



Housing Delivery Test Action Plan

August 2020

Introduction

According to statistics published by the Ministry of Housing, Communities and Local Government (MHCLG), during the monitoring period 2016-2019 housing delivery in the borough of Broxbourne fell short of the requirement of 1,343 homes by 261 homes (1,082 homes were delivered)¹. This represents **81% of the total requirement** (compared with 67% according to last year's measurement for the period 2015-2018), and therefore the Borough Council is required to publish an Action Plan to indicate how this shortfall can be remedied and the supply of housing boosted.

Local Plan inspector William Fieldhouse found the Local Plan 2018-2033 sound in his final report dated 14 April 2020, and the Local Plan was subsequently adopted by the Council on 23 June 2020². It is not considered necessary to consult on the Action Plan, which essentially forms a statement of the Council's current position as set out in the recently adopted Local Plan. The content of the action plan for 2020 therefore remains substantially the same as that published last year.

A spreadsheet based on a standard format advised by the Planning Advisory Service has been prepared for each of the Local Plan sites to indicate progress is published alongside this Action Plan. A summary of this analysis, together with the basis of the approach to the broad strategy to boost housing supply in the emerging Local Plan is set out below.

A) Optimising the use of urban brownfield sites where appropriate and deliverable

Two Calls for Sites were undertaken in 2016 and 2017 and this resulted in a number of brownfield sites being promoted for development. A workshop was held with Members to identify other sites which could come forward. Alongside the landowner-promoted sites, the Council also proactively considered the potential of a number of other sites and approached the landowners where necessary. Examples of this include the disused Gas Distribution station to the rear of Broxbourne Station, which features as a site allocation in a modification to the emerging Local Plan. The Council has also worked with other site promoters such as Hertfordshire Constabulary to allocate the disused Hoddesdon Police Station site.

Within the emerging Local Plan the largest site allocation by number of new homes is known as 'Cheshunt Lakeside' and comprises the site of the large site vacated by Tesco's in 2015 and the surrounding employment land. The emerging Local Plan sets out a comprehensive-mixed use development scheme including approximately 1,750 dwellings and 20,000 square metres employment floorspace, to secure environmental enhancements to the locality and maximise the benefits of the location adjacent to Cheshunt Station. The Council has worked closely with the developers Cheshunt Lakeside Ltd to secure a high-quality, deliverable scheme, and ensure that a relocations strategy is in place for remaining businesses on the site. A realistic phasing schedule has been agreed.

The Local Plan identifies a further brownfield regeneration opportunity at Waltham Cross Northern High Street. This scheme will take advantage of opportunities outlined by the potential of two major 'big box' retailers to vacate the premises. The Council has worked with the landowners to plan for a deliverable scheme. It is anticipated that at least 300 dwellings can be delivered within the area demarcated on this site. A relatively small parcel of the land within this area has been promoted as a stand-alone development but to date the proposals received would compromise the ability of adjacent land to come forward. Therefore to date

¹ <https://www.gov.uk/government/publications/housing-delivery-test-2019-measurement> (13 February 2020)

² www.broxbourne.gov.uk/localplan

these proposals have been resisted on the grounds of failure to achieve the comprehensive approach required by the draft policy.

Through the Call for Sites and subsequently there has been pressure to release part of the employment area at Plumpton Road for housing. Designated employment areas play an important role in providing for small and medium-sized businesses including workshops and therefore residential redevelopment has been resisted. Given the proposed re-designation of employment land at Delamare Road the protection of the remainder of the borough's employment areas is important in order to ensure an adequate supply of local jobs.

Park Plaza North is the only significant vacant/disused opportunity brownfield site in the borough which has not been allocated for housing. The Park Plaza Development Options study (April 2016) concluded that the proximity of the site to Junction 25 of the M25 renders the site appropriate for commercial uses rather than residential, as part of a wider employment cluster. Residential development in this area would be inappropriate because of the severance from Waltham Cross town centre caused by the proposed closure of the level crossing at Park Lane, the difficulty of providing educational capacity at a site this size and location, and the lost opportunity to create a critical mass of employment at the gateway to the borough. The site has recently been bought for commercial development and the Council is in ongoing discussions with the new landowner.

B) Selective release of Green Belt

It was established early on that release of some land from the Green Belt, which covers 65% of the borough, would be necessary if housing requirements are to be achieved. This was confirmed by a thorough assessment of the capacity of sites within the urban area as part of the process of formulating the Local Plan³. The Council used the evidence of the existing comprehensive Green Belt Review and considered the case for release of sites from the Green Belt in a Topic Paper which forms part of the Local Plan evidence library⁴. This was based on criteria covering all the dimensions of sustainable development. Alongside the consideration of Green Belt sites, masterplanning was used to inform calculation of site capacity.

The following summarises the position on each of these sites.

Brookfield Garden Village is allocated for 1,250 homes on land owned primarily by Broxbourne Council and Hertfordshire County Council. It is anticipated that a planning application will be submitted towards the end of 2020.

Brookfield Riverside is allocated for a mixed-use development as part of a future town centre. It is not anticipated that any of these homes will be delivered in the first five years. The Council awaits the final report of the Local Plan inspector with regards the policy for this site.

Rosedale Park is allocated for 820 homes and a primary school, plus a care home. The Council resolved to grant permission in 2018 subject to signing of a Section 106 agreement. The Council is working with the developers to resolve outstanding matters.

High Leigh Garden Village was granted permission in 2014 and after a significant delay the essential highways and utility works are nearly complete. It is anticipated that housing delivery will commence during 2020-21.

³ Strategic Housing Land Availability Assessment, 2017 www.broxbourne.gov.uk/slaa

⁴ Green Belt Topic Paper, June 2017 www.broxbourne.gov.uk/evidencelibrary (document GB1)

A number of sites in *Goffs Oak and Bury Green* in the range 25-100 dwellings have been allocated in the Local Plan. These have been chosen in part for their relationship to the existing urban area. Planning applications have already been received for a number of these sites and it is anticipated that permissions will be granted in accordance with appropriate phasing once the Local Plan has been adopted. There are a number of other sites in Green Belt where very special circumstances have been established to allow development, where housing construction was completed during 2019/20. These include Britannia Nurseries at Waltham Cross and the former St Mary's High School site, Bury Green.

A comprehensive assessment of the Green Belt was undertaken during the formulation of the Local Plan. This assessment concluded that the exceptional circumstances did not exist to release Green Belt in other areas of the borough⁵. For the large part the remainder of the Green Belt is open countryside and any substantial new development would not relate well to the urban area and would not contribute to achieving sustainable patterns of development. Following hearings on housing and Green Belt, the Local Plan inspector has concluded that *"there are exceptional circumstances to justify removing land from the Green Belt in the locations proposed in the Plan."*⁶ It is therefore anticipated that the removal of these sites from the Green Belt will make a significant contribution towards bridging the identified gap with the housing requirement.

C) Derelict Glasshouse sites in the Green Belt

The borough once hosted a large number of glasshouses linked to the horticultural industry associated with the Lee Valley. The majority of these have long since disappeared and been replaced by other employment uses or for residential development. The remaining glasshouses are located in the Green Belt and redevelopment of these site at standard residential densities would cause harm to the purposes of Green Belt, including the openness of the countryside. The emerging Local Plan contains a draft policy which seeks to achieve the remediation of derelict glasshouse sites through redevelopment for self-build and custom-build housing at a density and form of development compatible with their Green Belt location. Therefore a modest scale of development is allowed in the housing trajectory. The Council is undertaking a pilot project around delivery of this type of approach at a site in Bury Green. The Local Plan inspector's views on this approach are anticipated in his final report later this summer.

D) Windfall

The Council undertook an assessment of windfall which was further supplemented following discussion at the Local Plan hearings during September 2018. Based on this work, a realistic trend-based approach suggests that a figure of 70 dwellings per annum is achievable⁷.

Conclusion

The following conclusions may be drawn from the above summary:

1. The newly adopted Local Plan 2018-2033 demonstrates a full and evidenced programme of housing delivery which has been independently examined;

⁵ See the Development Options reports (April 2016), the Borough-Wide Options and Scenarios (April 2016) and the Green Belt Topic Paper (June 2017).

⁶ Post-hearings Advice Note, 10 December 2018

⁷ Council Response to Week 1 Action Point 4 (document EXAM14D)

www.broxbourne.gov.uk/localplanexamination

2. Difficult choices have been made in respect of Green Belt and the alternatives have been properly considered; and
3. The housing strategy forms part of the wider strategy for sustainable development and should not be divorced from the wider vision and objectives for the borough.

The Council therefore has a clear way forward to boost housing delivery and achieve requirements.