



**BOROUGH OF  
BROXBOURNE**

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# Authority Monitoring Report 2020 - 2021

Published November 2021

## Table of Contents

<b>Executive Summary</b> .....	4
<b>1. Introduction</b> .....	6
1a. Plans and Strategies.....	6
1b. Local Plan sites.....	6
<b>2. Housing</b> .....	11
<b>3. Housing Supply</b> .....	13
3a. Local Plan sites.....	13
3b. Windfall sites.....	13
3d. Residential Permitted Development.....	17
3e. Five Year Housing Land Supply .....	19
<b>4. Accommodation for Different Housing Needs</b> .....	20
4a. Affordable Housing (including homeless accommodation) .....	20
4c. Gypsy & Traveller Accommodation.....	23
4d. Houses in Multiple Occupation (HMOs).....	24
4e. Self-Build and Custom Build Housing .....	24
<b>5. Employment</b> .....	26
5a. Labour market profile .....	26
5b. Local Plan employment sites .....	27
5c. Non-Local Plan employment sites.....	28
<b>6. Town Centres</b> .....	29
6a. Waltham Cross Town Centre.....	29
6b. Cheshunt Old Pond .....	31
6c. Hoddesdon Town Centre .....	32
<b>7. Green Belt</b> .....	33
7a. Extent of Green Belt .....	33
7b. Development in the Green Belt.....	35
<b>8. Infrastructure</b> .....	37
<i>New Broxbourne School building (07/19/0368/RM)</i> .....	37
<i>Goffs Academy</i> .....	37
<i>Laura Trott Leisure Centre</i> .....	38
<i>M25, Junction 25 improvements</i> .....	38
<b>9. Public Inquiries</b> .....	39
<i>Cheshunt Football Club</i> .....	39
Appendix A: House prices, annual earnings and affordability .....	41

Appendix B: Progress at Local Plan Housing Sites.....	42
Appendix C: Permitted Development Schemes.....	47
Appendix D: Labour Market Statistics.....	53
Appendix E: List of housing completions in 2020/2021 .....	58
Appendix F: List of housing commitments in 2020/2021 .....	58
Appendix G: Housing Trajectory (including 15 year supply) .....	58

## **Table of Figures**

<i>Figure 1 Local Plan Key Diagram.....</i>	<i>7</i>
<i>Figure 2: Median housing affordability ratios in Broxbourne, 1997-2020.....</i>	<i>11</i>
<i>Figure 3: Commitments, completions and housing requirements 2010-2021.....</i>	<i>12</i>
<i>Figure 4: Windfall v Local Plan delivery, 2009-2021 .....</i>	<i>13</i>
<i>Figure 5: Prior notification dwelling completions and commitments 2013-2021 .....</i>	<i>18</i>
<i>Figure 6: Affordable housing completions, 2010-2021 .....</i>	<i>20</i>
<i>Figure 7: Change in total jobs with the borough, 2000-2019.....</i>	<i>26</i>
<i>Figure 8: Changing occupation of borough residents, 2000-2021 .....</i>	<i>26</i>
<i>Figure 9: Town Centre Vacancy study.....</i>	<i>29</i>
<i>Figure 10 Proposed Local Plan Green Belt deletions .....</i>	<i>34</i>
<i>Figure 11 Residential development in the Green Belt, 2009-2021 .....</i>	<i>36</i>

## **Table of Tables**

<i>Table 1: Housing delivery since the 2016 base year .....</i>	<i>19</i>
<i>Table 2: Five-year housing land supply position.....</i>	<i>19</i>
<i>Table 3: Self-build and custom build register data, permissions and completions.....</i>	<i>25</i>
<i>Table 4 Green Belt scheduled for deletion upon adoption of the Local Plan .....</i>	<i>33</i>
<i>Table 5 Residential completions in the greenbelt.....</i>	<i>35</i>
<i>Table 6 Residential commitments in the greenbelt.....</i>	<i>35</i>

## Executive Summary

### Plans and Strategies

- The Broxbourne Local Plan 2018-2033 was adopted by the Council in June 2020
- The Infrastructure Funding Statement was published in December 2020

### Housing

- The average house price increased by £23,305 to £374,805, a rise of nearly 7% on a year earlier.
- Housing affordability continues to reduce, as the ratio of median house prices to earnings was 12.20, up from 11.53 in 2019.
- 204 net additional dwellings were completed during 2020/2021 including developments at Small Acre Nursery, Wolsey Hall and the rear of 40 Park Lane.
- The total number of dwellings in the borough was 41,370 on 1 April 2020
- Planning permission was granted for 1,128 new dwellings in 2020/21, including 416 at Land North and South of Andrew's Lane and, South of Peakes Way, 360 at Tudor Nurseries (both part of the Rosedale Park Local Plan site allocation) and 100 at High Leigh Garden Village (Phase 2),
- 34 affordable homes were completed in 2020/21, including 26 at Small Acres Nursery and 8 at Cunningham Road. 174 affordable units were granted planning permission during the same period.
- An 8 dwelling building was completed at 684 Goffs Lane and provides supported accommodation for young people. Construction continues on the new care home at the former Wormley Primary School site.
- Permitted development (prior notifications) accounted for the delivery of just 2 dwellings during the monitoring period.
- The five-year housing land supply at 1 April 2020 is 4,020 dwellings or 5.53 years

### Employment

- The number of economically inactive residents aged 16-64 continues to decrease slightly at 12.7%
- Median annual workplace earnings decreased by £514 to £29,983
- 11,533m<sup>2</sup> of new employment floor space was created at completed at Monroe Industrial Estate in Waltham Cross.
- Construction commenced on new employment space at the hyper-scale data centre at Maxwells Farm West. Planning permission was granted for a new 3,209m<sup>2</sup> business centre on the same site.
- Planning permission was granted for a 9,973m<sup>2</sup> supermarket and self-storage facility building in Turnford adjacent to the A10.

### Town Centres

- The Council progressed plans for the regeneration of Waltham Cross holding a public consultation on improvements in September 2020.
- Permission was granted for a new 60-bed hotel in Waltham Cross town centre

- Planning permission was granted for the redevelopment of the TFC building on Waltham Cross High Street
- The Council progressed plans for the redesign of Grundy Park holding a public consultation in July 2021.
- Work on an update to the Hoddesdon Town Centre Strategy commenced.

### **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)
- Five developments took place in the Green Belt during 2020/2021, delivering 66 dwellings. Planning permission was granted for 9 proposals (66 dwellings) over the same period.

### **Infrastructure**

- Construction of an expansion and upgrading of Broxbourne Secondary School was completed.
- Works progress on new indoor and outdoor sports facilities at the Goffs Churchgate Academy (formerly Cheshunt School);
- The Laura Trott Leisure Centre in Cheshunt underwent extensive refurbishments.
- Improvements to the junction 25 of the M25 commenced.

### **Public Inquiries**

- At public Inquiry in August 2021, the Planning Inspectorate overturned the Council's refusal to grant planning permission to the Cheshunt FC application for 163 new dwellings and a new stadium.

## 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 which runs from April 1st 2020 to March 31st 2021.

### 1a. Plans and Strategies

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

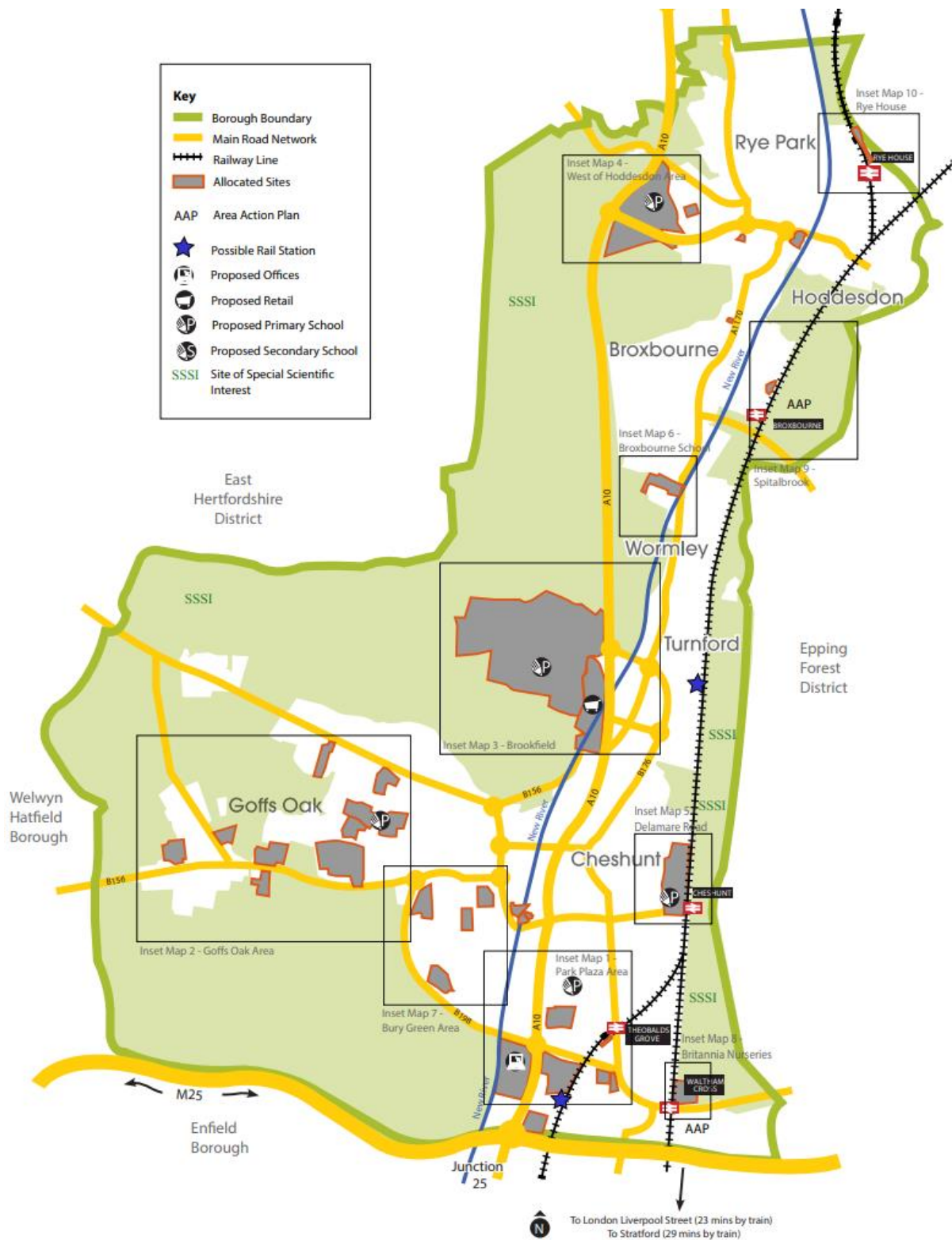
The [Infrastructure Funding Statement \(IFS\)](#) was published in December 2020. The report and corresponding spreadsheets contain exhaustive information on developer contributions agreed to, received and the projects on which these funds are spent for the financial year 2019-2020.

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.

### 1b. Local Plan sites

There were no completions on Local Plan sites during this monitoring period. However a number have begun construction and are outlined below.

Figure 1 Local Plan Key Diagram



Source: Broxbourne Local Plan 2018-2033, page 19



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

The Broxbourne School site began construction on the first 50 homes during this monitoring period. The reserved matters application for residential aspect of this development of 153 homes was approved on 24/07/2019. Now that the new 8 form entry secondary school is completed, the old school buildings are being demolished and construction will

begin on the remaining dwellings. When complete this development will provide 15 two bedroom apartments, 25 three bedroom, 77 four bedroom and 36 five bedroom houses. See section 8 on Infrastructure for details on the new secondary school.

***Cheshunt Lakeside (Local Plan Policy CH1, planning ref 07/19/0996/RM)***



*Developer visualization of completed scheme*

Construction on the first piece of the Cheshunt Lakeside Development (Parcel 11) is well under way with the superstructure almost finished. Once complete it will provide 195 new dwellings across two apartment blocks ranging from two to six storey's. The mix of units will consist of 15 studios, 62 one bedroom flats, 116 two bedroom flats and 2 three bedroom flats. The development will also provide residents with car and cycle storage, as well as a new public realm with landscaping entitled the 'green corridor'. Details of subsequent phases of development are outlined in Appendix B.



**High Leigh Garden Village (Local Plan Policy HOD7, planning ref 07/20/0046/RM)**



*Developer visualization of completed scheme*

Construction has begun on the first 100 homes as part of High Leigh Garden Village. When complete the scheme will provide two apartment blocks containing 3 one bedroom flats and 17 two bedroom flats. The housing mix will consist of 6 two bedroom houses, 31 three bedroom houses, 39 four bedroom houses and 4 five bedroom houses. Twenty dwellings will be affordable housing units.

**Tudor Nurseries (Local Plan Policy CH2, planning ref 07/20/0157/RM)**



*Developer visualization of completed scheme*

This site forms part of the wider 'Rosedale Park' Local Plan site allocation. Construction has commenced at the former horticultural nursery site. Once completed the site will provide 360 new dwellings including 144 affordable homes, meeting in full the Council's 40% requirement. The development will consist of 49 two bedroom houses, 136 three bedroom houses, 91 four bedroom houses, 13 five bedroom houses, 51 two bedroom flats and 8 one bedroom flats. The development will also include a 361m<sup>2</sup> retail unit, several landscaped public open spaces, a children's play area, a sustainable urban drainage system, full electric vehicle charging point provision, extensive pedestrian and cyclist infrastructure as well as bird and bat boxes throughout. See section 4b for details on the 'retirement village' element of this scheme.

**104 Cuffley Hill (Local Plan Policy GO5, planning ref 07/18/0363/F)**

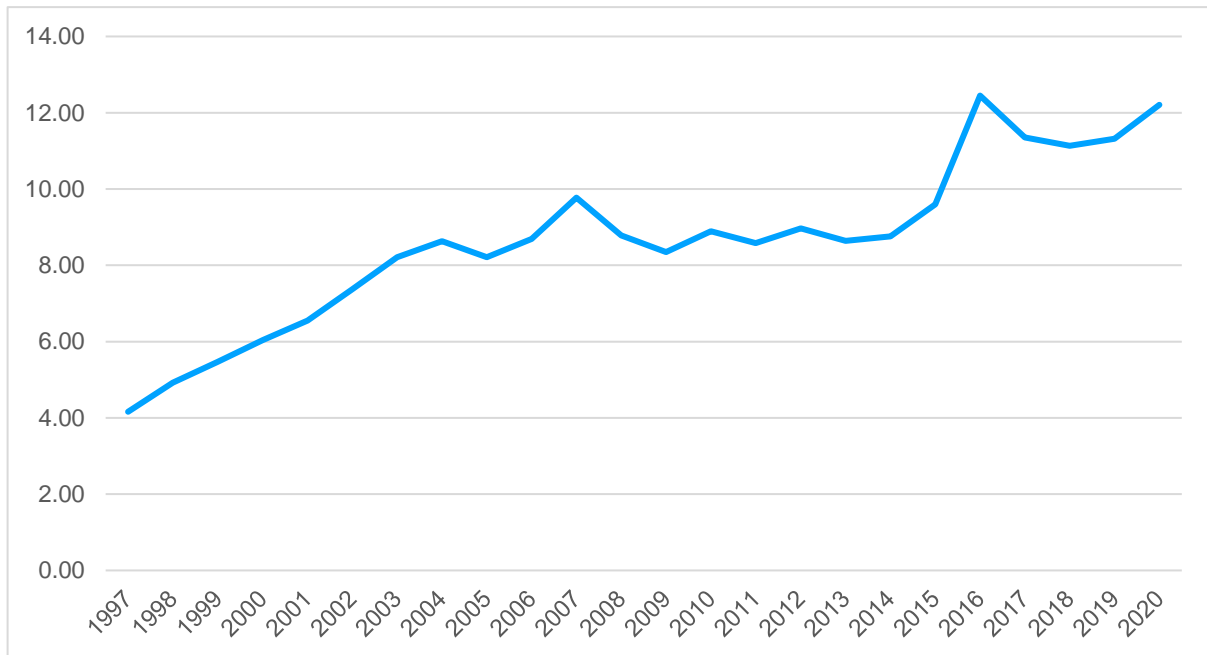


This site forms part of the 'North of Cuffley Hill' Local Plan site allocation. Construction of 23 new dwellings began in February 2020 and is about half way complete. Once Finished the site will provide 10 four bedroom detached houses, 8 four bedroom semi-detached houses and five 5 bedroom detached houses. A financial contribution has been made in lieu of providing onsite affordable housing.

## 2. Housing

Housing affordability in the borough continues to worsen as the house price to earnings ratio increased from 11.53 in 2019 to 12.20 in 2020<sup>1</sup>. The average house price was £374,805, up from £337,601 in 2019<sup>2</sup>. Average workplace earnings (gross), were down almost 2% from £30,497 in 2019 to £29,983 in 2020<sup>3</sup>.

*Figure 2: Median housing affordability ratios in Broxbourne, 1997-2020*



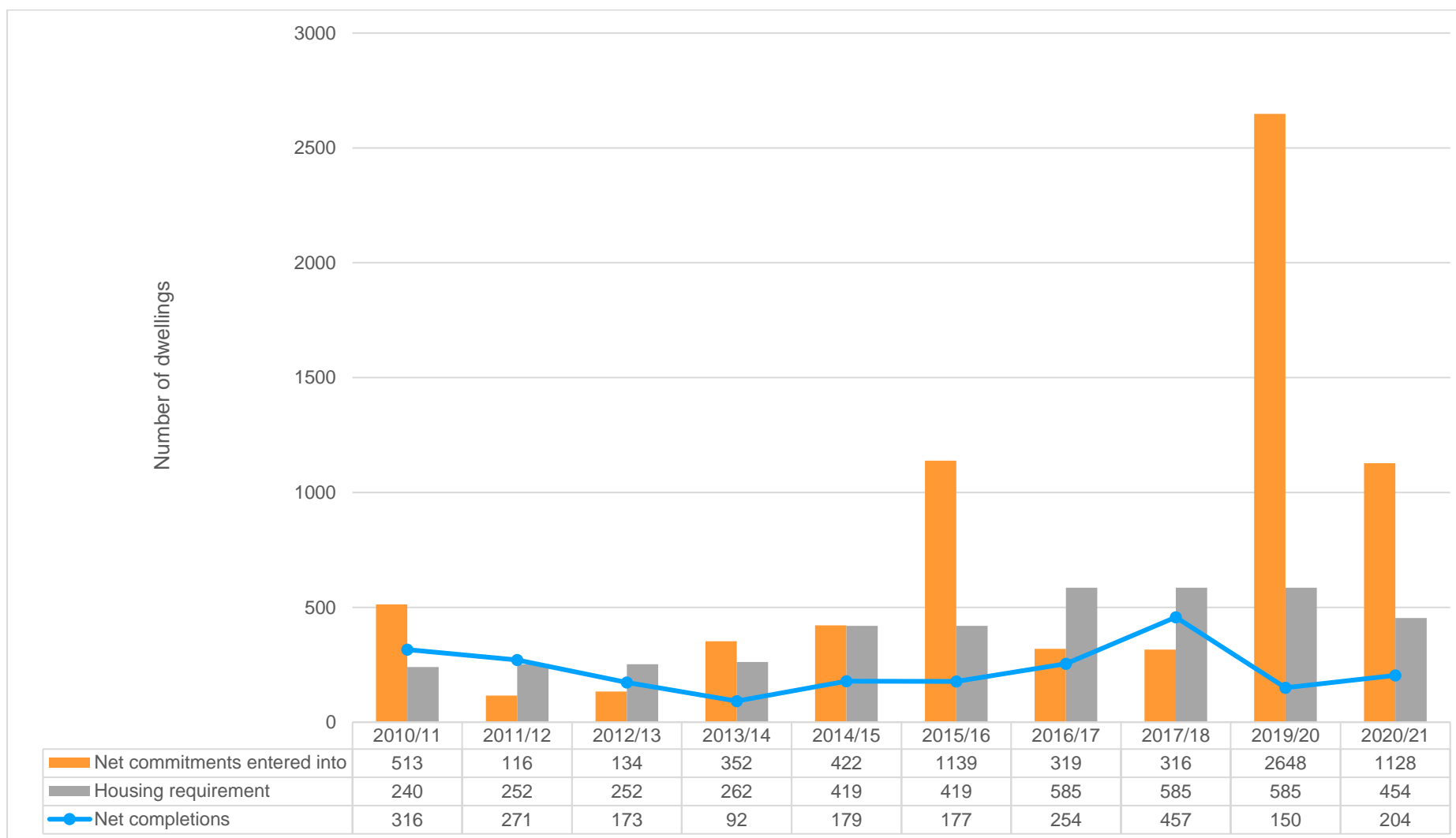
A total of 204 dwellings were completed in 2020-2021. This is significantly below the housing requirement of 454 as published in the Broxbourne Local Plan. During the 2020-2021 monitoring period, planning permission was granted for 1128 new dwellings. Of these, 84% are Local Plan allocated sites accounted for 950 dwellings. Of the remaining windfall sites 94 new dwellings came from developments of 10 or more dwellings (major) and 84 from developments of less than 10 (minor).

<sup>1</sup> Housing affordability in England and Wales, Office of National Statistics, 2020

<sup>2</sup> UK House Price Index, UK Government Statistics, 2021

<sup>3</sup> Labor Market Statics, Office of National Statics (NOMIS), 2020

Figure 3: Commitments, completions and housing requirements 2010-2021



### 3. Housing Supply

This section details the schemes completed and consented during 2020-2021. **Comprehensive spreadsheets of all consented and completed schemes during 2020-2021 are provided in Appendix E & F as separate documents to this AMR.**

#### 3a. Local Plan sites

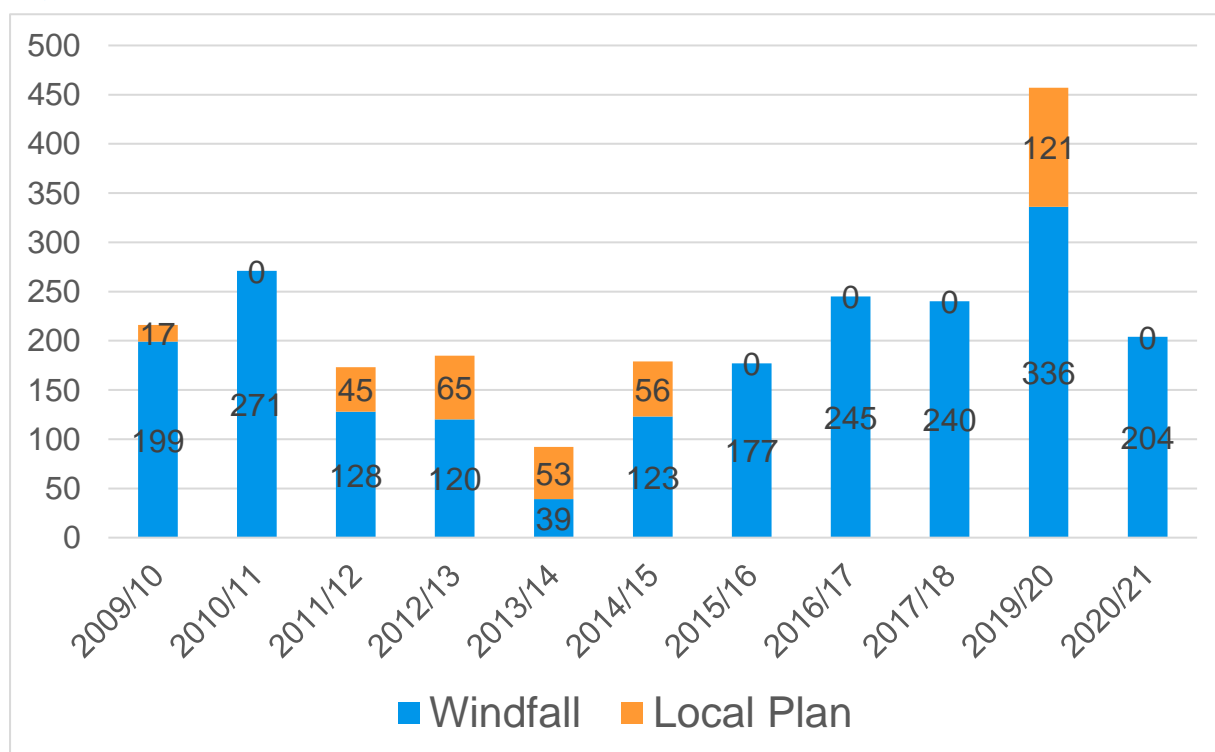
The Local Plan identified 28 sites to accommodate the development of over 6,000 new homes across the borough. These sites are illustrated on the Local Plan Key Diagram, reproduced in Figure 3 below.

As previously stated there were no completed dwellings on Local Plan sites during the monitoring period. However, since the Plan’s adoption, the development industry in the borough has been extremely busy and 75% of these sites have submitted formal planning applications with most others in correspondence with the council’s Planning Department. A progress update for all Local Plan sites is provided at Appendix B. For more information on the policy approach to these sites, please refer to the Local Plan.

#### 3b. Windfall sites

The Local Plan’s housing trajectory indicates 70 windfall sites per annum. Actual windfall completions over 10 years are shown in Figure 4 below. During the 2019/20 monitoring year, windfall represented 100% of total completions

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



## **Windfall Completions**

### *Small Acres Nursery, Goffs Oak (07/18/0152/RM)*



This Green Belt site was previously occupied by a derelict horticultural nursery. Outline planning permission (reference no. 07/17/0500/O) was granted in December 2017 for the erection of 16 apartments and 43 houses totaling 59 new dwellings along with an additional three serviced plots for the development of self or custom build houses. Construction began in 2018, with three dwellings completed in 2019/20 and the remaining 56 during 2020/2021. Construction on the three self and custom build plots is yet to commence. The scheme also provides an area of landscaped public open space and a children's play area. See section 4a for details on affordable housing provision.

### *Wolsey Hall, Cheshunt (07/17/0430/F)*



Planning permission was granted in October 2017 for the construction of a three storey apartment building on Windmill Lane providing "a modern and fresh landmark building at the approach into Cheshunt Old Pond Centre." The Council-owned site was completed this year and provides 24 two bedroom rental apartments configured in a U-shape around a central courtyard used for car parking. Rental income from the scheme will be used to support local services and facilities.

### *Rear of 40 Park Lane, Waltham Cross (07/15/0970/F)*



In February 2016 planning permission was granted for the redevelopment of a brownfield site previously used as a motor repair garage. The site provides 10 new dwellings adjacent to Waltham Cross town centre. Today the site is known as Curtis Close and consists of 6 three bedroom and 4 two bedroom houses. The road, walkways and parking areas are all paved in permeable paving and the Council secured a sum of £78,000 towards the Waltham Cross Town Centre Gateway Improvements.

*126 Crossbrook Street, Cheshunt (07/18/1197/F)*



In February 2019 planning permission was granted for the conversion and extension of a former Doctors Surgery to create 10 new dwellings, consisting of 6 two bedroom and 4 studio flats. This scheme did not include any affordable housing

*The Windmill, Windmill Lane, Cheshunt (07/16/0951/F)*



In November 2016 planning permission was granted for the redevelopment of this site located directly opposite Cheshunt Railway station. The new development contains 5 two bedroom flats as well as a commercial space at ground floor. No affordable housing or other developer contributions were received for this site as it lies below the 10 dwelling threshold.

*Ripley Court, Cheshunt, (07/18/0255/F and 07/18/1118/F)*



In July 2019 planning permission was granted for the redevelopment of this site on Turners Hill which faces directly onto the Old Pond. The development is comprised of 8 two bedroom flats over three floors with a commercial unit on ground floor.

In January 2019 a second application was approved to the rear of the site, for the development of a second residential apartment block containing an additional 5 apartments, consisting of 4 two bedroom flats and a studio apartment. No affordable housing or other developer contributions were received for this site as each application lies below the 10 dwelling threshold.



*The former Victoria Public House, 147 Turners Hill, Cheshunt (07/20/0308/F)*



In October 2020 planning permission was granted for the conversion and extension of the former Victoria Public House into 3 studio apartments, 4 two bedroom flats and 1 three bed apartment, totalling 8 new dwellings. No affordable housing or other developer contributions were received for this site as it lies below the 10 dwelling threshold.

### ***Windfall schemes under construction***

#### *The Green Dragon Pub, Cheshunt (07/19/1092/F)*

Construction has commenced on the conversion of the vacant public into 3 two bedroom and 1 three bedroom flats. The rear of the site will host 7 two bedroom new townhouses.

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

Construction has almost finished on the erection of 14 three bedroom, 6 four bedroom and 4 five bedroom houses totalling 24 new dwellings.

#### *The Old Maltings, Brewery Road, Hoddesdon (07/19/0960/F)*

Construction is nearing completion on the conversion, extension and part-rebuild of the Old Maltings building in Hoddesdon town centre. Once completed it will provide 11 one bedroom apartments and 11 two bedroom apartments totaling new 22 dwellings.

#### *High View Farm, Goffs Oak (07/18/1039/F)*

Construction has commenced for 10 detached four bedroom houses. Although the site is within the Greenbelt, it was considered appropriate for development as it was previously developed land which hosted a commercial kennel and cattery since the 1970's.



*Former Wormley Primary School site – Residential (07/20/0866/RM)*

Construction has commenced on 13 dwellings off St. Laurence's Drive in Wormley, adjacent to the site of a new care home under construction (for further details see section 4b). The development will consist of 4 three bedroom semi-detached houses, 4 three bedroom detached houses and 5 detached four bedroom houses each with electric vehicle charging points and detached garages.

### **3d. 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 the monitoring period 2 dwellings were delivered as a result of prior notification applications. Two former agricultural buildings have been converted into 2 four bedroom dwellings at Oak Tree Farm, Beaumont Road in Wormley (07/17/0342/PNAGR-RES)

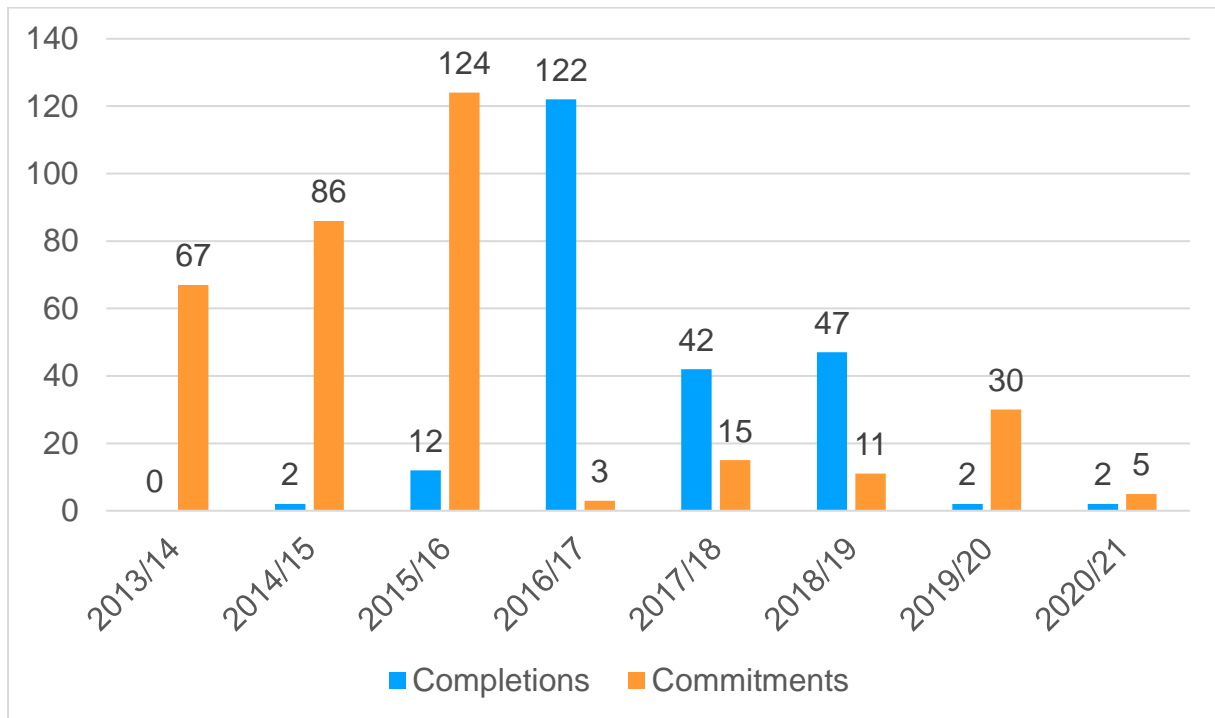
A full list of completions since 2013 is provided in **Table A of Appendix C** below.

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

During the monitoring period, prior notifications consent was issued for a total of 5 dwellings, including a shop-residential conversion on the first and second floors of numbers 106 - 108 High Street in Waltham Cross (07/21/0243/PNA1RES), as well as a single dwelling from the conversion of an agricultural barn at Stanford House, Burnt Farm in Goffs Oak (07/21/0311/PNAGR-RES)

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

Figure 5: Prior notification dwelling completions and commitments 2013-2021



### 3e. Five Year Housing Land Supply

The five year housing land supply identifies 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 their requirement. 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*

<b>FY</b>	<b>OAN</b>	<b>Net Delivered</b>	<b>Difference</b>
2016-2017	454	251	-203
2017-2018	454	240	-214
2018-2019	454	457	3
2019-2020	454	150	-304
2020-2021	454	204	-250
<b>TOTAL</b>	<b>2270</b>	<b>1302</b>	<b>-968</b>

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 G)**. This shortfall of 715 is entered at row C.

*Table 2: Five-year housing land supply position*

	<b>Item</b>	<b>Comment</b>	<b>Total</b>
A	Objectively Assessed Need (OAN)	Per Year	454
B	Five Year Requirement	454 x 5 years	2270
C	Shortfall	See completions tab & summary table below	968
D	Buffer due to persistent under-delivery*	20% of B plus C	647.6
E	Adjusted Housing Requirement	B + C + D	3885.6
F	Adjusted Dwelling Requirement per Year	E divided by 5	777
G	Commitments (excluding Local Plan sites)	Coming forward in the next 5 years	855
H	Local Plan Allocations	Coming forward in the next 5 years	2790
I	Windfall Sites	70 x 5 years	350
J	Self-Build Sites	5 dwellings per year	25
K	Five Year Supply	Rows G+H+I+J	4020
L	Number years supply	Row K divided by Row F	<b>5.17</b>

## 4. Accommodation for Different Housing Needs

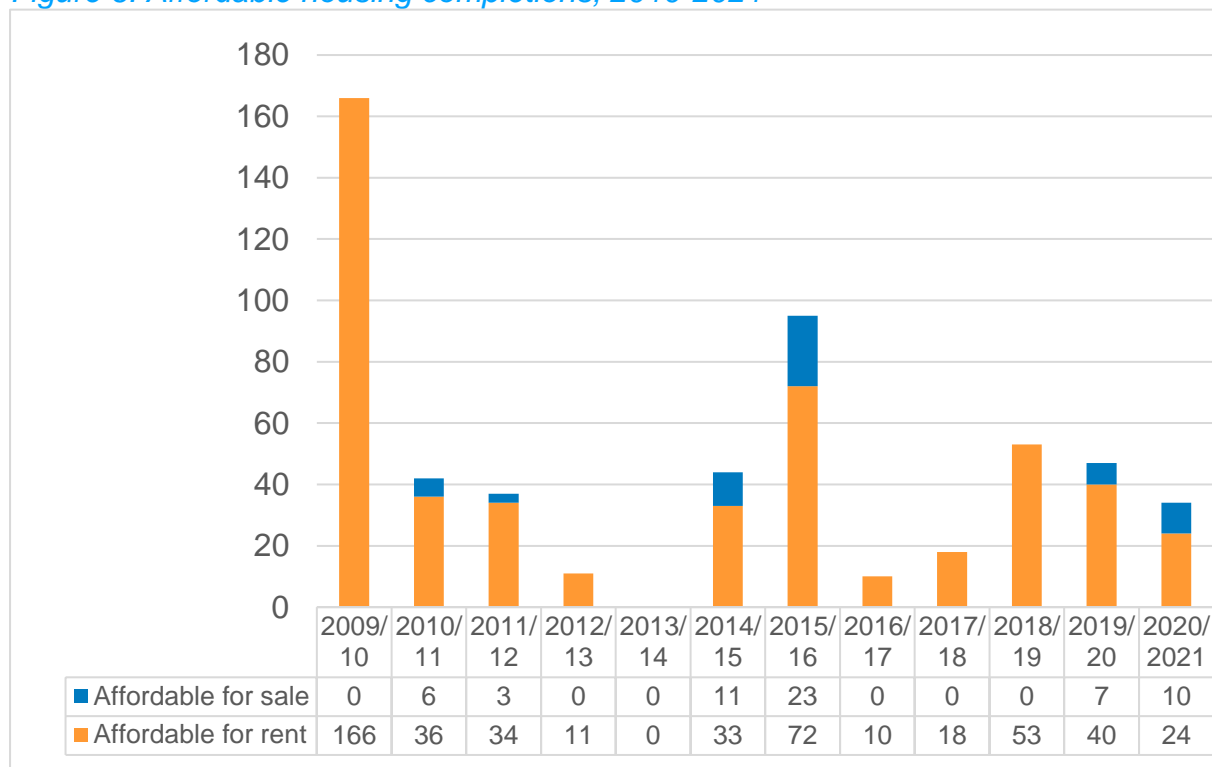
This section addresses affordable housing provision, supported accommodation for elderly and disabled people as well as accommodation for Gypsies and Travellers. Self-build and Custom build housing will also be addressed below.

### 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.

34 new affordable housing units were completed this monitoring period and planning permission was granted for a further 174. Figure 4 below shows the split between affordable housing for sale (intermediate home ownership) and affordable housing for rent (social rent). There were no units of homeless persons accommodation completed this monitoring year.

Figure 6: Affordable housing completions, 2010-2021



## **Affordable Housing Completions**

### *Small Acres Nursery, Goffs Oak (07/18/0152/RM)*



This scheme delivered 26 affordable housing units; ten houses and 16 flats, 8 of which are key worker units. The development meets, in full, the Council's 40% affordable housing requirement. The tenure split is as follows, two units are in shared equity, 16 affordable rent and Intermediate.

### *Cunningham Road, Cheshunt (07/18/0756/F)*



In September 2019 planning permission was granted for the redevelopment of derelict residential garages into 6 two bedroom and 2 three bedroom modern dwellings. 100% of the new units were sold as affordable rented housing.

## **Affordable Housing under construction**

### *Oaklands, Essex Road, Hoddesdon (07/18/1146/F)*



Construction is nearly finished on this scheme of 60 dwellings directly adjacent to the New River on Essex Road. When completed the development will deliver 2 two bedroom and 18 three bedroom houses in a mixture of detached, semi-detached and terraced houses alongside several three storey town houses. The scheme also includes two apartment blocks of 3 to 4 storeys containing 6 one bedroom and 34 two bedroom apartments. The development is 100% affordable housing, greatly exceeding the Council's required 40%. 32 of the dwellings will be for Shared Ownership and the remaining 28 will be available for Affordable Rent. A furnished show home has already complete.

*Beech Walk, Hoddesdon (07/19/0179/F)*



*Developer visualization of completed scheme*

Construction has commenced on the demolition of existing buildings and construction of five 2/3 storey apartment blocks comprising 12 one bedroom and 27 two bedroom flats totaling 39 sheltered dwellings. The scheme is 100% affordable housing and will greatly exceed the Council's 40% requirement.

**Affordable Housing commitments**

- 10 dwellings at Cheshunt Park Farm (07/19/0901/F)
- 20 dwellings at High Leigh Garden Village (Phase 2) (07/20/0046/RM)
- 144 dwellings at Tudor Nurseries (07/20/0157/RM)

**4b. Supported Accommodation**

*684A Goffs Lane (07/18/1002/F)*



In July 2020 construction of this two storey building was completed. It provides 8 new dwellings, of 4 one bedroom and 4 two bedroom flats. Located at the centre of Goffs Oak, the apartments are in the ownership of Next Step Support Ltd. which provides supported living accommodation to young people leaving full time care. The ground floor commercial space contains a barber shop. No affordable housing or other developer contributions were received for

this site as it lies below the 10 dwelling threshold.

*Former Wormley Primary School site – Care Home (07/14/0628/CM)*



Construction is well under way for the development of a 4301.8m<sup>2</sup> care home by Hertfordshire County Council (County reference no. PL\0635\14) off St. Laurence's Drive in Wormley. The facility will contain 77 bedrooms for the care of elderly people suffering from dementia.



*Developer visualization of completed scheme*

*Tudor Nurseries, Goffs Oak (07/20/0157/RM)*

As stated above, construction has commenced at Tudor Nursery. The 360 new home development will integrate a 'retirement village' of 12 new assisted living apartments for elderly residents.

#### **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 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;

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 site 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.

#### 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, a single HMO application was granted permission for the use of an existing dwelling as 6 bedroom HMO at Chardia Terrace in Cheshunt (07/20/1003/LDP)

#### 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 provision of five dwellings every year from 2021/2022 onwards in relation to this policy.

The Council has a statutory duty to maintain a Self and Custom Build Register which contains details on 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 do 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 3 below.



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

Total Registrations as at 30 October (Base period)	Self and Custom Build Register		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>Total</b>	117	96	9	0

- A self-build house on a serviced plot at Small Acre Nurseries (07/20/0077/RM).
- Outline planning permission for a custom build development of five house plots was granted pending S106 negotiations in September 2020 at the former Ashfield Nursery site (07/20/0307/O).

On the 26/05/2021 planning committee resolved to grant outline planning permission was granted, subject to S106 negotiations, for the construction of 14 self-build plots and at the Springfield and Westfield Nursery (07/20/0345/O). This falls outside the monitoring period and is therefore not included within table 3 above. However it is included within the statutory Self and Custom Build Delta Return which covers the period 30 October 2020 to 31 October 2021.

## 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. Data for 2020 has not yet been published however the historical trend is illustrated in Figure 7 below. The number of economically inactive residents aged 16-64 continues to decrease at 12.7% a reduction of 7.6% from the previous year (see **Appendix D** for the borough labour market profile). Median gross annual workplace earnings continue to fall from £30,497 in 2019 to £29,983 in 2020 (see **Appendix A**). Figure 8 outlines occupations in the borough since 2015.

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

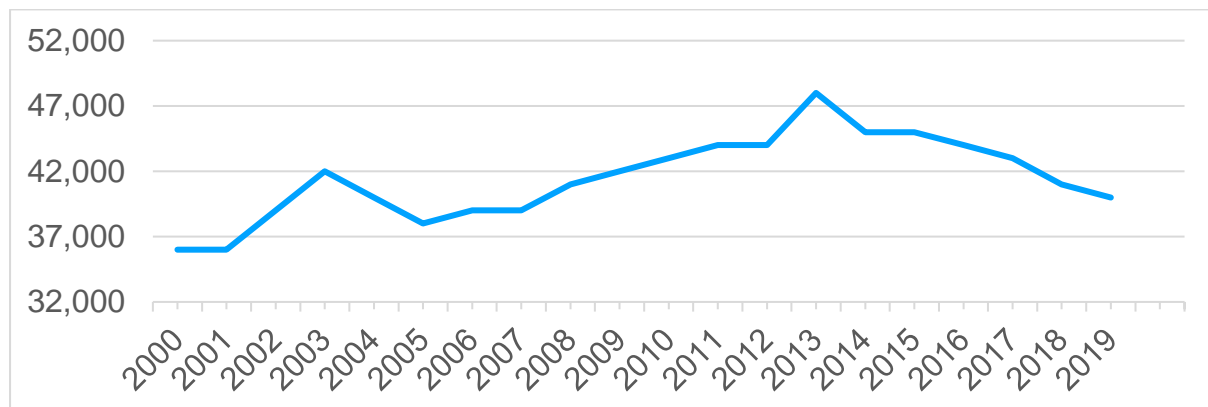
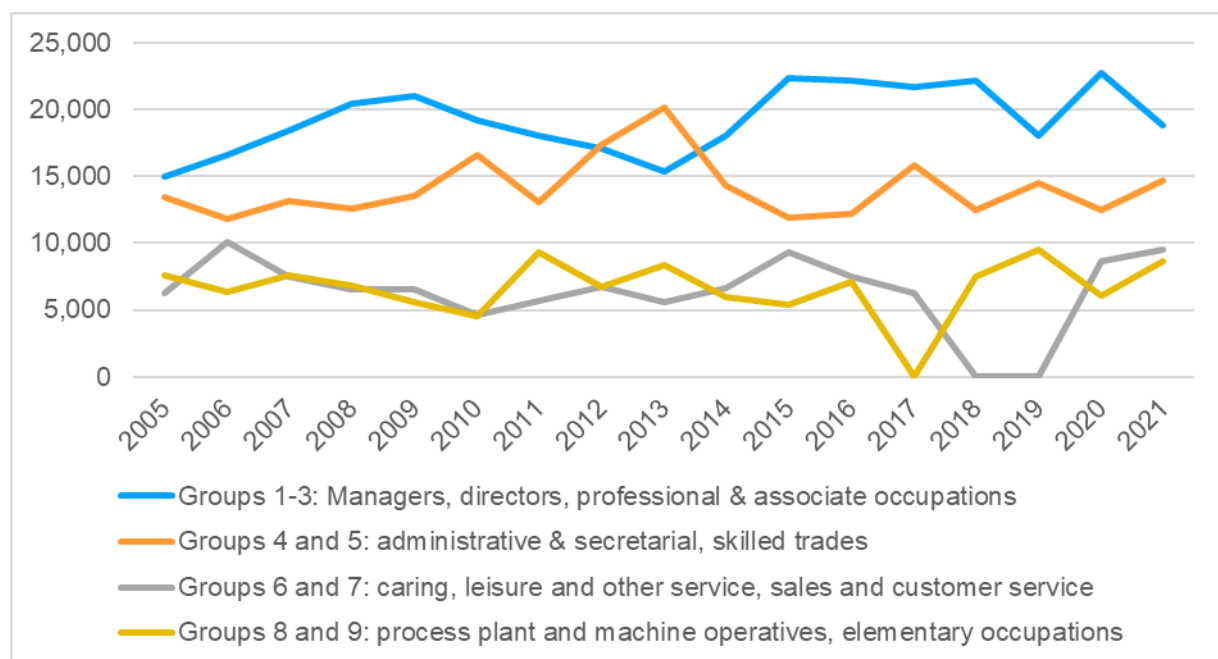


Figure 8: Changing occupation of borough residents, 2000-2021



## 5b. Local Plan employment sites

### Completions

*Monroe Industrial Estate, Waltham Cross (07/19/1082/F) (Policy ED2)*



Construction is complete on the redevelopment of the Monroe Industrial estate. The existing structures were demolished and six new units, totaling 11,533m<sup>2</sup> were erected for general industrial and business use including a Trade Counter. 168 electric vehicle charging points have been provided, 30 of which are currently active.

### Commitments

*Maxwells Farm West (Local Plan Policy PP4) (Policy ED2)*



Construction has commenced on the infrastructure needed to support the construction of the 62,000m<sup>2</sup> hyper-scale data centre following the approval of a reserved matters application (07/20/0907/RM) in February 2021.



As part of the Outline planning permission (07/18/1181/O) S106 agreement the Council was transferred an area of 5.7ha to the north of the data centre for the construction of the second Ambition Broxbourne 'Technology and Business Centre'. The reserved matters application (07/21/0486/RM) was approved in June 2021 (outside the monitoring period) for the construction of a 3,209m<sup>2</sup>, four storey building with a range of small and medium sized business and general industrial units as well as training suites. The centre will have parking, bike storage, EV and e-bike charging facilities alongside areas of landscaped greenspace.

*Pharmaron, West Hill Innovation Park (07/20/1039/F) (Policy ED2)*



In January 2021 planning permission was granted for the formation of a new laboratory and office at the existing 473,000ft<sup>2</sup> UK headquarters of Pharmaron, a Chinese research and development service provider in the life sciences industry. The proposed, mostly internal alterations, will provide 70 new jobs on top of the existing 80 at the site.

*Charlton Mead, Hoddesdon Business Park (07/20/1223/F) (Policy ED2)*



In February 2020 full planning permission was granted for the temporary use (for 5 years) of Units 1 and 2 as film studios. The former warehouses will be used for studio space for five planned series of film

sets as well as associated storage. This application follows the UK government's tax relief to incentivise high-end television and film production which has seen a surge of related activity around London.

**5c. Non-Local Plan employment sites**



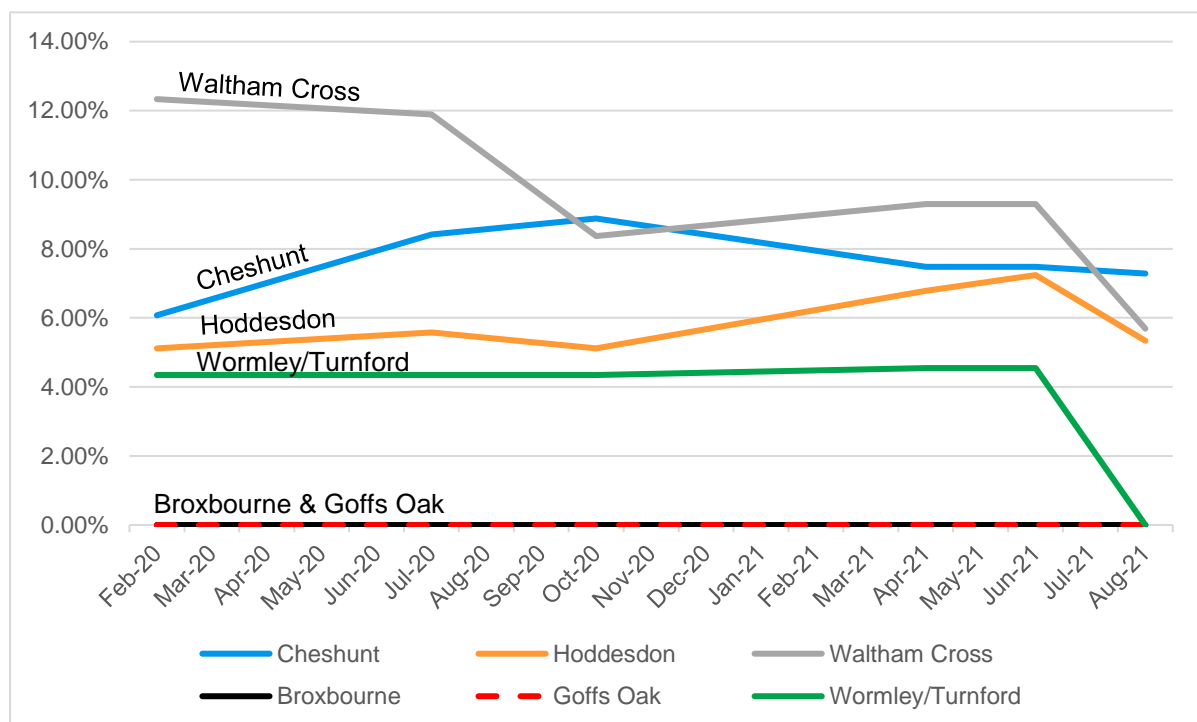
*Gospel Hall, Halfhide Lane,  
Cheshunt (07/20/0572/F)*

Planning permission was granted, subject to S106 negotiations for the construction of a 9973m<sup>2</sup> commercial building housing a *Lidl* supermarket at ground floor and a *Lok n Store*, self-storage facility at first floor level along with car and bike parking.

## 6. Town Centres

Town centres across the UK have been hugely impacted by the combined impacts of the Covid-19 pandemic and adjustments associated with Brexit. 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 9 below.

Figure 9: Town Centre Vacancy study



### 6a. Waltham Cross Town Centre

Between 6 September and 3 October the Council ran a second public consultation on proposed town centre improvements and regeneration of Waltham Cross. The interactive consultation platform included details of plans to improve the look and feel of the area through high quality landscaping and street furniture, reopening the northern end of the High Street to light vehicles at certain times, creating short stay parking bays, and improving pedestrian and cycle access into the town from nearby residential areas. Other plans include upgrading CCTV, lighting and Wi-Fi. The Council is updating its plans following analysis of the consultation results and

preparing an Area Action Plan which will cover a greater area extending all the way to the River Lea Navigation.



*Poundland, High Street, Waltham Cross (07/20/1084/F)*



In January 2021 planning permission was approved, pending S106 negotiations for the erection of a four to five storey 60 bedroom hotel at the Poundland site on Eleanor Cross Square in Waltham cross. The existing facade and 94m<sup>2</sup> commercial unit will be retained and to the rear of the site a second six-storey apartment block will be built to contain 1 studio and 9 two bedroom flats both new blocks will have green roofs for rain water retention.

*TFC, 99 High Street Waltham Cross (07/18/0130/F)*



In January 2021, planning permission was granted for the conversion and extension of the upper parts of the Turkish Food Centre Supermarket, to provide 16 residential dwellings, an area of landscaping, car and bicycle parking as well as 56 solar panels & roof terrace.

The following development schemes received planning permission in Waltham Cross Town Centre during the period 2020-2021:

- Planning permission was granted in November 2020 for the change of use of 41-44 Waltham Cross High Street from a drinking establishment to Coffee Shop, restaurant, bar and café (07/20/0750/F)
- Planning permission was granted in April 2020 for the change of use from offices to 11 residential apartments at Kilarney Court, Lodge Crescent (07/20/0021/F)

## 6b. Cheshunt Old Pond

### *Grundy Park, Cheshunt*



Between the 6 July and 31 July the Council held a public consultation on plans to redesign Grundy Park. This is the first project outlined in the Cheshunt Old Pond Strategy, which was adopted by the Council in March 2020. Proposed key features include a grand entrance gate and public space at Turner's Hill to provide a stronger visual connection with the Old Pond and strengthen the identity of the area; an

elegant cherry tree walk connecting the park entrance with a 'gazebo' or Edwardian style sitting area at the centre of the garden; formal planting schemes with flower beds, lawns, and shrubs; a sunken 'amphitheatre' near the park entrance which will be used as a space for performances and displays, as well as additional park seating. The Council is updating its plans following analysis of the consultation results.

The following development schemes received planning permission in Cheshunt Old pond district centre during the period 2020-2021:

- Planning permission was granted for the change of use of 89 Turners hill from a shop to an Indian restaurant with bar and takeaway service in October 2020 (07/20/0570/F)
- Planning permission was granted for the change of use of a shop to a general commercial at 3 Manor Croft Parade in December 2020 (07/20/0997/LDP)
- Planning permission was granted for upgrades to a shop front, conversion into a single unit and change of use from shop to restaurant and bar at 2-4 Windmill Lane in September 2020 (07/20/0528/F & 07/20/0053/F)

## 6c. Hoddesdon Town Centre

The Planning Policy team is working on a new Strategy for Hoddesdon Town Centre.

The following development schemes received planning permission in Hoddesdon Town Centre during the period 2020-2021:

- Unit 4 of the Tower Centre, Hoddesdon, received planning permission in September 2020 for the change of use from a Tattoo Parlor to a general commercial use. (07/20/0588/F)
- Unit 7 of the Tower Centre, Hoddesdon, received planning permission in September 2020 for the change of use from a general commercial unit to a Tattoo Parlor (07/20/0589/F)
- In May 2020, Land rear of 27 High Street, Hoddesdon received planning permission for the demolition of an existing workshop and the setting of three storage containers (07/20/0395)
- In July 2020 the 2<sup>nd</sup> floor of 27 High Street, Hoddesdon received planning permission for the change of use from a yoga studio to an office (07/20/0624)



## 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 Plan<sup>4</sup>.

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

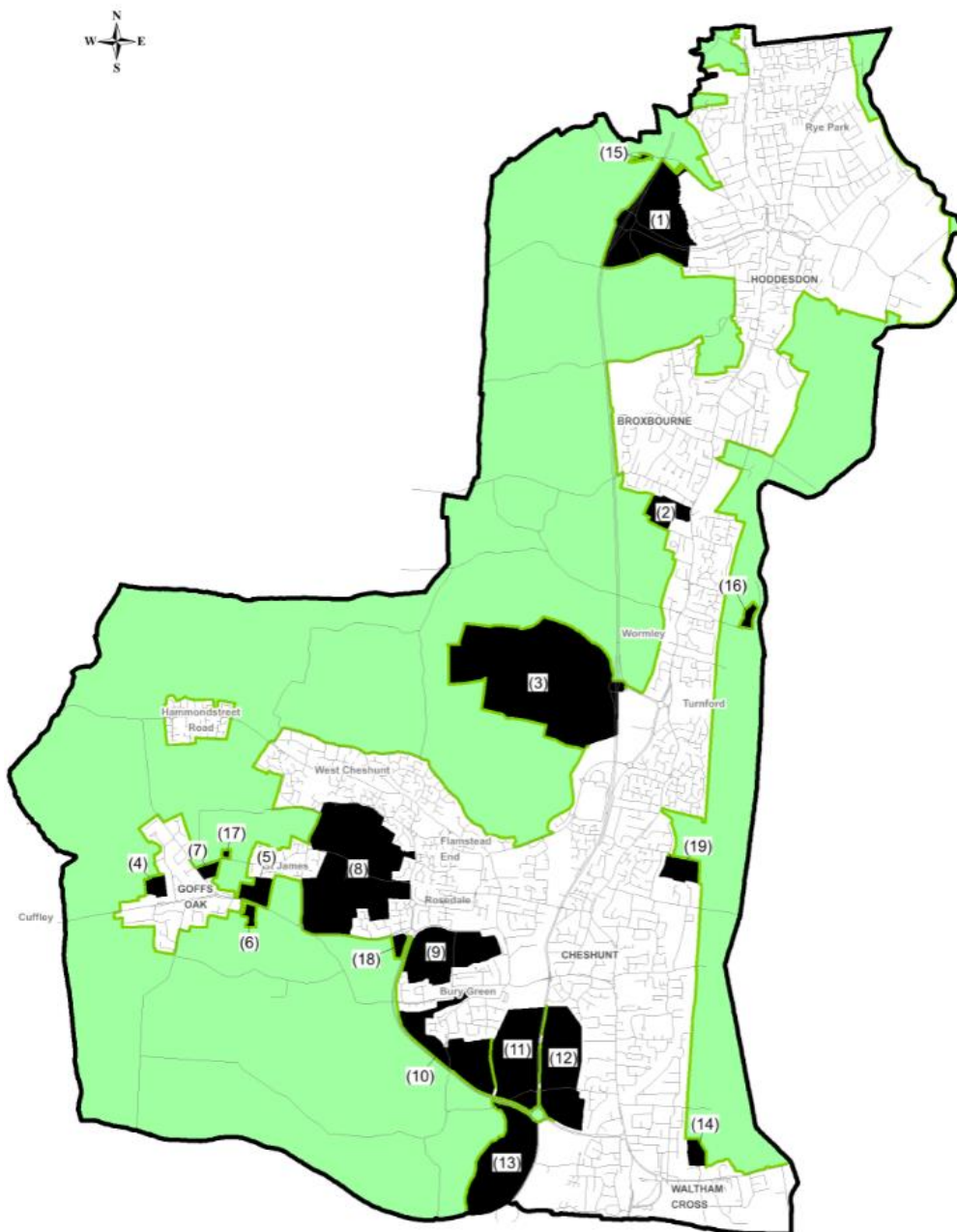
No.	Site	hectares
1	High Leigh Garden Village, Hoddesdon	48
2	Broxbourne School (new residential area and new school site)	9
3	Brookfield Garden Village and Brookfield Riverside	128
4	North of Cuffley Hill	4
5	North of Goffs Lane	6
6	South of Goffs Lane	2.2
7	Newgatestreet Road, Goffs Oak	2.5
8	Rosedale 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

<sup>4</sup> Available at [www.broxbourne.gov.uk/localplan](http://www.broxbourne.gov.uk/localplan)

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
<b>TOTAL</b>		<b>490</b>

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

*Figure 10 Proposed Local Plan Green Belt deletions*



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## 7b. Development in the Green Belt

During 2020/2021, 66 dwellings, were completed in the Green Belt. With a further 66 being granted planning permission over the same period.

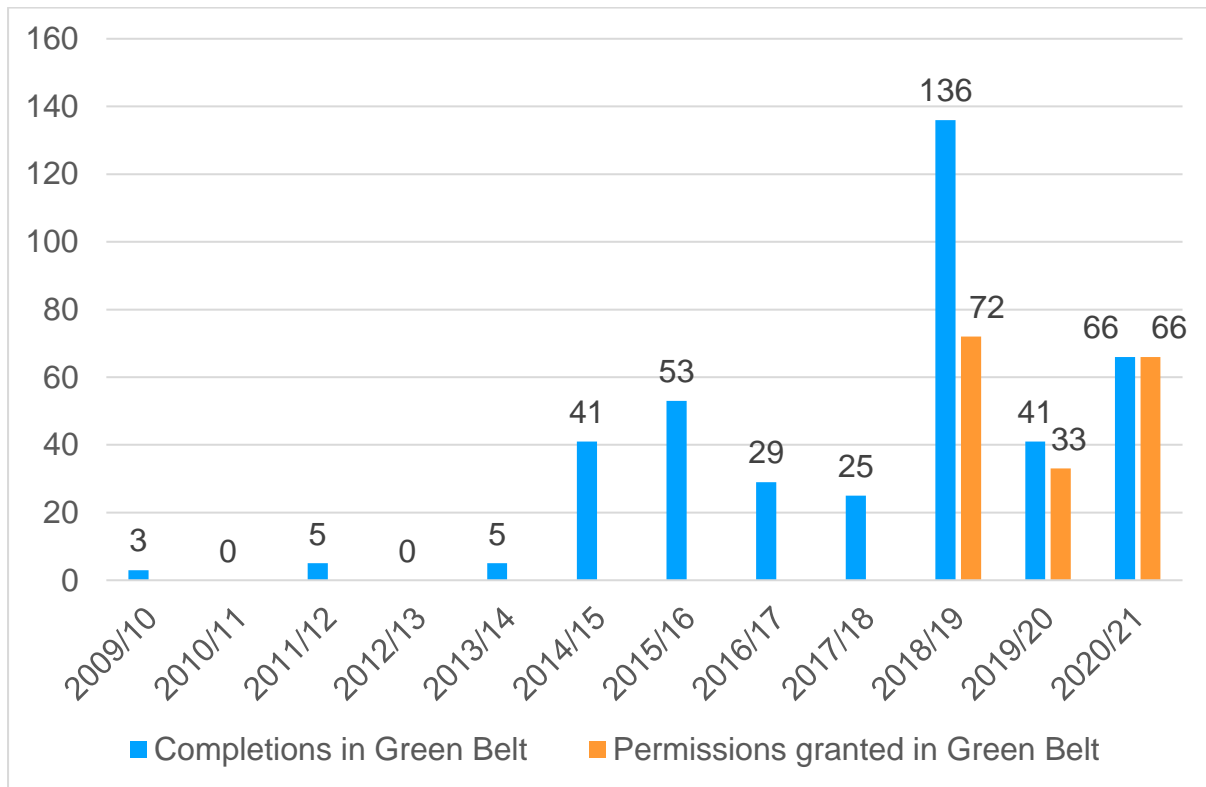
*Table 5 Residential completions in the greenbelt*

<b>Scheme/ref</b>	<b>Total completed</b>	<b>Comment</b>
Land at Small Acre Nursery and Oak View Farm, Crouch Lane, Goffs Oak, EN7 6TL, 07/18/0152/RM	56	
Woodside Woollensbrook, Hertford Road, Hoddesdon, EN11 9BN, 07/19/0113/F	1	
Tanfield Farm, Hammondstreet 07/16/0644/F	4	
Valley View, Newgatestreet Road, Goffs Oak, EN7 5RY, 07/17/0960/F	1	
Darnicle Hill Nursery, Darnicle Hill, Cheshunt, EN7 5TB, 07/19/1042/LDC	4	Stationing of caravans for accommodation associated with Nursery activity
	<b>66 total</b>	

*Table 6 Residential commitments in the greenbelt*

<b>Scheme/ref</b>	<b>Total commitments</b>	<b>Comment</b>
Rosebury Farm, Crouch Lane, Goffs Oak, EN7 6TH, 07/19/1090/F	3	
Small Acre Nursery and Oak View Farm, Crouch Lane, Goffs Oak, EN7 6TL, 07/20/0367/F	1	Single Self Build dwelling
Temple Coach, Yard Old Park Ride, Waltham cross, EN7 5HY, 07/20/0380/F	1	
Tudor Farm, Church Lane, Wormley, EN10 7QQ, 07/20/0534/F	2	
404 Goffs Lane, Goffs Oak, EN7 5EN, 07/20/1014/F	1	
Animal Fayre, Rags Lane, Cheshunt, EN7 6TE, 07/21/0056/O	2	
High View Farm, Crouch Lane, Goffs Oak, EN7 6TH, 07/20/0315/NMA	8	
VolkerWessels, Boxwood Park, Hertford Road, Hoddesdon, EN11 9BX, 07/19/1078/F	24	
Cheshunt Park Farm, Park Lane Paradise, Cheshunt, EN7 6PY, 07/19/0901/F	24	
	<b>66 total</b>	

Figure 11 Residential development in the Green Belt, 2009-2021



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

## 8. Infrastructure

This section details a number of 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 in order to fund the provision of infrastructure.

### *New Broxbourne School building (07/19/0368/RM)*



Construction is complete on the new Broxbourne secondary school. The old school is being demolished to make way for the construction of 153 new houses. The new 8 form entry secondary school lies on land to the south of the old school buildings. The new two and three storey school building is accompanied by new indoor/outdoor sports facilities including floodlit synthetic turf pitch and hard-surfaced courts, forming a community leisure hub alongside landscaped open space, car parking and a student drop off/pick up area.

### *Goffs Academy*

#### *New multi-purpose building (07/19/1091/F)*



Construction is well under way on a new 2,139m<sup>2</sup> multi-purpose building to contain eight school classrooms and a health and fitness suite at Goffs Academy. Permission was granted on 15/09/2020. 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 allowing a faster build time.

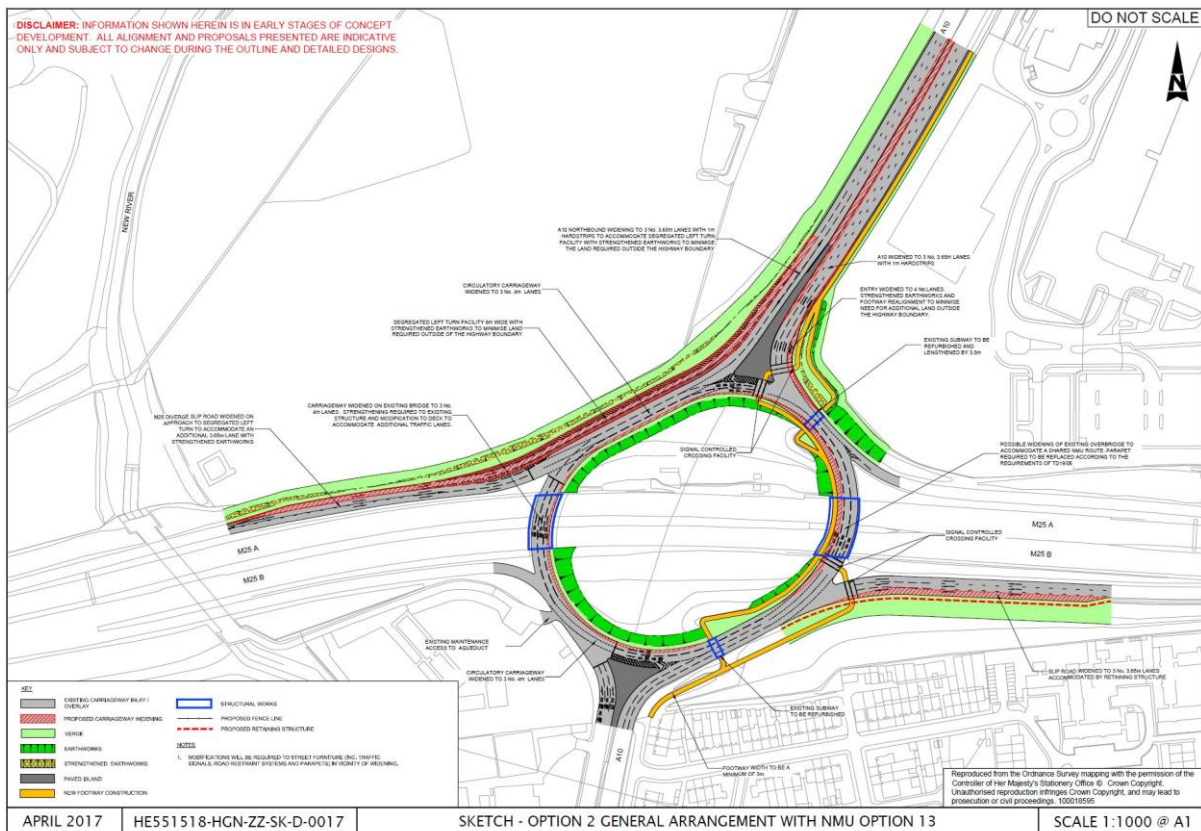
## Laura Trott Leisure Centre



The Laura Trott Leisure Centre underwent an extensive remodel during this monitoring period. The gym underwent an extensive revamp with new equipment and a reconfiguration. The swimming pool remains closed as works continue to fix the filtration system contained within the roof.

## M25, Junction 25 improvements

Construction is well under way on improvements to Junction 25, which is a nationally and regionally important road, connecting the M25 with the A10. Up to 6,300 vehicles per hour currently travel through the junction 25 roundabout at peak times, causing congestion and regular delays. Highways England estimated that these works are necessary to reduce congestion and lengthy queues, combat deterioration to local air quality and improve the flow of traffic on the M25<sup>5</sup>. The project budget is between £25 million to £50 million.



<sup>5</sup> <https://highwaysengland.co.uk/m25-junction-25-improvements>

## 9. Public Inquiries

### *Cheshunt Football Club*

*Public Inquiry reference: APP/W1905/W/21/3271027*

An application for the construction of 163 dwellings and a new stadium at Cheshunt FC (07/18/0514/F) was refused by Broxbourne Council on 23/11/2020. The refusal was subsequently appealed and a public enquiry was held between 27 July and 4 August 2021. The Planning Inspectorate ruled against the Council and the application was allowed on the 13/09/2021. All documentation is available on the Council's website here: <https://www.broxbourne.gov.uk/cheshunt-FC-public-inquiry>

## 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
<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>

	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
<b>Ratio of median house prices to earnings</b>	<b>9.77</b>	<b>8.78</b>	<b>8.35</b>	<b>8.89</b>	<b>8.58</b>	<b>8.96</b>	<b>8.64</b>	<b>8.76</b>	<b>9.60</b>

	2017	2018	2019	2020	2021	2022	2023	2024	2025
Median House Price (£)	335,000	352,000	351,500	374,805					
Median gross annual workplace earnings (£)	29,511	31,525	30,497	29,983					
<b>Ratio of median house prices to earnings</b>	<b>11.35</b>	<b>11.17</b>	<b>11.53</b>	<b>12.20</b>					

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 August 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	The reserve matters application for Parcel 2 (205 dwellings) was approved and issued in June 2021.  Anticipated progress: Parcel 14, 22 dwellings starting July 2021 completion Sept 2022.  Parcel 2, 205 dwellings, start August 2021 completion October 2023  Parcel 13, 95 dwellings, starts April 2022, completion April 2024.

Site Name	Location	Policy	Local Plan indicative figure	Progress Update August 2021
				Parcel 12, 279 dwellings, start June 2023, completion December 2025
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. The developer anticipates the following phased completions 2020/1 – 0 2021/2 – 50 (Phase 1A). Reserved Matters application 07/21/0596/RM for 50 dwellings in phase 1A was received on 13/05/2021 and is under consideration. 2022/3 – 35 (Phase 1B) 2023/4 – 48 (Phase 2) (pro-rata) 2024/5 – 48 (Phase 2) (pro-rata)
Rosedale Park – Tudor Nurseries	Cheshunt	CH2	360	Reserved matters application approved (07/20/0157/RM). The developer anticipates the following phased completions: Oct 2021 – June 2022: 50 units July 2022 – June 2023: 70 units July 2023 – June 2024: 70 units July 2024 – June 2025: 70 units Construction has started on site and the shell of a significant number of homes have already been completed. First occupation is expected in Q4 2021.
Rosedale Park – South of Andrews Lane	Cheshunt	CH2	60	Outline planning permission was granted subject to S106 negotiations (07/17/1267/O). Full permission for 66 dwellings 07/21/0005/F is currently under consideration. A separate application for a further 10 dwellings is under consideration

Site Name	Location	Policy	Local Plan indicative figure	Progress Update August 2021
				on part of the site in separate land ownership (07/20/1068/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	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) has been approved pending S106 negotiations.
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	An application (07/21/0668/F) for 49 dwellings on part of this site is currently under consideration but the Council
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. Inex Nursery
South of Goffs Lane	Goffs Oak	GO3	50	07/19/0835/F approved for 51 dwellings Construction expected to start in 2021/2

Site Name	Location	Policy	Local Plan indicative figure	Progress Update August 2021
Newgatestreet Road	Goffs Oak	GO4	25	Application approved subject to S106 negotiations (07/20/1220/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.
Turnford Surfacing Site	Hoddesdon	HOD3	40	07/20/0467/F approved for 104 dwellings. S106 negotiations are ongoing.
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. The Council expects deliver in 2025
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. Construction on Phase 1 (07/20/0046/RM ) 100 dwellings under construction and anticipated to finish in Nov 2022. Several reserved matters applications under consideration. Developer anticipates the following phasing: Phase 2: 141 homes (Dec-22 - June 24) – 07/21/0405/RM (under consideration) Phase 3: 109 homes (May 24 - Aug 25) (87 pro-rata for 12 months to end March 2025).

Site Name	Location	Policy	Local Plan indicative figure	Progress Update August 2021
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 is anticipated to be complete for Sept 2024. Construction will begin onsite in the summer of 2024.
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.
			<b>6,002</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 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

Address and planning reference no.	Type	Monitoring Year	No. of dwellings completed
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
<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



Address and planning reference no.	Type	Monitoring Year	No. of dwellings completed
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 19/20</b>			<b>2</b>
07/17/0342/PNAGR-RES Oak Tree Farm, Beaumont Road, Wormley	Agricultural-Residential	20/21	2
<b>Total completions 2013-2020</b>			<b>227</b>

## 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
<b>Total commitments in 13/14</b>			<b>67</b>
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
<b>Total commitments in 2014/15</b>			<b>86</b>
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

Description	Type	Granted Date	Net Commitments
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
Burnt Farm, Burnt Farm Ride, Goffs Oak (07/15/0137/PNAGR-RES)	Agricultural-Residential	13/04/2015	1
<b>Total commitments in 15/16</b>			<b>124</b>
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
<b>Total commitments in 16/17</b>			<b>3</b>
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

Description	Type	Granted Date	Net Commitments
<b>Total commitments in 2017/18</b>			<b>15</b>
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
<b>Total commitments in 2018/19</b>			<b>11</b>
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
<b>TOTAL COMMITMENTS 2019/20</b>			<b>30</b>
Prior approval for conversion of Ancillary A1 space on first and second floors to create 4no self-contained flats 07/21/0243/PNA1RES	Shop-Residential	21/04/2021	4
Prior approval for change of use of agricultural barn to residential unit (C3) 07/21/0311/PNAGR-RES	Agricultural-Residential	11/05/2021	1
<b>Total 2013-2020</b>			<b>336</b>

## Appendix D: Labour Market Statistics

**Table D1: Headline indicators**

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

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

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

\*\* % 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 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
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	-	5.6	82.8	88.8	70.4	77.0	39.2	58.0	22.2	39.3
2021										

**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**

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	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												

# Sample size too small for reliable estimate

**Table D4: 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	4,005	91.7	90.1	295	6.8	8.1	45	1.0	1.5	20	0.5	0.4
2022												

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](http://www.nomisweb.co.uk) – Broxbourne Labour Market Profil



**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.

<b>Year</b>	<b>Broxbourne Total Jobs</b>	<b>Broxbourne Jobs density</b>	<b>East of England Jobs density</b>
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			<b>** No 2020 data available.</b>
2021			

## **Appendix E: List of housing completions in 2020/2021**

See separate spreadsheet

## **Appendix F: List of housing commitments in 2020/2021**

See separate spreadsheet

## **Appendix G: Housing Trajectory (including 15 year supply)**

See separate spreadsheet



