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.

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 north of the site.

Close proximity to Dame Alice Owens school.

Challenges and constraints

Environmental constraints affect part of the site including areas of flood risk and local Wildlife Sites, Wash Lane and Bridgefoot House to the far west of the site.

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

Lack 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.

Annadale 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 and Potters Bar Golf Course.

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.

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

Annadale 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 remediation of this stream being a key issue.

Potential noise mitigation issues from the railway line.

Lack 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.

Annadale and Highview surgeries town centre occupy new premises but have some capacity but significant growth in the area will require new or extended GP provision.
POTTERS BAR

Strategic housing sites, Potters Bar

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

Benefits and opportunities
- Strategic housing sites, Potters Bar
- Opportunity to provide affordable housing
- Opportunity to provide some self-build housing plots

Challenges and constraints
- Local highways impact on Oakroyd Avenue
- Loss of green belt land
- Landscape and visual impact
- Loss of green belt land
- Landscape and visual impact
- Presently no vehicular access to the site
- Access via Southgate Road unlikely due to its proximity to M25 junction
- Landscape and visual impact
- Presently no vehicular access to the site
- Access via Southgate Road unlikely due to its proximity to M25 junction
- Landscape and visual impact
- Landscape and visual impact

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
- Opportunity to provide some self-build housing plots

Challenges and constraints
- The north west part of the site sits within the flood zone (FZ3)
- Some expansion potential at existing schools but likely requirement for increased education provision arising from any significant new growth in Potters Bar
- Loss of green belt land
- Landscape and visual impact
- Loss of green belt land
- Landscape and visual impact

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POTTERS BAR

Employment sites, Potters Bar

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

Benefits and opportunities

- Potential to establish framework for employment sites for research and continuing value creation.
- Potential for creating new transport link between Potters Bar and South Mimms via Wrotham 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 air and noise quality impact from M25.
- Various environmental constraints, including local wildlife site.
- Flood risk in part of area.

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POTTERS BAR

Other potential development sites, Potters Bar

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

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