



Authority Monitoring Report

2024 – 2025

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Executive Summary

Housing

- The average house price in the Borough fell in the monitoring period, decreasing by £36,000 (8%). The average house price in the Borough is £410,000 at March 2025 down from the average of £446,000 at March 2024.
- Housing affordability improved, with the ratio of house prices to earnings being 10.9 in 2024, down from 12.56 in 2023.
- 305 new dwellings were completed in the 2024-2025 financial year, a 34% decrease on last year's figures of 460 new dwellings. The majority of these new homes came from the Broxbourne School and 88-102 High Street, Waltham Cross developments.
- Planning permission was granted for 433 new dwellings, the majority of these from the High Leigh Garden Village development and the Limes Nursery development in Cheshunt.
- The Housing Delivery Test results for 2023 (published in December 2024) indicate that 86% of the requirement was achieved.

Employment

- Local Plan site Sunset Waltham Cross Studios was granted permission in 2022, however it was announced during the monitoring period that the owners of the site were exploring alternative uses for the site.
- Plans were submitted in April 2024 for the part of the Rush Meadow and Park Plaza West site allocation in the Local Plan. The proposals included a range of employment uses. At time of publication, a formal decision had not yet been made.
- Construction completed on non-Local Plan employment site Xylem Belcon at the Industrial Estate in Hoddesdon. The development involved the demolition of an existing outdated building, and construction of four new industrial units.
- Just outside of the monitoring period, planning permission was granted in April 2025 for non-Local Plan site Land east of Britannia Road. Plans include the demolition of existing buildings, and the erection of a new commercial building which will allow for flexible use classes.

Town Centres

- Grundy Park regeneration works were completed in September 2024. The project has seen a major improvement to the design and layout of the park. The project was funded by Broxbourne Council and through financial contributions from local development.
- Work continued on the Waltham Cross Renaissance project, which is being funded by a Levelling Up grant awarded by the government in 2023. By March 2025, significant progress had been made in the town centre public realm improvements project, which aims to reintroduce light traffic to the town centre. Work progressed to shop frontages in April 2025.

Green Belt

- 5 dwellings across three sites were delivered in the Green Belt during the monitoring period. 3 of these dwellings were from the Rosebury Farm, Goffs Oak development.
- 170 dwellings were granted permission in the Green Belt this monitoring period with the majority coming from the Limes Nursery, Cheshunt Park Farm and Darnicle Hill developments.

Public Inquiries

- A public inquiry was held over two months in April-June 2024 regarding the Woodland Stables Mobile Home site in Hoddesdon. The retrospective application for 7 static caravans, 6 touring caravans, parking for 12 cars, hardstanding and associated development was refused by the Council. The appellant subsequently appealed this decision, and in July 2024 the Planning Inspectorate allowed the substantial part of the appeal.

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 2024 to 31 March 2025.

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 [Local Development Scheme \(LDS\)](#) was last updated in February 2025 to identify a timeline for an update to the Local Plan. It identifies all planning documents that the Council wishes to produce and the timeframe for their preparation. The timeline sets out that the first document (Issues and Options, Regulation 18) will be consulted on in November 2025, with the last document (adoption version of the Plan, Regulation 26) in June 2028.

The LDS will need to be updated in the coming months, as it has become apparent that it will not be possible to meet deadlines as set out in the timetable.

1b. Local Plan sites

There were 163 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 locations of the Local Plan sites are shown in grey on the key diagram below. For more detailed mapping, please view the interactive map.¹

Figure 1: Local Plan Key Diagram



¹ [Broxbourne Policies Map](#)

High Leigh Garden Village, Lord Street, Hoddesdon 07/22/0326/F (Local Plan Policy HOD7)



This application was granted permission in December 2024, and is for the inclusion of a care home facility and children's nursery (110 places) on the wider High Leigh Garden Village site, which is allocated in the Local Plan. The care home aspect of this application will provide 44 dwelling equivalent units.

Phase 4 of High Leigh Garden Village, Lord Street, Hoddesdon 07/22/0504/F (Local Plan Policy HOD7)

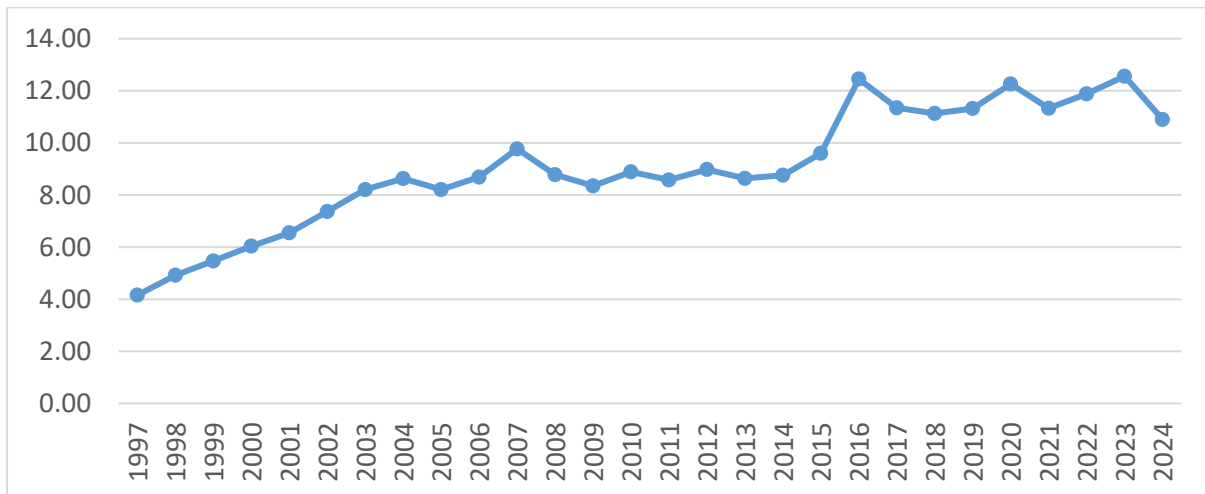


Permission was granted for this phase (the fourth phase) of the wider High Leigh Garden Village site in December 2024. The permission relates to the construction of 54 dwellings, along with parking, garaging, landscaping and drainage. This phase of the development is located in the north western edge of the site. The housing mix consists of 12 one bedroom flats, 6 two bedroom flats, 20 three bedroom houses, 15 four bedroom houses, and 1 five bedroom house. 22 of these units would be affordable accommodation.

2. Housing

Housing affordability in the Borough improved, with the average house price to earnings ratio decreasing from 12.56 in 2023 to 10.90 in 2024². The average house price in the Borough decreased by £36,000, from £446,000 in 2023 to £410,000 in 2024³. Average workplace earnings (gross) increased by 5.9%, from £35,502 in 2023 to £37,611 in 2024⁴.

Figure 2: Median Housing Affordability ratios in Broxbourne, 1997-2024



305 new dwellings were completed in this financial year, which is lower than the previous year's figure of 460. It is also below the annual housing requirement of 454, as published in the Broxbourne Local Plan. Over the 2024-2025 monitoring period, planning permission was granted for 433 new dwellings. 27% of these committed dwellings are within allocated sites identified in the Local Plan, accounting for 117 dwellings. The remaining 315 dwellings committed to were from windfall sites, 73% of these are from developments of 10 or more dwellings (major) and 25% are from developments of less than 10 (minor).

² [Housing affordability in England and Wales, Office of National Statistics, 2024](#)

³ [Housing affordability in England and Wales, Office of National Statistics, 2024](#)

⁴ [Employee earnings in the UK: 2022, Office for National Statistics, 2024](#)

3. Housing supply

This section details the applications completed and consented during the 2024- 2025 AMR period. **Comprehensive spreadsheets of all completed and consented applications within the AMR period are in Appendix D & E 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 163 dwellings completed on allocated Local Plan sites. New applications have come forward during the monitoring period on more Local Plan sites with a further 146 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 2024-2025 monitoring year, Local Plan sites made up 53% of total completions. See table 1 below for a summary of completions, this monitoring year, across local plan sites.

Table 1: Local Plan completions within monitoring period

Local Plan Site	Number of dwellings completed 24/25
Broxbourne School	50
Former St Marys High School	5
Tudor Nurseries	22
High Leigh Garden Village (Phase 2)	33
High Leigh Garden Village (Phase 3)	1
Rosedale Park (Phase 1a)	8
Tina Nursery	44
Total	163

Local Plan completions

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



Planning permission for the site was granted in July 2019. The development involved the redevelopment and relocation of the existing school and 153 new dwellings. The new school building was built and opened in September of 2021. The housing mix consists of two blocks of apartments creating 18 two bedroom apartments along with 34 three bedroom houses, 62 four bedroom houses and 39 five bedroom houses. Within this monitoring period 50 dwellings were completed for a total of 150 dwellings completed since permission was granted.

Former St Marys High School Western Playing Fields 07/21/1176/RM (Local Plan Policy CH10)

Planning permission was granted for this development in April 2022. The development consists of 50 dwellings, which are now all complete. The housing mix consists of 19 two bedroom, 27 three bedroom and 4 four bedroom houses. 20 of these units are available for affordable housing, fulfilling the Council's affordable housing policy (40% of homes being made available as affordable housing). 5 dwellings were completed in the monitoring period, which marked the total completion of the site.



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

Outline planning permission was granted in December 2020 for 360 dwellings. The site is 15.6ha and was occupied by derelict glass houses and associated buildings. Of the 360 dwellings there are 49 two bed houses, 136 three bed houses, 91 four bed houses, 13 five bed houses, 51 two bed flats and 8 one bed flats. The site also contains a shop with 391m² floor space and 12 flats for the elderly. The Local Plan Policy for the site required 40% of the dwellings to be affordable homes which this development fulfils in full. Within the 2024/25 monitoring period, 22 dwellings were completed, making a total of 130 dwellings completed since permission was granted.

High Leigh Garden Village – Phase 2 07/21/0405/RM (Local Plan Policy HOD7)



Reserved matters permission for this second phase of the wider High Leigh Garden Village development was granted in October 2021. This phase will provide 140 out of the 485 total dwellings across the High Leigh Garden Village allocation. The housing mix for this phase consists of 35 two bedroom units, 49 three bedroom houses, 50 four bedroom houses and 6 five bedroom houses. 32 of these units would be affordable accommodation. All dwellings were completed in this monitoring period.

High Leigh Garden Village – Phase 3 07/22/0544/F (Local Plan Policy HOD7)

Full planning permission for this phase of the wider High Leigh Garden Village development was granted in May 2023. This phase will provide 110 dwellings out of the 485 total dwellings across the High Leigh Garden Village allocation. The housing mix for this phase consists of 24 two bedroom flats, 13 three bedroom houses, 64 4 bedroom houses, and 9 five bedroom houses. 21 of these units would be affordable accommodation. One dwelling was completed in this monitoring period.

Rosedale Park (Phase 1a) – 07/21/0596/RM (Local Plan Policy CH2)



Reserved matters permission was granted for this phase of the wider Rosedale Park development in May 2022. The allocation for this site is 50 dwellings, which will all be provided by this permission. The housing mix for this phase consists of 2 one bedroom flats, 2 two bedroom flats, 14 two bedroom houses, 18 three bedroom houses, 12 four bedroom houses, and 2 five bedroom houses. 20 of these units would be affordable accommodation. 8 dwellings were completed in this monitoring period, and this phase of the development is now complete.

Tina Nursery – 07/21/1174/RM (Local Plan Policy GO2)



Reserved matters planning permission for this site was granted in March 2022. The development consists of 81 dwellings, which are now all complete. The housing mix consists of 4 one bedroom flats, 12 two bedroom flats, 11 two bedroom houses, 28 three bedroom houses, 19 four bedroom houses, and 7 five bedroom houses. 32 of these units would be affordable accommodation. 44 dwellings were completed in this monitoring period, and the development is now complete.

3b. Windfall sites

During the monitoring period, 142 dwellings were completed on windfall sites. This is a large decrease compared to last year's windfall completions (270 dwellings), but exceeds the Local Plan's housing trajectory, which estimates 70 windfall completions per annum. Actual windfall completions since 2009 are shown in Figure 3 below. During the 2024-2025 monitoring year, windfall development represented 44% of total completions.

Windfall Completions

27 windfall sites had completions during the monitoring period. Most sites delivered small numbers of completions. Listed below are the sites which delivered the largest numbers of completions in the period.

88-102 High Street, Waltham Cross 07/22/0396/F

Full planning permission was granted by the Council in July 2023 for this development. The development is a mixed-use scheme, comprising 301 square metres of flexible commercial use, with 92 residential units. The housing mix consists of 35 studio flats, 25 one bedroom flats, and 32 two bedroom flats. During the monitoring period, the development was completed.



Land adjacent to Finsbury Court, Parkside, Waltham Cross 07/21/0985/F



Permission was granted at appeal in December 2022 for this development. The scheme includes the building of a four storey accommodation block, containing 10 new homes. The housing mix consists of 3 one bedroom flats, and 7 two bedroom flats. During the monitoring period, the development was completed.

Windfall Commitments

48 windfall applications were approved during the monitoring year, providing 307 dwellings. The majority of the 48 applications provided a small number of units. However, some of the applications granted permission were for larger schemes, which have been detailed below.

Limes Nursery, Hammondstreet Road, Cheshunt, 07/24/0045/RM



Planning permission was granted by the Council in December 2024 for this windfall development. The permission is for 88 dwellings in total. The housing mix consists of 16 two bedroom houses, 40 three bedroom houses, and 32 four bedroom houses.

Resolution to grant two further major permissions was made by Planning Committee on 2 April 2025. Whilst this is outside the 2024/5 monitoring period (which runs to 31 March) and therefore would not automatically be counted in the five year housing land supply, the resolution to grant permission for the New River Arms development is taken as realistic evidence of future delivery and it has therefore been added into the five year housing land supply.

New River Arms, Turnford 07/24/0584/F



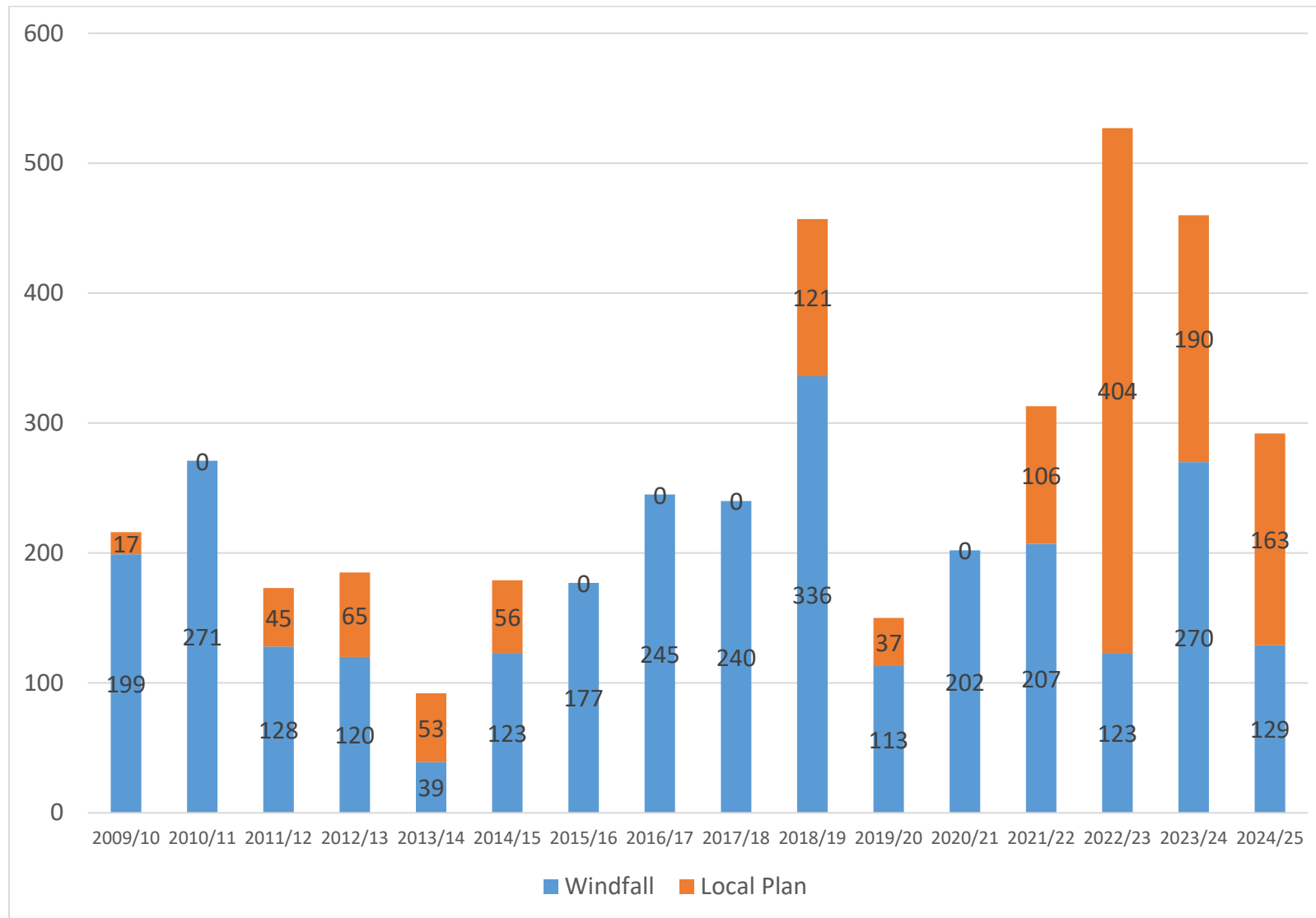
80 apartments, approved in line with officer recommendation, subject to completion of signing of a Section 106 agreement and planning condition.

133-137 High Street, Waltham Cross, 07/24/0152/O



45 apartments – approved as per recommendation, subject to completion and signing of a S106 and planning conditions.

Figure 3: Windfall v Local Plan delivery, 2009-2025



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, no dwellings were completed as a result of prior notification conversions.

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

Prior notification commitments during the monitoring period

During the monitoring period, ten dwellings have been consented through prior notification, seven of which through agricultural barn conversions, two through office conversions, and one through the conversion of a shop.

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

3d. Five Year Housing Land Supply

National policy states that Local Plan housing policies are considered up to date if they are less than five years old. The Broxbourne Local Plan was adopted on 23 June 2020, and therefore the housing policies, including the adopted 'objectively assessed housing need' figure of 454 dwellings per year, became out of date on 23 June 2025.

In December 2024 the government introduced a new 'standard method' for calculating housing targets. This resulted in a rise in the basic need figure from 454 new dwellings per year to 787 new dwellings per year. This has had the effect of depressing the five-year housing land supply.

	1 April 2025	From 23 June 2025
'Need'	454	787
Over 5 years	2,270	3,935
Shortfall since 2016	1,008	1,170
5% buffer on need + shortfall	164	255
Adjusted 5-year requirement	3,442	5,360
Requirement per year	688	1,072
Total 5-year supply (<u>deliverable</u> sites only)	2,077	2,282
5-year supply (per year)	3.02	2.13

The NPPF requires that any shortfall in delivery since the base year of the Plan should be made up within the first five years⁵. The shortfall since the Broxbourne Local Plan base year is 1170 dwellings as shown in the table below. This figure has therefore been added into the 5 year housing land supply.

The NPPF (paragraph 78c) states that a buffer of 5% should be added (or 20% where there has been persistent under-delivery over the past three years, resulting in less than 85% delivery according to the Housing Delivery Test measurements). The housing delivery text measurement published in December 2024 indicated that 86% was delivered, therefore a 5% buffer has been applied.

⁵ Paragraph: 022 Reference ID: 68-031-20190722

Supply since the Local Plan 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
2022-2023	454	527	73
2023-2024	454	460	6
2024-2025	454	305	-149
TOTAL	4086	2929	-1157

3e. Housing Delivery Test

The 2023 results of the Government's Housing Delivery Test were published in December 2024. For Broxbourne, the results are as follows:

	Required	Delivered	
2020/21	303	205	
2021/22	455	313	
2022/23	455	524	
TOTAL	1,214	1,042	86%

This is a significant improvement on the previous results (published December 2023), when the outcome was 57% (largely due to very low delivery of only 150 in the year 2019/20.)

Although the Housing Delivery Test does not result in the presumption of favour of sustainable development, as set out in section 3d the lack of five-year housing land supply nevertheless does trigger the presumption. Therefore a tilted balance will be applied in decision-making on planning applications in Broxbourne.

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.

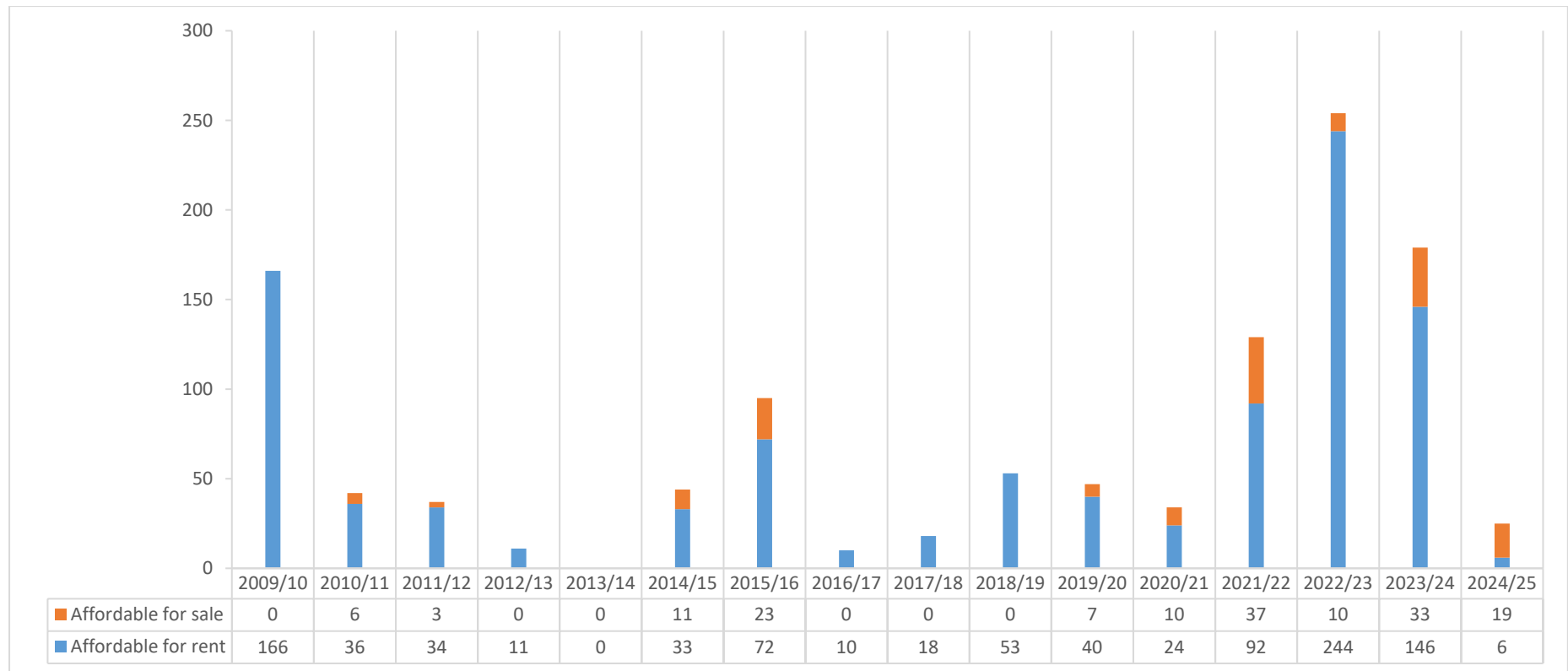
4a. Affordable Housing (including homeless accommodation)

Local Plan policy H2: Affordable Housing requires that 40% 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.

25 new affordable dwellings were completed within this monitoring period, of which 6 (24%) were affordable rent and 19 (76%) were affordable for sale. Planning permission was granted for a further 82 new affordable homes, of which 55 (65%) are for affordable rent, and 27 (35%) for affordable sale.

Figure 4 below shows the split between affordable housing for sale (intermediate home ownership) and affordable housing for rent (social rent).

Figure 4: Affordable Housing completions, 2009-2025



Affordable Housing Completions

Rosedale Park Phase 1a, Rosedale Park, Waltham Cross, EN7 6SP 07/21/0596/RM (Local Plan Policy CH2)

Granted permission in May 2022, this development is for phase 1a of the wider Rosedale Park development, and was developed by Crest Nicholson. This phase consists of 50 residential units, of which 20 are affordable housing. The housing mix consists of 2 one bedroom flats, 2 two bedroom flats, 14 two bedroom houses, 18 three bedroom houses, 12 four bedroom houses, and 2 five bedroom houses. 40% of the housing units provided in this development are affordable housing, which meets the Local Plans affordable housing requirement of 40%. This forms part of the 40% requirement of all houses built on the Rosedale Park allocation to be made available as affordable housing.

During the monitoring period, 5 of the 20 affordable housing units were completed, and this phase of the development is now complete.

Tina Nursery, Goffs Lane, Goffs Oak, EN7 5EP 07/21/1174/RM (Local Plan Policy GO2)

Granted permission in March 2022, this development is for one part of the wider Tina Nursery development, and was developed by Matthew Homes. This part of the development consists of 81 residential units, of which 32 are affordable housing. The housing mix consists of 4 one bedroom flats, 12 two bedroom flats, 11 two bedroom houses, 28 three bedroom houses, 19 four bedroom houses, and 7 five bedroom houses. 40% of the housing units provided in this development are affordable housing, which meets the Local Plans affordable housing requirement.

During the monitoring period, 10 of the 32 affordable housing units were completed, and the development is now complete.

Tudor Nurseries, Burton Lane, Goffs Oak, EN7 6SH 07/20/0157/RM (Local Plan Policy CH2)

Granted permission in December 2020, this development is for one part of the wider Tudor Nurseries site, and was developed by CEG Land Promotions. This part of the development consists of 360 residential units, of which 144 are affordable housing. The housing mix consists of 4 one bedroom flats, 12 two bedroom flats, 11 two bedroom houses, 28 three bedroom houses, 19 four bedroom houses, and 7 five bedroom houses. 40% of the housing units provided in this development are affordable housing, which meets the Local Plans affordable housing requirement.

During the monitoring period, 10 of the 144 affordable housing units were completed, and the development is still under construction.

4b. Supported Accommodation

132-136, Turners Hill, Cheshunt 07/20/1148/F

This application was granted in June 2022. During the monitoring period, works commenced on-site for the construction of a 3,441sqm care home provided by Westgate Healthcare Ltd. Existing commercial buildings on-site have been demolished to allow for construction to begin. The facility will provide 80 bedspaces for elderly people, as well as introducing new car parking, bin storage, and landscaping.

3 Stoneleigh Close, Waltham Cross 07/23/1017/F

Permission was granted in January 2025 for the change of use from a HMO to a residential institution for children aged 12-18 years old. The facility will accommodate a maximum of 5 people at one time, and includes plans for the provision of an office in an existing outbuilding. Work has not yet commenced on-site.

4c. Gypsy & Traveller Accommodation

As of Broxbourne's statutory Caravan Count return of January 2025, there are five Gypsy and Traveller sites across the Borough. The return requires the Council to confirm how many 'tolerated' and 'not tolerated' units have been counted in the period. In this context, a tolerated site is one where the Council has decided not to seek the removal of the encampment, and a not tolerated site typically falls under one of the following categories:

- Sites for which a planning enforcement notice has been served (including Temporary Stop Notices),
- A site for which the results of a planning enquiry are pending,
- A site for which an injunction has been sought, or
- Where the compliance period for a site has been extended.

Table 2 below sets out the number of tolerated and not tolerated units for the five Gypsy and Traveller sites in the Borough, as submitted in the January 2025 Caravan Count return.

Table 2: Gypsy & Traveller tolerated and not tolerated units by site January 2025

Site Name	Number of tolerated units	Number of not tolerated units	Total number of units
Cock Lane (Woodland Stables)	13	0	13
Fairmead, Hertford Road	5	0	5
Halfhide Lane	15	0	15
Oakdene, St James Road	10	0	10
Wharf Road	77	35	112
TOTAL	120	35	155

The Planning Inspectorate granted permission in July 2024 for a further seven caravans at the Woodland Stables off Cock Lane following a public inquiry.

A pre-emptive injunction against unlawful expansion at Wharf Road was granted in June 2025.

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, three HMO applications were granted permission.



26 Church Lane, Cheshunt, EN8 0DY
07/24/0221/F

Permission was granted in June 2024 for the conversion of an eight bedroom two storey semi-detached dwelling into a six bedroom HMO.

16 Bushby Avenue, Wormley, EN10 6QE 07/24/0602/LDP & 07/24/0383/LDP

Two separate applications for HMOs have been submitted at 16 Bushby Avenue, a two storey semi-detached dwelling. The first to be approved was application 07/24/0383/LDP which is for a six person HMO. The second to be approved was application 07/24/0602/LDP, again for a six person HMO. The second application also includes a side extension, ground floor rear extension, and loft conversion. It is assumed that the second application to be approved is more likely to be the application which is implemented.

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 F**) 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; this 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 2 below.

Table 3: Self and Custom build register data, permissions and completions

Total Registrations as of 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	41	2	0
2022	50	42	14	0
2023	57	41	0	0
2024	58	41	7	0
Total	328	261	32	0

5. Employment

5a. Local Plan and employment sites

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



Permission to develop this new film and media studio complex was approved by the Council in August 2022. The plans included the introduction of a new film and digital media studio complex, with a floorspace of 125,000m², and an additional backlot filming area with a floorspace of around 30,000m². The plans also included office spaces, workshops, car parks, and a waste facility, as well as plans for 8.3 hectares of public open space.

It was announced in March 2025 that the owners of the site are no longer looking to implement the approved plans, and are exploring alternative uses for the site.

Maxwell's Farm West & Rush Meadow 07/24/0335/F (Local Plan policy PP4)



Plans were submitted in April 2024 for the demolition of Nonsuch House, Theobalds Lane, and the redevelopment of the land for various different employment uses (Class E(g) (ii,iii), Class B2 and B8, Class E(g)(i)), a car showroom (Sui Generis), as well as landscaping and car parking facilities. The Planning and Regulatory Committee resolved to approve the application subject to S106 in October 2024. At time of publication, a S106 has yet to have been signed.

5b. Non-Local Plan employment sites

Xylem Belcon Industrial Estate Bingley Road Hoddesdon 07/22/0479/F



Planning permission for this development was granted in January 2023. This development involves the demolition of the existing outdated industrial units and the development of four new industrial units. The new units would be better adapted for a flexible use to meet the changing needs of businesses on the site.

Construction of this development was completed in the monitoring period.

Land east of Brittonia Road, Waltham Cross 07/24/0632/F



Just outside of the monitoring period, planning permission for this development was granted in April 2025. This development involves the demolition of existing buildings, and the erection of a new commercial building. The permission allows for flexible use classes, as well as access, parking and landscaping.

6. Town Centres

6a. Waltham Cross Town Centre

Waltham Cross Renaissance – Levelling Up Funding

£14.3 million from the Department for Levelling Up, Housing and Communities' (DLUHC) levelling up funds has been secured by the Council to support the renaissance of Waltham Cross. The funds will be used to restore civic pride, enhance life chances, and improve health and wellbeing.



As shown in the pictures above, completed projects include a new 'Living Wall' to improve urban greening and help air quality in the area, a new community skills hub to provide training on digital skills to local people and improvements to Waltham Cross Playing fields such as a new improved skate park and the installation of running tracks and improvements to a basketball court.

Also during the monitoring period, improvement works continued on the Waltham Cross underpass, which were completed outside the monitoring period in May 2025.

The works introduce large-scale mural artworks throughout the walkway which aim to reflect key historic moments in the area, and guides visitors to key sights in Waltham Cross. The works also improve lighting and general pedestrian safety in the underpasses. The project was funded by the UK Shared Prosperity Fund (UKSPF). Below are images of the completed project.



During the monitoring period, major improvement works were undertaken in the Waltham Cross high street area. The works will involve improvements to paving, the introduction of new seating areas, better lighting, landscaping, as well as better access for pedestrians, cyclists and car users. The project has been funded by central government, after Broxbourne Council submitted a successful bid to the Levelling Up Funding project. Below are images of the construction work currently being undertaken on-site.

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6b. Cheshunt Old Pond

Grundy Park Regeneration



Works to Grundy Park started in June 2023, and completed during the monitoring period in September 2024. The completed works feature a new entrance into the park from Turners Hill, a newly landscaped garden, new seating areas, and a new cast iron gazebo at the centre. Upgrades to sports facilities within the park were also undertaken, and the park now features astroturf pitches, new basketball courts, and improved play areas. These works were funded by financial contributions (£106 payments) from nearby developments.

6c. Hoddesdon Town Centre

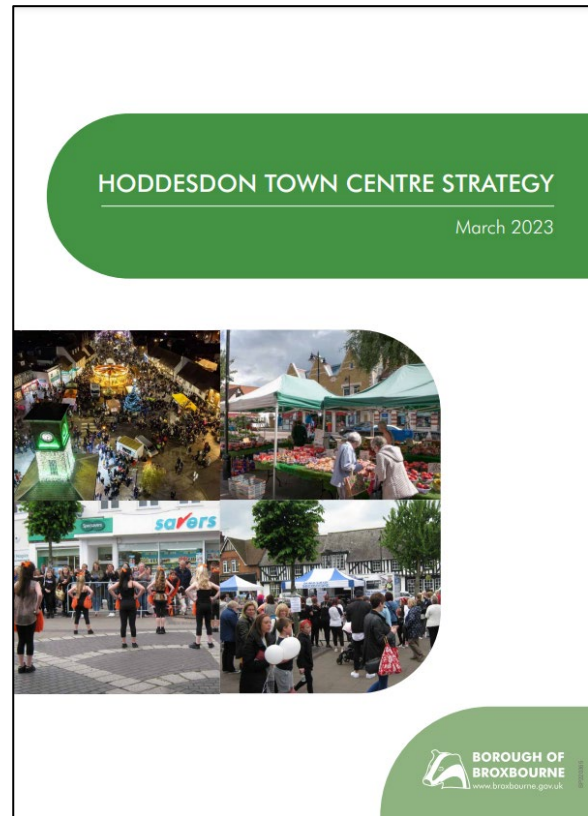
Hoddesdon Town Centre Strategy

The Hoddesdon Town Centre Strategy was formally adopted in March 2023. The strategy aims to ensure that the town centre can continue to meet current and future challenges, and best utilise Hoddesdon's unique strengths as a historic market town to further its vibrancy.

Two priority projects were identified, the first being improvements to the southern gateway to the town centre, and the second being public realm improvements around Fawkon Walk/Conduit Lane.

The southern Hoddesdon town centre gateway improvements project is progressing with the detailed plans in the process of being formalised. 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.

A high level consultation was undertaken in February and March 2024 regarding the southern town centre gateway project. Further progress with the scheme is pending resolution of outstanding technical matters with Hertfordshire County Council.



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 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 480 hectares (14.5%) of Green Belt. The new extent of Green Belt land within the Borough is 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 Plan⁶.

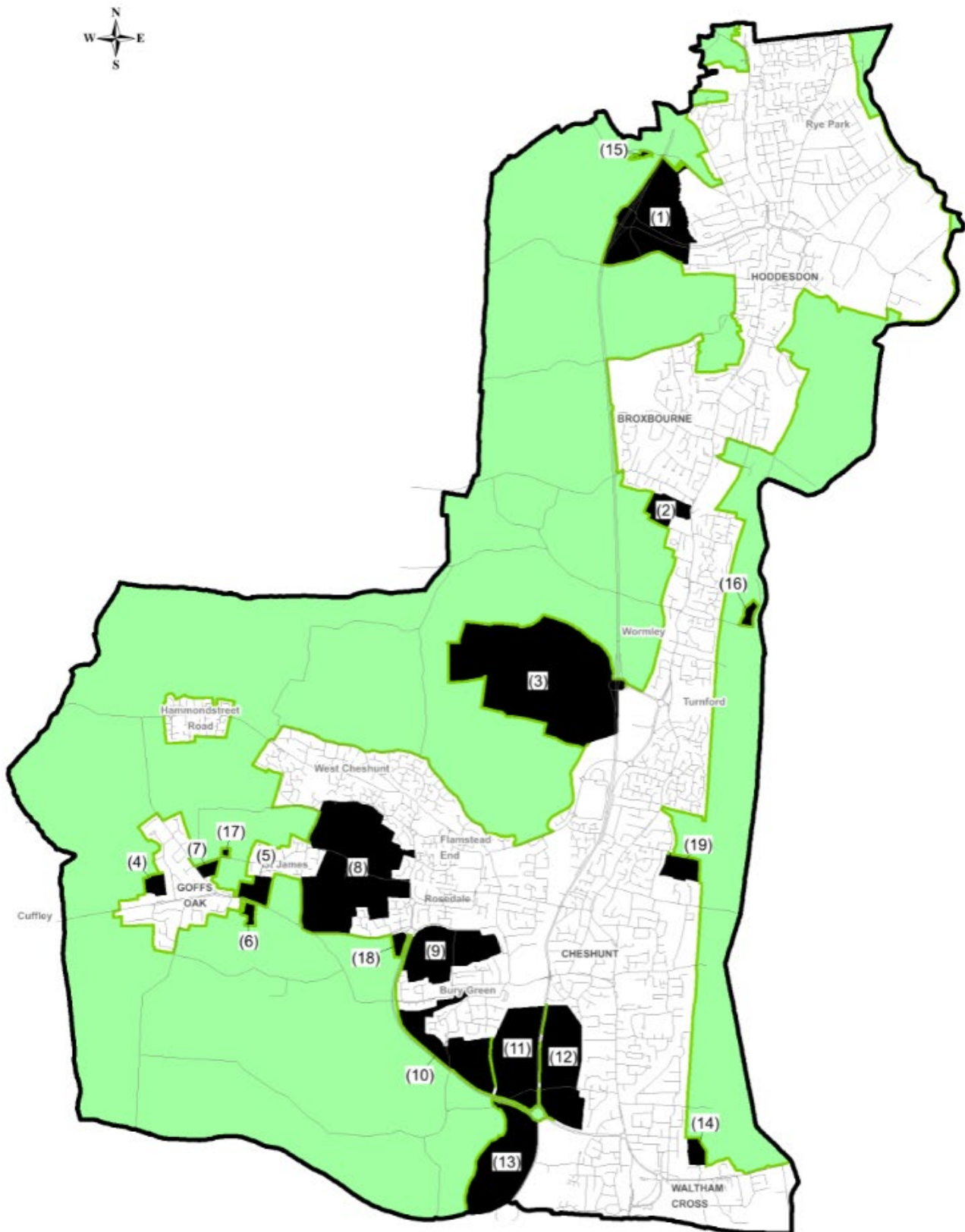
Table 4: Land removed from Green Belt following Local Plan adoption

No.	Site	Hectares
1	High Leigh Garden Village	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 Oak	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	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
Total		480

The corresponding reference numbers in Figure 5 below indicates the location of the Green Belt revisions in Table 3 above.

⁶ Available here: <https://www.broxbourne.gov.uk/localplan>

Figure 5: Extent of Green Belt (areas removed in black)



7b. Development in the Green Belt

Over the 2024-2025 monitoring period, 18 dwellings were completed within the Green Belt and a further 176 dwellings were granted planning permission.

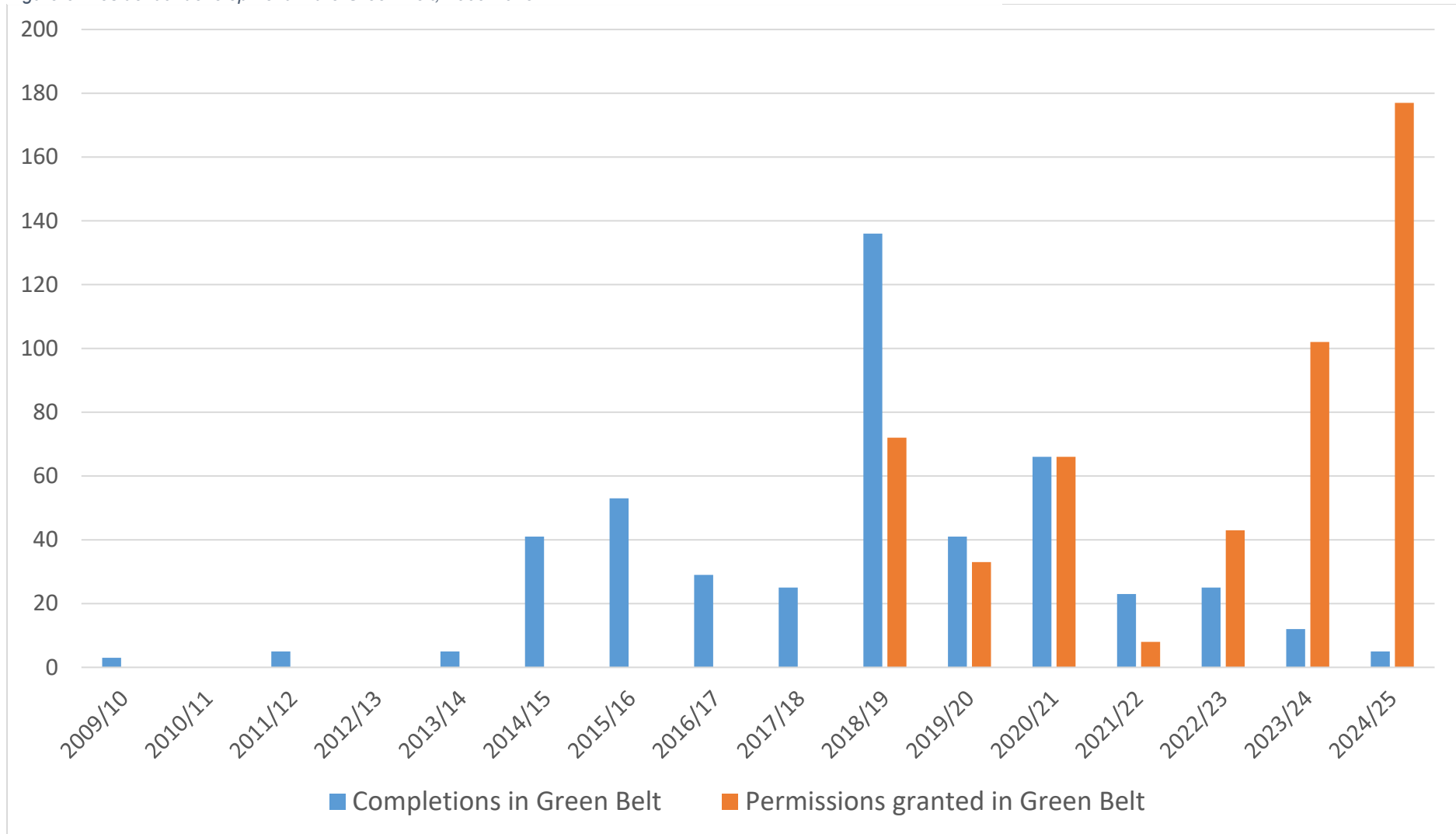
Table 5: Residential Completions within the Green Belt

Scheme (Ref)	Dwellings completed
07/19/1090/F - Rosebury Farm, Crouch Lane, Goffs Oak, EN7 6TH	3
07/22/0197/F - Halstead Bungalow, Halstead Hill, Goffs Oak, EN7 5NA	1
07/23/0190/F Long Acre, Halstead Hill, Goffs Oak, EN7 5NA	1
07/23/0119/F – Woodland Stables Mobile Home, Cock Lane, Hoddesdon, EN11 8LS	13
Total	18

Table 6: Residential Commitments within the Green Belt

Scheme (Ref)	Dwellings committed (net)
07/22/1033/O – Darnicle Hill Nursery, Darnicle Hill, Cheshunt, EN7 5TB	24
07/23/0119/F – Woodland Stables Mobile Home, Cock Lane, Hoddesdon, EN11 8LS	13
07/24/0045/RM – Limes Nursery, Hammondstreet Road, Cheshunt, EN7 5RY	88
07/24/0183/RM – Ashfield Nursery, Newgatestreet Road, Goffs Oak, EN7 5RY	8
07/24/0212/DLC - Cheshunt Park Farm, Park Lane Paradise, Cheshunt, EN7 6PY	23
07/24/0233/F - The Paddock, Old Park Ride, Waltham Cross, EN7 5HY	1
07/24/0248/F – Highfield Stables, White Stubbs Lane, Hoddesdon, EN10 7PZ	1
07/24/0371/F – Spring Farm, Old Park Ride, EN7 5HU	4
07/24/0417/F – Oak House Farm, Newgatestreet, Goffs Oak, EN7 5RU	1
07/24/0500/PNAGR-RES – The Smallholding, Bulls Cross Ride, Waltham Cross, EN7 5HS	7
07/24/0534/O – Lenny's Meats, Cheshunt Park Farm, Park Lane Paradise, Cheshunt, EN7 6PZ	1
07/24/0667/NMA – Cheshunt Park Farm, Park Lane, Cheshunt, EN7 6PY	1
07/24/0732/O – Cheshunt Park Farm, The Old Farm House, Park Lane, Cheshunt, EN7 6PZ	4
Total	176

Figure 6: Residential development in the Green Belt, 2009-2025



9. Public Inquires

Woodland Stables, Cock Lane, Hoddesdon Public Inquiry

Public Inquiry reference: APP/W1905/C/23/3334117 & APP/W1905/W/23/3327012

Broxbourne Council refused planning application 07/23/0119/F in June 2023. The application was for retrospective planning permission for change of use of land to residential for members of the Gypsy Traveller community for 7 static caravans, 6 touring caravans, parking for 12 cars, hardstanding, and associated development.

The application was refused predominantly on the grounds of inappropriate development within the Green Belt, alongside other planning considerations. This decision was subsequently appealed, and a public inquiry was held 16 April – 21 June 2024. The inspector ruled on 8 July 2024 in favour of the Council on part A of the application, and in favour of the appellant on part B of the application.

Part A of the appeal was regarding the removal of the enforcement notice issued by Broxbourne Borough Council for the change of use of the land without planning permission to a residential caravan site, and associated works. This enforcement notice has been upheld by the Planning Inspector. Part B of the appeal was regarding the refusal of an application by Broxbourne Borough Council for the change of use of land to residential, for members of the Gypsy Traveller community. The proposal was part-retrospective, and allowed by the Planning Inspector subject to conditions.

All documentation is available on the Council's website here: <https://www.broxbourne.gov.uk/planning/woodland-stables-cock-lane-hoddesdon-public-inquiry>.

Appendix A: House prices, Annual earnings and Affordability

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Median House Price (£)	77,475	87,500	94,498	112,000	126,000	146,000	173,575	185,000	190,000	195,00	215,000
Median gross annual workplace earnings (£)	18,622	17,777	17,280	18,530	19,234	19,812	21,138	21,434	23,147	22,437	22,002
Ratio of median house prices to earnings	4.16	4.92	5.47	6.04	6.55	7.37	8.21	8.63	8.21	8.69	9.77

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Median House Price (£)	219,000	205,000	217,250	224,500	225,750	237,000	250,000	277,000	325,000	335,000	351,000
Median gross annual workplace earnings (£)	24,945	24,540	24,424	26,160	25,149	27,431	28,545	28,866	26,097	29,511	31,525
Ratio of median house prices to earnings	8.78	8.35	8.89	8.58	8.98	8.64	8.76	9.60	12.45	11.35	11.13

	2019	2020	2021	2022	2023	2024	2025
Median House Price (£)	350,000	367,500	395,000	415,000	446,000	410,000	-
Median gross annual workplace earnings (£)	30,927	29,980	34,864	34,559	35,502	37,611	-
Ratio of median house prices to earnings	11.32	12.26	11.33	12.01	12.56	10.90	-

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 2025
Brookfield Riverside	Turnford	BR1	250	Permission granted Feb 2025, with construction commencing mid 2027.
Brookfield Garden Village	Turnford	BR2	1250	Planning application approved subject to S106 agreement at Planning Committee in May 2025.
Gas Distribution Station	Broxbourne	BR3	35	No applications submitted to date; applications expected in 2025/26
Broxbourne School	Broxbourne	BR4	153	Reserved application for residential aspect (07/19/0368/RM) approved 07/2019. An application to create an additional three apartments (07/21/0685/F) was approved 11/2021. 50 dwellings were completed during this monitoring period.
Cheshunt Lakeside	Cheshunt	CH1	1750	Four applications have been approved on the Cheshunt Lakeside site. Together, they would have provided 1,750 gross units. However, the developer is in administration. Fresh plans are currently under discussion with a new developer. 07/18/0461/O approved in 08/2019 for 1,328 dwellings. Estimated that first completions will occur in 2030/31, and will be complete by 2034/35 07/20/1186/RM approved in 03/2021 for 14 net dwellings (22 gross). This application was completed in 2023.

Site Name	Location	Policy	Local Plan indicative figure	Progress Update 2025
				<p>07/19/0996/RM approved in 03/2020 for 195 dwellings. This application was completed in 2023.</p> <p>07/20/1187/RM approved in 06/2021 for 205 dwellings. It is anticipated that the site will be fully built out in 2027/28.</p>
Rosedale Park – North/South of Andrew's Lane and South of Peakes Way	Cheshunt	CH2	464	<p>Five applications have been approved on the Rosedale Park site, and two applications are currently awaiting a decision. Together, they will provide 447 units.</p> <p>07/21/0596/RM approved in 05/2022 for 50 dwellings. This application was completed in 2025.</p> <p>07/17/0352/O approved in 06/2020 for 36 care home units which has an equivalency of 1.8 applied. It is anticipated that these units will be delivered in 2027/28.</p> <p>07/23/0129/RM approved in 05/2023 for 37 dwellings. It is anticipated that these units will be delivered in 2027/28.</p> <p>07/23/0186/RM is currently awaiting a decision. If approved, it will provide 61 dwellings, which will be delivered in 2025/26 and 2026/27.</p> <p>07/22/0104/F approved in 10/2024 for 8 net dwellings (10 gross). It is anticipated that these units will be delivered in 2026/27.</p>

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Site Name	Location	Policy	Local Plan indicative figure	Progress Update 2025
				<p>07/21/1056/F approved in 05/2022 for 21 dwellings. This application was completed in 2024.</p> <p>07/25/0250/RM is currently awaiting a decision. If approved, it will provide 232 dwellings, which are planned to be delivered between 2026/27 – 2031/32.</p>
Rosedale Park – Tudor Nurseries	Cheshunt	CH2	360	<p>Two applications have been approved on the Rosedale Park – Tudor Nurseries site. Together, they will provide 345 units.</p> <p>07/20/0157/RM approved in 12/2020 for 159 dwellings. 130 dwellings have been completed so far, and it is anticipated that the remaining units will be delivered in 2025/26.</p> <p>07/22/0364/RM approved in 12/2022 for 186 dwellings. 19 units have been completed so far, and it is anticipated that the remaining units will be completed by 2028/29.</p>
Rosedale Park – South of Andrews Lane	Cheshunt	CH2	60	Site complete (07/21/0005/F).
Cheshunt Football Club	Cheshunt	CH7	165	Cheshunt FC new stadium application (07/18/0514/F) was refused by the Council on 23/11/2020. A public enquiry was held in 2021, and the application was allowed. Broxbourne Council as landowner has declined to allow the development. The future of the site is uncertain.

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Site Name	Location	Policy	Local Plan indicative figure	Progress Update 2025
Theobald's Brook Field	Cheshunt	CH9	90	An Outline application (07/18/0021/O) for the site was received in 2018, and is currently under consideration. If approved, this application would provide 87 dwellings.
East of Dark Lane	Cheshunt	CH10	50	07/21/1176/RM was approved in 04/2022 for 50 dwellings. Construction started in early 2023, and completed in 2025.
Former Eastern Playing Fields	Cheshunt	CH11	75	Application 07/24/0466/F was submitted in May 2024 for 93 care home units.
North of Bonney Grove	Cheshunt	CH12	0	No applications received to date.
Council Offices, Churchgate	Cheshunt	CH13	75	07/24/0672/F was approved in October 2022, and subsequently resubmitted and approved in January 2025, and allows for 48 dwellings. Work has commenced on-site, and is anticipated to complete in 2026/27.
South of Hammondstreet Road	Cheshunt	CH14	45	No applications received to date.
North of Goffs Lane	Goffs Oak	GO2	80	07/18/1097/O was approved in 06/22 for 81 dwellings at the Tina Nursery site. Construction was completed in 2024.. At the adjoining Inex Nursery site the Council resolved to grant permission for a 78 bed care home facility, as well as 110 residential units. However, due to an ongoing dispute between the two landowners this development has not yet delivered any development.
South of Goffs Lane	Goffs Oak	GO3	50	07/19/0835/F was approved in 04/2021 for 50 dwellings. Work on-site completed in 2023.

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Site Name	Location	Policy	Local Plan indicative figure	Progress Update 2025
Newgatestreet Road	Goffs Oak	GO4	25	07/20/1220/F was approved in 08/2021 for 38 dwellings. Work on-site completed in 2023.
North of Cuffley Hill	Goffs Oak	GO5	45	Two applications have been approved on-site, together providing a total of 81 dwellings. 07/18/0363/F was approved in 07/2019, providing 23 dwellings.. Work on-site was completed in 2022. 07/19/0200/F was approved in 03/2023 for 58 dwellings. It is anticipated that the first completions will occur in 2025/26.
19 Amwell Street and Scania House	Hoddesdon	HOD2	60	07/23/0814/F was submitted in 09/2023, and is still awaiting a decision. If approved the development would provide 46 dwellings.
Turnford Surfacing Site	Hoddesdon	HOD4	40	Permission was initially granted at planning and regulatory committee in 12/2020. However, it became apparent that there were access concerns, and ultimately the project was abandoned. A new application for a scrapyard for end of life vehicles was submitted and refused in 07/2025.
Former Hoddesdon Police station	Hoddesdon	HOD3	30	Planning application received 10/23 (07/23/0856/F) for 26 residential flats . This application is still awaiting a decision.
East of Dinant Link Road	Hoddesdon	HOD6	35	No application received to date.

Site Name	Location	Policy	Local Plan indicative figure	Progress Update 2025
High Leigh Garden Village	Hoddesdon	HOD7	485	<p>Five applications have been approved on the High Leigh Garden Village site. Together, they will provide 441 dwellings.</p> <p>07/13/0899/O was approved in 04/2015 for an 80 bed care home. It is anticipated that these units will be delivered in 2027/28.</p> <p>07/20/0046/RM was approved in 10/2020 for phase one of the greater High Leigh Garden Village development, providing 100 units. This phase of the development is complete.</p> <p>07/21/0405/RM was approved in 10/2021 for phase two of the greater High Leigh Garden Village development, providing 141 units. This phase of the development is anticipated to complete in 2026/27.</p> <p>07/22/0544/F was approved in 05/2023 for phase three of the greater High Leigh Garden Village development, providing 110 units. One unit has been completed, and it is anticipated that this phase of the development will be complete in 2026/27.</p> <p>07/220504/F was approved in 10/2024 for phase four of the greater High Leigh Garden Village development, providing 54 units. It is anticipated that the site will complete in 2025/26.</p> <p>An application for phase five of the development is currently under consideration.</p>

Site Name	Location	Policy	Local Plan indicative figure	Progress Update 2025
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 began on site in the summer of 2024 with aims of completing 2026/27.
Waltham Cross Northern High Street	Waltham Cross	WC2	150	Resolution to grant at committee 04/25 (07/24/0152/O) for 44 dwellings The Council has acquired part of the remainder of the site, with a view to redevelopment.
Theobalds Grove Station Car Park	Waltham Cross	WC3	50	The landowner indicated that a planning application would be submitted, but this has yet to be received.
Former Britannia Nurseries site	Waltham Cross	LV6	90	Site Complete (07/13/0158/O)
			TOTAL: 6002	

Appendix C: Permitted Development Schemes

A. Completions

Address and planning reference no.	Type	Monitoring Year	No. of dwellings completed
251 Turners Hill, Cheshunt	Office-Residential	14/15	1
07/14/0742/PNRES	Office-Residential	14/15	1

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Address and planning reference no.	Type	Monitoring Year	No. of dwellings completed
223F Turners, Cheshunt			
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 Bocket 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
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

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Address and planning reference no.	Type	Monitoring Year	No. of dwellings completed
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 Unit A, Spring Farm Barn 2, Waltham Cross	Agricultural-Residential	18/19	1
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

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Address and planning reference no.	Type	Monitoring Year	No. of dwellings completed
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 in 2022/23			0
07/22/0932/P4D Highfield Stables, White Stubbs Lane, Broxbourne, EN10 7PZ	Office-Residential	23/24	1
Total completions in 2023/24			1
Total completions in 2024/25			0
Total completions 2013-2022			239

B. Commitments

Address and Planning reference no.	Type	Granted Date	Net Commitments
07/13/0669/PNRES 2B and 3B Bocket 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

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Address and Planning reference no.	Type	Granted Date	Net Commitments
07/14/0581/P4D Barn 1, Spring Farm Barn, Old Park Ride, Waltham Cross	Agricultural-Residential	01/09/2014	1
07/14/0587/PNRES Eleanor House, 33 - 35 Eleanor Cross Road, Waltham Cross	Office-Residential	29/08/2014	32
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

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Address and Planning reference no.	Type	Granted Date	Net Commitments
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

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Address and Planning reference no.	Type	Granted Date	Net Commitments
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

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Address and Planning reference no.	Type	Granted Date	Net Commitments
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

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Address and Planning reference no.	Type	Granted Date	Net Commitments
07/21/0559/PNRES 1st floor, 53 Turners Hill, Cheshunt, EN8 8NR	Office-Residential	19/07/2021	3
Total Commitments 2021/22			8
07/22/0932/P4D Highfield Stables, White Stubbs Lane, Broxbourne, EN10 7PZ	Office-Residential	08/11/2022	1
07/22/0875/PNAGR-RES Buildings 2, 3 and 6 Baisley Woods, Beaumont Road, Cheshunt, EN7 6PQ	Agricultural-Residential	24/10/2022	3
07/22/0746/P4D 167, Crossbrook Street, Cheshunt, EN8 8ND	Office-Residential	16/09/2022	1
Total Commitments 2022/23			5
07/22/1191/P4D Rear of 223A Turner Hill, Cheshunt, EN8 9DG	Office-Residential	31/08/2023	1
07/23/0709/PNAGR-RES Hill Cross Farm, Holy Cross Hill, Wormley, EN10 7FF	Agricultural-Residential	23/10/2023	2
07/23/0912/PNRES Woodlands Offices, Silver Street, Goffs Oak, EN7 5JD	Office-Residential	28/12/2023	3
07/23/1010/PNRES	Retail-Residential	23/01/2024	2

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Address and Planning reference no.	Type	Granted Date	Net Commitments
65 High Road, Wormley, EN10 6JJ			
07/24/0080/P4D 130 Rye Road, Hoddesdon, EN11 0HW	Retail-Residential	25/03/2024	2
Total Commitments 2023/24			10
07/24/0495/PNA1RES Well House, 1 Bell Lane, Hoddesdon, EN11 8HW	Office-Residential	29/07/2024	1
07/24/0500/PNAGR-RES The Smallholding, Bulls Cross Ride, Waltham Cross, EN7 5HS	Agricultural-Residential	31/07/2024	7
07/24/0681/PNA1RES 63 High Road, Wormley, EN10 6JJ	Retail-Residential	15/10/2024	2
Total Commitments 2024/25			10
Total Commitments 2013-2024			374

Appendix D: List of Housing Completions in 2024/2025

See separate spreadsheet.

Appendix E: List of Housing Commitments in 2024/2025

See separate spreadsheet.

Appendix F: Housing Trajectory 2024/2025

See separate spreadsheet