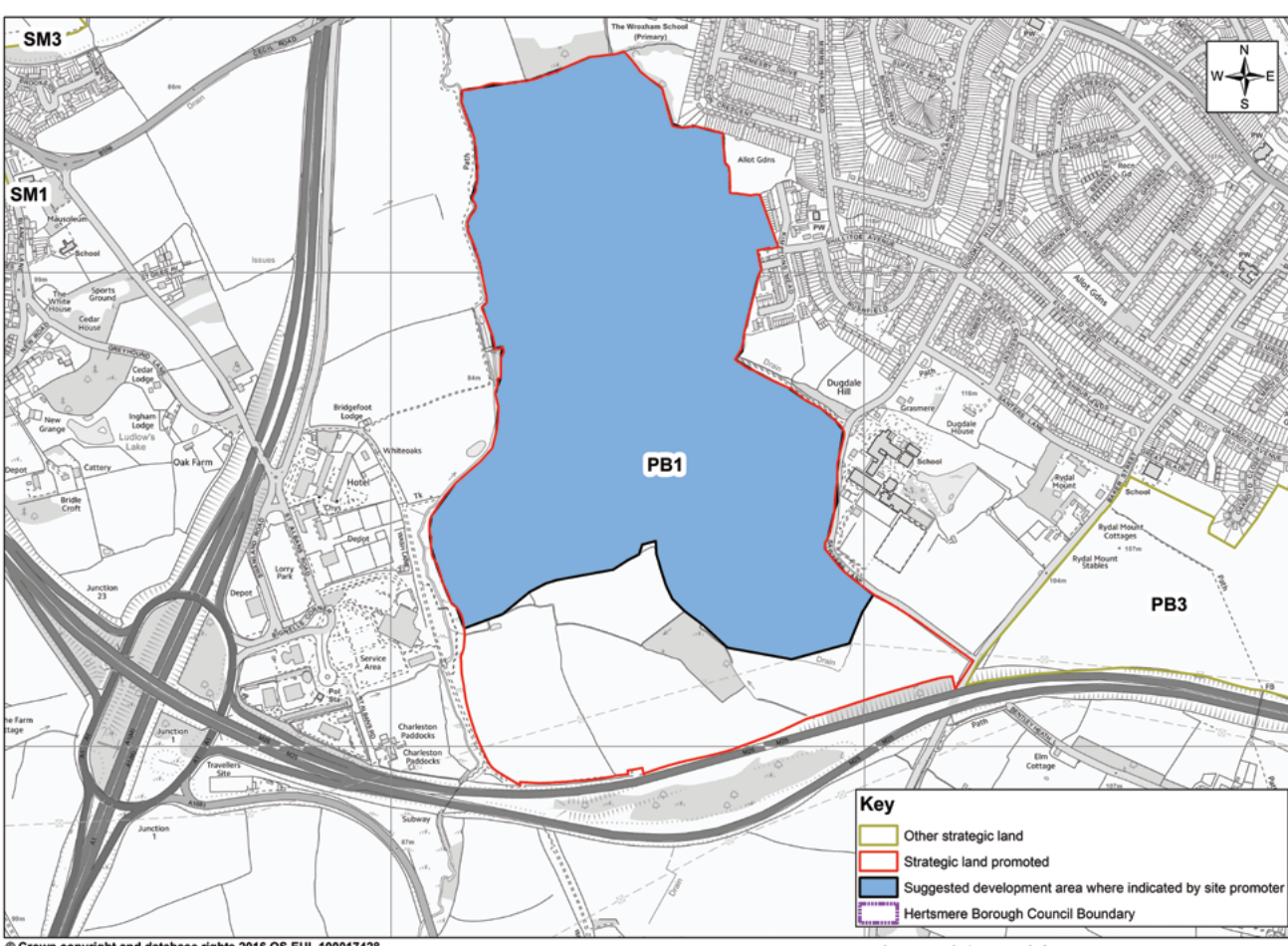


# HOUSING AND EMPLOYMENT SITES

## POTTERS BAR

### Strategic housing sites, Potters Bar



#### PB1 - Land west of Dugdale Hill and Baker Street, Potters Bar

##### Benefits and opportunities

Scale of growth capable of delivering a new garden suburb with supporting infrastructure between Potters Bar and Junction 23 of the M25.

Delivery of a mix of new homes to meet needs of local community including both flats and family housing.

A requirement for developers to provide affordable housing.

Opportunity to provide a significant number of self-build housing plots.

Proposal includes a new local centre and primary school.

Scope to co-ordinate with other development opportunities east of the site.

Close proximity to Dame Alice Owens school.

##### Challenges and constraints

Environmental constraints affect part of the site including area of flood risk and Local Wildlife Sites (Wash Lane and Bridgefoot House) to the far west of the site.

Local highways impact including cumulative effect of additional traffic onto surrounding roads.

Limited bus services currently run near the site.

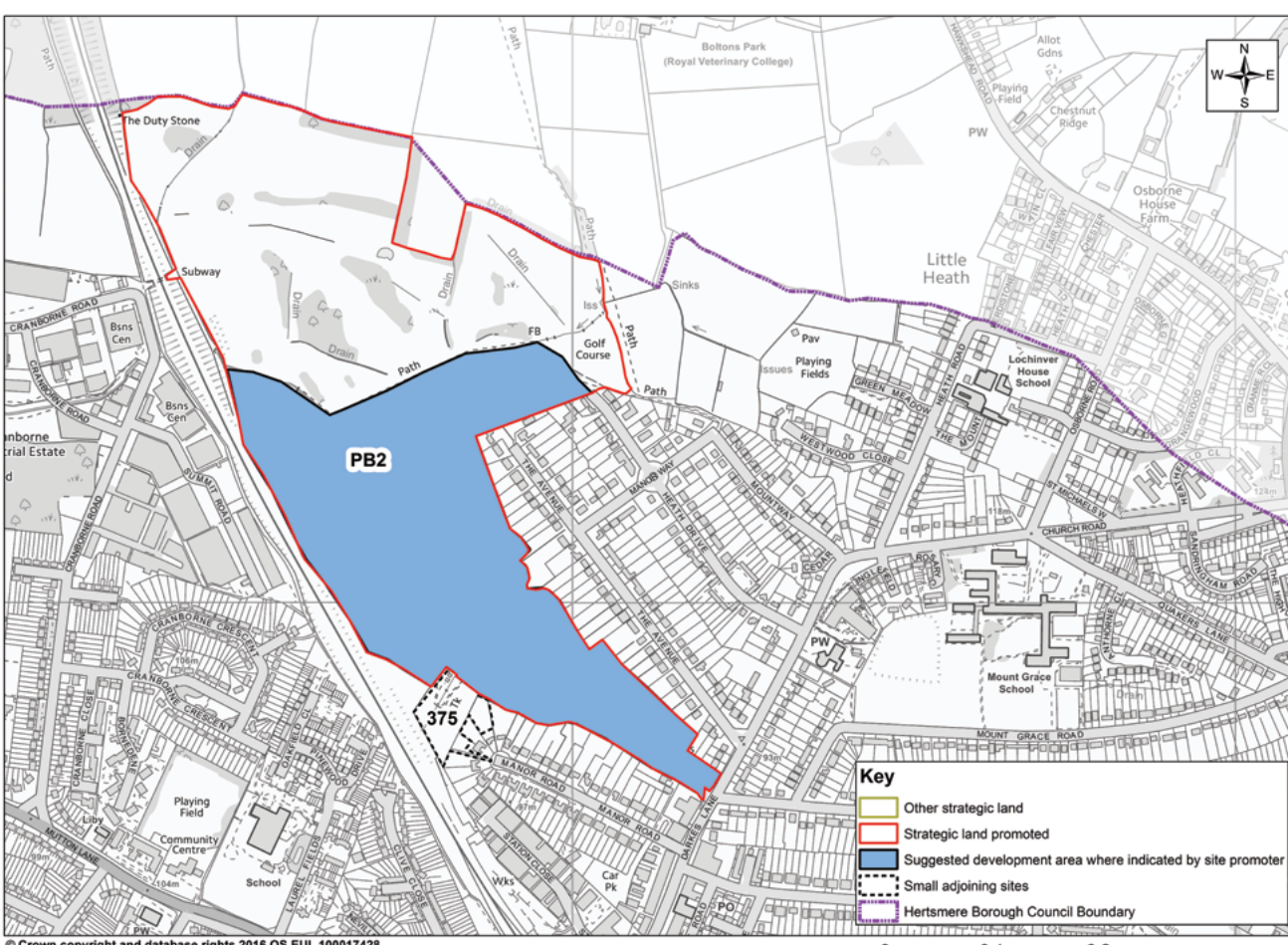
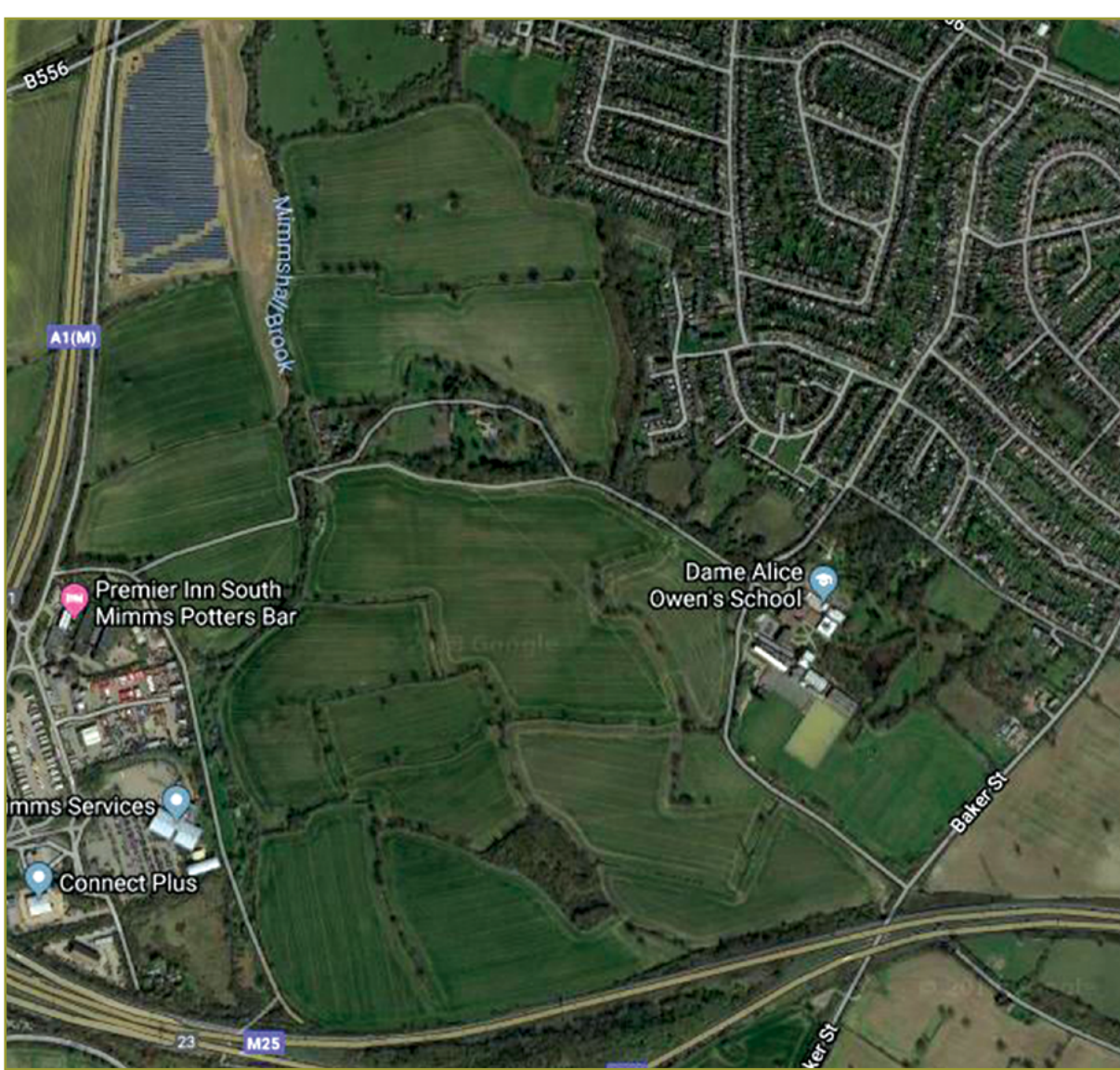
Noise and/or air quality impact from the M25.

Loss of green belt land.

Landscape and visual impact.

Some expansion potential at existing schools but likely requirement for increased education provision arising from any significant new growth in Potters Bar.

Annandale and Highview GP practices occupy new premises in the north of the town and have some capacity but significant growth in the area will require new or extended GP provision.



#### PB2 - Land north/ west of The Avenue (Potters Bar Golf Course), Potters Bar

##### Benefits and opportunities

Scale of growth capable of delivering a new garden suburb close to Potters Bar town centre (Darkes Lane) and station.

Delivery of a mix of new homes to meet needs of local community including both flats and family housing.

A requirement for developers to provide affordable housing.

Opportunity to provide significant number of self-build housing plots.

Lower half of the site, in particular, within very close proximity of local shops and services as well as Mount Grace school.

Annandale and Highview GP practices relatively close to the site.

A number of bus routes nearby on Darkes Lane including the 84 (Barnet - St Albans) and 398 (Watford - Potters Bar).

##### Challenges and constraints

Potters Bar Brook run through the site with central part of the site being an area of flood risk.

Potential noise mitigation issues from the railway line.

Loss of green belt land.

Landscape and visual impact.

Increase in traffic on Darkes Lane from the development.

Local education and health capacity - details awaited from HCC and CCG.

Some expansion potential at existing schools but likely requirement for increased education provision arising from any significant new growth in Potters Bar.

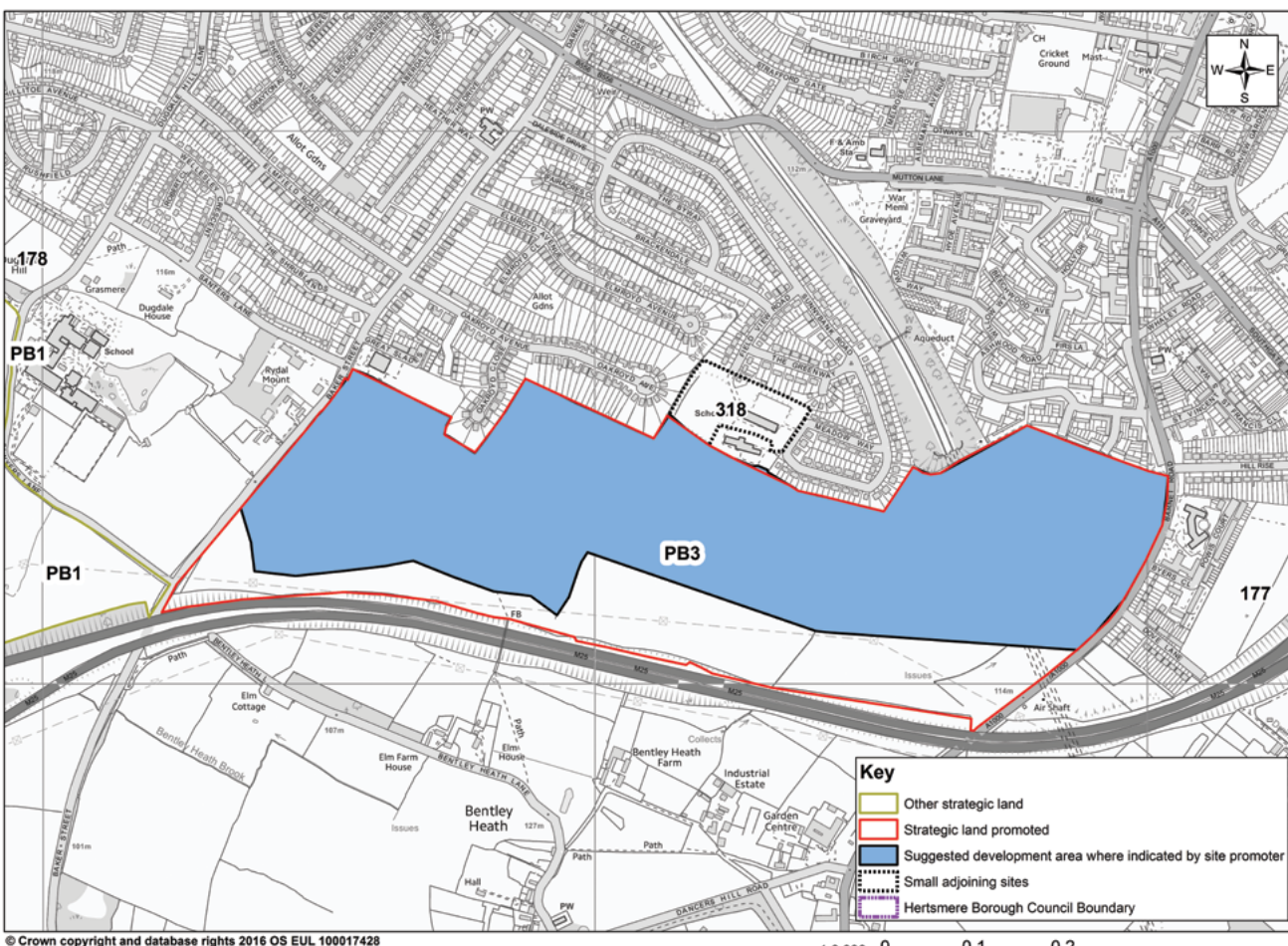
Annandale and Highview surgeries town occupy new premises and have some capacity but significant residential growth will require new or extended GP provision.



# HOUSING AND EMPLOYMENT SITES

## POTTERS BAR

### Strategic housing sites, Potters Bar



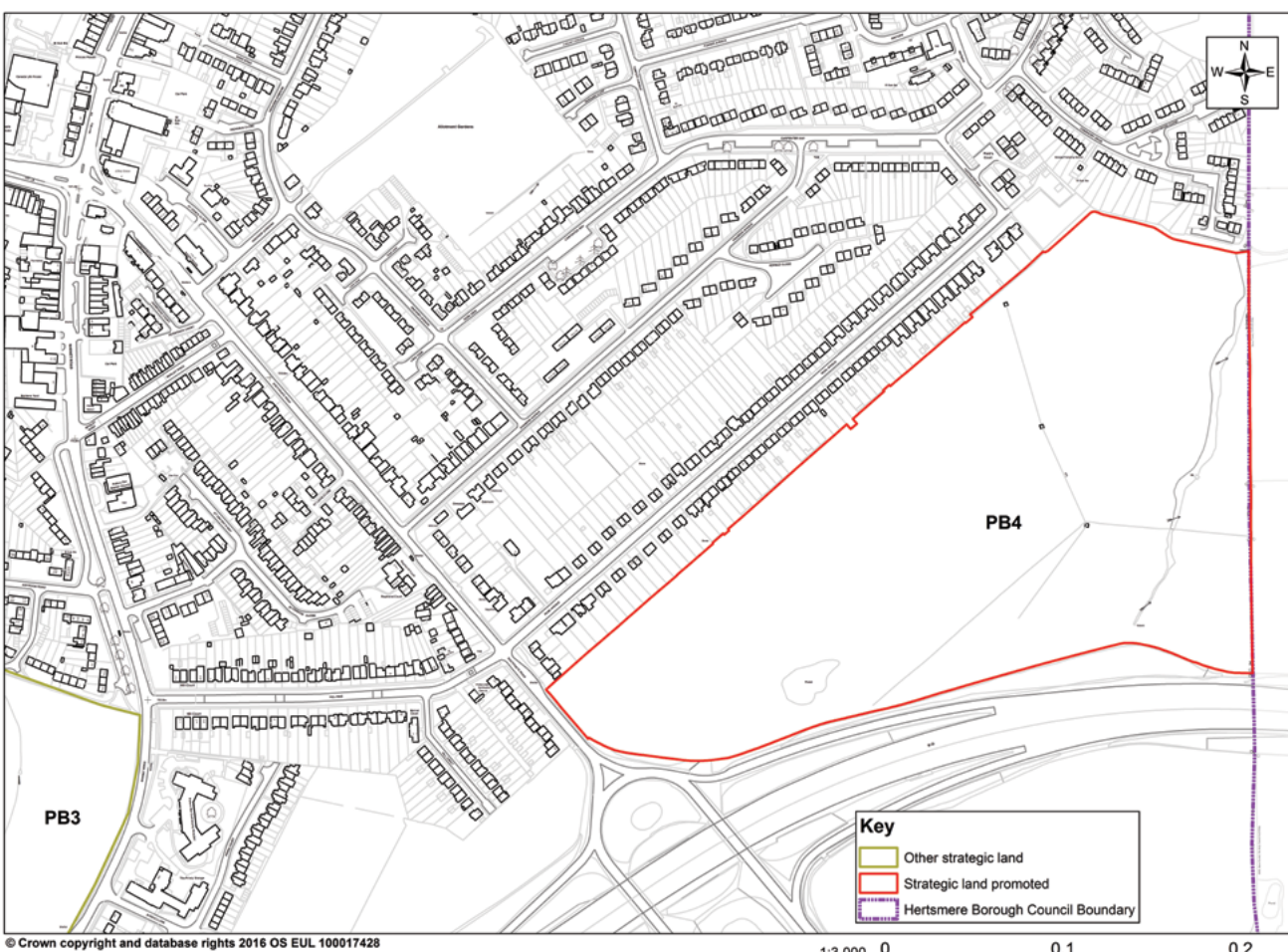
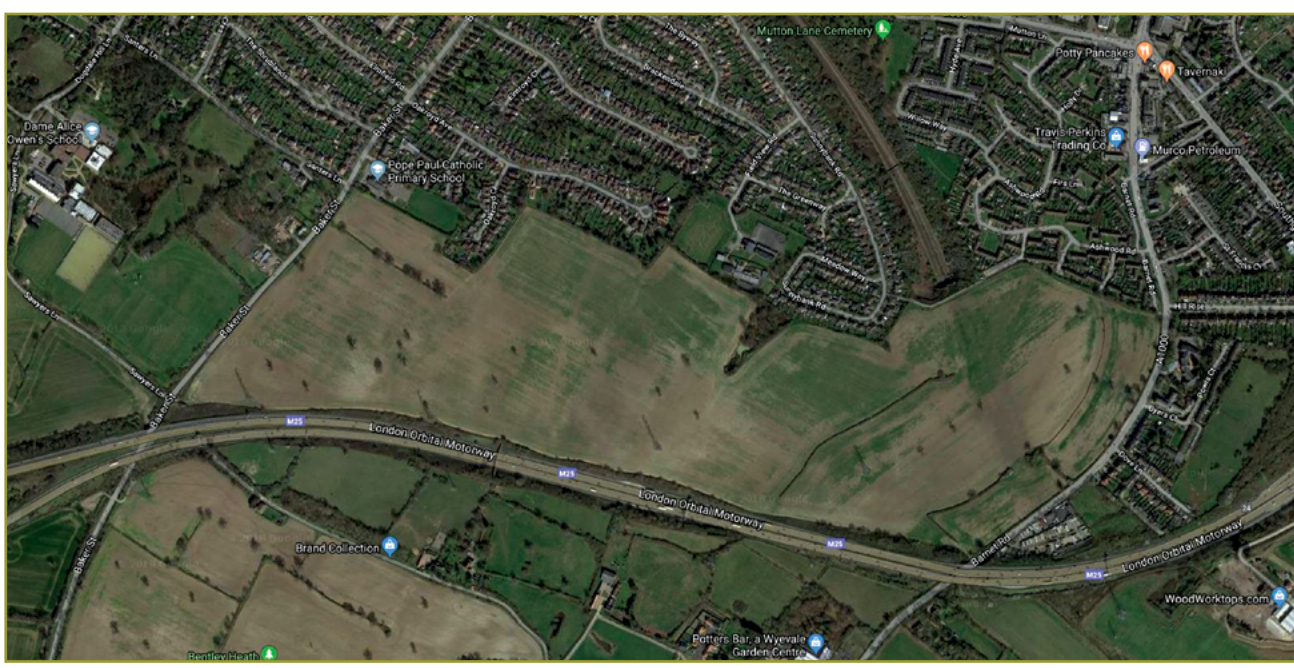
#### PB3 - Land south of Oakroyd Avenue and west of Barnet Road, Potters Bar

##### Benefits and opportunities

- Scale of growth capable of delivering a new garden suburb with supporting infrastructure between Potters Bar and the M25.
- Proposal includes a new local centre and primary school.
- Delivery of a mix of new homes to meet needs of local community including both flats and family housing.
- A requirement for developers to provide affordable housing.
- Opportunity to provide a significant number of self-build housing plots.
- Scope to co-ordinate with other development opportunities to the east of Baker Street.
- Approximately one mile from Potters Bar station.
- Similar distance to both Darkes Lane and High Street town centres.

##### Challenges and constraints

- Local highways impact including cumulative effect of additional traffic onto Barnet Road and Baker Street.
- Loss of green belt land.
- Landscape and visual impact.
- Royds Conservation Area to the north of the site.
- Area of flood risk affecting eastern fringe of the site close to Barnet Road.
- East Coast Main Line tunnel runs through part of the site.
- A limited number of bus routes currently serving the outer edges of the site including 84 on the Barnet Road side of the site. No buses on Baker Street currently stop near the site.
- Potential noise and/or air quality impact from M25.
- Some expansion potential at existing schools but likely requirement for increased education provision arising from any significant new growth in Potters Bar.
- Annandale and Highview surgeries in the north of the town occupy new premises and have some capacity but significant residential growth elsewhere will require new or extended GP provision.



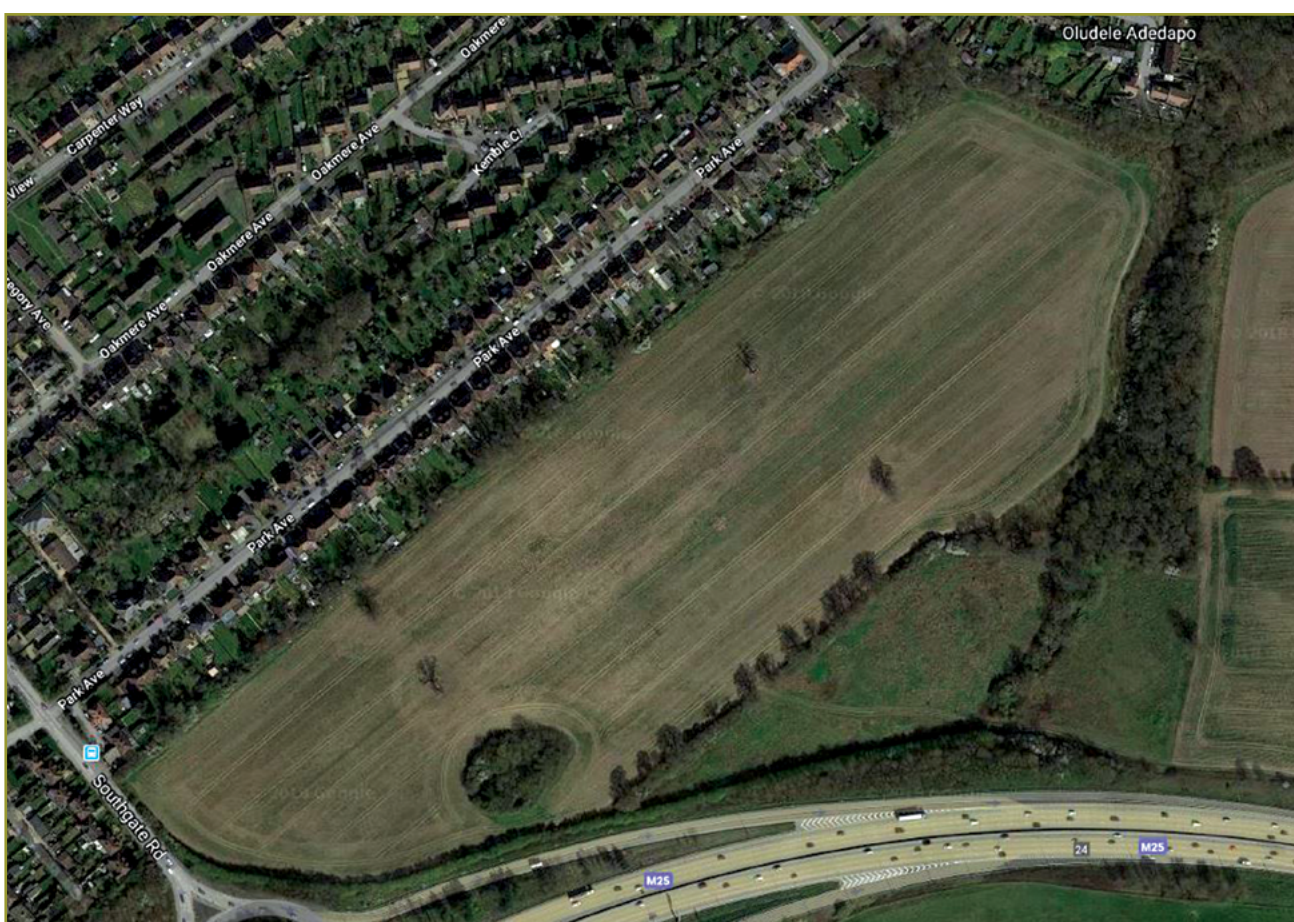
#### PB4 - Land south of Park Avenue and east of Southgate Road, Potters Bar

##### Benefits and opportunities

- Delivery of a mix of new homes to meet needs of local community including both flats and family housing.
- A requirement for developers to provide affordable housing.
- Opportunity to provide some self-build housing plots.
- Scope to co-ordinate with other development opportunities west of Southgate Road.

##### Challenges and constraints

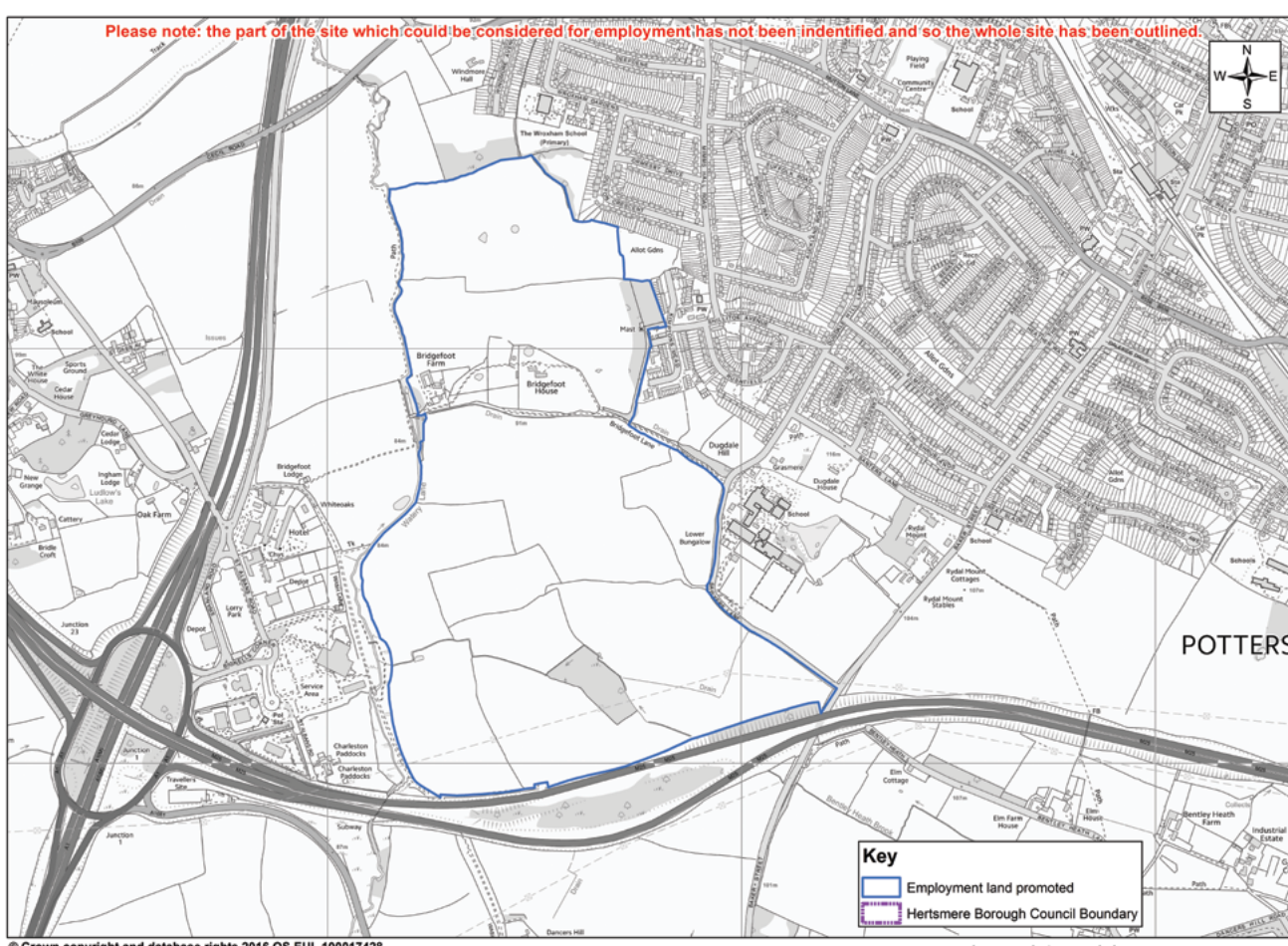
- The north west part of the site sits within the flood zone (FZ3).
- Potential noise and/air quality impact from M25.
- Presently no vehicular access to the site.
- Access via Southgate Road unlikely due to its proximity to M25 junction and via Park Avenue would require acquisition of land outside of promoter's ownership and within a flood zone.
- Loss of green belt land.
- Landscape and visual impact.
- Some expansion potential at existing schools but likely requirement for increased education provision arising from any significant new growth in Potters Bar.
- Annandale and Highview surgeries in the north of the town occupy new premises and have some capacity but significant residential growth elsewhere will require new or extended GP provision.



# HOUSING AND EMPLOYMENT SITES

## POTTERS BAR

### Employment sites, Potters Bar



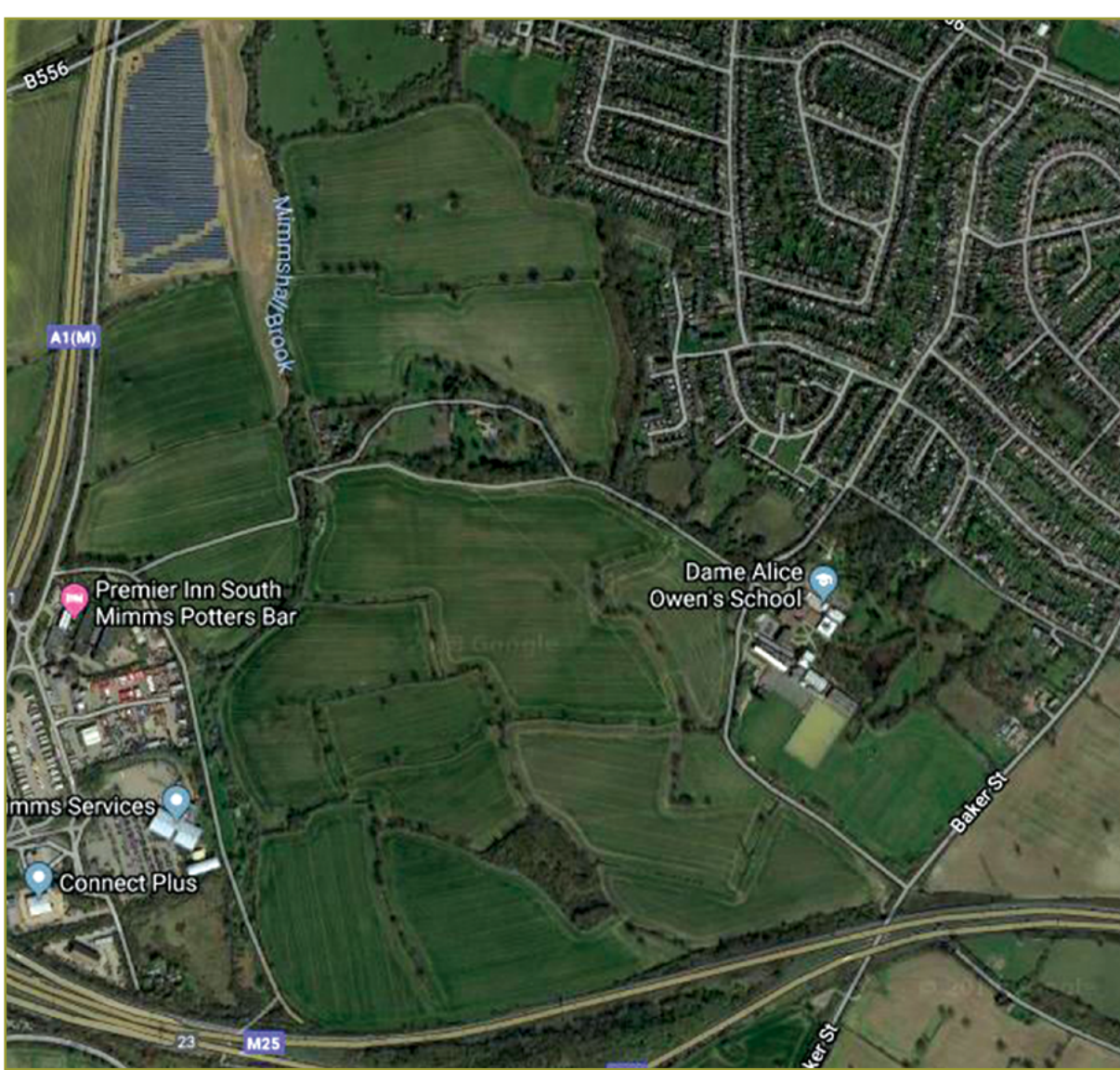
#### EMP5 - Wrotham Park estate land, west of Baker Street, Potters Bar

##### Benefits and opportunities

- Potential to establish functional linkages to research and commercial uses nearby.
- Potential for creating new transport link between Potters Bar and South Mimms via Swanland Road.
- Potential for additional local employment opportunities, reducing out-commuting.

##### Challenges and constraints

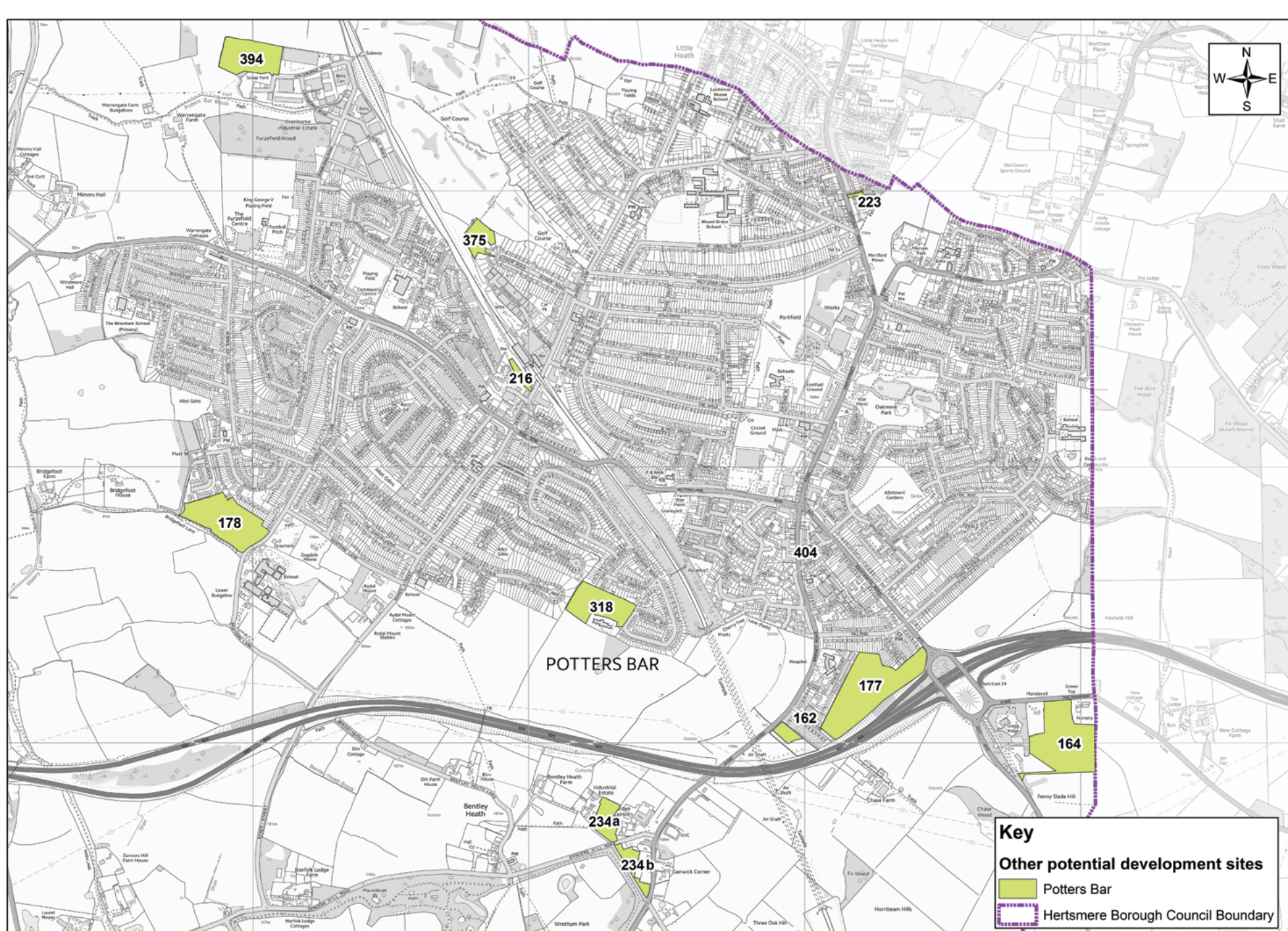
- Loss of Green Belt land.
- Some distance from train station, public transport and town centre.
- Potential highways impact.
- Landscape and visual impact.
- Potential noise and air quality impact from M25.
- Various environmental constraints, including local wildlife site.
- Flood risk in part of area.



# HOUSING AND EMPLOYMENT SITES

## POTTERS BAR

### Other potential development sites, Potters Bar



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Land Availability Assessment reference	Location	Brief description of potential use
HEL162	Land south of Barnet Road.	Residential, estimated capacity for 20 dwellings.
HEL164	Fenny Slade, The Ridgeway.	Residential, estimated capacity for 110 dwellings.
HEL177	Dove Lane.	Residential, estimated capacity for 160 dwellings.
HEL178	Rushfield, Dugdale Hill Lane.	Residential, estimated capacity for 110 dwellings.
HEL216	Land west of Potters Bar station, Darkes Lane.	Residential, estimated capacity for 15 dwellings.
HEL223	75 Hatfield Road.	Residential, estimated capacity for 10 dwellings.
HEL234a	Well Cottage, Bentley Heath (Wagon Road).	Residential, estimated capacity for 20 dwellings.
HEL234b	Well Cottage, Bentley Heath (White House, Dancers Hill Road).	Residential, estimated capacity for 30 dwellings.
HEL318	HCC 6 -former Sunny Bank Primary School.	Residential, estimated capacity for 75 dwellings.
HEL375	Manor Road.	Residential, estimated capacity for 30 dwellings.
HEL404	Barnet Road Car Park/ Clayton Centre.	Retention of surface parking with development above. Type of development sought yet to be determined by Council.
HEL394	Safeguarded employment land, north west of Cranborne Road industrial estate.	Employment development.

N.B. Sites below 0.25ha or promoted for fewer than five homes have not been included.

