

Broxbourne Borough Council

ANNUAL MONITORING REPORT 2011-2012



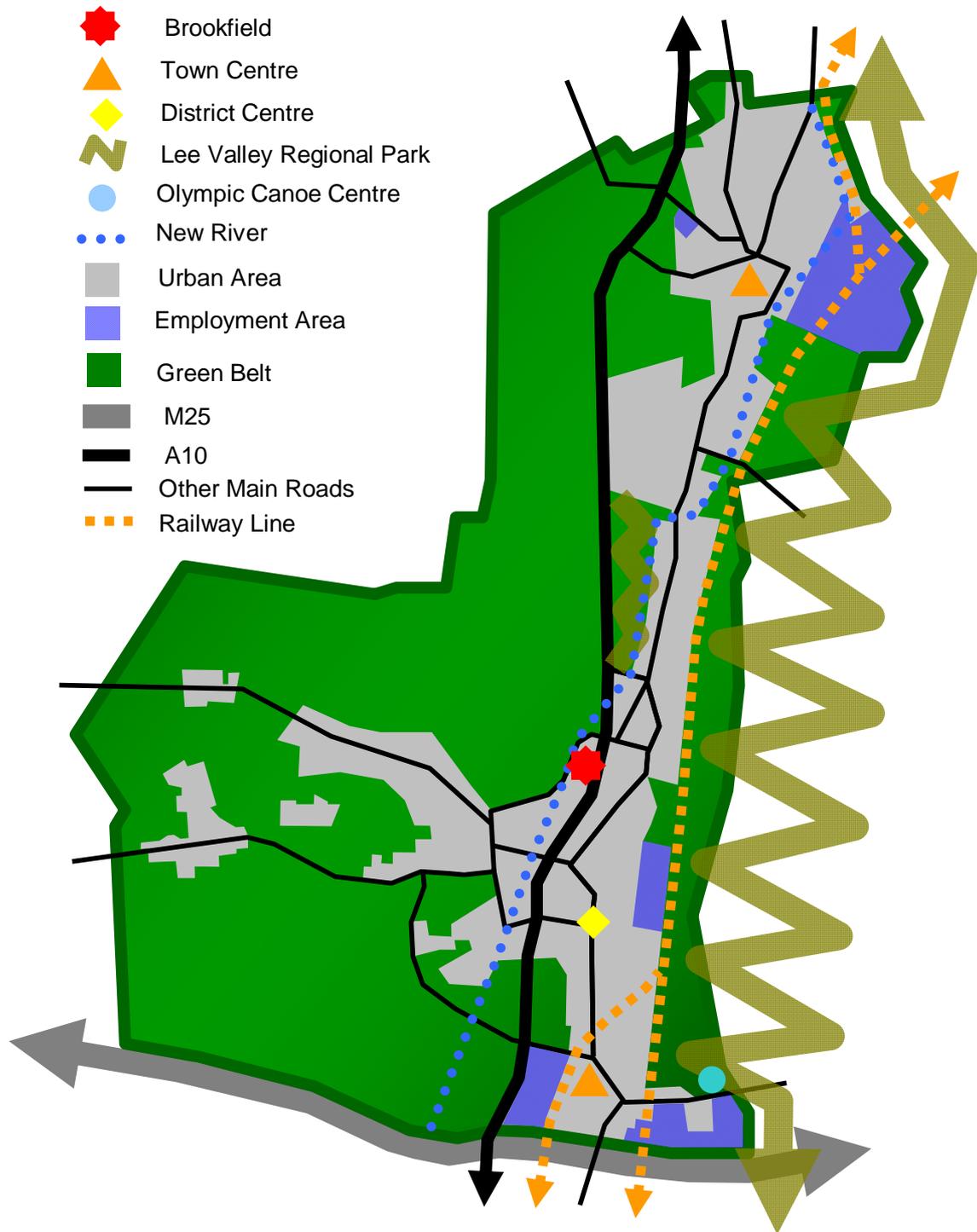
September 2012



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Borough of Broxbourne Key Map



Background and Key Facts

This report monitors progress on the development and regeneration of Broxbourne between 1st April 2011 and 31st March 2012. It examines the provision of homes, workplaces and other developments and assesses these against the Council's development plan and planning policies. The section at the end of the report sets out progress on and a programme for production of the Broxbourne Local Plan.



Key facts for the April 2011 to March 2012 monitoring year are:

- The population of Broxbourne Borough is estimated to be 93,600 (2011 census). In 2001 the population of Broxbourne was around 87,000
- The borough has in excess of 39,000 homes, an increase of 3000 from 2001. 5,400 of them qualify as affordable
- On average, 2.4 people live within each of these homes. This has not altered since 2001
- 173 new homes were built between April 2011 and March 2012
- 37 of these new homes were affordable (see page 7)
- The Council has enough land available for more than 1,300 new homes
- There are estimated to be 38,000 jobs in the borough
- Over 41,000 sqm of office, industrial and distribution floorspace has been granted planning permission
- Major development sites included Academia in Turnford, Cheshunt Reservoir, the Taylor Wimpey scheme at Eleanor Cross Road in Waltham Cross and the Fishers Close and Coopers Walk flats refurbishments;
- 793 planning applications were registered, a reduction of 31 from 2010/2011
- 544 planning applications were granted, of which 17 were for major developments
- 147 planning applications were refused, of which 4 were for major developments
- Permission was granted for the redevelopment of the Tower Centre in Hoddesdon

Residential Development

Background

The borough has approximately 93,600 residents who live within 39,000 dwellings, at an average occupancy of 2.4 people per dwelling. The population is expected to increase over the next 10-20 years. As a result, the Council needs to continue to identify land for new homes. The Council's current target is to provide 252 dwellings per annum.

Housing completions

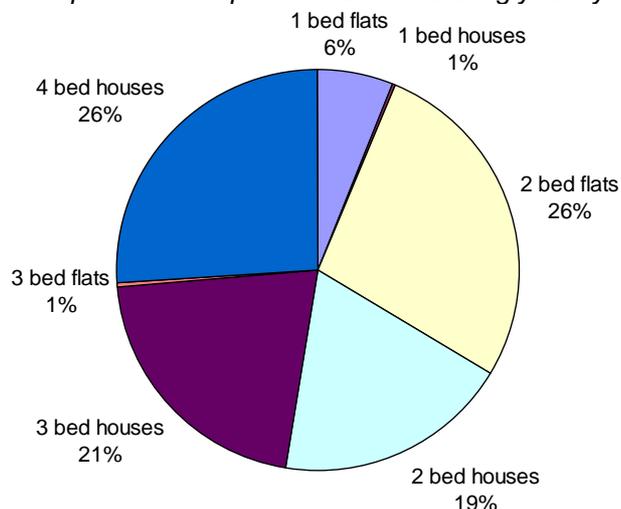
- 173 new homes were completed in 2011/12. This included 112 houses, 4 bungalows, 59 flats/maisonettes and 5 caravans with temporary permission;
- 7 homes were lost through conversion or demolition;
- The average density of developments was 43 dwellings per hectare;
- 90% of new homes were built on previously developed land. This is above the Council's target of 80%;
- The majority of new homes are in the Cheshunt and Goff's Oak area. 45 dwellings were built on the Aldermere housing site in Cheshunt.



Completed units at Aldermere housing site, Cheshunt South Reservoir

The chart below shows that a balanced mix of 2, 3 and 4 bedroom properties have been built. The relatively low number of one bedroom properties could indicate their relative lack of popularity with Broxbourne house purchasers or their commercial viability.

Chart 1 Percentage of completed development in the monitoring year by bedroom numbers



3,452 new homes have been built since 2001 at an average rate of 314 per annum. This was 600 more than the planned target for this period.

Table 1 Housing completions since 2001

| Year | Housing Completions (net) |
|--------------|----------------------------------|
| 2001/02 | 196 |
| 2002/03 | 196 |
| 2003/04 | 229 |
| 2004/05 | 691 |
| 2005/06 | 643 |
| 2006/07 | 260 |
| 2007/08 | 281 |
| 2008/09 | 179 |
| 2009/10 | 316 |
| 2010/11 | 271 |
| 2011/12 | 173 |
| Total | 3,452 |

Future Housing

The Council's annual building target of 252 dwellings means that land for 3,780 dwellings will need to be allocated for the 15 year period between 2012 and 2027. The Council must also maintain a five year supply of housing land which means that land for 1,260 new homes should be available at all times.

This is currently made up as follows:

Table 2 Dwelling numbers identified between 2012/2017

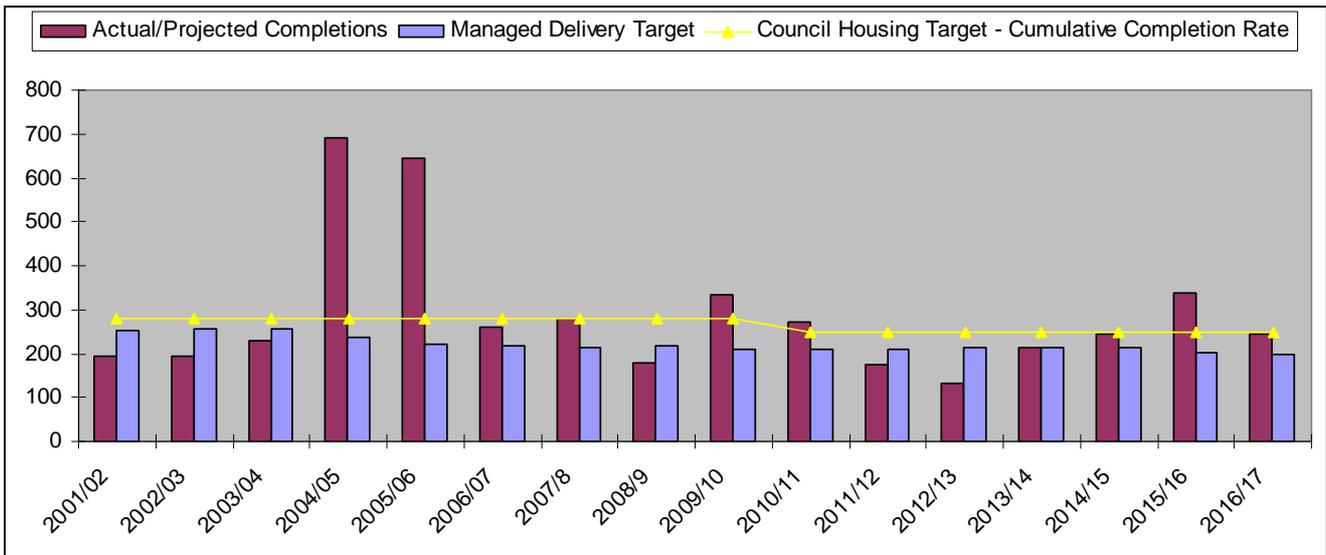
| Source | Number of units |
|-------------------------------------------------------------------------|------------------------|
| Target Supply | 1,260 |
| Large sites with planning consent (above 5 units in size) | 507 |
| Small sites with planning consent (under 5 units in size) | 98 |
| Sites in Strategic Housing Land Availability Assessment | 584 |
| Other sites | 8 |
| Sub Total | 1,197 |
| Windfall allowance * | + 20% |
| Non-implementation rate ** | - 8% |
| Total Supply | 1,321 |
| Number of Years Supply (1,321 / 252) | 5.24 |

* 20% windfall is based on historical trends and discounted to take into consideration garden land and existing market trends

** 8% non-implementation rate is based on historical trends

Appendix 1 provides detailed information on all sites identified as part of the five year supply. Chart 2 below illustrates the actual and projected completions to 2017.

Chart 2 Actual and projected completions to 2017



House Prices

Between [January and March 2012 the average price of a property in the borough was £234,000](#). This is almost £8,000 less than 2011 and the second lowest price in Hertfordshire. A breakdown of average house prices by property type can be found in the table below.

Table 3 Average house prices by property type Jan – Mar 2012

| Property type | Average house price |
|---------------|---------------------|
| Detached | £409,500 |
| Semi-detached | £261,000 |
| Terraced | £223,500 |
| Flat | £140,000 |

The average rent for a three bed property in Broxbourne is £992 which is £18 less than the Hertfordshire average¹.

Affordable housing

Affordable housing is provided to eligible households whose needs are not met by the market either through social rent which is determined by the national rent regime, affordable rent which is subject to rent controls or intermediate housing which is homes for sale and rent provided at a cost above social rent but below market levels.

Between April 2011 and March 2012:

- 37 affordable homes were completed (21% of total completions);
- 34 were social rented and 3 were shared ownership;
- These homes were built at Aldermere (Cheshunt South Reservoir), Queens Court at Eleanor Cross Road in Waltham Cross (pictured below) and Albury Ride;
- There are now over 5400 affordable homes within the borough.



¹ [Hertfordshire Quality of Life Report 2010](#)

Table 4 calculates the number of affordable homes completed since 2001 and the average percentage of all completed homes. This is 15% below the Council's Local Plan target of 40%.

Table 4 Affordable housing completions since 2001

| Year | Affordable Housing Completions |
|--------------|---------------------------------------------------|
| 2001/02 | 29 |
| 2002/03 | 15 |
| 2003/04 | 95 |
| 2004/05 | 159 |
| 2005/06 | 136 |
| 2006/07 | 98 |
| 2007/08 | 64 |
| 2008/09 | 31 |
| 2009/10 | 166 |
| 2010/11 | 42 |
| 2011/12 | 37 |
| Total | 872 (average 25% of completions) |

Houses in Multiple Occupation (HMOs)

HMOs are lived in by unrelated individuals who share basic amenities such as kitchens and bathrooms. A new [interim policy](#) has been adopted to ensure that bedroom standards are acceptable in HMOs. This will be used when determining planning applications or when a license is sought via Environmental Health.

Traveller sites

Broxbourne has two private sites at Hertford Road in Hoddesdon and St James Road in Goff's Oak and a public site at Halfhide Lane. Permission was granted in 2011 for relocation of this latter site to land adjoining Hell Wood.

There is one un-authorized site at Wharf Road in Wormley. In the monitoring year, temporary 3 year permissions were granted at appeal by the Planning Inspectorate for 5 caravans at Wharf Road.

Employment Development

Background

There are approximately 38,000 jobs and 3,000 individual businesses within Broxbourne. The majority are within town centres and the six designated employment sites at Hoddesdon Business Park, Delamere Road, Waltham Cross Business Park, Park Plaza, Plumpton Road and Merck Sharp Dohme (see key map pg3). The largest individual employers are Tesco, Sainsbury's, News International, Broxbourne Borough Council and Merck Sharp Dohme. The largest employers by sector in descending order are retail, private security, education and warehousing/storage.

In total, there is 800,000sqm of employment floorspace within the borough.

Approximately 63% of Broxbourne residents are of working age and 80% are economically active ([NOMIS Labour Market Statistics 2010](#)). This is in line with the East of England average but above the national average.

The proportion of people claiming job seeker's allowance in the borough has increased slightly from the previous year and is still above the county average. Waltham Cross has the second highest claimant count in Hertfordshire.

Completed and committed business floorspace

In the monitoring year 989 sqm of office and industrial floorspace was built. This includes the completion of four light industrial units at Optima Business Park in Hoddesdon Business Park. 67% of this floorspace was built in the six designated employment areas.

Over 16,000 sqm of business floorspace (table 5) has been granted consent. This includes industrial and warehouses units at Essex Road and eight warehouse units with ancillary offices at Delamare Road. Consent has also been granted for a sustainable energy facility at Ratty's Lane which will provide 30 full time jobs.

Table 5 Business, industrial and warehouse commitments

| Business Class Use | Net Gain (sqm) |
|----------------------------------------------------------|-----------------------|
| Various B uses - office, industrial & warehouse combined | 6,636 |
| B1 - office, light industrial and research & development | -820 |
| B1a – offices | 6,613 |
| B1c – light industrial | -556 |
| B2 – general industrial | -581 |
| B8 - storage or distribution | 4,767 |
| Total | 16,059 |

The number of planning applications coming forward for employment development has decreased since the mid 2000s which may be a reflection of the current national economy and the availability of employment land in the borough. For instance in 2007/08 102,995 sqm of employment floorspace was built and 105,000 sqm had extant planning permission. This development was located mainly in RD Park which was an extension east of Hoddesdon Business Park and at News International in Waltham Cross.

Hertfordshire LEP and Business Park Improvement Plans

The Hertfordshire [Local Enterprise Partnership](#) (LEP) was formed to aid economic development in the county. It aims to remove barriers to growth and create new jobs by:

- Helping existing business grow
- Bringing new businesses in
- Ensuring skill provision meets business need
- Securing investment for key infrastructure and
- Promoting Hertfordshire to businesses and visitors.

The Council will seek funding through the LEP to help unlock economic investment in the borough. To identify funding opportunities in the borough's employment areas the Council will identify projects and schemes through the preparation of business park improvement plans. The plans will also identify sites which have the opportunity for employment development. The [Hoddesdon Business Park Improvement Plan](#) is available on the Council's website.



Various projects have been identified in the Hoddesdon Business Park Improvement Plan

Community Facilities

Background

The borough encompasses:

- Hoddesdon and Waltham Cross town centres, the Cheshunt Old Pond district centre, several neighbourhood centres and modern shopping facilities at Brookfield;
- Four hotels with a total of 384 rooms. No new rooms were built in 2011/12;
- Grundy Park and John Warner sports and leisure centres (public use);
- Thirty primary schools, seven secondary schools, Herts Regional College and various children's day centres;
- Thirteen doctor's surgeries, sixteen dentists, two healthcare clinics, Cheshunt Community Hospital; and
- Several public and private community halls.

Retail

During the monitoring year, the only major new store opening was the conversion of the Netto into a new ASDA store at Conduit Lane in Hoddesdon.

671 sqm of new retail and related floorspace was provided in 2011/12 of which 473sqm (or 70%) was in the borough's main retail centres. The breakdown of completed retail floorspace is shown in table 6 below.

Table 6 Retail completed floorspace

| Retail Class Use | Gain (sqm) | % of total floorspace |
|--------------------------------|-------------------|------------------------------|
| A1 - shop uses | 259sqm | 39% |
| A2 - financial uses e.g. banks | 70sqm | 10% |
| A3 - restaurant and café use | 60sqm | 9% |
| A4 - drinking establishments | 282sqm | 42% |
| A5 - hot food take-aways | N/A | N/A |

There is 9,444 sqm of retail floorspace with planning permission within the borough. This includes redevelopment of the Tower Centre in Hoddesdon which will incorporate a new Morrisons supermarket. This development is expected to be completed by Christmas 2013. A separate consent has been granted for an hotel on the Hoddesdon fire station site.



Proposed redevelopment of the Tower Centre in Hoddesdon

Table 7 shows current vacant commercial properties in the borough's town and district centres. There has been a small increase in vacancies in Waltham Cross but vacancies in Cheshunt and Hoddesdon have reduced and there are no vacancies at Brookfield.

Table 7 Vacancy rates in the boroughs retail centres

| Centre | April 2011 | April 2012 | % of units vacant April 2012 |
|-----------------------------------|------------|------------|------------------------------|
| Hoddesdon town centre | 10 | 8 | 5.5% |
| Waltham Cross town centre | 9 | 13 | 7.4% |
| Cheshunt Old Pond district centre | 7 | 3 | 1.5% |

Town Centre Strategies

The [Hoddesdon Town Centre Strategy](#) was adopted in 2010 since when various projects have been progressed including:

- Redevelopment to provide residential development, restaurant and shop uses at the former Co-op building, the Clockhouse buildings on Brewery Road and the Snooker Club site;
- The purchase of Fawkon Walk by the Council to help bring forward vacant units for retail and community use and completion of the medical centre;
- Opening up the High Street to traffic and creating new parking spaces;
- Provision of additional hanging baskets and planters;
- Signage improvements including 'Welcome to Hoddesdon' and information boards;
- Upgrading of the town centre street lighting scheme and lighting improvements to key landmarks in the High Street;
- An enhanced town centre events.



Hoddesdon May Fair 2012 was a great success for the Town Centre

The Council will publish for consultation a Waltham Cross Town Centre Strategy in autumn 2012. This will complement [consultations already held](#) on proposals to improve the High Street and the turning circle at the top of the southern end of the High Street.

To measure the health of Broxbourne's town centres, the Council has commissioned a benchmark report to assess 12 performance indicators. A [benchmark report](#) for Hoddesdon Town Centre has already been completed. The 2013 Annual Monitoring Report will summarise the key findings of the wider benchmarking exercise.

Leisure

The Council has begun work to up-grade Grundy Park leisure centre (see picture below). This will include a major refurbishment including an extension of the reception area to incorporate a café looking over the park, new changing rooms and an extended gym.



Following the Olympics, the White Water Canoe Course in Waltham Cross will be a permanent public leisure attraction, estimated to attract 70,000 visitors a year into the borough.

Privately managed play areas and open spaces have been provided at Turnford Triangle and Hollybush Way and new play areas will be provided at Aldermere (Cheshunt South Reservoir) and Academia housing sites (Herts Regional College, Turnford). A golf driving range and a skate park have also been granted planning permission at Cheshunt Park.

Education and Community Facilities

In the monitoring year 863 sqm of educational floorspace was created. This comprised extensions to schools within the borough and the provision of a day centre for people with learning disabilities. A new club headquarters for Rye Park Tennis Club was built at the Old Highway Recreation Ground in Hoddesdon. The following community facilities have also been granted consent but have yet to be built:

- A children's day centre and police station were granted permission in 2006 at Herts Regional College campus;
- A doctor's surgery at Fawkon Walk which was granted permission in 2005;
- Two community halls, one at Albury Ride in Cheshunt which was granted consent in 2009 and the other at Pound Close, Hoddesdon which was granted consent in 2010.
- In the monitoring year 2,823 sqm of educational floorspace and community uses were granted consent.

The Natural, Historic and Built Environment

Natural environment

- There are 3,314 hectares of green belt land which remains as in 2011 (65% of the borough's total land area);
- No changes have been made to green belt boundaries in the monitoring year;
- There are over 460 hectares of open space including informal and formal spaces, children's play areas, sports pitches etc;
- There are two golf courses;
- There are fifteen allotment sites;
- The [Lee Valley Regional Park](#) stretches 26 miles from Ware through Broxbourne to the East India docks in London;
- Four open spaces and parks have been awarded the [Green Flag](#) status or Green Flag Community Award;
- The [Environment Agency](#) believes that 14% or approximately 5,500 residential properties in Broxbourne are susceptible to river flooding and that 10% or approximately 3,800 properties are susceptible to surface water flooding. Hertfordshire County Council, as the new [Lead Local Flood Authority](#), will be working with Broxbourne Council to investigate whether this is accurate.

Historic environment

- Broxbourne has 303 [listed buildings](#)/walls/monuments, the same as 2011;
- The Broxbourne [Local List](#) has been introduced with 52 locally listed buildings;
- There are 6 conservation areas and several areas of archaeological interest;
- In the monitoring year 23 applications for listed building consent were determined, 19 of which were approved and 4 refused;
- An appraisal of [Hoddesdon Conservation Area](#) was published in 2011 recommending potential changes to its boundary and areas for enhancement.

In September 2011 permission was granted at Cedars Park for a new car park, turning circle and access point off Theobalds Lane as well as conversion of the derelict conservatory into a new park café. This is part of a £2.4 million restoration scheme.



Cedars Park will be improved to help attract more visitors

Good design

- In the monitoring year Hertford Regional College was awarded the first place Design Excellent award at the Hertfordshire [Building Futures Awards](#), due to its architectural design and fit-for-purpose standard;

- The Lee Valley White Water Centre also received a special award in design excellence with particular emphasis on its harmonious addition to the park and iconic design.



White Water Canoe Centre was awarded for its iconic design

Reducing the borough's carbon footprint

- In 2011 the Council joined the [Carbon Trust's Local Authority Carbon Management Programme](#). This allowed the authority to put together a Carbon Management Plan which includes a range of initiatives and investments, both for our buildings and services, which are designed to reduce the Council's carbon dioxide emissions by 25% by 2016. This supports the Council's [Climate Change Strategy](#);
- The Council will ensure that development proposals accord with the relevant [Code for Sustainable Homes](#) standard and/or high [BREEAM](#) rating and take account of guidance in the [Hertfordshire Building Futures](#) programme;

In 2011/12:

- Photovoltaic roof panels were implemented at Hoddesdon Industrial Centre and Impresa Park at Hoddesdon Business Park, John Warner sports centre and Grundy Park (council owned buildings);
- Over 140 properties in the borough have building control approval for some form of solar thermal or photovoltaic system;
- The provisional recycling rate for 2011/12 has achieved the projected target of 40.4%;
- The Council has published a draft [Waste SPD](#) which aims to facilitate [Policy SUS3 of the Local Plan](#) i.e. to ensure that facilities can separate and store different types of waste within developments.

Infrastructure and Contributions

Transport and utility provision

- Two new pedestrian and bridleway bridges connecting Park Plaza with Waltham Cross were granted consent in 2011;
- 106 residential and 81 non-residential off-street car parking spaces were created in 2011/12;
- An [interim policy](#) for car parking standards has been published to prevent on-street parking congestion in the borough;
- From March 2012, the Council introduced free Saturday parking in town centre car parks. This was to support businesses and town centre users;
- In the same month the Hoddesdon and Broxbourne Urban Transport Plan was published setting out various projects and proposals for transport improvements;
- National Grid is proposing to [upgrade the overhead power lines](#) from Waltham Cross to Tottenham;
- Thames Water is proposing to upgrade [Deephams Sewage Treatment Works](#) which treats sewage from the southern part of the borough which will support wastewater infrastructure and help clean the River Lee;
- In the monitoring year 7 applications for telecommunications equipment were refused, of which 1 was later allowed at appeal. 5 telecommunication applications were granted consent helping to provide signal for Vodafone, T-Mobile, Orange and O2 customers.

Contributions

The Planning Service seeks £3,000 per bedroom from residential developments to fund infrastructure and community projects. In the monitoring year £3,146,598 was collected for infrastructure, community facilities and projects. This includes:

- £1.5 million for affordable housing;
- £26,000 for sustainable transport;
- £30,000 for landscaping and play area improvements;
- £195,000 for general infrastructure improvements;
- £760,000 for community plan purposes;
- £8,000 for the Essex Road Gateway scheme which will improve vehicle and pedestrian links into [Hoddesdon Business Park](#) (see picture below).

A further £2 million will be collected from developments with planning permission if these proceed. This includes £300,000 for Hoddesdon Town Centre improvements.

A Hertfordshire viability study to help determine what rates should be charged on developments under the [Community Infrastructure Levy](#) is currently being prepared. If adopted, the levy will help to finance strategic projects and infrastructure necessary to support residential and commercial development. This includes primary school provision, major transport improvements and other community facilities. If the charging schedule is adopted, a summary of funds received will be reported in future versions of this document.

Planning Ahead

Broxbourne's current development plan is the Broxbourne [Local Plan Second Review](#), adopted in 2005. Broxbourne's Core Strategy has been through examination; however the Inspector's report recommended a number of changes, including the deletion of the Greater Brookfield strategic allocation. The Council is deeply disappointed with this finding. It has therefore decided not to adopt the Core Strategy and to instead prepare a new-style Local Plan that combines strategic policies and site allocations. A timetable for the production of this Local Plan will be published later in 2012.

The Council will discuss policies, proposals and development sites in the new-style Local Plan with the following bodies:

- Hertfordshire County Council on education, waste and highway issues;
- The Highways Agency on strategic highway issues;
- Local authorities who share boundaries with Broxbourne: East Hertfordshire, Epping Forest, Enfield and Welwyn Hatfield;
- Local authorities who share common issues with Broxbourne such as Harlow and other Hertfordshire councils;
- Utility providers including Thames Water, EDF Energy, National Grid, etc;
- The Environment Agency on flooding and river issues;
- Lee Valley Regional Park Authority;
- Neighbourhood groups and residents associations.

The Council's fulfilment of its duty to cooperate with neighbouring authorities and key stakeholders will be detailed in future AMRs.

Conclusions

Broxbourne's increasing population is placing a continuing demand on the need for new homes and the need to improve services within the borough. These demands are set against a backdrop of the need to protect and enhance the green belt and the environment of Broxbourne's towns and villages, a recession that continues to limit development and regeneration and reductions in the budgets of the key service providers. Whilst far from moribund, development activity in the borough in 2011/12 was consequently constrained.

173 new homes have been built, primarily in the private sector, but social landlords are unable to keep pace with demand for affordable homes. The availability of larger housing sites has also reduced the number of associated affordable housing being developed. Broxbourne retains a five year supply of available housing land and the Council is taking steps to ensure that this is maintained.

For a suburban location, Broxbourne contains a large number of businesses and jobs and the Council is prioritising economic development as a cornerstone of regeneration. It is actively seeking to promote and develop its existing employment areas as well as promoting sites to new employers.

It has been a quiet year for retail development but the boroughs town centres have been relatively resilient. Approval of the Tower Centre redevelopment in Hoddesdon is a major step forward for the regeneration of Hoddesdon town centre. The Brookfield Centre continues to be one of the most successful commercial locations in Hertfordshire.

Following the Olympics, the Lee Valley White water centre will be a world class legacy for the borough. Plans to improve Grundy Park Leisure Centre and Cedars Park will bring about major up-grades of these facilities.



The Lee Valley White Water Centre will hold the 2015 Canoe Slalom World Championships

The Council has taken some significant steps to help deliver future reductions in the borough's carbon footprint and protection and enhancement of the green belt and the Lee Valley remain priorities.

Broxbourne has now embarked on the Broxbourne Local Plan following the Council's decision not to adopt the Core Strategy. This plan will put in place a sustainable future for Broxbourne that balances development with the environmental qualities that are cherished by the borough's residents.

Further Information

If you require any further information on this monitoring report please contact Vicky Carter in the Planning Policy Section on: 01992 785555 ext 5952 or vc.planningpolicy@broxbourne.gov.uk.

Appendix 1: Five Year Supply List of Sites

| Site Ref | Site Location | No of Dwellings | Comments |
|----------------------------------|------------------------------------------------------|-----------------|--------------------------------------------------------------|
| COMMITMENTS UNDER 5 UNITS | | | |
| 67 SITES TOTALLING: | | 98 | |
| COMMITMENTS ABOVE 5 UNITS | | | |
| HOD-U-05 | Clock House Buildings, Brewery Road | 12 | |
| HOD-U-15 | 76 High Street and land to rear of Conservative Club | 42 | |
| HOD-U-09 | 90 Ware Road | 7 | |
| HOD-U-16 | Petron Amusements Hoddeson | 14 | New permission replaces old application for 33 flats. |
| BWT-U-01 | Herts Regional College | 84 | Being built out |
| BWT-U-07 | Garages at Fern Close Wormley | 6 | |
| BWT-U-05 | Land north of Eaton Gardens Broxbourne | 9 | Being built out |
| BWT-U-10 | Rear gardens of 72 High Road Wormley | 10 | |
| CG-U-01 | Cheshunt South Reservoir | 177 | Being built out |
| CG-U-05 | 111-113 Crossbrook Street | 16 | |
| CG-U-22 | Force & Firkin 99 Turners Hill | 6 | Renewal of permission submitted. Still retain as commitment. |
| CG-U-24 | 38-40 High Street Cheshunt | 10 | |
| WX-U-01 | Conservative Club Eleanor Cross Road WX | 60 | |
| CG-U-34 | 212 Windmill Lane | 9 | |
| CG-U-13 | Land rear of 45-47 High Street Cheshunt | 6 | |
| HOD-U-37 | 110-114 High Street Hoddesdon | 13 | |
| BWT-U-06 | Hadleigh Court, Broxbourne | 10 | |
| CG-U-33 | 682 Goff's Lane | 5 | |
| WX-U-29 | Eugena House, WX | 11 | |
| TOTAL | | 507 | |
| SHLAA SITES YEARS 1 TO 5 | | | |

| | | | |
|----------|-----------------------------------------------------------------|----|------------------------------------------------------------------------------------------------------------------------------------------|
| HOD-U-07 | Fitzpatrick Contractors Ltd | 9 | Previous permission lapsed. Still considered deliverable within 5 years |
| HOD-U-32 | 25,25a & 25b High Street Hoddesdon | 11 | Previous permission lapsed. Still considered deliverable within 5 years |
| HOD-U-26 | "The Old Highway" Whitley Road Hoddesdon | 10 | Reduce from 14 units to 10 which is considered more appropriate |
| HOD-U-28 | Crown buildings and former Squash Club, Conduit Lane, Hoddesdon | 6 | Site still considered deliverable with 6 units |
| BWT-U-08 | Wormley Primay School, St Laurence Drive, Wormley | 20 | Numbers for site reduced from 20 to 40 to take into account relocation of Fourfields and access |
| CG-U-04 | 88-92 Turners Hill Cheshunt | 12 | Permission allowed at appeal. Lapsed but still considered deliverable and developable. |
| BWT-U-09 | Garages & parking area on Groom Road, Wormley | 10 | Application still to be determined for part of site. Therefore considered developable and deliverable site |
| CG-U-08 | 51 Churchgate, Cheshunt | 11 | Previous permission lapsed. Still considered deliverable within 5 years |
| CG-U-15 | Fourfields Elderly Peoples Home, Rosedale Way | 30 | HCC info suggests site will be relocated |
| CG-U-16 | Land at Cheshunt School, College Road, Cheshunt | 30 | Sea cadet building still vacant and considered developable but numbers should be reduced from 60 to 30 to take into account poor access. |
| CG-U-18 | Garage Court Lawrence Garden | 11 | Retain as SHLAA site |
| CG-U-20 | 68 Flamstead End Road, Cheshunt | 30 | Identified in Whitefields Estate Plan so should be retained as SHLAA site. |
| CG-U-23 | 23-25 High Street Cheshunt | 10 | Previous permission lapsed. Still considered deliverable within 5 years |
| WX-U-24 | PR Palletts, Station Road, WX | 40 | Site was promoted by landowner and still considered deliverable and developable |
| WX-U-25 | Theobalds Grove Station car park | 50 | Figures increased from 10 to 20 to take into account Network Rail's ambitions for the site. |
| WX-U-26 | Shopping centre High Street WX | 22 | Previous permission lapsed. Still considered deliverable within 5 years |
| WX-U-08 | Garage to the south of Shortmead Drive WX | 5 | Retain as SHLAA site |
| WX-U-15 | Hazlemere Marina Station Road | 40 | Retain as SHLAA site and development brief produced |
| CG-GB-01 | Old St Mary's School site | 80 | Retain as SHLAA site and development brief produced |
| HOD-U-02 | The Vicarage, 11 Amwell St Hoddesdon | 14 | Previous permission lapsed. Still considered deliverable within 5 years |

| | | | |
|---------------------------------------------------------------|-------------------------------------------------------------------------|--------------|----------------------------------------------------------------------------------------------|
| HOD-U-03 | Hoddesdon Snooker Club | 14 | Previous permission lapsed. Still considered deliverable within 5 years |
| BWT-U-16 | 3, 4, 5 Woodlands Drive, Broxbourne | 6 | Previous permission lapsed. Still considered deliverable within 5 years |
| CG-U-10 | 167 Turners Hill, Cheshunt | 9 | Previous permission lapsed. Still considered deliverable within 5 years |
| CG-U-35 | Rear of 34-46 Downfield Road, Cheshunt | 6 | Identified internally as a site |
| CG-U-36 | Magistrates Court, Cheshunt | 8 | Previous permission refused but concept still considered acceptable. |
| HOD-U-33 | Salisbury Road Hoddesdon | 5 | Application awaiting S106. Considered deliverable in five years |
| WX-U-28 | Durkan House, WX | 38 | Pre-application discussions for the site held |
| CG-U-38 | 2 Longfield Lane Cheshunt | 5 | Previous permission refused but concept still considered acceptable. |
| CG-U-39 | Tanglewood & Windrush Newgatestreet Road | 5 | Previous permission refused but concept still considered acceptable. |
| CG-U-41 | Garage site at Cunningham Road | 8 | Promoted by Broxbourne Housing Association |
| HOD-U-36 | Garages at Stortford Road and vacant properties at New River Close | 10 | Promoted by Broxbourne Housing Association and Essex Road Gateway Brief |
| WX-U-23 | Industrial premises off Bryanstone Road, north of Eleanor Cross Road WX | 19 | Retained in SHLAA as could come forward as part of a bigger scheme with Britannia Nurseries. |
| TOTAL | | 584 | |
| SITES PROMOTED BUT NOT LARGE ENOUGH TO BE IN THE SHLAA | | | |
| N/A | Teresa Gardens School Site | 2 | Promoted by HCC |
| N/A | Garage Site at Meadway | 2 | Promoted by BHA. |
| N/A | Clyfton Close Garages | 4 | Development brief produced for the site |
| TOTAL | | 8 | |
| FIVE YEAR SUPPLY TOTAL FIGURE | | 1,197 | |

