

Appendix C: Technical work submitted in relation to land promoted through the Call for Sites

HEL176 - Bushey Golf and Country Club (front covers only – remainder of reports are unavailable due to commercial sensitivity and local authority being in purdah)

HEL220 - Porters Park Golf Club

HEL199 – Land at Church Lane

HEL216 - Land West of Potters Bar Station



HERTSMERE BOROUGH COUNCIL PROPOSED REDEVELOPMENT

Location – Bushey Golf and Country Club

Report – Transport Statement^{V1}

March 2021

ARBTECH

BS5837:2012

**Trees in relation to design, demolition and construction –
Recommendations**

Tree Survey

Bushey Golf & Country Club,
High Street,
Bushey,
Hertfordshire,
WD23 1TT.

30 July 2021

Author: Matthew Edwards BSc (Hons) TechArborA

**Bushey Golf and Country Club
High Street
Bushey
Hertfordshire
WD23 1TT**

Heritage Statement

NGR 513299, 194937
Sign-off history

issue no.	issue date	prepared by	reviewed by	Contract manager	notes
1	18/02/2021	Rebecca Reynolds Heritage Consultant	Alicia Vickers Assistant Project Manager – Built Heritage	Christina Holloway Contract Manager	Executive summary issued
2	03/08/2021	Rebecca Reynolds Heritage Consultant	Alicia Vickers Assistant Project Manager – Built Heritage	Christina Holloway Contract Manager	Incorporation of site photos
3	05/06/2021	Rebecca Reynolds Heritage Consultant			Client comments

PO code: P21-045



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**Bushey Golf and Country Club
High Street Bushey
Hertfordshire
WD23 1TT**

Archaeological Desk Based Assessment

NGR 513299, 194937

Hertfordshire HER search reference: Bushey Golf and Country Club, 15/02/2021

Sign-off history

issue no.	Issue date	Prepared by	Reviewed by	Project Manager	Notes
1	19/02/2021	Natalie Wood (Archaeology) Juanjo Fuldain (Graphics)	Christina Holloway	Christina Holloway	Draft issue to client

MOLA code: P21-046



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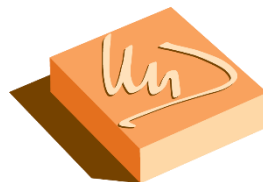
BUSHEY GOLF AND COUNTRY CLUB
High Street
Bushey WD23

County of Hertfordshire

Archaeological desk based assessment

August 2021





Michael Dyson
associates ltd

Sustainability Statement

29 January 2021

Prepared for Hertsmere Borough Council

In connection with Bushey Golf & Country Club Masterplan



April 2021

Landscape and Visual Appraisal

**Bushey Golf and Country Club,
Bushey**

Norfolk Office 01603 516319

Orchard House,
Hall Lane
East Tuddenham
Norfolk, NR20 3LR

Essex Office 01245 934184

Moulsham Mill,
Parkway,
Chelmsford
Essex, CM2 7PX

Suffolk Office 01284 336348

The Northgate Business Centre,
10 Northgate Street,
Bury St Edmunds,
Suffolk, IP33 1HQ

Potential Site for Housing & Employment
Bushey Golf & Country Club, Bushey

Hertsmere Borough Council

July 2021



By email to local.plan@hertsmere.gov.uk

Local Plan Team
Hertsmere Borough Council
Elstree Way
Borehamwood
Herts
WD6 1WA

21 December 2022

My ref: 22/575

Dear sir/madam,

**RE: CALL FOR SITES SUBMISSIONS – DECEMBER 2022
PORTERS PARK GOLF CLUB, SHENLEY HILL, RADLETT, WD7 7AZ**

I write on behalf of Porters Park Golf Club Limited in response to your recent Call for Sites in connection with the emerging Local Plan.

I have attached details for a number of Call for Sites submissions as follows:

- Site 1 – Land north of The Woods
- Site 2 – Clubhouse, Porters Park Golf Club
- Site 3 – Land off Shenley Road (south)
- Site 4 – Land off Shenley Road (north)

These submissions follow the 2017 Call for Sites proposal to you for the area of land including the existing clubhouse, which was considered suitable for housing development by the Council in the 2021 draft Local Plan.

For each site I have enclosed a completed site pro forma and a site plan, while this covering letter pulls together the submissions and should be attached to each separate submission. I have also attached a plan showing the wider golf club landownership.

The Call for Sites process relates to housing and other uses but does not include potential leisure uses. With the delivery of site HEL220 (and new Site 2) being reliant on construction of a new clubhouse, it would be useful if the draft Local Plan could identify a site for the replacement clubhouse, which would both secure the deliverability of the proposed housing allocation and smooth the planning application process for the clubhouse. The attached plan indicates one potential site currently being explored (the Sand Plantation). This site is not affected by the covenant or the Local Wildlife Site designation that affects the rest of the golf course site. The potential synergies with the nearby Shenley Cricket Centre make this an interesting potential site for a replacement clubhouse. Porters Park Golf Club Ltd would look to work with the Council to identify a suitable site for inclusion on the Council's Policies Map as part of the draft Local Plan.

Details of each Call for Sites submission are set out below:

Site 1 – Land north of The Woods

This site measures around 0.56ha and is considered suitable for residential development. It is envisaged that access would be taken from The Warren, although no direct access is currently available. The Golf Club is currently exploring options for vehicular access and will confirm with the Council in due course so as not to delay the site assessment process. The aerial photography available on Google Maps currently shows extensive tree coverage on parts of the site. However, many of these trees have recently been cleared and the extent of developable area is therefore larger than might be imagined based on the aerial photography. A site visit is recommended in this regard.

Site 2 – Clubhouse, Porters Park Golf Club

This site is similar to the site previously submitted (HELAA ref HEL220), however the boundary is different. The area is currently occupied by the clubhouse, car park and swing studio. The club is currently exploring the feasibility of constructing a new clubhouse elsewhere within the course. One possible location being the Sand Plantation, as previously mentioned. A new clubhouse would leave the current clubhouse site, car park and associated facilities available for development.

The Council concluded that site HEL220 was suitable for development and proposed it as a housing allocation in the draft Local Plan in 2021. While the new site area is larger, the overall considerations are the same and we hope that the Council is also able to support this new site.

Site 3 – Land off Shenley Road (south)

This area of land is not currently used as part of the golf course. It relates closely to the Council's proposed housing allocation ref R3 (Land south east of Shenley Hill) and has therefore been proposed for housing. There is no existing vehicular access but the site has a long road frontage and the road is straight at this location with good visibility in both directions. Bus stops are available adjacent to the site.

Site 4 – Land off Shenley Road (north)

This is adjacent to site 3 and similarly is not currently used as part of the golf course. Unlike site 3, this site does currently have an existing vehicular access but this would need upgrading to serve residential development.

Without prejudice to the proposed residential use, the site could also accommodate a replacement clubhouse.

I trust these submissions are self-explanatory but if you have any queries or would like further information on any aspect, please feel free to contact me.

Yours sincerely

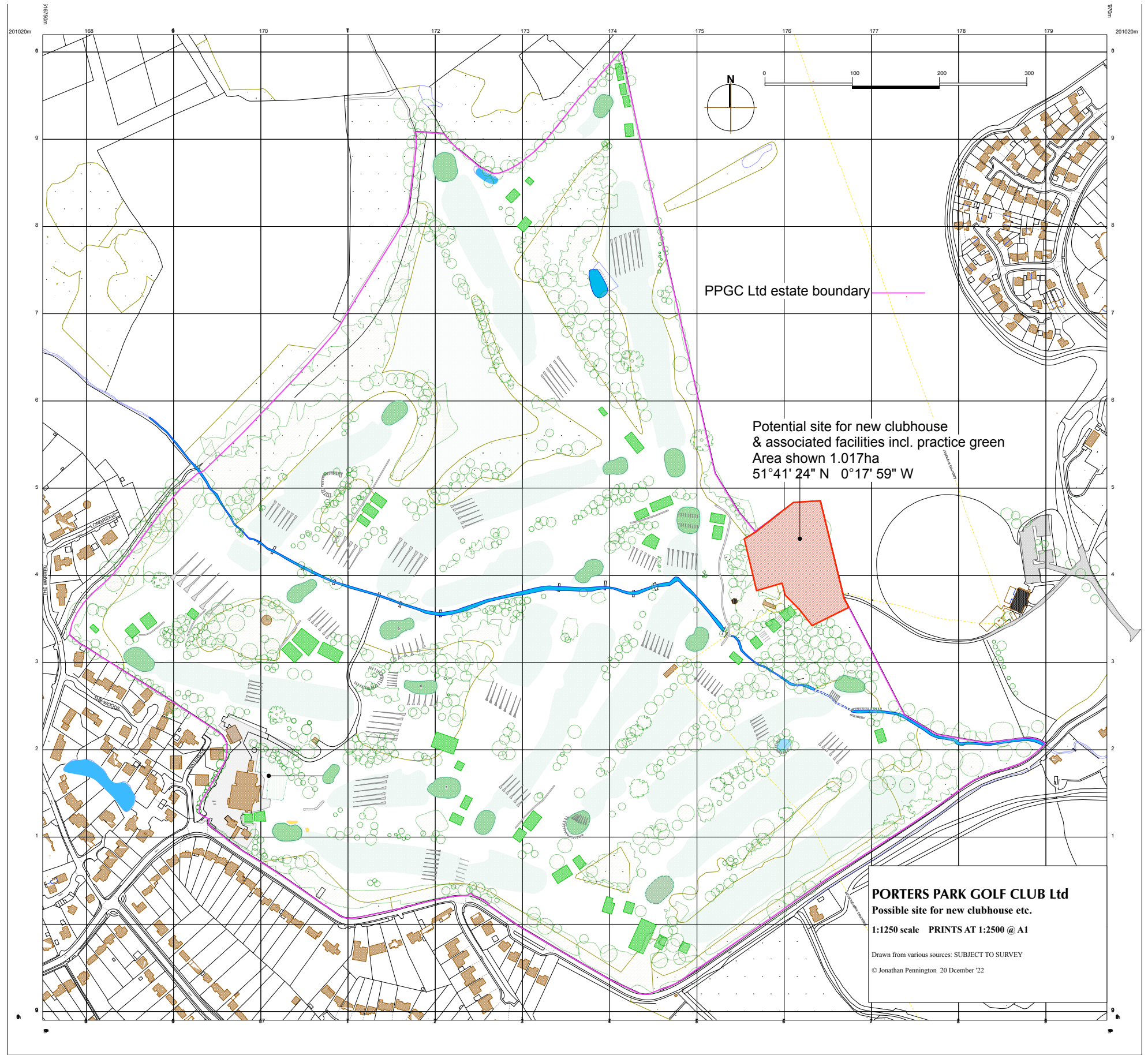


Simon Andrews
Strategic Planning Manager

On behalf of Porters Park Golf Club Ltd

Attachments:

- Site 1 – Land north of The Woods
 - Completed pro forma
 - Site plan
- Site 2 – Clubhouse, Porters Park Golf Club
 - Completed pro forma
 - Site plan
- Site 3 – Land off Shenley Road (south)
 - Completed pro forma
 - Site plan
- Site 4 – Land off Shenley Road (north)
 - Completed pro forma
 - Site plan
- Plan showing extent of golf course site and potential new clubhouse location (the Sand Plantation)



PPGC Ltd estate boundary

Potential site for new clubhouse
& associated facilities incl. practice green
Area shown 1.017ha
51°41' 24" N 0°17' 59" W

PORTERS PARK GOLF CLUB Ltd
Possible site for new clubhouse etc.
1:1250 scale PRINTS AT 1:2500 @ A1

Drawn from various sources: SUBJECT TO SURVEY
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SOUTHAMPTON



bartonwillmore.co.uk
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Hertsmere Borough Council
Policy and Transport Team
Civic Offices
Elstree Way
Borehamwood
WD6 1WA

27261/DM/PN
07 December 2022

BY EMAIL: local.plan@hertsmere.gov.uk

Dear Sir/ Madam,

**HERTSMERE BOROUGH COUNCIL – HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT
CALL FOR SITES EXERCISE 2022
REPRESENTATION ON BEHALF OF P & J KOOPMAN**

We act on behalf of P & J Koopman (“Our Client”) and have been instructed to submit the following representation in relation to Hertsmere Borough Council’s (“HBC”) Call for Sites as part of an update of the Housing and Economic Land Availability Assessment (HELAA).

This representation is concerned with land at Church Lane, Aldenham which lies to the immediate north of Radlett Road and east of Church Lane (“the Site”). Our Client is the freehold owner of this land, the extent of which is identified on the Plan at **Appendix 1**. Given our client’s interest in the area and the implications of the emerging Local Plan, they welcome the opportunity to continue to participate in its formulation.

In accordance with the Council’s requirements, we enclose:

- Local Plan Call for Sites 2022 Site Questionnaire
- Site Location Plan (CHL-D001-S0-P0);
- Proposed Ground Floor Plan (CHL-D100-S0-P1); and
- Proposed First Floor Plan (CHL-D101-S0-P1).

Background and Policy Context

As part of the previous Local Plan Review (which was set aside in April 2022), our client has made representations in relation to the Site (appended to this letter), during the series of public and stakeholder consultations undertaken to date. This included:

- Call for Sites (March 2017);
- Issues and Options (November 2017);

- Potential Sites for Housing and Employment (November 2018); and
- Regulation 18 Draft Local Plan (November 2021).

Further to these representations, the allocation of land at Church Lane, Aldenham (Site Ref: HEL199) was included in the Regulation 18 Draft Local Plan for residential use with an estimated capacity for 15 dwellings.

The draft Policies Map, included at **Appendix 2**, shows that the land at Church Lane was allocated as an 'Other Housing Allocation', reference HEL199. The site-specific requirements for this allocation are described as follows:

“Mix of dwelling sizes sought with proportion of Affordable Housing in accordance with Policy H2. Vehicular access from Church Lane. Hedgerow along Radlett Road and Church Lane, which creates substantial buffer planting, plus the scattered trees that create a backdrop to the wider village of Aldenham should be maintained and enhanced.”

An extract of the site allocation, together with other allocations in the Aldenham parish villages, is included at **Appendix 3**. As set out in column four of the table, none of land allocated within the Aldenham Parish Area was to be released from the green belt. Allocated developments within these areas were to be supported under draft Policy H1 but designed in accordance with draft Policies GB1 and GB4, ensuring that the scale, height and bulk of development were not harmful to the openness of the green belt, utilising the guidance on appropriate design for this site within the Green Belt Assessment (August 2020) included at **Appendix 4**.

The Site's status and suitability remains unchanged and accordingly, the following representation seeks that the allocation of land at Church Lane, Aldenham for residential use with an estimated capacity for 15 dwellings is carried forward in the HELAA and in any subsequent Draft Local Plan Document in the future. The allocation of the Site would allow proportional growth within Aldenham without harmful impact on the character of the village and Green Belt location and will allocation of the site will make an important contribution to meet Hertsmere's emerging housing need in a sustainable location.

Site Assessment

The accompanying masterplan drawings (CHL-D100-S0-P1 and CHL-D101-S0-P1), demonstrate the capability of the Site to deliver a development opportunity for small and medium sized housebuilders. As a smaller site, it can be built out more quickly and will have an important role in delivering additional choice in the local housing market.

The proposals have been informed by the capacity identified within the Councils own analysis, as well as the feedback from statutory consultees on ecology matters. In order to access the Site, a new site entrance will be created off Church Lane an appropriate and safe distance from the junction with Radlett Road.

The design also allows for the potential provision of affordable housing, to contribute to meeting identified local housing needs.

The ability for the proposals to respond sympathetically to the Aldenham Conservation Area as part of the proposed design rationale and potential materiality has also been an important consideration, which will be carried through to detailed design stage.

Our Client believes that the 'estimated' capacity of HEL199 should be regarded as a minimum, and that the site is capable of accommodating 15 units. This has followed further analysis of the site, including the preparation of the detailed masterplan. This exercise has confirmed that:

- a. By designing for a balanced mix of dwelling sizes, the site can accommodate 15 units on the Site, through a layout and density which is consistent with that of the wider village;
- b. The resulting layout is able to retain the established trees and hedgerows which characterise the site and provide a backdrop to the existing village;
- c. By providing at least 6x 2 bed, 7x 3 bed and 2x 4 bedroom houses, the Site is capable of providing an appropriate mix of dwelling sizes;
- d. The provision of a greater number of homes on the site makes it more viable (and therefore more likely) that affordable homes can be provided on the site; and
- e. The resulting layout is capable of accommodating a sufficient number of car parking spaces to support the proposed development (with public transport readily available within 100m of the Site).

Overall, this Site presents an opportunity to contribute to housing delivery, as well as to allow for additional choice in the local housing market through the delivery of a sustainable residential development which has already been considered both deliverable and developable.

Conclusion

We trust that these representations will be given due consideration and we welcome the opportunity to discuss them with the Council in more detail.

We look forward to receiving acknowledgement of this submission marked for the attention of Dan Melling or Paul Newton at this office. We would also be grateful if you could keep us notified of the progress of the Local Plan and other emerging planning policy documents.

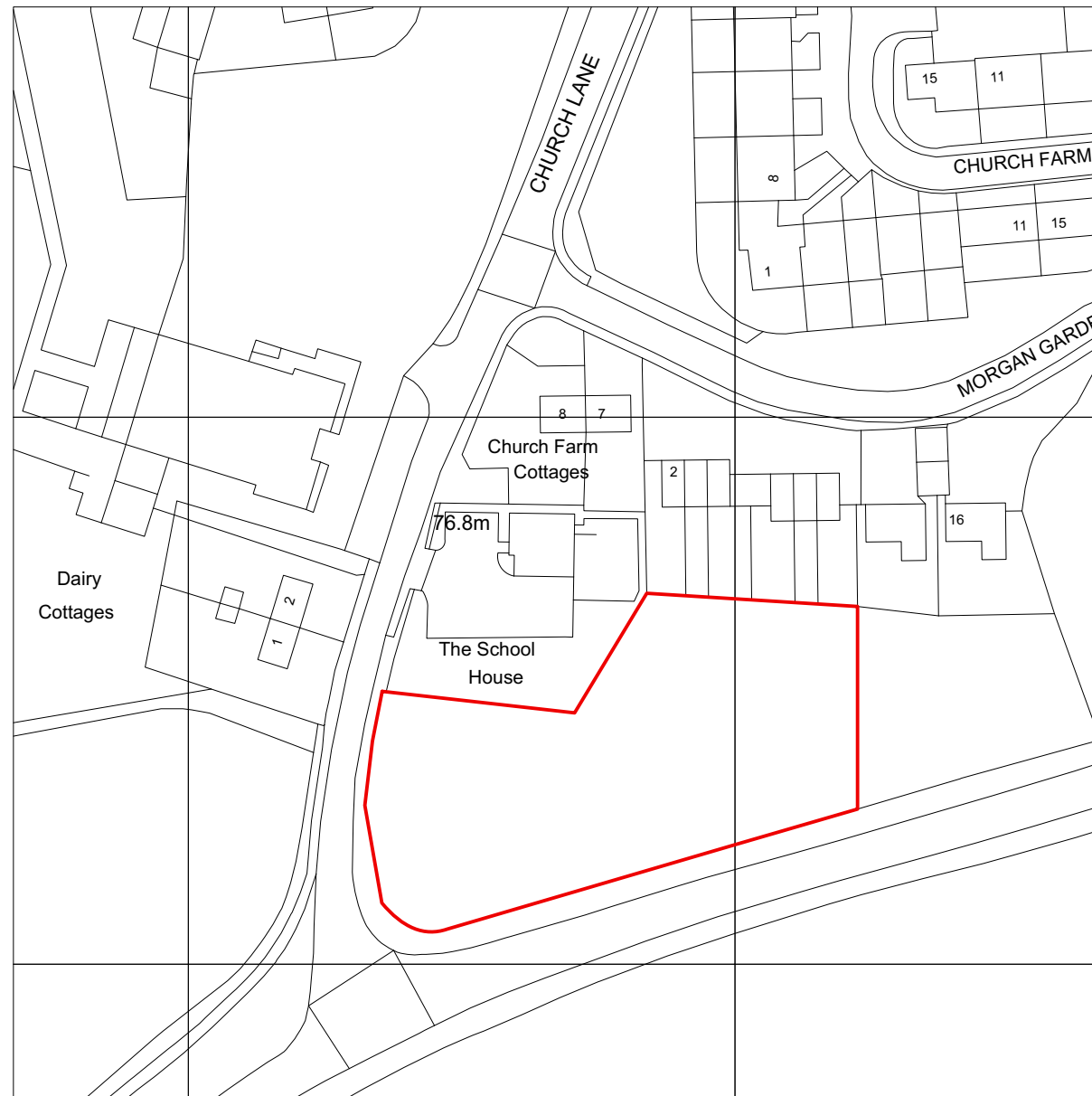
In the meantime, should you require any additional information please do not hesitate to contact us directly.

Yours faithfully,



Dan Melling
Senior Planner

APPENDIX 1
SITE LOCATION PLAN AND PROPOSED PLANS



General Notes
 © Copyright Stephen Davy Peter Smith Architects 2019
 These proposals are subject to the approval of all Statutory Building Control requirements and the requirements of all Statutory Authorities and Service Providers.
 The site boundaries and surroundings are based on the following:
 • OS Map
 The site boundaries are those described by the client.
 These drawings are to be read in conjunction with all other relevant documentation produced by Stephen Davy Peter Smith Architects and other consultants employed by the client.

Specific Notes
 [Red Box] Site Boundary



Rev	Drawn	Date	Checked	Date	Approved	Date

Client Approval

X	A - APPROVED
X	B - APPROVED WITH COMMENTS
X	C - DO NOT USE

Client
 Koopmans

stephen davy | architects
peter smith
 Fanshaw House, Fanshaw Street, London N1 6HX
 Tel: 020 7739 2020 Fax: 020 7739 2021
 E-mail: sdpsa@davysmitharchitects.co.uk
 Website: www.davysmitharchitects.co.uk

Project
 The School House
 Church Lane
 Aldenham
 Herts, WD25 8AP

Drawing Ref. CHL - DS - 01 - GF - DR - A - D001	Job No. 1928
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Purpose of Issue PRE-PLANNING	Scale 1:1250 @ A3
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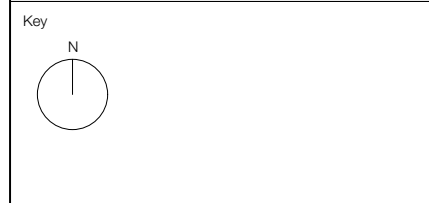
Drawing Title
Site Location Plan

Project Ref - Drawing No - Status - Revision
CHL - D001 - S0 - P0



General Notes
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 • OS Map
 The site boundaries are those described by the client.
 These drawings are to be read in conjunction with all other relevant documentation produced by Stephen Davy Peter Smith Architects and other consultants employed by the client.

- Specific Notes**
- Site Boundary
 - Tree Planting / Soft Landscaping
 - Vehicle / Pedestrian Access
 - 2B4P Residential Dwelling
 - 3B5P Residential Dwelling
 - 4B6P Residential Dwelling
 - 4B7P Residential Dwelling with garage



Rev	Drawn	Date	Checked	Date	Approved	Date

Client Approval

X	A - APPROVED
X	B - APPROVED WITH COMMENTS
X	C - DO NOT USE

Client

Koopmans

stephen davy | architects
peter smith

Fanshaw House, Fanshaw Street, London N1 6HX
 Tel: 020 7739 2020 Fax: 020 7739 2021
 E-mail: sdpsa@davysmitharchitects.co.uk
 Website: www.davysmitharchitects.co.uk

Project

The School House
 Church Lane
 Aldenham
 Herts, WD25 8AP

Drawing Ref. CHL - DS - 01 - GF - DR - A - D100	Job No. 1928
Purpose of Issue FEASIBILITY	Scale 1:500 @ A3

Drawing Title

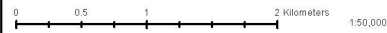
Proposed Ground Floor Plan

Project Ref - Drawing No - Status - Revision
CHL - D 100 - S 0 - P 1

- Landscape Key:**
- Existing Hedgerow
 - Indicative 'Primary' Existing Tree Location
 - Proposed New Tree Location
 - Proposed Soft Landscaping Bushes / Hedges

**APPENDIX 2
DRAFT POLICIES MAP**

Herstmere Regulation 18 Local Plan Policies Map 2022 - 2038



Meeting Local Housing Needs

- Policy H4 Gypsy, Traveller and Travelling Showpeople Sites (Existing provision)**
 - Policy H4 Gypsy, Traveller and Travelling Showpeople Sites (Existing provision)

Policy H10 Housing Allocations

- Strategic housing allocations
- Other housing allocations

A Strong Local Economy

Policy E2 Employment Allocations

- Policy E2 Employment sites

Policy E9 Mixed Use Allocations

- Policy E9 Mixed Use

Policy E1 Designated Employment Areas

- Key Employment Area
- Locally Significant Employment Area
- Main Employment Area
- Rural Employment Area

Policy E4,5 & 6 Special Policy Areas

- Policy E4 South Mimms Services
- Policy E5 Fictles Aerodrome
- Policy E6 Media Quarter

Policy E8 Promoting the film and television industry

- Policy E8 Promoting the film and television industry

Protecting Green Belt

- Policy GB1 Green Belt
- Key Green Belt site development envelope

Policy GB3 Key Green Belt site

- Policy GB3 Key Green Belt site

Local Heritage

Policy HE2 Listed Buildings

- Listed Buildings
- Non-Designated Heritage Assets (Locally Listed Buildings)

Policy HE3 Conservation Areas

- Conservation Areas
- Scheduled Ancient Monuments
- Historic Parks and Gardens
- Battlefield (site of the Battle of Barnet)

Policy HE1 Heritage Assets

- Archaeological Sites

Protecting and Enhancing our Natural Environment

Policy ENV1 Air Quality AQMA's

- Policy ENV1 Air Quality AQMA's

ENV4 Sites of Biodiversity Value

- Sites of Special Scientific Interest (SSSI)
- Regionally important Geological Sites (RIGS)
- Local Nature Reserves
- Local Wildlife Sites

Policy EP10 Flood Zones

- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b

ENV13 Mineral Consultation Areas

- Mineral Consultation Area (Railhead)
- Mineral Consultation Area (Barren Area)

Sustainable Travel

Policy ST4 The Road Hierarchy

Road class and Highway Authority Hierarchy

- Motorway (Not part of Hierarchy)
- Trunk Road (Not part of Hierarchy)
- Principal A Road (Primary Distributor; inc Detrunked)
- Principal A Road (Main Distributor)
- Classified B Road (Secondary Distributor)
- Classified C Road (Secondary Distributor)

Policy ST6 Aviation Safeguarding

- Esree Aerodrome 3km Buffer
- Heathrow Safeguarding Line

Vibrant Town Centres

Policy VTC1 Town and District Centres

- Policy VTC1 Town and District Centres

Policy VTC3 Opportunity Areas

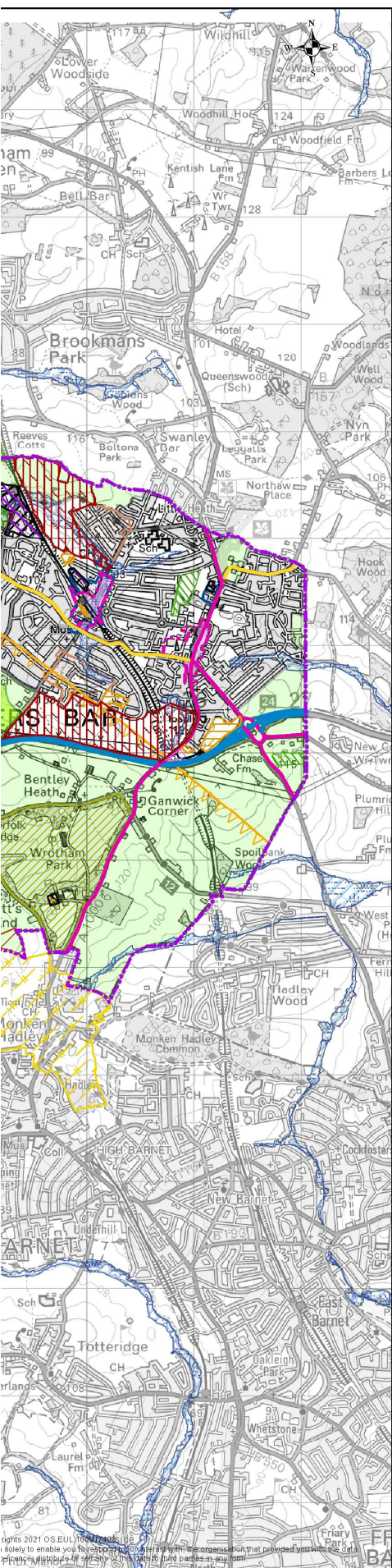
- Opportunity Areas

Policy VTC6 Primary Shopping Areas

- Primary Shopping Area

Policy VTC9 Small centres, individual parades and stores

- Small centres, individual parades and stores



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APPENDIX 3
EXTRACT OF PROPOSED SITE ALLOCATIONS

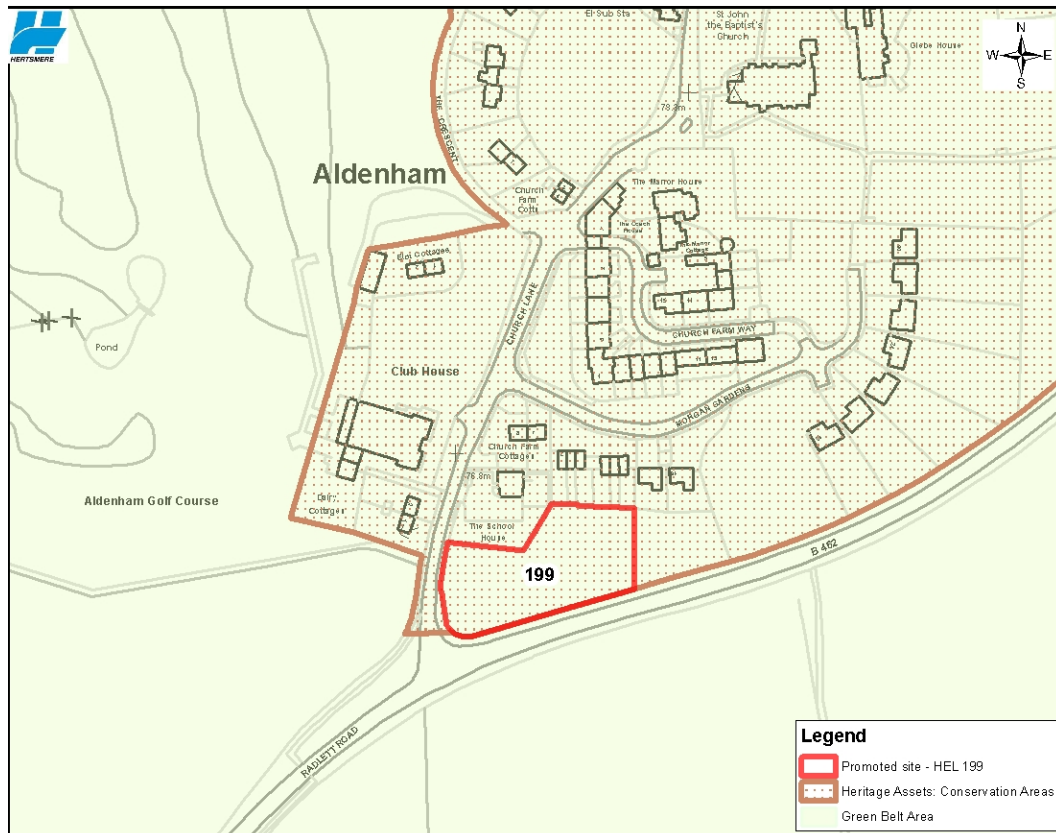
Aldenham parish villages

Ref	Site	Estimated homes	Green belt	
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Ref	Site	Estimated homes	Green belt	boundary change	
HEL179	Hilfield Lane, Patchetts Green	10	N		Mix of dwelling sizes with proportion of Affordable Housing sought in accordance with Policy H2. Vehicular access from Hilfield Lane with both Grade II listed Patchetts Cottage and existing planting to site boundaries conserved and enhanced. Mitigation for the urbanising influences south of the site should be considered.
HEL180	Kemprow, between White House and Adelaide Lodge	15	N		Mix of dwelling sizes sought with proportion of Affordable Housing sought in accordance with Policy H2. Vehicular access via Radlett Road with the well-established planting to site boundaries maintained and enhanced.
HEL199	Land at Church Lane, Aldenham village	10	N		Mix of dwelling sizes sought with proportion of Affordable Housing in accordance with Policy H2. Vehicular access from Church Lane. Hedgerow along Radlett Road and Church Lane, which creates substantial buffer planting, plus the scattered trees that create a backdrop to the wider village of Aldenham should be maintained and enhanced.
HEL219/252	Pegmire Lane, Patchetts Green	15	N		Mix of dwelling sizes with 100% Affordable Housing. Vehicular access from Summerhouse Lane with planting to site boundaries maintained and enhanced.
HEL345	Aldenham Glebe, Roundbush	30	N		Mix of dwelling sizes sought with proportion of Affordable Housing in accordance with Policy H2. Vehicular access from Round Bush Lane. Planting to site boundaries, particularly by the gateway to Roundbush from Radlett Lane, maintained and enhanced.
HEL509	Little Simpsons, Letchmore Heath	10	N		Mix of dwelling sizes sought with proportion of Affordable Housing in accordance with Policy H2. Vehicular access from Common Lane. Wooded character of the site which contributes to the setting of Letchmore Heath should be conserved and enhanced where possible, together with views from the wider landscape.

APPENDIX 4
EXTRACT OF GREEN BELT ASSESSMENT

5.14 HEL199 – Land at Church Lane, Aldenham



HEL199 – Land at Church Lane, Aldenham

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Element	Comment	Judgement
Relationship to settlement	HEL199 occupies a small pasture field off Church Lane and directly to the south of the village of Aldenham and next to the gateway from Radlett Road.	The proximity of the site to a key gateway of Aldenham give a high sensitivity.
Boundary conditions and qualities	Site boundaries are largely defined by relatively dense hawthorn hedgerows, creating an enclosed character.	The well-established hedgerows are typical for the area and have a high sensitivity.
Relationship to wider landscape and reflection of wider landscape characteristics	As a slightly scrubby, overgrown pasture field, the site reflects the wider pattern of intimate, small scale fields and plots around the village of Aldenham, but not the wider agricultural landscape pattern beyond, which is defined mostly by large scale/eroded arable fields.	The retained historic field pattern has a high sensitivity but the limited connections to the wider landscape reduce the sensitivity to moderate.
Nature and extent of views	Views from within the site are generally limited due to the dense hedgerows along Radlett Road and Church Lane along with scattered trees within the parcel and adjacent back gardens. Streetlights on Radlett Road	The lack of clear views and glimpsed views of urbanising features reduce sensitivity to low.

Element	Comment	Judgement
	<p>are visible over the surrounding vegetation.</p> <p>There are localised glimpsed views of the pre-school building, neighbouring houses to the north and electricity pylons to the east of the site.</p>	

Overall landscape sensitivity

The site has a **moderate** landscape sensitivity. This is a result of the combination of the high sensitivity of the site's relationship to the settlement reduced to moderate by the limited intervisibility with the surrounding area, the slightly degraded, overgrown nature of the site and the lack of connection to the wider landscape as a result of Radlett Road which creates a break in character.

Guidance and recommendations

The site contributes to the setting of a rural lane and reduces the intervisibility of urbanising features of Radlett Road and the developed area of Aldenham adding to the openness of the village / Green Belt.

The site has a **low development potential** due to being separate from the rest of the nucleated areas of development of Aldenham and the contribution to the setting of the rural and undeveloped southern gateway into Aldenham.

If this site was developed, the following principles should be incorporated into any scheme:

- The dense hedgerow along Radlett Road and Church Lane, which creates substantial buffer planting, plus the scattered trees that create a backdrop to the wider village of Aldenham should be maintained and enhanced.
- The intimate scale of the site should be conserved.



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020 3409 7755
info@hghconsulting.com
hghconsulting.com

Hertsmere Borough Council
Elstree Way
Borehamwood
Herts
WD6 1WA
Sent by Email

22 December 2022

Dear Sir / Madam,

**Potters Bar Station Car Park, Darkes Lane, Potters Lane, EN6
Response to Hertsmere Council 'Call for Site's and 'Housing and Economic Land Availability Assessment'
Consultation 2022**

On behalf of our client City and County Ltd and W.E. Black Ltd we are writing in response to the Council's "*Local Plan Call for Sites consultation 2022*" to confirm that the site at Potters Bar Station Car Park, Darkes Lane, Potters Lane, EN6 is still available, suitable and achievable for future residential development and should continue to be considered as such as part of the Council's update to the Housing and Economic Land Availability Assessment (HELAA).

The site is capable of delivering approximately 65 homes with landscape and ecological enhancements.

This submission is accompanied by a site location plan and completed questionnaire.

Site Location

The site is located at land to the west of Potters Bar Station. The site is a private car park directly adjacent to Potters Bar Station and is separate from the main commuter car park.

The total site area is 0.25ha. The site is a rectangular plot located adjacent to the rail line that serves Potters Bar Station. There is no built development on the existing site and the site is tarmacked for its use as a private car park.

The site is located within a highly sustainable location and is surrounded by a mix of uses that are typically found within a location near a rail station.

To the north of the site is the wider car park. To the east of the site is Potters Bar Station. This station is served by Great Northern and Thameslink services and provides regular services to London King's Cross, Finsbury Park, Moorgate, Welwyn Garden City, Cambridge and other destinations. The south of the site is Darkes Lane and Wyllyots Place both streets are characterised by a mix of commercial and residential uses. To the west of the site is the Grade II Listed Wyllyotts Manor, known as the Old Manor Public House. A number of residential mews are also located to the west of the site, including a group of mews houses at Wyllyots Close.

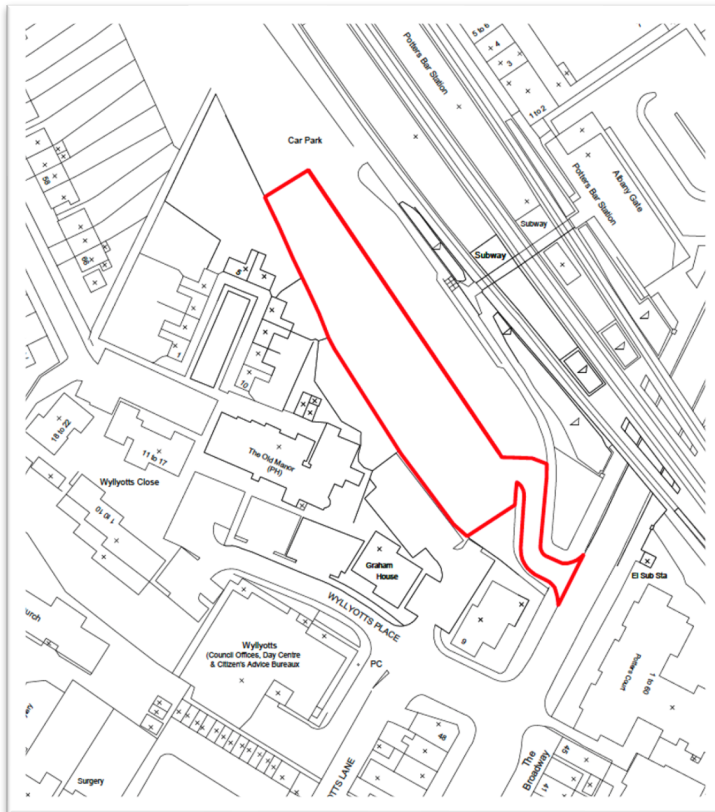


Figure 1: Site Location Plan

The site is also located within 10 minutes' walk to Elm Court Youth and Community Centre (public open space) and 30 minutes' walk to Parkfield Open Space.

The site which is previously developed land in the urban area of Potters Bar is also highly sustainable thereby reducing the need to travel far to access services, facilities, and employment.

Background

The site was previously put forward for residential development by Network Rail in the 2016 'Call for Sites.'

The site was allocated for residential development (approximately 40 new dwellings) in the Regulation 18 draft of the previous Local Plan review that has now been set aside (reference HEL216).

Key specific requirements for the development of the site included: mix of dwelling sizes comprising flats; access from Darkes Lane with pedestrian and cycle access facilitated to the north of the site and the 'Line Path' alongside the railway line which leads to Cranbourne Road Industrial Estate; satisfactory provision of car parking for both the proposed development and the existing neighbouring conversion to flats above the station.

The applicants have engaged with HBC since December 2021 through extensive pre-application discussions to promote a residential scheme of 60 plus units at the site (pre-application ref: 21/2377/PA1). Pre-application advice from HBC has been sought, confirming that the site is suitable for high density residential development.



Attributes of the site

Suitability

The principle of sustainable residential development has been confirmed by officers during pre-application discussions, and in the former allocation in the draft Local Plan as suitable for development of approximately 65 homes. Subject to viability, any proposals coming forward at the site would provide a proportion of affordable housing.

Vehicular access would be from the existing access from Darkes Lane.

The development would also incorporate new landscaping and ecological enhancements.

The site is in a highly sustainable location, located within Potters Bar Town Centre and adjacent to Potters Bar Station. The site benefits from good transport links, shops, services and facilities as well as a number of employment areas in Potters Bar.

Availability

The site is owned by Network Rail with development agreement with W.E Black Ltd and City and County Ltd. There are no legal or ownership impediments to development and the site is available for development now. There are no known physical or environment constraints that would prohibit the development of the site.

Achievability

The NPPG advises that a site is considered achievable for development where there is a reasonable and realistic prospect that the particular type of development will be developed on the site at a particular point in time.

No constraints have been identified that would prevent development on the site. As such residential development of approximately 65 dwellings is considered to be achievable.

Deliverability

As defined by the NPPF, *“to be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.”*

The site is suitable, available and the proposed level of development is achievable. Therefore, the site is considered to be deliverable within 5 years for residential development.

Summary

Hertsmere is one of the least affordable boroughs in the Country (ranked the 23rd least affordable borough). The subject site is capable of delivering a development of approximately 65 much needed residential dwellings on previously developed land in a highly sustainable location located within a Town Centre with very good access to shops, facilities, services, public transport and employment, and makes an important contribution to the Borough's housing supply and thereby reducing the need for Green Belt release for future development.



The Council's Five Year Housing Land Supply Position 2021/22 claims that the Council has a deliverable supply at 31st March 2022 of 1,713 dwellings, which against local housing need and a 5% buffer equates to just 2.25 years. However due to a number of factors and the demonstration of deliverability, 846 dwellings should be removed from the supply. It is therefore concluded that with a 5% buffer, the Council is only capable of demonstrating 1.14 years of housing land supply. Addressing this shortfall will only be achievable through densification of suitable sites for development such as this.

The site is suitable for residential development and is available for development. It is achievable for development to be delivered at the site within 5 years.

We request that the Potters Bar Station Car Park site will continue to be included within the Council's HELAA and be reconfirmed as a housing allocation in the future Local Plan. If you have any queries in relation to the site, please contact my colleague Sian Thomas or me.

Yours sincerely

A handwritten signature in blue ink, consisting of a series of loops and a long horizontal line extending to the right.

Richard Henley
Executive Director