

# **HERTFORD REGIONAL COLLEGE BROXBOURNE CENTRE, TURNFORD**

## **PLANNING BRIEF**



**Adopted – November 2005**



**HERTFORD REGIONAL COLLEGE – BROXBOURNE CENTRE, TURNFORD**

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## **1.0 INTRODUCTION**

### **1.1 Scope and purpose**

Skills and learning are a key priority in the Council's Community Plan and Local Development Plan. Hertford Regional College is the main provider of post-16 education in the Borough of Broxbourne. It operates from two main campuses, one at Broxbourne and one at Ware plus numerous community locations including Waltham Cross. When judged against current Government standards, the existing facilities at the Broxbourne campus are sub-standard for the provision of modern teaching. The Council has positively designated this site for development to support the provision of improved and additional facilities for training, education and community uses (Policy EMP10). The Local Plan Inspector endorsed this approach and this policy has been adopted as part of the Local Plan Second Review 2001-2011. This document fulfils the requirement to prepare a planning brief to ensure that redevelopment takes place in a comprehensive manner

The Brief extends to an area covered by the College's campus together with Longlands Primary School to the south, as shown on Figure 1. However, the County Council has indicated that no change to the School is foreseen in the future. This Brief's purpose is to define the future land-uses on the site and identify the extent of the land needed by the College to achieve its objective of creating a teaching environment fit for the twenty first century.

The key objectives of the brief are:

- to set an appropriate mix of development and open space;
- to promote a successful development compatible with its surroundings
- to realise as fully as possible the education and training objectives set out in the Local Plan and Council's Community Plan
- to ensure that the opportunity to reserve land for any community purpose is not lost; and
- to give clear guidelines to a prospective developer of the development requirements of the site and levels of planning gain

### **1.2 Status**

This brief was adopted as a statement of Council policy on 8<sup>th</sup> November 2005. This brief will be treated as a material consideration in deciding future outline and detailed planning applications. A draft brief was published in August 2005. The adopted brief takes into account comments received from public consultation and exhibitions undertaken by the College on its proposals. A statement of consultation giving details of the responses and changes made can be obtained from the Council or downloaded from the Council website ([www.broxbourne.gov.uk](http://www.broxbourne.gov.uk)).

### **1.3 More Information**

Contact details for queries relating to this brief are given in section 7.0. Copies of this brief can be inspected at the Council's one-stop shops and can be downloaded from the Council website.

## 2.0 BROXBOURNE'S COMMUNITY OBJECTIVES

### 2.1 The Community Plan

Broxbourne Local Strategic Partnership (LSP) has published the local Community Plan to promote and improve the social, economic and environmental wellbeing of the area. It was formulated through extensive research and consultation undertaken by the LSP. The Broxbourne Community Plan was formally adopted by the Local Strategic Partnership in October 2003.

The seven local priorities are:

- Keeping the Borough Healthy
- Maintaining a Safe Borough
- Striving for a Learning Borough
- Sustaining an Economically Prosperous Borough
- Meeting the Need for Homes
- Improving Transport and the Environment
- Maintaining Community Facilities

### 2.2 Striving for a Learning Borough

'*Striving for a learning Borough*' was chosen as one of the seven broad themes of the plan as, whilst when compared on a national basis, local standards of educational attainment are high, when compared with other Hertfordshire district levels of educational attainment, local levels are below the average.

- According to Indices of Deprivation published in 2004 the Borough has five areas in the worst 20% nationally in terms of education, skills and training deprivation. Three of the areas are in parts of Waltham Cross, the others are in Wormley / Turnford and Flamstead End. These results indicate a lack of attainment among children and young people and a lack of qualifications in terms of skills in the resident working age adult population.
- 2001 Census figures indicate that 29.9% of Broxbourne residents have no qualifications, higher than the county average figure of 23.1%.
- According to a survey conducted in 2000 only 20% of Broxbourne residents have a degree or higher qualification, 7.6% less than the Hertfordshire average.
- Hertfordshire Learning and Skills Council has indicated that the highest levels of need in terms of basic skills in the county are within Stevenage, Watford, Broxbourne and Welwyn Hatfield;
- A Hertfordshire Connexions survey published in May 2005 indicated that Broxbourne had the lowest proportion of 17 year olds participating in full time education or training in Hertfordshire.

Accordingly, the Community Plan has identified the following key priorities for learning in Broxbourne:

- To improve levels of educational attainment;

- To extend and improve local facilities for lifelong learning and encourage the community to take-up educational opportunities, and;
- To identify and remove barriers to lifelong learning in lower skilled and other sections of the community.

### **2.3 A Strategy for 14-19 Year olds**

*'Putting the Learner First from Strategy to Delivery'*, is an action plan to improve 14-19 education and training in Hertfordshire and was produced in July 2005 by Hertfordshire County Council, Hertfordshire Learning and Skills Council and Connexions Hertfordshire. The action plan was informed by the recent Hertfordshire Strategic Area Review of post-16 education and training and the Ofsted 14-19 Area Wide Inspection for Hertfordshire. The action plan includes the following objectives:

- Implementing the 14-19 Learner Entitlement, including access to a coherent and comprehensive learning programme, impartial information, advice and guidance and personal development and support, through collaboration between schools, colleges and training providers;
- Improving the range and quality of the vocational offer, particularly to those aged 14-16;
- Reducing the number of young people aged 16-18 not participating in learning.

The action plan will be delivered across the county by seven Strategic Area Planning Groups incorporating all schools, colleges and training providers in the area. The programme for the A10 Corridor includes the following key objectives:

- Developing the Broxbourne campus of Hertford Regional College, so that it offers more up to date facilities, in particular for vocational provision.
- Delivering the Learner Entitlement to all 14-19 learners in Broxbourne through strengthened collaborative working between all schools, the College and training providers based on two consortium groups.

### **2.4 Meeting objectives through redevelopment**

The Council support the objective to create a 'new' College, which is fit for the twenty-first century and which can tangibly result in the improved attraction, retention and attainment of students.

The new campus will:

- Raise the profile and status of vocational and lifelong learning in the Borough and thus encourage participation by young people and adults;
- Provide up to date facilities for learning including learning resource areas, IT in every room, tutorial rooms and realistic work environments to promote participation and improve retention and attainment and to ensure that students develop the skills needed by local employers;
- Provide space for expansion to meet demands in popular curriculum areas, for example, motor vehicle, and the needs of 14-16 year olds;
- Be attractive and welcoming for potential students, particularly those who have limited success in education, with facilities such as a theatre and training restaurant that will encourage community use of the site;

The proposals could also provide the following wider community benefits:

- An improved skills base arising from more qualified students will strengthen the local economy and aid inward investment;
- The new buildings will create opportunities for greater community use of the new College facilities for events, meetings and clubs in the evenings and at weekends;
- Additional day nursery places for the public could be provided, addressing another key priority of the Community Plan.

## **2.5 Joint working to develop the College as a community facility**

Alongside the college redevelopment, the Council is considering a Community Use Agreement (CUA). The Agreement could cover

- Provision by the Council of tendered services to manage and run the leisure related activities on the College site.
- Joint working to ensure facilities provided by the College and the Council are complimentary and a no-competition agreement for the use of any community or leisure related facilities on the site, so as to avoid the College or Council undermining the customer base.
- A jointly specified programme of community services from the site, including:
  - skills training in a coherent jointly agreed programme;
  - provision of activities for the young.
- New higher levels of community access to the leisure related facilities provided on the site by the College available for more hours per week to a wider range of local community users.
- Arrangement to encourage HRC students to use the Council's leisure facilities.
- Developing the shared aim of providing work experience for College students within the Borough's leisure facilities.

## **Conclusions**

**The majority of the current buildings at the Broxbourne Centre have reached the end of their useful life and are not functionally suitable for the delivery of a vocational curriculum. Without redevelopment the College will be unable to respond to the need to expand popular curriculum areas, to provide vocational courses for 14-16 year olds and to expand higher education. The proposed redevelopment of the College is an essential component in meeting the priorities identified by the Community Plan and in 'Putting the Learner First from Strategy to Delivery'.**

### **3.0 HERTFORD REGIONAL COLLEGE**

#### **3.1 The College**

Hertford Regional College is the largest provider of post-16 and adult education in the east of Hertfordshire. It was formed in 1991 by the merger of Ware College and East Herts College. East Herts College (now the Broxbourne Centre) was built in the early 1960s on the site of former glasshouses.

The College has two main centres, in Broxbourne and Ware. It provides courses on a wide range of subjects and at a variety of levels including Basic Skills, NVQ, work-based learning and Higher Education.

In the 2004-05 academic year, the Broxbourne Centre site had a total of 4,424 students (1,145 full-time and 3,279 part-time) (1,799 Full Time Equivalents) and 284 staff (235 FTE's). When the Ware Centre is included, the College provides education for approximately 10,000 students. Many Broxbourne residents also study at the Ware campus of the College because the College curriculum offer is not duplicated across the sites.

The College offers a wide curriculum, spread through eight departments:

- Care and Early Years (Ware only)
- Hair and Beauty (Ware only)
- Construction, Engineering and Technology (Broxbourne only)
- Leisure, Tourism and Catering (Ware only)
- Business and Computing
- Creative Arts and Industries
- Inclusive Learning
- Academic and Continuing Studies

#### **3.2 The College's objectives**

The College is a key education facility for the local community. Its stated mission is '*enriching our communities through learning for all*' and the objectives in its Strategic Plan 2004-07 are:

1. Working with our communities
2. Developing a responsive curriculum
3. Striving for excellence
4. Focussing on organisational effectiveness

The College's vision for the Broxbourne Centre is to create a campus which provides facilities and an environment that will attract and encourage the people of Broxbourne and the surrounding area to participate in lifelong learning.

#### **3.3 Property Strategy**

##### Current position

Each College is required by the Government's agency responsible for further education (the Learning & Skills Council) to prepare and adopt a property strategy to

assess and address estates-related issues. An independent survey of the existing College estate has revealed that:

- Because of the age and the method of construction of the buildings, only 37% of the current floorspace is in sound condition, compared to the national average of 67%, and there is a backlog of maintenance works that will cost approximately £10 million over the next 5 years.
- The suitability of the teaching space is poor, with the majority classed 'unsatisfactory' when assessed against Government standards.

#### Property Strategy for the future

The College has an adopted property strategy which has assessed various options for the future. At Broxbourne, the strategy calculates that a total of approximately 10,000 sqm of space will need to be provided in functionally suitable, high quality buildings to meet current and future teaching needs through to 2011. This figure assumes that day-time student growth will be no more than that authorised by the Learning and Skills Council, namely 1% per annum in 16-18 year old students. The Strategy also requires that land be kept available for either expansion post 2011 or to respond to changes in Government priorities before that date. Any redevelopment also needs to reserve sufficient land adjacent to new buildings to allow for a floor area increase of approximately 3,000 sqm (assumed to be a three floor extension on a 1,000 sqm footprint).

Optimally, the redevelopment will be achieved through a combination of remodelling and replacement. The three existing modern buildings which remain fit for purpose (the Student Centre and the Green Tye and Wormley buildings, which house the Construction Department) will be remodelled. The obsolete buildings will be replaced. It is estimated that the total 13,000 sqm teaching space, including the expansion space noted above, car parking, landscaping and circulation space could be provided within an area of approximately 3.5 hectares.

As noted in the previous section, in July 2005, Hertfordshire County Council 'Children Schools and Families', Connexions Hertfordshire and the Learning and Skills Council published their 'Programme of Action to Improve 14-19 Education and Training in Hertfordshire 2005-2008' which stated as the first proposal for the 'A10 Corridor' to '*Develop the Broxbourne Campus of Hertford Regional College so that it offers more up-to-date facilities, in particular vocational provision.*' The College's Property Strategy is therefore aligned with the outcomes of the Strategic Area Review and has (in this important element), the support of Hertfordshire County Council "Children Schools and Families", Connexions Hertfordshire and the Learning and Skills Council both at regional and national levels.

## **4.0 MIX OF USES AND NEED FOR ENABLING DEVELOPMENT**

### **4.1 Need for Enabling Development**

The College has supported the early need for a planning brief and has proposed to redevelop the Broxbourne campus as a 'state of the art' facility replacing outdated and poor buildings. The Learning and Skills Council has indicated that the College will have a one-off opportunity in 2006 to bid for grant funding for a comprehensive

redevelopment of the Broxbourne campus. This is conditional on the College raising funds from the unused land in its ownership.

The chosen option of the College's property strategy involves the disposal of its unused land for residential development. The capital receipt will fund the creation of a modern, fit for purpose College campus and rectify the problems associated with the current buildings. The Council is satisfied that, in principle, the only way in which all of the College's detailed required improvements can be funded is by the development of the unused land for residential use. The only alternative forms of development that may provide anything approaching comparable financial values would be retail or office redevelopment, neither of which would be acceptable from a planning policy perspective given the Government guidance set out in PPS6 – Planning for Town Centres.

As part of any application, the College would be required to provide a financial analysis of how the capital receipts would achieve the redevelopment proposals and demonstrate that no other sources of finance other than a partial LSC grant and a partial loan facility are available to deliver the project.

## **4.2 Mix of uses**

The main development uses on the land covered by this brief will be as follows

### 1- A redeveloped College Campus

The principle of the redevelopment to provide the improved quality and functional suitability of teaching accommodation and support services is supported by the Council and established through Policy EMP10. The College has identified that the new campus will occupy approximately 8.6 acres (3.5 hectares).

### 2- Residential Use and a Community Park

To support the needs of the College as set out in section 4 and Community Plan objectives, the council will support development for residential use on the remaining 11.8 acres (4.8 hectares) of unused land. In addition to roads, open space and landscaping to support a housing development, approximately 2 acres of the unused land is to be retained as open space for community use.

## **5.0 SITE DESCRIPTION, CONSTRAINTS AND OPPORTUNITIES**

### **5.1 Location and size**

Situated 200 metres from the Broxbourne / Turnford exit from the A10, the site extends to 9.5 hectares (23.5 acres) and comprises Hertford Regional College's Broxbourne Centre and Longlands Primary School. Approximately 8.3 hectares (21 acres) is occupied by the College (4.3 hectares by the College buildings and 4.0 hectares by undeveloped open land) and 1.2 hectares by the School.

While the School lies within the area covered by Policy EMP10 in the Local Plan, it does not form part of the College campus and is owned separately by Hertfordshire County Council. The extent and location of the area subject of the Brief is shown on Figure 1.

## 5.2 The College campus

### *Existing College buildings*

The College's campus comprises various types of buildings loosely arranged around a central quadrangle. The buildings are of mixed ages with original development commencing in the 1960s. More recent substantial development has included the construction of the Green Tye building in 1994, a new Student Centre (incorporating a sports hall) in 2000, and the Wormley building in 2005.

The campus currently has a total of 13,550 sqm of floorspace in 10 permanent buildings and in temporary hatted accommodation. The buildings have a range of heights, from four-storey (Albury and Essendon) to two-storey (such as the Learning Resource Centre, the Student Centre, Green Tye and Wormley) and single storey (the 'A' huts and the motor vehicle workshop). The extent of the existing built area is indicated on Figure 1.

### *Open space*

An L-shaped area of open space, approximately 4.0 hectares lies to the north and east of the existing College buildings and is indicated in yellow shading on Figure 1. There are no public Rights of Way over this land. The land is flat and while it is grassed, it has not been used for any formal recreation or sporting purposes for a considerable period of time.

### *Transportation*

The campus site currently has both vehicular and pedestrian access from The Springs. The vehicular access and egress to the College is segregated. Access is from the northern boundary to the site close to the start of the residential area, whilst egress is further south, approximately 120 metres from the High Road junction. This access/egress arrangement also serves the nursery that is currently situated in the north west corner of the site. The site also has a joint access/egress, used solely for servicing the refectory, situated on the High Road adjacent to the Longlands Primary School.

The College at present has approximately 400 car park spaces for students and staff situated to the north and east of the main College buildings. There is a bus stop close to the College on Turnford High Road and this serves routes 310 and 311. There is also one bus a day which takes students from the Ware and Broxbourne sites to Bishops Stortford.

### *Ecology*

An initial Ecological Study has revealed that the wildlife habitats on site are of low conservation importance. The College site is not the subject of any statutory or non-statutory nature conservation designations.

### *Trees and landscape*

There are thick hawthorn hedges on the northern, eastern and southern boundaries of the site with incidental ornamental shrubs, trees and amenity grassland within the main College campus area. There is also a group of tall mature trees (including lime, sycamore and firs) in the south-west corner of the site. There are no Tree Preservation Orders on the site.

### *Utilities Infrastructure*

Figure 2 indicate two pipelines which running through the site in addition to existing sewage pipes. Applicants should therefore consult with Thames Water in developing layouts for the site.

### **Development constraints and opportunities**

The development constraints and opportunities that should be considered when planning application proposals are being formulated are shown graphically in figures 2, 3 and 4 and in the summary at appendix 2.

## **6.0 DEVELOPMENT PRINCIPLES AND REQUIREMENTS**

### **6.1 Comprehensive development**

The overall site should be considered on a comprehensive basis in order that sufficient land is retained for the College to be refurbished, redeveloped and expanded to meet identified future needs and to ensure acceptable relationships between the new College, the new residential development, the School, and the existing residential areas to the north and south. The Council encourages the submission of an outline planning application for the entire area that is the subject of this Planning Brief incorporating a masterplan that indicates the disposition of the different land-uses.

### **6.2 Planning Obligations**

In accordance with policy IMP2 of the Local Plan, the Council will seek planning obligations on approval of planning permission. This will include the provision of any affordable housing and contributions towards facilities identified in the Community Plan.

## **THE RETAINED COLLEGE SITE**

### **6.3 Buildings to be retained**

None of the buildings on the College site has any architectural merit or historical value. If the College wishes to retain some of the newer buildings, such as the Student Centre, Green Tye and Wormley, then the Council will not object to their retention provided they are integrated within a comprehensive masterplan for the College site.

### **6.4 Layout**

The new College should incorporate a strong building presence on the main frontage, capitalising on the focal points offered from the A10 roundabout slip road and the

High Road. A good opportunity exists to create a landmark building at this location to signal the presence and image of the College.

New buildings on the remainder of the College site should be arranged carefully to retain the mature trees in the south-west corner and to facilitate circulation by pedestrians in favour of cars. Car parking should be sheltered from public view, grouped together and separated from the main area of buildings, although disabled parking will need to be in close proximity to the main entrance.

The layout should seek to locate car parking and vehicular movements away from the existing and new residential areas (i.e. on the northern and eastern boundaries) although it is accepted that space will possibly be needed for servicing and maintenance to the rear of the buildings that back onto the area released for housing.

The layout should also provide outdoor amenity spaces around or between buildings for students to congregate in and interact. Such spaces should ideally be situated away from areas of vehicular movement and from residential properties.

### **6.5 Height**

Given the precedent established by the existing buildings on the site, replacement new development could reach up to four storeys, particularly at the front (western) frontage, to give a strong presence to the new buildings. A lower height will be expected in other areas to ensure an appropriate relationship with the new residential development to the north and east.

### **6.6 Landscaping and open space**

The Council will expect high quality hard and soft landscaping treatment on the site, particularly around the main entrance and along its frontage to 'The Springs'. Such treatment should provide open views of the main entrance to the site whilst screening car parking and other large areas of hardstanding. Sensitive landscaping buffers should be provided within the site along the College's boundaries with the residential site and with the primary school to the south.

### **6.7 Ecology**

An initial assessment has indicated that the existing area of College buildings and car parking is of low ecological value, although it does recommend that the mature trees in the south-west corner should be retained as should the Hawthorn hedgerow along the boundaries.

### **6.8 Phasing**

Applicants should provide information within a planning application submission on how the improvements to the College will be phased to ensure its continued operation during construction.

### **6.9 Access**

The redeveloped College site should have its own vehicular access, distinct from the new residential site and from the School. Initial discussions with Hertfordshire County Council indicate that the College site should have direct access from the existing High Road roundabout via a new four-arm roundabout. This will replace the existing

convoluted junction and the three current access and egress points to the College. The existing service access on High Road will be closed. The revised access will represent a significant benefit in terms of traffic flow and highway safety on the High Road and The Springs for both the College and nearby residents. It is envisaged that the majority of vehicular traffic generated by the College will arrive and depart via the roundabout therefore significantly reducing the traffic levels on The Springs. In addition, the Springs will become a solely residential road allowing a number of traffic management measures to be installed increasing the safety of local residents, pedestrians and road users alike.

The indicative position of this roundabout is shown on Figure 4. It is understood that an appropriately sized roundabout that accords with standards could be constructed wholly on land owned by the College or on highway land. The technical details of this junction will need to be confirmed prior to planning permission being granted.

### **6.10 Car parking**

The standards in PPG13 should be the starting point for the assessment of parking provision on the College site. Account should also be taken, however, of the following site-specific circumstances:

- The existing provision of spaces on site;
- The delineation between different types of student using the College;
- The difference in daytime and evening car park usage; and;
- The availability of other modes of transport.

### **6.11 Sustainable Transport**

A Green Travel Plan for the College will be required that addresses the movement of students, employees and visitors. The Council will also expect the College redevelopment to include measures to improve access to the site by modes of transport other than the private car. These would include facilities directly associated with the redevelopment to encourage use of public transport, pedestrian and cycle access. If appropriate, provision will be sought as part of a planning obligation.

### **6.12 Relocation of nursery premises**

Within the campus redevelopment, the Council would wish to see provision of a relocated and enlarged nursery open to the local community. This could be located close to the primary school. The Council will support additional facilities attached to the Nursery for community health use. Together with facilities in the College, this could effectively create a Children's Centre for the Wormley / Turnford area providing a one-stop shop for parents and providers of childcare and family support.

The College has estimated that the capital cost of a new Nursery would be around £1m. To bring this element of the scheme forward, it is recognised that the provision of this facility will require the funds raised from the Council's bedroom-based community contribution and possibly other external funding resources. This could include previous planning gain (s106) payments made over to the County Council for educational provision in the Borough

## RESIDENTIAL DEVELOPMENT

### 6.13 Density and Design

New development should take account of the Council's Supplementary Planning Guidance (particularly sections 2, 3 and 7) and Local Plan Policies H8 and HD13 (design principles). In accordance with Policy HD14, applicants should demonstrate how proposals reflect and relate to local characteristics and the context of the surrounding area.

The layout should seek to reduce the impact of the railway embankment on the site and ensure that the existing adjacent residential properties do not suffer from an unacceptable loss of amenity. The layout should facilitate ease of movement by pedestrians and not be dominated by roads or by the provision of car parking in prominent locations. Local pathways should facilitate the north-south pedestrian movements in the eastern part of the site that are already prevalent.

The western part of the site falls within the accessibility corridor designated in Borough-wide Supplementary Planning Guidance (SPG). Policy H11 states that densities in the region of 60 dwellings per hectare may be acceptable within the corridor. On the remainder of the land, a lower density compatible with the surrounding area would be more appropriate, provided this remains above the minimum stated in national guidance (PPG3) of 30 dwellings per hectare. 'Net site density' should be calculated in accordance with the formula set out in SPG. The overall acceptable density will also be influenced by issues such as height, open space, ecological concerns, highways and landscaping.

The residential land should have a mix of heights and roof designs / features in order to create a varied and interesting visual environment. There is an opportunity to take advantage of the slope of the site to allow for higher buildings adjacent to the railway embankment, where greater height will also assist in creating a noise and visual barrier from the embankment. There is also the opportunity for greater height on the frontage to The Springs, to reinforce what is currently a low quality frontage. The height of the new College buildings further along The Springs will be key in setting the context of new housing on this frontage. New buildings should generally be between two and four storeys.

### 6.14 Dwelling Mix and Tenure

In accordance with Policy H12, development of the residential land should provide a genuine mix of dwelling types (houses and flats) and sizes, including smaller properties, in order to create a sustainable and balanced residential environment.

Policy H13 seeks up to 40% affordable housing on developments over 15 units and 0.5Ha. However, the Council will take a flexible approach to the enabling residential development on this site taking into account the following factors:

- (1) That the scope to provide affordable housing will be limited by the requirement for 2 acres of developable land to be reserved as community open space.
- (2) That there is already a high proportion of social housing on existing housing estates adjoining the College campus.
- (3) The opportunities of this location to provide for 'key worker' rather than social rented housing (e.g. through a housing association).

The extent to which key worker housing can be provided on the site and the appropriate proportion will be determined against the need to ensure redevelopment is viable and the area of community open space to be reserved.

### **6.15 Access**

The residential development should be served from a new access junction, separate from the principal College access roundabout referred to earlier in this document. A new uncontrolled priority T-junction should be created from the residential site on to The Springs in the approximate position shown on Figure 4, where junction visibility standards can be implemented. This position is broadly in the same position as the existing egress from the College site.

The junction should incorporate a white lined right turn ghost island on The Springs to shelter right-turning traffic into the new housing area and to discourage overtaking. The new junction and the internal access road(s) should be designed in accordance with 'Roads in Hertfordshire' or any replacement document produced by the local Highway Authority. The length of The Springs between the new access and the new College access should also incorporate safety measures in the form of pedestrian refuge islands and white lining to protect right turning traffic to the New River Arms public house.

The residential development area should have an internal road loop system to provide the best possible housing layout whilst offering a sustainable, safe and accessible design that meets standards. Hertfordshire County Council's design standards document 'Roads in Hertfordshire' indicates that up to 300 units could be served from a single access junction but that a second, emergency access would be needed if additional units were sought. Within the site, the Council will expect footways to be provided adjacent to the access road together with measures to encourage cycling.

### **6.16 Car parking**

Car parking provision will be assessed having regard to the Council's maximum standards set out in chapter 12 of the Borough-wide Supplementary Planning Guidance and with Government guidance in PPG3 and PPG13. All of the residential parking requirements should be accommodated on site. Any proposals for a reduced level of parking will be assessed against the provisions of Policy T11 of the Local Plan.

### **6.17 Play Areas and Informal Open Space**

Layouts should consider creating useable areas of adoptable open space though the development. This is a separate requirement from the community park. In accordance with Policy CLT2, the Council will seek on-site provision for children's play areas and informal open space associated with new housing development.

Any commuted sum would be calculated having regard to the total cost of land, site preparation, purchase, installation of equipment and future maintenance costs. Children's play areas should be designed and located taking account of noise, access and their impact upon adjoining properties and should be in accordance with the Borough-wide Supplementary Planning Guidance chapter 8. Any proposed transfer to the Council of landscape amenity areas may also be the subject of a legal agreement specifying a lump sum payment in lieu of an annual maintenance cost.

### **6.18 Landscaping and Boundary Treatments**

Structural landscaping should be provided between the College site and new housing in order to protect residential amenity and create an attractive environment. The Council will also expect housing layouts to be sensitive to the residential amenity of existing housing north and south of the site. This may be addressed through a landscaped buffer strip. Provision of open space for public use and footpaths adjacent to the railway line should be avoided. Network Rail have advised that detailed plans of any development adjacent to the railway and should have regard to security, landscaping, lighting and clearance issues.

### **6.19 Noise**

Buildings near the railway line should be sensitively designed to mitigate noise from trains. This could be achieved through careful orientation of new buildings, the layout of habitable rooms within them and through sound insulation measures.

In accordance with Policies SUS9 and SUS10 and PPG24, an application for residential development should be accompanied by a Noise Impact Study. Conditions may be imposed to ensure that dwellings have an adequate level of sound insulation.

### **6.20 Ecology**

The residential site is adjacent to a nature conservation area in the Lee Valley that is of county, national and international importance and listed for its wetland species and habitats. Development on the site is unlikely to affect these but when application proposals for the site are being developed, the relevant bodies (English Nature and Lee Valley Regional Park Authority) should be contacted to ensure that this is the case.

The layout of the housing area should take advantage of the opportunity to retain the Hawthorn hedgerow along the site boundaries and to provide sympathetic additional planting of native shrubs and trees.

### **6.21 Utilities Infrastructure**

Development applications should take account of the advice from statutory undertakers specific to this site. Further details are given in appendix 3

## **COMMUNITY PARK**

### **6.22 Location and use of the Community Park**

The approximate position of the reserved open space is shown in figure 5. It reflects the need to be accessible to the College and existing housing. The possible uses and management of the community park would be determined jointly by the College and the Council. This could include formal and informal recreation uses. In the long term the reserved land could also provide a site for built community facilities or for future needs of the College beyond the expansion space already included in the College campus.

## **7.0 CONTACTS**

For further information about this Brief, contact:

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## APPENDICES

### APPENDIX 1: RELEVANT PLANNING POLICIES

Policy EMP10

*THE COUNCIL WILL PERMIT FURTHER DEVELOPMENT ON THE TURNFORD CAMPUS OF HERTFORD REGIONAL COLLEGE TO SUPPORT THE PROVISION OF IMPROVED AND ADDITIONAL FACILITIES FOR TRAINING, EDUCATION AND COMMUNITY USES.*

*DEVELOPMENT PROPOSALS WILL BE GUIDED BY:*

*(A) A PLANNING BRIEF SPECIFYING:*

- (i) THE EXTENT, DENSITY AND MIX OF USES;*
- (ii) AREAS TO BE RESERVED AS OPEN SPACE;*
- (iii) IMPROVEMENT OF PEDESTRIAN LINKS TO EXISTING AND PROPOSED RESIDENTIAL AREAS;*
- (iv) PROVISION OF A GREEN TRAVEL PLAN INDICATING THE MEANS BY WHICH TRIPS BY MEANS OTHER THAN THE PRIVATE CAR WILL BE MAXIMISED;*
- (v) THE NEED FOR THE SITE TO BE DEALT WITH ON A COMPREHENSIVE BASIS, AND,*
- (vi) THE MEANS OF ADDRESSING POTENTIAL ENVIRONMENTAL ISSUES,*

*(B) COMPATIBILITY WITH THE LONG-TERM NEEDS AND OBJECTIVES OF THE COLLEGE.*

The following planning policy guidance is particularly relevant to development proposals on the Broxbourne Centre site.

#### **National Planning Policy**

- PPS1 Delivering Sustainable Communities (2005)
- PPG3 Housing (2000)
- PPS9 Biodiversity and Geological Conservation (2005)
- PPG13 Transport (2001)
- PPG17 Planning for Open Space, Sport and Recreation (2002)
- PPG24 Planning and Noise (1994)

#### **Regional Planning Policy**

- RPG9: Regional Planning Guidance for the South East (2001)
- The draft East of England Plan (2004)

## Strategic Planning Policy

- Hertfordshire Structure Plan (1998)

## Local Planning Policy

This Brief should also be read in conjunction with the Borough of Broxbourne Local Plan Second Review (adopted – December 2005)

There should be particular regard to the following policies:

### *Proposals Map*

EMP10 Hertford Regional College

### *Written Statement*

SUS1	Sustainable development principles
SUS9	Requirement for a Noise Impact Study
SUS10	Noise sensitive development
SUS14	Water supply, waste water treatment and water conservation
SUS15	Ground and surface water protection
SUS16	Flood Risk Assessments
SUS18	Surface water drainage
H1	Residential land supply
H2	Maximising the development potential from sites
H8	Design quality of development
H11	Housing densities in new development on unallocated housing sites
H12	Housing mix
H13	Affordable housing
CLT2	Children's play areas
CLT3	Maintenance of landscaping / open space
HD13	Design principles
HD14	Design statement on local character
HD15	Comprehensive approach to urban regeneration
HD16	Prevention of town cramming
HD17	Retention / enhancement of landscape features
HD18	Trees, hedgerows and woodlands
HD22	Community safety
HD23	Access for the disabled
T3	Transport and new development
T4	Green Travel Plans
T5	Development standards
T9	Pedestrian needs
T10	Cycling provision
T11	Car parking
IMP2	Community and infrastructure needs linked to new development

Proposals should also have regard to the following sections of the Council's Borough-wide Supplementary Planning Guidance (adopted August 2004):

2. Housing density
3. Housing amenity standards
7. Designing out crime
8. Open space provision

11. Making development more sustainable
12. Car parking standards

## **APPENDIX 2: SITE CONSTRAINTS AND OPPORTUNITIES**

### *Constraints*

- The Student Centre, Green Tye and Wormley buildings are worthy of retention.
- A large part of the main frontage of the College site is obscured from wider views by the New River Arms public house.
- A Tree Survey has revealed that there are some mature trees of value which, whilst not the subject of Preservation Orders, should be retained.
- There are some areas of ecological value such as the hedgerows.
- The site slopes from west to east.
- Noise and visual intrusion exists from the raised railway embankment.
- Existing residential properties are situated to the north, south and west – their amenity needs to be respected.
- The College campus is situated immediately adjacent to a primary school.
- Sub-surface oil and water pipelines and a drainage culvert exist near the southern and eastern boundaries
- An electricity sub-station is situated on the main road frontage, close to the College main entrance.
- The nursery is isolated from the main College.

### *Opportunities*

The following opportunities have been identified and should be incorporated where possible in new development proposals.

### **Education and Training**

- Demolition of unsuitable and temporary buildings and re-provision of new accommodation in sufficient quality and quantum to meet the needs of the College for the foreseeable future and the reservation of sufficient land for future needs.
- Erection of landmark, modern buildings to improve the image of the College, the immediate area and the Borough.
- The provision of a range of facilities and training opportunities which will support wide ranging collaboration between educational institutions in the Borough.

- Creation of a modern teaching establishment to improve the attraction, retention and attainment of students leading to an improved skills base in the Borough that will strengthen the local economy and aid inward investment

### **Community Needs**

- Additional community use of College facilities such as IT wired meeting rooms, a new theatre, the sports hall and a new library.
- Improved quality of public open space.
- Relocation and expansion of the College nursery to a position within the campus closer to car parking, teaching space and administrative functions. Through the provision of a Family Room and a room for Health Visitors to use, there is the potential for the expanded nursery to become a 'Children's Centre' and for greater public use, thereby meeting a Community Plan key priority.
- Reduction in local anti-social behaviour through partnership working with Youth Outreach Workers and Youth Projects such as the 'Motor Project'.
- Residential development on the unused land to be arranged to make the most efficient use of the land and to add to the choice and quality of housing stock in the Borough, including possibly affordable housing tailored to the identified housing needs of the Borough.
- Provision of improved or new children's play facilities and recycling facilities.

### **Access and movement**

- Rationalisation of vehicular accesses to the College with consequent improved traffic movement for College visitors and local residents.
- Removal of the dangerous service access to the College adjacent to the primary school.
- Improvements to public transport accessibility near the site, benefiting both College students and the wider community including local residents.
- Improved security and management of the College through creation of single vehicular and pedestrian points to the campus.
- Relocation of the electricity sub-station to a less prominent location.
- Assimilation of the existing unauthorised pedestrian route across the eastern part of the site into the layout of new development to assist pedestrian movement between the housing to the north of the College and the shops and services to the south.

## **Design and Environment**

- Re-alignment of the College buildings up to the road frontage to maximise the benefits of key views into the site from the A10 and High Road.
- Reinforcement of the street frontage along the northern portion of The Springs and integration of new housing with established houses and flats to the north and south.
- Management of protected species, habitats and valued trees through integral incorporation into the new layout of the site.
- Improvement of the physical relationship between the College and primary school and mitigation of noise arising from the school playground.
- Creative use of the slope of the land to appropriately assimilate taller buildings with lower buildings.
- Ability to reduce the noise and visual impact of the railway embankment through adjacent buildings acting as a barrier.

## **APPENDIX 3: MATERIAL TO BE PROVIDED TO SUPPORT A PLANNING APPLICATION**

Any planning application submitted for the redevelopment of the site should include the following supporting information:

- A **Full** Transport Assessment
- An Arboricultural Survey
- A Design Statement
- A Noise Impact Assessment (housing site only)
- A Green Travel Plan (College site only)

The Council also recommends that a screening opinion on the need for an Environmental Assessment be requested by applicants in advance of a planning application being submitted.

A detailed Flood Risk Assessment (FRA) will be required. Applicants are strongly advised to contact the Environment Agency (EA) prior to undertaking the FRA. In addition applicants should also refer to EA for advice on groundwater, waste management and biodiversity issues. Thames Water have indicated that Developers would be required to demonstrate that there is adequate supply and waste capacity on and off the site and this would not lead to problems for existing and new users.