



# Annual Monitoring Report

2012-2013

Planning and Development Service  
November 2013



# Introduction

This annual monitoring report summarises the development and regeneration progress within Broxbourne over the period from 1 April 2012 to 31 March 2013. It serves three purposes:

- To summarise the amount of development which has taken place over the year;
- To set out how the progress made helps to meet the Council's targets and aspirations;
- To summarise new and emerging planning policy measures.

The box below shows key statistics for the year, expanded upon in the following sections:

- Planning for the future – Local Plan preparation and planning system changes (page 4);
- Residential development (page 5);
- Business and industrial developments (page 8);
- Retail and community developments (page 10);
- The environment and sustainability (page 13);
- Infrastructure development and contributions from development (page 14);
- Overall conclusions for 2012-2013 (page 15).

## 2012-2013: Key Facts

- **Local Plan:** Significant progress has been made throughout the year on evidence studies to inform the new Local Plan, and this is now scheduled for draft consultation in **early 2014**.
- **Other policies and plans:** The **Hoddesdon Business Park Improvement Plan**, **Waste Supplementary Planning Guidance** and **Interim Hot Food Takeaway Policy** have been adopted; and the **Waltham Cross Town Centre Strategy** published for consultation.
- **Population:** The borough's estimated population (2012 mid-year) is **94,500**, an increase of **800** since the 2011 census.
- **Housing numbers:** **185** new homes have been completed.
- **Affordable housing:** **11 (6%)** completed houses were classed as 'affordable'.
- **Future housing land supply:** Outside the Local Plan process, the borough has land available for **1,415** homes. This translates to **5.40** years of supply, against the national 5 year requirement.
- **Job numbers:** The borough's estimated total (2012) is **37,700**, a **0.5%** increase on 2011.
- **Unemployment:** This has dropped from **7.1%** to **5.9%**, much better than the UK average fall.
- **New business floorspace:** **1,536 sqm** has been completed, and over **20,000 sqm** is also approved and committed.
- **New retail floorspace:** **80 sqm** has been completed; major schemes in Hoddesdon are underway.
- **Major development sites:** As well as progress on **Morrisons and other key schemes in Hoddesdon town centre**, as with last year the two main housing sites under development are **Aldermere, Cheshunt and Academia, Turnford**.
- **Major new approvals:** During the year, key approvals have included a major expansion to the **Lee Valley White Water Centre** and 96 new homes at the **Everest Site, Cheshunt**.
- **Contributions:** **£3.05m** has been collected from developers for various projects.
- **Applications received:** **704** applications for new development were received during the year.
- **Applications approved:** **595 (82%)** applications for new development were approved.

# The Borough of Broxbourne



# Planning for the future

## Local Plans

Broxbourne's development plan is the [Broxbourne Local Plan Second Review](#), adopted in 2005. During the year the Council has continued work on its new Local Plan for the borough, which will contain strategic policies as well as site-specific policies and allocations. The Council is still awaiting the outcome of a Transport Study to model the likely impact of various development scenarios upon the local highway network and is also still carrying out work to identify future sites for the Borough's gypsy and traveller community. However, several evidence studies have been completed this year:

- [Local Plan Sustainability Appraisal Scoping Report](#) (Lepus Consulting)
- [Strategic Housing Market Assessment](#) (Justin Gardiner Consulting)
- [Broxbourne Glasshouse Study](#) (Laurence Gould Partnership)
- Benchmarking Studies for [Hoddesdon](#), [Waltham Cross](#), [Cheshunt](#), and [Brookfield](#) (AMTi)

The Council is also working on Development Management Policies to sit alongside the Local Plan for day-to-day use in determining planning applications. In addition, the Council has published a number of topic and area-specific policies over the year – these are detailed throughout this report. Up-to-date progress on the Local Plan, evidence studies and other documents can be checked by viewing the Planning Policy Update presented to each [Planning and Regulatory Committee](#) meeting.

## Duty to Cooperate

In preparing new policy and working to improve the borough the Council has a 'duty to cooperate' with other authorities and statutory and public bodies. This is done genuinely and proactively as a means to discuss strategic issues, present concerns and maximise joint opportunities. Means by which the Council does this include:

- Engaging with other Hertfordshire authorities through the District Liaison Meeting; Herts Planning Group and Hertfordshire Infrastructure & Planning Partnership;
- Shared use of the Hertfordshire-wide SMART monitoring system which enables all authorities to share and collaborate data on projected growth and completions;
- Issue-specific liaison via the Local Nature Partnership, Community Infrastructure Levy Reference Group and STIBLET (transport) meetings as well as ongoing discussions with bodies such as the Environment Agency and Hertfordshire County Council;
- Meetings of the 'six authority' and Tri-Council groups with Essex and London neighbours;
- Greater London Authority cross-boundary strategic planning meetings;
- Membership of the [London Stansted Cambridge Corridor](#);
- Ongoing dialogue with other bodies and authorities on their own emerging proposals.

## Changes to the planning system

During the year the government proposed numerous changes to the planning system, principally meaning that various types of developments would no longer need planning permission. The Council responded to these with some concern, given the potential to affect the quality of development and the Council's ability to seek funding contributions to offset the impacts of development. The majority of these changes have now been implemented, but as this fell outside the monitoring year the 2013/2014 AMR will examine any impacts that the changes have had.

# Residential Development

## Background

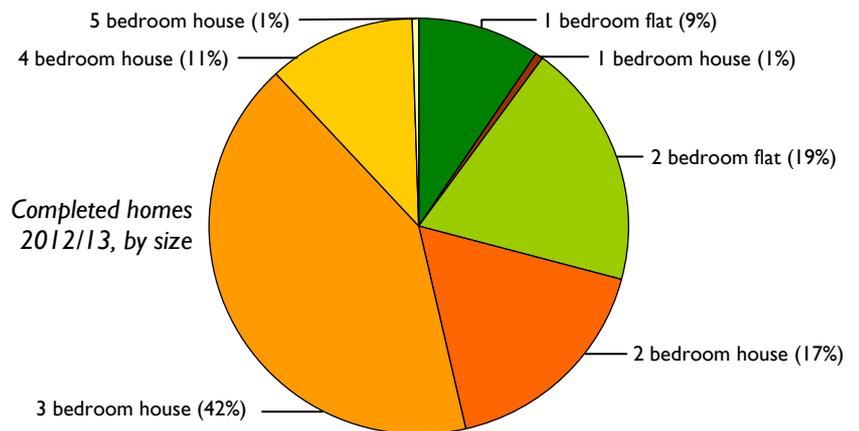
The population of the borough at the 2011 census was 93,700, and by mid-2012 was estimated to be 94,500 (NOMIS). These residents live in 39,370 dwellings, giving an average occupancy of 2.4 people per dwelling. Going forward the Council needs to identify sufficient housing land for a population which is expected to keep increasing. The Council therefore has a target to build 262 dwellings per annum (see *Future housing land supply*, overleaf).

## 2012/2013 housing completions

During the monitoring year:

- 192 new homes were completed, exceeding the projection of 132 in the previous year's AMR. 136 (71%) of these were houses, 47 (28%) were flats/apartments and 2 were dwellings for temporary emergency housing;
- 7 homes were lost during the year – the net increase in homes was therefore 185;
- The average density of new developments was 41.1 dwellings per hectare;
- 92% of new homes built were on previously developed land (the Council's target is 80%);
- Most of the new homes built were in the two wards at the centre of the borough – in Flamstead End as part of the Cheshunt South Reservoir 'Aldermere' development, and in Wormley and Turnford as part of the Hertford Regional College 'Academia' development.

In terms of the size of completed homes, the chart to the right shows a strong predominance of 3 bedroom houses and 2 bedroom houses/flats. Far fewer 1 bedroom homes have been built (particularly when compared with previous years).



The table below shows housing completions by year since 2001/2002 (see also table within *Future housing land supply*, overleaf). Overall, 3,637 houses have been built since 2001. This is 303 per year on average, and 500 more than the overall target for the period.

2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
196	196	229	691	643	260	281	179	333	271	173	185

Housing completions by year, 2001/02 – 2012/13



New housing completed on Aldermere Avenue, Cheshunt South Reservoir

## Future housing land supply

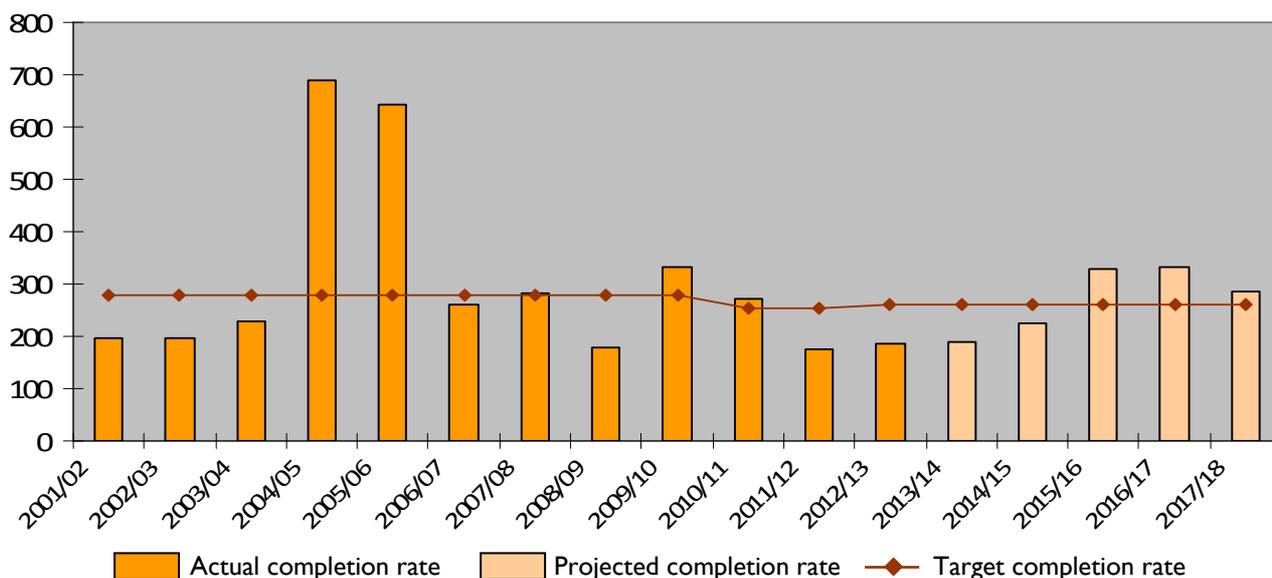
Under the National Planning Policy Framework, the Council should identify enough sites to maintain a five year supply of housing land. To help to objectively assess the amount of land required, a new [Strategic Housing Market Assessment](#) was completed during the monitoring year. This identified the borough's housing need as 250 dwellings per year.

To allow for choice in the market, the Council is required to apply either a 5% or 20% buffer to its target based on historic housing completions. As the Council has over-delivered by 500 homes since 2001/02, 5% has been applied. This gives an overall housing target of 262 per year, or 1,310 over the next 5 years. The Council's housing land supply relative to this is shown in the table below – Appendix I at the end of this report shows the 5 year supply sites in full:

<b>Target Supply</b>	<b>1,310</b>
Large sites with planning consent (above 5 units in size)	676
Small sites with planning consent (under 5 units in size)	114
Sites in Strategic Housing Land Availability Assessment (SHLAA)	594
<b>Sub Total</b>	<b>1,384</b>
Windfall allowance	+10%
<b>Sub Total</b>	<b>1,522</b>
Likely non-implementation rate	-7%
<b>Total Supply</b>	<b>1,415</b>
<b>Number of Years Supply (1,415 / 262)</b>	<b>5.40</b>

*Totals shown are based on the best available knowledge as of 28<sup>th</sup> November 2013*

The chart below shows historic housing completion rates relative to target since 2001/02, as well as projections over the next 5 years to 2017/18.



## House prices

The borough's average house prices (April-June 2013) are shown in the table below. Prices remain low relative to neighbouring areas, yet the relative increase since 2012 suggests that the borough remains attractive to buyers. In terms of rental value, the borough's monthly average (October 2013) for a three bedroom property was £1,244 (Data sources: [BBC](#), [NOMIS](#) and [home.co.uk](#)).

Area	2013 Average house price	Increase from 2012
Broxbourne	£263,000	+12.7%
Hertfordshire	£324,000	+6.1%
East Herts	£299,000	-3.3%
Welwyn Hatfield	£310,000	+9.8%
Epping Forest	£381,000	+13.6%
Enfield	£302,000	+10.7%
UK	£239,000	+5.3%

Property type	2013 Average house price
Detached	£510,000
Semi-detached	£272,000
Terraced	£235,000
Flat	£151,500

## 2012/2013 affordable housing completions

Affordable housing is provided to eligible households whose housing needs cannot be met by the market. It can consist of social rent accommodation determined by the national rent regime; affordable rent accommodation which is subject to rent controls; or intermediate housing which consists either of homes for sale or rent, at a cost above social rent but below market levels.

During the monitoring year:

- 11 affordable homes were completed (6% of total completions);
- All 11 of these were affordable rent;
- All 11 were built as part of the Aldermere scheme at Cheshunt South Reservoir;
- The number of affordable homes in the borough remains roughly 5,400.

The table below shows affordable housing completions by year over the past decade, and as a proportion of the overall completions in each year. It can be seen that affordable housing delivery fluctuates significantly from year to year, partly a reflection of economic circumstances but also simply because groups of affordable homes are often built together within large schemes where construction may take several years.

Year	2003 /04	2004 /05	2005 /06	2006 /07	2007 /08	2008 /09	2009 /10	2010 /11	2011 /12	2012/ 13
<b>Net completions</b>	229	691	643	260	281	179	333	271	174	185
<b>Affordable completions</b>	95	159	136	98	64	31	166	42	37	11
<b>Percentage affordable</b>	42%	23%	21%	38%	23%	17%	50%	16%	21%	6%

Pressure on affordable housing is a particular issue for Broxbourne as with many other local authorities – house prices are above the national average, and the housing waiting list stands at nearly 3,500 households. To meet this demand the Local Plan has a target for 40% of new homes in developments of 15 or more homes to be affordable.

For certain sites financial contributions towards offsite affordable housing are more appropriate than onsite provision. Just over £400,000 of development contributions collected in this way have been spent during the year on future affordable housing.

## Gypsy and traveller community

The borough has two private traveller sites at Hertford Road in Hoddesdon and St James Road in Goff's Oak, as well as a public site (with planning permission to relocate to the adjacent Hell Wood) at Halfhide Lane in Cheshunt. In addition, there is a large unauthorised traveller site at Wharf Road in Wormley, parts of which have become lawful over time. The Council continues to work to identify a more permanent solution for the community through the Local Plan process.

During the monitoring year, the Council has received no applications for new traveller pitches.

# Business and industrial developments

## Background

A significant number of Broxbourne's residents work outside the borough. Yet it also has a significant base of local employment, with four main retail/town centres (see page 10) and six designated employment sites at Hoddesdon Business Park, Cheshunt Business Park, Waltham Cross Business Park, Park Plaza (Waltham Cross), Plumpton Road (Hoddesdon) and Merck Sharpe Dohme (Hoddesdon). The largest individual employers are Tesco, Merck Sharpe Dohme pharmaceuticals and Volker Fitzpatrick engineers who have their headquarters in the borough; as well as Sainsbury's, Marks and Spencer, News International printers and Stubbins food distributors. The largest employment sectors are retail, private security, education and warehousing/storage.

The Council is committed to increasing the number and quality of job opportunities in the borough, strengthening the local economy, and increasing its attractiveness to investors.

## Job and business numbers

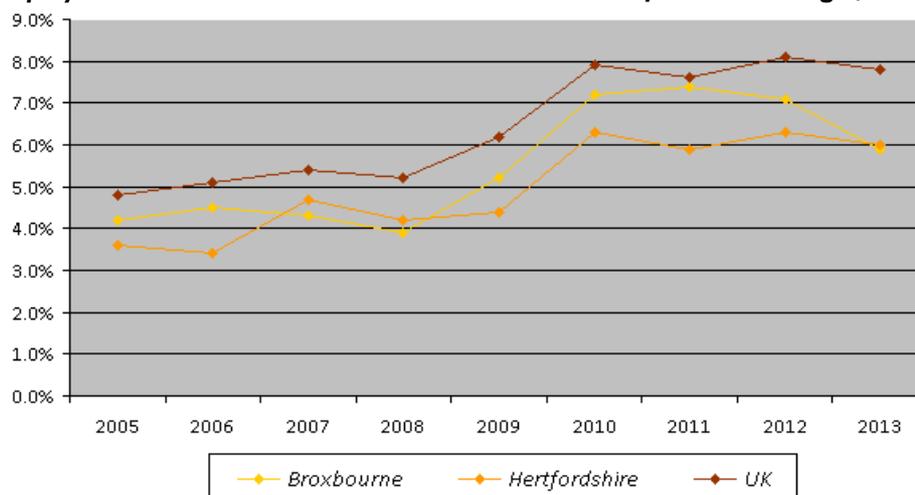
The most recent data (provisional estimates from the 2012 Business Register Employment Survey) suggests that the borough has just over 37,700 jobs. This is an increase of around 200 jobs from the 2011 Business Register Employment Survey, a 0.5% increase.

The borough's jobs are within around 3,000 individual businesses. Most jobs are within a small number of large businesses such as those named above, but many are in the significant number of small and medium-sized enterprises which make up an important part of the borough's economy.

62.9% of the borough's population is of 'working age' (age 16-64). However, 78.8% are economically active – below the East of England average, but above the national figure ([NOMIS](#)).

[NOMIS](#) data shows that at the end of March 2013 Broxbourne's unemployment rate was 5.9% (around 3,000 people). The table below shows that this remains higher than the lowest rate in the past decade (pre-economic downturn), but more encouragingly does show how well the borough compares with the current UK average (7.7%). Indeed, the borough's unemployment rate has dropped significantly whilst Hertfordshire and the UK have only dropped very slightly.

**Unemployment in Broxbourne relative to the UK and Hertfordshire averages, 2005-2013**



## LEP Growth Strategy

The Hertfordshire Local Enterprise Partnership (LEP) published a draft Growth Strategy for consultation during the year, and has since published its [final Growth Strategy](#). This covers the period to 2030, and aims to boost the county's economy by nurturing science based innovation, harnessing the county's relationship with London, and reinvigorating its places for the 21st Century. All of these aims are pertinent to Broxbourne and supported by the Council. Specific detail on how the LEP would meet these objectives is now awaited.

The Strategy includes an aim to increase GVA (gross value added) per job by 2.5% each year. GVA is the value of all goods and services produced in an area minus the costs and overheads of production, so measuring this per job can indicate productivity. The [East of England Forecasting Model](#) estimates that the borough's 2012 GVA per job was £41,200, and the change in this will be tracked in future AMRs.

### New business floorspace

During the monitoring year 1,536 sqm of new business floorspace was completed. The new floorspace completed during the year consists entirely of extensions to existing premises, all within the borough's designated employment areas.

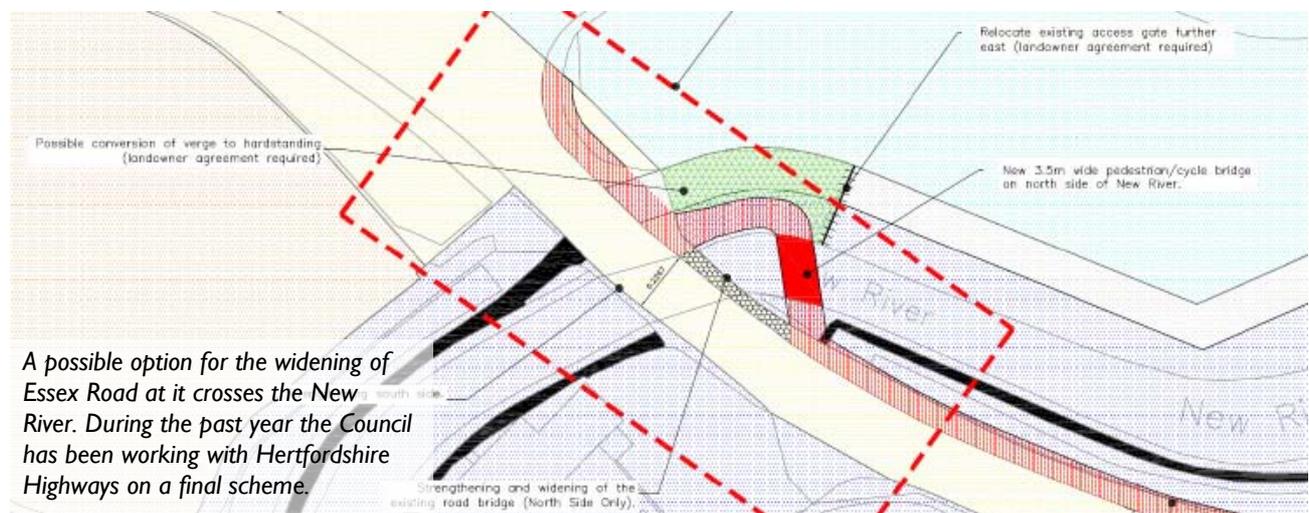
An additional 14 properties have changed to a business use during the year, affecting 25,200 sqm. This and their continuing low vacancy rates suggest that the borough's existing employment areas remain attractive to businesses. 2,860 sqm of business floorspace was lost through changes of use during the monitoring year – this was mostly offices changing to a residential use in areas outside the business parks. The volume of completions and applications for business and industrial proposals has nevertheless decreased significantly since the mid 2000s – for comparison, 102,995 sqm was completed in 2007/08.

Over 20,000 sqm of approved business floorspace is waiting to be built or undergo a change of use (table below). These schemes will utilise almost all the remaining undeveloped or underdeveloped sites in the borough's existing business parks.

Business Use Class	Net floorspace gain
Mixed B class – Office and/or industrial and/or storage combined	4,791 sqm
B1a Offices	-1,071 sqm
B1c Light industrial	486 sqm
B2 General industrial	129 sqm
B8 Storage or distribution	9,453 sqm
Sui Generis – Industrial uses not within a use class	6,765 sqm
<b>Total</b>	<b>20,553 sqm</b>

### Business Park Improvement Plans

In 2013 the Council adopted its [Hoddesdon Business Park Improvement Plan](#). The Plan seeks to maximise the business park's remaining opportunity sites, including an extension around the [Essex Road Gateway](#). In addition, the Plan aims to further boost interest in the business park through projects to improve its accessibility and connectivity (notably the widening of Essex Road, shown below), its look and feel and its promotion and support.



Preparation of similar improvement plans covering Cheshunt Business Park and Waltham Cross Business Park has commenced, and it is proposed that these will be consulted upon next year.

# Retail and community developments

## Background

The borough encompasses:

- Hoddesdon and Waltham Cross town centres, the Cheshunt Old Pond district centre, around 20 neighbourhood and local centres and the modern Brookfield Centre;
- Four hotels with a total of 384 rooms;
- Grundy Park and John Warner public leisure centres as well as numerous sports clubs and private facilities;
- Thirty primary schools, seven secondary schools, Hertford Regional College and numerous children's day centres;
- Thirteen doctors surgeries, sixteen dentists' surgeries, two healthcare clinics and Cheshunt Community Hospital;
- Numerous public and private community halls.

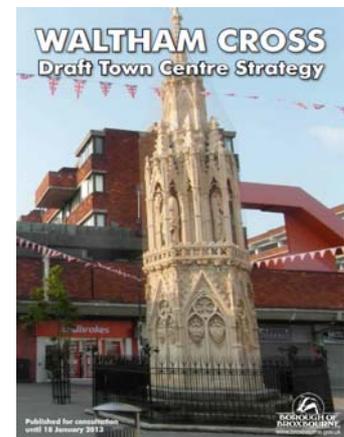
## Retail

During the monitoring year two developments with new retail floorspace were completed – both were extensions to existing units, and totalled 80 sqm. There was more activity in changes of use, with 8 completions involving 970 sqm of floorspace. Most of these were for changes of use to A3 restaurants/cafes and A5 hot food takeaways, a growing trend to which the interim Hot Food Takeaway Policy responds (see below).

Nearly 8,000 sqm of retail floorspace remains committed within the borough. This includes the redevelopment of the Tower Centre in Hoddesdon (see p12).

## Town Centre Strategies

In November 2012 the Council published its [draft Waltham Cross Town Centre Strategy](#) for public consultation. The document contains a number of proposals to improve and regenerate the town centre under five key objectives: improved retail, making the town centre more attractive, encouraging more people to live and work there, improving accessibility, and ensuring the town centre is well managed. Key schemes to achieve this include redevelopment around the northern High Street and creation of a 'linear park' within the High Street itself. Consultation feedback was broadly positive, and the Strategy will be adopted (and amended as necessary) once a decision has been made on whether to reopen the town's High Street.



The Council adopted its [Hoddesdon Town Centre Strategy](#) in 2010. Throughout the monitoring year significant progress has been made on a number of the Strategy's key projects, including the commencement of work at the Tower Centre for a new Morrisons supermarket. Many of these projects will be completed during the 2013/2014 monitoring year and reported in the next AMR.

*The demolished Tower Centre from the Dinant Link Road (March 2013), where construction is underway on a new Morrisons supermarket*

The Council is now working on a similar strategy for Cheshunt Old Pond district centre, on which it hopes to consult during the 2013/2014 monitoring year. It is also working on a strategy to improve the borough's local centres and parades.

### Retail centre health

Monitoring the health of the borough's retail centres is important to ensure that they meet shopper and business requirements. During the monitoring year the Council commissioned AMTi to carry out Benchmarking Studies for each centre, and these show that:

- Vacancies are relatively low – 9% in Waltham Cross, 7% in Cheshunt Old Pond and at Brookfield and 6% in Hoddesdon. The national average is 15%;
- Waltham Cross has the most 'typical' mix of retailers in terms of retail use classes when compared with other retail centres around the UK – Brookfield is dominated by retail with minimal food and leisure provision, whilst Hoddesdon and Cheshunt Old Pond have a much higher than average proportion of professional service businesses. Cheshunt Old Pond also has a particular skew towards convenience and food retailers;
- Waltham Cross, Hoddesdon and Brookfield have well above average footfall levels;
- Brookfield experiences severe parking stress on some days, but all the other centres have plentiful parking and Waltham Cross has an over-provision of capacity;
- Surveyed businesses in Hoddesdon were optimistic for the future, but this was less true for businesses in Waltham Cross and Cheshunt Old Pond;
- Shoppers' frequency of visits to Hoddesdon and Cheshunt Old Pond were broadly in line with the national average. Visitors to Waltham Cross come less often than the national average, but their average spends are higher;
- A high percentage of visitors to Brookfield score its appearance as 'good' or 'very good' (91% vs. 76% nationally). However, the percentage for Waltham Cross is only 40%;
- More than half of visitors to Waltham Cross, Hoddesdon and Cheshunt Old Pond consider retail provision to be 'poor' or 'very poor'. Only Brookfield scores above average.

The data suggests that each centre has underlying strengths that can be built upon to improve them for the future. Whilst there are clearly some issues to resolve; the Local Plan, Town Centre Strategies and their ongoing action plans will seek to address these.



*The 2013 Waltham Cross Classic Car day. The Benchmarking Studies showed that these types of event are much-valued by shoppers and businesses alike.*

### Hot food takeaway policy

During the monitoring year the Council developed, consulted upon and adopted a new interim policy on hot food takeaways. This aims to balance the demand for take-aways with their impacts on the vitality of shopping areas, on the amenity of the borough, and on health. The policy is also being introduced to prevent an over proliferation of takeaways and to take account of their proximity to secondary schools.

### Leisure

One leisure development has been completed during the monitoring year – the change of use of an industrial unit in Hoddesdon Business Park to a children's indoor play centre.

The Council has also approved two major developments during the year. The first permits the external works required as part of the Council's £4 million redevelopment of Grundy Park leisure centre to provide a first class modern facility for the borough's residents. Work also commenced on this scheme during the year, and is now largely completed. The second major approval is a £6.3 million programme of legacy works at the Lee Valley White Water Centre in Waltham Cross, which hosted the Canoe Slalom events of the London 2012 Olympic Games. This will provide an additional pavilion and café space, as well as a base for the British Canoe Union. Again, work also began on this during the monitoring year and is progressing well.



*Artists impression of the approved new pavilion as part of the enhancement and legacy works at the Lee Valley White Water Centre*

### Education and healthcare

During the monitoring year three educational developments have been completed. Two of these were permissions for temporary classrooms (at Downfield School and Brookland School, both in Cheshunt), reflecting the consistency of the issue of primary education capacity. The other comprised an extension to Hurst Drive School in Waltham Cross. A further 3,268 sqm of school extensions remain committed, as well as extensions to Herts Regional College approved during the monitoring year to provide additional teaching space.

During the monitoring year one new healthcare facility was completed, involving the change of use of a recruitment office in Waltham Cross High Street to a health/wellbeing centre. Expansion of Wormley Medical Centre and a new surgery at Fawkon Walk in Hoddesdon remain committed.

# Environment and Sustainability

## Natural environment

The borough has:

- 33.14 sq km of green belt (65% of the total), the same as 2011/12;
- 8.6 sq km of open space; including parks, informal spaces, play areas, sports pitches and the [Lee Valley Regional Park](#) which stretches 26 miles from Ware to East London;
- Five Council-owned parks and open spaces with [Green Flag awards](#), up from four last year;
- Three golf courses;
- 15 allotment sites;
- Roughly 2,500 individually protected trees and a further 15 protected woodland areas.

During the monitoring year the Council enacted three new Tree Protection Orders, covering trees at Halstead Hill and Barrow Lane in Goff's Oak, 10a St Catherine's Road in Broxbourne and Cedar Lodge on Cheshunt High Street.

Owners of protected trees are entitled to apply for works to them where necessary – during the monitoring year the Council received 107 such applications, of which 105 (98%) were approved.

## Historic environment

A number of valued historic assets are protected because of their appearance and amenity value.

The borough has:

- [303 listed buildings and structures](#);
- [52 locally listed buildings and structures](#);
- 6 conservation areas and numerous areas of archaeological interest;

As with protected trees, it is important that owners of these historic assets are able to sensitively adapt them where appropriate. During the monitoring year the Council received:

- 21 applications for works to listed buildings, of which 18 (86%) were approved;
- 2 applications to demolish a building in a conservation area – both were approved;

## Good design and sustainability

The Council is committed to increasing the quality of development in Broxbourne. New buildings and spaces should become valued places that stand the test of time, and their design and sustainability credentials are a crucial part of that. During the monitoring year:

- The Council adopted its [Waste Supplementary Planning Guidance](#), which will assist developers in providing adequate facilities for the storage and collection of different waste streams within new development;
- Environment Agency figures showed that the borough's average daily water usage per person in 2012/2013 was the highest in Hertfordshire at 159.1 litres, although this was a drop from 2011/2012. The Council will continue to apply national best practice standards in new developments to reduce this amount further;
- The Council begun work on a new Sustainability Plan, covering 2013-2018. This has since been [published](#);
- The borough's recycling rate has dropped 5.8% to 34.3% overall. This is largely due to contamination issues and is being addressed;
- Hertfordshire County Council gained responsibilities as a 'lead local flood authority' and will eventually approve and adopt new Sustainable Drainage Systems in developments. To enable this it published an [Interim SuDS Policy Statement](#) in November 2012;
- The Council began work on the Broxbourne Design Guide, which aims to improve the standard of design in new developments in the borough.

# Infrastructure and contributions

## Transport and utilities

As the population of the borough grows, it is essential that the borough's infrastructure is able to cope. During the monitoring year:

- Transport for London published its plans for [Crossrail 2](#), a new cross-London railway. One option is a 'regional' express service which would run from south-west to north-east London and on into Broxbourne. The Council has supported this option and is working with TfL as they develop the proposals;
- Hertfordshire County Council has published its [Hertfordshire Inter Urban Route Strategy](#);
- Funding was received from News International for the approved bridge over the Southbury Loop railway line to link the Park Plaza site with Waltham Cross town centre;
- Network Rail put forward proposals to construct a pedestrian/cycle bridge to replace Cadmore Lane level crossing in Cheshunt, and a similar scheme at Mansers Crossing in Hoddesdon has been approved. Both will provide improved and safer access to the Lee Valley Regional Park;
- Planning applications for 6 new telecommunications masts were received (compared to 12 in 2011/2012) – 3 were approved, but 3 were refused because of issues with their location;
- Thames Water's progressed its plans to improve [Deephams Sewage Works](#) in Enfield which treats waste water from the south of the borough;
- National Grid's proposals to upgrade the [major power lines](#) running from Waltham Cross to Tottenham proceeded to examination as a National Significant Infrastructure Project;
- In its new role as lead local flood authority, Hertfordshire County Council continued work with the Environment Agency to improve the understanding of flood risk in the borough;

## Funding contributions from development

Where development places additional demands on certain types of infrastructure, the Council seeks 'Section 106' contributions to fund improvement schemes and mitigation works. Contributions are ordinarily sought at £3,000 per bedroom on residential schemes, as well as in accordance with the [Hertfordshire County Council toolkit](#) where contributions to transport and education are required. For commercial schemes infrastructure and project requirements can vary much more, and so these are negotiated on a case-by-case basis.

During the year, £3.05 million was collected from approved developments. This included £2.5 million to fund the approved bridge at Park Plaza (see above). Nearly £700,000 has been spent during the year – primarily on general Community Plan projects and affordable housing.

In addition to the funding for the approved bridge at Park Plaza, a further £2.5 million remains committed for other projects. This includes (all figures are approximate):

- £550,000 for general Community Plan projects;
- £450,000 for improvements in the area around Cheshunt South Reservoir;
- £400,000 for improvements to Essex Road, Hoddesdon;
- £200,000 for general infrastructure projects;
- £150,000 for improvements to pedestrian access and links;
- £150,000 for Hertfordshire County Council projects;
- £150,000 for community safety projects.

The Section 106 process for securing contributions for strategic infrastructure may in due course be supplemented by the Community Infrastructure Levy. This would be a more rigid charge derived from the borough's infrastructure needs. The first stage in this process was a joint [Viability Assessment](#) with other Hertfordshire authorities, and the Council intends to consult on a draft charging schedule at the same time as the draft Local Plan.

## Overall conclusions for 2012/2013

The 2012/2013 monitoring year has been one of preparation for the future. The new Local Plan for the borough is nearing completion, and whilst this is not yet ready for consultation a number of key projects have moved forward. The Waltham Cross Draft Town Centre Strategy has been published for consultation and sets out the Council's ambitions and proposals for the future of the town, and interim and supplementary policies on waste and hot food takeaways now provide further guidance for developers on these key issues.

The total amount of completed development has been modest, although both housing and employment completions have experienced increases from 2011/2012. This reflects early signs of recovery in the construction sector. The Council has capitalised on this and worked hard with developers to bring forward two new edge-of-urban green belt sites for development outside the Local Plan process, resulting in outline approvals for nearly 200 new homes. The borough therefore retains more than five years supply of future housing land and given increasing developer interest the Council expects a significant boost in the delivery rate over the coming years.



*The Lee Valley White Water Centre during the London 2012 Olympic Games, August 2012*

The year also saw the borough feature on TV screens around the world and visited by nearly 100,000 sports fans as it hosted the Canoe Slalom events of the London 2012 Olympics. Upgrade and enhancement works to the White Water Centre by the Lee Valley Regional Park Authority have been approved during the year, enabling its role within the sport and as a leisure destination to be further enhanced. This will offer a genuine legacy for Broxbourne on which future plans (particularly for the Waltham Cross area) can and will continue to build.

Clearly there is work still do to and some areas for improvement if the Council's aspirations are to be met. Nevertheless, the Council hopes that progress during the past year will leave the borough well placed for the future.

## Appendix I: Sites contributing to 5 year housing land supply

Approved and Commitment Sites			
Site Ref	Site Location/Name	Comments	Dwellings to build
HOD-U-03	Hoddesdon Snooker Club	Work commenced, subsequent application for more flats on site granted subject to completion of a Section 106 obligation.	17
HOD-U-09	90 Ware Road, Hoddesdon	Awaiting discharge of conditions.	7
HOD-U-15	76 High Street, Hoddesdon	Work commenced.	42
HOD-U-16	Former Broxbourne Engineering & Petron Amusements sites, Hoddesdon	Permission granted.	52
HOD-U-37	110-114 High Street, Hoddesdon	Conditions discharged, demolition commenced.	13
HOD-U-38	Brocket Hall, Lowfield Lane, Hoddesdon	Awaiting discharge of conditions.	5
HOD-U-39	Hoddesdon Youth Centre	Awaiting additional funding for a new youth centre, before marketing the site for a developer to submit a reserved matters application.	5
BWT-U-01	Herts Regional College, Turnford	Construction on the site is nearing completion.	28
BWT-U-10	Rear gardens of 72 High Road, Wormley	Completion anticipated within 2 years.	11
CG-U-01	Cheshunt South Reservoir	Almost two thirds of development now completed.	92
CG-U-04	88-90 Turners Hill, Cheshunt	Conditions discharged, work anticipated to begin on site shortly.	12
CG-U-05	111-113 Crossbrook Street, Cheshunt	Work commenced.	16
CG-U-13	Land rear of 45-47 High Street, Cheshunt	Permission granted.	6
CG-U-24	38-40 High Street, Cheshunt	Permission granted.	10
CG-U-34	212 Windmill Lane, Cheshunt	Re-submission granted planning permission.	9
CG-U-36	Magistrates Court, Cheshunt	Awaiting discharge of conditions.	8
CG-U-41	British Stores College Road, Cheshunt	Permission recently granted, awaiting supplementary information to satisfy planning conditions.	5
CG-GB-33	Halstead Hill, Goff's Oak	Outline permission granted subject to completion of a Section 106 obligation.	14
CG-GB-24	Everest Site, Andrews Lane, Cheshunt	Outline permission granted, reserved matters application submitted.	96
WX-U-01	Conservative Club, Eleanor Cross Road, WX	Re-submission granted planning permission in 2011.	60
WX-U-28	Durkan House, WX	Prior approval notice approved, plans show layout with 60 units.	60
WX-U-29	Eugena House, WX	Work nearing completion.	11
WX-U-30	Harold House, 73 High Street, WX	Permission granted.	7
WX-GB-01	Britannia Nurseries	Outline application approved by Secretary of State but awaiting S106, once approved reserved matters application expected to follow shortly.	90
			<b>SUB-TOTAL: 676</b>
N/A	75 different small sites with permission for less than 5 units		114
			<b>TOTAL: 790</b>

<b>SHLAA Sites 2013-2018</b>			
<b>Site Ref</b>	<b>Site Location/Name</b>	<b>Comments</b>	<b>N° of dwellings</b>
HOD-U-13	Oaklands Site, Hoddesdon	Pre-application discussions have taken place and a planning application is awaited.	71
HOD-U-26	"The Old Highway", Whitley Road, Hoddesdon	Previous permissions have been refused, but on numbers of units rather than principle. Still considered viable for 10 units but awaiting new application.	10
HOD-U-27	Land off Brewery Road, Hoddesdon	A planning application has been received for a mixed-use scheme on the site.	14
HOD-U-28	Crown buildings and Squash Club, Conduit Lane, Hoddesdon	Initial plans have been circulated and pre-application discussions held. A planning application is expected once parking issues have been resolved between parties.	10
BWT-U-08	Wormley Primary School, St Laurence Drive	Initial drawings prepared for redevelopment for residential and care home use. Application anticipated by end of 2013.	20
BWT-U-13	Bridge House, Broxbourne	A planning application has been withdrawn, but the principle was not an issue.	12
CG-U-08	51 Churchgate, Cheshunt	Previous permission approved, still considered deliverable within five years.	11
CG-U-10	167 Turners Hill, Cheshunt	Previous permission approved, still considered deliverable within five years.	9
CG-U-15	Fourfields Elderly Peoples Home, Rosedale Way	Landowner has suggested relocation and redevelopment, preliminary drawings have been discussed. Application expected by end of 2013.	22
CG-U-16	Land at Cheshunt School, College Road	Discussions with the School suggest bringing the site forward within five years.	30
CG-U-18	Lawrence Garden Garage Court, Cheshunt	Identified as a potential development site but with replacement parking within the development for the loss of garages.	11
CG-U-20	68 Flamstead End Road, Cheshunt	Identified as part of wider Whitefield's Estate Regeneration Plan. Some initial discussions held with landowners on its developability and deliverability.	30
CG-U-23	23-25 High Street, Cheshunt	Previous application refused on design but housing still acceptable in principle.	10
CG-U-38	2 Longfield Lane, Cheshunt	Previous applications for flats refused but housing considered acceptable.	5
CG-U-39	Tanglewood & Windrush, Newgatestreet Road	Previous applications refused a different layout considered acceptable.	5
CG-U-42	Whitefield's Estate Regeneration Plan, Cheshunt	Permissions granted but since lapsed on two of the four sites identified in the Plan. Discussions recently held with the landowner to bring them forward.	16
CG-GB-01	Former St Mary's School Site, Cheshunt	Site now purchased by a developer, planning application expected to be submitted by the end of 2013.	95
WX-U-08	Garage to the south of Shortmead Drive, WX	Identified as a potential development site through the submission of another application for redevelopment of garages in local area.	5
WX-U-15	Hazlemere Marina, Station Road, WX	Development brief prepared, the Canal and River Trust has experienced significant interest in the site from developers.	40
WX-U-23	Industrial premises off Bryanstone Road, north of Eleanor Cross Road, WX	Pre-applications held on bringing forward a development to complement the adjacent approval at Britannia Nurseries.	34
WX-U-31	Eleanor House (upper floors only), WX	Identified as a mixed use site in the Waltham Cross Town Centre Strategy and some pre-application discussions held.	24
WX-U-25	Theobalds Grove Station car park, WX	Pre-application discussions held with Network Rail who are looking at a comprehensive scheme larger than the original draft development brief.	50
WX-U-26	Pavilions Centre, High Street, WX	Previous application lapsed but landowner still interested, principle of housing above retail units supported in Waltham Cross Town Centre Strategy.	55
WX-U-32	Cameron Drive Sites, WX	Pre-application discussions held, with application expected by end of 2013.	5
<b>TOTAL:</b>			<b>594</b>

For queries on the Annual Monitoring Report, please contact Rob Webster in the Council's Planning Policy Team by emailing [Hrmw.planning@broxbourne.gov.uk](mailto:Hrmw.planning@broxbourne.gov.uk), or by calling 01992 785555 ext. 5787



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