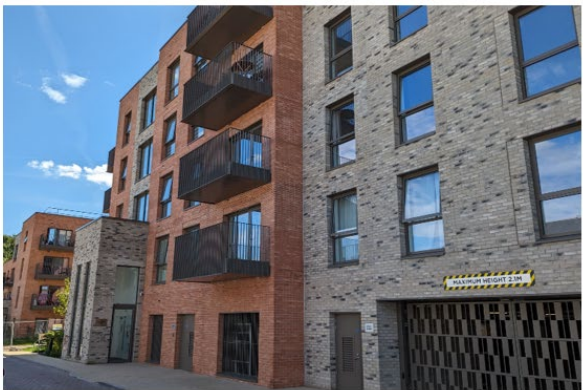




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# Authority Monitoring Report

2022 – 2023

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## Executive Summary

### Housing

- The average house price in the Borough continued to rise with the average price increasing by £14,995 (3.6%). The average house price in the Borough is £409,995 in 2022 up from the average of £395,000 in 2021.
- Housing affordability worsened, with the ratio of house prices to earnings being 11.9 in 2022, down from 11.5 in 2021.
- 527 new dwellings were completed in the 2022-2023 financial year. A 57% increase on last year's figures of 335 new dwellings being completed. The majority of these new homes came from the Cheshunt Lakeside and High Leigh Garden Village.
- Planning permission was granted for 742 new dwellings, the majority of these from the Tudor Nurseries development and Embassy Cinema development in Waltham Cross.
- The Housing Delivery Test results for 2022/3 indicate that 57% of the requirement was achieved, meaning that the 'presumption in favour of sustainable development' applies in the consideration of planning applications

### Employment

- The number of economically inactive residents aged 16-64 rose sharply in 2023. Rising to 25.3% being economically inactive, up from 17.5% in 2022.
- Median annual workplace earnings decreased slightly by £352, from £34,864 in 2021 to £34,512 in 2022.
- The Theobalds Enterprise Centre officially opened in November 2023. This new 4 storey building will provide support to local businesses with fully serviced workspaces, meeting and conference rooms.
- Planning permission was granted for a new film studios, to be known as Sunset Waltham Cross Studios. The film studios have an overall floor space of around 125,000m<sup>2</sup> and will provide the borough with 3,600 new jobs, as well as further jobs generated in the local area benefitting existing businesses.

### Town Centres

- Hoddesdon Town Centre Strategy was adopted by the Council in March 2023. The strategy seeks to best utilise Hoddesdon's unique strengths as a historic market town to further its vibrancy. It identifies a number of projects across the town centre to achieve this aim.
- Grundy Park regeneration works began in June 2023. The projects seeks to improve the park. It involves creating a cherry tree walk and a new all-weather pitch.
- The Council was successful in securing £14.3m in Levelling Up funding from the government to drive it's Waltham Cross renaissance plans.

### Green Belt

- 25 dwellings across two sites were delivered in the Green Belt this monitoring period. 24 of these dwellings were from the Volkerwessels site in Hoddesdon.
- 43 dwellings were granted permission this monitoring period with the majority coming from the Springfield and Westgate Nursery development.

### **Infrastructure**

- J25, M25 improvement works were completed during the Monitoring period. National Highways states these works were completed on-time and within the budgets forecasted.
- New river path improvements works were completed in October 2023, after the end of the monitoring year, increasing the walking and cyclability of the path.

### **Public Inquiries**

- A public inquiry was held in September 2022 regarding the Fairmead and Rosemead Nurseries development in Goffs Oak. The application for 58 new dwellings on a Local Plan allocated site was refused by the Council and subsequently appealed. The planning inspectorate ruled in March 2023 in favour of the appellant granting the development permission.

## 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 during the monitoring year this runs from 1 April 2022 to 31 March 2023.

### 1a. Plans and Strategies

The [Broxbourne Local Plan 2018-2033](#) was adopted in June 2020. It outlines the vision and objectives for the Borough's development over a 15 year period.

The [Local Development Scheme \(LDS\)](#) was last updated in 2017 to reflect the then emerging Local Plan. It identifies all planning documents that the Council wishes to produce and the timeframe for their preparation.

In February 2023 Cabinet resolved to progress a review of Local Plan policies PP2: *Park Plaza North* and INF5: *Rail Stations*. That review is currently underway. An update to the LDS setting out the timescales will be published prior to the first formal public consultation.

## 1b. Local Plan sites

There were 404 completions on Local Plan sites during this monitoring period, and a number of others are under construction. **Appendix B** contains full details of progress at all Local Plan sites. The locations of the Local Plan sites are shown in grey on the key diagram below. For more detailed mapping, please view the interactive map.<sup>1</sup>

Figure 1: Local Plan Key Diagram



<sup>1</sup> <https://mapping.broxbourne.gov.uk/LPAssure/ES/Presentation/Gis/planning/map>



*Fairmead and Rosemead Nurseries, Cuffley Hill, Goffs Oak 07/19/0200/F (Local Plan Policy GO5)*



This development of 58 dwellings was granted planning permission in March 2023. The site falls within Local Plan Policy GO5: North of Cuffley Hill allocation. The allocation was for residential homes and stipulated that all protected trees should be retained and public open space be provided. The housing mix consists of 14 two bedroom houses, 9 three bedroom houses, 32 four bedroom houses and 3 five bedroom houses. 40% of these houses (23) will be provided as affordable units, meeting the Local Plans Policy in full. The scheme includes a significant amount of green space to centre and north of the site, containing a play area and two sustainable urban drainage basins (SuDS).



*Rosedale Park phase 1a, Waltham Cross, EN7 6SP 07/21/0596/RM (Local Plan Policy CH2)*



Granted permission in May 2022, this development is part of the released green belt land, following adoption of the Local Plan. It forms part of the wider Rosedale Park allocation in the Local Plan, this policy outlines the development of a series of interlinked new suburban parkland communities. This permission relates to landscaping, layout, scale, and appearance for Phase 1a of the wider development of 380 dwellings. Phase 1a consists of the first 50 dwellings situated in the north of site. The dwellings mix consist of 2 one bedroom flats, 16 two bedroom houses, 18 three bedroom houses, 12 four bedroom houses and 2 five bedroom houses. Central to the scheme is a green corridor running north to south around a drainage ditch. The application fulfils the councils local plan policy with 40% of the dwellings being affordable.

*Land to the North of College Road and Whit Hern Court, Cheshunt 07/21/0668/F (Local Plan Policy CH13)*



Permission was granted for this development in November 2022. The scheme includes the development of 4 blocks of 4 storey flats to provide a total of 39 two bedroom flats. The scheme fulfils the local plans affordable housing policy with 40% of homes being made available as affordable housing.

*Former St Marys High School Western Playing Fields 07/21/1176/RM (Local Plan Policy CH10)*



Outline permission for this development was granted in August in 2021. The reserved matters application for layout, scale, appearance and landscaping was granted in April of this monitoring year. The mix of units provided consists of 19 two bedroom houses, 26 three bedroom houses and 5 four bedroom houses with active electric vehicle charging points being provided to each new house. The scheme includes two SUDS basins and meets the councils local plan policy on affordable housing in full providing 20 affordable homes.



*Phase 2 Tudor Nurseries, Burton Lane, Goffs Oak, EN7 6SH 07/22/0364/RM (Local Plan Policy CH2)*



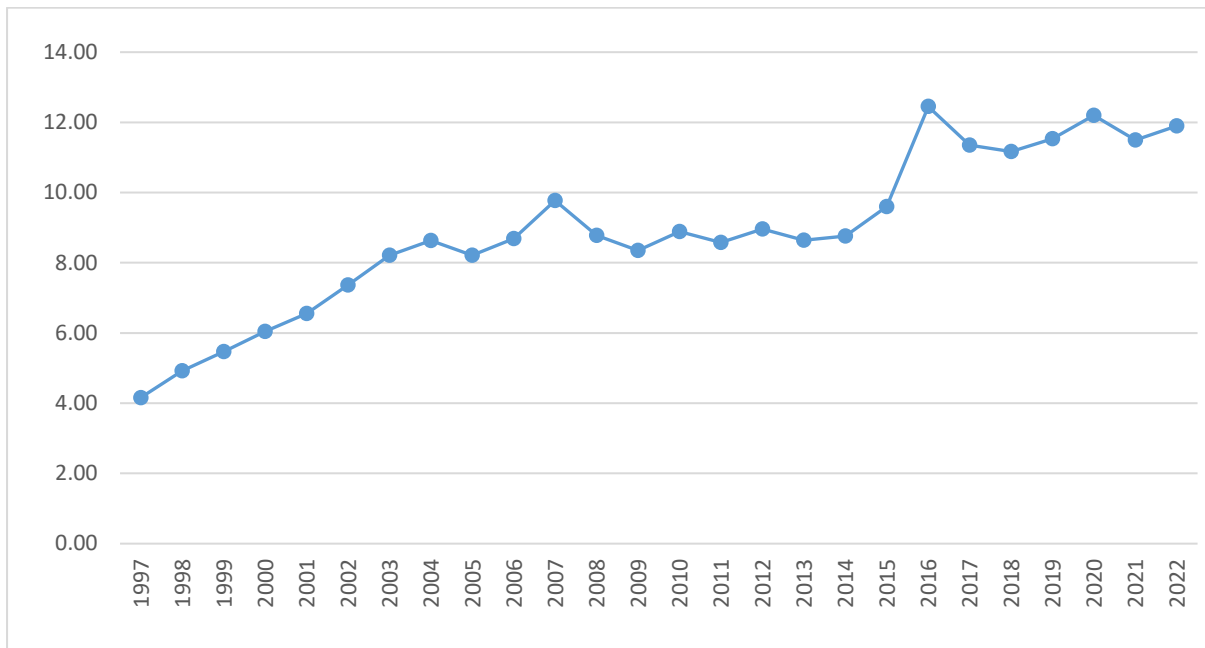
Reserved matters for layout, scale, appearance, and landscaping for Phase 2 of the wider Tudor Nurseries development was granted permission in December 2022. The development will provide an additional 186 homes. The housing mix consist of 1 one bedroom home, 33 two bedroom homes, 62 three bedroom homes, 76 four bedroom homes and 14 five bedroom homes. The development will be providing 40% of these homes as affordable homes meeting the Local Plan policy requirement in full. The scheme's design provides ample communal green spaces, including two new village greens and new park in the north eastern part of the site.



## 2. Housing

Housing affordability in the Borough worsened with the house price to earnings ratio increasing from 11.5 in 2021 to 11.9 in 2022<sup>2</sup>. The average house price in the Borough increased by £14,995, from £395,000 in 2021 to £409,995 2022<sup>3</sup>. Average workplace earnings (gross) dropped by 4.8%, from £35,412 in 2021 to £33,696 in 2022<sup>4</sup>.

Figure 2: Median Housing Affordability ratios in Broxbourne, 1997-2022



527 dwellings were completed in this financial year, a significant increase on previous year's figure of 335. This is above the annual housing requirement of 454, as published in the Broxbourne Local Plan. Over the 2022-2023 monitoring period, planning permission was granted for 650 new dwellings. 59% of these committed dwellings are within allocated sites identified in the Local Plan, accounting for 383 dwellings. The remaining 267 dwellings committed to were from windfall sites, 57% of these are from developments of 10 or more dwellings (major) and 43% are from developments of less than 10 (minor)

<sup>2</sup> [Housing affordability in England and Wales, Office of National Statistics, 2023](#)

<sup>3</sup> [Housing affordability in England and Wales, Office of National Statistics, 2023](#)

<sup>4</sup> [Employee earnings in the UK: 2022, Office for National Statistics, 2023](#)

### 3. Housing supply

This section details the applications completed and consented to during the 2022 2023 AMR period. **Comprehensive spreadsheets of all completed and consented applications within the AMR period are in Appendix E & F as separate documents to this AMR.**

#### 3a. Local Plan sites

The Local Plan identified 28 sites across the Borough to accommodate the development of over 6,000 new homes. These sites are illustrated on the Local Plan Key Diagram above (Figure 1).

During the monitoring period this year, there were 404 dwellings completed on allocated Local Plan sites. Furthering this, new applications have come forward during the monitoring period on more Local Plan sites with a further 383 dwellings being granted permission. Updates on all Local Plan sites can be found at Appendix B. Please refer to the Local Plan for more information on the policy approach for all the Local Plan sites. During the 2022-2023 monitoring year, Local Plan sites made up 77% of total completions. See table 1 below for a summary of completions, this monitoring year, across local plan sites.

*Table 1: Local Plan completions within monitoring period*

<b>Local Plan Site</b>	<b>Number of dwellings completed 22/23</b>
Cheshunt Lakeside	180
Newgatestreet Road	13
Rosedale Park - South of Andrews Lane	52
High Leigh Garden Village	63
Tudor Nurseries	53
South of Goffs Lane	23
Broxbourne School	16
North of Cuffley Hill	4
<b>Total</b>	<b>404</b>

## Local Plan completions

### *Cheshunt Lakeside Land East Of Delamare Road 07/20/1186/RM (Local Plan Policy CH1)*



Planning permission for this application was granted in March 2021. This development forms part of the wider Cheshunt Lakeside development. Cheshunt Lakeside is an allocated site in the Local Plan and was granted outline permission. Cheshunt Lakeside will provide 1,725 dwellings and nearly 20,000m<sup>2</sup> of commercial floor space. This permission dealt with Parcel 14 which will see the

development of a mixed use residential/commercial block. The housing mix consists of 11 one bedroom and 11 two bedrooms flats. The ground floor provides 351 sqm of class E commercial space. This parcel was fully completed during the monitoring period.

*Table 2: Breakdown of progress at Cheshunt Lakeside*

<b>Date</b>	<b>Progress at Cheshunt Lakeside</b>
08/2019	Committee grant outline permission (07/18/0461/O)
03/2020	Parcel 11 granted permission – 195 dwellings (07/19/0996/RM)
03/2021	Parcel 14 granted permission – Mixed use space including 22 dwellings (07/20/1186/RM)
06/2021	Parcel 2 granted permission – 205 dwellings (07/20/1187/RM)
2023	Parcels 11 and 14 completed and construction underway on parcel 2



*Newgatestreet road 07/20/1220/F (Local Plan Policy GO4)*



Granted permission in August 2021, this development by Stonebond Ltd consists of 38 dwellings alongside the creation of a new open space. The housing mix consists of 10 four bedroom, 12 three bedroom 1 two bedroom houses, along with 14 two bedroom and 1 two bedroom flats. 15 of these dwellings being available for affordable housing. Of the 38

dwellings, 13 dwellings were completed within the monitoring period with full completion of the site being likely within the next monitoring period.

*Rosedale Park – South of Andrews Lane 07/21/0005/F (Local Plan Policy CH2)*



Permission was granted for this development in December 2022. This new housing development of 66 homes is now fully completed. The site forms an L shape with an unbroken corridor of open park space along the western side of the site. There is a 2.5 storey block consisting of 5 one bedroom flats towards the northern side of the site. The remaining mix of houses consists of 18 two bedroom houses, 33 three bedroom houses, and 10 four bedroom houses. The development fulfilled the council's affordable housing policy in full with 40% of homes being made available as affordable housing.



*High Leigh Garden Village – Phase 2, First residential phase 07/20/0046/RM (Local Plan Policy HOD7)*



Permission for this phase of the wider High Leigh Garden Village development was granted permission in October 2020. The first residential phase is on the southern side of the site, south of the Dinant Link Road. This phase will provide 100 out of the 485 total dwellings across the High Leigh Garden Village allocation. A new village green has been created. The housing mix for this phase consists of 3 one bedroom flats, 17 two bedroom flats, 6 two bedroom houses, 31 three bedroom houses, 39 four bedroom houses and 4 five bedroom houses. 20 of these units would be affordable accommodation. All dwellings were completed in this monitoring period.

*Tudor Nurseries, Burton Lane, Goffs Oak 07/20/0157/RM (Local Plan Policy CH2)*



Planning permission was granted in December 2020 for 360 dwellings. The site is 15.6ha large and was occupied by derelict glass houses and associated buildings. Of the 360 dwellings there are 49 two bed houses, 136 three bed houses, 91 four bed houses, 13 five bed houses, 51 two bed flats and 8 one bed flats. The site also contains a shop with 391m<sup>2</sup> floor space and 12 flats for the elderly. The Local Plan Policy for the site required 40% of the dwellings to be affordable homes which this development fulfils in full. During the monitoring period 53 of the 360 dwellings were completed.



*Land to south of Goffs Lane 07/19/0835/F (Local Plan Policy GO3)*



Granted permission in April 2021, this development includes the erection of 51 dwellings alongside the creation of a new public open space and SuDS pond to the rear of the site. This is an allocated site within the local plan and part of the recently released greenbelt land. This new sub-urban cul-de-sac meets the council affordable housing policy in full with 20 of the 51 dwellings being made available as affordable housing. The housing mix consists of 12 two bedroom homes, 20 three bedroom homes, 14 four bedroom homes and 5 four bedroom homes. 23 of these dwellings were completed during the monitoring period with site likely to be fully complete in the following monitoring period.

*Broxbourne School 07/19/0368/RM (Local Plan Policy BX4)*



Planning permission for the site was approved in April 2017. The development involved the redevelopment and relocation of the existing school and 153 new dwellings. The new school building was built and opened in September of 2021. The housing mix consists of two blocks of apartments creating 18 two bedroom apartments along with 34 three bedroom houses, 62 four bedroom houses and 39 five bedroom houses. Within this monitoring period 16 dwellings were completed for a total of 64 dwellings completed since permission was granted.

*North of Cuffley Hill 07/18/0363/F (Local Plan Policy GO5)*

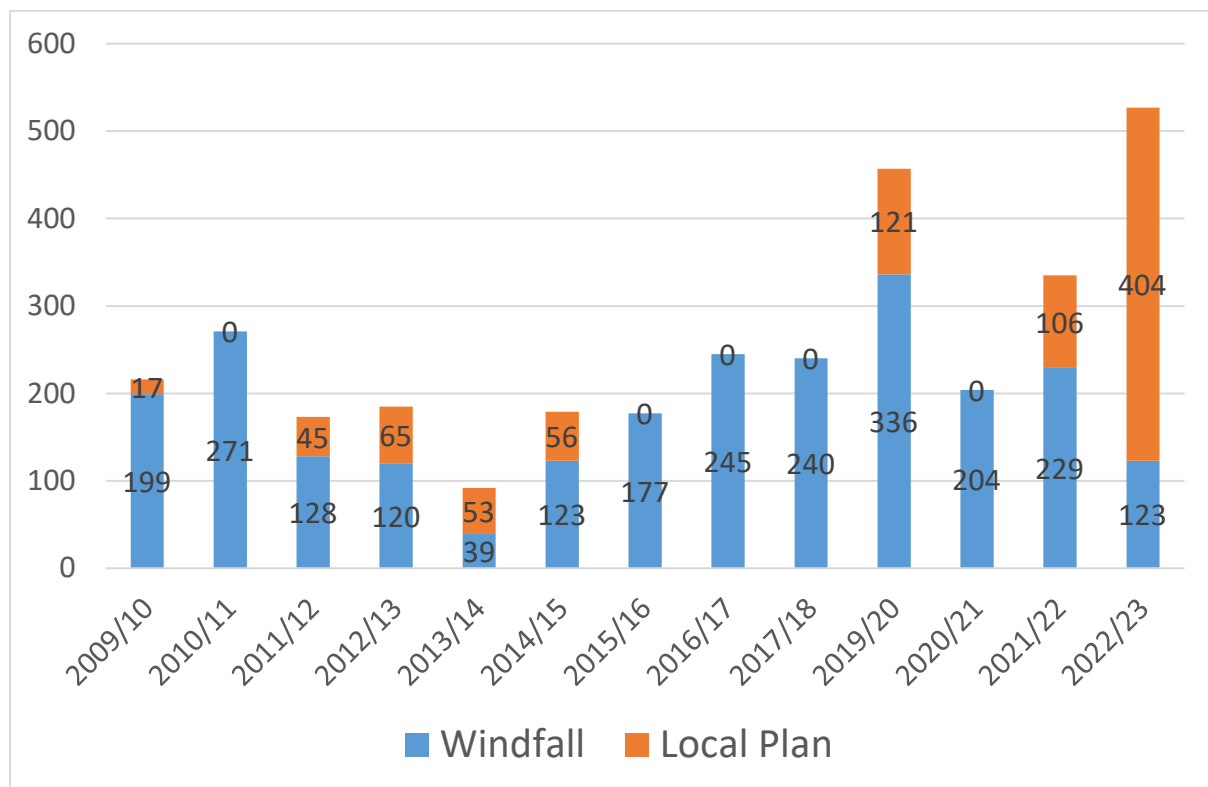


Planning permission for this site was approved in July of 2019. The development has delivered 23 houses. The housing mix consists of 10 four bedroom detached houses, 9 four bedroom semi-detached houses and 4 five bedroom detached houses. The site is on recently released green belt land following the adoption of the Local Plan in 2018. All houses have now been delivered and the site is complete.

### 3b. Windfall sites

During the monitoring period, 123 dwellings were completed on windfall sites. This is a slight reduction compared to last year’s windfall completions but still above the Local Plan’s housing trajectory, which estimates 70 windfall completions per annum. Actual windfall completions since 2009 are shown in Figure 4 below. During the 2022-2023 monitoring year, windfall represented 23% of total completions.

Figure 3: Windfall v Local Plan delivery, 2009-2022



## Windfall Completions

### *Former Wormley Primary School, St Laurance Drive (07/20/0866/RM)*



completed and occupied during this monitoring period.

This development was granted permission in January 2021. The adjacent to the new elderly care home on the Former Primary School site. The scheme incorporates four different house types, all of two-storey. The housing mix consists of 8 three bedroom homes and 5 four bedroom homes. The development was fully

### *VolkerWessels, Boxwood Park, Hertford Road, Hoddesdon (07/19/1078/F)*



During this monitoring period the development was completed and occupied.

Permission was granted by the Council in October 2020 for this development. Amongst an extension and new basement of a commercial office the scheme also included the development of 21 new dwellings on the site. The housing mix consists of 14 three bedroom houses, 6 four bedroom houses and 4 five bedroom houses, with these houses being 3 storeys in height.



## Windfall Commitments

### *Andrews lane, Waltham Cross 07/21/1056/F*



This development was granted permission in May 2022. The development will deliver another 21 new dwellings with the housing mix consisting of 1 one bedroom, 1 two bedroom flats, 4 two bedroom houses, 10 three bedrooms houses and 5 four bedroom houses. The scheme meets the councils affordable housing policy in full with 40% of these homes being affordable.

### *Fourfields, Rosedale Way, Cheshunt, EN7 6HR 07/22/0359/RM*



Being granted permission in October 2022, this development will demolish the existing buildings and develop 15 new dwellings. The site historic use was a residential care home. The housing mix will consist of 4 two bedroom houses, 7 three bedroom houses and 4 four bedroom houses. As development incorporates a rain garden in the centre of the site, a new footpath linking the development into the wider residential community and a pocket park.

### 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 of betting office of pay day loan shop to a mixed use building 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 the monitoring period, no dwellings were completed as a result of prior notification conversions.

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

#### **Prior notification commitments during the monitoring period**

During the monitoring period, five dwellings have been consented through prior notification, three of which through agricultural barn conversions and the remaining two through office conversions.

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

### 3d. Five Year Housing Land Supply

Changes to the NPPF in December 2023 mean that authorities with a Local Plan under five years old are not required to publish a five year housing land supply statement. Broxbourne's Local Plan was adopted in June 2020 and therefore is not required to publish a five year housing land supply statement.

However, authorities are all required to publish monitoring data and therefore completions data is attached at

### 3e. Housing Delivery Test

The 2022 results of the Government's Housing Delivery Test were published in December 2023. For Broxbourne, the results are as follows:

	<b>Required</b>	<b>Delivered</b>	
2019/20	417	150	
2020/21	303	202	
2021/22	455	313	
<b>TOTAL</b>	<b>1,175</b>	<b>665</b>	<b>57%</b>

Where the result is less than 75% of the requirement, the 'presumption in favour of sustainable development' applies. This means that decision-makers are required to give additional weight to housing in considering applications that are otherwise reasonable in planning terms. This is known as the 'tilted balance'.

527 new homes were delivered in 2022/23, which should improve the figure next year, but not enough to reach the 75% threshold. The official government results for 2022/3 are unlikely to be published until January 2025.

## 4. Accommodation for Different Housing Needs

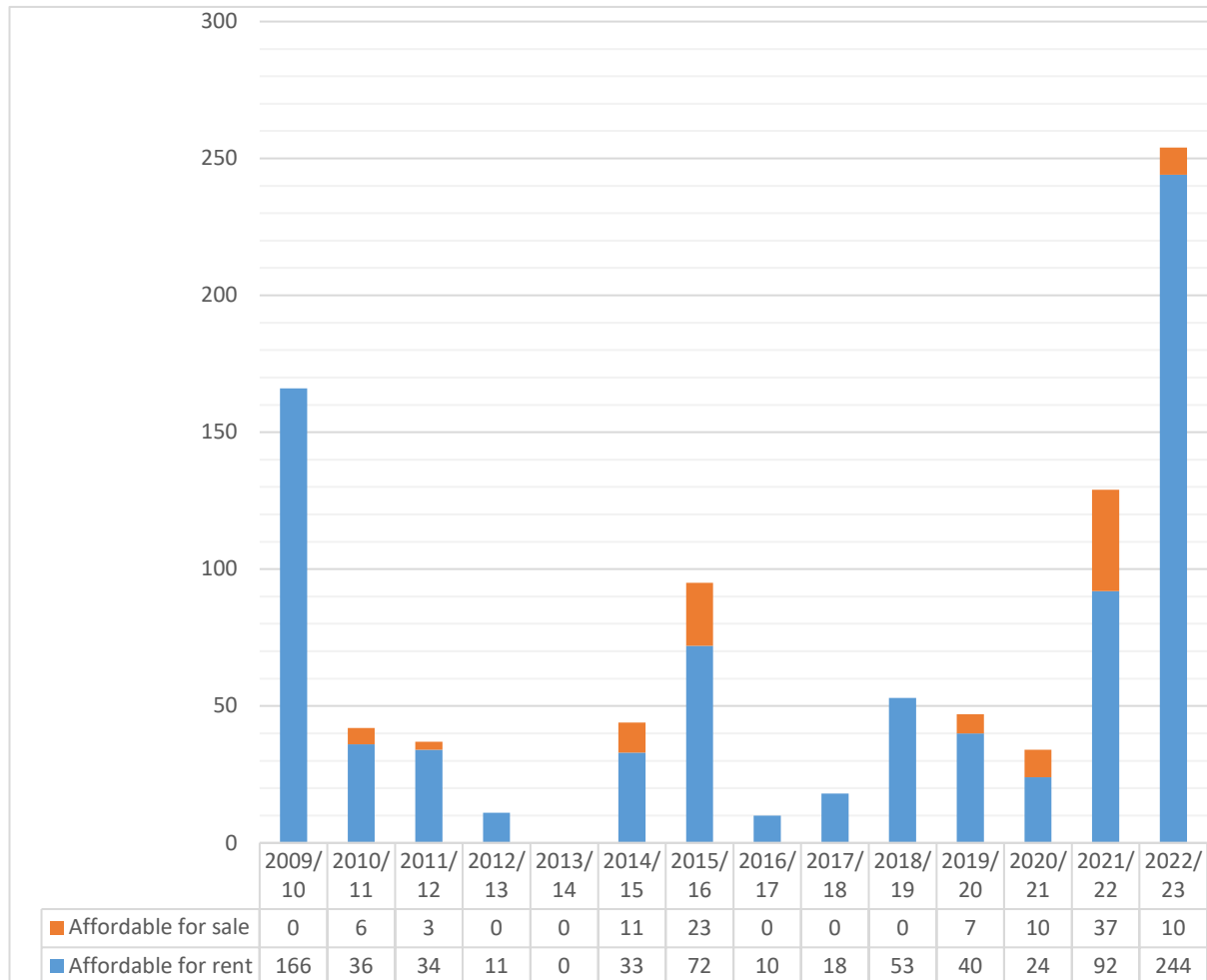
This section addresses affordable housing provision, supported accommodation for elderly and disabled people as well as accommodation for Gypsies and Travellers. Self-build and custom build housing will also be addressed below.

### 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.

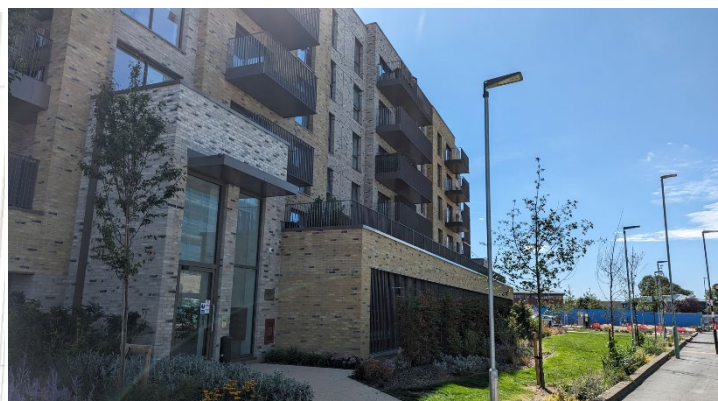
254 new affordable were completed within this monitoring period and planning was granted for a further 182 new affordable homes. Figure 5 below shows the split between affordable housing for sale (intermediate home ownership) and affordable housing for rent (social rent). 32 temporary homes to help tackle homelessness were committed to this monitoring year.

Figure 4: Affordable Housing completions, 2009-2023



### Affordable Housing Completions

*Cheshunt Lakeside, Land east of Delamare Road, Cheshunt 07/19/0996/RM (Local Plan Policy CH1)*





Granted permission in March 2020. This development is known as Parcel 11 of the wider Cheshunt Lakeside allocation was developed by B3 Living Ltd. Parcel 11 consists of 195 new flats across two blocks. The housing mix consists of 73 one bedroom flats, 119 two bedroom flats and 2 three bedroom flats. The larger block encircles a central courtyard, and the smaller blocks sits adjacent to the railway. This parcel of development exceeds the Local Plans affordable housing requirement with 100% of the 195 flats being made available as affordable housing. This forms part of the 40% requirement of all houses built on the Cheshunt Lakeside allocation to be made available as affordable housing.

*Tesco Resource Centre, Delamare Road, Cheshunt, EN8 9AP 07/20/0775/F*



Granted permission in September 2022, this development provides 32 temporary homes for a period of 3 years. The site is part of the wider Cheshunt Lakeside allocation mentioned above and maximises the vacant space during the development of the larger development. The wider Council context for this proposal is the help the homelessness within the Borough with these temporary units providing a home for a period of 6 months for each individual household.

*Former Hoddesdon Squash Club, Conduit Lane, Hoddesdon, EN11 8EP  
07/18/0806/F*



Permission was granted for this development in August 2019. The development included the demolition of a vacant 1970's era squash club and the erection of a mixed use four storey building within Hoddesdon town centre. The frontage of the ground floor would accommodate a 126 square metre commercial space, to the rear of this would be undercroft parking for 17 vehicles. The upper floors provide a mix of 24 one and two bedroom flats. 100% of these flats would be made available as affordable housing. This permission was completed fully during the monitoring period.



## 4b. Support Accommodation

*Former JMI School, St Laurence Drive, Wormley 07/14/0628/CM*



Construction has completed on the 4301.8m<sup>2</sup> care home by Hertfordshire County Council and is in occupation (County reference no. PL/0635/14). The facility has 77 bedrooms to house and care for elderly people suffering from dementia. The scheme incorporates secure private open space in the form of two courtyards and a large swale.

*132-136, Turners Hill, Cheshunt, EN8 9BN 07/20/1148/F*



Permission was granted in June 2022 for the demolition of the existing MOT Garage and the erection of a new elderly care home. The care home accommodates 80 beds across three storeys with a central courtyard providing amenity space to residents. Construction is yet to start on site.

## 4c. Gypsy & Traveller Accommodation

There are four Gypsy and Traveller sites across the Borough providing authorised pitches for 38 caravans, with a further 49 unauthorised caravans at the Wharf Road site. Local Plan policy GT1 outlines the Council's objectives to:

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

The Council is working with the Lee Valley Regional Park Authority in respect of the Wharf Road Gypsy and Traveller site. External funding is required in order to progress the Local Plan proposals for the site, and to date, no public funding sources have been identified. No new pitches or new sites have been provided during this monitoring period. Similarly, the sites at Hertford Road, St. James Road and Halfhide Lane have had no change in their status during this monitoring period.

In November 2023 the Council adopted the *Wharf Road Supplementary Planning Document (SPD)*, which includes a masterplan and general principles for the development of the site in accordance with Local Plan Policy GT1.

#### 4d. Houses in Multiple Occupation (HMOs)

Local Plan policy H5: Houses in Multiple Occupation states that proposals will only be supported where the proposal is located close to town centres and is well served by public transport. This monitoring year, one HMO application was granted permission.

*138 High Street Cheshunt Hertfordshire EN8 0AP 07/22/0425/F*



Permission was granted in November 2022 for the conversion of a five bedroom Grade II listed building into a nine bedroom HMO. Policy requires that HMOs only be permitted in town centre locations and areas served by public transport. This site is close to Cheshunt local centre and train station making it suitable for HMO use.

## 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 G**) identifies the provision of five dwellings every year from 2020-2021 onwards in relation to this policy. The Council has a statutory duty to maintain a Self and Custom Build Register; this contains details of individuals and groups interested in building their own homes in the Borough. Information on how to join the register is available here: [www.broxbourne.gov.uk/selfbuild](http://www.broxbourne.gov.uk/selfbuild). The register is comprised of two parts; part 1 includes people who have passed a Local Connection Test. Part 2 of the register includes people who have not. When a self or custom build plot becomes available, members of the register are contacted, starting with those on Part 1 and then by those on Part 2. A summary of the registers current status is outlined in Table 5 below.

Table 3: Self and Custom build register data, permissions and completions

Total Registrations as of 30 October (Base period)	Self and Custom Build Register (accumulative total)		Permissions granted (no. dwellings)	Completed (no. dwellings)
	Part 1	Part 2		
<b>2016</b>	0	0	0	0
<b>2017</b>	0	5	0	0
<b>2018</b>	36	26	0	0
<b>2019</b>	39	31	3	0
<b>2020</b>	42	34	6	0
<b>2021</b>	46	41	2	0
<b>2022</b>	<b>50</b>	<b>42</b>	14	0
<b>Total</b>			<b>25</b>	<b>0</b>

## 5. Employment

### 5a. Labour market profile

The total number of jobs in the Borough (including the self-employed) has been decreasing over the last few years. 2020 saw a sharp increase in the total number of jobs, however the 2021 data shows job levels falling slightly but remaining above 2019 levels with 41,000 total jobs being recorded in 2021. Data for 2022 has not yet been published. The historical trend is illustrated in Figure 6 below.

The number of economically inactive residents aged 16-64 increased, with 25.3% of residents being economically inactive in 2023, up from 17.5% in 2021 (See Appendix D). Median gross annual workplace earnings decreased slightly within the Borough, from £34,864 in 2021 to £34,512 2022 (see Appendix A). Figure 7 below outlines levels of employment by type within the Borough.

Figure 5: Change in total jobs within the Borough 2020-2021

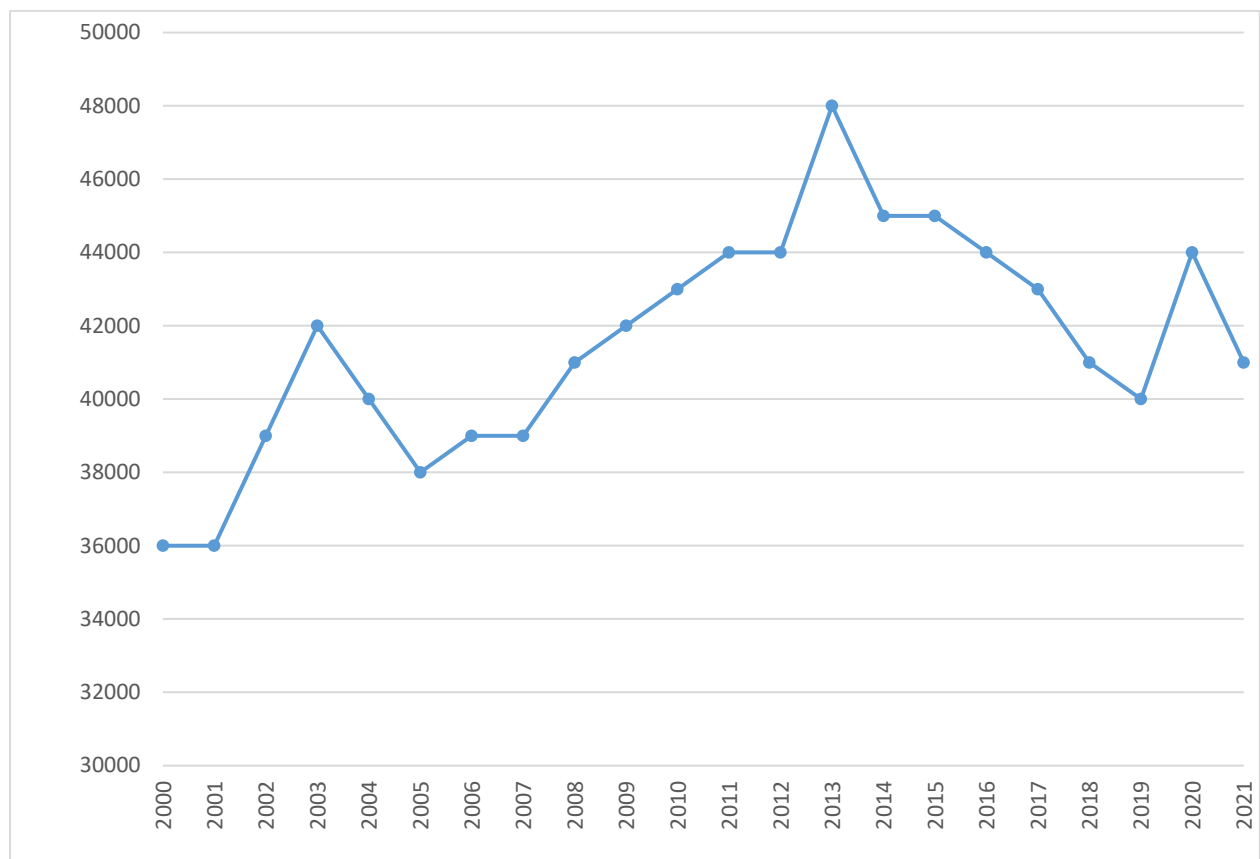
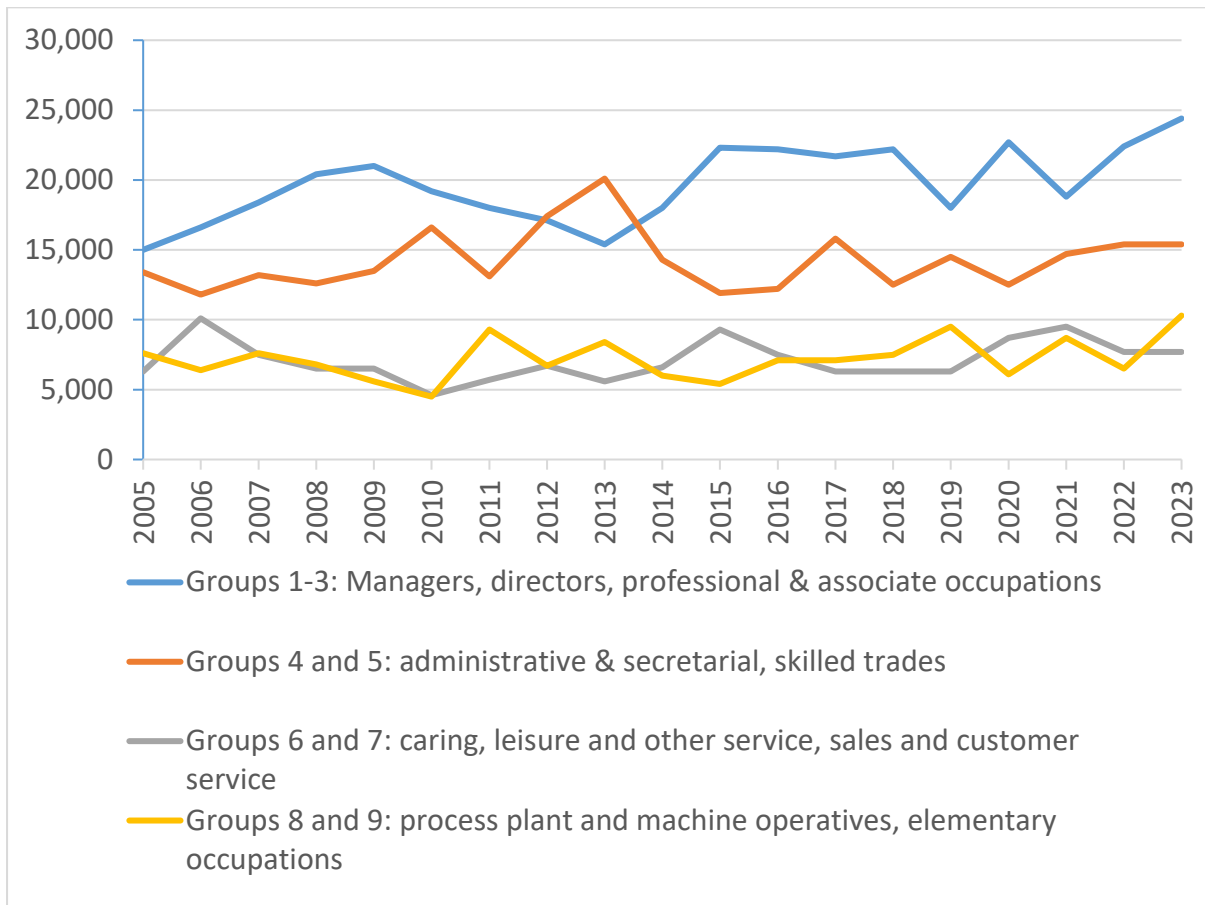


Figure 6: Changing occupation of borough residents 2005-2023





## 5b. Local Plan and employment sites

*Sunset Waltham Cross studios 07/22/0287/F (Local Plan policies PP1 and ED2)*



Permission to develop this new film and media studio complex was approved by the Council in August 2022. The site is approximately 37 hectares in size contained by the new river to the west, the M25 to the South, the A10 to the east and Lieutenant Ellis Way to the north. The development is predominantly a film and digital media studio complex with an overall floor space of 125,000m<sup>2</sup> and an outdoor backlot filming area of around 30,000m<sup>2</sup>. There will also be a headquarters office/administration centre, 21 purpose-built sound stages, 7 production offices, 9 workshops and amenity, commissary and ancillary space. There will be two multistorey car parks, mobility hubs and a waste/recycling facility, along with 8.3 hectares of public open space around and to the south of the studio's secured boundary.

Historically, the site was used for agricultural activities and contained three Grade II listed buildings near to the eastern edge of the site. These will be fully restored and used to support the operation of the studio complex, and as part of the staff welfare facilities on site. New building in this area will be clad in metal to re-enforce the site's former agricultural use. The site will be primarily a pedestrian only area with parking provided in the multi-storey car-park with golf carts used to transport people around the site. Once operational, the film studio will create 3,600 jobs with a further 1,200 jobs generated in the local area benefitting existing businesses. Although the local plan policy PP1, which sets out the site allocation, estimated the potential for 10,000 jobs to help offset this shortfall is the proposal for the application to contribute £2 million towards an employment and skills package to benefit local residents.

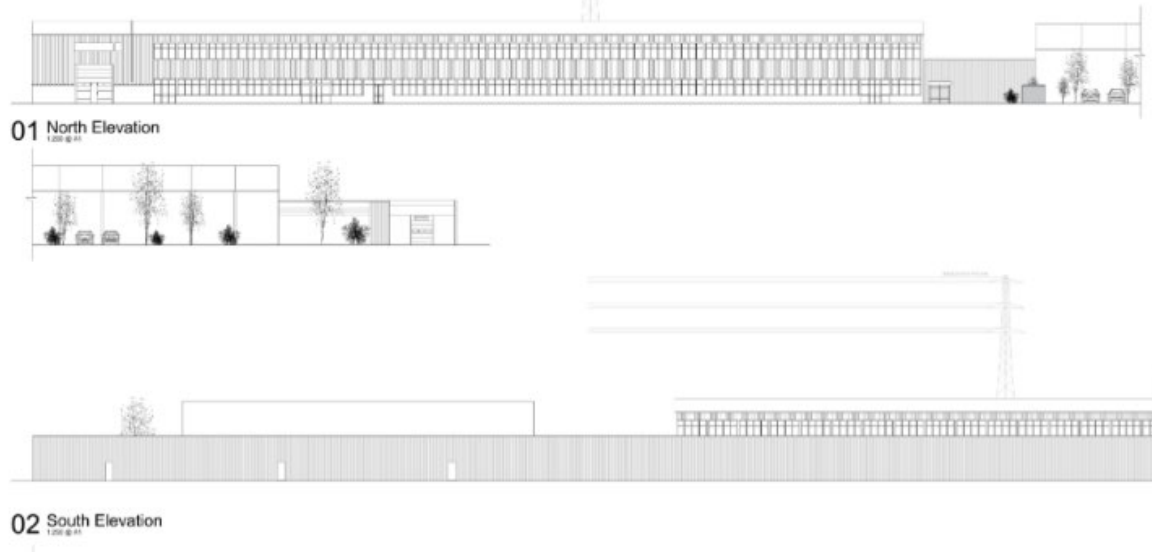
*Theobalds Enterprise Centre 07/21/0486/RM*



As part of the outline planning permission's (07/18/1181/O) section 106 agreement, the Council was transferred 5.7 hectares of land. This land to the north of the data centre was for the construction of the second Ambition Broxbourne 'Technology and Business Centre'. Named the Theobalds Enterprise Centre, this 4 storey building provides 3,209m<sup>2</sup> of new floor space and will offer resident businesses business support, fully managed workspaces, reception service, meeting and conference rooms that accommodate up to 90 people, workshop and office space, breakout areas, shower and changing facilities and a modern on-site café. The centre will have parking, bike storage, EV and e-bike charging facilities alongside areas of landscaped green space. Construction was largely completed during the monitoring period with its official opening having taken place in November 2023.

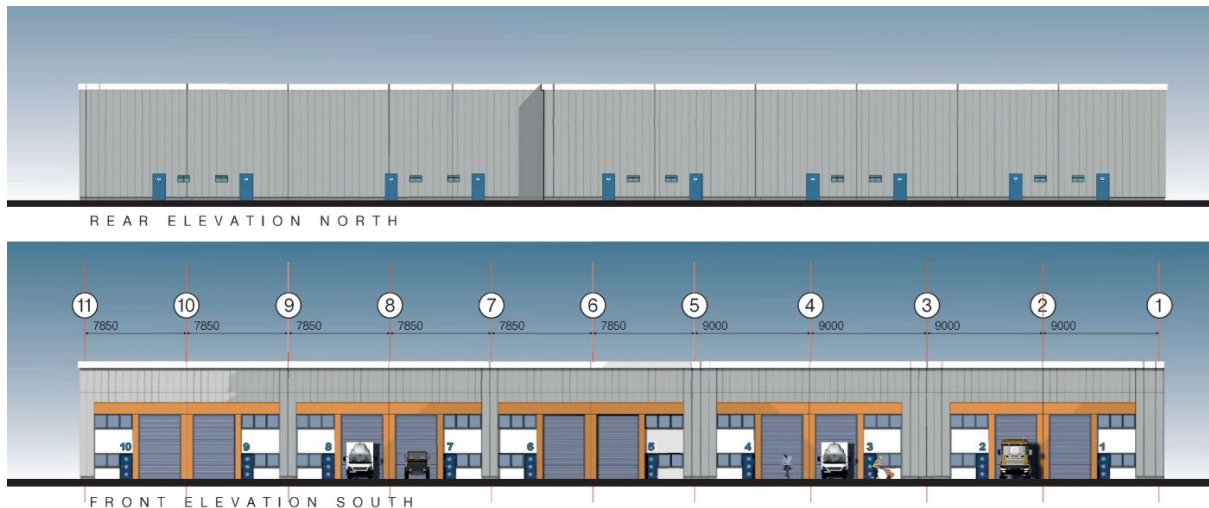
## 5c. Non-Local Plan employment sites

### *Xylem Belcon Industrial Estate Bingley Road Hoddesdon 07/22/0479/F*



Planning permission for this development was granted in January 2023. This development involves the demolition of the existing outdated industrial units and the development of four new industrial units. The new units would be better adapted for a flexible use to meet the changing needs of businesses on the site.

### *Bingley Road Hoddesdon 07/22/0484/F*



Granted permission in August 2022. 10 new industrial units will be erected as part of the permission. The existing site was predominately a large concrete expanse with a derelict building. The building located in a wider employment area and features ample car and cycle parking and will provide employment opportunities to residents.

## 6. Town Centres

Town centres across the UK have been hugely impacted by the combined impacts of the Covid-19 pandemic and the rising cost of living. To understand how the Borough's town centres are coping with this changing economic landscape, the Council has carried out 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. Its results are illustrated in Figure 8 below. Although not up-to-date, it still demonstrates the recovery from Covid-19 as the vacancy rates dropped as a whole.

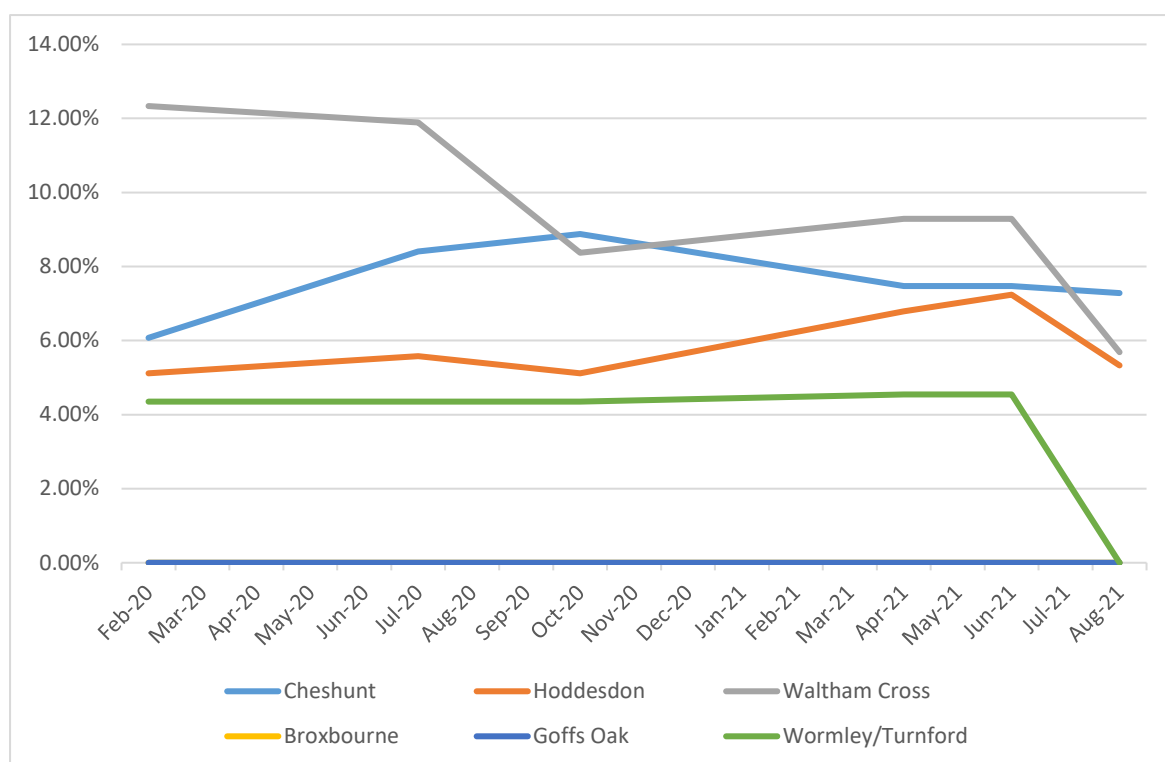


Figure 7: Town Centre Vacancy Study



## 6a. Waltham Cross Town Centre

### Waltham Cross Renaissance – Levelling Up Funding

£14.3 million from the Department for Levelling Up, Housing and Communities' (DLUHC) levelling up funds has been secured by the

Council to support the renaissance of Waltham Cross. The funds will be used to restore civic pride, enhance life chances, and improve health and wellbeing.



As shown in the pictures above, projects include a new 'Living Wall' to improve urban greening and help air quality in the area, a new community skills hub to provide training on digital skills to local people and improvements to Waltham Cross Playing fields such as a new improved skate park and the installation of running tracks.

*79-81, High Street, Waltham Cross, EN8 7AF (07/22/0894/F)*



Granted permission in November 2022. This scheme will convert offices into 2 one bedroom flats. The sites locality is in the core of Waltham Cross Town Centre.

*Finsbury Court, Parkside, Waltham Cross, EN8 7TH (07/21/0985/F)*



This application was granted permission in December 2022. The application seeks to erect an additional block of flats adjacent to three existing blocks. This part 3 storey part 4 storey block would provide 3 one bedroom and 7 two bedroom flats. The development is planning to use air source heat pumps as a sustainable source of heating.



## 6b. Cheshunt Old Pond

### Grundy Park Regeneration



Works to Grundy Park started in June 2023. At the time of writing, site clearance has been completed, pitch relocation was underway and installation of the gazebo within the centre of the parterre garden was also complete.



*Above: November 2023*

*1-3 Silverline House Albury Grove Road Cheshunt (07/22/1090/F)*



Permission was granted for this development in January 2023. The development will demolish an existing office building and build a new three and half storey building, comprising 8 one bedroom flats. The scheme also incorporates a roof top garden to provide amenity space for the future residents.



*43 Turners Hill Cheshunt (07/21/1485/F)*



Granted permission in June 2022 this development seeks to change the use of a Grade II listed building from retail to residential. The listed building would be converted to provide 1 one bedroom and 2 two bedroom flats. A new linked two storey building will be erected to provide a further 2 one bedroom flats. To the rear of the site 4 two-bedroom terraced houses will also be

developed for a total of 8 new homes.

*99 Turners Hill Cheshunt 07/22/0438/O*



Granted permission in September 2022, this mixed-use scheme will create 2 three bedroom houses to the rear of site as well as converting and extending the existing building to provide an additional 2 two bedroom flats with the ground floor retaining its commercial use.

*159 Turners Hill Cheshunt 07/22/0726/F*



Planning permission was granted for this development in November 2022. The scheme involved demolishing the existing two light industrial buildings and the erection of a two storey building to the rear of the site containing 2 two bedroom flats and a three storey building providing an additional 2 two bedroom flats.

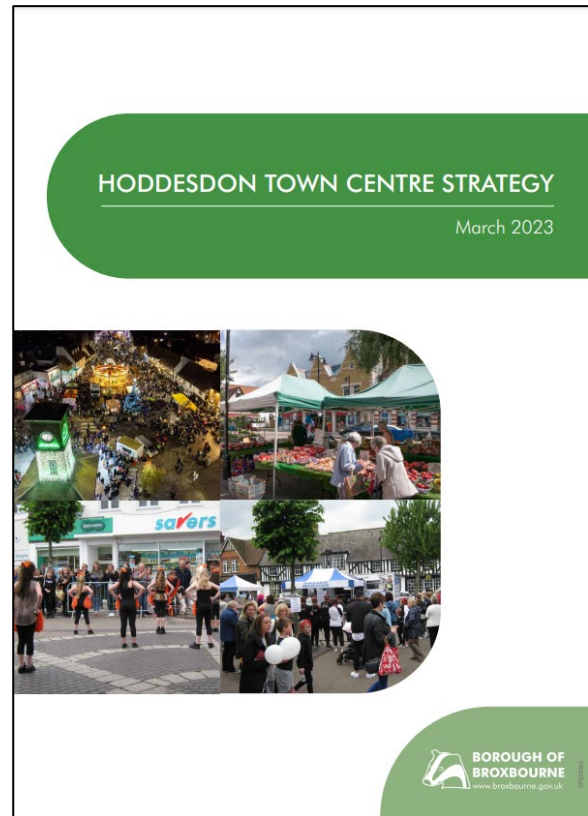
## 6c. Hoddesdon Town Centre

### Hoddesdon Town Centre Strategy

The Hoddesdon Town Centre Strategy was formally adopted in March 2023. The strategy aims to ensure that the town centre can continue to meet current and future challenges. The strategy seeks to best utilise Hoddesdon's unique strengths as a historic market town to further its vibrancy.

Two priority projects were identified, first being improvements to the southern gateway to the town centre, and second public realm improvements around Fawkon Walk/Conduit Lane.

The southern Hoddesdon town centre gateway improvements project is progressing with the detailed plans in the process of being formalised. It is proposed to create better and more attractive illumination, replace the safety railings with more attractive planters, improve the public seating and paving and the crossing into the high street.



*Market court 114, High Street, Hoddesdon, EN11 8HD (07/22/0873/F)*



Granted permission in November of 2022, this development seeks to add one additional storey for the creation of 3 two bedroom flats. This mixed used building fronts Hoddesdon Highstreet in the heart of the conservation area. The additional storey is largely glazed and sits below the existing roof line fronting the high street making it largely screened from public view from the high street.

## 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 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 adoption of the new Local Plan, there was a net loss of 480 hectares (14.5%) of Green Belt. The new extent of Green Belt land within the Borough is therefore 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 Plan<sup>5</sup>.

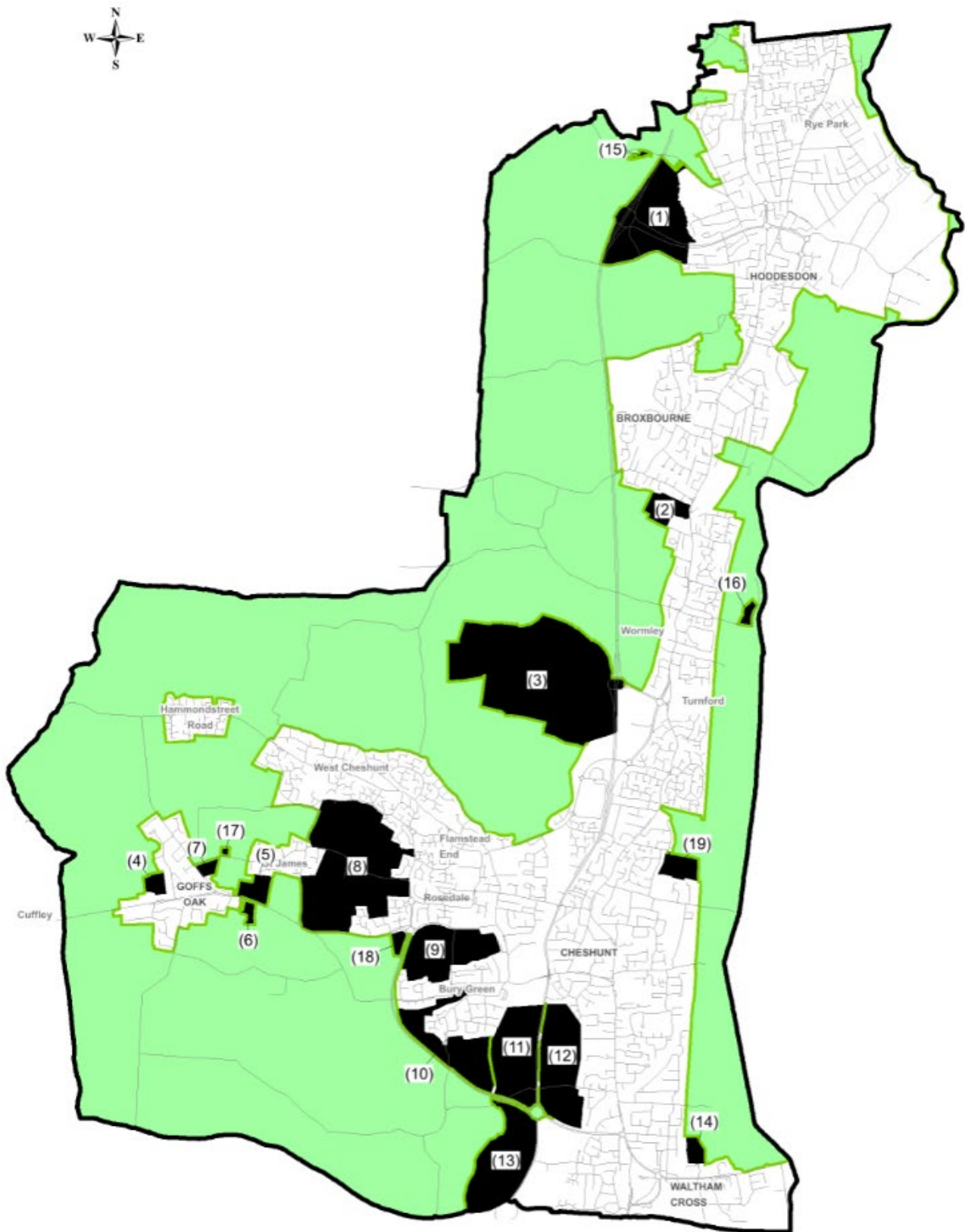
Table 4: Land removed from Green Belt following Local Plan adoption.

No.	Site	Hectares
1	High Leigh Garden Village	48
2	Broxbourne School (new residential area and new school)	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	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
	<b>Total</b>	<b>480</b>

The corresponding reference numbers in Figure 9 below indicates the location of the Green Belt revisions in Table 6 above.

<sup>5</sup> Available here: <https://www.broxbourne.gov.uk/localplan>

Figure 8: Extent of Green Belt (areas removed in black)



Crown Copyright Borough of Broxbourne LA100023526



## 7b. Development in the Green Belt

Over the 2022-2023 monitoring period, 25 dwellings were completed within the Green Belt and a further 43 dwellings were granted planning permission.

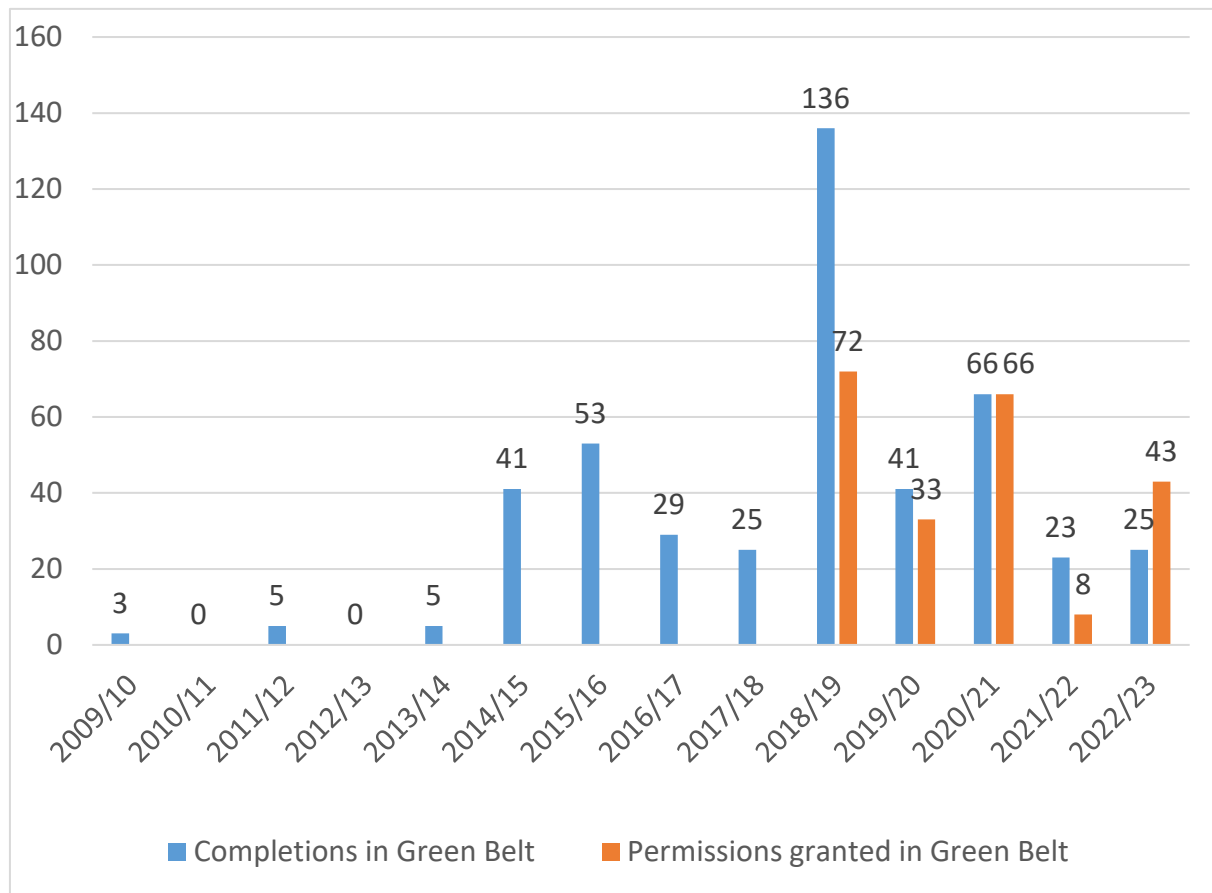
Table 5: Residential Completions within the Green Belt

Scheme (Ref)	Dwellings completed
Temple Coach Yard, Old Park Ride, Waltham cross, EN7 5HY (07/20/0380/F)	1
VolkerWessels, Boxwood Park, Hertford Road, Hoddesdon, EN11 9BX 9 (07/19/1078/F)	24
<b>Total</b>	<b>25</b>

Table 6: Residential Commitments within the Green Belt

Scheme (Ref)	Dwellings committed
Land to the East of Stanford House, Burnt Farm, Goffs Oak, EN7 5JA (07/22/0351/F)	1
Tudor Farm, Church Lane, Wormley, EN10 7QQ (07/22/0371/F)	1
Woodgate Lodge, Goose Green, Hoddesdon, EN11 8SN (07/22/0509/F)	1
Highfield Stables, White Stubbs Lane, Broxbourne, EN10 7PZ (07/22/0932/P4D)	1
Buildings 2, 3 and 6 Baisley Woods, Beaumont Road, Cheshunt, EN7 6PQ (07/22/0875/PNAGR-RES)	3
White House Farm, St James Road, Goffs Oak, EN7 6TR (07/20/0325/F)	7
Pendline, St James Road, Goffs Oak, EN7 6TR (07/21/0327/O)	7
High View Farm, Crouch Lane, Goffs Oak, EN7 6 <sup>TH</sup> (07/21/0692/F)	8
Springfield and Westgate Nursery, Crouch Lane, Goffs Oak, EN7 6TN (07/20/0345/O)	14
<b>Total</b>	<b>43</b>

Figure 9: Residential development in the Green Belt, 2009-2022



## 8. Infrastructure

This section details important public infrastructure projects consented to, completed, 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. The Infrastructure Funding Statement (IFS) sets out financial and non-monetary contributions received from developments to fund the provision of infrastructure.

## **M25 Junction 25 improvements**

Improvements work to J25 of the M25 was completed during the monitoring period in September 2022. The M25 is a both nationally and regionally important road being part of the national Strategic Road Network. J25 connects the A10 to the M25 and is regularly congested at peak times with 6,300 drivers using the junction every hour. Upgrades include a widening of roundabout itself, as well as a new slip road for clockwise M25 drivers and extra lane for those travelling anti-clockwise. The project had forecasted costs of between £25-£50 million was completed within budget and on time.



## **New River Path Improvements**

Improvements works to the New River Path began in February 2023 and were completed in November 2023. The enhancement will allow more residents to walk or cycle around the borough by better connecting several existing routes.

Sections of the existing path has been widened and increased lighting to improve security and cyclability. The new shared path provides sustainable transport connections to schools, public and open spaces within the Borough and employment and residential areas.



The southern section of the route connecting with Enfield remains closed while Thames Water undertakes urgent works to the New River embankment. Enfield Council is looking to appoint contractors to construct the connection with Broxbourne along the path during 2024.

## 9. Public Inquires

### **Fairmead & Rosemead Nurseries, Cuffley Hill, Goffs Oak Public Inquiry**

Public Inquiry reference: APP/W1905/W/22/3300254

Broxbourne Council refused an application for 58 new dwellings and associated infrastructure (07/19/0200/F) on 9<sup>th</sup> February 2022. The application was submitted on a site allocated in the Local Plan, Policy GO5: North of Cuffley Hill. The application was refused on the grounds that the level of development on the site would mean that it was unable to deliver net gain in biodiversity. This decision was subsequently appealed, and a public inquiry was held 27-30 September 2022. The inspector ruled on 1 March 2023 in favour of the appellant, granting planning permission for 58 new dwellings.

All documentation is available on the Council's website here: <https://www.broxbourne.gov.uk/planning/fairmead-rosemead-nurseries-cuffley-hill-goffs-oak-public-inquiry>

## Appendix A: House prices, Annual earnings and Affordability

	1997	1998	1999	2000	2001	2002	2003	2004	2005
<b>Median House Price (£)</b>	77,475	87,500	94,498	112,000	126,000	146,000	173,575	185,000	190,000
<b>Median gross annual workplace earnings (£)</b>	18,622	17,777	17,280	18,530	19,234	19,812	21,138	21,434	23,147
<b>Ratio of median house prices to earnings</b>	<b>4.16</b>	<b>4.92</b>	<b>5.47</b>	<b>6.04</b>	<b>6.55</b>	<b>7.37</b>	<b>8.21</b>	<b>8.63</b>	<b>8.21</b>

	2006	2007	2008	2009	2010	2011	2012	2013	2014
<b>Median House Price (£)</b>	195,000	215,000	219,000	205,000	217,250	224,500	225,750	237,000	250,000
<b>Median gross annual workplace earnings (£)</b>	22,437	22,002	24,945	24,540	24,424	26,160	25,149	27,431	28,545
<b>Ratio of median house prices to earnings</b>	<b>8.69</b>	<b>9.77</b>	<b>8.78</b>	<b>8.35</b>	<b>8.89</b>	<b>8.58</b>	<b>8.98</b>	<b>8.64</b>	<b>8.76</b>

	2015	2016	2017	2018	2019	2020	2021	2022	2023
<b>Median House Price (£)</b>	277,000	325,000	335,000	351,000	350,000	367,500	395,000	409,995	-
<b>Median gross annual workplace earnings (£)</b>	28,866	26,097	29,511	31,525	30,927	29,980	34,864	34,512	-
<b>Ratio of median house prices to earnings</b>	<b>9.60</b>	<b>12.45</b>	<b>11.35</b>	<b>11.13</b>	<b>11.32</b>	<b>12.26</b>	<b>11.33</b>	<b>11.88</b>	-

Source: Office For National Statistics -

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>



## Appendix B: Progression at Local Plan Housing Sites

Site Name	Location	Policy	Local Plan indicative figure	Progress Update 2023
Brookfield Riverside	Turnford	BR1	250	Construction starting 2024 with completion 2026
Brookfield Garden Village	Turnford	BR2	1250	Construction anticipated to start 2024 at a rate of 150 dwellings per annum with completion expected in 2032
Gas Distribution Station	Broxbourne	BR3	35	No applications submitted to date; applications expected by 2025/26
Broxbourne School	Broxbourne	BR4	153	Expected 2029/30 Reserved application for residential aspect (07/19/0368/RM) approved 07/2019. 41 dwellings were completed during this monitoring period
Cheshunt Lakeside	Cheshunt	CH1	1750	07/18/0461/O – Developer estimates of build out rates Parcel 13, 95 dwellings, start date: Feb-23, delivery date: Jan-25 (07/22/0597/F) Parcel 12, 279 dwellings, start date: Jun-23, delivery date: Jan-26 (07/22/0597/F) Parcel 10a/10b, 137 dwellings, start date: July-26, delivery date: May-29 Parcel 3, 184 dwellings, start date: Mar-26, delivery date: Feb-28 Parcel 4, 118 dwellings, start date: Jun-25, delivery date: May-27 Parcel 9, 125 dwellings, start date: Jul-24, delivery date: Oct-26 Parcel 11, 195 dwellings, start date: Nov-20, delivery date: July 22 & Jan-23 (07/19/0996/RM) Parcel 14, 22 dwellings, start date: July-21, delivery date: Nov-22 (07/20/1186/RM) Parcel 2, 205 dwellings, start date: Aug-21, delivery date: Nov-23 (07/20/1187/RM)

Site Name	Location	Policy	Local Plan indicative figure	Progress Update 2023
Rosedale Park – North/South of Andrew’s Lane and South of Peakes Way	Cheshunt	CH2	464	Construction commenced 08/2022 (07/17/0352/O) Developer estimates of build out rates below: Phase 1a, 50 dwellings, completions: January – September 2023 (07/21/0596/RM) Phase 1b, 29 dwellings, completion: 2023 / 2024 (07/23/0129/RM) Phase 2, 145 dwellings, completion: 2024 – 2026 (07/23/0186/RM) Phase 3, 82 dwellings, completion: 2025 / 2026 Phase 4, 62 dwellings, completion: 2026 / 2027 Phase 5, 12 dwellings, completion: 2028
Rosedale Park – Tudor Nurseries	Cheshunt	CH2	360	Estimated delivery dates below (07/20/0157/RM) Oct 2021 – June 2022: 42 units completed July 2022 – June 2023: 50 units + shell and core retail unit July 2023 – June 2024: 60 units July 2024 – June 2025: 70 units July 2025 – June 2026: 70 units July 2026 – June 2027: 68 units
Rosedale Park – South of Andrews Lane	Cheshunt	CH2	60	Site complete (07/21/0005/F)
Cheshunt Football Club	Cheshunt	CH7	165	Cheshunt FC new stadium application (07/18/0514/F) was refused on 23/11/2020. A public enquiry was held between 27/07– 04/08 2021. The application was allowed on the 13/09/2021.
Theobald’s Brook Field	Cheshunt	CH9	90	The site is working towards delivery in 2024/25. An Outline application (07/18/0021/O) received on 03/01/2018 and is currently under consideration.
East of Dark Lane	Cheshunt	CH10	50	Reserved matter application was approved 04/22 (07/21/1176/RM) Construction started early 2023 with expected completion in 2024

Site Name	Location	Policy	Local Plan indicative figure	Progress Update 2023
Former Eastern Playing Fields	Cheshunt	CH11	75	Hertfordshire County Council stated that it is anticipated that this 75-bed extra care facility will be completed by autumn/winter 2024.
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	Full planning permission was issued in October 2022 with estimated completion in early 2026
South of Hammondstreet Road	Cheshunt	CH14	45	No applications submitted to date. An application could be expected by 2025/26
North of Goffs Lane	Goffs Oak	GO2	80	Approved at committee on 06/22 (07/21/1277/F). With an anticipated start date 2024 and expected completion by 2027
South of Goffs Lane	Goffs Oak	GO3	50	Received planning permission 04/2021 (07/19/0835/F) Construction has commenced with expected completion late 2023
Newgatestreet Road	Goffs Oak	GO4	25	Received planning permission in 08/2021 (07/20/1220/F) Completion likely late 2023
North of Cuffley Hill	Goffs Oak	GO5	45	Received planning permission 07/2019 (07/18/0363/F) construction almost completed with 19 of the 23 approved dwellings completed in the monitoring period
19 Amwell Street and Scania House	Hoddesdon	HOD2	60	Application (07/19/0204/PNRES) approved on 30/04/2019 Further application received Oct 2023, currently under consideration
Turnford Surfacing Site	Hoddesdon	HOD4	40	Granted permission at planning and regulatory committee 12/2020 (07/20/0467/F)
Former Hoddesdon Police station	Hoddesdon	HOD3	30	Planning application received 10/23 (07/23/0856/F) for 26 residential flats
East of Dinant Link Road	Hoddesdon	HOD6	35	The Council expects delivery in 2028

Site Name	Location	Policy	Local Plan indicative figure	Progress Update 2023
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. Phase 1: 100 homes (07/20/0046/RM) Completed Phase 2: 141 homes (Dec-22 - June 24) – (07/21/0405/RM) 44 Complete and 60 under construction Phase 3: 110 homes (May 24 - Aug 25) - (07/22/0544/F) (87 pro-rata for 12 months to end March 2025). Phase 4: 54 homes (07/22/0504/F currently 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 anticipated to be complete for Sept 2024. Construction will begin onsite in the summer of 2024 with aims of completing 2026/27
Waltham Cross Northern High Street	Waltham Cross	WC2	150	Master planning work underway. Council has acquired part of the High Street site. Application approved at committee 05/22 (07/21/1260/O) for 40 dwellings
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	Site Complete (07/13/0158/O)
			<b>TOTAL: 6002</b>	

## Appendix C: 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
<b>Total completions 2014/15</b>			<b>2</b>
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
<b>Total completions 2015/16</b>			<b>12</b>
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		16/17	1



Address and planning reference no.	Type	Monitoring Year	No. of dwellings completed
Burnt Farm, Burnt Farm Ride, Goffs Oak	Agricultural-Residential		
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
<b>Total completions 2016/17</b>			<b>122</b>
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

Address and planning reference no.	Type	Monitoring Year	No. of dwellings completed
<b>Total completions 2017/18</b>			<b>42</b>
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
<b>Total completions in 2018/19</b>			<b>47</b>
07/18/0988/PNA1RES ground floor, 89 Roundmoor Drive, Cheshunt	Retail-Residential	19/20	2
<b>Total completions in 2019/20</b>			<b>2</b>
07/17/0342/PNAGR-RES Oak Tree Farm, Beaumont Road, Wormley	Agricultural-Residential	20/21	2
<b>Total completions in 2020/21</b>			<b>2</b>
07/19/0962/PNA1RES 44 Flamstead End Road, Cheshunt, EN8 0HT	Office-Residential	21/22	5
07/19/0944/PNRES 1st floor, 137A High Street, Waltham Cross, EN8 7AP	Retail-Residential	21/22	2
07/18/0502/PNA1RES 133 High Street, Waltham Cross, EN8 7AP	Office-Residential	21/22	1
07/17/0152/PNRES 1st floor, 53-57 Turners Hill, Cheshunt, EN8 8NT	Retail-Residential	21/22	1
<b>Total completions in 2021/22</b>			<b>9</b>

Address and planning reference no.	Type	Monitoring Year	No. of dwellings completed
<b>Total completions in 2022/23</b>			<b>0</b>
<b>Total completions 2013-2022</b>			<b>238</b>

#### B. Commitments

Address and Planning reference no.	Type	Granted Date	Net Commitments
07/13/0669/PNRES 2B and 3B Brocket Road, Hoddesdon	Office-Residential	09/09/2013	3
07/13/0727/PNRES Durkan House, 214 - 224 High Street, Waltham Cross	Office-Residential	25/10/2013	60
07/13/0810/PNRES 251 Turners Hill, Cheshunt	Office-Residential	19/12/2013	1
07/13/0510/P4D 2nd floor, 43 High Street, Hoddesdon	Office-Residential	08/08/2013	2
07/13/0468/P4D 1st floor, 105 High Street, Waltham Cross	Office-Residential	10/07/2013	1
<b>Total commitments in 13/14</b>			<b>67</b>
07/15/0053/PNRES Regent Gate 6, 83 High Street, Waltham Cross	Office-Residential	20/03/2015	3
07/15/0016/PNAGR-RES Hill Cross Farm, Holy Cross Hill, Wormley	Agricultural-Residential	06/02/2015	1
07/14/0950/PNAGR-RES Unit A, Spring Farm Barn 2, Old Park Ride, Waltham Cross, EN7 5HU	Agricultural-Residential	19/12/2014	1
07/14/0951/PNAGR-RES Unit B, Spring Farm Barn 2, Old Park Ride, Waltham Cross	Agricultural-Residential	18/12/2014	1

Address and Planning reference no.	Type	Granted Date	Net Commitments
07/14/0813/PNRES Bridge House, 55-59 High Road, Broxbourne	Office-Residential	06/11/2014	33
07/14/0671/PNRES 3 and 4, St Cross Chambers, Upper Marsh Lane, Hoddesdon	Office-Residential	16/09/2014	3
07/14/0581/P4D Barn 1, Spring Farm Barn, Old Park Ride, Waltham Cross	Agricultural-Residential	01/09/2014	1
07/14/0587/PNRES Eleanor House, 33 - 35 Eleanor Cross Road, Waltham Cross	Office-Residential	29/08/2014	32
07/14/0475/PNRES The Coach House, 6 Hogges Close, Hoddesdon	Office-Residential	16/07/2014	2
07/14/0446/PNRES 89-93 Turners Hill, Cheshunt	Office-Residential	11/07/2014	4
07/14/0398/PNRES 1st & 2nd floor, 41B High Street, Hoddesdon	Office-Residential	26/06/2014	4
07/14/0223/PNRES First Floor Office, The Old Maltings, Brewery Road, Hoddesdon	Office-Residential	02/05/2014	1
<b>Total commitments in 2014/15</b>			<b>86</b>
07/16/0085/PNRES 4 Regent Gate, 83 High Street, Waltham Cross	Office-Residential	08/03/2016	3
07/16/0090/PNRES Bartholomew Court, High Street, Waltham Cross	Office-Residential	08/03/2016	44
07/15/1067/PNRES 129 Crossbrook Street, Cheshunt	Office-Residential	31/12/2015	1
07/15/0944/PNRES 1st floor, 100 Crossbrook Street, Cheshunt	Office-Residential	30/11/2015	4
07/15/0828/PNRES Wellington House, Trust Road, Waltham Cross	Office-Residential	14/10/2015	12

<b>Address and Planning reference no.</b>	<b>Type</b>	<b>Granted Date</b>	<b>Net Commitments</b>
07/15/0689/PNAGR-RES Old Park Farm, Bury Green Road, Waltham Cross	Agricultural-Residential	16/09/2015	2
07/15/0666/PNRES Riverside House, Station Road, Broxbourne	Office-Residential	10/09/2015	1
07/15/0523/PNAGR-RES Halstead Nursery, Halstead Hill, Goffs Oak	Agricultural-Residential	29/07/2015	1
07/15/0270/PNRES 1st & 2nd floors (new building), 100 Crossbrook Street, Cheshunt	Office-Residential	22/05/2015	8
07/15/0333/PNRES 89-93 Turners Hill, Cheshunt	Office-Residential	21/05/2015	6
07/15/0207/PNRES Eleanor House, 33 - 35 Eleanor Cross Road, Waltham Cross	Office-Residential	24/04/2015	40
07/14/1148/PNRES 17 College Road, Cheshunt	Office-Residential	17/04/2015	1
07/15/0137/PNAGR-RES Burnt Farm, Burnt Farm Ride, Goffs Oak	Agricultural-Residential	13/04/2015	1
<b>Total commitments in 15/16</b>			<b>124</b>
07/16/0719/PNAGR-RES Buildings 2, 3 and 6, Baisley Woods, Beaumont Road, Cheshunt	Agricultural-Residential	09/09/2016	3
07/16/0738/PNAGR-RES Hill Cross Farm, Holy Cross Hill, Wormley	Agricultural-Residential	26/08/2016	0
<b>Total commitments in 16/17</b>			<b>3</b>
07/17/1247/PNA1RES 1A Newgatestreet Road, Goffs Oak	Retail-Residential	29/01/2018	1



<b>Address and Planning reference no.</b>	<b>Type</b>	<b>Granted Date</b>	<b>Net Commitments</b>
07/17/1054/PNA1RES 106-108 High Street, Waltham Cross	Retail-Residential	12/12/2017	4
07/17/0342/PNAGR-RES Oak Tree Farm, Beaumont Road, Wormley	Agricultural-Residential	21/06/2017	2
07/17/0152/PNRES 1st floor, 53-57 Turners Hill, Cheshunt	Office-Residential	11/04/2017	5
07/17/0142/PNB8-RES St Lawrence Bush Farm, Darnicle Hill, Cheshunt	Storage-Residential	07/04/2017	3
<b>Total commitments 2017/18</b>			<b>15</b>
07/18/0988/PNA1RES Ground floor, 89 Roundmoor Drive, Cheshunt	Retail-Residential	20/12/2018	2
07/18/0809/PNAGR-RES Halstead Hill Nursery, Halstead Hill, Goffs Oak	Agricultural-Residential	12/10/2018	1
07/18/0502/PNA1RES 133 High Street, Waltham Cross	Retail-Residential	26/06/2018	2
07/18/0245/PNB8-RES Units 1-3 Killarney Court, Lodge Crescent, Waltham Cross	Storage-Residential	04/05/2018	6
<b>Total commitments 2018/19</b>			<b>11</b>
07/20/0122/PNAGR-RES Barn East of Stanford House Burnt Farm, Burnt Farm Ride Goffs Oak	Agricultural-Residential	31/03/2020	1

<b>Address and Planning reference no.</b>	<b>Type</b>	<b>Granted Date</b>	<b>Net Commitments</b>
07/19/0944/PNRES 1st floor, 137A High Street, Waltham Cross	Office-Residential	30/12/2019	1
07/19/0859/PNAG-RES Building 2,3 and 6 Baisley Woods, Beaumont Road, Cheshunt	Agricultural-Residential	03/12/2019	3
07/19/0635/PNRES R/O, 95 Turners Hill, Cheshunt	Office-Residential	12/09/2019	1
07/19/0204/PNRES Scania House, 17 & 19 (First Floor) Amwell Street, Hoddesdon	Office-Residential	30/04/2019	24
<b>Total Commitments 2019/20</b>			<b>30</b>
07/21/0243/PNA1RES 106 - 108 High Street Waltham Cross Hertfordshire EN8 7BX	Retail-Residential	21/04/2021	4
07/21/0311/PNAGR-RES Barn East of Stanford House Burnt Farm Burnt Farm Ride Goffs Oak	Agricultural-Residential	11/05/2021	1
<b>Total Commitments 2020/21</b>			<b>5</b>
07/21/0243/PNA1RES 106 - 108, High Street, Waltham Cross, EN8 7BX	Retail-Residential	20/04/2021	4
07/21/0311/PNAGR-RES Barn East of Stanford House, Burnt Farm Burnt Farm Ride, Goffs Oak, EN7 5JA	Agricultural-Residential	11/02/2021	1
07/21/0559/PNRES 1st floor, 53 Turners Hill, Cheshunt, EN8 8NR	Office-Residential	19/07/2021	3

<b>Address and Planning reference no.</b>	<b>Type</b>	<b>Granted Date</b>	<b>Net Commitments</b>
<b>Total Commitments 2021/22</b>			<b>8</b>
07/22/0932/P4D Highfield Stables, White Stubbs Lane, Broxbourne, EN10 7PZ	Office-Residential	08/11/2022	<b>1</b>
07/22/0875/PNAGR-RES Buildings 2, 3 and 6 Baisley Woods, Beaumont Road, Cheshunt, EN7 6PQ	Agricultural-Residential	24/10/2022	<b>3</b>
07/22/0746/P4D 167, Crossbrook Street, Cheshunt, EN8 8ND	Office-Residential	16/09/2022	<b>1</b>
<b>Total Commitments 2022/23</b>			<b>5</b>
<b>Total Commitments 2013-2022</b>			<b>349</b>

## Appendix D: Labour Market Statistics

Table D1: Headline indicators

	2010	2011	2012	2013	2014	2015	2016
<b>Resident population</b>	93,100	93,700	94,600	95,100	95,800	96,300	96,900
<b>Population aged 16-64</b>	59,400	59,500	59,500	59,600	59,900	60,100	60,300
<b>Economically inactive 16-64 (end March)**</b>	16.1%	21%	16.4%	18.9%	21.2%	14.7%	19.8%
<b>Out of work benefits (end March) – total***</b>	2,070	2,000	2,126	1,980	1,415	900	750
<b>Out of work benefits (end March) - %</b>	3.5%	3.4%	3.6%	3.3%	2.4%	1.5%	1.2%

	2017	2018	2019	2020	2021	2022	2023
<b>Resident population</b>	96,800	96,900	97,300	97,600	99,100	-	-
<b>Population aged 16-64</b>	60,000	59,900	60,000	60,200	62,000	-	-
<b>Economically inactive 16-64 (end March)**</b>	23.6%	19.9%	21.9%	20.3%	12.7%	17.5%	25.3%
<b>Out of work benefits (end March) – total***</b>	760	915	1,260	1,435	4,030	2,150	1,955
<b>Out of work benefits (end March) - %</b>	1.3%	1.5%	2.1%	2.4%	6.7%	3.2%	3.1%

\*Source: ONS annual population survey (<https://www.nomisweb.co.uk/reports/lmp/la/1946157222/report.aspx?town=Broxbourne>)

\*\* % 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

# Sample size too small for reliable estimate

**Table D2: 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	25.0
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	13.0	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	-	5.6	82.8	88.8	70.4	77.0	39.2	58.0	22.2	39.3
2021	-	5.8	83.9	88.5	70.6	76.7	48.8	58.2	29.6	39.6
2022	-	-	-	-	-	-	-	-	-	-

**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 D3: Occupations

# - Sample size too small for reliable estimate

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 (%)
2005	15,000	35.6	40.3	13,400	30.9	26.3	6,300	14.8	15.5	7,600	18.0	18.0
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	16.0	15.7	7,600	16.3	18.2
2008	20,400	44.1	52.6	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	29.0	23.6	6,500	13.8	16.1	5,600	12.1	17.8
2010	19,200	42.7	43.7	16,600	37.0	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	21.0	16.4
2012	17,100	35.7	43.9	17,400	36.3	22.5	6,700	14.0	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	17.0	16.0
2014	18,000	40.0	45.5	14,300	31.9	22.2	6,600	14.7	16.3	6,000	13.4	16.1
2015	22,300	45.6	44.5	11,900	24.4	22.0	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	#	#	16.0
2018	22,200	47.4	46.0	12,500	26.7	21.5	#	#	16.2	7,500	16.0	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	25.0	21.0	8,700	17.4	15.3	6,100	12.2	16.7
2021	17,600	36.4	49.0	14,700	28.5	21.9	9,500	18.3	15.1	8,700	16.8	14.0
2022	22,400	43.2	49.7	15,400	29.6	21.5	7,700	14.7	14.2	6,500	12.4	14.6

## Table D4: Business Counts

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 of 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.

Year end March	Micro enterprises (0-9 employees)			Small enterprises (10-49 employees)			Medium enterprises (50-249)			Large enterprises (250+)		
	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	4,005	91.7	90.1	295	6.8	8.1	45	1.0	1.5	20	0.4	0.4
2022	4,010	91.5	90.0	310	7.1	8.2	45	1.1	1.5	15	0.3	0.3
2023	4,000	91.2	89.6	325	7.4	8.5	45	1.0	1.5	15	0.3	0.4

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

Source: Inter Departmental Business Register (ONS) [www.nomisweb.co.uk](http://www.nomisweb.co.uk) – Broxbourne Labour Market Profile

## Table D5: 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 Job 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	44,000	0.73	0.85
2021	41,000	0.65	0.85

## **Appendix E: List of Housing Completions in 2022/2023**

See separate spreadsheet.

## **Appendix F: List of Housing Commitments in 2022/2023**

See separate spreadsheet.