/19/0154/F	18/02/2019 to 22/02/2019									0	0	0	0	0	0	21	0	0	0	0	0	0	0	0	0	0	21 Sheltered flats, not entire site allocation. Final site expected to accommodate approximately 60 units (see 07/18/1097/O). Currently under determination.	None at this time.	G	None at this time	N/A	N/A	N/A	N/A	N/A	
Broxbourne Borough Council	11	South of Goffs Lane	Site Allocation	GO3	Countryside Properties Ltd	Housebuilder	Private	2.4	c. 50	Suburban	Green Belt											0	0	0	0	0	0	30	20	0	0	0	0	0	0	0	0	0	07/19/0132/F withdrawn (for 53 dwellings) due to design issues and relationship to green belt. Awaiting new application. Pre-app for revised scheme expected in near future.	Green belt, Design and quantum.	A	Yes	Engagement w/Stakeholders	Throughout application process	Policy/DM	Ongoing		
Broxbourne Borough Council	12	Newgatestreet Road	Site Allocation	GO4	Private Landowner	Land Promoter	Private	2.2	c. 25	Suburban	Green Belt											0	0	0	0	0	0	25	0	0	0	0	0	0	0	0	0	0	None		G	None at this time	N/A	N/A	N/A	N/A	N/A	
Broxbourne Borough Council	13	Farmed/Rosemead Nursery, GO5	Site Allocation	07/19/0200/F; GO5	Countryside Properties Ltd	Housebuilder	Private	1.1	58	Suburban	PDL (Currently Greenbelt)	07/19/0200/F	18/02/2019 to 22/02/2019									0	0	0	0	0	0	0	0	0	25	0	0	0	0	0	0	0	Local Plan allocation. Application submitted.	Application under consideration. Delivery in SYLS likely.	A	Yes	Engagement w/Stakeholders	Throughout application process	DM	Ongoing		
Broxbourne Borough Council	14	104 Cuffley Hill, GO5	Site Allocation	07/18/0363/F; GO5	Chase New Homes	Housebuilder	Private	1.071	23	Suburban	PDL (Currently Greenbelt)	07/18/0363/F	10/04/2018									0	0	0	0	0	0	23	0	0	0	0	0	0	0	0	0	0	Application Approved. s106 ongoing.	S106 to be resolved.	G	None at this time	N/A	N/A	N/A	N/A	N/A	
Broxbourne Borough Council	15	19 Amwell Street and Scania House	Site Allocation	HOD2	McCarthy & Stone	Land Promoter	Private		c. 60	Urban	PDL	07/19/0653/F	29/07/2019 to 01/08/2019									0	0	0	0	0	0	0	0	60	0	0	0	0	0	0	0	0	Pre-app by McCarthy and Stone. Full application was expected early May. Application submitted Late July/early August.	On site demolition and remediation may present a delay. Application under consideration.	G	None at this time	N/A	N/A	N/A	N/A	N/A	
Broxbourne Borough Council	16	Former Hoddlesdon Police Station	Site Allocation	HOD3	HCC	Housebuilder	Public		c. 30	Urban	PDL											0	0	0	0	0	0	0	0	15	15	0	0	0	0	0	0	0	0	Site under control of HCC.		G	Yes	Engagement w/Stakeholders	W/in SYLS	Policy/DM	N/A	
Broxbourne Borough Council	17	Turnford Surfacing	Site Allocation	HOD4	Private Landowner	Land Promoter	Private	1.5	c. 40	Urban	PDL											0	0	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0	0	0	Last used as B8. Any plans must be considerate of impact on nearby heritage assets. Infrastructure improvements required.	Historic Environment; Infrastructure requirements	A	Yes	Engagement w/Stakeholders	W/in SYLS	Policy/DM	N/A
Broxbourne Borough Council	18	East of Dinant Link Road	Site Allocation	HOD5	HCC	Land Promoter	Public		35	Urban	Green Field											0	0	0	0	0	0	0	0	0	35	0	0	0	0	0	0	0	0			G	Yes	Engagement w/Stakeholders	Plan Period	Policy	N/A	
Broxbourne Borough Council	19	Westfield Primary School	Site Allocation	HOD8	HCC	Land Promoter	Public	1.27	Up to 37	Urban	PDL	07/19/0011/O	04/11/2019 to 10/01/2019									0	0	0	0	0	0	0	0	37	0	0	0	0	0	0	0	0	Application under determination; Has been allocated in Local Plan as part of main modifications.	None at this time.	G	None at this time	N/A	N/A	N/A	N/A	N/A	
Broxbourne Borough Council	20	Theobalds Grove Station Car Park	Site Allocation	WC3	Network Rail	Land Promoter	Public		c. 50	Urban	PDL											0	0	0	0	0	0	0	0	25	25	0	0	0	0	0	0	0	0	Local Plan allocation. Discussions with Network Rail have taken place.	Key issues are likely to relate to quantum and res. parking vs station parking; Network Rail stakeholder objections; Network Rail capacity to deliver.	A	Yes	Engagement w/Stakeholders	W/in SYLS	Policy/DM	N/A	
Broxbourne Borough Council	21	Former Britannia Nurseries Site, Waltham Cross	Permitted	LV6	Higgins Homes	Housebuilder	Private	4.55	90	Suburban	PDL	07/16/1354/RM	08/12/2016	24/04/2017								0	0	0	0	83	37	0	0	0	0	0	0	0	0	0	0	0	53 units completed. Expected completion 2020.	None.	G	None at this time	N/A	N/A	N/A	N/A	N/A	
Broxbourne Borough Council	22	Other Commitments	Permitted	N/A	Various	Housebuilder(s)	Private	N/A	677 (net)	Borough-wide	Various	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	0	137	269	210	61	0	0	0	0	0	0	0	0	0	Delivery of 677 net units based on Trajectory as at 1st April 2019. All units have outline or full planning permission.	None.	G	N/A	N/A	N/A	N/A	N/A	N/A

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