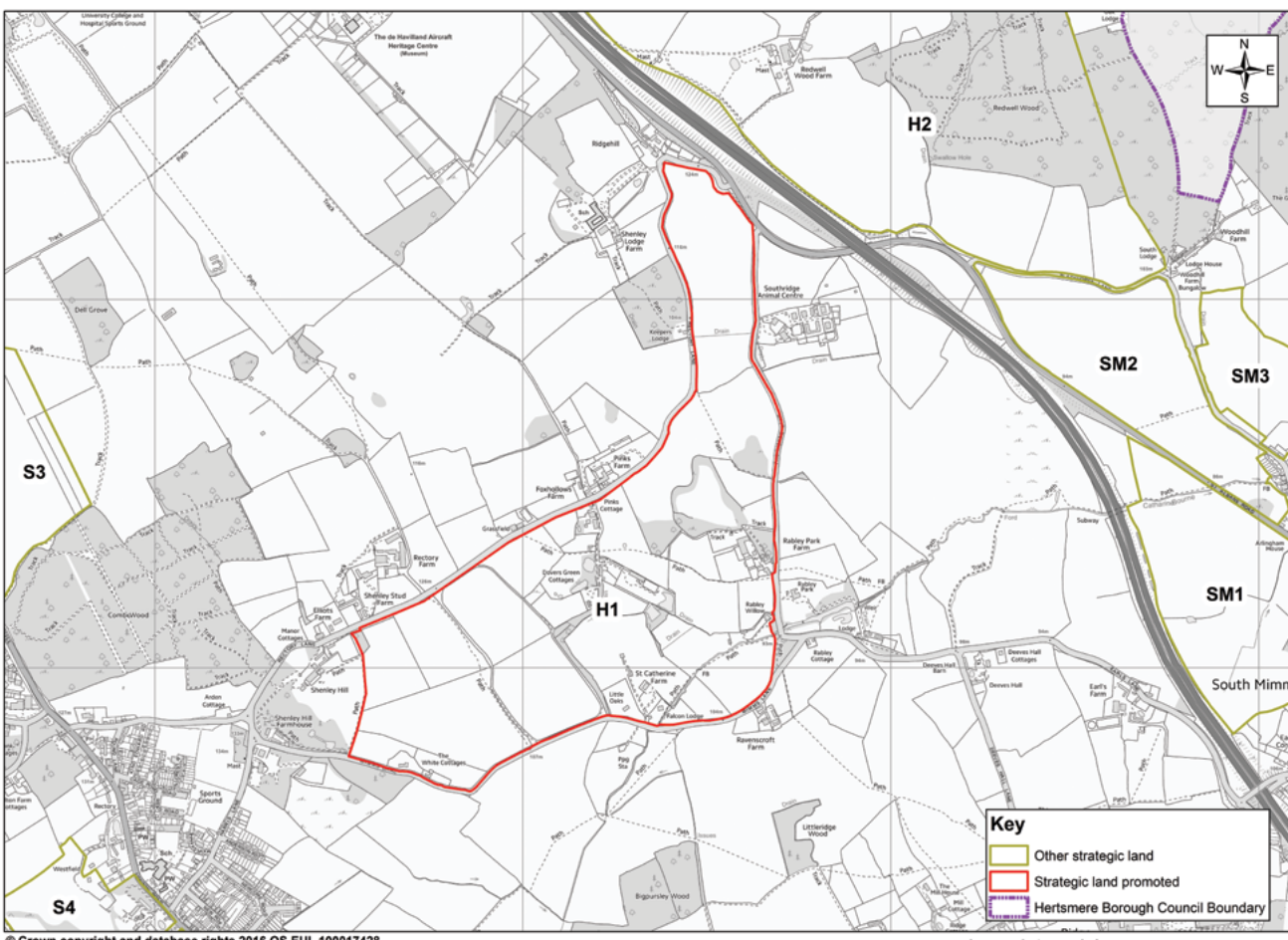


HOUSING AND EMPLOYMENT SITES

GARDEN VILLAGE

Strategic housing sites, Garden Village



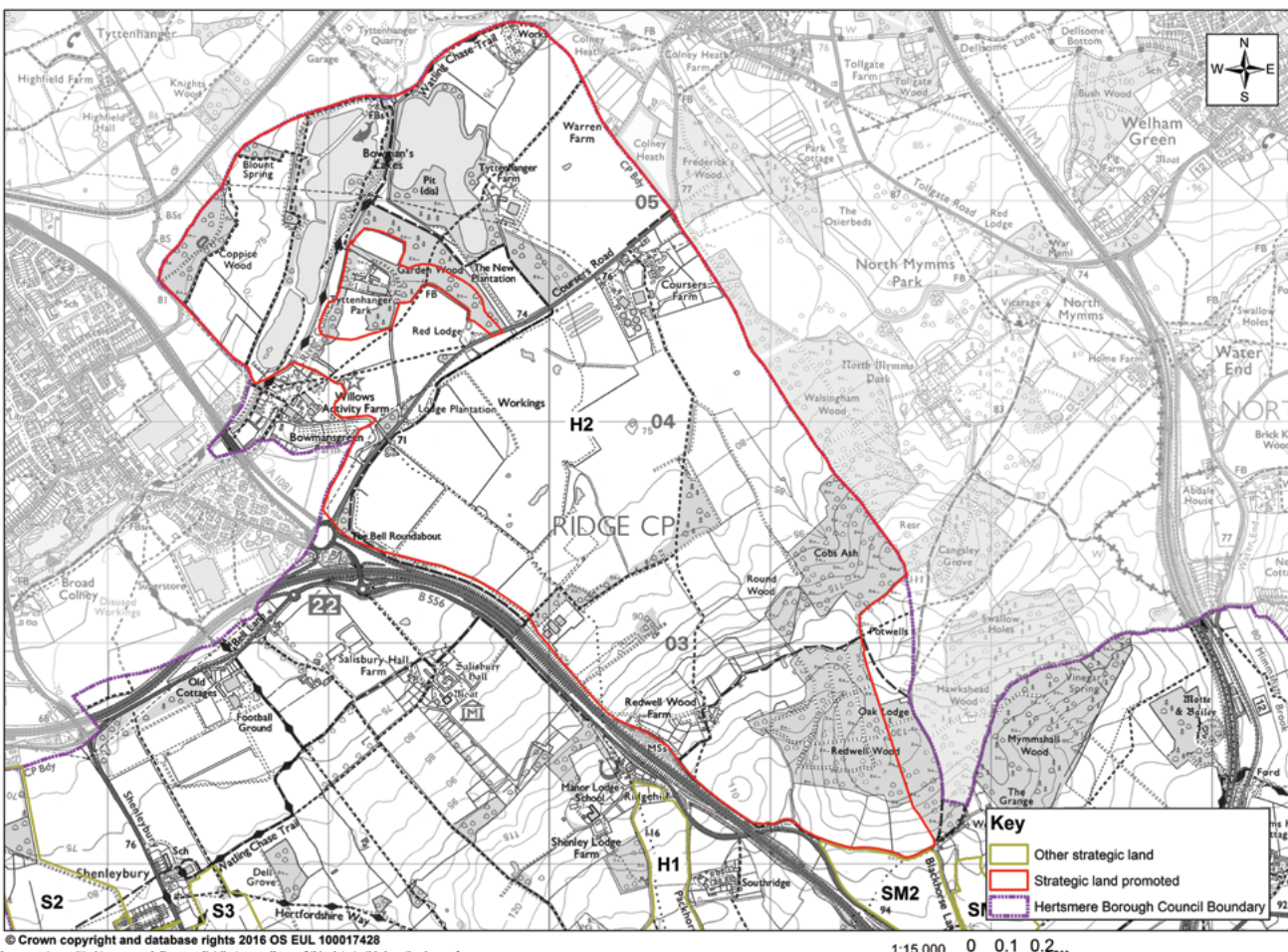
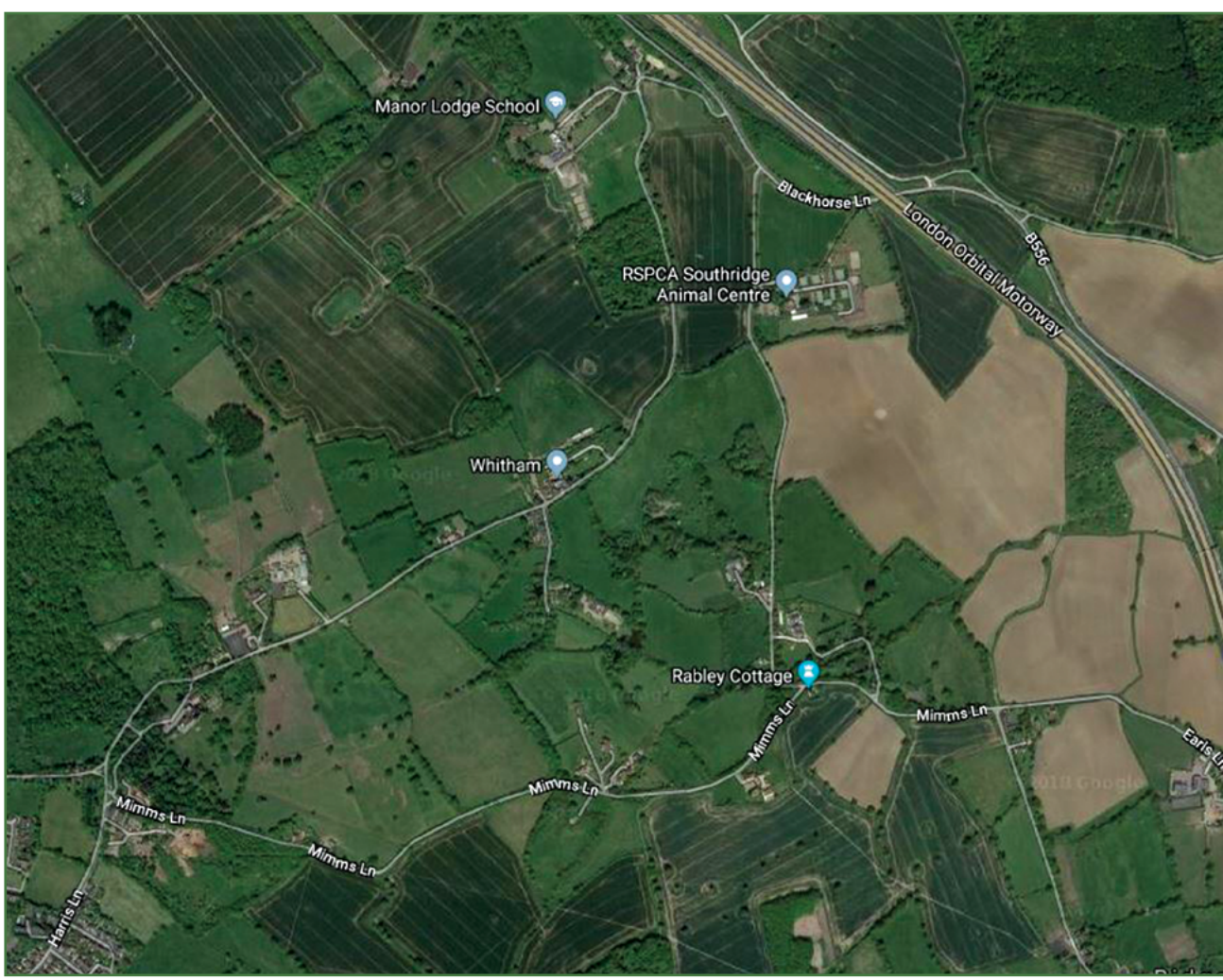
H1 - Land south of Rectory Lane (Rabley Green)

Benefits and opportunities

- Potential scope to deliver a significant quantum of residential development with some supporting facilities.
- 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.

Challenges and constraints

- Land in multiple ownerships.
- Presently no access to B556 due to separate ownerships.
- Access into site currently dependent on narrow country roads.
- Below the optimum size for the delivery of a self-contained garden village.
- Loss of green belt land.
- Landscape and visual impact.



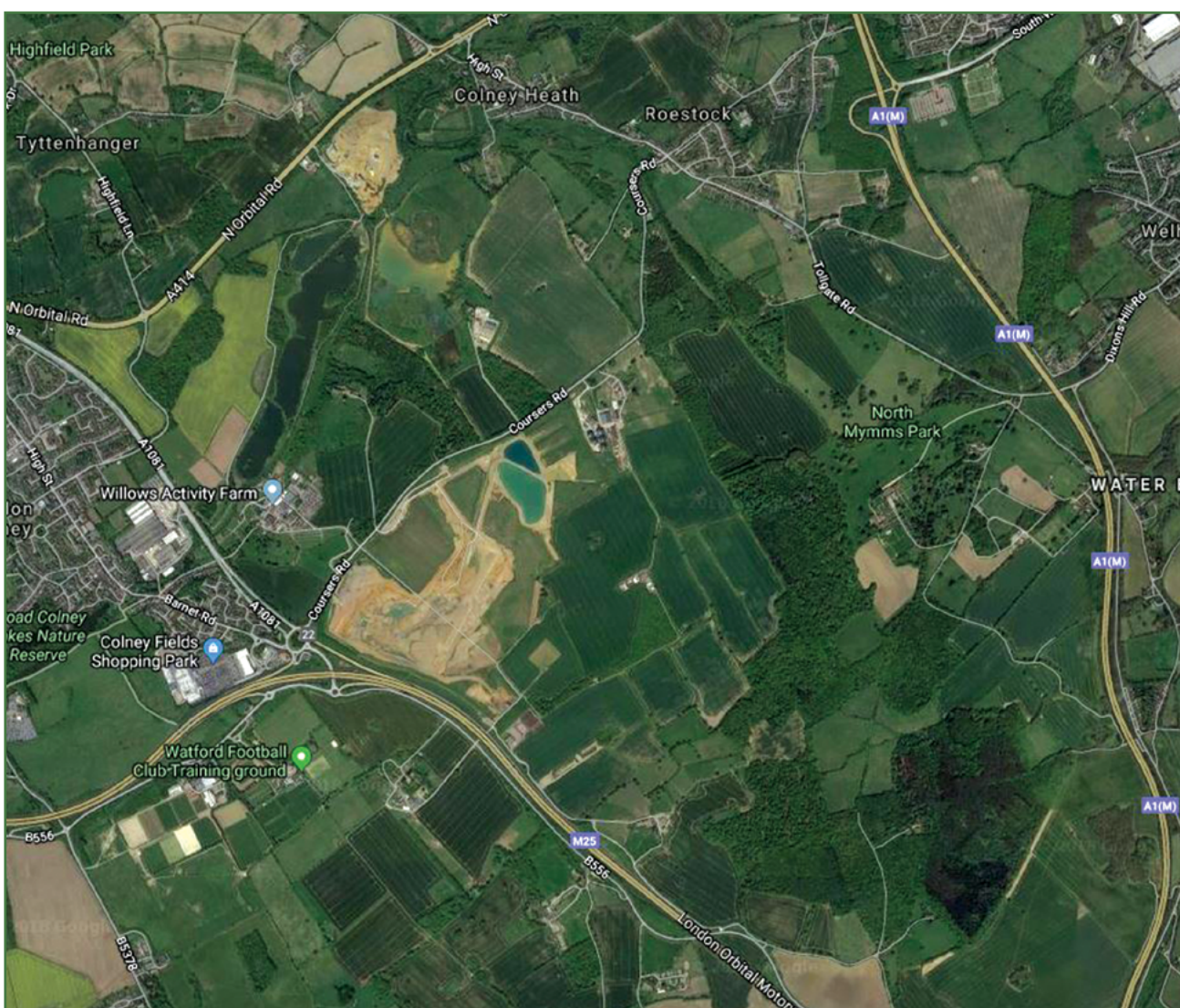
H2 - Tyttenhanger Estate (North of M25/B556)

Benefits and opportunities

- Scale of growth capable of delivering a new garden village on land in single ownership.
- Sufficient land for new homes and jobs supported by a village centre, schools, open space and other community facilities.
- Reduced out-commuting due to provision of business accommodation.
- 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.
- Separate cycle and pedestrian routes within the proposed village.
- Link road proposed to B556 for provision of fast (non-stopping) route to Potters Bar station.
- Various existing bus routes run along the northern and western boundaries including 84 and 658.

Challenges and constraints

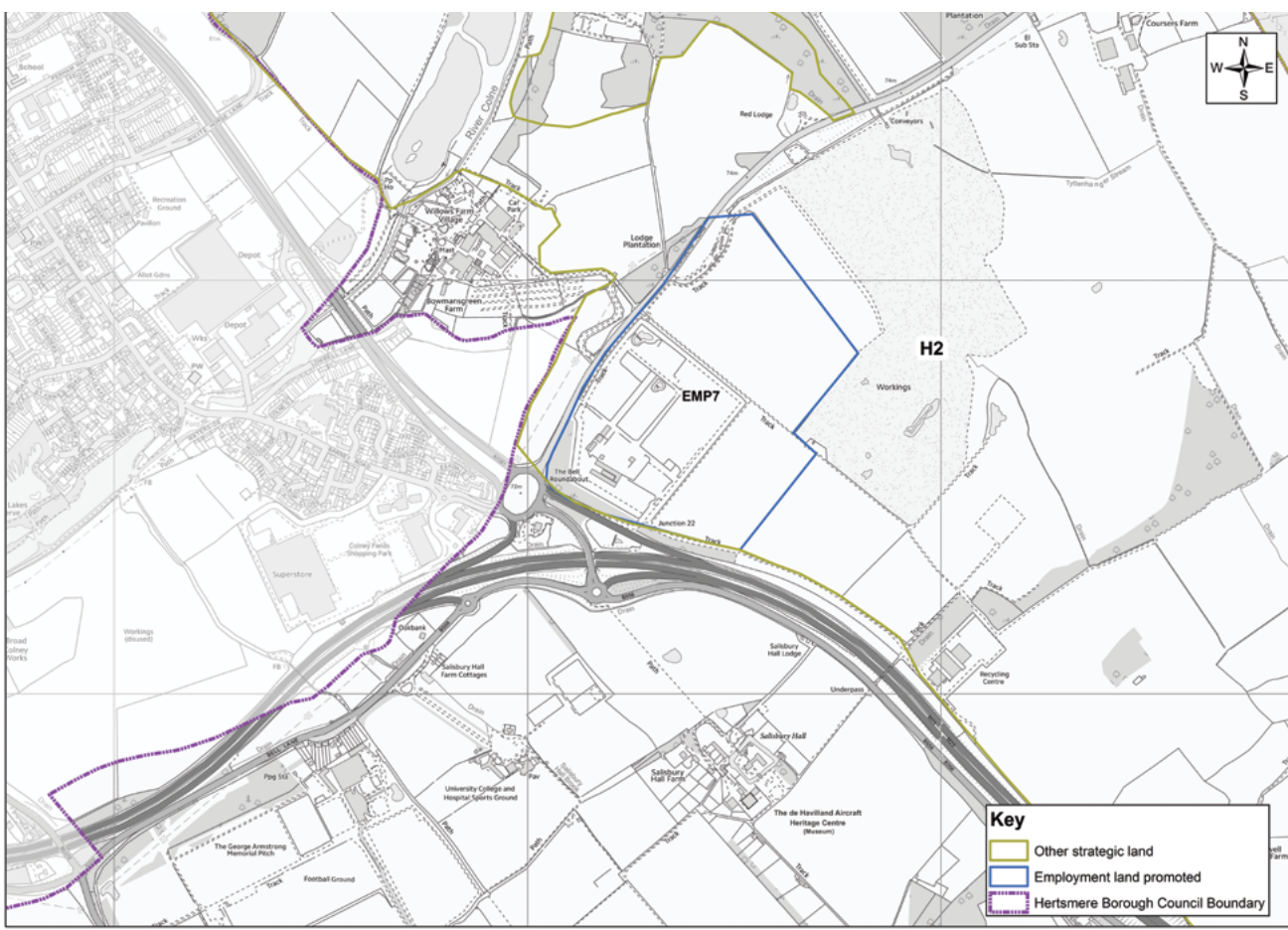
- Highways impact including cumulative effect of additional traffic onto Coursers Road and Junction 22 of the M25.
- Loss of green belt land.
- Landscape and visual impact.
- Potential noise and air quality impact from M25.
- Various environmental constraints, including protected and ancient woodland, local wildlife sites and various archaeological sites.
- Anaerobic digester plant and in Vessel composting site within close proximity of proposed areas for development.
- The site adjoins two flood risk zones due to its proximity to the River Colne.
- Local education and health capacity – details awaited from HCC and CCG.



HOUSING AND EMPLOYMENT SITES

GARDEN VILLAGE

Employment sites, Garden Village



EMP7- Land east of M25 Junction 22

Benefits and opportunities

Creation of significant employment and innovation opportunities to serve the proposed new garden village.

Reduced out-commuting from proposed garden village, greater self-containment and reduced emissions with dedicated pedestrian and cycle links.

Clustering of businesses and greater support for start-up companies through business incubators.

Proximity to other innovation sites including research facilities at South Mimms, Building Research Establishment and University of Hertfordshire.

Link road proposed to B556 for provision of fast (non-stopping) route to Potters Bar station..

Challenges and constraints

Highways impact including cumulative effect of additional traffic onto Coursers Road and Junction 22 of the M25.

Limited bus services currently run near the site.

Loss of green belt land.

Landscape and visual impact.

Potential noise and air quality impact from M25.

Various environmental constraints, including local wildlife site and archaeological sites.

