The Broxbourne Local Plan
A Framework for the Future Development of the Borough
A Duty to Cooperate document

2016 - 2031

Vision, Objectives, Growth Targets and Key Allocations

October 2015
A draft vision and objectives for the following Local Plan were approved by the Council’s Cabinet in March 2015. This Framework document sets out how the Council currently proposes to deliver those objectives through potential key growth targets and land allocations and is proposed to be used as a basis for discussion with the Council’s Duty to Cooperate partners (not the public or other consultation bodies) whose views will be sought on what the Local Plan should contain. The Council’s sustainability appraisal will also examine and assess the options for delivering the proposed vision, objectives, growth targets and key allocations to ensure that the approach ultimately selected is the most sustainable future for the Borough.

The discussions with the Duty to Co-operate partners and the sustainability appraisal work will inform preparation of the Councils’ consultation Draft Local Plan document under Regulation 18 of the Town and Country Planning (Local Plan) Regulations 2012 which will be used to consult with other bodies, businesses and the public. This will be the next stage in the production of the Local Plan. It is envisaged that this consultation will take place in early 2016. Following the conclusion of that consultation, the publication version of the Local Plan will then be prepared for consultation as required by Regulation 19 of the 2012 Regulations.

The consultation Draft Local Plan will set out proposals for how Broxbourne will grow and develop to become a more desirable and prosperous place to live, work and visit. It will be a development strategy for the next 15 years. The Plan will provide benchmarks for innovations in planning and development, encapsulating the spirit of the Garden City movement. It will provide for homes, jobs, shops, transport and infrastructure - all set alongside the long term protection and improvement of our Green Belt, parks, open spaces and built heritage.

The Draft Local Plan is likely to consist of the following elements:

- A spatial portrait of the Borough
- A vision of how the Borough will develop over the next 15 years
- Seven objectives to guide the strategy and detailed content of the Plan
- A Spatial Development Strategy which will set out in broad terms how the vision and the objectives will be achieved.
- Individual topic chapters on:
  - Housing;
  - Employment;
  - Town Centres and Retailing;
  - Transport;
  - Infrastructure;
  - Environment;
  - Strategic and other Land Allocations;
  - Planning Contributions.

Each chapter will propose strategic policies that will allocate land for development and determine how strategic planning decisions are to be taken in the Borough over the next 15 years.

- A proposals map. This will be an online interactive map that enables the reader to see what land is being allocated for what development, the uses for which land is designated and the policies that apply. These will be able to be cross referenced to the relevant section of this document.
The draft Local Plan when published will contain a Spatial Vision which will be a description of how the Council sees Broxbourne growing and developing over the plan period to become a more desirable and prosperous place to live, work and visit.

**The Draft Vision**

Broxbourne will be a pleasant, prosperous, safe, healthy and green place where people want to live, work, do business and spend their leisure time.

The sense of place and sense of community will be enhanced by delivering high quality development and attractive open spaces and by improving assets such as the Lee Valley Regional Park, the Green Belt, the Borough’s attractive market towns and the Brookfield Centre.

Broxbourne will be a desirable community with a mix of apartments, family and executive homes to buy or rent, a mix of jobs to suit most skill levels, a good range of services and well maintained roads, utilities and public spaces. Better access to high-value jobs, skills/training programmes and other regeneration projects will raise prosperity levels and encourage more people to live and work in the Borough through truly independent lifestyles.

Development will be focused on a number of strategic sites with new homes focused on suitable urban and edge of urban sites to make the best use of land and to help regenerate neighbourhoods and through the release and allocation of Green Belt sites.

Hoddesdon and Waltham Cross town centres, Cheshunt Old Pond District Centre and the network of local centres will be enhanced as popular destinations for shopping and services. Brookfield will be re-modelled and expanded as a mixed use garden suburb and a destination for high-value retail, leisure and civic facilities.

The local economy will be strengthened by creating a range of job opportunities in business parks, town centres and elsewhere, with a focus on high-value jobs in new office space at Brookfield, a business campus at Park Plaza North and at Park Plaza West - all in exceptionally well landscaped environments.

Transport improvements will help to manage traffic and reduce congestion on the A10 and other local roads. The Council is supportive of the widening of the West Anglia mainline and the Crossrail 2 proposals. Improved bus services and facilities for cyclists and walkers will provide alternatives to driving.

New development will be of the highest quality design, well-built and well related to its surroundings and will also seek to reduce its impacts on climate change.

The Lee Valley Regional Park, Green Belt and other important green corridors, landscapes, open spaces and historic assets will continue to be protected and enhanced.

6 The draft Local Plan will contain a number of objectives that will seek to deliver the Vision. When considered together these elements provide the framework for the policies to be set out in the Local Plan. Consideration of development proposals will be determined having regard to how well they meet these objectives.

**The Objectives**

**Housing**

Provide a range of market, affordable, elderly persons and special needs housing in the form of apartments, family and executive properties.

**Employment**

Strengthen the local economy by providing a range of job opportunities in existing business parks and town centres, new high value jobs in business park environments and by securing investment in skills and training programmes.

**Town Centres, Shopping and Leisure**

Improve the range and quality of retail, leisure and civic facilities by continuing to improve the Borough’s main centres.

**Sustainable Neighbourhoods**

Ensure that growth and regeneration improves the physical quality and social and economic prosperity of neighbourhoods for residents, businesses, workers and visitors.

**Environment**

Protect and enhance the natural, historic and built environment for its visual beauty, leisure and recreation value, ecological value and historic heritage.

**Transport**

Ensure that growth and regeneration can be accommodated by local roads, the A10 and the West Anglia mainline and that it encourages as many journeys as possible by bus, rail, walking and cycling so that people have a viable and attractive alternative to driving.

**Infrastructure**

Ensure that sufficient infrastructure, services and facilities are in place or provided as part of housing, employment, retail/leisure, and other developments to meet the education, healthcare, leisure and other needs of residents, businesses, workers and visitors.
7 An extensive evidence base underpins the preparation of the Local Plan. This has resulted in a detailed assessment of the levels of need within the Borough, counterbalanced against the capacity of the Borough to accommodate growth.

Housing
8 The Council has assessed a need for 419 new homes per annum between 2014 and 2031, a total of 7,123 homes. New homes built between 2014 and 2015 would be discounted off this figure but the total need would be around 2,000 new homes in excess of the provision that the Council was planning to provide for prior to the publication of the Government’s 2015 household projections. Prior to these projections having been produced, the Council was already faced with making very difficult choices about Green Belt developments. Nevertheless, further review of the Green Belt and of urban capacity has identified sites that could accommodate approximately 6,000 new homes in total. That is the number of new homes that the Council is currently proposing to consult on within the draft Local Plan. This would increase the number of new homes within Broxbourne from 39,800 (2014) to approximately 46,000 in 2031. 6,000 new homes falls short of the identified need and an option could be to meet the full need for in excess of 7,000 new homes. However, at this stage, the Council believes that to meet the need in full would have an unacceptable impact on the aim and purposes of the Green Belt as well as on the ability of Broxbourne’s infrastructure to cope.

Population
9 The current population of the Borough is approximately 96,500. In 2031, the Government predicts that the population will have increased to 109,100. This will be as a result of natural growth in the resident population and a net increase of people moving into the Borough, primarily from London. The Government’s population projection is consistent with the number of new homes that the Council is currently intending to plan for over the Plan period.

Employment
10 It is not proposed that the allocation of land for employment will follow a “needs” based approach. The Council considers that the proposed employment sites should be promoted to maximise the opportunities to meet the employment objective and to diversify the employment base of the Borough. The protection of existing employment areas and the promotion of new ones align closely with Ambition Broxbourne, the Council’s economic development strategy, and with the Strategic Economic Plan of the Hertfordshire Local Enterprise Partnership. It is estimated that the new employment opportunities identified to date would result in approximately 7,500 new jobs being created within the Plan period.

Shopping and Leisure
11 The Council has a long standing ambition to reduce the unsustainable leakage of retail expenditure outside the Borough and to provide its residents with better access to high quality shops. The Council’s retail needs assessment identifies capacity for between 9,400 m$^2$ net and 13,200 m$^2$ net new convenience goods floorspace to 2030. It also identifies capacity for between 25,000 m$^2$ and 45,000 m$^2$ net new comparison goods floorspace to 2030.

Schools
12 Hertfordshire County Council has identified a need for significantly more primary and secondary school floorspace to be provided by 2031. The potential to expand existing schools has been fully assessed and there still remains a need for one new secondary school and up to eight new primary schools within the Plan period.

Health
13 At this stage, a need for two new/extended health care facilities within the Plan period has been identified and it is intended that provision will be made accordingly.
In general when considering the broad spatial options for accommodating the foregoing levels of growth, the Council favours locations which support improvements to existing neighbourhoods, that protect and enhance the local employment base, that protect important open green spaces and that encourage journeys by public transport, walking and cycling but also where there is capacity and easy access to the A10. It is therefore prioritising appropriate sites within the existing urban area.

Urban Sites

Over the last 30 years the Council has met and delivered the majority of the Borough’s development needs through the re-use of urban land and previously developed brownfield sites. In line with the guidance and policy enshrined in the National Planning Policy Framework and the National Planning Practice Guidance, it is proposed that new housing and other development will continue to be favoured on such sites in existing towns and villages close to everyday facilities. The Council has consequently identified scope to provide for an additional 2,360 new homes on suitable urban sites and sites with planning permission in the Strategic Land Availability Assessment.

These sites are located throughout the Borough. All but two, Haslemere Marina (114 dwellings) and the redevelopment of the northern High Street in Waltham Cross (300 dwellings – see below), are identified for less than 100 dwellings.

Following publication of the government’s 2015 household projections, the Council has re-considered whether any of its existing employment areas should be allocated for housing. It has also reconsidered whether any of its previously identified sites could deliver significantly higher numbers. The Council wishes to retain and enhance the local economy through protection of employment land. However, two strategic urban sites could now be promoted through the Local Plan, these are Delamare Road, Cheshunt and northern High Street, Waltham Cross.

Delamare Road

The recent announcement by Tesco Stores Ltd that it is closing its corporate headquarters in Cheshunt has led to a promotion of its landholdings at Delamare Road for a range of uses including housing. The Council is proposing that the easternmost lands around and including Old Tesco House are well suited to the creation of an “urban village” in close proximity to Cheshunt Station. It is considered that this mixed use development could accommodate approximately 400 new homes. The timing of this development would be dependent on proposals currently being developed for Crossrail 2.

Northern High Street, Waltham Cross

Previous endeavours to redevelop the northern end of Waltham Cross High Street for a retail led development have not attracted investors. The Waltham Cross Town Centre Strategy promotes this site for a mixed use, high density development of apartments, shops and community uses. The estimated capacity of the site is for 300 new homes.

The inclusion of Delamare Road and significantly more apartments within Waltham Cross would increase Broxbourne’s total urban capacity to approximately 2,760 new homes.

Green Belt Releases

Urban and brownfield sites cannot meet all of the development and infrastructure needs and provide for sufficient opportunities for the future development of the Borough. The nature and location of town centres and railway stations limit the scope for significant additional development in and around such locations without major redevelopment that is not considered practicable or desirable within the lifetime of the Local Plan. Intensification of existing residential areas would adversely impact on the suburban character of much of the Borough and would not provide the means to ensure the delivery of appropriate infrastructure to support development. The potential to re-use employment land for housing is limited given the Council’s aspirations and objectives to promote economic growth and development. Alternative options have been carefully considered and in Broxbourne the Council has concluded at this stage that planning for the Borough’s development needs can only be achieved through the strategic release of some Green Belt land.
Broxbourne currently has 3,300 hectares of Metropolitan Green Belt. The Council has prepared a Strategic Green Belt Review that divides the Borough into eleven broad areas and looks at how these areas perform in terms of the aim and purposes of the Green Belt. This assessment has highlighted five broad areas that have very limited scope to accommodate development but also identifies six areas that have warranted further consideration in terms of their ability and capacity to accommodate additional development and associated infrastructure. These areas are: the lands between Hoddesdon and the A10; Brookfield and Cheshunt Park; Goffs Oak and Rosedale; Bury Green; the southern A10 Corridor; and lands between Wormley and the A10.

Examination of these areas has resulted in the Council currently considering that the following lands should be allocated through the draft Local Plan to facilitate a number of strategic and edge of urban developments:

**High Leigh Garden Village**

The High Leigh Garden village development to the west of Hoddesdon was granted outline planning permission in April 2015. The scheme incorporates up to 523 housing units, a residential care home of up to 80 bedrooms, a new primary school, a community hub containing a shop, hotel, restaurant, gym and office space, numerous green spaces and a network of walking and cycling routes. It will create an attractive new gateway into the town and support the continued revival of the town centre. It is framed and interspersed by a network of open spaces and habitats and is subject to a comprehensive package of planning obligations that will help to create a truly sustainable community.

Negotiations with the owner/developer of these sites focused on the most appropriate boundaries for this development. It is considered that the High Leigh planning permission and a subsequent planning permission for 14 new homes to the north of Kennedy Avenue have established the proposed outer limits of development within this area.

**Brookfield Riverside**

The largest and most prestigious scheme to be proposed for inclusion in the draft Plan will be a comprehensively planned 21st century garden suburb at Brookfield to the west of the A10. Previous proposals for this area have focused on the creation of new retail and leisure facilities. Those ambitions remain, albeit in a reduced form. However, there is now a much stronger focus on the re-modelling of Brookfield as a new place for 21st century living, working and leisure in the heart of the Borough.

The existing Brookfield Centre and Brookfield Retail Park would be incorporated into an extended and cohesive new shopping and leisure centre that would see new shops, leisure space, civic facilities, apartments and elderly persons accommodation built to the north. Brookfield would incorporate a new link road between the Brookfield Retail Park and the Turnford Interchange providing direct access to a business campus. To the west of the interchange, a tree-lined boulevard would serve a garden suburb of family and executive homes, schools and green spaces around Turnford Brook to the west. Residents would live in a sustainable garden village within a short walk of shops, offices and community facilities. In total, the scheme could deliver approximately 1,500 new homes, 47,000 m² of office and civic floorspace, 35,000 m² (net) of retail floorspace and 10,000 m² of leisure floorspace including a cinema.

**Park Plaza**

The Park Plaza area occupies an accessible and prominent position next to the A10 and M25 and forms a key gateway into Broxbourne and Hertfordshire.

Park Plaza North is an established employment site. The Council is proposing that the site should be promoted for a variety of small and medium sized enterprises. This could provide for the relocation of businesses from sites proposed to be promoted for other uses in the draft plan – including Brookfield, Delamare Road and Waltham Cross Town Centre.

In order to further supplement the diversification and enhancement of the Borough’s employment base, the Council proposes that the draft Local Plan could allocate land for a new business campus on the lands to the west of the A10. Park Plaza West could accommodate up to 30,000 m² for business headquarters in an exceptionally well landscaped environment that would enhance the differentiation between urban London to the south and leafy suburban Broxbourne to the north.
31 Park Plaza North and Park Plaza West would create a critical mass of business activities alongside a new landmark office building at News International which has planning permission.

32 West Cheshunt and Rosedale have expanded in largely incremental fashion over the last 30 years through the successive redevelopment of former glasshouses to the west of the A10. The area is for the most part a relatively harmonious living environment but lacks cohesion, completeness and sense of identity. Rags Brook is an attractive but largely inaccessible valley that separates Hammond Street from Rosedale and St. James’ Village. Tudor Nursery is a large area of semi-derelict glass houses. Between these areas is Rosedale Sports Club. The intermixing of town and countryside with little interaction between either presents an opportunity to create new and expanded communities around a newly created country park that protects the long term future of Rosedale Sports Club at the heart of those communities, and that retains the inherent qualities of the Green Belt along the Rags Valley and the gaps between communities whilst providing extensive public access throughout the area. It is anticipated that the area could accommodate approximately 600 new homes.

33 The natural growth in the school age population allied to the additional growth that will be created by new development is expected to create the need for a new secondary school in the Borough during the Plan period. At this stage, the Council considers that the best site to accommodate this school is on the Council owned land to the south of Church Lane in Wormley. It is consequently proposed that the draft Local Plan will safeguard the land for a secondary school. It is not likely that this school would be provided until later in the Plan period.

34 The owner of Cheshunt Football Club has submitted proposals to progressively redevelop the stadium for sporting and community activities. In order to finance these proposals and to help meet the housing needs of the Borough it is proposed that the draft Local Plan could allocate land for the development of approximately 130 new apartments and houses. These would be located around the stadium and between the stadium and the existing urban edge at Montayne Road.

35 In-Ex, Tina and Tawe Chain nurseries to the north east of Goffs Oak village have all been promoted to the Council for housing redevelopment. Together with a limited amount of development on the south side of Goffs Lane, the Council is proposing that the draft Local Plan could allocate the sites for redevelopment provided that it is undertaken in a comprehensive fashion alongside consideration as to how such a development could support the improvement of local community facilities and assimilation with the village centre. It is estimated that these sites could accommodate approximately 200 new homes.

36 Broxbourne School has an ambition to redevelop the existing school site with houses to enable the construction of a new school on part of the adjoining playing fields. The Council is proposing that the draft Local Plan could make the appropriate land allocations. It is estimated that the site could accommodate approximately 140 new homes.
Dark Lane, Cheshunt

37 It is proposed that the draft Local Plan could allocate land to the west of the former St Mary’s school along Dark Lane in Cheshunt for approximately 100 new homes.

Bury Green Road, Cheshunt

38 It is proposed that the draft Local Plan could allocate land to the west of Bury Green Road in Cheshunt for approximately 60 new homes.

Primary school sites in Cheshunt

39 It is proposed that the draft Local Plan could allocate lands at St. Mary’s School and to the north of Albury Farm for new primary schools.

Derelict Sites in the Green Belt

40 The Government is requiring councils to identify land for self-build housing developments. These are normally most successful on larger plots of land that enable breathing space for the unique designs generally sought by self-builders. Because of the need to maximise house build on allocated sites, the self-build need could be met by enabling redundant Green Belt nursery and other derelict buildings in the Green Belt to be redeveloped at low density to improve the overall openness of the Green Belt. Such a strategy would require demonstration that individual nursery sites are no longer viable for commercial food production. Proposals would also require demonstration of suitability for self-build use and redevelopment would require to be accompanied by a comprehensive strategy to re-assimilate redundant sites into the open countryside.

TOWN CENTRES AND THE RETAIL HIERARCHY

41 The Borough’s town centres remain the hub of community life and their regeneration and improvement are priorities for the Council.

Hoddesdon

42 The Hoddesdon Town Centre Strategy was published in 2010 and has been the framework for the redevelopment of the Tower Centre and a range of development, improvement and promotional projects over the last five years. Successive annual actions plans have rolled forward those projects and a full review of the Strategy is now proposed. It is anticipated that the following will form the basis of that strategy:

- Further public realm improvements in the High Street and beyond;
- The promotion of small, scale mixed use development sites;
- A gateway development into the town centre at and around Scania House;
- The provision of a mix of day and evening activities;
- Improved access; and
- Protection and enhancement of historic character.
Waltham Cross

The Waltham Cross Town Centre Strategy was published earlier in 2015. The key projects intended for promotion through the draft Local Plan would be:

- Redevelopment of the northern High Street for a mixed use residential and retail development. This could involve the relocation of Homebase and Wickes to Park Plaza North;
- Improved vehicle access through the northern High Street and a range of public realm improvements throughout the High Street and beyond; and
- Additional homes in and around the town centre.

Retail Opportunities and the Retail Hierarchy

Opportunities for major new retail and leisure developments to meet the Borough’s needs within its existing town centres have been examined. However, the only clear opportunity is through the redevelopment of the northern High Street in Waltham Cross. To date, the site has received very limited interest from retailers to the extent that the Town Centre Strategy now proposes a mixed use approach with more limited retail content, an approach that will be reflected in the Local Plan. The only major opportunity for significant new retailing in the Borough is at Brookfield. Given the clear potential for increased retail content and an increased mix of uses at Brookfield, it is proposed that the draft Local Plan should place Brookfield on the same level in the retail hierarchy as Hoddesdon and Waltham Cross town centres. Floorspace levels and content of the centre would, however, be strictly controlled to ensure that it complements the Borough’s existing centres. Cheshunt Old Pond would remain as a District Centre and a range of neighbourhood and local centres would also be identified within the hierarchy.

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MOVEMENT

45 The Council is aware that new development will add more pressure to roads and rail services. It is anticipated that the only significant new road to be planned within the draft Local Plan will be a new link from the existing Brookfield Centre to the Turnford Interchange on the A10. The emphasis will therefore be on managing traffic growth, improving the existing highway network - with a particular focus on the A10 - and on enabling local people to use alternative forms of transport. The Council is particularly supportive of proposals to 4-track the West Anglia mainline and to deliver Crossrail 2 into the Borough to increase rail capacity and enhance the local economy. As a result the Council is currently proposing that the Local Plan would support a range of transport projects as follows:

Road

• Additional junction capacity at the M25 junction 25 through the provision of new on and off slip-roads;
• Improvements to traffic flow through the A10 roundabout linking Lieutenant Ellis Way and Winston Churchill Way;
• The consideration of additional lanes on the A10, as far as possible within the confines of the highway boundary;
• Improvements to traffic flow through the signalised junctions with the A10 at Church Lane and College Road. The future role of these junctions within the wider road network will be examined;
• The northern extension of Brookfield Lane West from the Brookfield Retail Park to the Turnford Interchange on the A10; and
• Improvements to the Sun and Herford Road roundabouts and Essex Road in Hoddesdon.

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Rail
- The implementation of Crossrail 2, a new dedicated rail link from the Borough to south London. The Council is currently supporting Broxbourne Station as the northern terminus for the majority of Crossrail 2 services;
- Four tracking of the West Anglia mainline;
- Safeguarding of and continued improvements to stations in the Borough - including longer platforms, additional parking and improved access;
- The extension of Oyster card services; and
- The replacement of level crossings with appropriate alternatives.

Bus
- The protection of bus services throughout the Borough;
- Expansion of Waltham Cross bus station in its current location;
- Creation of a new bus station at Brookfield;
- New bus service between High Leigh, Hoddesdon and Broxbourne Station; and
- Reinstated bus service to Park Plaza, Waltham Cross.

Walking and Cycling
- Pedestrian and cycle connection from Park Plaza to Waltham Cross town centre;
- Improvements to the New River path including cycle use;
- Promotion of additional off road footpath and cycle links through the Borough and connections to and through new developments;
- Greater access to the countryside for pedestrians, cyclists and horse riders; and
- Promotion of a walking and cycling strategy.

Other Infrastructure
46 The Council will also support transport projects outside the Borough where they will ease congestion and provide additional services to residents and businesses within the Borough.

47 Development will also add more pressure to infrastructure and services. The Council will establish whether electricity, gas, water, sewerage, broadband and digital infrastructure can cope with new homes and jobs in existing urban areas and within the proposed strategic sites.
SCHOOLS

New development and a growing population is putting existing schools under strain where their roles are at capacity and will continue to create a demand for new school places over the plan period. The Council is actively working with Hertfordshire County Council and the existing schools within the Borough to put in place additional capacity and is currently proposing that the following projects would be supported through the draft Local Plan:

Secondary Schools

- Safeguarding of land to the south of Church Lane in Wormley for a new secondary school. The need for this school is not immediate but it is likely to be required within the second five year phase of the Local Plan between 2021 and 2026;
- Allocation of land to enable the redevelopment of Broxbourne Academy.

Projects to improve other secondary schools within the Borough are also being supported by the Council.

Primary Schools

- New primary school at High Leigh Garden Village;
- The feasibility of re-opening Ryelands Primary School through the relocation of the Educational Support Centre is currently being undertaken;
- Two new primary schools within Brookfield Garden Village;
- New primary school provision in Waltham Cross;
- Potential new primary school at St. Mary’s Academy in Cheshunt;
- New primary school at Rosedale Park;
- Safeguarded primary school site at Albury Ride in Cheshunt; and
- Potential expansion of Woodside Primary School in Goffs Oak.

HEALTH CARE

The Council considers that two new health care facilities should be planned for through the Local Plan:

- Brookfield – a new surgery would be required to support the proposed Brookfield development. However, there is an opportunity to create a significant new primary health care facility within the heart of the Borough. What that facility might incorporate is currently being discussed with the National Health Service;
- Rosedale Park – a new or significantly expanded surgery would also be required to support the proposed Rosedale Park development.

SPORTS AND RECREATION

The level of new development proposed would support the viability of existing sports clubs and recreational facilities as well as opening the opportunity for new facilities. The Council considers that the draft Local Plan should make specific provision for the following:

- Development of Cheshunt Football Club into a football league standard stadium supporting a range of community activities;
- Development of Rosedale Sports Club as a multi sports club operating from a new club house at the heart of an expanding community;
- Multi sports facility at High Leigh Garden Village;
- Improvements to Hoddesdon Football and Cricket Clubs; and
- Relocation of Hoddesdon Bowls Club to Jubilee Gardens.
52 There is very limited visitor accommodation within Broxbourne. The Council considers that the draft Local Plan should therefore promote hotels in the following locations:

- Waltham Cross Town Centre;
- Hoddesdon Town Centre;
- Brookfield;
- Park Plaza;
- Hertfordshire Golf and Country Club;
- Land adjacent to Haslemere Marina; and
- High Leigh Garden Village.

53 The Local Plan will balance the need for development outlined in the previous sections of this strategy with the environmental and other constraints which impact upon the capacity of the Borough to accommodate further development; particularly the Green Belt. The aforementioned proposals would result in realignment of Green Belt boundaries that would result in 3.65 km$^2$ being removed from the Green Belt. 29.41 km$^2$ of land (89% of current Green Belt land) would remain within the Green Belt. The draft Local Plan will incorporate a strategy for the long term protection and improvement of the retained Green Belt. It will also promote greater accessibility to the Green Belt.

54 The Council considers that there is limited scope for Broxbourne to continue to accommodate significant new development in the Green Belt beyond 2031. It is a small Borough with significant growth constraints – the Lee Valley Regional Park to the east, semi-ancient woodland and rural/suburban communities to the west and busy transport routes. The Local Plan will therefore need to define permanent Green Belt boundaries that can endure beyond the plan period.
THE LEE VALLEY REGIONAL PARK

Most of the eastern side of the Borough lies within the Lee Valley Regional Park. The Park Authority has produced a framework plan for the Park area within Broxbourne and has consulted on that plan. The Council is supportive of the majority of the proposals within the Plan and intends to make specific provisions to incorporate those proposals. The following projects are of particular note:

- The creation of an “adrenaline hub” – the development of facilities and activities at the Lee Valley White Water Centre;
- Development of the former Broxbourne Lido for recreational use. This may include the incorporation of visitor accommodation in accordance with the Council’s planning brief for the site;
- The creation of a major new wildlife habitat within the Spitalbrook area that has been subject to historic mineral workings; and
- The redevelopment of Haslemere Marina.

THE BUILT ENVIRONMENT

The Council places great emphasis on the protection of the best parts of its historic towns and villages and the improvement of those areas where the built environment is not so valued. There are five conservation areas within the Borough and those will continue to be protected through the Local Plan.

The New River is a 400 year old asset of great historic value and whilst a number of individual properties are listed, the only area that is currently protected by conservation area status is within the vicinity of Broxbourne School. It is therefore intended that the draft Local Plan will propose that the entirety of the New River and its immediate historic environs within the Borough be considered for conservation area status.

PLANNING OBLIGATIONS AND DELIVERY OF THE LOCAL PLAN

The developments which are ultimately proposed within the Local Plan and the infrastructure to support those developments must be shown to be deliverable and viable. The Council will demonstrate that the development ultimately proposed in the Local Plan would fulfil those criteria and that a framework is established for the development of enabling infrastructure. The most expensive elements of that infrastructure will be the road, rail and school improvements. Further work will be undertaken to cost and as far as is practicable to identify funding solutions.

The larger developments proposed when the Local Plan is published will be subject to extensive section 106 agreements that will ensure the impacts of those developments are mitigated through the provision of infrastructure and contributions to the local community. Elsewhere, the draft Local Plan will propose the introduction of a Community Infrastructure Levy that will to a large extent replace the planning obligations sought through section 106 agreements. This will involve a levy on the floorspace created through new developments and the pooling of monies to contribute to projects set out within an Infrastructure Delivery Plan and in accordance with a Community Infrastructure Charging Schedule. These documents will be developed and produced prior to the submission of a finalised plan to the Government for examination.

GREEN SPACES AND NATURE

The draft Local Plan will identify public parks, green spaces, woodlands and open countryside that will be linked to existing towns and villages by waterways, bridges and footpaths to create a comprehensive network of green corridors. This will help to protect and enhance their visual beauty, their leisure and recreation value, the presence of habitats and wildlife, their role as floodplains and their historic heritage. Other assets will be conserved, enhanced and managed in line with their level of international, national or local protection.