



Brookfield Riverside

A sustainable retail and lifestyle led 'new town centre' to provide a sense of place for Brookfield in Broxbourne.

The plans for the first phase of Brookfield Riverside seek to deliver:

- A high density mix of civic uses, retail and leisure, including office and residential development within a pedestrianised town centre
- Sustainability at the core of the development principles
- A **new link road** to connect Riverside to the Turnford Interchange and the Garden Village
- Clearly defined character areas and landmark structures to create a strong sense of identity
- A landscaped environment with **high-quality public realm**.

Set within Hertfordshire, located within three miles of junction 25 of the M25 and approximately 15 miles from central London, Brookfield Riverside is strategically positioned at the heart of Broxbourne's development programme. It also benefits from excellent road and rail connections being just 25 minutes from London Liverpool Street and Stratford mainline stations.

2021
JUNCTION
IMPROVEMENTS
ON M25/
A10

POPULATION CATCHMENT
OF
1,530,000

WITHIN A 30
MINUTE
DRIVE
(CACI)



BROXBOURNE
12%
POPULATION
INCREASE BY 2031



QUICK FACTS

Promoter	Broxbourne Borough Council, Hertfordshire County Council and Sovereign Peveril Brookfield Ltd
Scale	£250m - £400m gross development value
Sector	Retail and leisure
Location	Borough of Broxbourne
Investment type	Commercial and residential
Programme	2022– 2025
Planning status	Subject of live planning application
Website	www.sovereigncentros.co.uk/projects/brookfield-riverside



Brookfield Riverside

A new place for 21st century living, working and leisure in the heart of Broxbourne. Brookfield will be developed as a sustainable and integrated town centre.

The plans for Brookfield Riversid:

- Up to 19,000 square metres (net) of retail comparison floor space
- Approximately 3,500 square metres of retail convenience floor space
- Up to 10,000 square metres of leisure floor space
- 12,500 square metres of local office floor space
- Approximately 250 new homes (40% affordable)
- Elderly people's accommodation
- A civic centre
- Car parking to meet the needs of the development
- Easy pedestrian connectivity to the existing Brookfield Centre, Brookfield Retail Park and proposed Brookfield Garden Village
- Linked public spaces, one of which is focused on the New River.

The Brookfield area will be a comprehensively planned garden suburb that will encompass a retail, civic and leisure centre for the Borough of Broxbourne and Brookfield Garden Village. (Please refer to separate Brookfield Garden Village information for further detail). Brookfield will be home to around 5,000 people.

25 MINUTES

FROM LONDON
LIVERPOOL
STREET &
STRATFORD



3
MILES TO J25
OF THE M25

30 MINUTES



FROM LONDON
STANSTED AIRPORT



**sovereign
centros**



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



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