

## If these sites are developed what will the local community need?

### Greater Brookfield

The Borough's shopping centres are losing out to surrounding towns. Better quality, space and choice is needed locally. The strategy proposes new shopping development, leisure facilities (such as a cinema) and improved road and public transport access at the Brookfield Centre. The development would also include approximately 400-600 new homes and involve replacement of existing uses such as allotments, gypsy site and recycling centre.

### Do you support the proposal for Greater Brookfield?

### How can you respond to the strategy?

There are various ways in which you can send your comments to the Policy Section:

- Emailing your comments to [planningpolicy@broxbourne.gov.uk](mailto:planningpolicy@broxbourne.gov.uk)  
Completing a response form at a one stop shop or at the Borough Offices and sending it in to the Planning Policy Section
- Using the Council's online consultation page via the Council's website [www.broxbourne.gov.uk](http://www.broxbourne.gov.uk). The direct link to this page is: <http://localplanconsult.broxbourne.gov.uk>

### Core Strategy Workshop: How to get involved further...

If you wish to give direct feedback on the document or discuss the content of it with an officer, the Council will be holding a Core Strategy workshop on the 19 February 2009 between 7pm and 9pm. This will be held in the Council Chamber at the Borough Offices. Please contact the Planning Policy Section for further details.

### More Information

You can get more information on the Local Development Framework and the Core Strategy by contacting the Planning Policy Section on **01992 785559** or online at [www.broxbourne.gov.uk](http://www.broxbourne.gov.uk)

# Core Strategy Consultation 2009



**Planning the Borough to 2031**  
**Have your say by the 27 February 2009**

# The Core Strategy – A Key Local Development Framework (LDF) Document

## What is a Core Strategy?

The Council is consulting on a Core Strategy document which will replace the Borough's Local Plan. The Core Strategy will be the masterplan for the Borough for the next 20 years. More land will be needed for housing, new jobs, shopping and community facilities. The Core Strategy forms part of the local development framework and sets out where and when development will take place.

## Help us deliver a vision

“To make the Borough a more pleasant, greener, prosperous, healthier and safer place to live, work and visit because of the improved quality of life available to all. This will be achieved by ensuring people from all sections of society have access to sustainable homes, jobs, facilities and services.”

## Do you support this vision?

## What does the Borough need to provide?

- 5600 homes between 2001-2021
- Land in the green belt for up to 2000 homes
- 40 percent of development to be affordable homes
- At least 3 sites for gypsies and showpeople
- Employment sites for new and local businesses
- 50,000 sq m of shopping floorspace

## Which community needs are not met?

## Environment and Regeneration

The plan must take into account issues affecting climate change. The strategy will therefore set out policies aimed at delivering sustainable development which helps to reduce the use of natural resources.

## Do you support the aims for sustainability?

Growing the borough's local economy is essential to the future prosperity of local residents. Allocating land for the right jobs in the right places, supporting business and encouraging training opportunities are thought to be essential. The Olympic facility will be used as a catalyst for economic, social and environmental enhancement through the Council's "Waltham Cross Renaissance programme".

## Do you support these proposals?

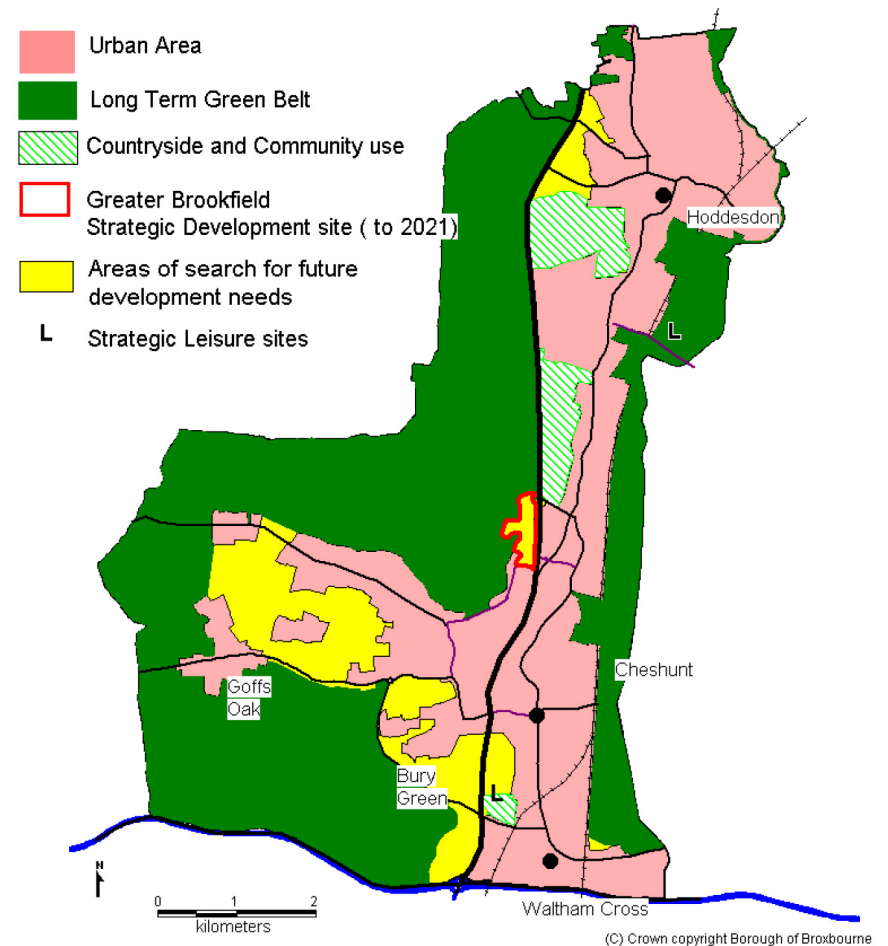


Diagram 1: Key Diagram

## Potential Green Belt releases (see key diagram)

The document contains options for development sites in the Green Belt. They are:

- Land east and/or west of the A10, south of Cheshunt School/Albury Farm
- Land west of Hoddesdon, north and south of the A1170 link road
- Land west of Cheshunt and north of Goffs Lane
- Land east of A10, north of Turnford as protected countryside
- Southern A10 corridor for a strategic employment site