

Northchurch Ward

Site Ref.	Name / Address	Current Use	Description	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
N1	Alma Road/ Duncombe Road	Pub Garden	Well maintained, surrounded by residential	0.14	A				N1		U	N
N2	Egglesfield Close	Housing Allocation, built out	surrounded by residential and community uses		R			Built out	N2			
N3	Applecroft	Housing Allocation, built out	surrounded by residential and community uses		R			Built out	N3			
N4	Covert Road	Chalet Park	Well kept and actively used		R			Retain existing residential use	N4			
N5	Lyme Avenue	Large rear gardens	Inaccessible gardens, no potential for development without N4		R			Retain existing residential use	N5			
N6	High Street/ Park Rise	Green space	end site with good potential		R			Site has tree issues, amenity green space. There are currently no plans to develop this site.	N6			
N7	Emerton Garth	Garage Courts	Well maintained and in use		R			Retain for parking	N7			
N8	Brakynbery	Green space	Quality green space, surrounded by residential		R			Well kept, potential overlooking issues, amenity green space. There are currently no plans to develop this site.	N8			
N9	Chapel Crofts	Large rear garden	Large garden, good condition, surrounded by residential		R			There are currently no plans to develop this back garden.	N9			
N10	Durrants Lane	Egerton Rothesay School			R			Merged into N13	N10			
N11	Old Grey Mare	Pub			R			Built out	N11			
N12	New Road	Rear Gardens			R			Built out	N12			
N13	Land at Egerton Rothesay School, Durrants Lane	Housing	Larger site than H37. Extends into open land.	5.3	A			Site expanded to include H37 (N10). HCC, Egerton Rothesay School and Taylor Wimpey are site owners. Woolf Bond are agents/promoters. Site retained due to it forming a housing allocation, otherwise it would fail on greenfield site suitability criteria.	N13		G	Y
N14	Land at Darfield, Shootersway/Darrs Lane				R			Site is in an AONB. Mrs J Henry is owner and Phillips Planning Services are agents/promoters.	N14			
N15	Land west of Durrants Lane	Open land	Open, agricultural land	5.899	A	Green belt			N15		G	Y
N16	Land west of New Road	Open land	Open land between the Grand Union Canal and next to the railway line	1.933	A	Green belt			N16		G	N
N17	Land east of Pea Lane	Open land	Open, agricultural land		R	Green belt, AONB		Site rejected as it lies within an AONB	N17			
N18	Land east of The Larches	Open land	Housing allocation site Be/h15		R	Green belt, AONB		Site rejected as it lies within an AONB	N18			
N19	Land south of Covert Road	Open land	Housing allocation site Be/h15		R	Green belt, AONB		Site rejected as it lies within an AONB	N19			

Site Ref.	Policy Constraints								Physical Constraints								
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography
N1																	Listed buildings are next to site. In conservation area.
N2																	
N3																	
N4																	
N5																	
N6																	
N7																	
N8																	
N9																	
N10																	
N11																	
N12																	
N13	√		√			√		Site next to green belt. Site is partially designated as open land and open space.			√						In area of archeological significance.
N14																	
N15	√	√						In green belt. In Upper Bulbourne Valley Character Area.									
N16	√	√				√		In Upper Bulbourne Valley Character Area. Site is next to open space.									
N17																	
N18																	
N19																	

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Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
N1	Alma Road/ Duncombe Road	0.14	11	5	10	8		N1
N2	Egglesfield Close	0						N2
N3	Applecroft	0						N3
N4	Covert Road	0						N4
N5	Lyme Avenue	0						N5
N6	High Street/ Park Rise	0						N6
N7	Emerton Garth	0						N7
N8	Brakynbery	0						N8
N9	Chapel Crofts	0						N9
N10	Durrants Lane	0						N10
N11	Old Grey Mare	0						N11
N12	New Road	0						N12
N13	Land at Egerton Rothersay School, Durrants Lane	5.3	L	133	186	159		N13
N14	Land at Darfield, Shootersway/Darrs Lane	0						N14
N15	Land west of Durrants Lane	5.899	L	147	206	177		N15
N16	Land west of New Road	1.933	14	64	102	83		N16
N17	Land east of Pea Lane							N17
N18	Land east of The Larches							N18
N19	Land south of Covert Road							N19

Site Ref.	Availability		Achievability			Value Assessment (H/M/L)	Deliverability / Developability	
	Legal/ownership (H/M/L)	Developer's intentions (H/M/L)	Market assessment (H/M/L)	Cost assessment (H/M/L)	Delivery assessment (H/M/L)		Phasing (0-5, 6-10, 11-15, 15+)	
N1	Single	L		M-L	M	H	No phasing period	Overcoming barriers to delivery This is the large garden of a pub. Redevelopment of this site would be dependent on it being brought forward by the existing owners. There is significant potential for a portion of the site to come forward for development. There may be planning policy and local objections to the development on this garden. Access to the site would need to be improved. The main barriers to delivery will be ownership and access.
N2								
N3								
N4								
N5								
N6								
N7								
N8								
N9								
N10								
N11								
N12								
N13	Multiple	H		M-L	M	H	6-10 years	This is a large greenfield site that includes the Egerton-Rothesay school. Greenfield housing allocation H37. If the school were to be redeveloped/demolished, development costs would increase. There are few constraints on the rest of the site. If it came forward for development, the site would be attractive to a national housebuilder. Developer intention exists.
N14								
N15				L	M	H	6-10 years	Site consists of open agricultural land to the west of Durrants Lane. Site located on valley side. Site is close to the High Street, so could represent a sustainable development option. There may be planning policy objections due to development on green belt land. This site may be attractive to a regional housebuilder. Developer intention exists.
N16				L	M	H	6-10 years	Site consists of open land between the Grand Union Canal and next to the railway line. There may be noise issues from the railway. Developer intention exists.
N17								

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N18								
N19								

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Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
N1	Alma Road/ Duncombe Road	0.14	11	U	N									5	10		N1
N2	Egglesfield Close	0															N2
N3	Applecroft	0															N3
N4	Covert Road	0															N4
N5	Lyme Avenue	0															N5
N6	High Street/ Park Rise	0															N6
N7	Emerton Garth	0															N7
N8	Brakynbery	0															N8
N9	Chapel Crofts	0															N9
N10	Durrants Lane	0															N10
N11	Old Grey Mare	0															N11
N12	New Road	0															N12
N13	Land at Egerton Rothersay School, Durrants Lane	5.3	L	G	Y			133	186								N13
N14	Land at Darfield, Shootersway/Darrs Lane	0															N14
N15	Land west of Durrants Lane	5.899	L	G	Y			147	206								N15
N16	Land west of New Road	1.933	14	G	N			64	102								N16
N17	Land east of Pea Lane																N17
N18	Land east of The Larches																N18
N19	Land south of Covert Road																N19
					Total Urban	0	0	0	0	0	0	0	0	5	10		
					Total Greenfield	0	0	344	494	0	0	0	0	0	0		
					Total >5ha	0	0	280	392	0	0	0	0	0	0		
					Total	0	0	344	494	0	0	0	0	5	10		