GARDEN VILLAGE

Strategic housing sites, Garden Village

H1 - Land south of Rectory Lane (Rabley Green)

Benefits and opportunities
- Potential for a significant quantum of residential development.
- Delivery of a mix of new homes, including both flats and family housing.
- Affordable housing requirements.
- 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 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 to support new homes and jobs, supported by a village centre, schools, open space and other community 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.
- Separate cycle and pedestrian routes within the proposed village.

Challenges and constraints
- Highways impact including cumulative effect on local roads and the Coursers Road and section 22 of the M25.
- Loss of green belt land.
- Landscape and visual impact.
- Potential water and air quality impact from the anaerobic digester plant and composting site.
- Various environmental constraints, including protected and ancient woodland, local wildlife sites and various archaeological sites.
- The site adjoins two flood risk zones due to its proximity to the River Colne.
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.