

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPEAL BY LW DEVELOPMENTS LTD

An Appeal Against the refusal of a planning application for:

Area 1 - New stadium with capacity for up to 2,000 spectators. 53 no. 1 bedroom apartments, 62 no. 2 bedroom apartments, 26 no. 3 bedroom houses and 22 no. 4 bedroom houses, (163 residential dwellings) highway access works, internal roads and supporting infrastructure.

Area 2 - Northern block - New facilities for Cheshunt Football Club in use classes D1, D2 and sui generis - matters relating to internal layout and appearance reserved.

Area 3 - Western block - New sports, community, leisure and commercial uses in use classes A1, A3, A4, A5, B1, D1 and D2 - matters relating to internal layout reserved.

Land at Cheshunt Football Club, Theobold's Lane, Cheshunt, Herts, EN8 8RU

PINS REFERENCE: APP/W1905/W/21/3271027

PLANNING APPLICATION REF: 07/18/0514/F

ROLAND BOLTON PROOF OF EVIDENCE:

CORE DOCUMENT: 2.11 AMR2020

Prepared by

Strategic Planning Research Unit

DLP Planning Ltd

Sheffield

June 2021



**BOROUGH OF
BROXBOURNE**

www.broxbourne.gov.uk



Authority Monitoring Report

2018-2020

Contents

Executive Summary	4
1. Introduction	6
1a. Plans and Strategies	6
1b. Local Plan sites	6
2. Housing – key statistics	8
3. Housing supply	10
3a. Local Plan sites	10
3b. Windfall	11
3c. Residential Permitted development.....	14
3d. Five Year Housing Land Supply	16
4. Accommodation for Different Housing Needs.....	17
4a. Affordable Housing (including homeless accommodation).....	17
4b. Older People’s Accommodation.....	19
4c. Gypsy & Traveller Accommodation.....	19
4d. Houses in Multiple Occupation (HMOs)	19
4e. Self-Build and Custom Build Housing	20
5. Employment.....	21
5a. Labour market profile.....	21
5b. Local Plan employment sites	22
5c. Non-Local Plan employment sites.....	23
6. Town Centres.....	24
6a. Waltham Cross Town Centre.....	24
6b. Cheshunt Old Pond	26
6c. Hoddesdon Town Centre	27
7. Green Belt	28
7a. Extent of Green Belt	28
7b. Development in the Green Belt.....	30
8. Infrastructure	33
Essex Road Bridge.....	33
Goffs Academy.....	33
New Primary School at High Leigh Garden Village.....	33
Goffs Churchgate Academy.....	34
9. Public Inquiries.....	34
Energy Recovery Facility (incinerator), Ratty’s Lane, Hoddesdon.....	34
Appendix A: House prices, annual earnings, and affordability.....	36

Appendix B: Progress at Local Plan Housing Sites	37
Appendix C: Major schemes under construction as at February 2021	41
Appendix D: Permitted Development Schemes	43
Appendix E: Labour Market Statistics.....	47
Appendix F: List of housing completions and commitments in 2018/19	52
Appendix G: List of housing completions and commitments in 2019/20.....	52
Appendix H: Housing Trajectory (including 15 year supply)	52

Figures

Figure 1: Local Plan Key Diagram.....	7
Figure 2: Median housing affordability ratios in Broxbourne, 1997-2019.....	8
Figure 3: Commitments, completions and housing requirements 2009-2020	9
Figure 4: Windfall v Local Plan delivery, 2009-2021	11
Figure 5: Prior notification dwelling completions and commitments 2013-2020	15
Figure 6: affordable housing completions, 2010-2020	17
Figure 7: Change in total jobs with the borough, 2000-2019.....	21
Figure 8: Changing occupation of borough residents, 2000-2020	21
Figure 9: Vacancy rates in the main shopping centres, 2020	24
Figure 10: Proposed Local Plan Green Belt deletions	29
Figure 11: Residential development in the Green Belt, 2009-20.....	32

Tables

Table 1: Housing delivery since the 2016 base year.....	16
Table 2: Five-year housing land supply position	16
Table 3: Self-build and custom build register, permissions, and completions.....	20
Table 4: Green Belt scheduled for deletion upon adoption of the Local Plan.....	28
Table 5: Residential completions in the Green Belt 2018/19	30
Table 6: Residential completions in the Green Belt, 2019/20	30

Executive Summary

Plans and Strategies

- The Cheshunt Old Pond Strategy was adopted in March 2020
- The Local Plan 2018-2033 was adopted in June 2020

Housing

- The average house price decreased by £500 to £351,500
- Housing affordability reduced slightly, as the ratio of median house prices to earnings was 11.53, up from 11.17 in 2018
- 457 net additional dwellings were completed during 2018/9 and 150 during 2019/20 including developments at Britannia Nurseries and Hazlemere Marina in Waltham Cross, and at Cheshunt School and the former St Mary's School site
- The total number of dwellings in the borough was 41,166 on 1 April 2020
- Planning permission was granted for 2,336 new dwellings in 2019/20, including 1,725 at Cheshunt Lakeside, 360 at Tudor Nurseries, 153 at Broxbourne School
- 53 affordable homes were completed in 2018/9 and 47 in 2019/20, including 36 at Britannia Nurseries, 8 at Church House, and 32 temporary homeless accommodation units at Unit 1 Delamare road (Cheshunt Lakeside)
- A 60-bed care home at the former Speakerbus site was completed and a new care home was under construction at the former Wormley primary school site
- Permitted development (prior notifications) accounted for the delivery of 49 dwellings in 2018/19 (including 44 at Bartholomew Court, Waltham Cross) and 2 in 2019/20
- The five-year housing land supply at 1 April 2020 is 3,803 dwellings or 5.39 years

Employment

- The total number of jobs in the borough (including the self-employed) decreased to around 40,000 as shown in Figure 8 below, but the number of economically inactive residents aged 16-64 decreased slightly to 20.3%
- Median gross annual workplace earnings fell from £31,525 in 2018 to £30,497 in 2019
- Median annual workplace earnings decreased by £1,028 to £30,497
- 10,280 sqm of new employment floorspace was created at Volker Wessels Headquarters in Hoddesdon and the opening of a new car showroom and offices at Big Motoring World on the A10 at Park Plaza
- Planning permission was granted for new employment space including a hyper-scale data centre at Maxwells Farm West, and 11,500 sqm of warehousing at the Monro Business Park, Waltham Cross

Town Centres

- The Cheshunt Old Pond Strategy was adopted
- Queen Eleanor Square, Waltham Cross major public realm scheme completed
- Permission was granted for a new 60-bed hotel in Waltham Cross town centre

Green Belt

- The total extent of Green Belt was due to decrease by 490 hectares from 3,314 hectares to 2,824 hectares as a result of adoption of the Local Plan (which took place after the monitoring year)

- Eight developments took place in the Green Belt during 2019/20, delivering 41 dwellings, and 136 dwellings were delivered in 2018/19. Planning permission was granted for 13 proposals (33 dwellings) in the Green Belt in 2019/20.

Infrastructure

- Hertfordshire County Council granted planning permission for a new 2FE primary School at High Leigh Garden Village
- Two extra classrooms were provided at St Catherine's Primary School.
- Works were completed to provide a new science and technology block and new indoor and outdoor sports facilities at the Goffs Churchgate Academy (formerly Cheshunt School);
- Planned relocation of Broxbourne School commenced during the monitoring year;
- Planning permission was granted for the conversion of the old Rosedale Sports Club to a full time day nursery for 95 children.

Public Inquiries

- In July 2019, the Secretary of State refused permission for an Energy Recovery Facility at Ratty's Lane, Hoddesdon.

1. Introduction

Local Authorities are required by Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended by section 113 of the Localism Act 2011) to publish an annual Authority Monitoring Report (AMR). This report outlines the extent to which the policies set out in the local development documents are being achieved.

1a. Plans and Strategies

The Local Development Scheme (LDS) identifies all planning documents that the Council wishes to produce and the timeframe for their preparation. The LDS was last updated in 2017 to reflect the emerging Local Plan. The LDS is on the Council's website¹.

Broxbourne's new Local Plan 2018-2033 was submitted to the Planning Inspectorate in March 2018 in accordance with the LDS. The Local Plan Inspector's Final Report was received on 23 April 2020. The Local Plan was subsequently adopted by the Council in June 2020 and is available to view at www.broxbourne.gov.uk/localplan.

The Cheshunt Old Pond Strategy was adopted in March 2020. The strategy and consultation report are available on the [website](#). For further details see the Town Centres section below.

1b. Local Plan sites

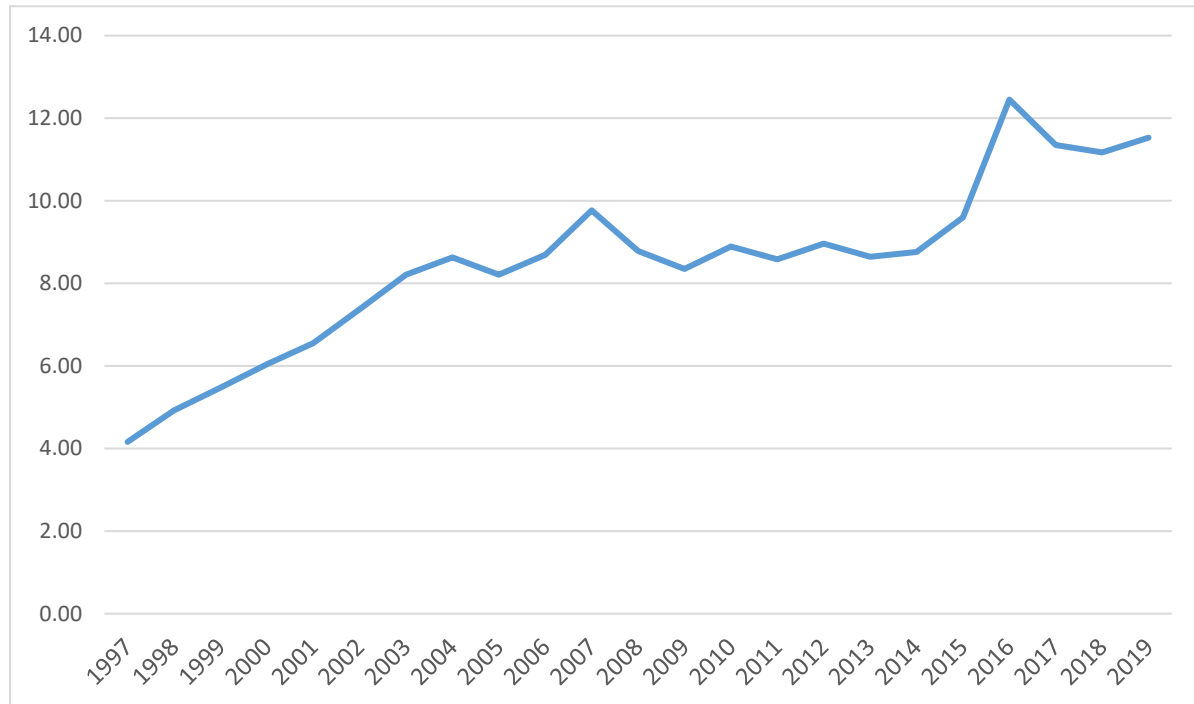
The Local Plan contains a number of Concept Plans which indicate the principles of development at the larger site allocations. The location of these sites are shown on the borough-wide Key Diagram, reproduced in **Figure 1 below**. An update on progress with all the Local Plan sites is provided at **Appendix B**. For more information on the policy approach to these sites, please refer to the Local Plan at www.broxbourne.gov.uk/localplan.

¹ <https://www.broxbourne.gov.uk/planning/monitoring/3?documentId=187&categoryId=20008>

2. Housing – key statistics

Housing affordability worsened slightly as the house price to earnings ratio increased from 11.17 in 2018 to 11.53 in 2019². The average house price in Broxbourne was £351,500 (down from £352,000 in 2018). The gross average annual workplace earnings was £30,497 (down from £31,525 in 2018). **Appendix A** provides the data since 1997.

Figure 2: Median housing affordability ratios in Broxbourne, 1997-2019



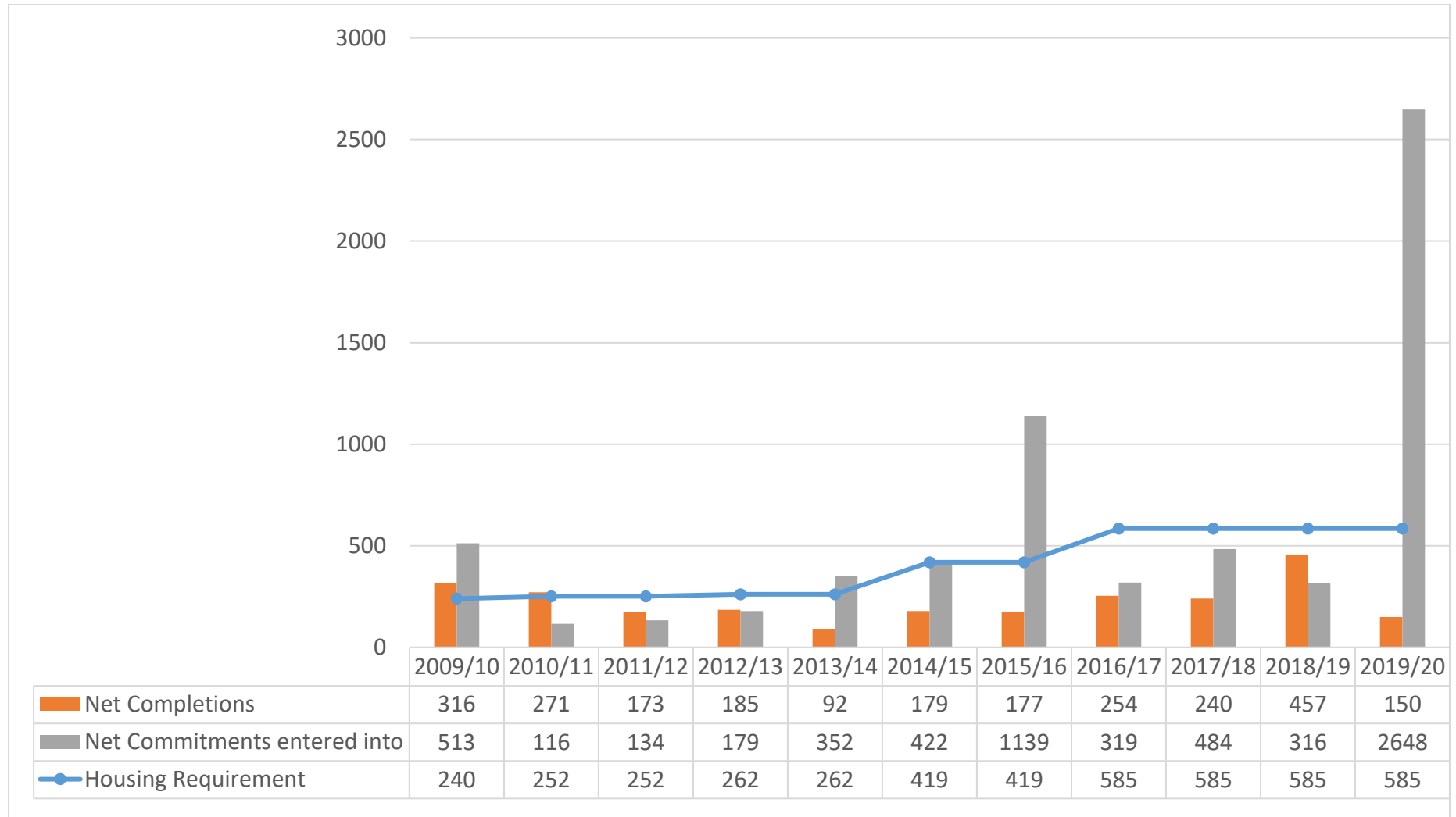
Source: Office for National Statistics

Due to the finalisation of the Broxbourne Local Plan an Authority Monitoring Report was not published for the monitoring year 2018/9 and therefore completions for 2018/19 are reported here. In total **150 dwellings were completed during 2019/20 and 457 dwellings were completed in 2018/19**. This was significantly below the housing requirement of 585 set by the government using its standard method for calculating housing need in the absence of an up-to-date Local Plan. This need should reduce to 454 during the 2020/1 monitoring year to reflect adoption of the new Local Plan. During the 2019-20 monitoring year planning permissions were granted for a net additional **2,648 new dwellings**. This section lists all major (10+ dwellings) schemes consented.

Spreadsheets of all the consented and completed schemes during and 2018/9 and 2019/20 are provided in Appendices F and G.

²<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian> (tab 5c)

Figure 3: Commitments, completions and housing requirements 2009-2020



3. Housing supply

This section sets out details of schemes consented and completed during the 2018/19 and 2019/20 monitoring years. Comprehensive lists of major (10+ dwellings) consented and completed schemes are provided in Appendices C and D. A list of schemes under construction is contained within Appendix B. A full list of all completions and commitments is provided in the separate spreadsheets which accompany the AMR.

3a. Local Plan sites

Appendix A contains a list of sites allocated in the Local Plan and progress in housing delivery against each one.

Britannia Nurseries, Waltham Cross (Local plan policy LV6, planning reference 07/16/1354/RM). The final 37 dwellings in this 90 dwelling scheme were completed. This site of a former horticultural nursery was approved for redevelopment in October 2015. The development of 90 new houses delivered 53 units in 2018/19 and a further 37 in 2019/20 with the last house occupied in July. The development acts as a gateway between the Lee Valley Regional Park to the east, the allotments to the north and Waltham Cross town centre to the west.



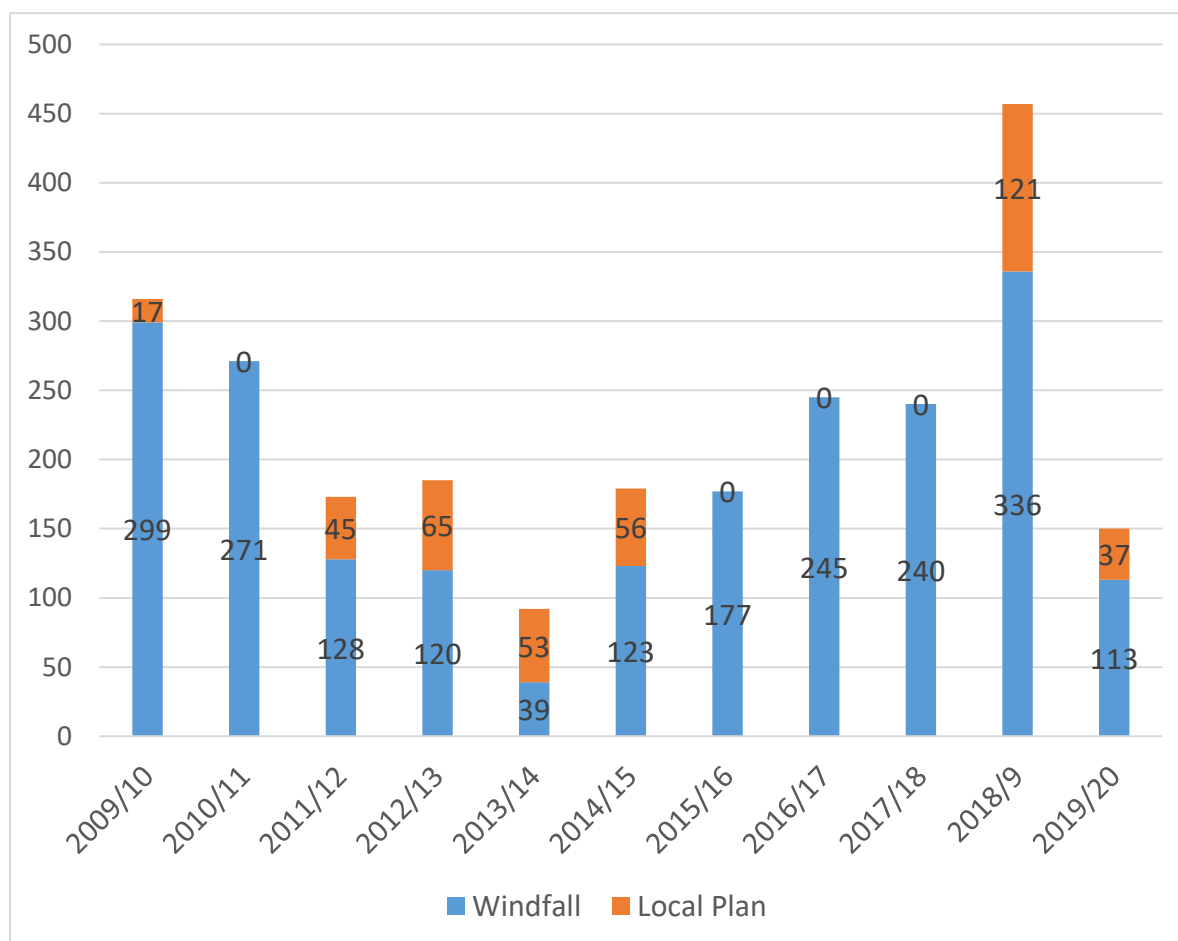
A pedestrian footbridge will link the new amenity land, including a children's playground, with the large pond within the Park. The development integrates impressive sustainable infrastructure including two large swales, part of the Sustainable Urban Draining System (SUDS) and areas of porous paving. 36 affordable houses were delivered, amounting to 32% of the overall development. This falls slightly below the 40% affordable housing requirement as set out in the Local Plan. The remaining 8% was collected as a financial contribution.

Planning permission was granted for 2,366 new dwellings at Local Plan sites during 2019/20. Of this total 1,725 (65%) was from the grant of outline consent for a major mixed-use scheme at Cheshunt Lakeside (Local Plan site CH1), although in the housing trajectory this is reduced to 1,530 dwellings to avoid double-counting with a reserved matters consent for 195 dwellings at phase 1A within the outline consent. Other large consents during the monitoring year included 360 dwellings at Tudor Nurseries (part of Local Plan policy CH2: Rosedale Park); 153 dwellings at Broxbourne School (Local Plan policy BX4); and Tina Nursery (part of Local Plan site GO2: North of Goffs Lane). Other large windfall consents included Oaklands and the former squash club, both at Hoddesdon.

3b. Windfall

The Local Plan housing trajectory indicates 70 windfalls per year. Actual windfall completions over 10 years are shown in Figure 3 below. During the 2019/20 monitoring year, **windfall represented 75% of total completions** (113 out of 150 delivered).

Figure 4: Windfall v Local Plan delivery, 2009-2021



During 2018/9, actual windfall delivery represented 73% of total completions (336 of 457 delivered). **Major windfall sites fully completed during the 2018-9 and 2019-20 monitoring years are described below.**

Former St Mary's High School (07/14/0076/F)

Following relocation of the school to a site at Lieutenant Ellis Way, this windfall site, approved for development in January 2014, became available. The residential scheme comprised 12 apartments and 67 houses, alongside landscaped open spaces and an attenuation pond as part of its Sustainable Urban Drainage System (SUDS). 70 residential units were delivered in the 2018/19 monitoring period as well as 9 the year previous. The affordable housing units are a



mix of houses and the 12 apartments equating to 30% of the development, with an 80:20 split between affordable rent and sale homes. A viability appraisal was submitted as justification for this reduced affordable housing contribution. The very special circumstances to permit this development in the Green Belt was the remediation of a redundant and derelict site.

Former Cheshunt School (07/15/0595/RM)

The redevelopment of a 2.76 ha area of the Cheshunt school site was granted planning permission in November 2015 for the construction of 14 apartments and 74 houses. On this windfall site 51 units were completed during the 2018/19 monitoring year with a further 37 delivered the previous year, totalling 88 new homes. Although there were no affordable housing units secured with the development of this Greenbelt site, it was considered that the benefits of upgrades to educational facilities, through developer contributions, was an acceptable compensation.



Apartment Blocks at Lampits, Hoddesdon (various planning references)

In July 2005 the Council approved the construction of mansard roofs on the existing apartment blocks A, C, D, E & F at Lampits, a windfall site. Of the 33 new flats 25 were delivered in 18/19 and a further 8 in 19/20. Additionally, a separate planning application concerning block B at Lampits was approved, in March 2019, for the construction of a mansard roof to contain eight new one and two bed apartments. These were completed during the 2019/20 monitoring period.



Hazlemere Marina (planning reference 07/16/0001/F)

In November 2015 an application for the redevelopment of the river front site to provide nine apartment buildings comprising 114 dwellings, provision of 4 Houseboat moorings and the refurbishment of the existing lock keepers cottage for use as a restaurant/café. This windfall site delivered 70 units in 2018/19 and a further 11 in 2019/20. There was a contribution of 18 affordable housing apartments. This accounts for approximately 21% of the overall development. This shortfall was accepted by the Council following independent advice on a viability appraisal which confirmed the level of affordable housing was reasonable when set against the expected developer profit. These units were delivered in 2018/19. Additionally the council considered the development of high quality



design and with impressive sustainability credentials including 119 bicycle parking spaces, 'Marina Square' 750sqm of public open space and the reuse of the locally listed *Lock Cottage*.

Oaklands, Hoddesdon (07/18/1146/F)

Planning permission was granted for 304 new dwellings at windfall sites during 2019/20. The largest of these was for 60 new dwellings at Oaklands Yard Hoddesdon. Others included 24 new dwellings at the former Hoddesdon Squash Club, and 22 dwellings at Woodside, Hoddesdon.

3c. Residential Permitted development

Article 3, Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) allows for the conversion of a variety of buildings from one use class to another without planning permission as follows:

- Class G: retail or betting office or pay day loan shop to a mixed use buildings including 2 flats
- Class L: small HMOs to dwellings and vice versa
- Class M: shops, financial and professional services or hot food takeaways, betting office, pay day loan shop or launderette to dwellings
- Class N: an amusement arcade, centre or a casino to dwellings
- Class O: offices to dwellings
- Class P: storage or distribution centre to dwellings
- Class PA: premises in light industrial use to dwellings
- Class Q: agricultural buildings to dwellings

Prior notification completions during the monitoring period

- During 2018/19, 47 prior notification dwellings were completed, including 44 dwellings in a major office to residential conversion at Bartholomew Court (now know as Swan Court), Waltham Cross town centre; two through agricultural conversion at Spring Farm; and a single dwelling from the conversion of a launderette at Newgatestreet Road, Waltham Cross.
- During 2019/20, 2 prior notification dwellings were completed (conversion of a laundrette into 2 studio flats on Roundmoor Drive, Cheshunt

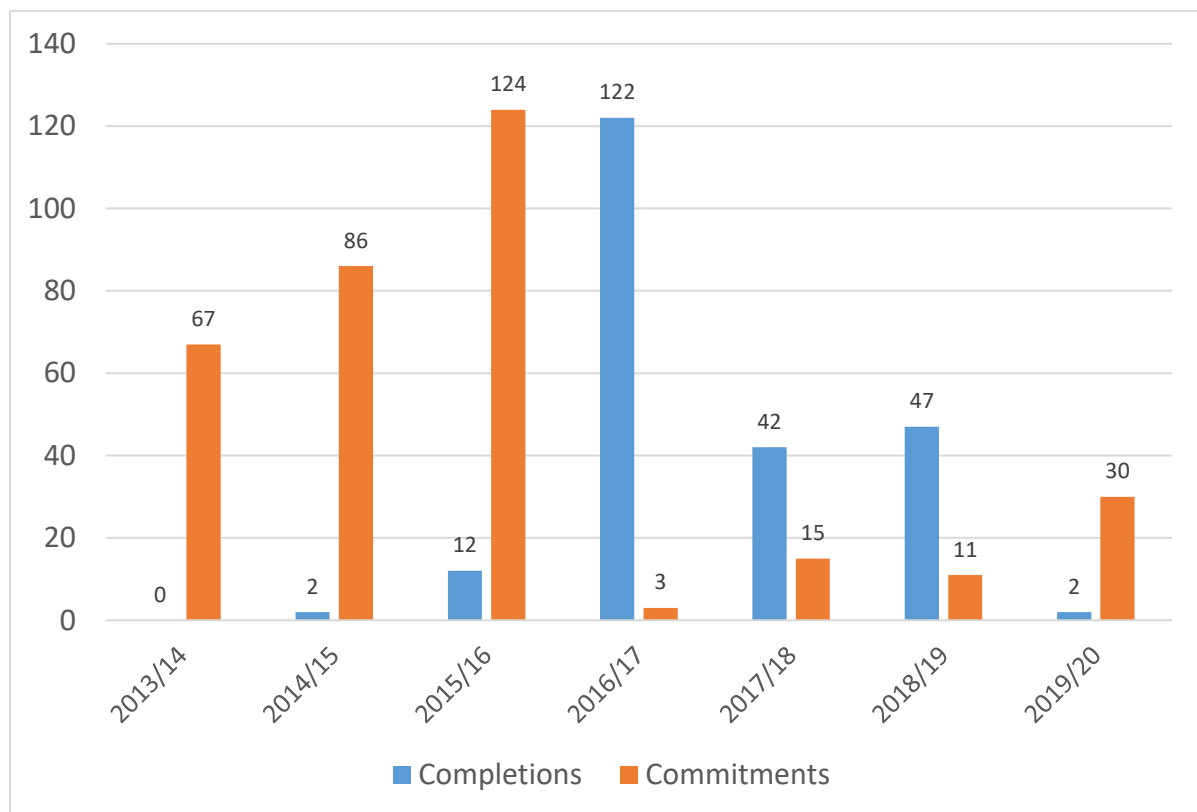
A full list of completions since 2013 is provided in **Table A of Appendix C** below.

Prior notification commitments during the monitoring period

- During 2018/19, prior notification consent was issued for 11 dwellings, including six dwellings in a storage-residential conversion at Killarney Court, Waltham Cross; two retail to residential schemes schemes, and a single agricultural to residential conversion.
- During 2019/20, prior notification consent was issued for 30 dwellings, including 24 office to residential dwellings at Scania House, Hoddesdon, four agricultural to residential dwellings and a single office to residential conversion.

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

Figure 5: Prior notification dwelling completions and commitments 2013-2020



3d. Five Year Housing Land Supply

The purpose of a five year housing land supply is to identify land that will be available for house building over the next five years. Local Planning Authorities are required by the National Planning Policy Framework (NPPF) to identify and update annually a supply of specific deliverable sites, sufficient to provide five years supply of housing against requirements. The NPPF also requires a buffer of 20% moved forwards from later in the plan period where there has been persistent under-delivery, and as shown in Table 1 below, this is currently the case.

Table 1: Housing delivery since the 2016 base year

	OAN	Delivered	Difference
2016-17	454	251	-203
2017-18	454	241	-213
2018-19	454	459	5
2019-20	454	150	-304
TOTAL	1816	1101	-715

Table 2 below provides a summary of the Council's five year supply of deliverable housing sites. A full list of the sites in row G and H is provided in the **Housing Trajectory (see Appendix H)**. This shortfall of 715 is entered at row C.

Table 2: Five-year housing land supply position

	Item	Comment	Total
A	Objectively Assessed Need	Per Year	454
B	Five Year Requirement	454 x 5 years	2270
C	Shortfall	See table 2	715
D	Buffer due to persistent under-delivery*	20% of B plus C	597
E	Adjusted Housing Requirement	B+C+D	3582
F	Adjusted Dwelling Requirement per Year	E divided by 5	716
G	Commitments (excluding Local Plan sites)	Coming forward in the next 5 years	615
H	Local Plan Allocations (including consents)	Coming forward in the next 5 years	2818
I	Windfall Sites	70 x 5 years	350
J	Self-Build Sites	5 dwellings per annum (starting from year 2)	20
K	Five Year Supply	Rows G+H+I+J	3859
L	Number years supply	Row K divided by Row F	5.39

4. Accommodation for Different Housing Needs

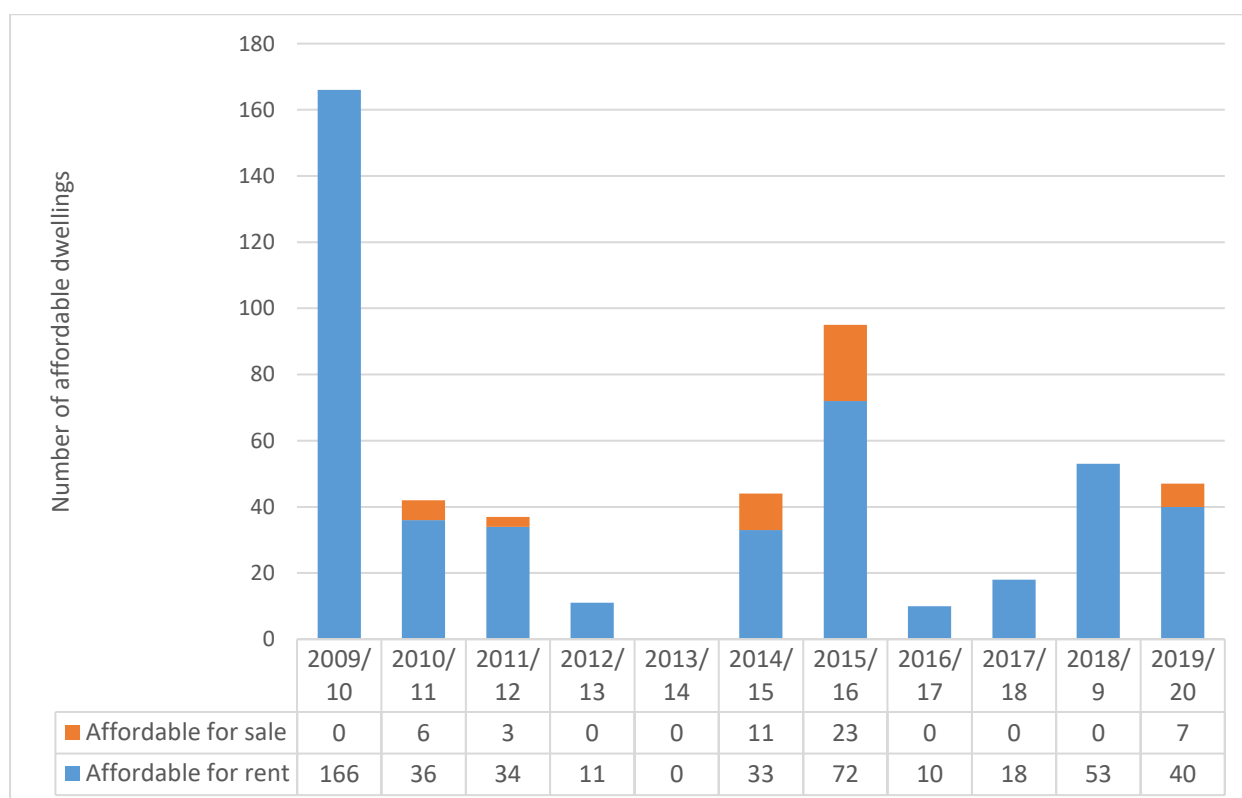
This section addresses affordable housing provision, homeless accommodation, and accommodation for elderly people, and for gypsies and travellers. Finally, this section also includes details of self-build and custom build housing.

4a. Affordable Housing (including homeless accommodation)

Local Plan policy *H2: Affordable Housing* requires that affordable housing be provided on all new residential developments of more than 10 dwellings, or with a site area of 0.5 hectares or more. Of these, 65% should be affordable housing for rent and 35% affordable housing for sale unless identified requirements or market conditions indicate otherwise.

There were 53 affordable housing completions in 2018/19 and 47 in 2019/20. Planning permission was granted for 567 new affordable houses in 2019/20. Figure 4 below shows the split between affordable housing for sale (intermediate home ownership) and affordable housing for rent (social rent).

Figure 6: affordable housing completions, 2010-2020



Completed affordable housing schemes included:

- 36 at Britannia Nurseries, Waltham Cross (29 in 2018/19 and a further 7 in 2019/20); 21 at the former St Mary's High School site in 2018/19;
- eight at Church House, Cheshunt (a 100% affordable housing scheme by B3 Living Ltd completed in 2018/9);
- 3 at Beltona Gardens in 2018/9.



Eight social rented units at Church House, Churchgate, completed 2018/9



21 social rented units at the former St Mary's High School site, Churchgate, completed 2018/9

Prior to the commencement of the Cheshunt Lakeside development, Unit 1 on Delamare Road, was approved to host temporary emergency accommodation for homeless families in the borough. 32 fully furnished 2-bedroom container homes were delivered. These will remain for a period of 3 years, after which the land will be redeveloped alongside the rest of Cheshunt Lakeside.

427 affordable dwellings were granted permission in 2019/2020:

- 185 at Cheshunt Lakeside (07/18/0461/O)
- 8 at the former Garages Site on Cunningham Road, Cheshunt (07/18/0756/F)
- 57 at The White House on Cheshunt High Street (07/18/0802/F)
- 24 at the former Hoddesdon Squash Club (07/18/0806/F)
- 32 at Tina Nursery in Goffs Oak (07/18/1097/O)
- 60 at Oaklands, Essex road, Hoddesdon (07/18/1146/F)
- 39 at Beech Walk in Hoddesdon (07/19/0179/F)
- 22 at Unit A Woodside units (07/19/0960/F)

4b. Older People's Accommodation

The Chadwick Care Home, Ware Road, Hoddesdon, (07/14/0843/F)

A 60 bed residential care home for elderly people was granted planning permission in February 2015 on this vacant former office site of Speakerbus Ltd. This 3 storey development, with landscaped gardens and patios, was completed during the 2018/19 monitoring period.



Former Wormley Primary School Site

An application for the construction of an elderly persons care home was approved in June 2018. The construction works have commenced as part of a mixed use development which includes 13 dwellings. It is expected that the care home will be occupied in the first quarter of 2021.

4c. Gypsy & Traveller Accommodation

There are four Gypsy and Traveller sites across the Borough of Broxbourne, providing authorized pitches for a total of 38 caravans with a further 49 unauthorized caravans at the Wharf road site. Local Plan policy GT1 outlines the Councils objective to:

1. Increase in provision of authorised pitches for use by Gypsies and Travellers by 22 pitches as identified in the Gypsy and Traveller Accommodation Assessment (ORS, 2017)¹.
2. Expansion of Hertford Road to accommodate the appropriate needs of the community;
3. New pitches within the existing St James Road site;
4. Wharf Road upgraded to accommodate the appropriate needs of the community.

The council is with the Lee Valley Regional Park Authority in regard to the Wharf Road Traveller site. However, there have been no new pitches or site pending the outcome of these talks.

Similarly, the sites at Hertford Road, St.James Road and Halfhide Lane have had no change in their status during this monitoring period. However, Oakdene (St James' Road) was approved to retain 2 residential caravans (07/18/0737/F).

4d. Houses in Multiple Occupation (HMOs)

Local Plan *policy H5: Houses in Multiple Occupation* states that proposals will only be supported where the proposals is located close to town centres and is well served by public transport.

- During 2019/20 a single HMO application was granted permission for 26 additional bedrooms at 92 Amwell Street, Hoddesdon (application reference no. 07/19/0579/F)
- In 2018/19 a single HMO application was granted planning permission on Station Road in Waltham Cross, this delivered 10 bedrooms in the same monitoring year (application reference no. 07/18/1075/F).

4e. Self-Build and Custom Build Housing

Self-build housing is where someone directly organises the design and construction of their own home. Community-led projects can also be defined as self-build. Self-build options include kit homes, and varying levels of involvement from different contractors ranging from construction to design.

Custom build housing involves working with a developer to help deliver a home. The developer may help to find a plot, manage the construction and arrange the finance for your new home. The individual or group may decide to finish houses off themselves to save on money.

Local Plan Policy GB2: Residential Development on Derelict Glass House Sites provides the potential for redundant nursery sites to be acquired for the purposes of housing delivery under strict criteria. Such sites are to be used only to meet the borough's demand for self-build and custom housebuilding in accordance with certain criteria. The housing trajectory (**Appendix H**) identifies provision of five dwellings every year from 2021/22 onwards in relation to this policy.

Information about how to register on the Council's Self-Build Register is available on the website at www.broxbourne.gov.uk/selfbuild. This explains that the register comprises two parts. Part 1 includes people who have passed a Local Connection Test (having lived or having a close relative in the borough for three out of the last five years, or working in the borough). Part 2 of the register includes people who do not pass the Local Connection Test. When a self-build plot becomes available, Part 1 registrants are contacted first and put in touch with the developer.

Table 3: Self-build and custom build register, permissions, and completions

	Self-Build Register		Permission granted (no. dwellings)	Completed (no. dwellings)
	No. on Part 1	No on Part 2		
2017/18	32	26	0	0
2018/19	39	29	0	0
2019/20	40	31	3	0

Over the course of this monitoring year, there was a single self-build application (reserved matters) approved in March 2020. The application related to Plot 1 (of 3) at the local plan site: Small Acre Nursery and Oak View Farm. Construction has not yet commenced on this plot due to delays related to Covid-19 (application reference 07/20/0077/RM).

5. Employment

5a. Labour market profile

The total number of jobs in the borough (including the self-employed) decreased to around 40,000 as shown in Figure 8 below, but the number of economically inactive residents aged 16-64 decreased slightly to 20.3% (see **Appendix E** for the borough labour market profile). Median gross annual workplace earnings fell from £31,525 in 2018 to £30,497 in 2019 (see **Appendix A**).

Figure 7: Change in total jobs with the borough, 2000-2019

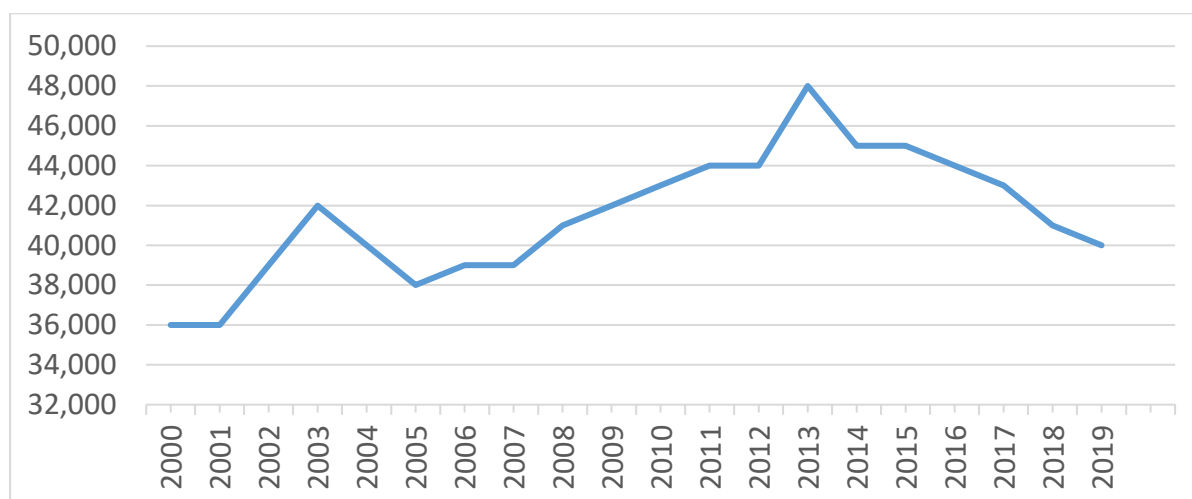
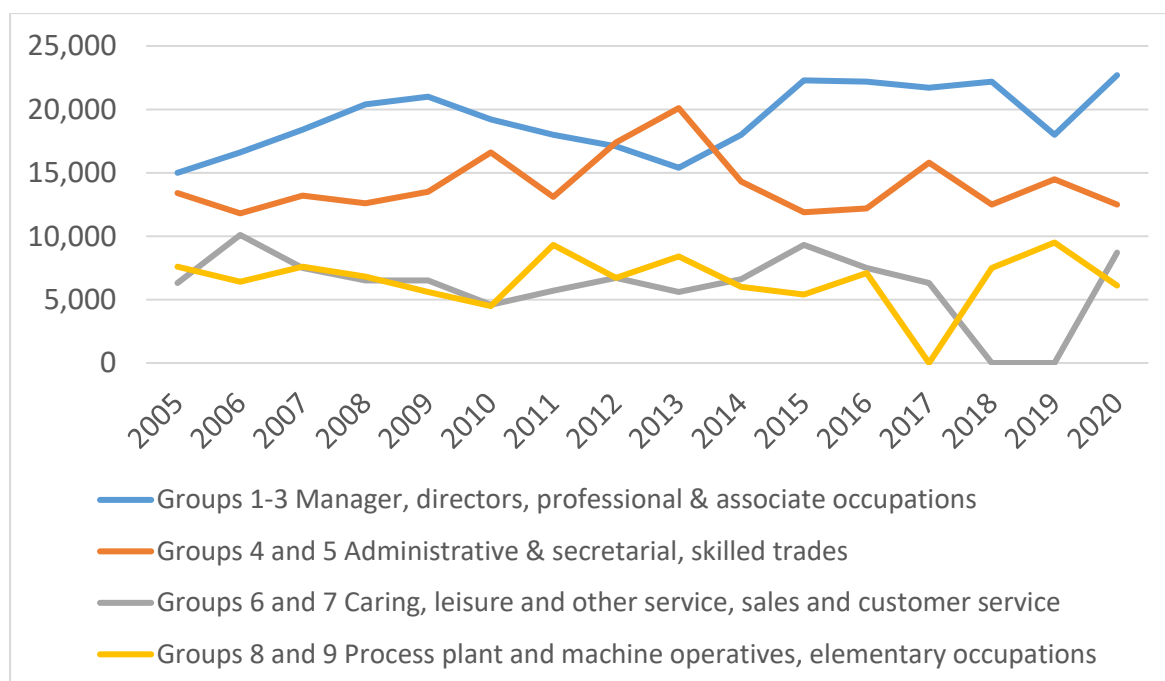


Figure 8: Changing occupation of borough residents, 2000-2020



5b. Local Plan employment sites

Maxwells Farm West (Planning reference 07/18/1181/O)

In June 2020 (after the monitoring period) planning permission was granted for 62,000 sqm data centre at Local Plan site allocation *PP4: Maxwells Farm West*. Also granted as part of the same permission were up to 36,000 square metres of business space for B1/B2/B8 use and an electricity sub-station. As part of the Section 106 agreement land 2.31 hectares (5.7 acres) was provided to Broxbourne Borough Council for the construction of a new business centre.

CGI of the new data centre and business centre at Maxwells Farm West.



5c. Non-Local Plan employment sites

Completions

VolkerWessels (planning reference 07/16/1222/F)

The engineering and construction contractor *Volker Wessels* has their UK head office at Woollensbrook, Hertford Road, near Hoddesdon. The company extended their offices on the site of Volker Fitzpatrick's old plant yard by 34,000 square feet over 3 floors along with car parking and high quality landscaping, representing a £5 million investment. The works were completed in May 2019. The offices achieved a BREAM 'excellent' rating and reduces carbon emissions of the head office operation by 70%.



The planning permission also included 21 residential dwellings (construction not yet commenced during the monitoring period).

Big Motoring World opened a new car showroom and offices on the A10 at Park Plaza in 2020 following conversion of the vacant logistics centre adjacent to the Newsprinters logistics Centre.

Unit 1 of Monroe Industrial estate completed a site redevelopment to house Man Truck & Bus (PCL North London). The works were completed in March 2020 and operations from this site commenced soon thereafter (application reference no. 07/18/0527/F).

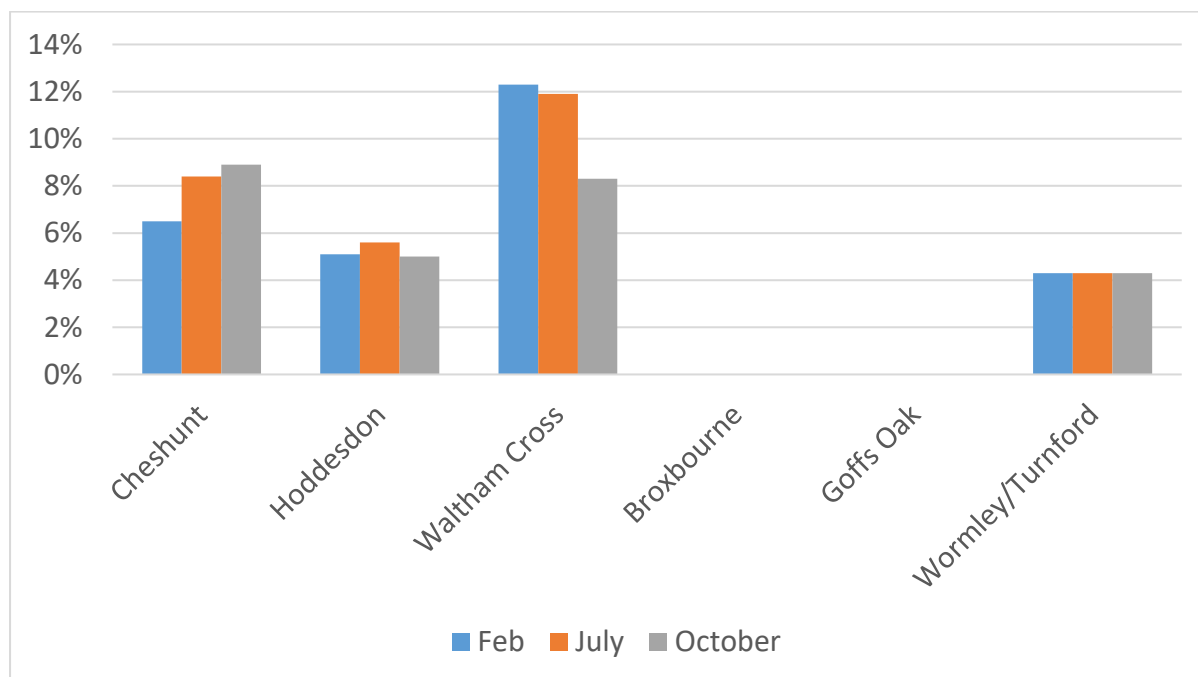
Non-Local Plan employment permissions granted:

- additional mezzanine levels within several retail units in the Brookfield retail park (0707/16/0166/F);
- a new three storey building for use as storage and offices on Charlton Mead Lane in Hoddesdon (application reference no. 07/19/0340/F); and
- a new industrial and storage warehouse on Bingley Road to be occupied by Valley Truck Holdings Ltd (07/18/0451/F).

6. Town Centres

Town centres across the UK have been hugely impacted by the Covid-19 pandemic. The effects of the pandemic have not registered in the datasets used for this report because the monitoring period ends on the 31 March 2020, shortly after the first national lockdown was announced. In anticipation of the detrimental economic impacts of Covid-19 the Council undertook a vacancy study of commercial premises' in the town centres of Hoddesdon and Waltham Cross, the District Centre of Cheshunt Old Pond, and the Local Centres of Broxbourne, Goffs Oak and Wormley-Turnford.

Figure 9: Vacancy rates in the main shopping centres, 2020



A number of changes to the Use Classes Order (including a new Class E which would significantly impact town centre uses) were proposed but did not come into effect until after the monitoring period.

6a. Waltham Cross Town Centre

The Waltham Cross Town Centre Strategy was adopted in March 2015. The Strategy seeks to create a more attractive leisure and shopping destination with a lively mix of uses including shops, cafes, restaurants and apartments, and attractive and safe gateways. A full review of the Strategy will take place within the forthcoming Waltham Cross Area Action Plan, which will include the town centre and lands to the east within Waltham Cross.

One of the major projects within the Strategy was the remodelling of the 'roundel', a former traffic turning circle at the southern entrance to the town centre. This area was officially completed in May 2020 as 'Queen Eleanor Square' in reference to the Eleanor memorial adjacent. A new deliveries service access was provided to the rear of the shops.

CGI visualisation of Queen Eleanor Square



The following developments were completed within Waltham Cross Town centre during the period 2018/20:

- Two flats were completed on the first floor of 86 Waltham Cross High Street (planning reference 07/18/0757/F)
- 44 dwellings were completed from the conversion of Bartholomew Court on Waltham Cross High Street (planning reference 07/16/0090/PNRES)
- 3 four bedroom houses were completed on land adjacent to 3 Stoneleigh Close in Waltham Cross (planning reference 07/16/0081/F)

In respect of planning permissions in Waltham Cross during the period 2018-2020:

- The Council refused a planning application for a mixed use development comprising 119 residential apartments, extensions to ground floor retail area, reconfiguration of the existing multi-level car park following a partial demolition of the existing Pavilion's Shopping Centre. The application was refused because of its visual impact in relation to the scale, mass, height and design of the proposed development. Officers believed that the application was received prematurity pending significant progress on the Waltham Cross Area Action Plan, including its consideration of the most sustainable future for the Pavilions and a comprehensive review of parking within Waltham Cross. (Planning reference 07/19/0570/F)

6b. Cheshunt Old Pond

The Cheshunt Old Pond Strategy was adopted in March 2020. The Strategy contains 28 projects for the improvement of the Old Pond area. The Council is current working on detailed plans for improvements to Grundy Park (Project 1). The Major Public Realm Scheme is anticipated once upgrades to the A10 have been completed by Hertfordshire County Council, anticipated in 3-5 years.

CGI visualisation of the major public realm scheme at Cheshunt Old Pond



The following developments were completed within the Old Pond District centre during the period 2018/20:

- Wolsey Hall on Windmill Lane (see *CGI visualisation, right*) is approaching the completion of a site redevelopment to provide 24 new dwellings (planning reference 07/17/0430/F)
- An additional storey has been completed at 36 Cheshunt High Street. The building has been converted into 4 new dwellings (planning reference 07/16/1386/F)



The following development schemes received planning permission in the Old Pond District Centre during the period 2018-2020:

- An application was granted for the refurbishment of 13-15 High Street Cheshunt which will provide 5 flats and the erection of a three-storey block along Hobbs Close to the rear will accommodate four additional flats (planning reference 07/18/0755/F)

- Planning permission was approved at The White House on Cheshunt High Street for the demolition existing buildings to be replaced with three purpose built residential buildings providing 56 new dwellings (planning reference 07/18/0802/F)
- An application at 62 Turners Hill was approved to convert the building into 5 residential dwellings (planning reference 07/18/1118/F).

6c. Hoddesdon Town Centre

The Hoddesdon Town Centre Strategy was adopted in May 2010. It contains a number of projects which have now been implemented, including improvements to the public realm and reintroduction of limited traffic and parking to the High Street.

The following developments were completed within Hoddesdon Town centre during the period 2018/20:

- The Bell Public house at 1 Burford Street Hoddesdon was converted into a hotel (planning reference 07/18/0040/F)

The following development schemes received planning permission in Hoddesdon Town Centre during the period 2018-2020:

- Planning permission was granted for the construction of an additional internal floor and three storey extension to provide 6 bedrooms for the use of the Vicarage at 11 Amwell Street in Hoddesdon (planning reference 07/18/1152/F)
- Permission was granted at 91 High Street Hoddesdon for the change of use of the ground and first floor for use as a restaurant and the construction of a two storey rear extension (planning reference 07/18/0866/F)
- The Old Maltings on Brewery Road was granted planning permission for the erection of a new building to provide 3 flats (planning reference 07/19/0664/F)
- The construction of a new building providing 4 flats was granted planning permission at 4 Brewery Road (planning reference 07/18/0904/F)
- An application was granted planning permission for the construction of a four storey mixed use development with ground floor commercial space at the former Squash Club on Conduit Lane. The three upper floors will provide 24 apartments (planning reference 07/18/0806/F).
- Planning permission was granted for the erection of three story residential building containing 48 dwellings on Conduit lane (planning reference 07/19/0829/F).
- The Council is looking to update the Hoddesdon Town Centre Strategy in due course.

7. Green Belt

This section provides an update on the extent of Green Belt (which only changes where exceptional circumstances are demonstrated through a Local Plan review), and also on planning applications and development in the Green Belt.

7a. Extent of Green Belt

Under the Local Plan 2001-2011 (adopted 2005) the extent of Green Belt in Broxbourne was 3,314 hectares. Upon adopted the new Local Plan there was due to be a net loss of 490 hectares (14.7%) of Green Belt. The new extent of Green Belt within the Borough was therefore scheduled to be **2,824 hectares**. The exceptional circumstances to release the Green Belt were set out within the Green Belt Topic Paper (May 2017) and were considered by the Local Plan inspector in his Final Report on the Broxbourne Local Plan³.

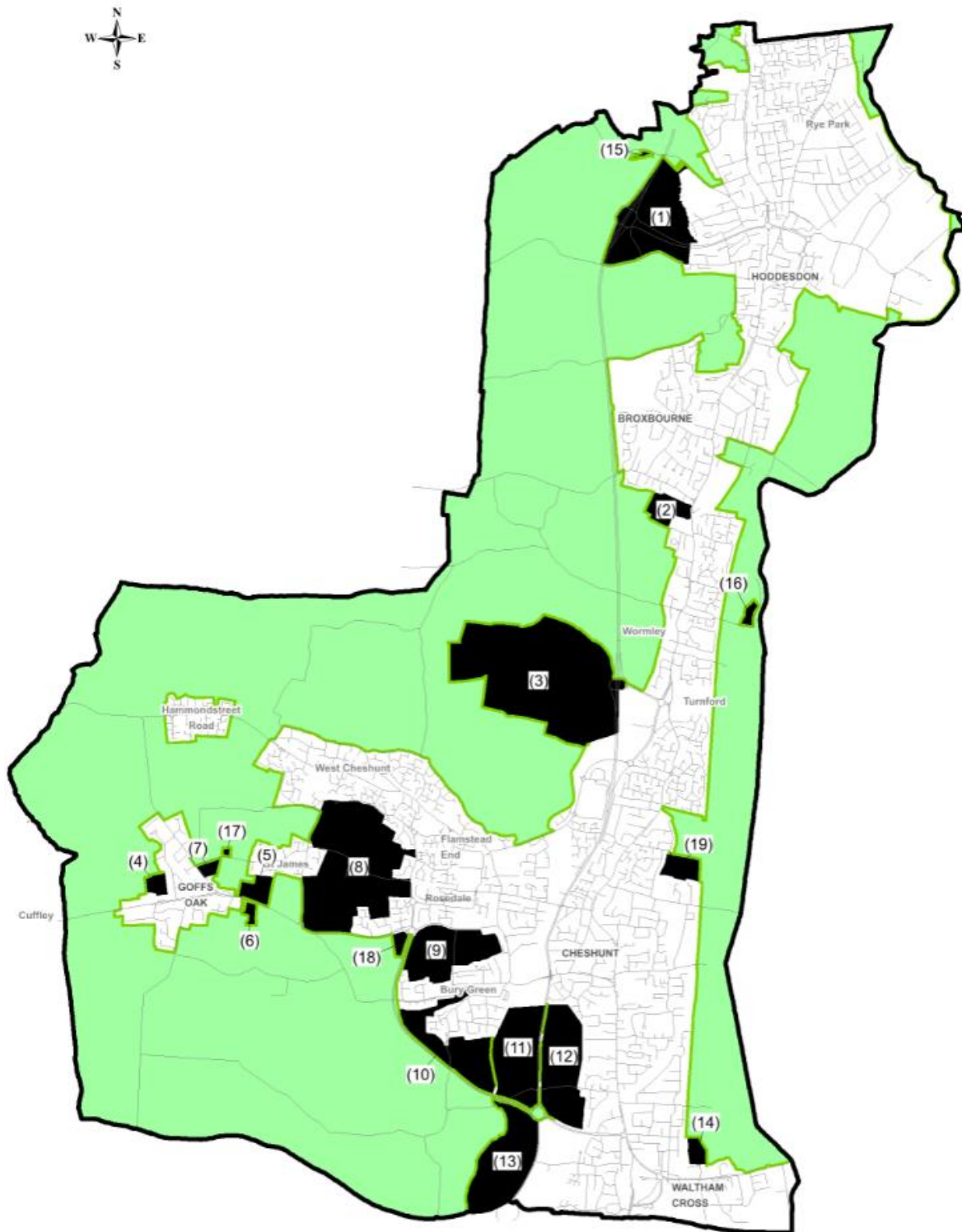
Table 4: Green Belt scheduled for deletion upon adoption of the Local Plan

No.	Site	hectares
1	High Leigh Garden Village, Hoddesdon	48
2	Broxbourne School (new residential area and new school site)	9
3	Brookfield Garden Village and Brookfield Riverside	128
4	North of Cuffley Hill	4
5	North of Goffs Lane	6
6	South of Goffs Lane	2.2
7	Newgatestreet Road, Goffs Oak	2.5
8	Rosedale Park, West Cheshunt	86
9	Bury Green - north	35
10	Bury Green - south	33
11	Maxwells Farm West and Rush Meadow (including Cheshunt School Playing Fields)	38
12	Albury east of A10, Cheshunt (including Cedars Park)	41
13	Park Plaza West	40
14	Britannia Nurseries, Waltham Cross	4
15	Hertford Road Gypsy and Traveller site	0.9
16	Wharf Road Gypsy and Traveller site	2.3
17	Land north of St James Rd Gypsy and traveller site	0.6
18	Show people site Goffs Lane	2.7
19	Turnford School	7.2
TOTAL		490

The location of the Green Belt deletions in Table 4 is indicated by the corresponding reference numbers in Figure 8 below.

³ Available at www.broxbourne.gov.uk/localplan

Figure 100: Proposed Local Plan Green Belt deletions



Crown Copyright Borough of Broxbourne LA100023526

7b. Development in the Green Belt

During 2018/19 and 2019/20, 136 and 41 dwellings respectively, were completed in the Green Belt. Some of these early developments at sites later removed from the Green Belt upon adoption of the Local Plan in June 2020.

Table 5: Residential completions in the Green Belt 2018/19

Scheme/ref	Total completed	Comment
Former St Mary's School Site, Cheshunt 07/14/0076/F	68	79 dwellings in total
Tanfield Farm, Hammondstreet 07/16/0644/F	7	11 dwellings in total
Former Britannia Nurseries, Waltham Cross 07/16/1354/RM	53	This area of land was released from the Green Belt scheduled for release through adoption of the new Local Plan. 90 dwellings in total.
Oakdene, St James Road, Goffs Oak, 07/18/0737/F	2	Retention of two additional residential caravans (Local Plan Traveller site removed from Green Belt in June 2020)
Unit A & B, Spring Farm Barn, Waltham Cross 07/14/0950/PNAGR-RES & 07/14/0951/PNAGR-RES	2	Change of use from agricultural barn to dwelling.
Brook Farm, Cuffley Hill, Goffs Oak 07/17/0904/F	1	Conversion of The Milking Parlour to a residential dwelling
560A Goffs Lane 07/18/0259/F	1	Change of use from retail to a dwelling
17 Doncaster Lodge, Goffs Oak 07/18/0489/F	1	Change of use of annex to create a new dwelling
Land off Halstead Hill and Barrow Lane, Goffs Oak 07/13/0631/F	1	Final dwelling completed of 14 in total over a period of 3 years.
	136 dwellings	

Table 6: Residential completions in the Green Belt, 2019/20

Scheme/ref	Total completed	Comment
Former Britannia Nurseries, Waltham Cross 07/16/1354/RM	37	Final dwellings to complete the development of 90 new homes. This area of land was released from the Green Belt in July 2020 upon the adoption of the new Local Plan.
Small Acre Nursery and Oak View Farm, Crouch Lane, Goffs Oak 07/18/0152/RM	3	First 3 of a total of 59 dwellings.
1 Rose Cottage, Darnicle Hill, Cheshunt 07/19/0543/F	1	Division of existing house to create a new separate dwellings

Scheme/ref	Total completed	Comment
Hill Cross Farm, Holy Cross Hill, Wormley 07/19/0841/F	1	Retention of existing bungalow
1 Rose Cottage, Darnicle Hill, Cheshunt, EN7 5TB 07/19/0543/F	1	
	41 dwellings	

72 dwellings in total were granted planning permission in the Green Belt during 2018/9, with the largest (59) at Small Acre Nursery and Oak View Farm.

Table 7: Residential approvals (commitments) in the Green Belt during 2018/19

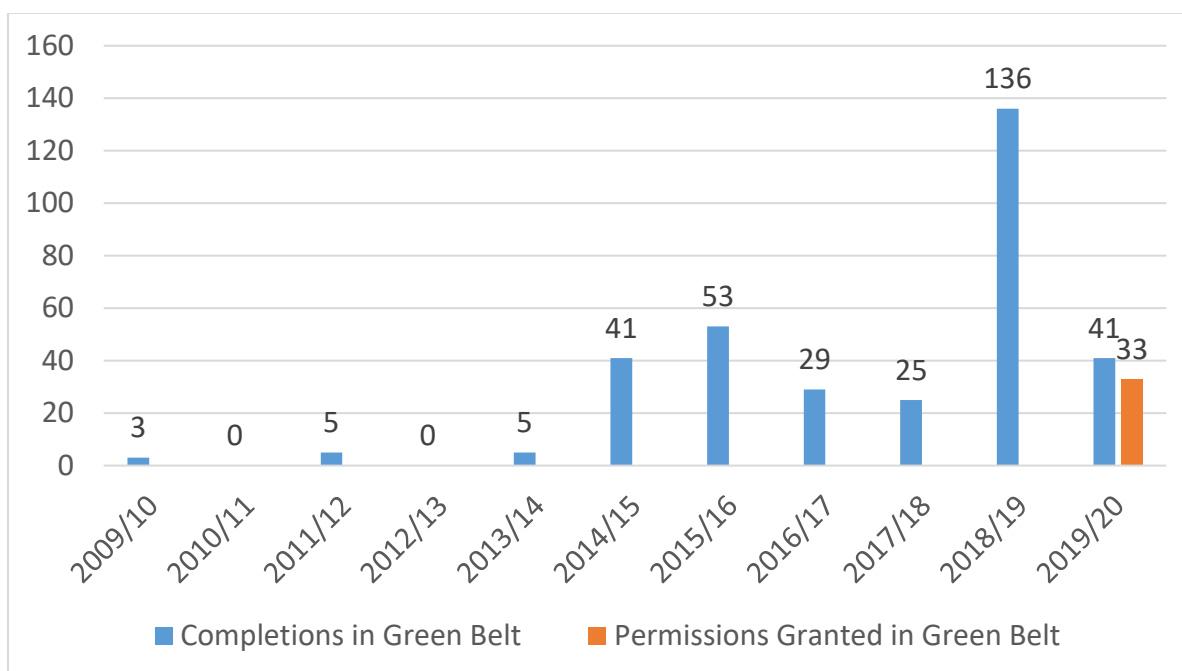
Address	Net Commitment	Comment
Barn at St Lawrence Bush Farm, Darnicle Hill, Cheshunt, EN7 5TA	3	
Dalblair, Church Lane, Wormley, EN10 7QG	1	
Halstead Hill Nursery, Halstead Hill, Goffs Oak, EN7 5NA	1	
High View Farm, Crouch Lane, Goffs Oak, EN7 6TH	3	
Land at Small Acre Nursery and Oak View Farm, Crouch Lane, Goffs Oak, EN7 6TL	59	
Land to the rear of the Old Forge, White Stubbs Lane, Broxbourne, EN10 7PZ	1	
Rosebury Farm, Crouch Lane, Goffs Oak, EN7 6TH	3	
Woodland Stables, Cock Lane, Hoddesdon, EN11 8LS	1	
TOTAL	72	

Table 8: Residential approvals (commitments) in the Green Belt during 2019/20

Address	Net Commitment	Comment
Land at 424 Goffs Lane, Goffs Oak 07/19/0562/F	7	Removed from GB in June 2020 (Local Plan). Adjacent Tudor Nurseries
Small Acre Nursery, Crouch Lane, Goffs Oak 07/19/0933/RM	1	Additional dwelling to outline permission for 59 (see above)
Building 2,3 and 6 Baisley Woods, Beaumont Road, Cheshunt 07/19/0859/PNAGR-RES	3	Permitted development
Broxbournebury Farm, White Stubbs Lane, Broxbourne 07/19/0747/F	1	

Address	Net Commitment	Comment
The Cottage Rear Of Rorkes Drift, Bulls Cross Ride, Waltham Cross 07/19/0614/F	0	Conversion of existing cottage
High View Farm, Crouch Lane, Goffs Oak 07/18/1039/F	8	
Little Grove Lodge, Cock Lane, Broxbourne Common, Broxbourne 07/19/0688/F	1	
Hill Cross Farm, Holy Cross Hill, Wormley 07/19/0366/F	5	Permitted development under class Q
Tudor Farm, Church Lane, Wormley 07/19/0320/F	1	
Rosebury Farm, Crouch Lane, Goffs Oak 07/19/0336/F	3	
489 Goffs Lane, Goffs Oak 07/19/0222/F	0	
39 Leaside Wharf Road, Wormley 07/19/0114/F	2	
Woodside Woollensbrook, Hertford Road, Hoddesdon 07/19/0113/F	1	
TOTAL	33	

Figure 11: Residential development in the Green Belt, 2009-20



Note: data is not available for permissions granted in the Green Belt before 2019/20.

Non-residential development in the Green Belt

The major non-residential development in the Green Belt was at the VolkerWessels site, Hertford Road, Hoddesdon. For details see section 5c above.

8. Infrastructure

This section details a number of important public infrastructure projects, under construction or still under consideration, during this monitoring year. The Infrastructure Delivery Plan (IDP) sets out costed proposals for the infrastructure necessary to support the growth set out within the Broxbourne Local Plan 2018-2033. See www.broxbourne.gov.uk/idp. The Infrastructure Funding Statement (IFS) sets out financial and non-monetary contributions received from developments in order to fund the provision of infrastructure. The IFS is available to view at www.broxbourne.gov.uk/ifs.

Essex Road Bridge

(Hertfordshire County Council Planning reference number: PL\0962\18)

Hertfordshire County Council, supported by the Borough of Broxbourne Council, is currently in the process of constructing a new bridge across the New River at Essex Road in Hoddesdon. The project is intended to reduce traffic congestion at the entrance of the Hoddesdon Business Park. The project includes a comprehensive landscaping plan for the lands to the north and south of the future road and is currently under construction. Completion is anticipated in spring 2021.



Goffs Academy

New multi-purpose building (planning reference 07/19/1091/F)

Permission was granted on 15/09/2020 for a new multi-purpose building to contain eight school classrooms and a health and fitness suite at Goffs Academy. The works are also to include the demolition of the former caretaker's house and garage for the formation of additional car parking spaces and some landscaping. The health and fitness suite will have extended public access. Goffs Academy have chosen to employ a modular construction method with many of the new buildings sections to be manufactured off site and simply assembled at the school.

New Primary School at High Leigh Garden Village

Local Plan policy HOD7; New primary school (Hertfordshire County Council reference: PL/0074/19 & Broxbourne outline permission reference: 07/13/0899/O)

Planning permission was granted on the 01/05/2020 for the construction of a new primary school, as part of the larger High Leigh development which will also include the construction of 485 residential dwellings. The existing Westfield Primary School, directly east, will move its staff and students into this new building upon its completion, vacating their current site, which was approved outline planning permission on the 12/03/2019 for the demolition of the existing buildings and the construction of 37 dwellings (planning reference no. 07/19/0011/O). The new primary school will be a 2 Form Entry (FE) school accommodating approximately 420 pupils, as well as further 30 full time equivalency (FTE) places in a nursery.

Goffs Churchgate Academy

New science and technology block and indoor/outdoor sports facilities (planning reference 07/14/1119/F)

A hybrid application for improvements to the school and development of private dwellings on former school lands (see section 2b) above. Works to the school included: construction of new indoor/outdoor sports facilities (including for extended community use) and teaching accommodation following the part-demolition of existing buildings, comprising a 4-court Sports Hall connecting into the existing Pool Hall, with associated changing room facilities at ground floor level and viewing gallery with fitness/dance studios at first floor level, improved swimming pool facilities, a floodlit multi-use games area (MUGA) incorporating replacement tennis courts, a new 2-storey Science and Technology Block connecting into the existing reception area together with reconfigured and improved car parking (Full Application).



9. Public Inquiries

Energy Recovery Facility (incinerator), Ratty's Lane, Hoddesdon

Public Inquiry reference: APP/M1900/V/18/3195373

In July 2019, the Secretary of State refused permission for an Energy Recovery Facility at Ratty's Lane, Hoddesdon following a public inquiry. The proposed incinerator was for the treatment of municipal, commercial and industrial wastes from the whole of Hertfordshire County. The proposal included a total floorspace of 8,250 square metres and was 48 metres in height with a 87 metres chimney. The application had been recommended for approval by the Planning Inspectorate however this finding was overturned by the Secretary of State on the grounds that the application was not in accordance with Policies 11,12, 13, 18 and 19 of Hertfordshire County Council's Waste Core Strategy, and saved policy HD14 of the Broxbourne Local Plan. The secretary of state considered that there would be "*significant adverse landscape and visual impacts, which ...[are]... in conflict with [Broxbourne's] emerging plan policies, policies of the Epping Forest Local Plan [and] policies of the Lee Valley Park Plan*". Highway safety was also an important ground for refusal.

<https://www.gov.uk/government/publications/recovered-appeal-land-at-rattys-lane-hoddesdon-hertfordshire-en11-0rf-ref-3195373-19-july-2019>

APPENDICES

Appendix A: House prices, annual earnings, and affordability

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

	2007	2008	2009	2010	2011	2012	2013	2014	2015
Median House Price (£)	215,000	219,000	205,000	217,250	224,500	225,250	237,000	250,000	277,000
Median gross annual workplace earnings (£)	22,002	24,945	24,540	24,424	26,160	25,149	27,431	28,545	28,866
Ratio of median house prices to earnings	9.77	8.78	8.35	8.89	8.58	8.96	8.64	8.76	9.60

	2017	2018	2019	2020	2021	2022	2023	2024	2025
Median House Price (£)	335,000	352,000	351,500						
Median gross annual workplace earnings (£)	29,511	31,525	30,497						
Ratio of median house prices to earnings	11.35	11.17	11.53						

Source: Office for National Statistics:

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian> (tab 5c)

Appendix B: Progress at Local Plan Housing Sites

The following table is taken from Table 2 within the adopted Local Plan 2018-2033 (page 22). The right-hand column has been added to indicate progress at each site **after** the monitoring year 2019/20. 'Expected' refers to the forecast delivery shown in the housing trajectory.

Site Name	Location	Policy	Local Plan indicative figure	Progress Update February 2021
Brookfield Riverside	Turnford	BR1	250	Expected 2027 to 2029
Brookfield Garden Village	Turnford	BR2	1250	Expected 2024/5
Gas Distribution Station	Broxbourne	BX3	35	Expected
Broxbourne School	Broxbourne	BX4	153	Expected 2029/30 Full planning application approved on 16/10/2018, reserved matters application for residential aspect of development (153 homes) approved on 24/07/2019 and construction has commenced.
Cheshunt Lakeside	Cheshunt	CH1	1750	Outline permission approved: 02/08/2019, Phase 1A (parcel11) reserved matters application approved 13/03/2020. Reserved matter applications received for parcel 2 (07/20/1187/RM) & 14 (07/20/1186/RM). Both currently under consideration The 5 year housing land supply (5YHLS) projected completions of 135 in 2020/21 is on course to be met.
Rosedale Park – North/South of Andrew's Lane and South of Peakes Way	Cheshunt	CH2	464	Application at Garry Ross Farm (07/17/0352/O) approved on 01/07/2020

Site Name	Location	Policy	Local Plan indicative figure	Progress Update February 2021
Rosedale Park – Tudor Nurseries	Cheshunt	CH2	360	Reserved matters application approved (07/20/0157/RM). Delivery expected starting 2021/2
Rosedale Park – South of Andrews Lane	Cheshunt	CH2	60	Outline application at Langdon's & Ballymour (07/17/1267/O) received on 11/12/2017. Reserved Matters applications are anticipated in 2021. Delivery expected starting 2022/3 falling short of the projected 60 dwellings delivered by 21/22 in the previous 5YHLS
Cheshunt Football Club	Cheshunt	CH7	165	Application at Albury Walk (07/18/0514/F) rejected. Cheshunt FC new stadium application (07/18/0514/F) refused on 23/11/2020
Theobald's Brook Field	Cheshunt	CH9	90	Application expected 2021/2 Outline application (07/18/0021/O) received on 03/01/2018 and is currently under consideration
East of Dark Lane	Cheshunt	CH10	50	Outline application (07/18/0022/O) received on 08/01/2018 and is currently under consideration.
Former Eastern Playing Fields	Cheshunt	CH11	75	Care facility application in preparation by Hertfordshire County Council should be submitted/determined 2021/2 and delivery in 2022/3 to 2024/5
North of Bonney Grove	Cheshunt	CH12	0	Application for 40 dwellings expected (excluding V&E club) 2 years after adoption of Local Plan unless relocation site is found in which case a comprehensive development is expected. See policy explanation.
Council Offices, Churchgate	Cheshunt	CH13	75	Expected 2021/3
South of Hammondstreet Road	Cheshunt	CH14	45	Expected 2023/4 and 2024/5
North of Goffs Lane	Goffs Oak	GO2	80	07/18/1097/O approved for 81 dwellings at Tina Nursery.

Site Name	Location	Policy	Local Plan indicative figure	Progress Update February 2021
				Inex Nursery
South of Goffs Lane	Goffs Oak	GO3	50	07/19/0835/F approved for 51 dwellings Delivery expected in 2021/2
Newgatestreet Road	Goffs Oak	GO4	25	Fresh application expected in 2020/21 following previous refusal (07/19/0753/F)
North of Cuffley Hill	Goffs Oak	GO5	45	Application at Fairmead (07/19/0200/F) received 04/03/2019 and is under consideration. Application at 104 Cuffley Hill (07/18/0363/F) approved on 12/07/2019 and construction is underway.
19 Amwell Street and Scania House	Hoddesdon	HOD2	60	Application (07/19/0204/PNRES) approved on 30/04/2019. Construction expected to commence in 2021
Turnford Surfacing Site	Hoddesdon	HOD3	40	07/20/0467/F approved for 104 dwellings. Delivery expected starting 2021/2
Former Hoddesdon Police station	Hoddesdon	HOD4	30	Expected in 2024/5
East of Dinant Link Road	Hoddesdon	HOD6	35	Link Road completion expected spring 2021. Allocation expected thereafter
High Leigh Garden Village	Hoddesdon	HOD7	485	Outline application (07/13/0899/O) approved for 485 new dwellings and a 60-bed care home on 02/04/2015. Application for primary school (07/19/0102/CM) granted by Hertfordshire County Council. Several reserved matters applications under consideration.
Westfield Primary School	Hoddesdon	HOD8	40	Application (07/19/0011/O) approved for 40 dwellings on 12/03/2019 Relocation and expansion of primary school to High Leigh

Site Name	Location	Policy	Local Plan indicative figure	Progress Update February 2021
Waltham Cross Northern High Street	Waltham Cross	WC2	150	Masterplanning work underway. Council has acquired part of the High Street site.
Theobalds Grove Station Car Park	Waltham Cross	WC3	50	Application expected 2024/25. Discussions ongoing with landowner regarding masterplanning.
Former Britannia Nurseries site	Waltham Cross	LV6	90	Application (07/16/1354/RM) fully completed during 2019/20.
			6,002	

Appendix C: Major schemes under construction as at February 2021

Address/ Planning reference	Date Granted	Description	Affordable housing	Windfall or Local Plan site	Development stage
Small acre nursery and Oak View Farm 07/18/0152/RM	May 2018	Erection of 62 dwellings, 16 apartments and 43 houses with 3 self & custom build plots	26 total, 16 flats and 10 houses (40% requirement met)	Local Plan: Policy GB2	Nearing Completion
Broxbourne school 07/19/0368/RM	July 2019	Redevelopment of school buildings to provide an 8 form entry secondary school and construction of 153 dwellings: 18 flats and 135 houses.	0 affordable housing units – offset by the new school and community leisure hub’ construction	Local Plan: Policy BX4	Construction on first 50 homes commenced. Due to be completed March 2021. Followed by construction of the new school.
104 Cuffley hill 07/18/0363/F	July 2019	Redevelopment to provide 23 new houses	0 affordable housing units – £1,980,000 contribution for offsite.	Local Plan: Policy GO5	Construction ongoing
Oaklands Yard 07/18/1146/F	February 2015	71 dwellings: 23 houses, two apartment blocks comprising 48 flats	0 affordable housing units – £50,000 contribution for offsite.	Windfall	Construction ongoing
Wolsey Hall 07/17/0430/F	October 2017	Demolition of existing community hall and redevelopment to build 1 apartment block comprising 24 flats	0 affordable housing units – Council owned property, will receive profits from sale for use in community	Windfall	Nearing Completion
Former Hoddesdon Squash Club 07/18/0806/F	August 2019	Demolition of existing squash club and construction of a new four storey mixed use development with	24 units or 100% of the development (surpassing 40% requirement met)	Windfall	Site cleared, awaiting construction

Address/ Planning reference	Date Granted	Description	Affordable housing	Windfall or Local Plan site	Development stage
		commercial use at ground level and 24 apartments			
New River Arms 07/18/0307/F	Appeal granted: November 2015	The demolition of the existing Public House, and erection of a new building with 1 commercial unit on the ground floor and 45 new residential flats	0 affordable housing units – affordable housing and financial contributions would render the scheme unviable	Windfall	Site cleared, awaiting construction

Appendix D: Permitted Development Schemes

A. Completions

Address and planning reference no.	Type	Monitoring Year	No. of dwellings completed
07/13/0810/PNRES 251 Turners Hill, Cheshunt	Office-Residential	14/15	1
07/14/0742/PNRES 223F Turners, Cheshunt	Office-Residential	14/15	1
Total completions 2014/15			2
07/13/0468/P4D 1st floor, 105 High Street, Waltham Cross	Office-Residential	15/16	1
07/13/0510/P4D 2nd floor, 43 High Street, Hoddesdon	Office-Residential	15/16	2
07/13/0669/PNRES 2B and 3B Brocket Road, Hoddesdon	Office-Residential	15/16	3
07/14/0398/PNRES 1st & 2nd floor, 41B High Street, Hoddesdon	Office-Residential	15/16	4
07/15/0617/PNRES 1st floor, 43 High Street, Hoddesdon	Office-Residential	15/16	1
07/15/0859/PNRES 101 Rye Road, Hoddesdon	Retail-Residential	15/16	1
Total completions 2015/16			12
07/13/0727/PNRES Durkan House, 214 - 224 High Street, Waltham Cross	Office-Residential	16/17	60
07/14/0475/PNRES The Coach House, 6 Hogges Close, Hoddesdon	Office-Residential	16/17	2
07/15/0137/PNAGR-RES Burnt Farm, Burnt Farm Ride, Goffs Oak	Agricultural-Residential	16/17	1
07/14/0671/PNRES 3 & 4, St Cross Chambers, Upper Marsh Lane, Hoddesdon	Office-Residential	16/17	3
07/16/0738/PNAGR-RES Hill Cross Farm, Holy Cross Hill, Wormley	Agricultural-Residential	16/17	2
07/14/0581/P4D barn 1, Spring Farm Barn, Waltham Cross	Agricultural-Residential	16/17	1
07/15/0053/PNRES Regent Gate 6, 83 High Street, Waltham Cross	Office-Residential	16/17	3
07/15/0207/PNRES Eleanor House, 33 - 35 Eleanor Cross Road, Waltham Cross	Office-Residential	16/17	40
07/15/0270/PNRES 1st & 2nd floors (new building), 100 Crossbrook Street, Cheshunt	Office-Residential	16/17	8
07/15/0666/PNRES Riverside House, Station Road, Broxbourne	Office-Residential	16/17	1
07/15/1067/PNRES 129 Crossbrook Street, Cheshunt	Office-Residential	16/17	1
Total completions 2016/17			122

Address and planning reference no.	Type	Monitoring Year	No. of dwellings completed
07/15/0689/PNAGR-RES Old Park Farm, Bury Green Road, Waltham Cross	Agricultural-Residential	17/18	2
07/15/0944/PNRES 1st floor (former church building), 100 Crossbrook Street, Cheshunt	Office-Residential	17/18	4
07/16/0085/PNRES 4 Regent Gate, 83 High Street, Waltham Cross	Office-Residential	17/18	3
07/14/0813/PNRES Bridge House, 55-59 High Road, Broxbourne	Office-Residential	17/18	33
Total completions 2017/18			42
07/14/0950/PNAGR-RES Unit A, Spring Farm Barn 2, Waltham Cross	Agricultural-Residential	18/19	1
07/14/0951/PNAGR-RES Unit B, Spring Farm Barn 2, Waltham Cross	Agricultural-Residential	18/19	1
07/16/0090/PNRES Bartholomew Court, High Street, Waltham Cross	Office-Residential	18/19	44
07/17/1247/PNA1RES 1A Newgatestreet Road, Goffs Oak	Retail-Residential	18/19	1
Total completions in 2018/19			47
07/18/0988/PNA1RES ground floor, 89 Roundmoor Drive, Cheshunt	Retail-Residential	19/20	2
Total completions in 19/20			2
Total completions 2013-2020			227

B. Commitments

Description	Type	Granted Date	Net Commitments
2B and 3B Brocket Road, Hoddesdon (07/13/0669/PNRES)	Office-Residential	09/09/2013	3
Durkan House, 214 - 224 High Street, Waltham Cross (07/13/0727/PNRES)	Office-Residential	25/10/2013	60
251 Turners Hill, Cheshunt (07/13/0810/PNRES)	Office-Residential	19/12/2013	1
2nd floor, 43 High Street, Hoddesdon (07/13/0510/P4D)	Office-Residential	08/08/2013	2
1st floor, 105 High Street, Waltham Cross (07/13/0468/P4D)	Office-Residential	10/07/2013	1
Total commitments in 13/14			67
Regent Gate 6, 83 High Street, Waltham Cross 07/15/0053/PNRES	Office-Residential	20/03/2015	3
Hill Cross Farm, Holy Cross Hill, Wormley (07/15/0016/PNAGR-RES)	Agricultural-Residential	06/02/2015	1

Description	Type	Granted Date	Net Commitments
Unit A, Spring Farm Barn 2, Old Park Ride, Waltham Cross, EN7 5HU (07/14/0950/PNAGR-RES)	Agricultural-Residential	19/12/2014	1
Unit B, Spring Farm Barn 2, Old Park Ride, Waltham Cross (07/14/0951/PNAGR-RES)	Agricultural-Residential	18/12/2014	1
Bridge House, 55-59 High Road, Broxbourne (07/14/0813/PNRES)	Office-Residential	06/11/2014	33
3 and 4, St Cross Chambers, Upper Marsh Lane, Hoddesdon (07/14/0671/PNRES)	Office-Residential	16/09/2014	3
Barn 1, Spring Farm Barn, Old Park Ride, Waltham Cross (07/14/0581/P4D)	Agricultural-Residential	01/09/2014	1
Eleanor House, 33 - 35 Eleanor Cross Road, Waltham Cross (07/14/0587/PNRES)	Office-Residential	29/08/2014	32
The Coach House, 6 Hogges Close, Hoddesdon (07/14/0475/PNRES)	Office-Residential	16/07/2014	2
89-93 Turners Hill, Cheshunt (07/14/0446/PNRES)	Office-Residential	11/07/2014	4
1st & 2nd floor, 41B High Street, Hoddesdon (07/14/0398/PNRES)	Office-Residential	26/06/2014	4
First Floor Office, The Old Maltings, Brewery Road, Hoddesdon (07/14/0223/PNRES)	Office-Residential	02/05/2014	1
Total commitments in 2014/15			86
4 Regent Gate, 83 High Street, Waltham Cross (07/16/0085/PNRES)	Office-Residential	08/03/2016	3
Bartholomew Court, High Street, Waltham Cross (07/16/0090/PNRES)	Office-Residential	08/03/2016	44
129 Crossbrook Street, Cheshunt (07/15/1067/PNRES)	Office-Residential	31/12/2015	1
1st floor, 100 Crossbrook Street, Cheshunt (07/15/0944/PNRES)	Office-Residential	30/11/2015	4
Wellington House, Trust Road, Waltham Cross (07/15/0828/PNRES)	Office-Residential	14/10/2015	12
Old Park Farm, Bury Green Road, Waltham Cross (07/15/0689/PNAGR-RES)	Agricultural-Residential	16/09/2015	2
Riverside House, Station Road, Broxbourne (07/15/0666/PNRES)	Office-Residential	10/09/2015	1
Halstead Nursery, Halstead Hill, Goffs Oak (07/15/0523/PNAGR-RES)	Agricultural-Residential	29/07/2015	1
1st & 2nd floors (new building), 100 Crossbrook Street, Cheshunt (07/15/0270/PNRES)	Office-Residential	22/05/2015	8
89-93 Turners Hill, Cheshunt (07/15/0333/PNRES)	Office-Residential	21/05/2015	6
Eleanor House, 33 - 35 Eleanor Cross Road, Waltham Cross (07/15/0207/PNRES)	Office-Residential	24/04/2015	40
17 College Road, Cheshunt (07/14/1148/PNRES)	Office-Residential	17/04/2015	1

Description	Type	Granted Date	Net Commitments
Burnt Farm, Burnt Farm Ride, Goffs Oak (07/15/0137/PNAGR-RES)	Agricultural-Residential	13/04/2015	1
Total commitments in 15/16			124
Buildings 2, 3 and 6,, Baisley Woods, Beaumont Road, Cheshunt (07/16/0719/PNAGR-RES)	Agricultural-Residential	09/09/2016	3
Hill Cross Farm, Holy Cross Hill, Wormley (07/16/0738/PNAGR-RES)	Agricultural-Residential	26/08/2016	0
Total commitments in 16/17			3
1A Newgatestreet Road, Goffs Oak (07/17/1247/PNA1RES)	Retail-Residential	29/01/2018	1
106-108 High Street, Waltham Cross (07/17/1054/PNA1RES)	Retail-Residential	12/12/2017	4
Oak Tree Farm, Beaumont Road, Wormley (07/17/0342/PNAGR-RES)	Agricultural-Residential	21/06/2017	2
1st floor, 53-57 Turners Hill, Cheshunt (07/17/0152/PNRES)	Office-Residential	11/04/2017	5
St Lawrence Bush Farm, Darnicle Hill, Cheshunt (07/17/0142/PNB8-RES)	Storage-Residential	07/04/2017	3
Total commitments in 2017/18			15
ground floor, 89 Roundmoor Drive, Cheshunt (07/18/0988/PNA1RES)	Retail-Residential	20/12/2018	2
Halstead Hill Nursery, Halstead Hill, Goffs Oak (07/18/0809/PNAGR-RES)	Agricultural-Residential	12/10/2018	1
133 High Street, Waltham Cross (07/18/0502/PNA1RES)	Retail-Residential	26/06/2018	2
Units 1-3 Killarney Court, Lodge Crescent, Waltham Cross (07/18/0245/PNB8-RES)	Storage-Residential	04/05/2018	6
Total commitments in 2018/19			11
Barn East Of Stanford House Burnt Farm, Burnt Farm Ride Goffs Oak (07/20/0122/PNAGR-RES)	Agricultural-Residential	31/03/2020	1
1st floor, 137A High Street, Waltham Cross (07/19/0944/PNRES)	Office-Residential	30/12/2019	1
Building 2,3 and 6 Baisley Woods, Beaumont Road, Cheshunt (07/19/0859/PNAG-RES)	Agricultural-Residential	03/12/2019	3
R/O, 95 Turners Hill, Cheshunt 07/19/0635/PNRES	Office-Residential	12/09/2019	1
Scania House, 17 & 19 (First Floor) Amwell Street, Hoddesdon (07/19/0204/PNRES)	Office-Residential	30/04/2019	24
TOTAL COMMITMENTS 2019/20			30
Total 2013-2020			336

Appendix E: Labour Market Statistics

Table E1: Headline indicators

	2010	2011	2012	2013	2014	2015
Resident population*	93,100	93,700	94,600	95,100	95,800	96,300
Population aged 16-64	59,400	59,500	59,500	59,600	59,900	60,100
Economically inactive 16-64 (end March)**	16.1%	21%	16.4%	18.9%	21.2%	14.7%
Out of work benefits (end March) – total***	2,070	2,000	2,126	1,980	1,415	900
Out of work benefits (end March) - %	3.5%	3.4%	3.6%	3.3%	2.4%	1.5%

	2016	2017	2018	2019	2020	
Resident population*	96,900	96,800	96,900	97,300	-	
Population aged 16-64	60,300	60,000	59,900	60,000	-	
Economically inactive (% end March)**	19.8%	23.6%	19.9%	21.9%	20.3%	
Out of work benefits (end March) – total***	750	760	915	1,260	1,435	
Out of work benefits (end March) - %	1.2%	1.3%	1.5%	2.1%	2.4%	

*Source: ONS annual population survey

** % is a proportion of those economically inactive, except total, which is a proportion of those aged 16-64

*** Source: ONS Claimant count by sex and age Note: % is the number of claimants as a proportion of resident population of area aged 16-64 and gender

Under Universal Credit a broader span of claimants are required to look for work than under Jobseeker's Allowance. As Universal Credit Full Service is rolled out in particular areas, the number of people recorded as being on the Claimant Count is therefore likely to rise.

Table E2: Qualifications

Year (Jan-Dec)	No qualifications (%)		NVQ1 equivalent (%)		NVQ2 equivalent (%)		NVQ3 equivalent (%)		NVQ4 equivalent (%)	
	Broxbourne	East of England	Broxbourne	East of England	Broxbourne	East of England	Broxbourne	East of England	Broxbourne	East of England
2004	10.0	14.5	78.0	77.9	59.7	61.8	40.7	42.1	20.8	25.1
2005	13.7	13.4	80.1	78.7	56.1	62.4	35.2	42.5	16.8	25
2006	12.2	14.3	75.8	77.4	63.9	61.6	45.0	41.6	25.9	24.9
2007	6.6	12.7	84.6	77.9	69.3	61.9	46.8	43.1	30.0	26.0
2008	10.0	13	82.8	77.4	69.5	61.4	43.8	44.7	24.9	25.7
2009	8.2	11.4	85.5	79.8	72.4	64.1	45.4	44.7	27.2	27.3
2010	15.1	10.4	76.0	81.4	59.0	65.8	40.2	46.0	22.6	28.4
2011	9.5	9.6	84.5	83.7	63.6	68.5	43.3	47.8	26.3	29.0
2012	-	8.5	85.4	85.5	71.6	71.9	47.2	51.7	27.7	32.7
2013	15.7	8.4	75.3	85.8	71.2	72.6	52.0	51.8	26.0	33.0
2014	6.7	8.0	85.8	86.1	75.4	72.2	56.6	52.4	35.4	33.0
2015	-	8.0	92.5	84.9	77.9	71.5	55.2	52.0	37.5	33.6
2016	-	7.6	87.6	85.9	68.6	72.4	46.3	53.5	23.7	33.6
2017	-	7.2	87.8	86.5	77.3	73.2	47.8	53.7	25.1	34.6
2018	15.8	7.4	77.1	86.0	70.5	72.8	40.2	53.1	25.8	35.2
2019	14.6	7.2	75.9	86.4	69.4	74.2	44.9	55.0	30.4	36.8
2020										

No Qualifications: No formal qualifications held.

Other Qualifications: includes foreign qualifications and some professional qualifications.

NVQ 1 Equivalent: e.g. fewer than 5 GCSEs at grades A-C, foundation GNVQ, NVQ 1, or equivalent.

NVQ 2 Equivalent: e.g. 5 or more GCSEs at grades A-C, intermediate GNVQ, NVQ 2, or equivalent.

NVQ 3 Equivalent e.g. 2 or more A levels, advanced GNVQ, NVQ 3, or equivalent.

NVQ 4 Equivalent And Above: e.g. HND, Degree and Higher Degree level qualifications or equivalent.

Table E3: Occupations

Year (end March)	Groups 1-3 Manager, directors, professional & associate occupations			Groups 4 and 5 Administrative & secretarial, skilled trades			Groups 6 and 7 Caring, leisure and other service, sales and customer service			Groups 8 and 9 Process plant and machine operatives, elementary occupations		
	Broxbourne total	Broxbourne %	East of England %	Broxbourne total	Broxbourne %	East of England %	Broxbourne total	Broxbourne %	East of England %	Broxbourne total	Broxbourne %	East of England %
2004												
2005	15,000	35.6	40.3	13,400	30.9	26.3	6,300	14.8	15.5	7,600	18	18
2006	16,600	36.9	41.5	11,800	26.3	24.8	10,100	22.5	15.7	6,400	14.3	18.1
2007	18,400	39.4	41.0	13,200	28.3	25.1	7,500	16	15.7	7,600	16.3	18.2
2008	20,400	44.1	42.6	12,600	27.2	24.1	6,500	14.1	15.7	6,800	14.7	17.6
2009	21,000	45.0	42.5	13,500	29	23.6	6,500	13.8	16.1	5,600	12.1	17.8
2010	19,200	42.7	43.7	16,600	37	23.8	4,600	10.2	15.7	4,500	10.1	16.8
2011	18,000	37.3	43.9	13,100	29.7	23.3	5,700	12.8	16.1	9,300	21	16.4
2012	17,100	35.7	43.9	17,400	36.3	22.5	6,700	14	16.9	6,700	13.9	16.6
2013	15,400	31.1	45.3	20,100	40.7	22.5	5,600	11.3	16.4	8,400	17	16
2014	18,000	40.0	45.5	14,300	31.9	22.2	6,600	14.7	16.3	6000	13.4	16.1
2015	22,300	45.6	44.5	11,900	24.4	22	9,300	19.1	16.2	5,400	10.9	17.1
2016	22,200	45.3	44.2	12,200	24.9	22.5	7,500	15.3	16.1	7,100	14.5	17.2
2017	21,700	44.8	46.0	15,800	32.6	21.6	6,300	13.0	16.3	#	#	16
2018	22,200	47.4	46.0	12,500	26.7	21.5	#	#	16.2	7,500	16	16.3
2019	18,000	38.8	46.5	14,500	29.9	21.1	#	#	16.2	9,500	19.7	16.1
2020	22,700	45.4	46.9	12,500	25	21	8,700	17.4	15.3	6,100	12.2	16.7
2021												

Sample size too small for reliable estimate

Table E6: Business counts

Year (end March)	Micro enterprises (0-9 employees)			Small enterprises (10-49 employees)			Medium enterprises (50-249 employees)			Large enterprises (250+ employees)		
	Broxbourne total	Broxbourne %	East of England %	Broxbourne total	Broxbourne %	East of England %	Broxbourne total	Broxbourne %	East of England %	Broxbourne total	Broxbourne %	East of England %
2010	2,950	89.8	89.5	270	8.2	8.7	55	1.6	1.5	10	0.4	0.4
2011	2,850	89.9	89.5	260	8.1	8.6	50	1.6	1.5	15	0.4	0.4
2012	2,930	90.1	89.3	255	7.8	8.8	55	1.6	1.5	15	0.5	0.4
2013	2,900	89.4	88.9	280	8.6	9.2	45	1.4	1.6	20	0.6	0.4
2014	3,145	90.1	88.9	275	7.9	9.2	50	1.4	1.6	20	0.6	0.4
2015	3,405	90.9	89.2	275	7.4	8.9	40	1.1	1.5	20	0.6	0.4
2016	3,580	91.4	89.7	270	6.9	8.5	50	1.2	1.5	20	0.5	0.4
2017	3,740	91.4	90.0	285	7.0	8.2	50	1.2	1.4	20	0.4	0.3
2018	3,705	91.1	89.8	295	7.3	8.4	45	1.1	1.5	20	0.5	0.4
2019	3,875	91.6	90.0	290	6.9	8.2	45	1.0	1.5	20	0.5	0.4
2020	3,925	91.4	90.0	300	7.0	8.1	50	1.2	1.5	20	0.4	0.4
2021												

The data contained in the table are compiled from an extract taken from the Inter-Departmental Business Register (IDBR) recording the position of units as at March of the reference year. The IDBR contains information on VAT traders and PAYE employers in a statistical register which provides the basis for the Office for National Statistics to conduct surveys of businesses. An Enterprise is the smallest combination of legal units (generally based on VAT and/or PAYE records) which has a certain degree of autonomy within an Enterprise Group. The employment information on the IDBR is drawn mainly from the Business Register Employment Survey (BRES). Because this is based on a sample of enterprises, estimates from previous returns and from other ONS surveys have also been used. For the smallest units, either PAYE jobs or employment imputed from VAT turnover is used. Estimates in the table are rounded to prevent disclosure

Note: % is as a proportion of total (enterprises or local units)

Source: Inter Departmental Business Register (ONS)

www.nomisweb.co.uk – Broxbourne Labour Market Profile

Table E5: Jobs density

The level of jobs per resident aged 16-64. For example, a job density of 1.0 would mean that there is one job for every resident aged 16-64. The total number of jobs is a workplace-based measure and comprises employee jobs, self-employed, government-supported trainees and HM Forces. The number of residents aged 16-64 figures used to calculate jobs densities are based on the relevant mid-year population estimates.

Year	Broxbourne Total Jobs	Broxbourne Jobs density	East of England Jobs density
2000	36,000	0.64	0.77
2001	36,000	0.63	0.77
2002	39,000	0.69	0.78
2003	42,000	0.75	0.78
2004	40,000	0.72	0.77
2005	38,000	0.67	0.78
2006	39,000	0.68	0.78
2007	39,000	0.67	0.78
2008	41,000	0.69	0.77
2009	42,000	0.71	0.76
2010	43,000	0.72	0.75
2011	44,000	0.74	0.76
2012	44,000	0.74	0.77
2013	48,000	0.80	0.78
2014	45,000	0.75	0.80
2015	45,000	0.75	0.81
2016	44,000	0.73	0.84
2017	43,000	0.71	0.85
2018	41,000	0.68	0.86
2019	40,000	0.67	0.86
2020			

Appendix F: List of housing completions and commitments in 2018/19

See separate spreadsheet

Appendix G: List of housing completions and commitments in 2019/20

See separate spreadsheet

Appendix H: Housing Trajectory (including 15 year supply)

See separate spreadsheet