



Waltham Cross Regeneration

The town centre is at the heart of a development strategy to make Waltham Cross an attractive and high quality place to live and work.

It will be modern, popular and vibrant, as well as accessible and well-managed.

The main objective for the development is to achieve:

- A vibrant town centre through the day time and into the evening
- Redevelopment of the northern High Street and other key sites within the town centre
- Public realm improvements throughout the High Street and beyond
- Additional homes in and around the town centre
- Conserving and enhancing the historic environment.

QUICK FACTS

| Promoter | Borough of Broxbourne and partners to be identified |
|-----------------|--|
| Scale | £600m+ |
| Sector | Town Centre |
| Location | Borough of Broxbourne |
| Investment type | Mixed use development |
| Programme | 2022– 2030 |
| Planning status | A £16 million programme of improvements substantially financed through the Government's levelling up fund will be implemented in 2023/24 |

28 MINUTES



FROM LONDON
LIVERPOOL
STREET &
STRATFORD

POPULATION CATCHMENT
OF **1,530,000**

WITHIN A 30
MINUTE
DRIVE
(CACI)



BROXBOURNE

12%

**POPULATION
INCREASE BY 2031**



LONDON OLYMPIC
WHITE WATER RAFTING
CENTRE AND LEA VALLEY
REGIONAL PARK

5MINS WALK





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Waltham Cross sits between metropolitan London south of the M25 and leafy Hertfordshire to the north. The town is almost entirely built around its historic centre, but has still benefited from recent investments in residential apartments, taking advantage of the area's excellent accessibility to strategic roads and railways. This location means it is also an important employment centre. The town's current population is expected to increase to approximately 13,300 by 2033 as a result of new developments.

The Council has published targeted Article 4 Directions to protect commercial frontages within the town centre from inappropriate conversion to residential developments. However, the Council encourages properly planned development in order to achieve a 'living and working town centre' and has been actively working to identify opportunity sites where development can come forward in the future.

A major scheme is being developed by the Council to transform the northern end of the High Street:

- A flexible high street
- Reintroduction of light traffic during the evenings to boost evening activity
- New on-street car parking spaces
- New signalised pedestrian and cycle crossing at the junction of Monarch's Way and the northern High Street
- A green wall and new cycle lane on the western side of Monarch's Way
- Additional homes in and around the town centre.

