

The Broxbourne Pre-Submission Core Strategy addresses the key planning issues facing the borough over the next 15 years and sets out ambitious but realistic plans for Broxbourne to become a more prosperous and sustainable community.

The Pre-Submission Core Strategy has been published for a six week period and representations can be made from Monday 23 August 2010 until **Friday 15 October 2010**.

Representations can be made in writing to the **Planning Policy Team, Broxbourne Borough Council, Bishops' College, Churchgate, Cheshunt, Hertfordshire, EN8 9XB** or via electronic communication using the Council's online planning consultation portal or to **corestrategy@broxbourne.gov.uk**.

Representations may be accompanied by a request to be notified of any of the following: (i) that the Core Strategy has been submitted to the Secretary of State for independent examination, (ii) that the person appointed to carry out the independent examination has published their recommendations and/or (iii) that the Core Strategy has been formally adopted by the Council.



Copies of the Pre-Submission Core Strategy are available to view at:

- The Council's website **[www.broxbourne.gov.uk/corestrategy](http://www.broxbourne.gov.uk/corestrategy)**
- The Council's office at Bishops' College from 8am – 6pm on Monday, Wednesday and Thursday, 8am – 7:30pm on Tuesday, 8am – 5:30pm on Friday and 9am – 1pm on Saturday.
- Hoddesdon One Stop Shop in Unit 42 of the Tower Centre from 9am – 5:30pm on Mondays, Tuesday, Wednesday, Thursday and Friday and 9am – 4pm on Saturday.
- Cheshunt One Stop Shop in Wolsey Hall on Windmill Lane from 9am – 5:30pm on Monday, Tuesday, Wednesday, Thursday and Friday and 9am – 1pm on Saturday.
- Waltham Cross One Stop Shop at 123 High Street from 9am – 5:30pm on Monday, Tuesday, Wednesday, Thursday and Friday and 9am – 4pm on Saturday.
- Hoddesdon Library at 98a High Street from 9am – 8pm on Monday, Wednesday, Thursday and Friday, 10am – 8pm on Tuesday, and 9am – 4pm on Saturday.
- Cheshunt Library on Turners Hill from 9am – 7pm on Monday, Wednesday and Friday, 10am – 7pm on Tuesday, 9am – 5pm on Thursday and 9am – 4pm on Saturday.
- Waltham Cross Library at 123 High Street from 9am – 5:30pm on Monday, Tuesday, Wednesday, Thursday and Friday and 9am – 4pm on Saturday.
- Goffs Oak Library on Goffs Lane from 9am – 1pm and 2pm – 6pm on Monday, Tuesday, Thursday and Friday and 9am – 1pm on Saturday. It is closed on Wednesday.

Please contact the Planning Policy Team at **corestrategy@broxbourne.gov.uk** or by phoning **01992 785559** if you have any questions.

# Broxbourne Local Development Framework

Pre-Submission Core Strategy  
Summary leaflet

August 2010



The Core Strategy sets out a vision for the future of Broxbourne as a prosperous and sustainable community.

It explores the unique features of the borough and identifies the main challenges and key drivers of change over the next 15 years.

It then sets out ambitious but realistic plans to guide new development, regenerate neighbourhoods, improve services and facilities and protect the environment.

# The key policies are to:

- Regenerate neighbourhoods by building high quality and sustainable buildings
- Enhance sense of community and sense of place by promoting unique assets such as the Olympic Lee Valley White Water Centre and Lee Valley Regional Park
- Build 240 new homes a year with a flexible 40 per cent affordable housing target
- Build a range of homes in urban areas and larger family homes in attractive greenfield locations
- Support Hoddesdon and Waltham Cross town centres as popular shopping and leisure destinations
- Deliver Greater Brookfield for prestigious retail and leisure development
- Focus jobs in existing employment areas with an emphasis on high-value jobs at Park Plaza
- Protect the green belt, Lee Valley Regional Park and other important open spaces
- Deliver transport services, utilities and community facilities to support development



**A. A10 Route management strategy**  
To ensure A10 and other roads can accommodate future traffic levels

**B. West of Hoddesdon Area of Search**  
Where green belt land might be released for new housing development

**C. Green Spaces**  
To protect the green belt, green links and other green spaces from inappropriate development

**D. Greater Brookfield**  
A prestigious development for major new retail and leisure floorspace

**E. Goffs Oak Area of Search**  
Where green belt land might be released for new housing development

**F. Bury Green Area of Search**  
Where green belt land might be released for new housing development

**G. Park Plaza Area of Search**  
Where green belt land might be released for new business park development



**H. Employment Areas**  
To retain and improve employment areas and attract new high-value jobs

**I. Hoddesdon Town Centre**  
To create a livelier and more attractive town centre

**J. Transport**  
To improve public transport, walking and cycling routes

**K. Lee Valley Regional Park**  
To protect and enhance opportunities for leisure and recreation

**L. Housing**  
A range of market and affordable housing in urban and green belt sites

**M. 2012 Olympics**  
Lee Valley White Water Centre

**N. Waltham Cross Renaissance**  
To improve the street scene along Eleanor Cross Road

**O. Waltham Cross Town Centre**  
To create a livelier and more attractive town centre

**P. Design**  
High quality and sustainable design