

## **CHAPTER 7 :COMMUNITY, LEISURE AND TOURISM**

### **7.1 Introduction**

- 7.1.1 Leisure activities include sport, recreation, tourism, cultural activities and entertainment and includes use of all community facilities, whether provided by the Council and other bodies. The Borough is well provided with facilities for local people which, in some instances, attract those from a wider area. In addition, the Lee Valley Regional Park, which runs the length of the eastern side of the Borough, provides extensive facilities, mainly but not exclusively, for more passive forms of recreation as well as sailing and boating, which draw people on a regional basis.
- 7.1.2 Responsibility for provision and management rests with local and regional authorities, voluntary clubs and organisations and private enterprise. The Borough Council is both provider and facilitator of leisure and community services and seeks to ensure a broad range of activities take place matching the overall aspirations of the population.
- 7.1.3 Sport England recognises the Borough as generally having no substantial deficiencies with regard to recreational facilities. With the completion of the indoor sports complex and all-weather pitches at the John Warner School no major new leisure or recreational developments are anticipated to be provided by the Council during the Plan period. However, some expansion of existing facilities is recognised as desirable and, where possible, this will be achieved through co-ordinated provision with other developments prepared by or through the voluntary and education sectors through the Community Plan. The aim is to ensure that provision of leisure and recreational facilities keeps pace with development within the Borough, both in terms of anticipated demand and locational requirements. The Borough Council will continue to promote the optimum community use of facilities at selected schools, particularly at Goffs School and the relocated St Marys school which serves the West Cheshunt area.
- 7.1.4 The Council recognises that children's play areas are less well provided than other types of recreational space. Whilst some parts of the Borough are well provided, others remain deficient. The Council is implementing an approved play strategy based on the perceived needs of the existing population. It will continue to monitor the situation and make additional and improve existing provision, where possible, within the existing built up area and ensure further provision in accordance with the National Playing Fields Association's standards with new development.
- 7.1.5 Tourism, which includes those on day or business trips, as well as the more traditionally accepted "holidaymakers", has not hitherto been seen as a major industry within the Borough. However, the Lea Valley Park is an important recreational asset to residents and tourists and there is potential for further leisure development east of Broxbourne railway station. A new Youth Hostel will be provided at Cheshunt opening in December 2003 and the Park will stage facilities in connection with the Olympics in 2012. In addition, potential business development in North-east Hoddesdon and at Park Plaza can be expected to

increase the demand for hotel and other types of overnight accommodation, for which there is already a recognised need within the Borough.

- 7.1.6 The Borough Council, acting in conjunction with the East of England Tourist Board, will encourage complementary development (hotels, etc.) where need is demonstrated, subject to the development not being in conflict with other policies of this Plan.

## **7.2 Community Leisure and Recreation Policies**

- 7.2.1 Government advice on the provision of leisure and recreation facilities is set out in PPG17 'Sport and Recreation' which was published in revised form in July 2002. The general objective is to ensure the provision and retention of adequate land resources for organised sport and for informal recreation. The PPG does not set out standards of provision but suggests it would be helpful if local standards were adopted. It further advises that local authorities should undertake robust assessments of the existing and future needs of their communities for open space, sports and recreational facilities. In addition, Policy 20 Tourism of the Hertfordshire Structure Plan Review 1991-2011 deals with the provision of appropriate sporting and recreational facilities. In the light of the continuing evolving needs and aspirations of the Borough's population, the Council already has in place procedures for properly monitoring requirements which are now to form an integral part of the Community Plan. In addition, this Council recognises that new development, both residential and commercial, can place additional burden upon community facilities generally and this should be recognised through the planning process in the same manner as pressure on recreational uses is recognised. The Community Plan, and supporting audit of community needs, will detail the needs of the population of the Borough in a comprehensive manner and the Council will expect provision or financial contribution for the provision of such facilities (as identified in the Community Plan) in association with new residential and commercial proposals

- 7.2.1a. With regard to recreational facilities, other than for children's play spaces, where the Council intends to adopt the NPFA's standards for existing and new development, there is no overall deficiency in provision. The Borough Council will, nevertheless, continue to expect provision or financial contribution from developers of new residential schemes generally in accordance with the NPFA's standards to ensure provision keeps pace with new development/population trends.

## **7.3 Community and Leisure Objectives**

- 7.3.1 The Council's objectives in respect of the provision and retention of community, leisure and recreation facilities are as follows: -
- (a) To develop and protect existing facilities for community use and sport and recreation generally as identified in the Community Plan.
  - (b) To identify a hierarchy of open space including parks, to assist in the achievement of a).

- (c) To ensure that adequate provision is made for a wide range of community sporting and leisure activities commensurate with the demands of the population of the Borough.
- (d) To continue to monitor provision against need, providing and/or promoting new facilities when need for such is clearly identified.
- (e) To ensure provision of parks, open space, sports and community and recreational facilities keeps pace with new development/population trends.
- (f) To provide additional and improve children's play areas within those parts of the Borough which are currently deficient and ensure adequate provision is made in association with new residential development whether on site or on adjacent land.

## **7.4 Changing Patterns of Use and Need**

7.4.1 In terms of the specific provision of new community, leisure and recreational facilities, no major new developments are anticipated during the period of the Plan. However, a number of schemes are anticipated during the Plan period in respect of the improvement of community facilities, the enlargement of playing fields and open spaces and the provision of new facilities on existing sites. These will be highlighted in the Borough's Community Plan and it is anticipated they will be funded by a combination of public, private and lottery funding, including relevant contributions from developers in accordance with policy IMP2.

7.4.2 Hoddesdon Open Air Pool is nearing the end of its economic life. It is anticipated that a decision to retain or replace it will be taken during the period of this Plan. This will take into account the demand for swimming facilities and affordability/viability of replacement.

7.4.3. The Borough Council will seek to ensure the provision of open space and recreational facilities commensurate with the needs of the population of the Borough through application of the Community Plan and the following means:

- (a) Making the optimum use of existing facilities including the community use of facilities at selected schools;
- (b) The joint provision and shared use of facilities with other bodies.

### **CLT1 COMMUNITY, OPEN SPACE AND RECREATIONAL FACILITIES**

- (I) PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT PROPOSALS OR CHANGES OF USE WHICH WOULD RESULT IN THE LOSS OF EXISTING COMMUNITY AND LEISURE FACILITIES INCLUDING PLACES OF WORSHIP OR THOSE RECREATIONAL FACILITIES LISTED AT PARAS 7.11 AND 7.12:

- (a) THE FACILITY IS NOT PERFORMING THE FUNCTIONS FOR WHICH IT WAS PROVIDED, AND DOES NOT HAVE REASONABLE POTENTIAL TO DO SO; OR
  - (b) IT CAN BE DEMONSTRATED THERE IS NO DETRIMENT TO FACILITIES AVAILABLE IN THE AREA, OR;
  - (c) SUITABLE ALTERNATIVE PROVISION IS MADE IN A LOCATION WHICH IS EQUALLY OR MORE ACCESSIBLE TO THE FACILITY'S CATCHMENT AREA AND TO A SIMILAR OR IMPROVED STANDARD AS THAT TO BE LOST, OR;
  - (d) RE-USE FOR OTHER PURPOSES ALLOWS ENHANCEMENT OF OTHER EXISTING FACILITIES SERVING THE IMMEDIATE AREA.
- (II) PROPOSALS FOR COMMUNITY, OPEN SPACE AND RECREATIONAL FACILITIES, INCLUDING THOSE FOR RELIGIOUS WORSHIP, COMMERCIAL AND CLUB SPORTS AND ARTS FACILITIES, WILL BE PERMITTED SUBJECT TO COMPLIANCE WITH OTHER POLICIES OF THIS PLAN IN RESPECT OF IMPACT UPON THE GREEN BELT AND/OR ADJOINING RESIDENTIAL OR OTHER DEVELOPMENT, ACCESS, CAR PARKING, ETC.

7.4.4 It is recognised that, over time, social habits change and, with that change, a variation in demand may occur for a particular facility, resulting in either an increase or decrease in its use. The Borough Council will continue monitoring the use and condition of all facilities through the Community Plan. Exceptionally, alternative development may be proposed for a facility. In such cases, strict adherence to the criteria specified in Policy CLT1 in respect of open space/recreational provision will be required. In particular, the Borough Council will expect overall provision to remain stable or expand in accordance with the Community Plan. Under Criterion (I) (c) "catchment area" means located where the alternative facility can serve the existing population in a manner as convenient, or more convenient, to the local population when viewed against the general provision of community facilities and open recreational space.

7.4.5 To assist the aims of Policy CLT1 in respect of open space/recreational provision, a survey of the Borough's parks, open spaces and recreational land has been carried out to establish a Hierarchy of Open Space. This identifies the general range of facilities and functions of each space, setting its importance in relation to District-wide or more local appeal. The two schedules of the hierarchy are set out at Appendices A and B (located at the end of this Chapter) and are as follows:

#### 7.4.6 **Public Open Space**

- (a) Regional park - This is a major facility which, although attractive to residents of the Borough, its primary function is to serve a much wider area.

- (b) District parks - Open spaces which are attractive to people on a Borough-wide basis. These are largely informal but with some formal facilities.
- (c) Local park/recreation grounds - These are the larger open spaces and recreation grounds which are recognised as locally based (i.e. a catchment area of less than the whole Borough). Formal recreation facilities such as football pitches, etc., predominate in this group.
- (d) Local open spaces with facilities - These are smaller spaces, containing a small element of formal use, such as play areas or basketball nets, but with an informal area as well, fulfilling only local needs.
- (e) Informal open spaces - Generally, small areas within housing estates available for use by local people and either in a landscaped or purely grassed form, but with no formal facilities. Small, landscaped amenity areas, although important to the general visual amenity of an area of housing, are not included within this category. The need for their retention along with other urban open areas not specified in the Appendices is considered in Policy HD21 of the Heritage and Design Chapter.
- (f) Children's play areas - Small areas, generally containing some play equipment available for children.

#### **7.4.7 Schools and Voluntary Clubs and Societies**

- (i) Schools with Community Use of Facilities - These tend to provide facilities on a fairly local basis much in the same way as local parks/recreation grounds with the possible exception of John Warner School, where the proposed new facilities are likely to be attractive on more of a regional basis.
- (ii) Voluntary Clubs or Societies - Provision of both indoor and outdoor facilities by those other than the Borough Council. By their nature, such facilities tend to open to the public for subscription membership from a catchment area probably extending beyond the Borough.

7.4.8 The schedule at section 7.1.3 lists allotments within the Borough's control. Allotments play a special part in the social fabric of the Borough but do not fall conveniently into a hierarchy of open spaces. Nevertheless, they provide an important facility for local people, albeit that demand tends to vary over time. The provision of new allotments, or the re-development of others, will be considered in the general context of Policy CLT1.

#### **7.5 Community and Recreational Facilities Linked to New Residential and Employment Development**

7.5.1 New development, both housing and employment uses, can generate demand for additional community and recreational use, either in the form of an expansion of an existing facility or the provision of entirely new building or space. Part of the assessment of the suitability of a new development will be its relationship to

existing facilities and the demands for use likely to stem from occupation of that new development. In respect of the majority of residential schemes, an assessment of the recreational demand will be made with the expectation that linked provision of open recreational space will be in accordance with the National Playing Fields Association's (NPFA) normal standards. In respect of provision of other community facilities, the impact will be assessed against needs, etc identified in the Community Plan.

7.5.2 The Borough Council recognises that virtually all residential developments will impact upon demand for recreational facilities and will seek a contribution towards the provision of new, or, where relevant, an improvement of existing facilities. It is accepted that it is not necessarily viable or appropriate to provide space within all schemes. Where this proves to be the case, a financial contribution towards the provision of recreational facilities in the area, which is locationally acceptable in relation to the new development, will be requested. This requirement may be relaxed where it can be demonstrated that the type of residential development is either unlikely to place any material demand upon recreational facilities or a financial contribution could prejudice the provision of housing for the less advantaged (e.g. social needs/affordable housing). Further guidance is given in Chapter 10 Implementation and policy IMP2

7.5.3 For those sites specifically allocated for housing, as set out in Policies H3, H4 and H5, contributions to community/leisure facilities and/or open space/recreational provision will be in accordance with the site specific requirements noted in association with that policy and, where appropriate, in the Development Brief for the site.

## 7.6 **Children's Play Areas**

7.6.1 Children's play areas are less well provided, Borough wide, than other forms of recreational open space facilities and it is recognised that provision falls below that which would be necessary to meet the NPFA's standards of 0.6-0.8 hectares per 1,000 population. The reason for this is, in the main, historic, in that the older residential areas of the Borough demonstrate the greatest deficiencies. The existing provision of children's play areas is listed at section 7.11 . Although the Borough Council will continue to maintain and improve the existing provision and provide new facilities within existing residential areas, when opportunities arise, it is unlikely that full provision in accordance with the NPFA's standards will be achievable. In the light of the Council's experience of the social dangers of poorly located and poorly provided children's play areas, great care in the siting of new facilities in existing residential areas will need to be taken. The Council will investigate ways of overcoming shortcomings in the provision of children's play areas, including the use, in appropriate cases, of enabling development.

7.6.2 In respect of new residential development, the Council will expect provision to be at least to NPFA's standard with, where appropriate, children's play areas on new developments being so sited as to benefit existing residential areas currently lacking a reasonable facility. Planning permission for all residential developments containing family accommodation (two bedrooms or more) will not be granted

unless provided either directly (within or adjacent to the development) or indirectly (through financial contribution) with adequate children's play areas. Play areas may be linked with other recreational facilities needed for a new development but not at the expense of a reduction in the area for that other provision

## **CLT2 CHILDRENS PLAY AREAS**

- (I) PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT OF 15 DWELLINGS OR MORE CONTAINING FAMILY ACCOMMODATION WILL NOT BE PERMITTED UNLESS CHILDREN'S PLAY AREAS ARE PROVIDED TO AT LEAST THE MINIMUM STANDARDS OF THE NPFA, EITHER THROUGH ON-SITE PROVISION OR THROUGH FINANCIAL CONTRIBUTION TO OFF-SITE PROVISION WHICH IS LOCATIONALLY ACCEPTABLE TO THE COUNCIL.
- (II) CHILDREN'S PLAY AREAS SHOULD BE DESIGNED AND LOCATED TAKING ACCOUNT OF SUCH FACTORS AS NOISE, ACCESS, AND IMPACT UPON ADJOINING RESIDENTIAL PROPERTIES AND IN ACCORDANCE WITH THE STANDARDS SPECIFIED IN SUPPLEMENTARY PLANNING GUIDANCE.

### **7.7 Maintenance of landscape amenity space**

- 7.7.1 In addition to the provision of open space on new development, the Borough Council will expect open land on such development requiring future maintenance, to be adopted and a commuted payment made towards future maintenance. That payment will be commensurate with the anticipated future annual cost of such maintenance as set out in SPG and will be for a minimum 20 year period. Exceptionally, where there is good reason why such open space should not be adopted and managed by the Council, the Council will, by way of condition or legal agreement associated with any planning permission granted, ensure the open space required is provided and properly maintained for the future benefit of the occupants of the development.

## **CLT3 MAINTENANCE OF LANDSCAPING/OPEN SPACE**

A COMMUTED PAYMENT WILL BE REQUIRED IN RESPECT OF THE MAINTENANCE OF AREAS OF OPEN SPACE OR LANDSCAPING, INCLUDING ANY PROVIDED JOINTLY TO SERVE THE DEVELOPMENT ON ADJACENT LAND, WHICH ARE PRIMARILY PROVIDED FOR THE BENEFIT OF THE PROPOSED DEVELOPMENT AND ARE TO BE ADOPTED AND MAINTAINED BY THE BOROUGH COUNCIL.

### **7.8 Lee Valley Regional Park**

- 7.8.1 The Lee Valley Regional Park Authority is a significant provider of leisure facilities and nature reserves within the Borough. Many of the facilities provided are for passive recreation but some, such as the refurbished Broxbourne Lido, allow more intensive activities. The boundary of the Park is indicated on the Proposals Map.

Within this area, the Lee Valley Regional Park Plan, adopted in April 2000, indicates in greater detail that Authority's intentions for the area and provides the framework for their investment.

- 7.8.2 Section 14(2) of the Lee Valley Regional Park Act 1966 requires that the proposals of the Park Plan, and any review thereof, are included within this Local Plan. Much of the area of the Park within the Borough's boundary is already developed for leisure/recreational pursuits, or is unsuitable for anything other than the most passive forms of recreation. However, an area of former gravel workings to the east of Broxbourne Station remains available and the Lee Valley Regional Park Authority anticipates development during the Borough Plan period. Although this area was formerly considered suitable for a golf course, the planning application submitted by the Regional Park Authority for this purpose was withdrawn and it is not now anticipated this area will be utilised for golf course purposes. New plans for this area have yet to be brought forward. The Borough Council will seek to cooperate with the Regional Park Authority in bringing forward plans for development compatible with the Park environment and the Council's approved Leisure and Facility Strategy.

#### **CLT4 LEE VALLEY REGIONAL PARK**

THE BOROUGH COUNCIL SUPPORTS THE LEE VALLEY REGIONAL PARK AUTHORITY IN THE CONTINUING DEVELOPMENT OF THE REGIONAL PARK IN THE EXPECTATION THAT DEVELOPMENT WILL BE PREDOMINANTLY RECREATIONAL USES APPROPRIATE TO A REGIONAL PARK. SOME ESSENTIAL INTENSIVE RECREATIONAL USES, STILL APPROPRIATE IN THE PARK, MAY BE ACCEPTABLE IF IT CAN BE DEMONSTRATED THAT SUCH USES CANNOT BE ACCOMMODATED IN THE URBAN AREA DUE TO EXTENSIVE LAND REQUIREMENTS AND THAT SUCH USES WOULD FIT WITH THE OVERALL PROVISION OF LEISURE AND SPORTING FACILITIES WITHIN THE BOROUGH.

#### **7.9 Allotments**

- 7.9.1 The Borough Council has 15 allotment sites, as listed at section 7.13 containing a total of 838 individual allotments. The Council has recently undertaken a strategic review of this service. Demand for allotments fluctuates over time and continual monitoring is necessary to ensure provision is at the right level in the right place. With some reduction in demand in recent years, there has been some rationalisation of allotment sites, but they remain well distributed throughout the Borough. In the light of this rationalisation, vacancy rates are lower than for some years, but there remains scope for further changes. Monitoring will continue on a regular basis.
- 7.9.2 The Borough Council will seek to ensure that there is sufficient appropriately located allotment provision within the Borough to meet present and future demand and will review allotment provision and location on a regular basis. The concept of "leisure gardens", principally an area of allotments provided with central facilities

(e.g. club room, storage, etc.) and children's play area, making allotment gardening a pursuit more attractive as a family activity, will also be investigated.

## 7.10 Tourism

- 7.10.1 A tourist is classified as anyone who is visiting an area for any purpose other than in the context of normal daily life. Hence, even those visiting friends and relations for the day, taking children on a trip, whether within or outside the Borough, businessmen away from their normal place of work or base are all considered tourists, along with the more normally acknowledged holidaymaker. Tourism can involve day trips as well as overnight stays. Therefore, although the Borough cannot count itself as having a holiday economy, in the popular sense of the word, tourism as identified here represents an important part of the local economy.
- 7.10.2 In 2002, tourism generated an estimated £61.5 million in the Borough. Staying visitors spend accounted for £20.8m. A total of 1,667 jobs are supported by tourism spend. Matters relating to catering (pubs, restaurants etc), retail and transport are adequately covered in other chapters of the Local Plan and the Borough Council, in assessing applications for such developments, will include consideration of the "tourist" issue. However, there remains a need to ensure that the more traditional tourist and the businessman are adequately catered for in terms of availability of accommodation.
- 7.10.3 In this context, there is a continuing deficiency of accommodation, both in terms of quantity and range, in both the County and the Borough. Occupancy rates demonstrate that the business visitor is the main user of hotel etc accommodation, with weekday average occupancy rates well above the national average but weekend occupancy at slightly over half the level of the weekday figure and well below the national average. In Broxbourne, although the continued development of the Lee Valley Regional Park may generate additional overnight leisure visitors, the main emphasis must be on satisfying the accommodation needs of the business community. There is clear indication of a significant level of "need" for additional accommodation to service this particular market. Broxbourne's position adjacent to the M25, with its connections into the national road network, provides additional impetus for the Borough's capacity to grow as a business tourism destination. It should be noted, also, that recent trends indicate that business tourism is being carried on a tighter budget than in the past and this has been reflected in the popularity of budget hotels and the shift towards more frequent day conferences (as opposed to activity requiring an overnight stay). The pressure to minimise time involved in attending meetings also means that accessibility is of ever increasing importance. The table below sets out the current (November 2000) tourist accommodation stock in the Borough.

**BROXBOURNE BOROUGH - ACCOMMODATION STOCK**

Number of bedspaces / units / pitches

|   |     |
|---|-----|
| Hotels                                    | 286 |
| Bed & Breakfasts                          | 75  |
| Self-catering cottages, flats and chalets | 15  |
| Static caravans                           | 0   |
| Touring caravans/tents                    | 350 |
| Conference Accommodation (non-hotel)      | 110 |
| Youth and group accommodation             | 126 |

- 7.10.4 Half the "hotel" etc figure is represented by the Marriott Hotel at Canada Fields, with the remainder made up by a number of smaller establishments, varying from good quality to basic accommodation.
- 7.10.5 In terms of national policy, this is set out in PPG21 but relates more to the traditional definitions of tourism rather than the business characteristics of the majority of the Borough's staying visitors. Nevertheless, the PPG lists priorities, three of which are considered relevant to the Borough's planning policies. These are: -
- (a) Expanded low cost or "budget" accommodation;
  - (b) General improvement and upgrading of all types of tourist accommodation; and
  - (c) Much greater emphasis on design quality and respect for the environment in all tourist developments.
- 7.10.6 The Structure Plan at Policy 20 supports development to meet the needs of tourism and, again, highlights the provision of tourist accommodation for low budget visitors.
- 7.10.7 The Borough Council is aware that demand for "business" accommodation exceeds supply and, with the potential for business growth, particularly from the key sites at North-East Hoddesdon and Park Plaza and also at Greater Brookfield, development of further hotel accommodation is encouraged. In the light of national trends, it is anticipated that the local market will see proposals for budget accommodation within the Borough coming forward. These, along with any other proposals, including ancillary conference facilities etc, will be supported, provided they are well located to the intended destination of guests, are environmentally acceptable and in reasonable range of public transport. Proposals for development and upgrading of hotel and guest house accommodation, through new building, extensions to existing facilities or change of use of non-residential buildings, will be encouraged subject to environmental, design and traffic considerations and provided that the proposal does not lead to new development in the Green Belt. The scale of hotel and guest house development must be compatible with its surroundings, with larger facilities located near to town centres and, where acceptable under employment policies, in general employment areas.

Smaller hotels and guest houses etc will normally be acceptable in residential areas provided there is no adverse effect upon the residential environment.

### **CLT5 HOTELS AND OVERNIGHT ACCOMMODATION**

PROPOSALS FOR HOTELS AND THE CREATION OR EXTENSION OF OVERNIGHT ACCOMMODATION OR THE CONVERSION OF LARGER PROPERTIES FOR THIS PURPOSE, TOGETHER WITH ANCILLARY FACILITIES (SUCH AS BANQUETING AND CONFERENCE FACILITIES) WILL BE PERMITTED SUBJECT TO COMPLIANCE WITH OTHER POLICIES OF THIS PLAN AND TO:

- (a) THE PROPOSED DEVELOPMENT NOT BEING IN THE METROPOLITAN GREEN BELT;
- (b) THE SCALE OF DEVELOPMENT BEING COMPATIBLE WITH ITS SURROUNDINGS;
- (c) THE DEVELOPMENT BEING LOCATIONALLY ACCEPTABLE IN TERMS OF THE MARKET IT IS INTENDED TO SERVE; AND
- (d) THE DEVELOPMENT BEING WELL LOCATED TO PRIMARY TRANSPORT ROUTES AND PUBLIC TRANSPORT FACILITIES.

7.10.8 There is a continuing demand for bed and breakfast accommodation and the Borough Council has had to consider a number of proposals in recent years or investigate allegations of unauthorised use for such purposes. It is recognised that bed and breakfast accommodation provides a useful source of lower-priced accommodation and, in appropriate locations, is to be supported. The regular use of just two rooms of a house for bed and breakfast purposes may well require planning permission. In many locations, the change to bed and breakfast use would not cause a nuisance but, as the majority of proposals are for use of ordinary domestic properties in the built up area of the Borough, care must be exercised to ensure the development does not intensify use of the property to such an extent that the amenity of occupiers of adjoining residential properties is adversely affected. Insensitive proposals can lead to increased on-street parking pressures, general traffic congestion and increased activity at and about the premises, inappropriate in a residential area.

### **CLT6 BED AND BREAKFAST ACCOMMODATION**

THE USE OF HOUSES FOR BED AND BREAKFAST ACCOMMODATION WILL BE SUPPORTED PROVIDED:

- (a) THE LEVEL OF OCCUPANCY REMAINS COMPATIBLE WITH THE GENERAL LEVEL OF OCCUPANCY OF HOUSES IN THE AREA;
- (b) THE LEVEL OF ACTIVITY GENERATED WILL NOT HAVE A MATERIAL ADVERSE EFFECT ON RESIDENTIAL AMENITY; AND

(c) ADEQUATE OFF-STREET PARKING IS AVAILABLE OR PROVIDED

## 7.11 Schedule of Open Spaces and Recreation Grounds

### Regional Park

Lee Valley Regional Park

### District Parks

|               |  |
|---------------|--|
| Cedars Park   | Informal   |
| Grundy Park   | Formal   |
| Cheshunt Park | Informal   |
| Wormley       | Formal   |
| Barclay Park  | Informal but with children's play area                   |
| Old Highway   | Part formal/ part informal but with children's play area |
| Whithern      | Informal but some formal                                 |

### Local Parks/Recreation Grounds

|                             |  |
|-----------------------------|--|
| Waltham Cross               | Formal                                 |
| Nightleys                   | Formal                                 |
| Goffs Lane                  | Formal                                 |
| Goffs Oak                   | Formal                                 |
| Flamstead End               | Formal                                 |
| Station Road,               | Formal                                 |
| Hammondstreet               | Formal                                 |
| Baas Hill Common            | Informal                               |
| Pound Close                 | Formal                                 |
| Castle Road                 | Formal                                 |
| Deaconsfield                | Informal                               |
| Appleby Street, No 1        | Informal but with children's play area |
| Claremont                   | Informal but with children's play area |
| Goodman Centre,             |  |
| Longcroft Drive             | Formal                                 |
| Bishops College             | Informal                               |
| Civic Hall/ Lowewood Museum | Informal                               |

### Local Spaces with Facilities

|                     |  |
|---------------------|--|
| Kings Road          | Informal but with children's play area |
| Penton Drive        | Informal but with children's play area |
| Rosedale            | Informal but with children's play area |
| Dig Dag             | Informal but with children's play area |
| Isabel Christie     | Informal but with children's play area |
| Pitfield            | Informal but with children's play area |
| Bridleway South     | Informal but with children's play area |
| Fishers Close       | Informal but with children's play area |
| Richardson Crescent | Informal but with children's play area |
| The Meadway         | Informal but with children's play area |
| Plus 2 more         |  |

**Informal Open Spaces**

Trafalgar Avenue  
Oxford Close  
Cornwall Close  
Clifton Close  
Cadmore Lane  
Broomfield Avenue  
Roselands Wood  
Sheredes Drive Copse  
Perrysfield  
Appleby Street, No 2  
Peace Close & historic site  
Peakes Way  
Lucern Warren  
Moxom Avenue  
Hoddesdon Open Air Pool  
Jones Road  
Bloomfield Road  
Gladding Road  
Dairyglen Avenue  
Tregellis Road

**Children's Play Areas**

Maurice Road  
Highwood Road  
Paddock Close  
Meadway  
Mulberry Close  
Juniper Close  
Felton Close  
Hayes Walk  
Galloway Close  
Holmesdale Tunnel (part)  
Fairley House  
Dairyglen House  
Holdbrook play areas (3)  
Landau Way

**7.12 Schedule Of Schools With Community Use Of Facilities And Voluntary Clubs And Societies**

**Schools with Community Use of Facilities**

John Warner Sports Centre  
Goffs Sports Centre  
Turnford School  
St Mary's

### **Voluntary Clubs and Societies**

Cheshunt Football Club  
Everest Sports Club  
Cheshunt Cricket Club  
Broxbourne Sports Club  
Rosedale Football Club  
Cheshunt Rifle & Pistol Club  
V & E Club  
Hoddesdon Football and Cricket Clubs

### **7.13 Schedule Of Allotments**

Stanstead Road  
Lampits  
Old Highway  
Lord Street  
Mill Lane  
Westview  
Church Lane  
Halfhide Lane  
Cadmore Lane  
Russells Ride  
Dark Lane  
Trinity Lane North  
Trinity Lane South  
Doverfield  
Holdbrook