

Representor 4029 Mr Drummond Robson. Robson Planning Consultancy
Superscripts refer to numbered appendices

Matter 2 – Distribution of Housing and Approach to the Green Belt (Policies CS2, CS12, CS14)

Appendix 2

Ganwick Corner/Bentley Heath

Proposal for Core Strategy Site S55

Robson Planning Consultancy in Association with Higgs Young, Architects, Scott Wilson

7/4/12

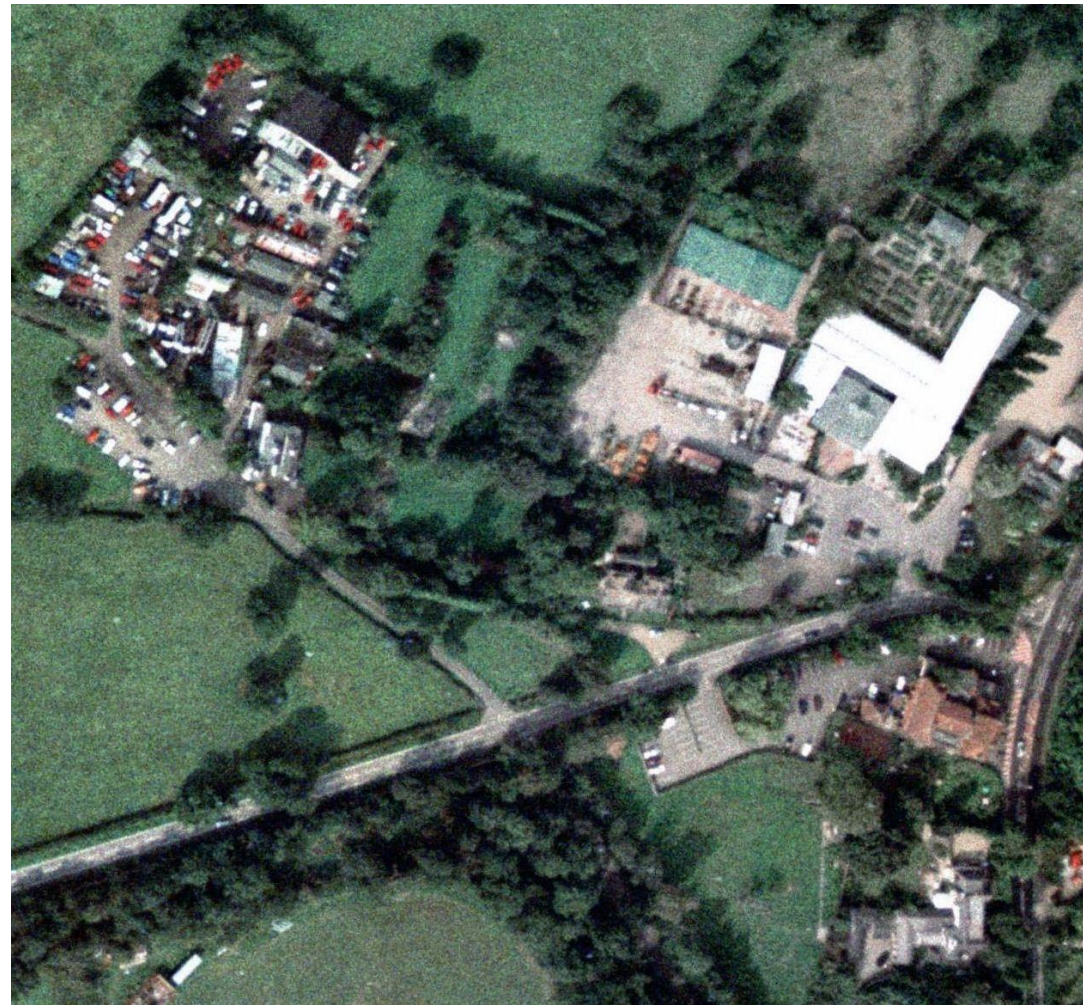


Ganwick Corner/Bentley Heath

The arguments for development at Ganwick Corner/Bentley Heath as appropriate Green Belt Development safeguarding its openness are:

- Brownfield Major Development Opportunity
- Suitable, Available and Deliverable
- Single Estate Ownership with clear placemaking potential
- Emerging Estate and Service Settlement offering Sustainable Enhancement
- Significant Services and Amenities: Duke o' York, Teulon Estate Chapel, Guide Camp, Cricket Club with Pavilion, Garden Centre, Norfolk Lodge School
- Provides Environmental and Green Belt Enhancements
- Protection of Registered Common Land
- Safeguards Service Retention and Employment Enhancement
- Renewables Opportunities
- Sustainable location: Historic Transport Corridor, Bus Route, Principal Road. Proximity to Potters Bar and Links to High Barnet
- Part of National Cycleway
- Scope for Footpath/Bridleway Enhancements
- Major Addition to Watling Chase Community Forest.
- Contributes to Wider Estate Masterplan
- No Technical Constraints

The policy for this site should therefore be the subject of a specific amendment as identified in the proposed policy amendment note.





History.

Gannick Corner on the edge of the Gannocks estate is first mentioned in 1658 (as Canny Corner) and was occupied by Colonel William Webb (Surveyor General of Woods). In about 1660 The Great North Road was built to approximately the present alignment of the A1000. It became a Turnpike in 1720. Bentley Heath is first recorded as a settlement in 1745; both were on the western edge of Enfield Chase, Middlesex's largest area of woodland.

Most of the area of South Mimms south of Dancer's Hill was common land, as was Bentley Heath itself. The settlement boundary with Wrotham Park was fixed following an act for Dividing Enfield Chase In 1777. It left an area of Common Land north of Wrotham Park which is shown on the 1829 Survey printed by Alexander Findlay. This has sets the main shape of the settlements around this Common Land ever since.



The acquisition of "Bentley Heath" into the Park resulted in a residual open area (owned by John Wyndham Bowyer) with houses and Bentley Heath Farm and White House etc. on the north side of Dancers Hill Road

to Bentley Heath Lane and between Galley (Gallows) Gannick/Ganwick Corner and Baker Street, now severed by M25.

The embanked M25 cut through the Bentley Heath area and severed both Wrotham Park from the rest of the parish of South Mimms as well as Bentley Heath Farm from its farmland. The M25 opened for traffic in September 1975 –the earliest section of the orbital motorway. This has constrained the growth of Bentley Heath.

Available and Deliverable Brownfield Development Opportunity

The White House is a poor employment site used predominantly for car breaking and repairs which developed from a wartime use for tractor repairs. Its lease from the estate expires in less than 5 years and so the site is available. It is a poor neighbour for residential development.



Adjoining it is a Wyevale Garden Centre which the occupier wishes to reorganise and improve. Both sites can be developed together

comprehensively to provide approximately 50 new dwellings entirely on brownfield land.

Single Estate Ownership with clear Placemaking Potential

The land is wholly owned by the Estate which enables both brownfield development and associated green field enhancement grouped around a village Green. (Indicative layouts which have been tested support this. See end of Report). This pattern may already be seen just south of Wrotham Park on the A1000 at both Hadley Green and Monken Hadley. Any plan would protect the Registered Common Land.



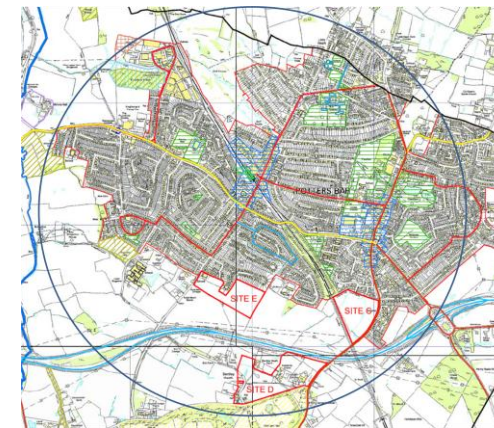
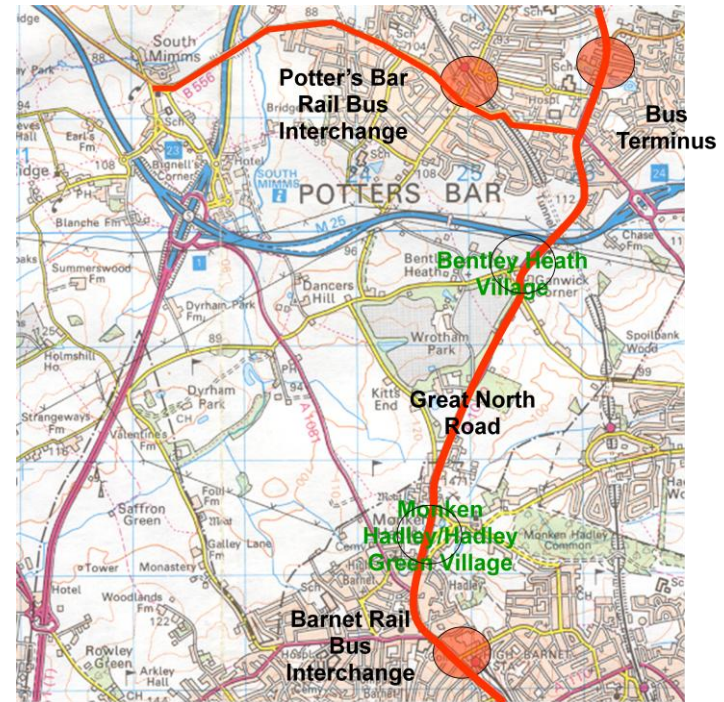
Emerging Estate and Service Village with clear scope for enhancement with Significant Services and Amenities

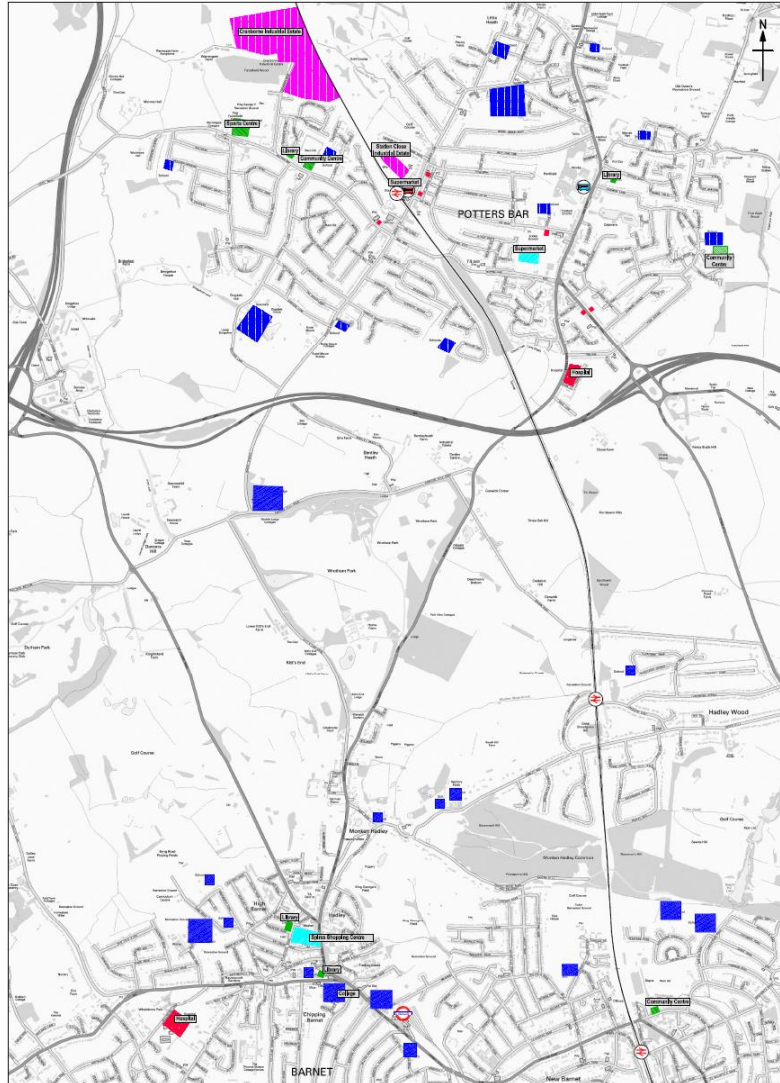
At present the two settlements, each classified as villages by Hertfordshire County Council both operate as community fragments of an Estate Village, barely able to support the diversity of services which have

developed there historically. These include The Duke of York Public House, a Coaching Inn fronting the Great North Road, The Estate Chapel at Bentley Heath designed by Teulon, Norfolk Lodge Primary School, Bentley Heath Cricket Club with its Pavilion on a pitch in the northeast corner of the grounds of Wrotham Park, and The Garden Centre.

Sustainable location

Ganwick Corner/Bentley Heath is on an historic transport corridor: The Great North Road (A1000). This serves Potters Bar and High Barnet for employment, services and amenities. It is a bus route with a 20 minute frequency comparable to other routes in Potters Bar. The bus connects directly with High Barnet Underground. Local residents use both towns for the complementary facilities and services they offer. In view of the shape of Potters Bar the settlement is nearer to Potters Bar Station at the town's centre than are some parts of the town. (And see ETR plan 2b). Cycleway. Bentley Heath is on the National Cycle Network: Great North Way Route 12.





Potters Bar and High Barnet: Facilities, Services and Amenities

The footpath and bridleway network currently connects Bentley Heath with Potters Bar. The local network may be enhanced as part of village development proposals.

Watling Chase Community Forest

The Estate has already added Saffron Green to Watling Chase Community Forest, which covers most of Hertsmere. There is further scope to plant coppice woodland on land associated with the proposed area of built development.

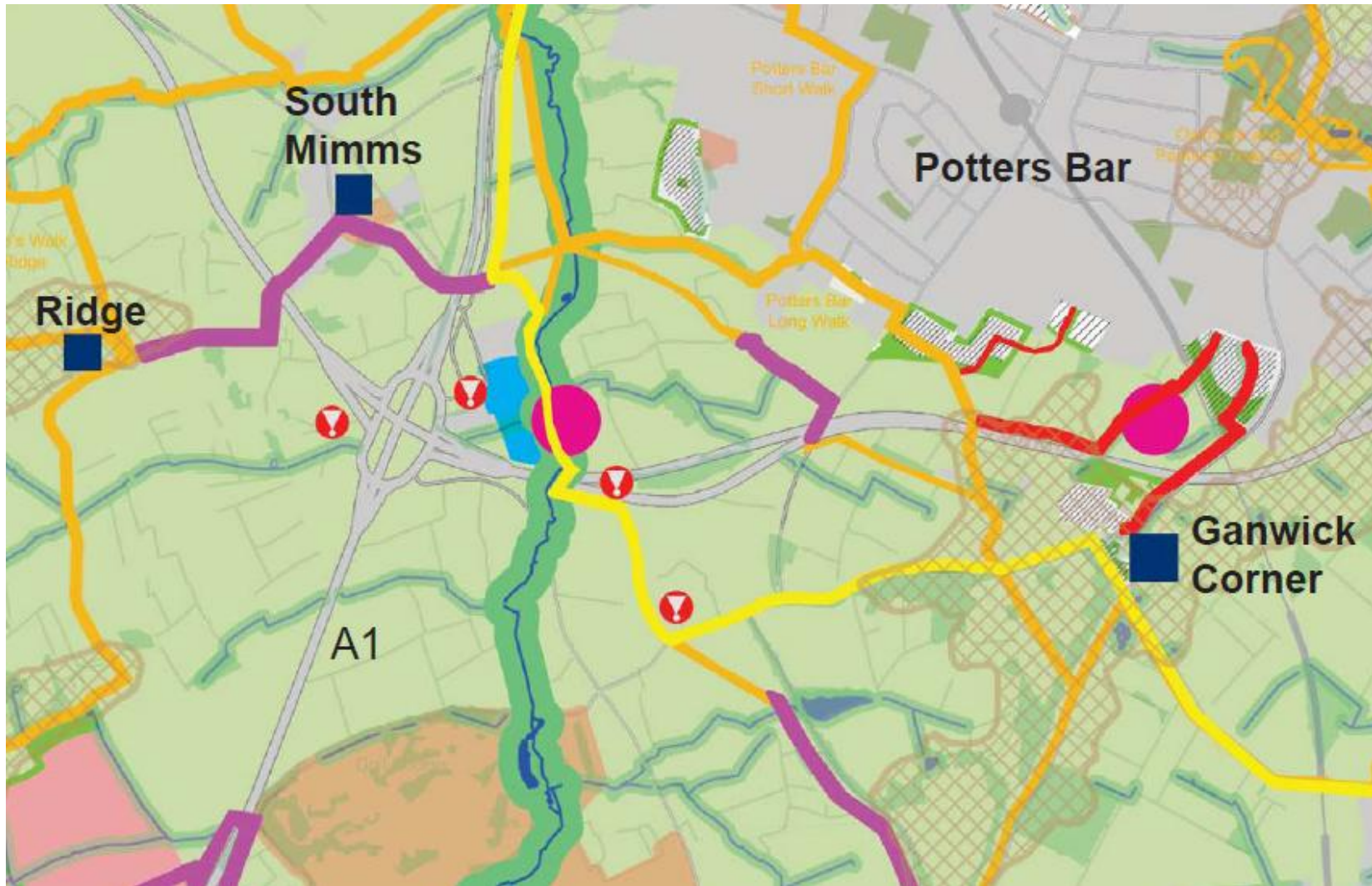
No Technical Constraints

The site has been evaluated for technical limitations which would prevent the development of the Bentley Heath/ Ganwick Corner brown field land and there are no constraints which would preclude its development. These include all the issues covered in the Environmental Technical Report:

- Landscape Character
- Existing Woodland
- Ecology: Wildlife Sites, Protected Species Sites, Ancient Woodland, Heathland, Regionally Important Geological Sites, Local Nature Reserves, Invertebrate Sites, Wildlife Nature Reserves.
- Footpaths and bridleways
- Water: Supply, Surface Water, Flood Risk, Ground Water Protection,
- Sewerage Treatment Works
- Noise
- Air Quality
- Archaeology
- Transport (Roads, Railways, Bus).
- Cycle, Footpath, Bridleways
- Agricultural Quality
- Utility Supplies



The Site: Hidden between M25 and Wrotham Historic Park and Garden



Extract from East Hertsmeire Masterplan: Service Villages



GANWICK CORNER IS A MAJOR DEVELOPED SITE IN THE GREEN BELT. IT IS BROWN FIELD LAND WHICH COULD BE BROUGHT FORWARD WITHIN FIVE YEARS FOR DEVELOPMENT ON LAND ADJOINING A PRINCIPAL TRANSPORT CORRIDOR

The site is a service village comparable to Aldenham, Letchmore Heath, Patchetts Green, Ridge and South Mimms as a small rural village in the Green belt which is largely residential in character and land use, relying on settlements nearby for some employment and local services. It is more accessible by public transport than many of the others. It is also an Estate Village with a distinctive identity, already hidden rather than open.

New Policy:

Ganwick Corner/Bentley Heath.

- 1. Ganwick Corner/Bentley Heath should be designated as an inset village in the Green Belt.
and**
- 2. Within Ganwick Corner/Bentley Heath infilling is acceptable in principle provided that it would not:-**
 - (i) result in the loss of important open space and amenity land valuable to the appearance and character of the village;**
 - (ii) be detrimental to the character, visual amenity, or environment of the village by virtue of its design, siting, traffic generation, noise or general disturbance;**
 - (iii) result in the outward expansion of the village or encroachment into open countryside.**
- 3. Declare as Conservation Area in view of its architectural and historic origins**

The site has already been the subject of extensive masterplan exercises, consultation and discussion with public bodies and organisations and would meet the proposed policy criteria.