



**BOROUGH OF
BROXBOURNE**
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Authority Monitoring Report

2021 - 2022

Table of Contents

Executive Summary	4
1. Introduction	6
1a. Plans and Strategies	6
1b. Local Plan Sites	7
2. Housing	11
3. Housing Supply	13
3a. Local Plan sites	13
3b. Windfall Sites	16
3c. Residential Permitted Development	19
3d. Five Year Housing Land Supply	21
4. Accommodation for Different Housing Needs	23
4a. Affordable Housing (including homeless accommodation)	23
4b. Gypsy & Traveller Accommodation	25
4c. Supported Accommodation	26
4d. Houses in Multiple Occupation (HMOs)	26
4e. Self-Build and Custom Build Housing	27
5. Employment	29
5a. Labour Market Profile	29
5b. Local Plan Employment Sites	30
6. Town Centres	34
6a. Waltham Cross Town Centre	35
6b. Cheshunt Old Pond	38
6c. Hoddesdon Town Centre	38
7. Green Belt	41
7a. Extent of Green Belt	41
7b. Development in the Green Belt	43
8. Infrastructure	46
9. Public Inquires	48
Appendix A: House prices, Annual earnings and Affordability	49
Appendix B: Progression at Local Plan Housing Sites	50
Appendix C: Permitted Development Schemes	54

A. Completions	54
B. Commitments.....	57
Appendix D: Labour Market Statistics	62
Appendix E: List of housing completions in 2021/2022.....	67
Appendix F: List of housing commitments in 2021/2022.....	67
Appendix G: Housing Trajectory (including 15 year supply).....	67

Table of Figures

<i>Figure 1: Local Plan Key Diagram.....</i>	<i>7</i>
<i>Figure 2: Median Housing Affordability ratios in Broxbourne, 1997-2021.....</i>	<i>11</i>
<i>Figure 3: Commitments, completions and housing requirements 2010-2022.....</i>	<i>12</i>
<i>Figure 4 Windfall v Local Plan delivery, 2009-2022</i>	<i>16</i>
<i>Figure 5: Prior notification dwelling completions and commitments 2013-2022</i>	<i>20</i>
<i>Figure 6: Affordable Housing completions, 2010-2022.....</i>	<i>22</i>
<i>Figure 7: Change in total jobs within the Borough, 2000-2020.....</i>	<i>29</i>
<i>Figure 8: Changing occupation of borough residents, 2000-2022.....</i>	<i>30</i>
<i>Figure 9: Town Centre Vacancy study</i>	<i>34</i>
<i>Figure 10: Extent of Green Belt land</i>	<i>42</i>

Table of Tables

<i>Table 1: Breakdown of Progress at Cheshunt Lakeside.....</i>	<i>9</i>
<i>Table 2: Local Plan completions within monitoring period.....</i>	<i>13</i>
<i>Table 3: Breakdown of progress at High Leigh Garden Village progression</i>	<i>14</i>
<i>Table 4: Housing delivery since 2016 base year.....</i>	<i>21</i>
<i>Table 5: Five-year housing land supply position</i>	<i>21</i>
<i>Table 6: Self-build and Custom build register data, permissions and completions... 27</i>	
<i>Table 7: Land removed from the Green Belt</i>	<i>41</i>
<i>Table 8: Residential completions in the Green Belt.....</i>	<i>43</i>
<i>Table 9: Residential commitments in the Green Belt</i>	<i>44</i>

Executive Summary

Housing

- The average house price in the Borough increased by £30,963 to £392,142, an 8.6% rise on last year's average house price (£361,179).
- Housing affordability in the borough improved slightly, with the ratio of median house prices to earnings being 11.50, down from 12.20 in 2020.
- 335 new additional dwellings were completed during 2021/22 including developments at Broxbourne School and High Leigh.
- The total number of dwellings in the Borough was 41,368 on 1 April 2021.
- Planning permission was granted for 1,003 new dwellings in 2021/22 including 205 at Cheshunt Lakeside, 140 at High Leigh and 81 at Tina Nursery.
- 129 affordable homes were completed in 2021/22, including 60 at the Oaklands development and 22 on brewery road.
- Construction is complete on a new 77 bed care home at the former Wormley Primary School site.
- Permitted development (prior notifications) accounted for the delivery of just 4 dwellings in the monitoring period.
- The five-year housing land supply as of 1 April 2022 is 4,667 dwellings or 5.79 years.

Employment

- The number of economically inactive residents aged 16-64 continues to decrease with 11.3% being economically inactive, down from 12.7% last year.
- Median annual workplace earnings increased by £4,927, up to £34,907.
- Construction is well underway on a new 'Technology and Business Centre' beside the large-scale data centre at Maxwell's Farm west. The new 3,209m² employment space will house a range of small-medium sized businesses.
- Planning permission was granted for a new film studio, to be known as Sunset Waltham Cross Studios. The film studios has an overall floor space of around 125,000m² and will provide the borough with 3,600 new jobs, as well as further jobs generated in the local area benefitting existing businesses.
- Consultations began on the Park Plaza North Development brief. The brief sets out the council's vision, objectives and development principles for the Park Plaza North site.

Town Centres

- Consultations began on the Waltham Cross Town Centre Planning Framework. The planning framework identifies 13 sites for future development across three different time scales with the potential, if all delivered, to provide 1,000 new dwellings.
- Planning permission was granted for the redevelopment of the old Gala Bingo site in Waltham Cross Town Centre, originally a cinema built in the 1937. The development includes 92 new flats with a 301m² commercial space.

- Permission was granted for a new 60-bed hotel and 10 dwelling apartment block in Waltham Cross town centre.

Green Belt

- The total extent of Green Belt was due to decrease by 490 hectares, from 3,314 hectares to 2,824 hectares as a result of adoption of the Local Plan in June 2020.
- 6 developments took place in the Green Belt during 2021/22, delivering 23 dwellings. Planning permission was granted for 6 proposals (8 dwellings) within the Green Belt during the monitoring period.

Infrastructures

- Goffs Academy's construction of a new multi-purpose building is complete. The new 2,192m² building contains 8 school classrooms and a health and fitness suite with extended public access.
- Improvements to the M25 Junction 25 are largely completed.

Public Inquiries

- A public inquiry in July 2022 was held on the potential redevelopment of the Waltham Cross Homebase to include a part food store. A decision from the inspectorate is yet to be made.
- In December 2021, an appeal for the prior approval for the change of use from retail to 6 studio flats in Waltham Cross Town Centre was decided. The Council's decision to refuse the application was overturned and the prior approval was allowed.

1. Introduction

Local Authorities are required by Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended by section 113 of the Localism Act 2011) to publish an annual Authority Monitoring Report (AMR). This report outlines the extent to which the policies set out in the local development documents are being achieved during the monitoring year which runs from 1 April 2021 to 31 March 2022.

1a. Plans and Strategies

The [Broxbourne Local Plan 2018-2033](#) was adopted in June 2020. It outlines the vision and objectives for the Borough's development over a 15 year period.

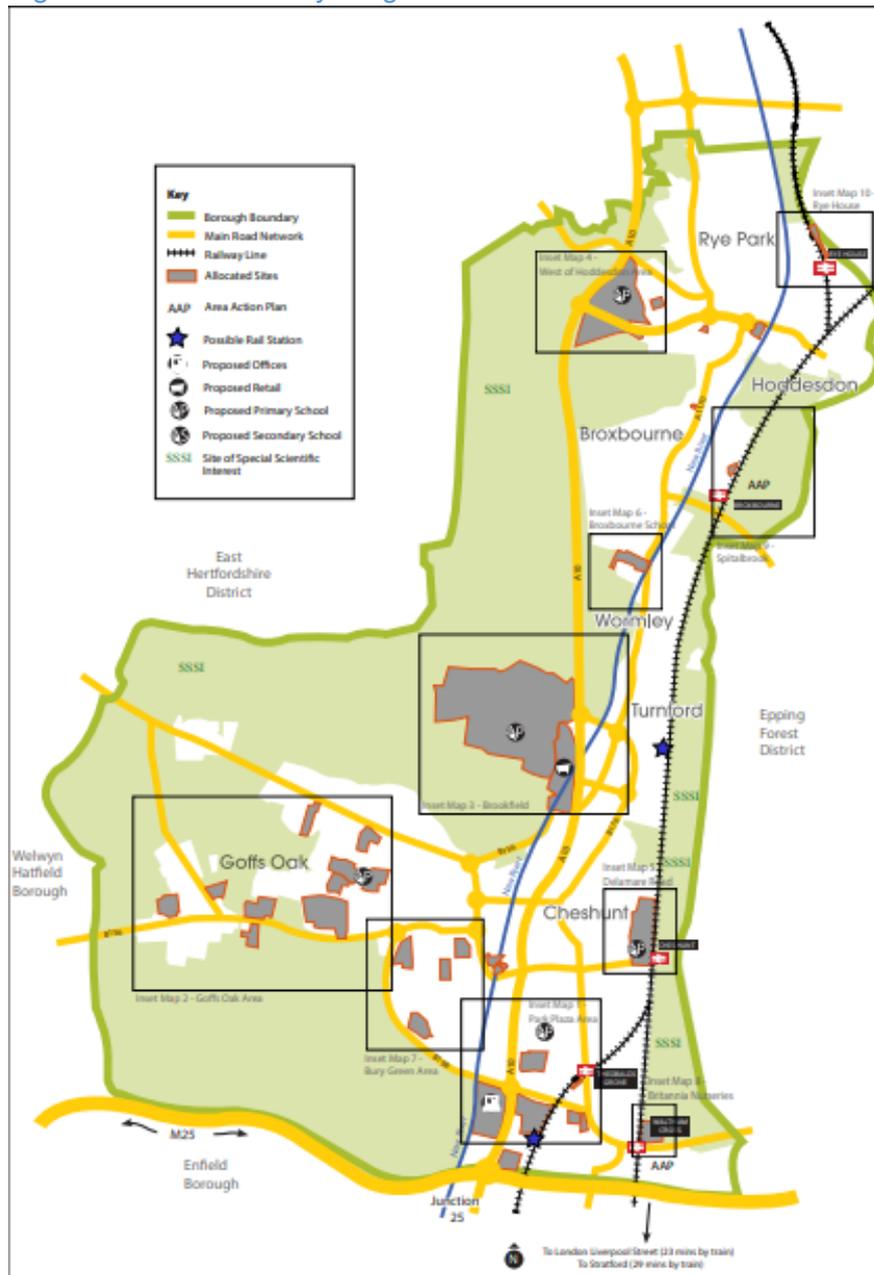
The [Infrastructure Funding Statement \(IFS\)](#) was published in December 2021. The report and corresponding spreadsheets contain exhaustive information on developer contributions agreed to, received and the projects on which these funds are spent for the financial year 2020-2021.

The [Local Development Scheme \(LDS\)](#) was last updated in 2017 to reflect the then emerging Local Plan. It identifies all planning documents that the Council wishes to produce and the timeframe for their preparation.

1b. Local Plan Sites

There were 106 completions on Local Plan sites during this monitoring period, and a number of others are under construction. **Appendix B** contains full details of progress at all Local Plan sites. The location of the local Plan sites are shown in grey on the key diagram below. For more detailed mapping, please view the interactive map¹

Figure 1: Local Plan Key Diagram



Source: Broxbourne Local Plan 2018-2033, Page 19

¹ <https://mapping.broxbourne.gov.uk/LPAssure/ES/Presentation/Gis/planning/map>

Rosedale Park, South of Andrews Lane, Cheshunt 07/21/0005/F (Local Plan Policy CH2)



Developer visualisation of completed scheme

Planning permission for this development was granted in December 2021. It is part of the Rosedale Park policy in the Local Plan. The policy outlines the development of a series of interlinked new suburban parkland communities. There is a block of 5 one bedroom flats and a mix of 18 two bedroom houses, 33 three bedroom houses and 10 four bedroom houses totalling 66 dwellings. The application fulfils the Council's Local Plan policy with 40% of the dwellings being affordable. Construction is well underway on the site.

East of Dark Lane, Cheshunt 07/18/0022/O (Local Plan Policy CH10)



Planning permission for this outline application was granted in August 2021. As shown in the developer plans, the site sits directly next to a scheduled monument the Half Moat Manor. The Local Plan policy requires an archaeological assessment to be undertaken in advance of any development. Although the application did not seek approval for a specified number of dwellings, plans show a mix of 52 dwellings in total. Of which, 26 are two bedroom, 21 three bedroom and 5 four bedroom houses. The policy states that 40% of the homes should be affordable.

Cheshunt Lakeside Parcel 2, Cheshunt 07/20/1187/RM (Local Plan Policy CH1)



Granted planning permission in June 2021, the site was the former old Tesco House, now undergoing redevelopment to provide 205 dwellings. The housing mix will consist of 17 studio, 57 one bedroom, 125 two bedroom and 6 three bedroom flats all contained within a single 6 storey block that encircles a central courtyard area. This development forms part of the wider Cheshunt Lakeside strategic development site in the Local Plan. Cheshunt

Lakeside, as a whole, will provide 1,725 dwellings and nearly 20,000m² of commercial floor space. Parcel 11, the first phase of the Cheshunt Lakeside development (07/19/0996/RM) is nearing completion. This site's construction is well underway with the demolition of the old Tesco Headquarters completed.

Table 1: Breakdown of Progress at Cheshunt Lakeside

Date	Progress at Cheshunt Lakeside
08/2019	Committee resolution to grant outline permission (07/18/0461/O)
03/2020	Committee resolved to grant permission for Parcel 11, 195 dwellings. (07/19/0996/RM)
03/2021	Committee resolved to grant permission for Parcel 14, 22 dwellings. (07/20/1186/RM)
06/2021	Committee resolved to grant permission for Parcel 2, 205 dwellings. (07/20/1187/RM)
2020/21	Construction is well underway on Parcel 11, 14 and 2 with completions likely during next monitoring period.

Tina Nursery, Goffs Oak 07/21/1174/RM (Local Plan Policy GO2)



Planning permission for this 81 dwelling development was granted in March 2022. The mix of housing comprises 4 one bed room, 23 two bedroom, 28 three bedroom, 19 four bedroom and 7 five bedroom houses. An adjacent site to the west currently has an application being considered comprising a care home and retirement village, with a restaurant and gym also on the site.

Land at Newgate Street Road, Goff's Oak 07/20/1220/F (Local Plan Policy GO4)



Developer visualisation of completed scheme

Granted permission in August 2021, this development seeks to build 38 dwellings alongside the creation of a new village green. The housing mix consists of 10 four bedroom, 12 three bedroom 1 two bedroom houses, along with 14 two bedroom and 1 two bedroom flats. 15 of these dwellings are affordable housing. The Local Plan policy required the site provide 40% affordable housing. The developer's CGI illustrates the new public space and surrounding housing.

Land to the South of Goffs Lane, Goffs Oak 07/19/0835/F (Local Plan Policy GO3)



Developer visualisation of completed scheme

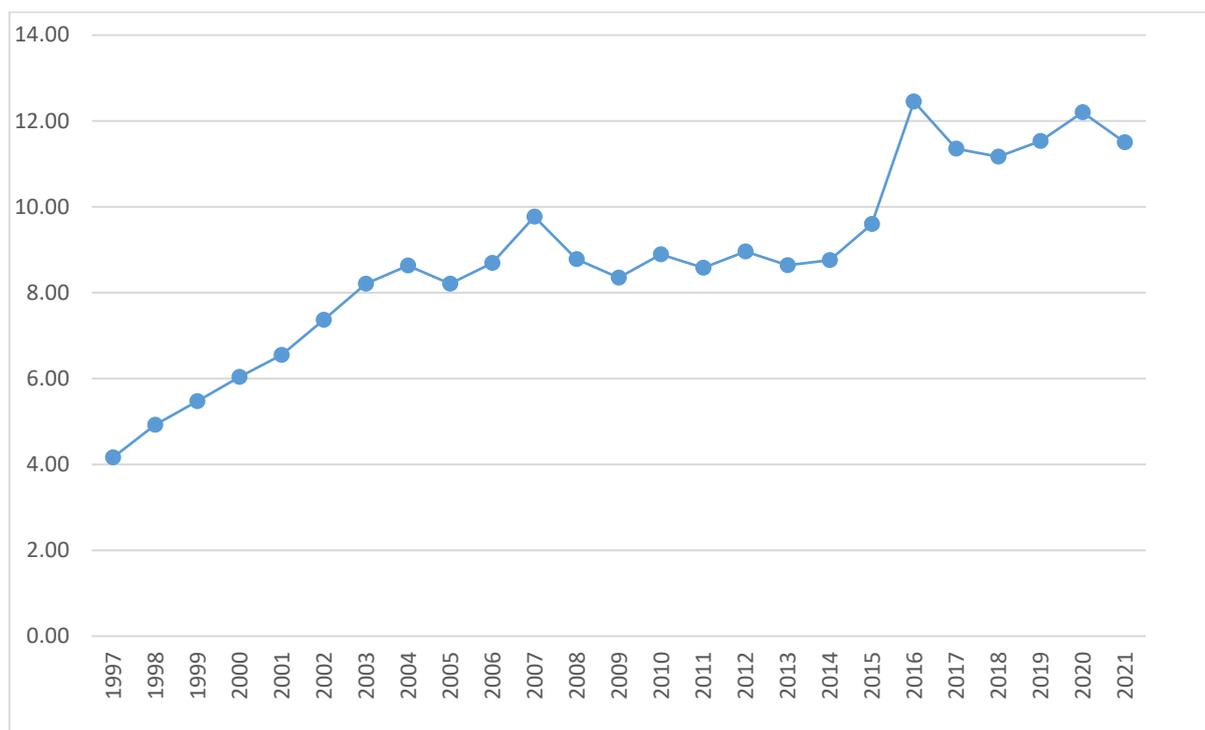
Developer visualisation of completed scheme

Granted permission in April 2021, this development includes the erection of 51 dwellings alongside the creation of a new public open space to the rear of the site. The new sub-urban cul-de-sac meets the Council's affordable housing policy in full with 20 of the 51 dwellings being made available as affordable housing.

2. Housing

Housing affordability in the Borough improved as the house price earnings ratio decreased from 12.20 in 2020 to 11.50² in 2021. The average house price in the Borough increased from £361,179 in 2021 to £392,142 as of April 2022³. Average workplace earnings (gross) were £30,004 in 2020, increasing to £35,412 in 2021⁴.

Figure 2: Median Housing Affordability ratios in Broxbourne, 1997-2021



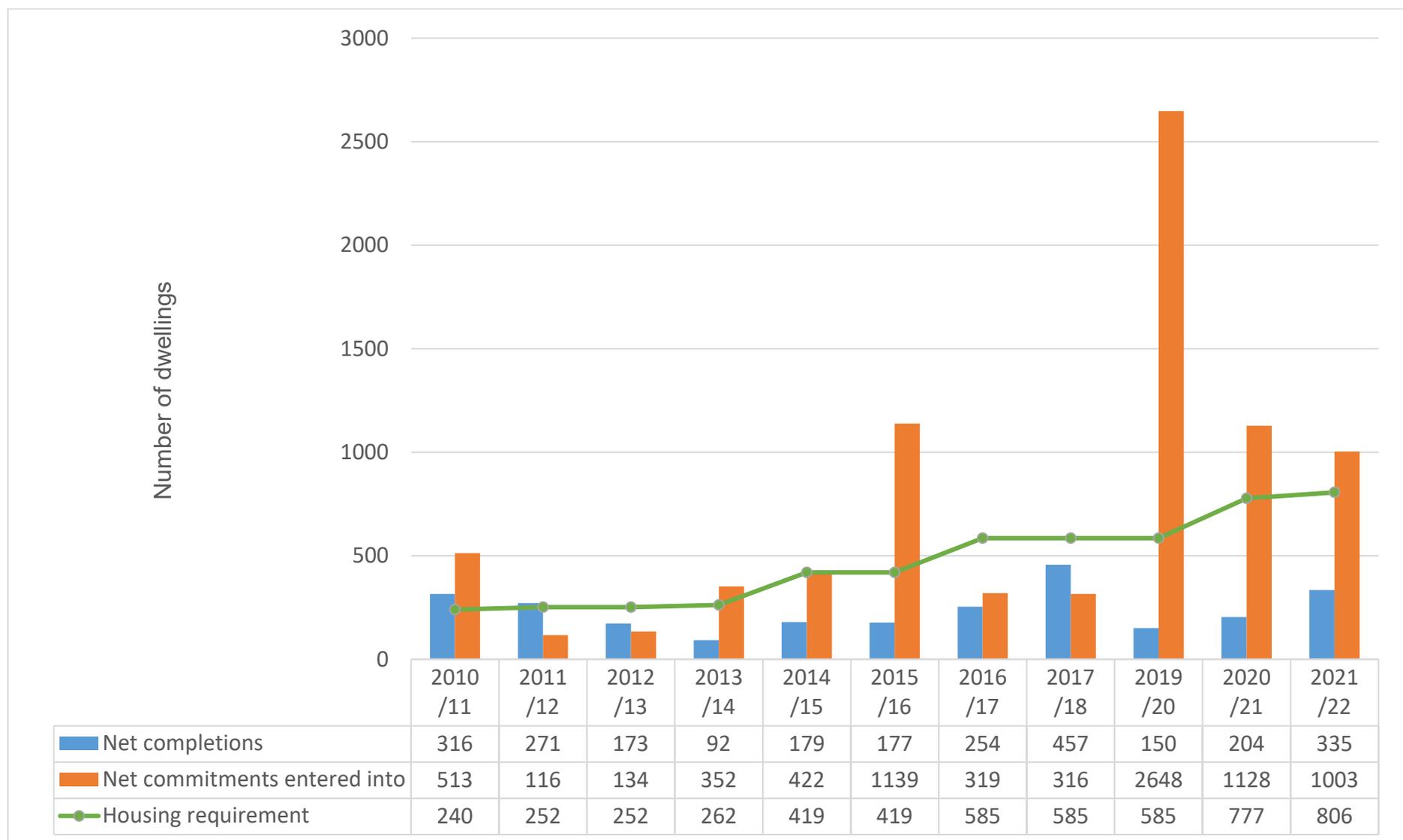
A total of 335 dwellings were completed in 2021-2022, a significant increase on previous year's figure of 204. This is still significantly below the housing requirement of 454 as published in the Broxbourne Local Plan. Over the 2021-2022 monitoring period, planning permission was granted for 1,003 new dwellings. 74% of these committed dwellings are within allocated sites identified in the Local Plan, accounting for 741 dwellings. The remaining 262 dwellings committed to were from windfall sites, 68% of these are from developments of 10 or more dwellings (major) and 33% are from developments of less than 10 (minor).

² [Housing affordability in England and Wales, Office of National Statistics, 2022](#)

³ [UK House Price Index, UK Government Statistics, 2022](#)

⁴ [Employee earnings in the UK: 2021, Office of National Statistics, 2022](#)

Figure 3: Commitments, completions and housing requirements 2010-2022



3. Housing Supply

This section details the applications completed and consented to during the 2021-2022 AMR period. **Comprehensive spreadsheets of all completed and consented applications within the AMR period are in Appendix E & F as separate documents to this AMR.**

3a. Local Plan sites

The Local Plan identified 28 sites across the Borough to accommodate the development of over 6,000 new homes. These sites are illustrated on the Local Plan Key Diagram above (Figure 1).

During the monitoring period this year, there were 106 dwellings completed on allocated Local Plan sites. Furthering this, new applications have come forward during the monitoring period on more Local Plan sites with a further 741 dwellings being granted permission. Updates on all Local Plan sites can be found at Appendix B. Please refer to the Local Plan for more information on the policy approach for all the Local Plan sites. During the 2021-2022 monitoring year, Local Plan sites made up 32% of total completions. See table 1 below for a summary of completions, this monitoring year, across local plan sites.

Table 2: Local Plan completions within monitoring period

Local Plan site	Number of dwellings completed 21/22
Broxbourne school (BX4)	41
North of Cuffley Hill (GO5)	19
High Leigh Garden Village (HOD7)	36
Tudor Nurseries (CH2)	10
Total:	106

Local Plan completions

Broxbourne School, Broxbourne 07/19/0368/RM (Local Plan Policy BX4)



Planning permission for this site was approved in April 2017, it composed of a redevelopment of the existing secondary school. There will also be the development of 153 dwellings made up of 18 two bedroom apartments, 34 three bedroom houses, 62 four bedroom houses and 39 five bedroom houses. During the monitoring period, 41 of these dwellings have been completed. The development value of these dwellings has funded the redevelopment of

Broxbourne School, which was completed during the 2020-2021 monitoring period.

North of Cuffley Hill, Goffs Oak, 07/18/0363/F (Local Plan Policy GO5)



Planning permission for this site was approved in July of 2019. The area is composed of 23 houses of which 10 would be four bedroom detached, eight would be four bedroom semi-detached and four would be five bedroom detached. Of the 23 houses 19 have been completed within the monitoring period.

High Leigh Garden Village (Phase 2), Hoddesdon 07/20/0046/RM (Local Plan Policy HOD7)



In October 2020, planning permission was granted for the development of 100 dwellings. The site was removed from the Green Belt in the recently adopted Local Plan. The mixed of dwellings are 3 one bedroom flats, 17 two bedroom flats, 6 two bedroom houses, 31 three bedroom houses, 39 four bedroom house and 4 five bedroom houses. Of these dwellings, 20% would be affordable housing. This development sits just off the A10 on a main road leading into Hoddesdon town centre.

Of the 100 dwellings, 30 have been completed within the monitoring period of which eight were affordable houses.

Table 3: Breakdown of progress at High Leigh Garden Village progression

Date	High Leigh Garden Village progress
04/2015	Granted full planning outline permission, up to 529 dwellings (07/13/0899/O)
05/2020	Granted permission for the 2FE primary school (PL/0074/19)
10/2020	Granted permission for Phase 1, 100 dwellings (07/20/0046/RM)
10/2021	Granted permission for Phase 2, 140 dwellings (07/21/0405/RM)
2021-2022	Phase 1 and 2 construction well underway with 30 completions in phase 1

Tudor Nurseries, Goffs Oak 07/20/0157/RM (Local Plan Policy CH2)



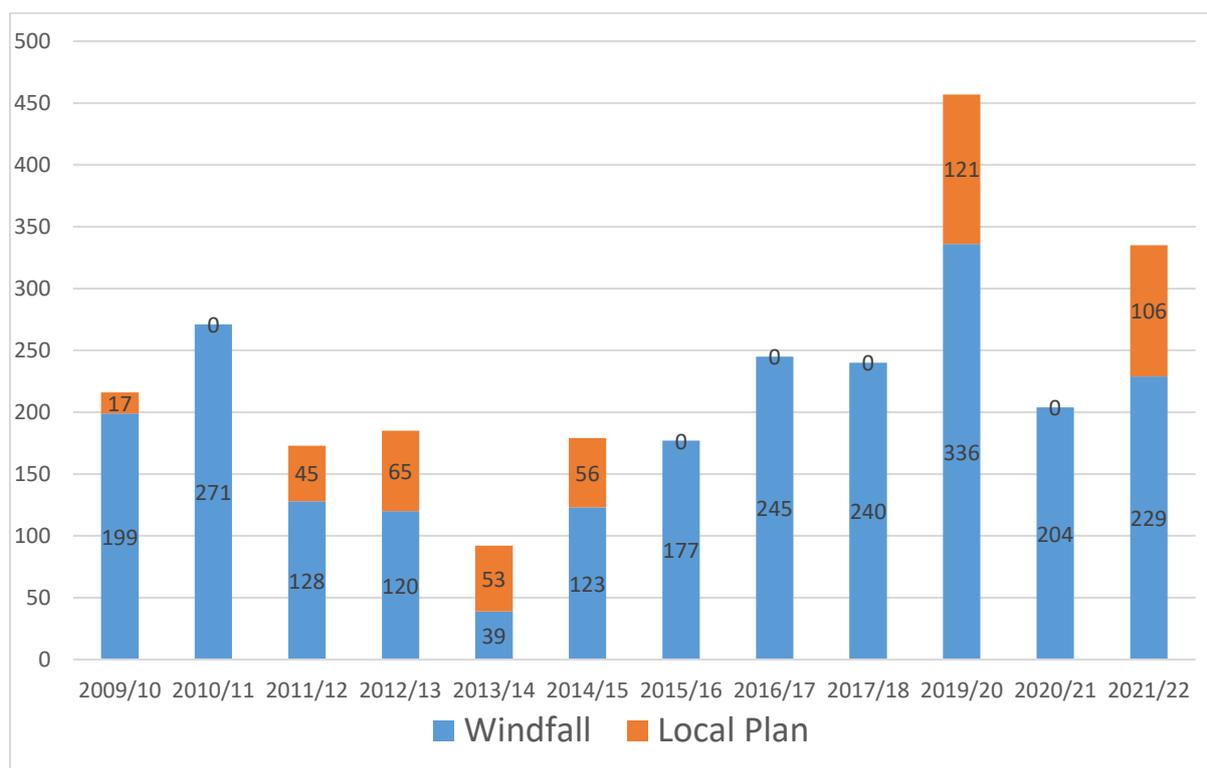
Planning permission was granted in December 2020 for 360 dwellings. The site is 15.6ha large and was occupied by derelict glass houses and associated buildings. Of the 360 dwellings, there are 49 two bedroom houses, 136 three bedroom houses, 91 four bedroom houses, 13 five bedroom houses, 8 one bedroom flats and 51 two bedroom flats. The site also contains a shop with 391m² floor space and 12 retirement flats. The Local Plan Policy for the site

required 40% of the dwellings to be affordable homes which this development fulfils in full. During the monitoring period 10 of the 360 dwellings were completed.

3b. Windfall Sites

During the monitoring period, 229 dwellings were completed on windfall sites. This is a rise on last year's windfall completions and above the Local Plan's housing trajectory, which estimates 70 windfall completions per annum. Actual windfall completions since 2009 are shown in Figure 4 below. During the 2021-2022 monitoring year, windfall represented 68% of total completions.

Figure 4 Windfall v Local Plan delivery, 2009-2022



Windfall Completions

Of the 229 windfall completions, 144 comprised Major development as set out below, with the remainder comprising Minor development. Within the monitoring period this year, 3 major developments comprised 100% affordable housing and are detailed in the affordable housing section below (4a).

Ware Road, Hoddesdon 07/18/0985/F



Planning permission was granted for this development in April 2019. The 14 dwellings are a mix of 8 four bedroom houses, 4 two bedroom houses and 2 three bedroom houses. The development falls within the Green Belt on a disused NHS clinic. The site contains no affordable housing, however due to a significant number of protected mature trees within the site and it being within the Green Belt, it was felt that the site was not being under-developed to avoid the provision of affordable housing. All dwellings were completed during the monitoring period.

The Green Dragon, Hoddesdon 07/19/1092/F



In September 2020, planning permission was granted for the conversion of a Grade II listed public house. The pub was converted into 3 two bedroom flats and 1 three bedroom flat, along with the erection of 7 two bedroom townhouses to the rear of the site. The development is in the heart of Churchgate Conservation Area with Whit Hern Park directly to the east of the site. Due to the building's listed status, retaining and restoring the pub's signs and letters was essential to detail the site's history.

Windfall Commitments

Of an identified 262 windfall commitments (as set out in the list of housing commitments at Appendix F), 175 comprised Major development, with the remainder comprising Minor development.

Fourfields, Cheshunt 07/16/0557/O



Planning permission was granted for the development of 15 dwellings in December 2021. The housing mix consists of 6 two bedroom, 7 three bedroom and 2 four bedroom houses. The site currently is an elderly care home and the new development is enabled by the relocation of the Fourfields care home to a new care home in Wormley. The new care home has now been completed and is detailed below.

The Wheelwrights, Goffs Oak 07/21/0895/F



In March 2022, planning permission was granted for this development of 10 dwellings. The development involves the demolition of a disused public house and the erection of 4 three bedroom and 6 four bedroom houses. The layout across the 10 dwellings is conventional, with a two storey design including front dormers and rear roof lights.

3c. Residential Permitted Development

Article 3, Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) allows for the conversion of a variety of buildings from one use class to another without planning permission as follows:

- Class G: retail of betting office of pay day loan shop to a mixed use building including 2 flats
- Class L: small HMOs to dwellings and vice versa
- Class M: shops, financial and professional services or hot food takeaways, betting office, pay day loan shop or launderette to dwellings
- Class N: an amusement arcade, centre or a casino to dwellings
- Class O: offices to dwellings
- Class P: storage or distribution centre to dwellings
- Class PA: premises in light industrial use to dwellings
- Class Q: agricultural buildings to dwellings

Prior notification completions during the monitoring period

During the monitoring period, a total of 9 dwellings were delivered as a result of 4 prior notification applications. This includes a first floor office conversion at 53-57 Turners Hill in Cheshunt which created 5 flat dwellings (07/17/0152/PNRES).

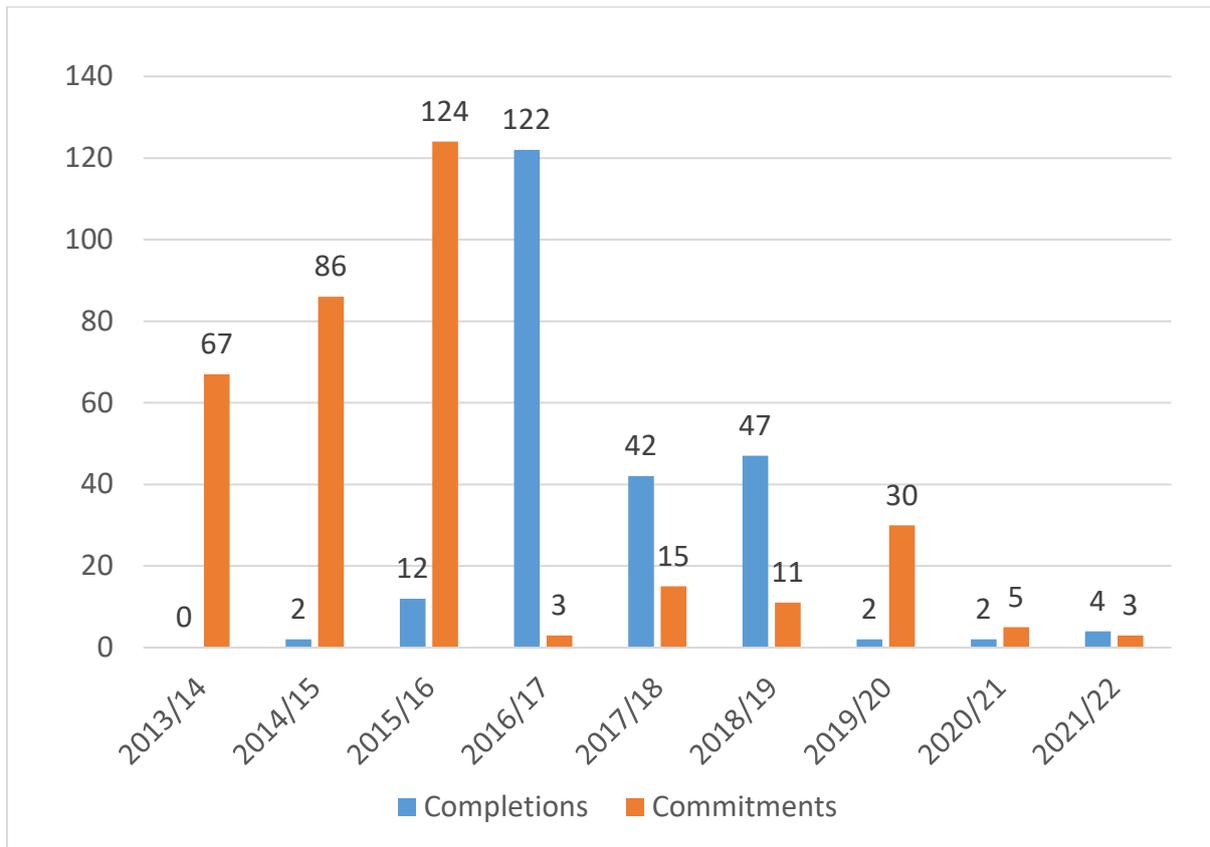
A full list of completions since 2013 is provided in **Table A of Appendix C** below.

Prior notification commitments during the monitoring period

During the monitoring period, prior notification consent was issued for a total of 8 dwellings across 3 prior notification applications. It includes a single dwelling conversion from an agricultural barn at Stanford House, Burnt Farm in Goffs Oak (07/21/0311/PNAGR-RES), as well as a shop-residential conversion to create 4 flat dwellings on the first and second floors of number 106 - 108 High Street in Waltham Cross (07/21/0243/PNA1RES).

A full list of commitments since 2013 is provided in **Table B of Appendix C** below.

Figure 5: Prior notification dwelling completions and commitments 2013-2022



106-108 High Street, Waltham Cross, appeal

Appeal reference: APP/W1905/W/21/3271584

A prior approval application for the change of use of first and second floors from retail to six self-contained studio flats (07/20/1183/PNA1RES) was refused by Broxbourne Council on 9 September 2021. This decision was then appealed and written representations were held week commencing the 29 November 2021. The Planning Inspectorate allowed the appeal ruling against the council on 10 December 2021.

Further documentation is available on the Planning Inspectorate's website here:
[Reference: APP/W1905/W/21/3271584 \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk)

3d. Five Year Housing Land Supply

The five year housing land supply identifies land that will be available for house building over the next five years. Local Planning Authorities are required by the National Planning Policy Framework (NPPF) to identify and update annually a supply of specific deliverable sites, sufficient to provide five year's supply of housing against their requirement. The NPPF also requires a buffer of 20% moved forwards from later in the plan period where there has been persistent under-delivery, and as shown in Table 4 below, this is currently the case.

Table 4: Housing delivery since 2016 base year

FY	OAN	Net Delivered	Difference
2016-2017	454	251	-203
2017-2018	454	240	-214
2018-2019	454	457	3
2019-2020	454	150	-304
2020-2021	454	204	-250
2021-2022	454	335	-119
TOTAL	2724	1637	-1087

Table 5 below provides a summary of the Council's five year supply of deliverable housing sites. A full list of the sites in rows G and H is provided in the **Housing Trajectory (see Appendix G)**. This shortfall of 715 is entered at row C.

Table 5: Five-year housing land supply position

Item	Comment	Total
A Objectively Assessed Need (OAN)	Per Year	454
B Five Year Requirement	454 x 5 years	2270
C Shortfall	See table 4 above	1087

D	Buffer due to persistent under-delivery*	20% of B plus C	671
E	Adjusted Housing Requirement	B + C + D	4028
F	Adjusted Dwelling Requirement per Year	E divided by 5	806
G	Commitments (excluding Local Plan sites)	Coming forward in the next 5 years	549
H	Local Plan Allocations	Coming forward in the next 5 years	3743
I	Windfall Sites	70 x 5 years	350
J	Self-Build Sites	5 dwellings per year	25
K	Five Year Supply	Rows G+H+I+J	4667
L	Number years supply	Row K divided by Row F	5.79

4. Accommodation for Different Housing Needs

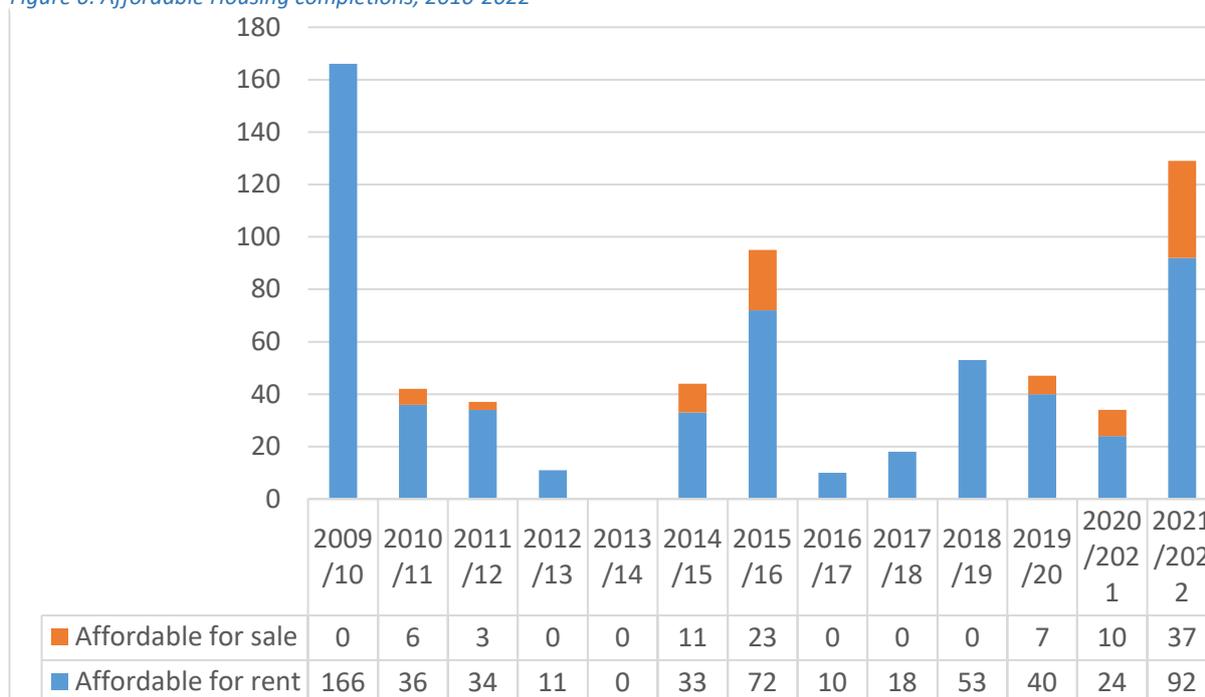
This section addresses affordable housing provision, supported accommodation for elderly and disabled people as well as accommodation for Gypsies and Travellers. Self-build and custom build housing will also be addressed below.

4a. Affordable Housing (including homeless accommodation)

Local Plan policy H2: Affordable Housing requires that affordable housing be provided on all new residential developments of more than 10 dwellings, or with a site area of 0.5 hectares or more. Of these, 65% should be affordable housing for rent and 35% affordable housing for sale unless identified requirements or market conditions indicate otherwise.

129 new affordable houses were completed in this monitoring period and planning permission was granted for a further 175 new affordable homes being committed to. Figure 4 below shows the split between affordable housing for sale (intermediate home ownership) and affordable housing for rent (social rent). There were no units of homeless persons accommodation completed this monitoring year.

Figure 6: Affordable Housing completions, 2010-2022



Affordable Housing Completions

Oaklands, Hoddesdon 07/18/1146/F



Planning permission for this development was granted in March of 2020. The site sits directly adjacent to the New River on Essex Road. The development consists of 18 three bedroom houses and 2 two bedroom houses, along with 6 one bedroom flats and 34 two bedroom flats totalling 60 new dwellings. The development is 100% affordable housing, far beyond the Council's required 40%. 32 of the dwellings are for shared ownership and the remaining 28 are available for affordable rent. Construction was completed during the monitoring period

Beech Walk, Hoddesdon 07/19/0179/F



Planning permission for this site was granted in January 2020. The development sits opposite the Hoddesdon cricket grounds with Barclay Park to its west. The housing mix consists of 12 one bedroom flats and 27 two bedroom flats across 5 two and three storey blocks. The development is for elderly residents of the Borough with all 39 dwellings available for affordable rent. This greatly exceeds the Council's 40% requirement. The development's

construction was completed within the monitoring period.

Brewery Road, Hoddesdon, 07/19/0960/F



Planning permission for this site was granted in February 2020. The site is within the Hoddesdon Conservation Area and it sits adjacent to the northern end of the high street. The development is a mix of 11 one bedroom and 11 two bedroom flats, with the ground floor being dedicated to commercial use. The development far exceeds the Council's required 40% affordable housing, with all dwellings being made

available to elderly residents for affordable rent and shared ownership. This development was completed during the monitoring period.

Affordable Housing commitments

- 26 dwellings at Rosedale Park Cheshunt (07/21/0005/F)
- 20 dwellings at Land to the South of Goffs Lane, Goffs Oak (07/19/0835/F)
- 15 dwellings at Land at Newgatestreet Road (07/20/1220/F)

4b. Gypsy & Traveller Accommodation

There are 4 Gypsy and Traveller sites across the Borough providing authorised pitches for a total of 38 caravans, with a further 49 unauthorised caravans at the Wharf Road site. Local Plan policy GT1 outlines the Council's objectives to:

1. Increase provision of authorised pitches for use by Gypsies and Travellers by 22 pitches as identified in the Gypsy and Traveller Accommodation Assessment (ORS, 2017);
2. Expansion of Hertford Road to accommodate the appropriate needs of the community;
3. Provide new pitches within the existing St James Road site; Developer visualization of completed scheme;
4. Wharf Road upgraded to accommodate the appropriate needs of the community.

The Council is working with the Lee Valley Regional Park Authority in respect of the Wharf Road Gypsy and Traveller site. External funding is required in order to progress the Local Plan proposals for the site, and to date, no public funding sources have been identified. No new pitches or new sites have been provided during this monitoring period. Similarly, the sites at Hertford Road, St. James Road and Halfhide Lane have had no change in their status during this monitoring period.

4c. Supported Accommodation

Former Wormley Primary School site 07/14/0628/CM



Construction is complete for the development of a 4301.8m² care home by Hertfordshire County Council (County reference no. PL/0635/14) off St. Laurence's drive in Wormley. The facility will accommodate 77 bedrooms for the care of elderly people suffering from dementia.

Tudor Nurseries, Goffs Oak 07/20/0157/RM

As stated above, construction is underway at Tudor Nursery. The 360 new home development will integrate a retirement village of 12 new assisted living apartments for elderly residents.

4d. Houses in Multiple Occupation (HMOs)

Local Plan policy H5: Houses in Multiple Occupation states that proposals will only be supported where the proposal is located close to town centres and is well served by public transport. This monitoring year, no HMO applications were granted permission.

4e. Self-Build and Custom Build Housing

Self-build housing is where someone directly organises the design and construction of their own home. Community-led projects can also be defined as self-build. Self-build options include kit homes, and varying levels of involvement from different contractors ranging from construction to design.

Custom build housing involves working with a developer to help deliver a home. The developer may help to find a plot, manage the construction and arrange the finance for your new home. The individual or group may decide to finish houses off themselves to save on money.

Local Plan Policy GB2: Residential Development on Derelict Glass House Sites provides the potential for redundant nursery sites to be acquired for the purposes of housing delivery under strict criteria. Such sites are to be used only to meet the Borough's demand for self-build and custom housebuilding in accordance with certain criteria. The housing trajectory (**Appendix G**) identifies the provision of five dwellings every year from 2020-2021 onwards in relation to this policy.

The Council has a statutory duty to maintain a Self and Custom Build Register which contains details of individuals and groups interested in building their own homes in the Borough. Information on how to join the register is available here: www.broxbourne.gov.uk/selfbuild. The register is comprised of two parts; Part 1 includes people who have passed a Local Connection Test. Part 2 of the register includes people who have not. When a self or custom build plot becomes available, members of the register are contacted, starting with those on Part 1 and then by those on Part 2. A summary of the registers current status is outlined in Table 6 below.

Table 6: Self-build and Custom build register data, permissions and completions

Total Registrations as at 30 October (Base period)	Self and Custom Build Register (accumulative total)		Permissions granted (no. dwellings)	Completed (no. dwellings)
	Part 1	Part 2		
2016	0	0	0	0
2017	0	5	0	0
2018	36	26	0	0
2019	39	31	3	0
2020	42	34	6	0
2021	46	35	2	0
Total			11	0

- In September 2019, permission was granted for two self-build houses on a serviced plot at Small Acre Nursery (07/21/0476/F) and (07/21/0477/F). The two plots sit alongside one another and follow the same layout and design, both being 4 bedroom detached houses.

- In August 2022, outline planning permission was granted for the construction of 14 self-build plots at the Springfield and Westgate Nursery (07/20/0345/O). This falls outside the monitoring period and is therefore not included within Table 6 above. However, it is included within the statutory Self and Custom Build Delta Return, which covers the period 31 October 2021 to 30 October 2022.

5. Employment

5a. Labour Market Profile

The total number of jobs in the Borough (including the self-employed) had been decreasing over the last few years, however, 2020 saw a sharp increase in the number of jobs. It increased from 40,000 in 2019 to 44,000 in 2020. Data for 2021 has not yet been published, however, the historical trend is illustrated in Figure 7 below. The number of economically inactive residents aged 16-64 improved with 11.3% in 2022, down from 12.7% in 2021 (See **Appendix D**). Median gross annual workplace earnings improved within the Borough, from £29,983 in 2020 to £34,907 in 2021 (see **Appendix A**). Figure 8 below outlines levels of employment by type within the Borough.

Figure 7: Change in total jobs within the Borough, 2000-2020

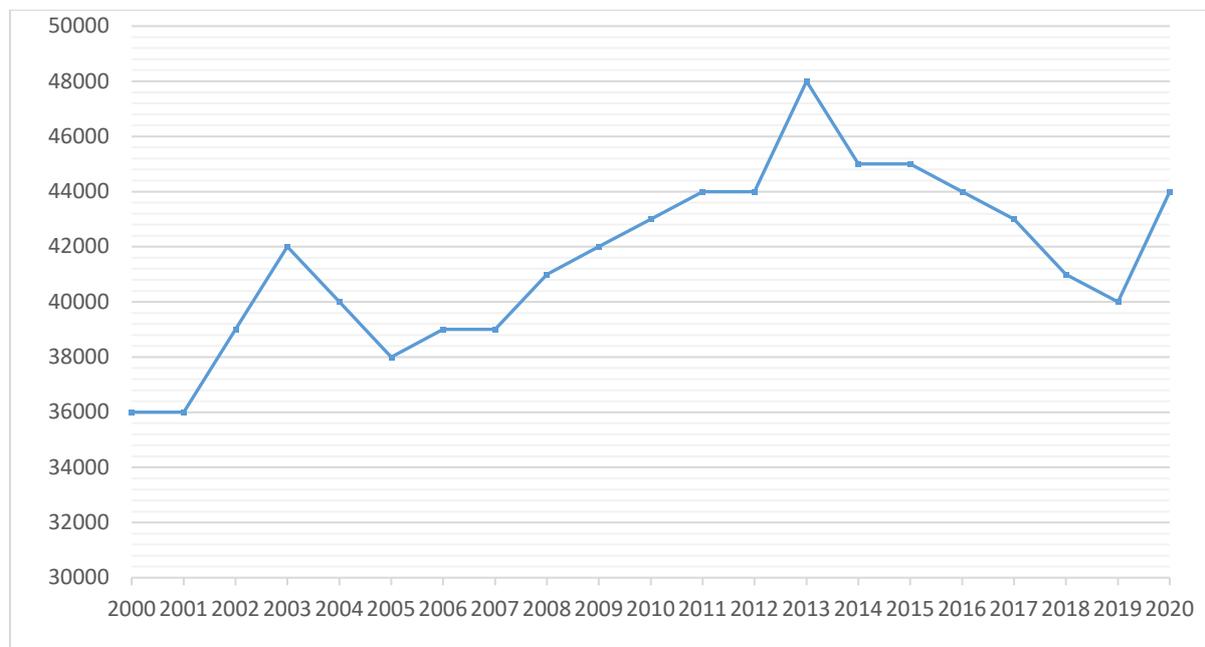
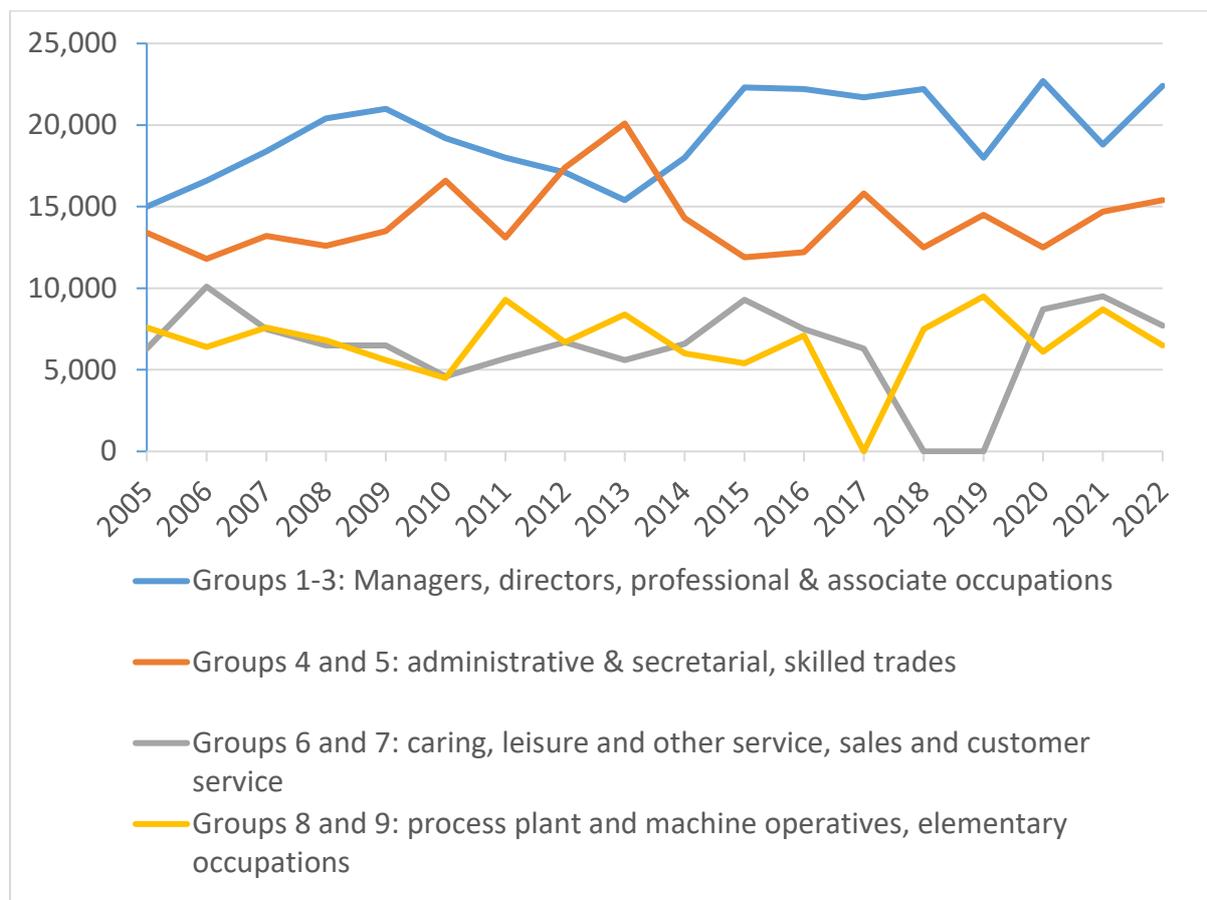


Figure 8: Changing occupation of borough residents, 2000-2022



5b. Local Plan Employment Sites

Park Plaza North Development Brief

Consultation began in March 2022 for the Park Plaza North Development Brief. The brief sets out the Council’s vision, objectives and development principles for the Park Plaza North site. Park Plaza as a whole is one of the most strategic business locations on the M25. The site’s location, along with its development role in the wider Waltham Cross renaissance, makes Park Plaza North’s development of great importance. The brief lays out a policy framework, with the aim to ensure high quality development. The brief outlines the Council’s promotion of a new railway station at the site along with the relocation of the bulky good retailers from the Waltham Cross town centre e.g. Wickes, Homebase. With Park Plaza being a gateway into the Borough, all development needs to incorporate high quality design and landscaping with iconic buildings. Developments should contribute to the local economy by providing high quality job opportunities for the local population.

Commitments

Sunset Waltham Cross studios 07/22/0287/F (Local Plan policy PP1 and ED2)



Permission to develop a new film and media studio complex was received in March 2022 and approved outside of the monitoring period in August 2022. The site is approximately 37 hectares in size contained by the new river to the west, the M25 to the South, the A10 to the east and Lieutenant Ellis Way to the north. It includes a film and digital media studio complex with an overall floor space of 125,000m² and an outdoor backlot filming area of around 30,000m². There will also be a headquarters office/administration centre, 21 purpose-build sound stages, 7 production offices, 9 workshops and amenity, commissary and ancillary space. There will be two multi-storey car parks, mobility hubs and a waste/recycling facility, along with 8.3 hectares of public open space around and to the south of the studio's secured boundary.

Historically, the site was used for agricultural activities and contained three Grade II listed buildings near to the eastern edge of the site. These will be fully restored and used to support the operation of the studio complex, and as part of the staff welfare facilities on site. New building in this area will be clad in metal to re-enforce the site's former agricultural use. The site will be primarily a pedestrian only area with parking provided in the multi-storey car-park with golf carts used to transport people around the site. Once operational, the film studio will create 3,600 jobs with a further 1,200 jobs generated in the local area benefitting existing businesses. Although the local plan policy PP1, which sets out the site allocation, estimated the potential for 10,000 jobs to help offset this shortfall is the proposal for the application to contribute £2 million towards an employment and skills package to benefit local residents.



Maxwell's farm west 07/21/0486/RM (Local Plan Policy PP4 and ED2)



As part of the outline planning permission (07/18/1181/O) S106 agreement for the development of a large-scale data centre, the Council was transferred 5.7 hectares of land. This land to the north of the data centre was for the construction of the second Ambition Broxbourne 'Technology and Business Centre'. The reserved matters application (07/21/0486/RM) was approved in June 2021 for the construction of a 3,209m² 4 storey building with a range of small and medium sized businesses and general industrial units, as well as training suites. The centre will have parking, bike storage, EV and e-bike charging facilities alongside areas of landscaped green space. Construction is well underway on the site and completion is anticipated in the upcoming monitoring period.

5c. Non-Local Plan employment sites

Commitment

Paradise Nursery, Cheshunt 07/21/1503/F

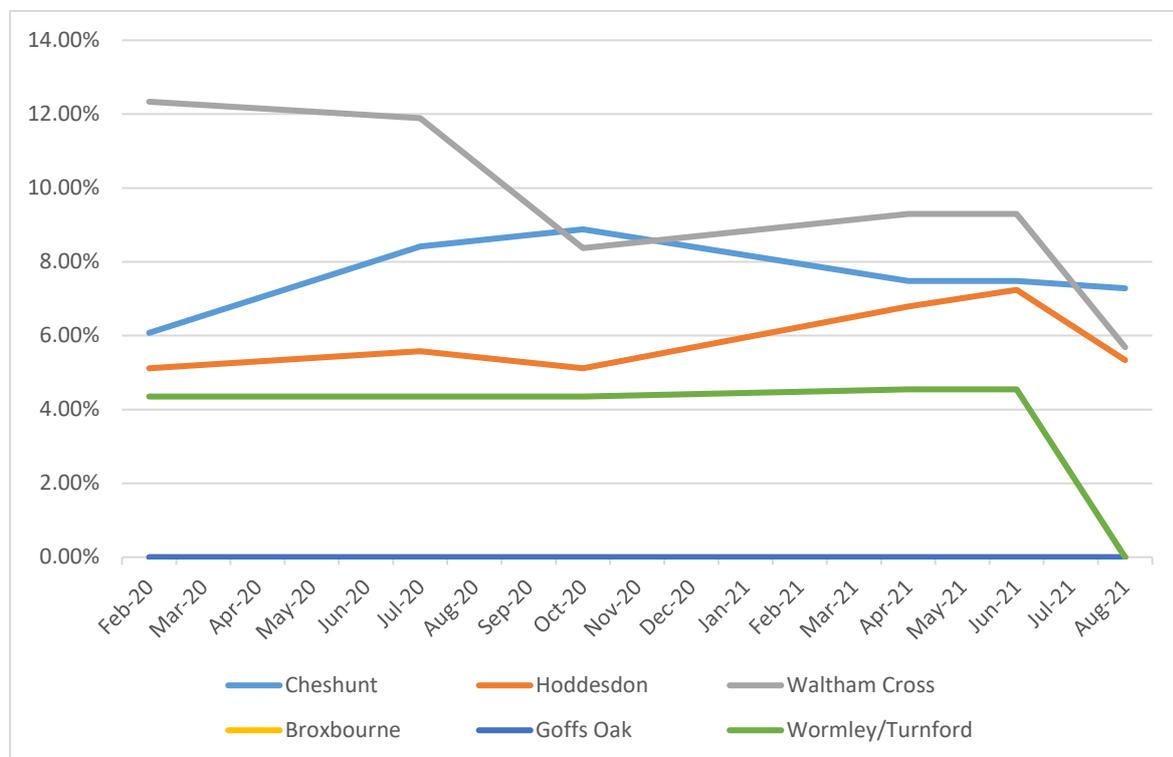


Planning permission was granted in March 2021 to demolish the existing glasshouses and erect 43 storage lock-up units. The site falls within the Green Belt but would re-use an existing site with built form and would provide employment opportunities and much needed employment space.

6. Town Centres

Town centres across the UK have been hugely impacted by the combined impacts of the Covid-19 pandemic and adjustments associated with Brexit. To understand how the Borough's town centres are coping with this changing economic landscape, the Council has carried out a vacancy study of commercial premises in the town centres of Hoddesdon and Waltham Cross, the District Centre of Cheshunt Old Pond, and the Local Centres of Broxbourne, Goffs Oak and Wormley-Turnford. Its results are illustrated in Figure 9 below. Although not up-to-date, it still demonstrates the recovery from Covid-19 as the vacancy rates dropped as a whole.

Figure 9: Town Centre Vacancy study



6a. Waltham Cross Town Centre

Waltham Cross Town Centre Planning Framework

Consultation began just outside the monitoring period in May 2022 on the Waltham Cross Town Centre Planning Framework. The framework sets out the Council's approach to development opportunities within the Waltham Cross town centre. The planning framework supplements the *Waltham Cross Town Centre Strategy (2015)*, identifying and detailing 13 sites in the town centre presenting suitable development opportunities to help the Council to achieve the objectives set for Waltham Cross town centre. The 13 sites are split across three phases, phase 1: short-term opportunities, Phase 2: medium-term opportunities and Phase 3: long-term opportunities. Two applications detailed below are both sites identified in the planning framework (07/20/1084/F and 07/21/0276/F). If all 13 development sites within the planning framework do come forward, it would result in around 1,000 additional apartments within Waltham Cross town centre. These developments, if they come forward, could be a powerful catalyst to drive the revitalisation of the area. The Council is awaiting the outcome of the Public Inquiry in relation to the Homebase site before finalising the Planning Framework.



The town centre massing model with opportunity sites shown in beige.

88-102 High Street Waltham Cross Hertfordshire EN8 7BX 07/21/0276/F



In December 2021, this development received planning permission for 92 residential dwellings with 301m² flexible commercial use. The mix of flats consists of 35 studios, 25 one bedroom and 32 two bedroom flats. These flats form a U-shape wrapping around a central communal courtyard. The existing building on the high street is a prominent structure within the street and the wider town centre.

118 High Street Waltham Cross 07/20/1084/F



In December 2021, planning permission was granted for a mixed-use development comprising a 60 bedroom hotel and an apartment block of 10 dwellings. The existing façade and 94m² commercial unit will be retained, and to the rear of the site, a second detached six-storey apartment block will be built with 1 studio and 9 two bedroom flats. Both new blocks will be feature green roofs for rain water retention.

The following development schemes received planning permission in Waltham Cross town centre during the period 2021-2022:

- Lidl Supermarket, High Street, Waltham Cross, received planning permission in April 2021 for the installation of an external wall mounted condenser and associated steel support structure. (07/21/0150/F)
- 72 The Pavilion, High Street, Waltham Cross, received planning permission in December 2021 for the installations of roof top plant (07/21/1344/F)
- 86 High Street, Waltham Cross, received planning permission March 2022 for the change of use of existing garages to B8 use as a storage or distribution (07/21/1282/F)

6b. Cheshunt Old Pond

The Cheshunt Old Pond Strategy was adopted in June 2020, and the Council's priority project as set out within the Strategy remains the Grundy Park improvement scheme. Public consultation was carried out in summer 2021. The Council has tendered the works for a contractor and a progress update will be provided in due course.

The following development schemes received planning permission in Cheshunt Old Pond centre during the period 2021-2022:

- 3 Manor Croft Parade, College Road, Cheshunt receiving permission December 2021 for change of use from sale of food and drink for consumption on the premises to ancillary hot food takeaway (07/21/0425/F)
- 3 Manor Croft Parade, College Road, Cheshunt receiving permission May 2021 for an illuminated fascia and projecting sign (07/21/0342/AC)

6c. Hoddesdon Town Centre

A new strategy for Hoddesdon town centre has been developed by the planning policy team and was opened to public consultation in October 2022. Two priority projects for implementation have been identified.

First, improvements to the entrance to the southern High Street to provide a safer, more inviting environment in this prominent southern gateway location. It is proposed to create better and more attractive illumination, replace the safety railings with more attractive planters, improve the public seating and paving and the crossing into the high street.

Second, public realm improvements around Fawkon Walk/Conduit Lane, another key point of arrival into the town centre, including the replacement of the existing tired paving and street furniture with high quality materials, and a new plaque at Conduit

Lane to celebrate the historic Samaritan Woman statue at the gardens of Lowewood museum.

Following the outcome of the consultation the Council will take a view on all the issues received and a final version will be presented to Cabinet for adoption in 2023. *58 High Street Hoddesdon (07/21/0910/F)*



In July 2021, planning permission was approved for the change of use from first and second floor offices to 3 self-contained flats with a studio flat in the basement. The property is a Grade II listed building and within the Hoddesdon Conservation Area, forming part of the historic high street. Its main function as a building society would remain and its main frontage will go unchanged.

Conduit Lane Hoddesdon (07/19/0829/F)



A development for the erection of a three storey residential building was granted permission in December 2021. The housing mix consists of 10 two bedroom flats, 32 one bedroom flats, and 6 studios totalling 48 dwellings. All the dwellings would be contained in one L-shaped block. There is also a garden of around 480m² to provide amenity space for the residents.

The development's striking and original design could be regarded as an enhancement to the conservation area with the use of traditional natural materials respecting the historical setting. This development's construction is well underway.

4 and 5 Lowfield Lane Hoddesdon (07/21/1198/F)



In October 2021, planning permission was granted for the conversion from an office to 2 two bedroom dwellings and single storey rear extension. These dwellings formed part of a row of 19th century cottages, and with the existing frontage remaining unchanged, it stayed in-keeping with the Hoddesdon Conservation Area.

The following development schemes received planning permission in Hoddesdon Town Centre during the period 2021-2022:

- The Old Maltings Court Unit 30, Brewery Road, Hoddesdon received planning permission for change of use from a beauty salon to soft play and coffee bar (07/22/0038/F)
- 21 High Street, Hoddesdon received planning permission for a freestanding branded collection locker (07/21/1330/F)
- Hoddesdon Post Office, 72 High Street, Hoddesdon received planning permission in September 2021 to replace roof from flat to pitched (07/21/0672/F)
- 124 High Street, Hoddesdon received planning permission August 2021 for an internally illuminated fascia sign and projecting sign (07/21/0549/F)
- 105 High Street, Hoddesdon received planning permission December 2021 for a single storey side extension (07/21/1036/F)
- 128 High Street, Hoddesdon received planning permission in August 2021 for the change of use from a restaurant to a nail bar on the ground and first floor (07/21/0780/F)
- The Old Maltings Court Unit 30, Brewery Road, Hoddesdon received planning permission in March 2022 for a fascia sign outside the front of the shop (07/22/0039/AC)
- 25A High Street, Hoddesdon received planning permission in July 2021 for the change of use from a retail store to a day nursery (07/21/0686/PN42)
- 103 High Street, Hoddesdon In November 2021 planning was granted for a part single storey part two storey rear extension to create two bed flat (07/21/1349/F)

7. Green Belt

This section provides an update on the extent of Green Belt (which only changes where exceptional circumstances are demonstrated through a Local Plan review), and also on planning applications and development in the Green Belt.

7a. Extent of Green Belt

Under the Local Plan 2001-2011 (adopted 2005), the extent of Green Belt in Broxbourne was 3,314 hectares. Upon adoption of the new Local Plan, there was a net loss of 490 hectares (14.7%) of Green Belt. The new extent of Green Belt within the Borough was therefore 2,824 hectares. The exceptional circumstances to release the Green Belt were set out within the Green Belt Topic Paper (May 2017) and were considered by the Local Plan inspector in his final report on the Broxbourne Local Plan⁵.

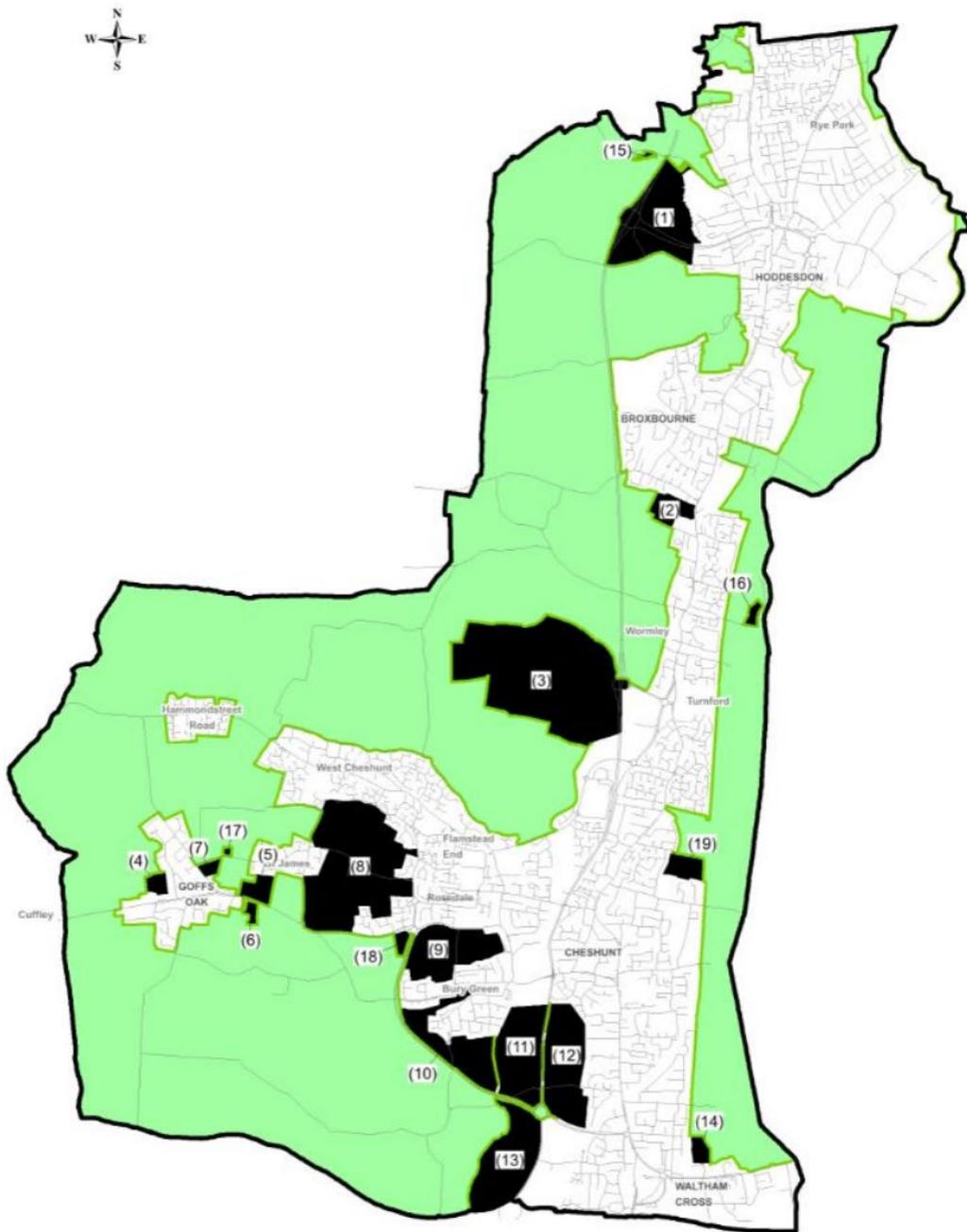
Table 7: Land removed from the Green Belt following the adoption of the Local Plan

No.	Site	Hectares
1	High Leigh Garden Village, Hoddesdon	48
2	Broxbourne School (new residential area and new school)	9
3	Brookfield Garden Village and Brookfield Riverside	128
4	North of Cuffley Hill	4
5	North of Goffs Lane	6
6	South of Goffs Lane	2.2
7	Newgatestreet Road, Goffs Road	2.5
8	Rosedale Park, West Cheshunt	86
9	Bury Green – North	35
10	Bury Green South	33
11	Maxwells Farm West and Rush Meadow (including Cheshunt School Playing Fields)	38
12	Albury east of A10, Cheshunt (including Ceders Park)	41
13	Park Plaza West	40
14	Britannia Nurseries, Waltham Cross	4
15	Hertford Road Gypsy and Traveller site	0.9
16	Wharf Road Gypsy and Traveller Site	2.3

The location of the Green Belt revisions in Table 7 is indicated by the corresponding reference numbers in Figure 8 below.

⁵ Available at: <https://www.broxbourne.gov.uk/localplan>

Figure 10: Extent of Green Belt land



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7b. Development in the Green Belt

Over the 2021-2022 monitoring period, 23 dwellings were completed within the Green Belt and a further 8 dwellings were granted planning permission.

Table 8: Residential completions in the Green Belt

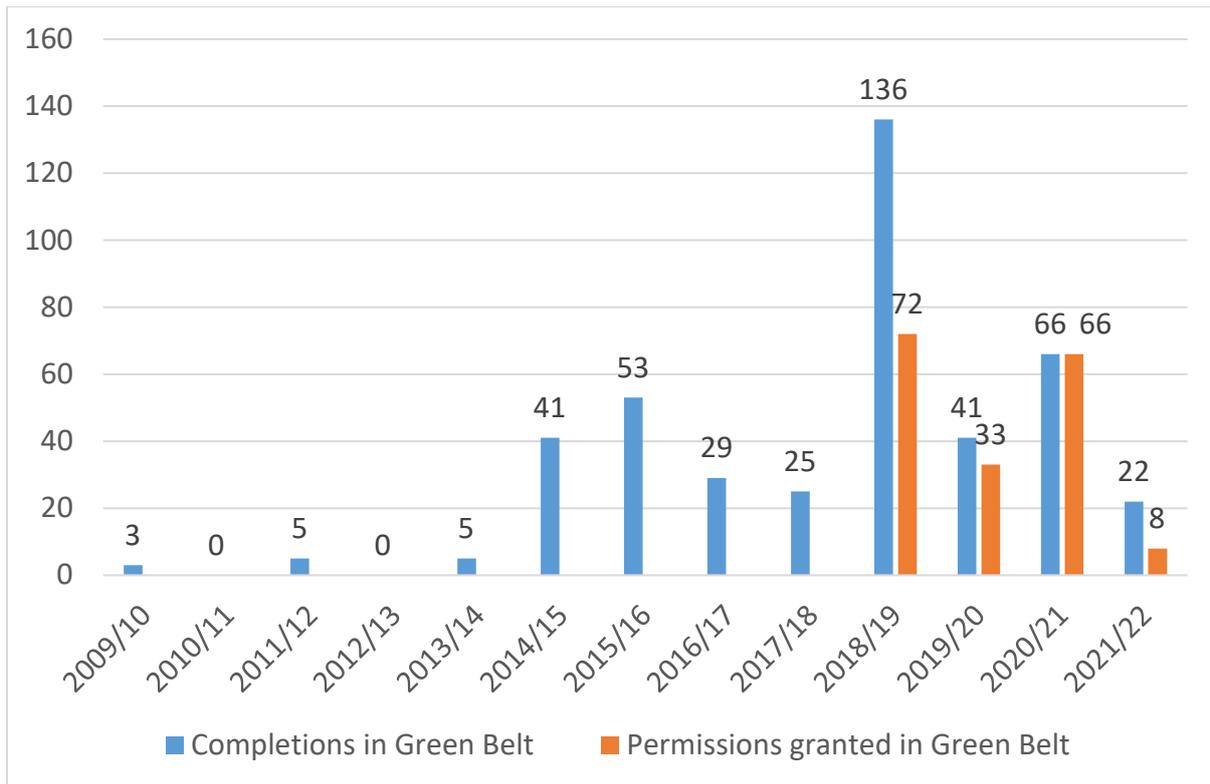
Scheme/ref	Total Completed	Comment
Bury Farm, Church Lane, Wormley, EN10 7QF - 07/16/1259/F	1	
Hoddesdon Lodge Farm, Lord Street, Hoddesdon, EN11 8SL - 07/17/1248/F	1	
Agricultural Barn at Bury Green, Bury Green Road/Old Park Ride, Waltham Cross, EN7 5HY 07/18/0091/F	2	
305 Ware Road, Hoddesdon, SG13 7PG 07/18/0985/F	13	Demolition of old NHS point of service
Hill Cross Farm, Holy Cross Hill, Wormley, EN10 7FF 07/19/0366/F	5	
Ludlam House, Halstead Hill, Goffs Oak, EN7 5NA 07/20/0437/F	1	
	Total: 23	

7c. Commitments in the Green Belt

Table 9: Residential commitments in the Green Belt

Scheme/ref	Total net Commitments	Comment
Barn East Of Stanford House, Burnt Farm Burnt Farm Ride, Goffs Oak, EN7 5JA - 07/21/0311/PNAGR-RES	1	
Custom Build Plot 2, Small Acre Nursery, Crouch Lane, Goffs Oak, EN7 6TH - 07/21/0476/F	1	Custom self-build
Custom Build Plot 3, Small Acre Nursery, Crouch Lane, Goffs Oak, EN7 6TH - 07/21/0477/F	1	Custom self-build
Tudor Farm, Church Lane, Wormley, EN10 7QQ - 07/21/0825/F	2	
St Laurence Farm, Darnicle Hill, Cheshunt, EN7 5TA - 07/21/1500/F	2	
West Bush House, Hailey Lane, SG13 7NY - 07/21/1134/F	1	
	Total: 8	

Figure 11: Residential development in the Green Belt, 2009-2022



8. Infrastructure

This section details a number of important public infrastructure projects consented to, completed, or still under consideration during this monitoring year. The Infrastructure Delivery Plan (IDP) sets out costed proposals for the infrastructure necessary to support the growth set out within the Broxbourne Local Plan 2018-2033. The Infrastructure Funding Statement (IFS) sets out financial and non-monetary contributions received from developments in order to fund the provision of infrastructure.

Goffs Academy

New multi-purpose building (07/19/1091/F)



Construction was recently completed on a new 2,139m² multi-purpose building at Goffs Academy. It contains 8 school classrooms and a health and fitness suite. Permission was granted on 15 September 2020. The works also include the demolition of the former caretaker's house and garage for the formation of additional car parking spaces and some landscaping. The health and fitness suite will have extended public access. Goffs Academy chose to employ a modular construction method with many of the new buildings' sections to be manufactured off site and the simple assembly at the school allowed for a faster build time.

M25, Junction 25 improvements



Construction is almost complete on improvements to Junction 25, which is a nationally and regionally important road, connecting the M25 with the A10. Up to 6,300 vehicles per hour currently travel through the Junction 25 roundabout at peak times, causing congestion and regular delays. National Highways estimated that these works are necessary to reduce congestion and lengthy queues, combat deterioration to local air quality and improve the flow of traffic on the M25. The project budget is between £25 million to £50 million.

9. Public Inquiries

Homebase, Sturlas Way, Waltham Cross, Public inquiry

Public Inquiry reference: APP/W1905/W/22/3292367

An application for the refurbishment, extension and external alterations of the Homebase unit to enable it to trade as part Homebase part Aldi (07/21/0519/F) was refused by Broxbourne Council on 9 August 2021. The decision to refuse the application was subsequently appealed and a public enquiry was held between 19 July and 26 July 2022. The Planning Inspectorate is yet to rule on the appeal.

All documentation is available on the Council's website here:

<https://www.broxbourne.gov.uk/planning/homebase-sturlas-way-waltham-cross>

Appendix A: House prices, Annual earnings and Affordability

	1998	1999	2000	2001	2002	2003	2004	2005	2006
Median House Price (£)	87,500	94,498	112,000	126,000	146,000	173,575	185,000	190,000	195,000
Median Gross annual workplace earnings (£)	17,777	17,280	18,530	19,234	19,812	21,138	21,434	23,147	22,437
Ratio of median house prices to earnings	4.92	5.47	6.04	6.55	7.37	8.21	8.63	8.21	8.69

	2007	2008	2009	2010	2011	2012	2013	2014	2015
Median House Price (£)	215,000	219,000	20,500	217,250	224,500	225,750	237,000	250,000	227,000
Median Gross annual workplace earnings (£)	22,002	24,945	24,540	24,424	26,160	25,149	27,431	28,545	28,866
Ratio of median house prices to earnings	9.77	8.78	8.35	8.89	8.58	8.98	8.64	8.76	9.60

	2016	2017	2018	2019	2020	2021	2022	2023	2024
Median House Price (£)	325,000	335,000	352,000	350,000	367,000	399,998			
Median Gross annual workplace earnings (£)	26,097	29,511	31,525	30,927	29,980	34,907			
Ratio of median house prices to earnings	12.45	11.35	11.17	11.32	12.24	11.46			

Source: Office For National Statistics:

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

Appendix B: Progression at Local Plan Housing Sites

Site Name	Location	Policy	Local Plan indicative figure	Progress Update August 2022
Brookfield Riverside	Turnford	BR1	250	Construction anticipated to start in 2024 with estimated completion in 2026
Brookfield Garden Village	Turnford	BR2	1250	Construction anticipated to start 2024 at a rate of 150 dwellings per annum with completion expected in 2032
Gas Distribution Station	Broxbourne	BR3	35	No applications submitted to date, applications expected by 2024/25
Broxbourne School	Broxbourne	BR4	153	Expected 2029/30 Reserved application for residential aspect (07/19/0368/RM) approved 07/2019. 41 dwellings were completed during this monitoring period
Cheshunt Lakeside	Cheshunt	CH1	1750	07/18/0461/O – Developer estimates of build out rates Parcel 13, 95 dwellings, start date: Feb-23, delivery date: Jan-25 (07/22/0597/F) Parcel 12, 279 dwellings, start date: Jun-23, delivery date: Jan-26 (07/22/0597/F) Parcel 10a/10b, 137 dwellings, start date: July-26, delivery date: May-29 Parcel 3, 184 dwellings, start date: Mar-26, delivery date: Feb-28 Parcel 4, 118 dwellings, start date: Jun-25, delivery date: May-27 Parcel 9, 125 dwellings, start date: Jul-24, delivery date: Oct-26" Parcel 11, 195 dwellings, start date: Nov-20, delivery date: July 22 & Jan-23 (07/19/0996/RM) Parcel 14, 22 dwellings, start date: July-21, delivery date: Nov-22 (07/20/1186/RM) Parcel 2, 205 dwellings, start date: Aug-21, delivery date: Nov-23 (07/20/1187/RM)

Site Name	Location	Policy	Local Plan indicative figure	Progress Update August 2022
Rosedale Park – North/South of Andrew’s Lane and South of Peakes Way	Cheshunt	CH2	464	Construction commenced 08/2022 (07/17/0352/O) Developer estimates of build out rates below: Phase 1a, 50 dwellings, completions: January – September 2023, (07/21/0596/RM) Phase 1b, 29 dwellings, completions: 2023 / 2024, Phase 2, 145 dwellings, completions: 2024 – 2026, Phase 3, 82 dwellings, completions: 2025 / 2026, Phase 4, 62 dwellings, completions: 2026 / 2027, Phase 5, 12 dwellings, completions: 2028
Rosedale Park – Tudor Nurseries	Cheshunt	CH2	360	Estimated delivery dates below (07/20/0157/RM) Oct 2021 – June 2022: 42 units completed July 2022 – June 2023: 50 units + shell and core retail unit July 2023 – June 2024: 60 units July 2024 – June 2025: 70 units July 2025 – June 2026: 70 units July 2026 – June 2027: 68 units
Rosedale Park – South of Andrews Lane	Cheshunt	CH2	60	Full planning permission received in 12/21 (07/21/0005/F) 43 of the 66 dwellings have started construction.
Cheshunt Football Club	Cheshunt	CH7	165	Cheshunt FC new stadium application (07/18/0514/F) was refused on 23/11/2020. A public enquiry was held between 27/07– 04/08 2021. The application was allowed on the 13/09/2021.
Theobald’s Brook Field	Cheshunt	CH9	90	The site is working towards delivery in 2024/25. An Outline application (07/18/0021/O) received on 03/01/2018 and is currently under consideration.
East of Dark Lane	Cheshunt	CH10	50	Reserved matter application was approved 04/22 (07/21/1176/RM). With construction due to start early 2023 with anticipated completion during 2024.

Site Name	Location	Policy	Local Plan indicative figure	Progress Update August 2022
Former Eastern Playing Fields	Cheshunt	CH11	75	Hertfordshire County Council stated that it is anticipated that this 75-bed extra care facility will be completed by autumn/winter 2024.
North of Bonney Grove	Cheshunt	CH12	0	Application for 40 dwellings expected (excluding V&E club) 2 years after adoption of Local Plan unless relocation site is found in which case a comprehensive development is expected. See policy explanation.
Council Offices, Churchgate	Cheshunt	CH13	75	Full planning permission received in 06/22 with construction planned start 11/22 with estimated completion in early 2025
South of Hammondstreet Road	Cheshunt	CH14	45	No applications submitted to date. An application could be expected by 2024/25
North of Goffs Lane	Goffs Oak	GO2	80	Approved at committee on 06/22 (07/21/1277/F). With an anticipated start date 2023 and expected completion by 2026
South of Goffs Lane	Goffs Oak	GO3	50	Received planning permission 04/2021 (07/19/0835/F) Construction has commenced with expected completion 2023
Newgatestreet Road	Goffs Oak	GO4	25	Received planning permission in 08/2021 with 3 plots completed and 14 plots under construction.
North of Cuffley Hill	Goffs Oak	GO5	45	Received planning permission 07/2019 (07/18/0363/F) construction almost completed with 19 of the 23 approved dwellings completed in the monitoring period
19 Amwell Street and Scania House	Hoddesdon	HOD2	60	Application (07/19/0204/PNRES) approved on 30/04/2019
Turnford Surfacing Site	Hoddesdon	HOD4	40	Granted permission at planning and regulatory committee 12/2020 (07/20/0467/F)
Former Hoddesdon Police station	Hoddesdon	HOD3	30	Planning application received 03/22 (07/22/0252/O) for 39 residential flats and 4 residential units
East of Dinant Link Road	Hoddesdon	HOD6	35	Link Road completion expected spring 2021. The Council expects delivery in 2025

Site Name	Location	Policy	Local Plan indicative figure	Progress Update August 2022
High Leigh Garden Village	Hoddesdon	HOD7	485	Outline application (07/13/0899/O) approved for 485 new dwellings and a 60-bed care home on 02/04/2015. Application for primary school (07/19/0102/CM) granted by Hertfordshire County Council. Phase 1: 100 homes (07/20/0046/RM) 72 plots completed with the remaining 28 under construction (Finish 11/2022). Phase 2: 141 homes (Dec-22 - June 24) – (07/21/0405/RM) 95 of the 141 plots under construction Phase 3: 110 homes (May 24 - Aug 25) - (07/22/0544/F) currently under consideration) (87 pro-rata for 12 months to end March 2025). Phase 4: 54 homes (07/22/0504/F currently under consideration).
Westfield Primary School	Hoddesdon	HOD8	40	Application (07/19/0011/O) approved for 40 dwellings on 12/03/2019 Relocation and expansion of primary school to High Leigh anticipated to be complete for Sept 2024. Construction will begin onsite in the summer of 2024 with aims of completing 2026/27
Waltham Cross Northern High Street	Waltham Cross	WC2	150	Master planning work underway. Council has acquired part of the High Street site. Application approved at committee 05/22 (07/21/1260/O) for 40 dwellings
Theobalds Grove Station Car Park	Waltham Cross	WC3	50	Application expected 2024/25. Discussions ongoing with landowner regarding masterplanning.
Former Britannia Nurseries site	Waltham Cross	LV6	90	Application (07/16/1354/RM) fully completed during 2019/20.
			TOTAL: 6002	

Appendix C: Permitted Development Schemes

A. Completions

Address and planning reference no.	Type	Monitoring Year	No. of dwellings completed
07/13/0810/PNRES 251 Turners Hill, Cheshunt	Office-Residential	14/15	1
07/14/0742/PNRES 223F Turners, Cheshunt	Office-Residential	14/15	1
Total completions 2014/15			2
07/13/0468/P4D 1st floor, 105 High Street, Waltham Cross	Office-Residential	15/16	1
07/13/0510/P4D 2nd floor, 43 High Street, Hoddesdon	Office-Residential	15/16	2
07/13/0669/PNRES 2B and 3B Brocket Road, Hoddesdon	Office-Residential	15/16	3
07/14/0398/PNRES 1st & 2nd floor, 41B High Street, Hoddesdon	Office-Residential	15/16	4
07/15/0617/PNRES 1st floor, 43 High Street, Hoddesdon	Office-Residential	15/16	1
07/15/0859/PNRES 101 Rye Road, Hoddesdon	Retail-Residential	15/16	1
Total completions 2015/16			12
07/13/0727/PNRES Durkan House, 214 - 224 High Street, Waltham Cross	Office-Residential	16/17	60
07/14/0475/PNRES The Coach House, 6 Hogges Close, Hoddesdon	Office-Residential	16/17	2
07/15/0137/PNAGR-RES Burnt Farm, Burnt Farm Ride, Goffs Oak	Agricultural-Residential	16/17	1

Address and planning reference no.	Type	Monitoring Year	No. of dwellings completed
07/14/0671/PNRES 3 & 4, St Cross Chambers, Upper Marsh Lane, Hoddesdon	Office-Residential	16/17	3
07/16/0738/PNAGR-RES Hill Cross Farm, Holy Cross Hill, Wormley	Agricultural-Residential	16/17	2
07/14/0581/P4D barn 1, Spring Farm Barn, Waltham Cross	Agricultural-Residential	16/17	1
07/15/0053/PNRES Regent Gate 6, 83 High Street, Waltham Cross	Office-Residential	16/17	3
07/15/0207/PNRES Eleanor House, 33 - 35 Eleanor Cross Road, Waltham Cross	Office-Residential	16/17	40
07/15/0270/PNRES 1st & 2nd floors (new building), 100 Crossbrook Street, Cheshunt	Office-Residential	16/17	8
07/15/0666/PNRES Riverside House, Station Road, Broxbourne	Office-Residential	16/17	1
07/15/1067/PNRES 129 Crossbrook Street, Cheshunt	Office-Residential	16/17	1
Total completions 2016/17			122
07/15/0689/PNAGR-RES Old Park Farm, Bury Green Road, Waltham Cross	Agricultural-Residential	17/18	2
07/15/0944/PNRES 1st floor (former church building), 100 Crossbrook Street, Cheshunt	Office-Residential	17/18	4
07/16/0085/PNRES 4 Regent Gate, 83 High Street, Waltham Cross	Office-Residential	17/18	3
07/14/0813/PNRES Bridge House, 55-59 High Road, Broxbourne	Office-Residential	17/18	33
Total completions 2017/18			42
07/14/0950/PNAGR-RES		18/19	1

Address and planning reference no.	Type	Monitoring Year	No. of dwellings completed
Unit A, Spring Farm Barn 2, Waltham Cross	Agricultural-Residential		
07/14/0951/PNAGR-RES Unit B, Spring Farm Barn 2, Waltham Cross	Agricultural-Residential	18/19	1
07/16/0090/PNRES Bartholomew Court, High Street, Waltham Cross	Office-Residential	18/19	44
07/17/1247/PNA1RES 1A Newgatestreet Road, Goffs Oak	Retail-Residential	18/19	1
Total completions in 2018/19			47
07/18/0988/PNA1RES ground floor, 89 Roundmoor Drive, Cheshunt	Retail-Residential	19/20	2
Total completions in 2019/20			2
07/17/0342/PNAGR-RES Oak Tree Farm, Beaumont Road, Wormley	Agricultural-Residential	20/21	2
Total completions in 2020/21			2
07/19/0962/PNA1RES 44 Flamstead End Road, Cheshunt, EN8 0HT	Office-Residential	21/22	5
07/19/0944/PNRES 1st floor, 137A High Street, Waltham Cross, EN8 7AP	Retail-Residential	21/22	2
07/18/0502/PNA1RES 133 High Street, Waltham Cross, EN8 7AP	Office-Residential	21/22	1
07/17/0152/PNRES 1st floor, 53-57 Turners Hill, Cheshunt, EN8 8NT	Retail-Residential	21/22	1
Total completions in 2021/22			9
Total completions 2013-2022			238

B. Commitments

Address and Planning reference no.	Type	Granted Date	Net Commitments
07/13/0669/PNRES 2B and 3B Brocket Road, Hoddesdon	Office-Residential	09/09/2013	3
07/13/0727/PNRES Durkan House, 214 - 224 High Street, Waltham Cross	Office-Residential	25/10/2013	60
07/13/0810/PNRES 251 Turners Hill, Cheshunt	Office-Residential	19/12/2013	1
07/13/0510/P4D 2nd floor, 43 High Street, Hoddesdon	Office-Residential	08/08/2013	2
07/13/0468/P4D 1st floor, 105 High Street, Waltham Cross	Office-Residential	10/07/2013	1
Total commitments in 13/14			67
07/15/0053/PNRES Regent Gate 6, 83 High Street, Waltham Cross	Office-Residential	20/03/2015	3
07/15/0016/PNAGR-RES Hill Cross Farm, Holy Cross Hill, Wormley	Agricultural-Residential	06/02/2015	1
07/14/0950/PNAGR-RES Unit A, Spring Farm Barn 2, Old Park Ride, Waltham Cross, EN7 5HU	Agricultural-Residential	19/12/2014	1
07/14/0951/PNAGR-RES Unit B, Spring Farm Barn 2, Old Park Ride, Waltham Cross	Agricultural-Residential	18/12/2014	1
07/14/0813/PNRES Bridge House, 55-59 High Road, Broxbourne	Office-Residential	06/11/2014	33
07/14/0671/PNRES 3 and 4, St Cross Chambers, Upper Marsh Lane, Hoddesdon	Office-Residential	16/09/2014	3
07/14/0581/P4D Barn 1, Spring Farm Barn, Old Park Ride, Waltham Cross	Agricultural-Residential	01/09/2014	1
07/14/0587/PNRES	Office-Residential	29/08/2014	32

Eleanor House, 33 - 35 Eleanor Cross Road, Waltham Cross			
07/14/0475/PNRES The Coach House, 6 Hogges Close, Hoddesdon	Office-Residential	16/07/2014	2
07/14/0446/PNRES 89-93 Turners Hill, Cheshunt	Office-Residential	11/07/2014	4
07/14/0398/PNRES 1st & 2nd floor, 41B High Street, Hoddesdon	Office-Residential	26/06/2014	4
07/14/0223/PNRES First Floor Office, The Old Maltings, Brewery Road, Hoddesdon	Office-Residential	02/05/2014	1
Total commitments in 2014/15			86
07/16/0085/PNRES 4 Regent Gate, 83 High Street, Waltham Cross	Office-Residential	08/03/2016	3
07/16/0090/PNRES Bartholomew Court, High Street, Waltham Cross	Office-Residential	08/03/2016	44
07/15/1067/PNRES 129 Crossbrook Street, Cheshunt	Office-Residential	31/12/2015	1
07/15/0944/PNRES 1st floor, 100 Crossbrook Street, Cheshunt	Office-Residential	30/11/2015	4
07/15/0828/PNRES Wellington House, Trust Road, Waltham Cross	Office-Residential	14/10/2015	12
07/15/0689/PNAGR-RES Old Park Farm, Bury Green Road, Waltham Cross	Agricultural-Residential	16/09/2015	2
07/15/0666/PNRES Riverside House, Station Road, Broxbourne	Office-Residential	10/09/2015	1
07/15/0523/PNAGR-RES Halstead Nursery, Halstead Hill, Goffs Oak	Agricultural-Residential	29/07/2015	1
07/15/0270/PNRES 1st & 2nd floors (new building), 100 Crossbrook Street, Cheshunt	Office-Residential	22/05/2015	8
07/15/0333/PNRES 89-93 Turners Hill, Cheshunt	Office-Residential	21/05/2015	6

07/15/0207/PNRES Eleanor House, 33 - 35 Eleanor Cross Road, Waltham Cross	Office-Residential	24/04/2015	40
07/14/1148/PNRES 17 College Road, Cheshunt	Office-Residential	17/04/2015	1
07/15/0137/PNAGR-RES Burnt Farm, Burnt Farm Ride, Goffs Oak	Agricultural-Residential	13/04/2015	1
Total commitments in 15/16			124
07/16/0719/PNAGR-RES Buildings 2, 3 and 6, Baisley Woods, Beaumont Road, Cheshunt	Agricultural-Residential	09/09/2016	3
07/16/0738/PNAGR-RES Hill Cross Farm, Holy Cross Hill, Wormley	Agricultural-Residential	26/08/2016	0
Total commitments in 16/17			3
07/17/1247/PNA1RES 1A Newgatestreet Road, Goffs Oak	Retail-Residential	29/01/2018	1
07/17/1054/PNA1RES 106-108 High Street, Waltham Cross	Retail-Residential	12/12/2017	4
07/17/0342/PNAGR-RES Oak Tree Farm, Beaumont Road, Wormley	Agricultural-Residential	21/06/2017	2
07/17/0152/PNRES 1st floor, 53-57 Turners Hill, Cheshunt	Office-Residential	11/04/2017	5
07/17/0142/PNB8-RES St Lawrence Bush Farm, Darnicle Hill, Cheshunt	Storage-Residential	07/04/2017	3

Total commitments 2017/18			15
07/18/0988/PNA1RES Ground floor, 89 Roundmoor Drive, Cheshunt	Retail-Residential	20/12/2018	2
07/18/0809/PNAGR-RES Halstead Hill Nursery, Halstead Hill, Goffs Oak	Agricultural-Residential	12/10/2018	1
07/18/0502/PNA1RES 133 High Street, Waltham Cross	Retail-Residential	26/06/2018	2
07/18/0245/PNB8-RES Units 1-3 Killarney Court, Lodge Crescent, Waltham Cross	Storage-Residential	04/05/2018	6
Total commitments 2018/19			11
07/20/0122/PNAGR-RES Barn East Of Stanford House Burnt Farm, Burnt Farm Ride Goffs Oak	Agricultural-Residential	31/03/2020	1
07/19/0944/PNRES 1st floor, 137A High Street, Waltham Cross	Office-Residential	30/12/2019	1
07/19/0859/PNAG-RES Building 2,3 and 6 Baisley Woods, Beaumont Road, Cheshunt	Agricultural-Residential	03/12/2019	3
07/19/0635/PNRES R/O, 95 Turners Hill, Cheshunt	Office-Residential	12/09/2019	1
07/19/0204/PNRES Scania House, 17 & 19 (First Floor) Amwell Street, Hoddesdon	Office-Residential	30/04/2019	24
Total Commitments 2019/20			30

07/21/0243/PNA1RES 106 - 108 High Street Waltham Cross Hertfordshire EN8 7BX	Retail-Residential	21/04/2021	4
07/21/0311/PNAGR-RES Barn East Of Stanford House Burnt Farm Burnt Farm Ride Goffs Oak	Agricultural-Residential	11/05/2021	1
Total Commitments 2020/21			5
07/21/0243/PNA1RES 106 - 108, High Street, Waltham Cross, EN8 7BX	Retail-Residential	20/04/2021	4
07/21/0311/PNAGR-RES Barn East Of Stanford House, Burnt Farm Burnt Farm Ride, Goffs Oak, EN7 5JA	Agricultural-Residential	11/02/2021	1
07/21/0559/PNRES 1st floor, 53 Turners Hill, Cheshunt, EN8 8NR	Office-Residential	19/07/2021	3
Total Commitments 2021/22			8
Total Commitments 2013-2022			349

Appendix D: Labour Market Statistics

Table D1: Headline indicators

	2010	2011	2012	2013	2014	2015	2016
Resident population	93,100	93,700	94,600	95,100	95,800	96,300	96,900
Population aged 16-64	59,400	59,500	59,500	59,600	59,900	60,100	60,300
Economically inactive 16-64 (end March)**	16.10%	21%	16.40%	18.90%	21.20%	14.70%	19.80%
Out of work benefits (end March) – total***	2,070	2,000	2,126	1,980	1,415	900	750
Out of work benefits (end March) - %	3.50%	3.40%	3.60%	3.30%	2.40%	1.50%	1.20%

	2017	2018	2019	2020	2021	2022	2023
Resident population	96,800	96,900	97,300	97,600	-	-	
Population aged 16-64	60,000	59,900	60,000	60,200	-	-	
Economically inactive 16-64 (end March)**	23.60%	19.90%	21.90%	20.30%	12.70%	#	
Out of work benefits (end March) – total***	760	915	1,260	1,435	4,030	1,935	
Out of work benefits (end March) - %	1.30%	1.50%	2.10%	2.40%	6.70%	3.20%	

*Source: ONS annual population survey (<https://www.nomisweb.co.uk/reports/lmp/la/1946157222/report.aspx?town=Broxbourne>)

** % is a proportion of those economically inactive, except total, which is a proportion of those aged 16-64

*** Source: ONS Claimant count by sex and age

- Sample size too small for reliable estimate

Table D2: Qualifications

Year (Jan-Dec)	No qualifications (%)		NVQ1 equivalent (%)		NVQ2 equivalent (%)		NVQ3 equivalent (%)		NVQ4 equivalent (%)	
	Broxbourne	East of England	Broxbourne	East of England	Broxbourne	East of England	Broxbourne	East of England	Broxbourne	East of England
2004	10.0	14.5	78.0	77.9	59.7	61.8	40.7	42.1	20.8	25.1
2005	13.7	13.4	80.1	78.7	56.1	62.4	35.2	42.5	16.8	25.0
2006	12.2	14.3	75.8	77.4	63.9	61.6	45.0	41.6	25.9	24.9
2007	6.6	12.7	84.6	77.9	69.3	61.9	46.8	43.1	30.0	26.0
2008	10.0	13.0	82.8	77.4	69.5	61.4	43.8	44.7	24.9	25.7
2009	8.2	11.4	85.5	79.8	72.4	64.1	45.4	44.7	27.2	27.3
2010	15.1	10.4	76.0	81.4	59.0	65.8	40.2	46.0	22.6	28.4
2011	9.5	9.6	84.5	83.7	63.6	68.5	43.3	47.8	26.3	29.0
2012	-	8.5	85.4	85.5	71.6	71.9	47.2	51.7	27.7	32.7
2013	15.7	8.4	75.3	85.8	71.2	72.6	52.0	51.8	26.0	33.0
2014	6.7	8.0	85.8	86.1	75.4	72.2	56.6	52.4	35.4	33.0
2015	-	8.0	92.5	84.9	77.9	71.5	55.2	52.0	37.5	33.6
2016	-	7.6	87.6	85.9	68.6	72.4	46.3	53.5	23.7	33.6
2017	-	7.2	87.8	86.5	77.3	73.2	47.8	53.7	25.1	34.6
2018	15.8	7.4	77.1	86.0	70.5	72.8	40.2	53.1	25.8	35.2
2019	14.6	7.2	75.9	86.4	69.4	74.2	44.9	55.0	30.4	36.8
2020	-	5.6	82.8	88.8	70.4	77.0	39.2	58.0	22.2	39.3
2021	-	5.8	83.9	88.5	70.6	76.7	48.8	58.2	29.6	39.6
2022										

No Qualifications: No formal qualifications held.

Other Qualifications: includes foreign qualifications and some professional qualifications.

NVQ 1 Equivalent: e.g. fewer than 5 GCSEs at grades A-C, foundation GNVQ, NVQ 1, or equivalent.

NVQ 2 Equivalent: e.g. 5 or more GCSEs at grades A-C, intermediate GNVQ, NVQ 2, or equivalent.

NVQ 3 Equivalent: e.g. 2 or more A levels, advanced GNVQ, NVQ 3, or equivalent.

NVQ 4 Equivalent And Above: e.g. HND, Degree and Higher Degree level qualifications or equivalent.

Table D3: Occupations

Year end March	Groups 1-3 Manager, directors, professional & associate occupations			Groups 4 and 5 Administrative & secretarial, skilled trades			Groups 6 and 7 Caring, leisure and other service, sales and customer service			Groups 8 and 9 Process plant and machine operatives, elementary occupations		
	Broxbourne Total	Broxbourne (%)	East of England (%)	Broxbourne total	Broxbourne (%)	East of England (%)	Broxbourne total	Broxbourne (%)	East of England (%)	Broxbourne total	Broxbourne (%)	East of England (%)
2005	15,000	35.6	40.3	13,400	30.9	26.3	6,300	14.8	15.5	7,600	18.0	18.0
2006	16,600	36.9	41.5	11,800	26.3	24.8	10,100	22.5	15.7	6,400	14.3	18.1
2007	18,400	39.4	41.0	13,200	28.3	25.1	7,500	16.0	15.7	7,600	16.3	18.2
2008	20,400	44.1	52.6	12,600	27.2	24.1	6,500	14.1	15.7	6,800	14.7	17.6
2009	21,000	45.0	42.5	13,500	29.0	23.6	6,500	13.8	16.1	5,600	12.1	17.8
2010	19,200	42.7	43.7	16,600	37.0	23.8	4,600	10.2	15.7	4,500	10.1	16.8
2011	18,000	37.3	43.9	13,100	29.7	23.3	5,700	12.8	16.1	9,300	21.0	16.4
2012	17,100	35.7	43.9	17,400	36.3	22.5	6,700	14.0	16.9	6,700	13.9	16.6
2013	15,400	31.1	45.3	20,100	40.7	22.5	5,600	11.3	16.4	8,400	17.0	16.0
2014	18,000	40.0	45.5	14,300	31.9	22.2	6,600	14.7	16.3	6,000	13.4	16.1
2015	22,300	45.6	44.5	11,900	24.4	22.0	9,300	19.1	16.2	5,400	10.9	17.1
2016	22,200	45.3	44.2	12,200	24.9	22.5	7,500	15.3	16.1	7,100	14.5	17.2
2017	21,700	44.8	46.0	15,800	32.6	21.6	6,300	13.0	16.3	#	#	16.0
2018	22,200	47.4	46.0	12,500	26.7	21.5	#	#	16.2	7,500	16.0	16.3
2019	18,000	38.8	46.5	14,500	29.9	21.1	#	#	16.2	9,500	19.7	16.1
2020	22,700	45.4	46.9	12,500	25.0	21.0	8,700	17.4	15.3	6,100	12.2	16.7
2021	17,600	36.4	49.0	14,700	28.5	21.9	9,500	18.3	15.1	8,700	16.8	14.0
2022	22,400	43.2	49.7	15,400	29.6	21.5	7,700	14.7	14.2	6,500	12.4	14.6

- Sample size too small for reliable estimate

Table D4: Business counts

The data contained in the table are compiled from an extract taken from the Inter-Departmental Business Register (IDBR) recording the position of units as at March of the reference year. The IDBR contains information on VAT traders and PAYE employers in a statistical register which provides the basis for the Office for National Statistics to conduct surveys of businesses. An Enterprise is the smallest combination of legal units (generally based on VAT and/or PAYE records) which has a certain degree of autonomy within an Enterprise Group. The employment information on the IDBR is drawn mainly from the Business Register Employment Survey (BRES). Because this is based on a sample of enterprises, estimates from previous returns and from other ONS surveys have also been used. For the smallest units, either PAYE jobs or employment imputed from VAT turnover is used. Estimates in the table are rounded to prevent disclosure

Year end March	Micro enterprises (0-9 employees)			Small enterprises (10-49 employees)			Medium enterprises (50-249)			Large enterprises (250+)		
	Broxbo urne Total	Broxbo urne (%)	East of England (%)	Broxbo urne Total	Broxbo urne (%)	East of England (%)	Broxbo urne Total	Broxbo urne (%)	East of England (%)	Broxbo urne Total	Broxbo urne (%)	East of England (%)
2010	2,950	89.8	89.5	270	8.2	8.7	55	1.6	1.5	10	0.4	0.4
2011	2,850	89.9	89.5	260	8.1	8.6	50	1.6	1.5	15	0.4	0.4
2012	2,930	90.1	89.3	255	7.8	8.8	55	1.6	1.5	15	0.5	0.4
2013	2,900	89.4	88.9	280	8.6	9.2	45	1.4	1.6	20	0.6	0.4
2014	3,145	90.1	88.9	275	7.9	9.2	50	1.4	1.6	20	0.6	0.4
2015	3,405	90.9	89.2	275	7.4	8.9	40	1.1	1.5	20	0.6	0.4
2016	3,580	91.4	89.7	270	6.9	8.5	50	1.2	1.5	20	0.5	0.4
2017	3,740	91.4	90.0	285	7.0	8.2	50	1.2	1.4	20	0.4	0.3
2018	3,705	91.1	89.8	295	7.3	8.4	45	1.1	1.5	20	0.5	0.4
2019	3,875	91.6	90.0	290	6.9	8.2	45	1.0	1.5	20	0.5	0.4
2020	3,925	91.4	90.0	300	7.0	8.1	50	1.2	1.5	20	0.4	0.4
2021	4,005	91.7	90.1	295	6.8	8.1	45	1.0	1.5	20	0.4	0.4
2022	4,010	91.5	90.0	310	7.1	8.2	45	1.1	1.5	15	0.3	0.3

Note: % is as a proportion of total (enterprises or local units)

Source: Inter Departmental Business Register (ONS)

www.nomisweb.co.uk – Broxbourne Labour Market Profile

Table D5: Jobs density

The level of jobs per resident aged 16-64. For example, a job density of 1.0 would mean that there is one job for every resident aged 16-64. The total number of jobs is a workplace-based measure and comprises employee jobs, self-employed, government-supported trainees and HM Forces. The number of residents aged 16-64 figures used to calculate jobs densities are based on the relevant mid-year population estimates.

Year	Broxbourne Total Jobs	Broxbourne Jobs density	East of England Job density
2000	36,000	0.64	0.77
2001	36,000	0.63	0.77
2002	39,000	0.69	0.78
2003	42,000	0.75	0.78
2004	40,000	0.72	0.77
2005	38,000	0.67	0.78
2006	39,000	0.68	0.78
2007	39,000	0.67	0.78
2008	41,000	0.69	0.77
2009	42,000	0.71	0.76
2010	43,000	0.72	0.75
2011	44,000	0.74	0.76
2012	44,000	0.74	0.77
2013	48,000	0.80	0.78
2014	45,000	0.75	0.80
2015	45,000	0.75	0.81
2016	44,000	0.73	0.84
2017	43,000	0.71	0.85
2018	41,000	0.68	0.86
2019	40,000	0.67	0.86
2020	44,000	0.73	0.85
2021			** No 2021 data available.

Appendix E: List of housing completions in 2021/2022

See separate spreadsheet

Appendix F: List of housing commitments in 2021/2022

See separate spreadsheet

Appendix G: Housing Trajectory (including 15 year supply)

See separate spreadsheet