



Brookfield Garden Village

A new place for 21st Century living in the heart of Broxbourne. Brookfield Garden Village will be developed as a sustainable and integrated living space using exceptional standards of design retaining the landscape, ecology and historic environment of the Brookfield area.

The northern and southern boundaries of this village are well defined by woodland.

The development will complement Brookfield Riverside with:

- A tree lined boulevard running through the village
- Easy access will be created to the new Brookfield Riverside development
- Local shops, a new primary school and areas for play and relaxation
- A masterplan which promotes biodiversity in the village
- A new link road between Brookfield and the Turnford roundabout to ease traffic flow to the area. Walking and cycling will be provided for, along with a new bus service to local amenities and train stations
- New allotments.

QUICK FACTS

Promoters	Borough of Broxbourne and Herts County Council
Scale	£500 million +
Sector	Housing
Location	Borough of Broxbourne
Investment type	Mixed use residential development
Programme	2022 - 2032
Planning status	Subject of live planning application

BROXBOURNE

12%

POPULATION
INCREASE BY 2031

POPULATION CATCHMENT
OF 1,530,000

WITHIN A 30
MINUTE
DRIVE
(CACI)



22-33 MINUTES

FROM LONDON
LIVERPOOL
STREET &
STRATFORD



2.5 MILES
FROM M25



Ambition
Broxbourne
A space to breathe... a place to grow



**BOROUGH OF
BROXBOURNE**
www.broxbourne.gov.uk