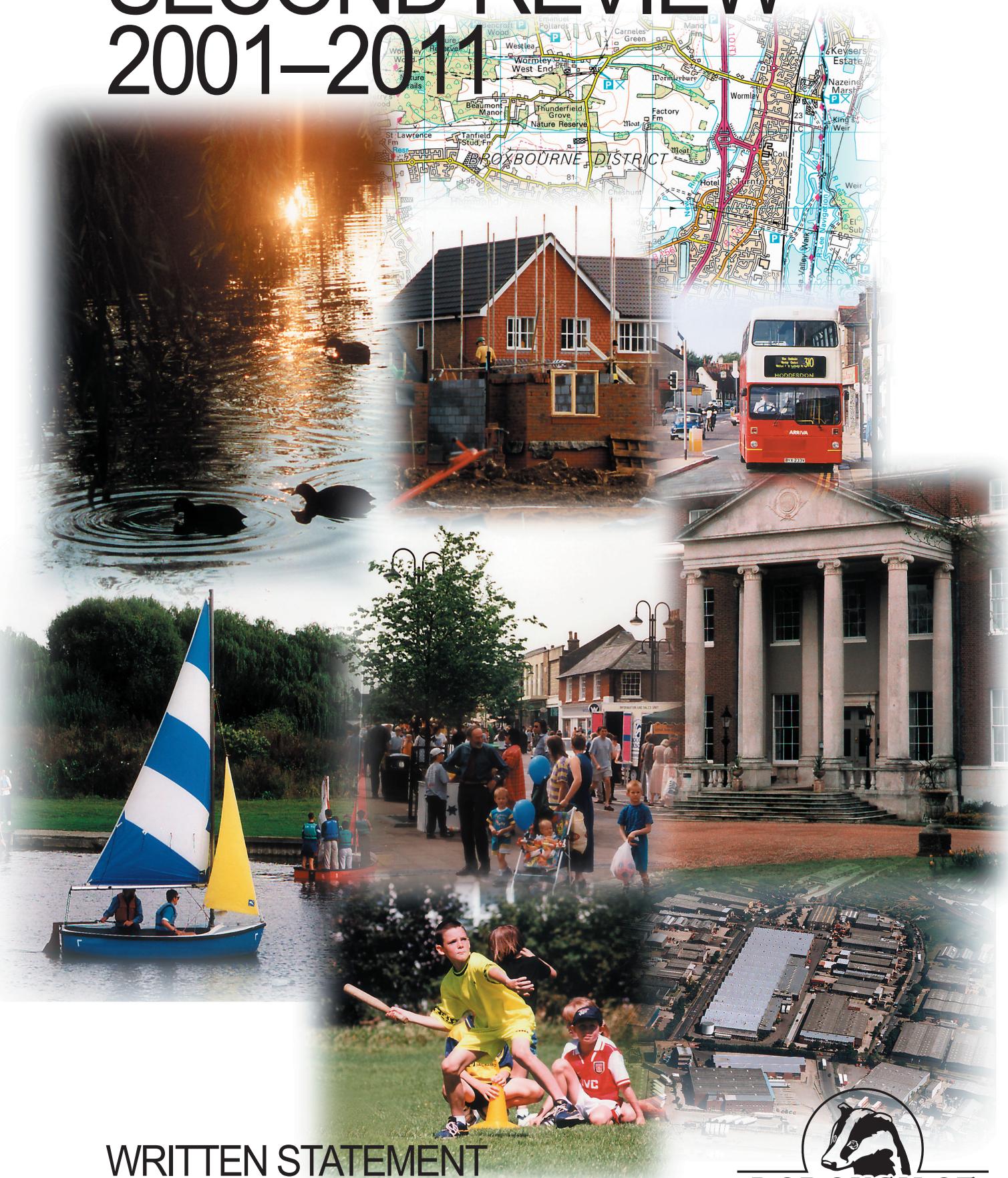


LOCAL PLAN SECOND REVIEW 2001–2011



WRITTEN STATEMENT
DECEMBER 2005

**BOROUGH OF BROXBOURNE
LOCAL PLAN SECOND REVIEW 2001-2011
WRITTEN STATEMENT (ADOPTED DECEMBER 2005)**

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Introduction

The Borough of Broxbourne Local Plan Second Review is the framework for guiding, controlling and bringing forward development in the Borough. It covers the period from 2001 to 2011. Policies in this plan integrate with the Hertfordshire Structure Plan Review 1991-2011 which was adopted in 1998. The Development Plan for the Borough also comprises a Waste Local Plan and Minerals Local Plan produced by Hertfordshire County Council.

The functions of this Local Plan are:

- (a) To update the polices contained in the Borough of Broxbourne Local Plan Review (adopted in December 1994);
- (b) To relate the policies in the Structure Plan and national planning guidance to a local level; and
- (c) To provide a basis for the determination of planning applications and co-ordination of development in the Borough.

Status of the Plan

This written statement was agreed by the Council on 1st November 2005 . The policies in this plan replace those in the Borough of Broxbourne Local Plan Review (1994). Under the new Planning Acts, these policies are 'saved' for three years from adoption of the plan. The Council's Local Development Scheme gives updated details of the status of policies.

The Local Plan consists of, the written statement and a proposals map. A glossary of terms, and listings of wildlife and heritage sites in the Borough are contained at the back.

Further information on development standards and the operation of specific policies can be found in supplementary advice issued by the Council to this Local Plan. These will be adopted as statements of council policy and will eventually become supplementary planning documents in the new local development framework.

Preparation of the Local Plan Second Review

The Local Plan has been prepared under the provisions of the Town and Country Planning Acts , associated regulations and government advice.

Following the publication of a 'Key Issues' report in December 2000, the Council prepared a First Deposit Plan which was the subject of public consultation in April and May 2001.

A Second Deposit Plan was published in March 2003 which included changes in response to the First Deposit and significant revisions to government guidance. This was subject to a further period of public consultation in April and May 2003.

Pre-Inquiry changes to the Second Deposit Plan were published in December 2003. A Public Local Inquiry into all outstanding objections to the Plan opened in March 2004 and closed in October 2004. During the Inquiry a number of further changes were proposed by the Council.

The Inspector's report on the Inquiry was published in May 2005. A Statement of Council's decision on the Inspector's recommendations and a List of Proposed Modifications was published for the public consultation during July. Following consideration of the responses, the Council resolved to adopt this Local Plan, on 1st November with formal adoption on 8th December 2005. Further information and copies of earlier stages of this Local Plan, the Inspector's report and supporting documents in its preparation can be obtained from the Borough Offices.

Changes to the Local Planning System : The Local Development Framework.

Following the commencement of the Planning and Compensation Act 2004, new requirements for the preparation of development plans are now in effect. This adopted Local plan will be replaced by a series of documents collectively known as the Local Development Framework. Under the new system, the Development Plan will comprise of the Regional Spatial Strategy for the East of England (RSS) and a series of 'Development Plan Documents' (DPD) covering the Borough.

The Council have published a Local Development Scheme (LDS) which sets out the timetable for replacing the Local Plan Second Review and gives more details on the new preparation process. The LDS sets out the timetable for preparation and adoption of the various Local Development Documents starting in the next 3 years; it also outlines which policies are proposed to be 'saved' from this plan until these are superseded by the new Development Plan Documents. The Scheme is re-submitted to the Secretary of State annually in March.

Copies of this Local Plan, supporting guidance and the Local Development Scheme are available on the Council's website www.broxbourne.gov.uk.

Further information and advice

Further information on any aspect of this plan or the new Local Development Framework can be obtained from

Local Plans
Environmental Services
Borough of Broxbourne
Bishops College, Churchgate
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EN8 9XB

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e-mail : localplans@broxbourne.gov.uk

CHAPTER 1: SUSTAINABILITY

1 SUSTAINABILITY

1.1 What is Sustainable Development ?

1.1.1 Sustainable development can be defined as "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs or aspirations." (Brundtland, 1987.)

1.1.2 In the UK, the Government has set out its approach in "A better quality of life, a strategy for sustainable development in the UK" (1999). This strategy is based on four broad objectives:

- maintenance of high and stable levels of economic growth and employment;
- social progress which recognises the needs of everyone;
- effective protection of the environment; and
- prudent use of natural resources;

1.1.3 The Government's commitment to sustainable development is reflected in Development Plan Regulations and PPG12 and require local authorities to have regard to long term environmental, social and economic considerations when preparing development plans.

1.1.4 Economic Sustainability

A healthy economy is an essential and integral element of sustainable development. The maintenance of high and stable levels of economic growth and employment is essential to ensure that everyone can share in high living standards and greater job opportunities. Many of the aims of this Local Plan cannot be achieved without economic growth and the challenge is to ensure that the impact of this growth is within levels which the environment can sustain. The emphasis on a good environment and improved quality of life, which are central features of the overall strategy, are equally critical to supporting the wealth creation we need. To achieve a healthy local economy, residents need to be equipped with the education and skills necessary for the 21st century.

1.1.5 The Council produces an Economic Development Strategy which is reviewed and updated annually. This strategy aims to encourage investment and provide support to existing businesses, improve skills, educational attainment and access to employment and improve the quality of life and environment. The Local Plan has an important role to play in supporting the Council's economic development objectives.

1.1.6 Social Sustainability

Everyone should share in the benefits of increased prosperity and a clean and safe environment. Improving access to services and reducing the harm to health caused by poverty, substandard housing, unemployment and pollution is essential for sustainable development.

- 1.1.7 The Local Plan has to address social considerations that are relevant to land use policies. Such social considerations include the need for housing, and for affordable housing, measures for crime prevention including better urban design, sport and recreation provision and the provision of community space for leisure and informal recreation. The Local Plan also considers provision for schools, health facilities, and other community facilities.
- 1.1.8 The relationship of planning policies and proposals in the Local Plan to the social needs and problems, of the Borough's population should be considered, including the likely impact on different groups in the population, e.g. elderly and disabled people.
- 1.1.9 **Environmental Sustainability**
The general environment in which we live is one of our greatest assets. Environment covers a wide range of issues - including land, water, air, energy, minerals, landscape and wildlife as well as built components and is dominated by the activities of people. It is both complex and vulnerable - the daily movement of people and commodities, industrial activities, consumption of natural resources, use and management of land and activities in buildings and new developments all affect the quality of our environment. In order to maintain and improve quality of life for both future generations and ourselves and to prevent jeopardising the irreplaceable elements of Broxbourne's environment, environmental considerations should be comprehensively and consistently taken into account in the decision making process.
- 1.1.10 There is a plethora of information on sustainability and sustainable development and research and guidance is continually evolving. The Glossary provides definitions of terms used in this sustainability chapter and throughout the Local Plan.

1.2 Strategic Context

- 1.2.1 Sustainable development is a framework for integrating economic, social and environmental objectives in order to ensure a better quality of life for everyone, now and for generations to come. Working towards sustainable development involves integration of policies and actions across different levels of government. Agreements and initiatives worked out at global, international, national and regional level must be reflected at the local level.
- 1.2.2 **Government Guidance**
National policy advice is mainly set out in Planning Policy Statements and Planning Policy Guidance Notes (PPGs). Specific advice on the preparation of Local Plans is set out in PPG12 'Development Plans'. This stresses the importance of integrating sustainable development and transport and land use policies in development plans. This need for integration is a key theme of this Plan.

1.2.3 Structure Plan Context

The Hertfordshire Structure Plan Review 1991 - 2011, adopted April 1998, highlighted the importance of setting a consistent strategic framework for local planning across the county and for co-ordinated action based on sound sustainability aims. The vision for Hertfordshire was translated into aims and objectives which are the main basis on which the policies of the Plan have been formulated.

1.2.4 Local Agenda 21

Sustainability was central to the Earth Summit held in Rio de Janeiro in 1992. The Earth Summit developed five agreements including Agenda 21, a comprehensive action plan for the pursuit of sustainable development into the next century. Local authorities have a key role in implementing and carrying forward much of the action required in Agenda 21. This is because they are responsible for a wide range of functions, including land use planning which impact on the environment. Policies in this Plan form one strand in supporting the Council's Local Agenda 21 strategy.

1.2.5 Balancing Objectives

Protecting the environment should not inhibit the continued need to invest and provide for the future needs of the community, but the longer term economic, social and environmental implications should be considered in policy making, instead of trading off short term costs and benefits. To achieve this, the principles of sustainable development are very relevant to Broxbourne.

1.2.6 A key theme of sustainable development is re-using previously developed land for other purposes. This reduces the pressure to develop on green fields; that is open spaces within towns, green belt land and countryside. This also helps to support the viability of public transport and other services in the built up areas and assists in improving the quality of the urban environment. However, a mix of uses is required within the built up area as well as housing. For example, sufficient employment land is required within the Borough to maintain a viable level of retail, commercial and industrial activity and ensure the Borough's economic competitiveness. On occasions, however, there may be a need to release land previously allocated for employment uses, which are now unlikely to materialise, for other purposes.

1.2.7 Environmental Appraisal

An Environmental Appraisal has been undertaken on the Plan and is published in a separate document. The appraisal is a process of identifying, quantifying (where appropriate), weighing up and reporting on the environmental effects of the policies and proposals. The appraisal seeks to optimise the balance between different objectives and highlight conflicts between them.

1.3 Sustainable Development Framework

- 1.3.1 Policy 1 of the Hertfordshire Structure Plan Review 1991-2011, provides the framework for how the planning process can assist the implementation of sustainability in Hertfordshire. It also provides a context for this Plan and is set out below:

"The policies of this Plan, together with those of local plans, will seek to enable activities and development in Hertfordshire to be carried out consistently with the principles of sustainable development. Those aspects within the ambit of the Structure Plan and local plans will be subject to monitoring and review in the light of evolving policies and concerns at national and international levels, and new information as it comes forward. Where feasible, appropriate targets and benchmarks will be set. The general aim will be to:

- i) encourage economic growth consistent with environmental constraints, with the main emphasis on promoting the knowledge economy rather than mass industrial production;*
- ii) make provision for the housing and social needs of people in ways which minimise the need to travel and otherwise exploit the sustainability advantages of urban concentration, with the prime emphasis on regeneration in the County's main towns;*
- iii) improve people's quality of life, both in town and country, in ways which do not prejudice the quality of life of people in the future or threaten the environment;*
- iv) avoid pollution in all its forms, in particular pollution of ground and surface water resources;*
- v) contain road traffic growth, particularly in the main towns, and encourage walking, cycling, and greater use of passenger transport in preference to the private car, in particular through development of new and improved bus and rail services;*
- vi) conserve the County's critical capital and other important environmental assets, including its landscape, ecological, built and archaeological heritage, and safeguard the County's area of the Green Belt;*
- vii) conserve natural resources, in particular the County's best and most versatile agricultural land;*
- viii) minimise resource depletion and make the most efficient use of land, minerals, buildings, energy, water and waste."*

- 1.3.2 The Borough Council through this Local Plan will seek to ensure development is carried out consistently with the principles of sustainability and the general aim set out in Policy 1 of the Hertfordshire County Structure Plan Review 1991-2011. This

is also reflected in the objectives for sustainable development set out within each of the other chapters of this Local Plan.

1.4 Making Development more Sustainable

- 1.4.1 It is essential that all new development incorporates the principles of sustainable development and good design. The location, design, construction and future use of all development, regardless of scale, can contribute towards sustainable aims and many of the policies in the Plan have been developed to achieve this. Policy SUS2 is an overarching policy, which encourages applicants to fully consider sustainable development and design principles in all aspects of development.
- 1.4.2 For developments of 10 dwellings or more or 500 sq.m gross floorspace or more, applicants will be required to submit a statement of intent to demonstrate how sustainability and design principles have been incorporated into the location, design, construction and future use of their proposals. To provide a basis for this statement, section 1.16 to this chapter and Supplementary Planning Guidance contains a sustainability checklist against which applicants should prepare their statements. The design section of the Local Plan, including policies HD13 and HD14 outline the urban design principles which are detailed in Supplementary Planning Guidance. Advice may be sought from the Council on the range of issues which should be covered, and in what detail. The emerging Hertfordshire Sustainable Design Guide (Building Futures) available from the County Council can also provide advice and guidance for applicants to assist in the preparation of statements.
- 1.4.3 The sustainability checklist set out in section 1.16 and Supplementary Planning Guidance will be used as a material consideration in determining planning applications for development above the threshold in Policy SUS1. Applicants/developers submitting other applications will also be expected to have had regard to sustainability and design issues in the preparation of their proposals. Applicants for developments of 10 dwellings or more or 500 sq.m gross floorspace or more, who do not submit a statement of intent demonstrating how their proposals incorporate sustainability principles, may find that their application may be delayed until that information is supplied

SUS1 SUSTAINABLE DEVELOPMENT PRINCIPLES

- (I) THE COUNCIL EXPECTS EVERY APPLICANT FOR PLANNING PERMISSION TO HAVE CONSIDERED THE CONTENT OF THE SUSTAINABILITY CHECKLIST IN SECTION 1.16 OF THIS PLAN AND POLICIES HD13 AND HD14, AND REQUIRES A STATEMENT OF INTENT FROM APPLICANTS ON DEVELOPMENTS – THOSE OF 10 DWELLINGS OR MORE OR 500 SQM GROSS FLOORSPACE OR MORE.
- (II) DEVELOPMENT WILL NOT BE PERMITTED UNLESS IT IS DEMONSTRATED THAT SUSTAINABLE DEVELOPMENT AND DESIGN PRINCIPLES ARE NOT SIGNIFICANTLY PREJUDICED IN THE CONTEXT OF THE POLICIES OF THIS PLAN, THE COUNTY STRUCTURE PLAN AND GOVERNMENT STATEMENTS OF PLANNING POLICY.

1.5 Environmental Policies

- 1.5.1 This section sets out policies covering Borough-wide environmental issues and will be applicable to most proposals. These policies- need to be read in conjunction with the topic based policies set out in later chapters.

1.6 Energy

- 1.6.1 The production, transfer and use of energy is seen as a major contribution to green house gas emissions and pollution. Accordingly, proposals which improve the efficiency with which energy is generated, transferred and used are key components of a sustainable development strategy. The United Nations Framework Convention on Climate Change (UNFCCO) agreed legally-binding emission reduction targets for developed countries- for the UK, the target is 12.5% below 1990 levels by the period 2008 to 2012.

1.6.2 Energy Conservation

This Local Plan focuses on concentrating development in built-up areas, creating more self-sufficient living and working environments which can help significantly reduce the need to travel and maximise opportunities to use modes of transport other than the private car.

- 1.6.3 The demand for energy can be reduced through more efficient use, and the introduction of conservation measures in the design and layout of buildings, the implementation of landscaping schemes and contribution to energy conservation and enhancement of micro-climates. In particular the use of Passive Solar Design (PSD) techniques can help to make the best use of shade or the sun's heat in order to offset the demand for cooling or heating. Passive Solar Design involves paying attention to:

- Orientation
- Built form and internal layout
- Window shape, area, position
- Thermal mass
- Shading
- Landscaping
- Reflection surfaces
- Atria or conservatories.

- 1.6.4 Whilst the planning system limits the Council's powers to influence some of these design issues, it will seek to encourage good practice and, wherever possible, consideration should be given to the incorporation of energy efficiency measures in all developments.

- 1.6.5 Building Regulations also promote energy efficient design and therefore developers are encouraged to familiarise themselves with the current requirements under Building Regulations.

1.6.6. Renewable Energy

Renewable energy can be defined as energy sources which can be exploited from the following two main categories:

- resources that occur naturally within the environment, such as hydro power, wind power and solar energy;
- resources that are the by-product of human activity, such as energy crops, biogas, landfill gas and the energy derived from waste combustion.

1.6.7 Policy SUS2 takes account of the Government's policy for renewable energy sources- as set out in PPS22: Renewable Energy. The Borough Council wishes to focus attention on ensuring that society's needs for energy are satisfied, consistent with protecting the local and global environment; ensuring that any environmental damage or loss of amenity caused by energy supply and ancillary activities is minimised; and preventing unnecessary sterilisation of energy resources.

1.6.8 The Council will encourage in principle, the development of renewable energy sources wherever appropriate. While no sites are, as yet, identified, for the various types of renewable energy installations, this situation may change within the life of this Plan, through technological improvements and/or increased Government support and guidance. The Hertfordshire Renewable Energy Study (2005) identified the accessible renewable energy resources for Hertfordshire as including: making use of solar energy through both Photovoltaic (PV) cells and passive solar design (PSD); utilising the current levels of municipal and industrial waste; and in the longer term, biomass combustion consisting of short crop rotation, coppice and forestry, straw and other minor sources. However, consideration of both the immediate impact of renewable energy projects on the local environment and their wider contribution to reducing emissions of greenhouse gases will be required in assessing planning applications.

SUS 2 ENERGY

THE COUNCIL WILL SUPPORT INITIATIVES TO CONSERVE ENERGY AND TO REDUCE ENERGY DEMAND BY:

- (a) ENCOURAGING ENERGY CONSERVATION IN BUILDING DESIGN
- (b) SEEKING ENERGY EFFICIENT SITE LAYOUTS
- (c) SEEKING LANDSCAPING SCHEMES WHICH CONTRIBUTE TO ENERGY CONSERVATION AND ENHANCEMENT OF MICRO-CLIMATES
- (d) ENCOURAGING, WHEREVER APPROPRIATE, THE DEVELOPMENT OF RENEWABLE ENERGY SOURCES, SUBJECT TO OTHER ENVIRONMENTAL POLICIES OF THIS PLAN.

1.7 Waste

- 1.7.1 Waste is an integral part of sustainable development. The planning system can make a contribution to the management and recycling of waste material. In the waste strategy for England and Wales, 'Waste Strategy 2000', the Government has set the following targets for the management of municipal waste (all household waste, most street cleaning waste and some commercial waste):
- To recycle or compost at least 25% of household waste by 2005
 - To recycle or compost at least 30% of household waste by 2010
 - To recycle or compost at least 33% of household waste by 2015
- 1.7.2 The Hertfordshire Waste Local Plan 1995 – 2005-, details policies involving the depositing of refuse or waste materials other than mineral waste, this encourages waste minimisation, re-use, recycling, and the use of waste as fuel, as the hierarchy of disposal. It regards the disposal by landfill as a last resort and endorses the proximity principle whereby waste should be dealt with as near as possible to its source. While the Hertfordshire Waste Local Plan forms part of the Development Plan for the Borough of Broxbourne, this Council has some concerns particularly about the preparation of the draft Municipal Waste Management Strategy for Hertfordshire (March 2002) produced by Hertfordshire County Council in conjunction with the Waste-aware Hertfordshire Partnership. The Borough of Broxbourne is concerned that this long term waste management strategy should be realistic, affordable and achievable and this would have implications for any subsequent review of the Waste Local Plan.
- 1.7.2a Local authority powers and influence in relation to waste, although considerable, do not extend to complete control over waste. In Broxbourne, the Borough Council is the waste collection authority and collects household and limited amounts of commercial waste. Hertfordshire County Council as Waste Disposal Authority is responsible for arranging for the disposal of the waste collected in its area by the Waste Collection authority. The County Council does not operate waste treatment for disposal facilities itself but pursues competitive tendering and is required to have regard to minimising environmental pollution.
- 1.7.2b Broxbourne Council annually reviews its Recycling Plan which sets out the framework for reducing the amount of waste being produced by households and businesses in this area, and increasing the quantity of household waste being recycled. The Council is working to achieve the government target of recycling 21% of household waste by 2005/6. To reach this target residents can recycle at the Neighbourhood Recycling Centres (NRC's) or by using the kerbside collection scheme. There is already extensive coverage with an NRC at least within 1 km from each household in the Borough, offering the chance to recycle cans, paper, textiles, glass and plastic. The kerbside scheme covers 94% of the Borough and collects both cans and paper.

- 1.7.3 Waste from the construction or demolition process of development accounts for over a fifth of the UK's controlled waste. The Hertfordshire Waste Local Plan 1995-2005 set a target of a 25% reduction in the volume of construction and demolition waste requiring disposal after the year 2000. When considering development proposals, in addition to Policies of the Waste Local Plan, the Borough Council will have regard to Policy SUS3 below and to any Supplementary Planning Guidance.
- 1.7.4 Policy 11 of the Hertfordshire Waste Local Plan 1995 – 2005 sets out criteria to assess the scope of major developments to make special provision for waste recycling. When applications are received for large developments, Broxbourne will have regard to this policy and will encourage, through negotiation, the provision of facilities for source separation and recycling in line with this Council's overall recycling strategy.

SUS3 WASTE AND RECYCLING

- (I) WHEN CONSIDERING DEVELOPMENT PROPOSALS, THE COUNCIL WILL ENCOURAGE THE RE-USE OF EXCAVATED MATERIAL FROM CONSTRUCTION PROJECTS, INCLUDING FROM THE PROPOSED DEVELOPMENT ITSELF, AS PREPARATION FOR DEVELOPMENT, LAND RESTORATION OR SITE LANDSCAPING AND WHERE POSSIBLE THE USE OF RECYCLED AGGREGATES AND BUILDING PRODUCTS WITHIN BUILDING AND OTHER STRUCTURES IN PREFERENCE TO NATURAL AGGREGATES OR PREVIOUSLY UNUSED MATERIALS.
- (II) FACILITIES SUFFICIENT TO PERMIT THE SEPARATION AND STORAGE OF DIFFERENT TYPES OF WASTE PRIOR TO COLLECTION WILL ALSO BE ENCOURAGED.

1.8 Minerals

- 1.8.1 Planning applications for the extraction and working of minerals are dealt with by Hertfordshire County Council, and therefore the degrees of influence the Borough Council can exert is limited to giving observations on these applications. The County Council has adopted the Hertfordshire Minerals Local Plan 1991- 2006, which places emphasis on suitable restoration and environmental goals. The Minerals Local Plan sets out policies to which any mineral extraction proposals should conform. It forms part of the Development Plan for Broxbourne and will be used to guide local planning decisions.
- 1.8.2 There is a need to safeguard known mineral supplies from inappropriate development. Accordingly, proposals which would sterilise or prejudice the extraction of known, workable supplies will be resisted.

SUS 4 MINERALS

DEVELOPMENT WHICH WOULD BE LIKELY TO STERILISE OR PREJUDICE THE EXTRACTION OF KNOWN, WORKABLE, MINERAL RESOURCES WILL NOT BE PERMITTED

1.9 Pollution

- 1.9.1 Pollution is caused by the release of substances into the air, ground or water, or by excessive noise, dust, vibration, light or heat. The planning and pollution control systems are separate but complementary to one another. PPS23: Planning and Pollution Control and the DTLR circular 04/2000 Planning Controls for Hazardous Substances, state that it is the role of planning to regulate land uses and that potential pollution risks are the responsibility of the relevant licensing Authority.
- 1.9.2 It is important to note that the Local Plan does not duplicate controls which are the statutory responsibility of other bodies. However, the Local Plan concentrates on the location of development and the control of operations, in order to avoid or minimise adverse effects on the use of land and on the environment. It is also concerned with what happens after any development or use of land has ceased, so that land and water resources are restored to such a condition as to be capable of the agreed after use. The Borough Council supports Structure Plan Policy 56 on Hazardous Installations and Structure Plan Policy 57 (Potentially Polluting Development and the Location of Pollution Sensitive Development) and intends that all development proposals which have potential to cause pollution or which may be sensitive to pollution will be considered against this Policy.

SU5 POLLUTION

- (I) IN CONSIDERING PROPOSALS FOR POTENTIALLY HAZARDOUS OR POLLUTING DEVELOPMENT, THE COUNCIL WILL ASSESS THE FOLLOWING:
- (a) THE ABILITY TO SEPARATE THE LOCATION OF THE PROPOSED USE FROM OTHER POLLUTION SENSITIVE LAND USES TO REDUCE CONFLICT. THE COUNCIL WILL TAKE INTO ACCOUNT EXISTING LAND USES AND AREAS DESIGNATED IN THE PLAN FOR THESE POLLUTION-SENSITIVE USES.
 - (b) THE POSSIBLE IMPACT OF THE DEVELOPMENT ON LAND USE INCLUDING THE EFFECTS ON HEALTH, THE NATURAL ENVIRONMENT, OR GENERAL AMENITY RESULTING FROM RELEASE TO WATER, LAND OR AIR, OR OF NOISE, DUST VIBRATION, LIGHT OR HEAT;
 - (c) THE WIDER ECONOMIC AND SOCIAL NEED FOR THE POTENTIALLY POLLUTING DEVELOPMENT.
 - (d) THE FEASIBILITY OF SECURING POLLUTION AND NUISANCE CONTROLS DURING THE LIFETIME OF THE USE, AND RESTORATION OF THE LAND SO THAT IT IS CAPABLE OF AN ACCEPTABLE AND SAFE AFTER-USE.

- (II) PROPOSALS WHICH WOULD THEMSELVES BE LIKELY TO BE SENSITIVE TO ADVERSE ENVIRONMENTAL CONDITIONS, WILL BE CONSIDERED IN ACCORDANCE WITH POLICY 56 and 57 OF THE HERTFORDSHIRE STRUCTURE PLAN REVIEW 1991 - 2011.

1.10 Air Quality

- 1.10.1 Air Quality is an issue of sustainability, identified as a key element in the reduction of health risks from environmental pollution and hazards, also impacting on the built and natural environment. Its improvement is a major factor in the quality of life of the Borough's population. Air quality is being monitored at a number of sites across the Borough. In considering the impact of a proposed development on air quality the Council will liaise with the pollution control authorities.

SUS6 AIR QUALITY

IN CONSIDERING PROPOSALS FOR DEVELOPMENT, THE BOROUGH COUNCIL WILL HAVE REGARD TO ITS IMPACT ON AIR QUALITY, INCLUDING BOTH THE OPERATIONAL CHARACTERISTICS OF THE DEVELOPMENT AND THE TRAFFIC AND OTHER ACTIVITIES GENERATED BY IT. DEVELOPMENT THAT WOULD LEAD TO NATIONAL AIR QUALITY GUIDELINES BEING EXCEEDED WOULD NOT BE PERMITTED.

- 1.10.2 Road related development as well as some types of industry can increase emissions. The Environment Act 1995 places a duty on local authorities to review and assess air quality in their districts. Those areas that are expected to exceed national guidelines in the year 2005 will be deemed Air Quality Management Areas (AQMAs) and a strategy will need to be devised by the Council to reduce pollution concentrations accordingly. The Council has undertaken the review and assessment of air quality in the Borough and the main findings indicated that the targets for nitrogen dioxide and PM10 would be breached in certain parts of the Borough. One Air Quality Management Area, has been declared, for Arlington Crescent and 13-21 High Street, Waltham Cross, for which an Action Plan is being prepared. This area has been drawn up on a precautionary basis, to allow for any uncertainty in the modelling. It also takes into account the potential for people to be exposed to pollution. The Council is currently undertaking Air Quality Monitoring adjacent to this area and the position will be re-examined during further Review and Assessments. Further information is available in supplementary planning guidance and the Air Quality Review and Assessment.

SUS7 AIR QUALITY MANAGEMENT AREAS

THE COUNCIL, IN DETERMINING PLANNING APPLICATIONS FOR DEVELOPMENT WITHIN AIR QUALITY MANAGEMENT AREAS, WILL HAVE REGARD TO THE LOCAL AIR QUALITY ACTION PLAN.

(The following sections have been moved from the Built Environment Chapter in the First Deposit Plan where they comprised sections 8.9.2 – 8.9.8)

1.11 Noise

- 1.11.1 Since Adoption of the last Local Plan, there has been a change in the method advocated by government for addressing noise issues. PPG24 Planning and Noise distinguishes between potentially noisy new development, which should be directed towards areas where the noise generated will not cause a problem to existing uses or where the noise impact can at least be controlled and minimised; and noise sensitive development such as housing, schools and hospitals which should be located away from existing (or planned) sources of significant noise.
- 1.11.2 Where some form of noise sensitive development in the vicinity of a source of existing significant noise appears unavoidable, PPG24 suggests reference to four "Noise Exposure Categories" or NECs to assist with deciding whether the proposed relationship is unacceptable. Both day and night time noise levels will be taken into account when determining into which of the four NECs a site falls. This determination is essentially an objective process advised by noise readings etc. taken in the vicinity of the site. The Council will then apply the guidance contained within the PPG (or such other government guidance as may be in place) to determine whether planning permission should be granted.
- 1.11.3 The Council proposes three specific policies to address noise related issues.

SUS8 NOISY DEVELOPMENT

- (I) NEW DEVELOPMENT INVOLVING NOISY ACTIVITIES SHOULD, WHEREVER POSSIBLE, BE SITED AWAY FROM NOISE SENSITIVE LAND USES. IN CASES WHERE LOCATION CLOSE TO A NOISE SENSITIVE LAND USE IS UNAVOIDABLE, THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING FACTORS IN ITS ASSESSMENT OF THE ACCEPTABILITY OF THE PROPOSAL:-
- (a) THE TIMESPAN OVER WHICH NOISE WILL BE GENERATED;
 - (b) THE NATURE OF THE NOISE GENERATED;
 - (c) THE CUMULATIVE IMPACT OF ANY EXISTING NOISY DEVELOPMENT WITH THE PROPOSED DEVELOPMENT;
 - (d) THE CHARACTER OF THE ADJOINING AREA.
- (II) WHERE PLANNING PERMISSION IS GRANTED, CONDITIONS MAY BE IMPOSED TO CONTROL THE LEVEL OF NOISE EMITTED AND THE TIMESPAN WITHIN WHICH NOISE IS GENERATED.

FOR THE PURPOSES OF POLICIES SUS8 AND SUS9 NOISE SENSITIVE DEVELOPMENT IS DEFINED AS ALL FORMS OF RESIDENTIAL ACCOMMODATION, SCHOOLS AND HEALTH FACILITIES.

SUS9 REQUIREMENT FOR A NOISE IMPACT STUDY

THE COUNCIL WILL REQUIRE ALL APPLICATIONS FOR DEVELOPMENT WHICH IS NOISE SENSITIVE AND IS PROPOSED TO BE LOCATED CLOSE TO A SOURCE OF SIGNIFICANT NOISE, TO BE ACCCOMPANIED BY A NOISE IMPACT ASSESSMENT. SIMILARLY, PROPOSALS WHICH ARE INHERENTLY NOISY WILL ALSO BE REQUIRED TO SHOW THAT CONSIDERATION HAS BEEN GIVEN TO THEIR LIKELY IMPACT ON THE WIDER ENVIRONMENT BY SUBMISSION OF A NOISE IMPACT STUDY.

SUS10 NOISE SENSITIVE DEVELOPMENT

WHEREVER POSSIBLE NOISE SENSITIVE DEVELOPMENT SHOULD BE LOCATED AWAY FROM EXISTING SOURCES OF SIGNIFICANT NOISE. IN CASES WHERE LOCATION CLOSE TO A SIGNIFICANT NOISE SOURCE IS UNAVOIDABLE, AN ASSESSMENT OF THE ACCEPTABILITY OF THE PROPOSAL WILL BE BASED ON THE RELEVANT NOISE EXPOSURE CATEGORY INTO WHICH THE SITE FALLS. WHERE PLANNING PERMISSION IS GRANTED, CONDITIONS MAY BE IMPOSED TO ENSURE AN ADEQUATE LEVEL OF PROTECTION AGAINST NOISE.

1.12 Light pollution

1.12.1 External lighting can improve security and create a sense of safety, extend the hours of operation of outdoor play facilities and add interest to town centres and particular buildings. However, there can also be a negative impact if light spillage occurs into private dwelling houses, or extensive areas of countryside are unnecessarily illuminated to the detriment of both wildlife and the appearance of the area. The Council is therefore concerned to ensure that a reasonable balance is struck between the benefits which can accrue from floodlighting and the problems associated with light pollution.

SUS11 LIGHT POLLUTION AND FLOODLIGHTING

- (I) APPLICATIONS FOR FLOODLIGHTING WILL BE CONSIDERED AGAINST THE FOLLOWING CRITERIA:
- (a) THE PROVEN NEED FOR FLOODLIGHTING;
 - (b) WHETHER THE DEGREE OF LUMINANCE IS THE MINIMUM NECESSARY TO SATISFACTORILY FULFILL THE PURPOSE OF PROVIDING FLOODLIGHTING;
 - (c) WHETHER THE PROPOSAL SATISFACTORILY ADDRESSES THE ISSUE OF LIGHT SPILLAGE WHICH COULD GIVE RISE TO LIGHT POLLUTION;
 - (d) WHETHER THERE WOULD BE AN UNACCEPTABLE IMPACT ON THE AMENITY OF RESIDENTS, ON WILDLIFE OR ON THE WIDER LANDSCAPE; AND

- (e) WHETHER GLARE OR DISTRACTION WOULD BE CAUSED TO USERS OF ANY PUBLIC HIGHWAY.
- (II) PROPOSALS FOR FLOODLIGHTING WILL BE REQUIRED TO INCLUDE DETAILS OF THE ANGLES OF THE FLOODLIGHTS, THE DESIGN AND SPREAD OF THE LIGHTS, THE STRENGTH OF THE LUMINANCE, THE HEIGHT OF THE LIGHT COLUMNS AND A MECHANISM WHICH WILL ENABLE ADJUSTMENTS TO BE UNDERTAKEN IN THE EVENT THAT DISTORTIONS FROM THE AGREED ARRANGEMENTS OCCUR AFTER INSTALLATION.
- (III) THE COUNCIL WILL IMPOSE CONDITIONS ON PLANNING PERMISSIONS FOR FLOODLIGHTING TO LIMIT THE DEGREE OF LUMINANCE AND HOURS DURING WHICH FLOODLIGHTING WILL BE PERMITTED.

Development on contaminated land

- 1.12.2 In dealing with issues of contamination, it is central government advice that local planning authorities should not seek to duplicate pollution controls which are the statutory responsibility of other bodies such as The Environment Agency, Thames Water plc etc. The Environment Act 1995 (and in particular Section 57) is the primary legislation controlling land contamination other than planning legislation. Broxbourne Borough Council has complied with the requirements of Part II A of The Contaminated Land Regulations which came into force on 1st April 2000 by publishing a "Contaminated Land Strategy" document which outlines the strategic approach to be adopted to the identification of contaminated land within the Borough and ensuring that such land is managed in an appropriate manner. The Environment Agency is a statutory consultee for this document and provided environmental data to assist in its production. The Council will follow the recommendations contained within PPS23 Planning and Pollution Control and focus on land use issues in the fulfilment of its planning function, recognising that concerns over potential pollution risks are dealt with by other agencies.
- 1.12.3 Given the importance placed on the re-use of brown field sites in the overall development strategy for the Borough, the Council will encourage the redevelopment of contaminated land within the built up area for a suitable end purpose. Whilst it is keen to maximise the capacity of the urban area for housing, or other pollution sensitive development (such as schools and community and health facilities) it recognises that potential risks to occupiers and to the environment must first be minimised. This will be achieved by the incorporation into development proposals of a requirement for detailed surveys of soils, underlying ground water and adjacent surface water, where relevant and where there is an identifiable and significant reason to suspect the presence of contaminants, followed by implementation of appropriate remedial measures. The Council is in the process of undertaking an initial inspection of potentially contaminated sites within the Borough. Only when the Borough has been inspected and risk assessed will it be possible to quantify the scale of contaminated land in Broxbourne. The type of site where contamination is thought likely to be present include gas works, waste recycling centres, sewage treatment

works, engineering works, railway land, power stations, fuel stations and vehicle servicing and repair premises.

SUS12 DEVELOPMENT ON CONTAMINATED LAND

- (I) SUBJECT TO OTHER POLICIES IN THIS PLAN, THE COUNCIL WILL ENCOURAGE PROPOSALS FOR THE DEVELOPMENT AND RE-USE OF LAND WHICH IS, OR MAY BE, CONTAMINATED.
- (II) PLANNING APPLICATIONS FOR DEVELOPMENT OF CONTAMINATED, OR POTENTIALLY CONTAMINATED, LAND MUST BE ACCCOMPANIED BY A DETAILED SURVEY WHICH ESTABLISHES THE TYPE AND DEGREE OF CONTAMINATION IN THE SOIL AND IN GROUND OR SURFACE WATER, AND IDENTIFIED APPROPRIATE REMEDIAL MEASURES.
- (III) THE COUNCIL WILL IMPOSE PLANNING CONDITIONS (OR SEEK A LEGAL AGREEMENT) TO ENSURE THAT THE IDENTIFIED REMEDIATION MEASURES ARE UNDERTAKEN IN FULL BEFORE THE DEVELOPMENT IS BROUGHT INTO USE.

Hazardous substances

- 1.12.4 Some sites and pipelines are designated as Dangerous Substance Establishments by virtue of the quantities of hazardous substances present. The siting of such installations is subject to planning control by virtue of The Planning (Control of Major Accident Hazards) Regulations 1999. The objective of the Regulations is to maintain appropriate distances between establishments and residential areas and other areas of public use. In accordance with DTLR Circular 04/2000 the Council will consult the Health and Safety Executive about the siting of any proposed Dangerous Substance Establishments and determine applications in accordance with advice from The Executive.
- 1.12.5 There is only one Hazardous Installation within the Borough and that is Hoddesdon Gas Holder, located off St Catharine's Road, Broxbourne. Additionally, some pipelines which traverse the Borough may carry sufficient quantities of hazardous substances such as to warrant classification as Major Accident Hazard Pipelines. The location of the hazardous installation and pipelines are shown on the supporting maps.
- 1.12.6 On the basis of the precautionary principle, it is considered prudent to control the type of development allowed in the vicinity of such installations. The Health and Safety Executive provides advice on relevant distances within which development proposals should be referred to The Executive. In determining whether or not to grant planning permission for development within these consultation distances the Council will again be guided by advice from The Executive in accordance with Circular 04/2000.

SUS13 HAZARDOUS SUBSTANCES

- (I) IN DETERMINING APPLICATIONS UNDER THE PLANNING (CONTROL OF MAJOR ACCIDENT HAZARDS) REGULATIONS 1999, THE COUNCIL WILL HAVE REGARD TO:
- (a) ANY CURRENT OR CONTEMPLATED USE OF THE LAND TO WHICH THE APPLICATION RELATES;
 - (b) THE LIKELY IMPACT ON EXISTING LAND USES/OCCUPIERS OF THE AREA AFFECTED INCLUDING USES FOR WHICH PLANNING PERMISSION MAY HAVE BEEN GRANTED BUT NOT YET IMPLEMENTED;
 - (c) THE MEANS AND THE ROUTE OF TRANSPORTING ANY HAZARDOUS SUBSTANCES TO AND FROM THE SITE;
 - (d) THE RELATIONSHIP OF THE SITE TO EXISTING UNDERTAKINGS IN THE LOCALITY WHERE THE STORAGE OF HAZARDOUS SUBSTANCES IS ALREADY PERMITTED;
 - (e) THE LEVEL AND TYPE OF ANY POLLUTION LIKELY TO BE CAUSED BY STORAGE OF THE HAZARDOUS SUBSTANCE; AND
 - (f) THE NEED TO DEMONSTRATE THAT IN THE LONGER TERM, CONTAMINATION WILL NOT PREVENT AFTER USE OF THE SITE.
- (II) THE COUNCIL WILL REFER ALL SUCH APPLICATIONS TO THE HEALTH AND SAFETY EXECUTIVE IN ACCORDANCE WITH ADVICE CONTAINED WITHIN CIRCULAR 04/2000.

1.13 Water

- 1.13.1 Reducing water consumption, sustaining the aquatic environment and its associated species, and managing and meeting the demand for water from households, agriculture and industry are resource considerations to be taken into account in the Local Plan. The inevitable discharges of waste water need to be managed, and the effects of pollution from diffuse sources controlled. The recreational use of water also needs to be in harmony with the surrounding environment.
- 1.13.2 The water environment within Broxbourne consists of surface water: rivers, streams, canals, wetlands, lakes, ponds, reservoirs and underground reserves. The Environment Agency (EA) and the water companies fulfil complementary roles in managing the water environment. The EA is responsible for the abstraction of water sources, water quality, surface water management, flood defence and conserving and enhancing the water environment. The Environment Agency is developing Local Environment Agency Plans (LEAP's) in order to provide a co-ordinated basis for assessing development proposals and informing local plans. The Lower Lee Local Environment Agency Plan covers most of Broxbourne, although the extreme north-west area of Hoddesdon is within the Upper Lee Local Environment Agency Plan. These plans cover a range of environmental issues, including water resources, waste, pollution and other matters. The water companies are responsible for the supply of water, surface and foul water

drainage and the treatment of sewage. In Broxbourne, this role is mainly conducted by Thames Water Utilities Ltd.

- 1.13.3 It is important to protect ground and surface water against harmful developments or activities and to ensure that sufficient water quantity and facilities are capable of supporting new developments. The availability of resources may influence the location of development, directing development away from areas where water supply is more difficult to achieve and to areas where adequate water resources are available to meet consumer's needs. The Council will seek advice from the Environment Agency and the water companies when considering development proposals.

Water Supply, Waste Water treatment and Water Conservation

- 1.13.4 The statutory responsibility to provide water supply and waste water treatment, whatever the demand, rests with the water companies. The importance of water resources and the continuing rise in personal water consumption means there is a need for a twin track approach to water resources issues- dealing with the realisation of new resources in conjunction with water conservation. The supply of water and waste water treatment and the conservation of water supply are important factors in considering development. Measures to meet increased demand should not occur to the detriment of other water users or the environment. New developments should include water conservation measures, including using rainwater, and water efficient devices, which can minimise the use of, or recycle water. Residential developments can incorporate low volume flush WC's, water efficient showers, water butts, and spray taps. Further information is available from the Environment Agency. This Plan cannot require the provision of water efficient measures in new developments, but it can complement measures being undertaken by the water companies and the Environment Agency to conserve water, by encouraging water conservation measures within new developments. The Council will consult with water and sewerage undertakers and the Environment Agency to ensure adequate supply of water and waste water treatment and use of water conservation measures in line with Policy SUS14.

SUS14 WATER SUPPLY WASTE WATER TREATMENT AND WATER CONSERVATION

- (I) PLANNING PERMISSION WILL NOT BE GRANTED UNLESS THE COUNCIL IS SATISFIED, AFTER CONSULTING WITH WATER AND SEWERAGE UNDERTAKERS AND THE ENVIRONMENT AGENCY THAT PROVISION FOR WATER SUPPLY AND WASTE WATER TREATMENT CAN BE MADE WHICH:
- (a) WOULD ENSURE ADEQUATE SUPPLY TO SERVE THE DEVELOPMENT WITHOUT DETRIMENT TO:
- (i) EXISTING WATER ABSTRACTION,
(ii) GROUND AND SURFACE WATER QUALITY AND QUANTITY,
(iii) FISHERIES,
(iv) AMENITY AND NATURE CONSERVATION; AND

- (b) WOULD NOT CAUSE ANY ADVERSE CHANGES IN FLOWS OR LEVELS IN THE GROUNDWATER OR IN ANY WATER BODIES IN THE VICINITY; AND
- (c) WOULD BE CONSISTENT WITH THE LONG TERM MANAGEMENT OF WATER AND WASTE-WATER SERVICES.

NEW DEVELOPMENT PROPOSALS WILL ALSO BE EXPECTED TO INCORPORATE MEASURES TO REDUCE WATER CONSUMPTION AND RUN-OFF BY USING APPROPRIATE WATER CONSERVATION MEASURES, WHEREVER APPLICABLE.

1.13.5 Ground and Surface water Protection and Land use planning

- 1.13.6 The over-abstraction of groundwater can affect river flow. A reduction in either the quantity or quality of groundwater through poor development schemes and pollution can influence the natural water cycle. Pollution of ground and surface water can result from varied sources such as disposal of effluent, contaminated land, landfilling of unsealed sites over permeable bedrock, chemical spillage from industrial processes or discharge from roads. In turn this pollution can affect the natural water cycle and cleaning up of contaminated water, in particular groundwater, is very expensive and difficult. The Environment Agency's " Policy and Practice for the Protection of Groundwater" provides a policy framework for groundwater protection. This document is based on the principles of Groundwater vulnerability and risk to groundwater resources as a whole and specific abstractors. Source Protection Zone Maps which show the areas that form an increased risk to abstractions have now been produced by the Environment Agency.
- 1.13.7 As far as it can, the Council will seek to ensure that pollution risks to the aquifer are minimised and over-use is discouraged. The principal legal restrictions on groundwater pollution are the Environmental Protection Act 1990, the Water Resources Act (1991) and most recently, the Groundwater Regulations (1998). PPG23 (Planning and Pollution Control) is the primary guidance for dealing with land contamination/ pollution where redevelopment is being undertaken through the planning system._PPG12 (Development Plans) highlights the need to protect groundwater resources from contamination or over exploitation.
- 1.13.8 The Council will resist development proposals that would be liable to pollute groundwater. The Council will seek advice from the Environment Agency on remedial measures, if appropriate, which could be undertaken to prevent pollution from taking place.

SUS15 GROUND AND SURFACE WATER PROTECTION

PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH POSES A THREAT TO THE QUALITY OF EITHER SURFACE OR GROUNDWATER.

1.14 Flooding

1.14.1 Introduction

Uncertainties are inherent. However, flood risk is expected to increase as a result of climate change. The Local Plan seeks to ensure that flood risk is properly taken into account in the planning of developments to reduce the risk of flooding and the damage which floods cause. The flooding policies outline the consideration which will be given to flood issues, applying the precautionary principle to the issue of flood risk and using a risk-based search sequence to avoid such risk where possible and managing it elsewhere.

- 1.14.2 The Environment Agency provides indicative flood plain maps which show the approximate extent of fluvial flood plain, not taking account of the designed protection provided by existing flood defences for all watercourses in England. These maps are taken into account when preparing plans, although, whether an area of flood risk is already defended or not and the standard of that defence is also an issue. Until further advice becomes available, the floodplain is shown in the inset maps in this plan. Supplementary Planning Guidance should be consulted for further updates on flooding maps and for further detailed information on the probability of flooding.
- 1.14.3 Much of the eastern side of Broxbourne lies within the floodplain of the River Lea. There are also a number of watercourses within the Borough, and proposals within their vicinity may also require close consideration of flood risk. The New River, is a man-made feature, essentially a canal, and therefore the concept of a floodplain in relation to the New River is not applicable.
- 1.14.4 Applicants proposing particular developments are responsible for providing an assessment of whether any proposed development is likely to be affected by flooding and whether it will increase flood risk elsewhere and of the measures proposed to deal with these effects and risks. The onus is on the applicant to satisfy the Council that any flood risk to the development or additional risk arising from the proposal will be successfully managed with the minimum environmental effect, to ensure that the site can be developed and occupied safely. Supplementary Planning Guidance gives further advice on what information would be required for a Flood Risk Assessment. An assessment may be needed of the risk of groundwater flooding or local flooding due to overland sheet flow or run-off exceeding the capacity of drainage systems during prolonged or intense rainfall.
- 1.14.5 The run-off implications of development should also be assessed for all zones and controlled, where possible, through the use of sustainable drainage systems. The council, advised as necessary by the Environment Agency and other relevant organisations, will then determine an application for planning permission, taking account of all material considerations, including the issue of flood risk and how it might be managed or mitigated.
- 1.14.6 The Council considers that householder applications are unlikely to require flood risk assessments unless they are likely to: a) have a direct and adverse effect on a watercourse or its flood defences; or (b) would impede access to flood defence and management facilities; or (c) where the cumulative impact of such

developments could have a significant effect on flood storage capacity or flood flows. Unless householder development proposals meet one of these criteria, a flood risk assessment is unlikely to be required.

SUS16: FLOOD RISK ASSESSMENTS

- (I) DEVELOPMENT IN AREAS OF FLOOD RISK WILL ONLY BE PERMITTED WHERE A FLOOD RISK ASSESSMENT HAS BEEN CARRIED OUT OR ENVIRONMENT AGENCY ADVICE INDICATES AN ASSESSMENT IS NOT REQUIRED.
- (II) AREAS OF FLOOD RISK WILL BE DEFINED AS:
 - (a) WITHIN A RIVER FLOOD PLAIN OR WASHLAND, AS SHOWN ON, THE INDICATIVE FLOOD PLAIN MAP, AND THE PROPOSALS MAP AND UPDATED WHERE NECESSARY BY SUPPLEMENTARY PLANNING GUIDANCE; OR
 - (b) WITHIN OR ADJACENT TO ANY WATERCOURSE, PARTICULARLY WHERE THERE MIGHT BE POTENTIAL FOR FLASH FLOODING; OR
 - (c) ADJACENT TO OR INCLUDING ANY FLOOD BANK OR OTHER FLOOD CONTROL STRUCTURE; OR
 - (d) SITUATED IN AN AREA WHERE THE AGENCY OR OTHER BODIES HAVE INDICATED THAT THERE MAY BE DRAINAGE PROBLEMS; OR
 - (e) LIKELY TO AFFECT THE FLOW OF A WATERCOURSE; OR
 - (f) A DEVELOPMENT PROPOSAL OF SUCH A SIZE OR NATURE RELATIVE TO THE RECEIVING WATERCOURSE/DRAINAGE SYSTEM WHERE THERE COULD BE A SIGNIFICANT INCREASE IN SURFACE WATER RUN-OFF

Development and Flood Risk

- 1.14.7 In accordance with the precautionary principle, the Council will follow the sequential approach set out in PPG25 and Supplementary Planning Guidance, in determining applications for development. The Council will give priority in permitting sites for development, in descending order to the flood zones. Built development in functional floodplains, Zone 3 (c) should be wholly exceptional and limited to essential transport and utilities infrastructure that has to be there. When deciding applications for development at any particular location, there is a need to ensure that there are no reasonable options available in a lower-risk category, consistent with other sustainable development objectives.
- 1.14.8 Application of the sequential test may result in development being permitted that requires the provision of flood defence and mitigation works. Such provision is generally funded by the applicant and is only acceptable provided it is consistent with the relevant flood-risk management policies and does not have a significant adverse impact on flood flows or storage. The Council will take into account advice from the Environment Agency and any other relevant operating authority, in negotiation on an appropriate contribution from the developer. If agreement

cannot be reached on the provision of that contribution, the application will be refused in accordance with the precautionary principle.

SUS17: FLOOD PREVENTION

THE SUSCEPTIBILITY OF LAND TO FLOODING IS A MATERIAL PLANNING CONSIDERATION. UNCERTAINTIES ARE INHERENT IN THE PREDICTION OF FLOODING AND FLOOD RISK AND ARE EXPECTED TO INCREASE AS A RESULT OF CLIMATE CHANGE.

THE COUNCIL WILL APPLY THE PRECAUTIONARY PRINCIPLE TO THE ISSUE OF FLOOD RISK IN DETERMINING PLANNING APPLICATIONS.

DEVELOPMENT PROPOSALS WILL BE ASSESSED, TAKING INTO ACCOUNT THE FOLLOWING:

- (I) THE IMPACT OF THE PROPOSED DEVELOPMENT ON THE FLOOD PLAIN AS DEFINED BY THE PROPOSALS MAP AND/OR UPDATED LOCALLY IN SUPPLEMENTARY PLANNING GUIDANCE; AND
- (II) ADVICE FROM THE ENVIRONMENT AGENCY, AND OTHER APPROPRIATE STATUTORY AGENCIES; AND
- (III) APPLICATION OF THE SEQUENTIAL TEST WHEN DETERMINING THE SUITABILITY OF SITES FOR DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS OF PPG25 AND IN SUPPLEMENTARY PLANNING GUIDANCE; AND
- (IV) ANY FLOOD RISK ASSESSMENT AND MITIGATION MEASURES PROPOSED BY THE APPLICANT AND THE EXTENT TO WHICH THE APPLICANT HAS ASSESSED THE RISK OF GROUNDWATER FLOODING OR LOCAL FLOODING, DUE TO RUN-OFF EXCEEDING THE CAPACITY OF DRAINAGE SYSTEMS; AND
- (V) THE EXTENT TO WHICH THE APPLICANT HAS DEMONSTRATED USE OF SUSTAINABLE DRAINAGE SYSTEMS AS SET OUT IN APPENDIX E, PPG25; AND
- (VI) THE EXTENT TO WHICH ANY NECESSARY AND APPROPRIATE FLOOD DEFENCES OR MITIGATION MEASURES AND THEIR ONGOING MAINTENANCE ARE TO BE MET BY THE DEVELOPER; AND
- (VII) CONSIDERATION OF THE WHOLE-CATCHMENT AREA IN RELATION TO FLOOD RISK AND ITS MANAGEMENT, NOT SOLELY THE FLOODPLAIN;

IN ACCORDANCE WITH PPG 25, IN AREAS OF FUNCTIONAL FLOOD PLAINS, (WHERE WATER FLOWS OR IS HELD AT TIMES OF FLOOD), ONLY BUILT DEVELOPMENT IN THE FORM OF ESSENTIAL INFRASTRUCTURE WILL BE

PERMITTED AND ONLY WHERE IT CAN BE JUSTIFIED AS 'WHOLLY EXCEPTIONAL'.

APPLICANTS WILL BE EXPECTED TO ENTER INTO PLANNING OBLIGATIONS WHERE APPROPRIATE TO MINIMISE THE POTENTIAL FOR FLOOD RISK. FAILURE TO ENTER INTO A PLANNING OBLIGATION TO SECURE APPROPRIATE WORKS WILL, IN LINE WITH THE PRECAUTIONARY PRINCIPLE, RESULT IN THE PLANNING APPLICATION BEING REFUSED.

1.14.9 Surface Water Drainage

The situation and design of development can aggravate the problems of flooding in causing an increase in run off from additional impermeable surfaces such as roofs and paved surfaces. The disposal of surface water has long been a material consideration in determining planning applications and PPG25 places increasing importance on assessing how new developments propose to deal with surface water. Since development in one part of a catchment may increase run-off and hence flood risk elsewhere, the aim should be for new development not to increase run-off from the undeveloped situation and for redevelopment to reduce run-off.

1.14.10 The Environment Agency is placing increasing importance on assessing how new developments propose to deal with surface water. Successful application of sustainable drainage systems could help to reduce the potential of new development to cause flooding; reduce the concentration of pollutants entering watercourses, increase the potential to recharge groundwater; as well as offer the opportunity for the creation of nature sites. Further advice and guidance on these techniques is from the Environment Agency and in PPG25. The Council will, where relevant, seek advice from the Environment Agency and water companies and will assess development proposals in line with Policy SUS19.

SUS18 SURFACE WATER DRAINAGE

DEVELOPMENT WHICH IS LIKELY TO CREATE RUN-OFF AND SURFACE WATER WILL ONLY BE PERMITTED WHERE:

- (a) SURFACE WATER DISPOSAL, SOLUTIONS, THAT ARE SUSTAINABLE AND PROTECT THE ENVIRONMENT, ARE PROVIDED AS AN INTEGRAL PART OF THE DEVELOPMENT. WHERE NECESSARY, DISCHARGE RATES FROM SITES WILL BE RESTRICTED AND MEASURES TO ATTENUATE AND DISPOSE OF WATER IN ACCORDANCE WITH BEST PRACTICE WILL BE REQUIRED;
- (b) THE RUN-OFF WOULD NOT INCREASE THE RISK OF UNACCEPTABLE FLOODING OF WATERCOURSES, LAND OR PROPERTY;
- (c) EXISTING LAND DRAINAGE SYSTEMS WOULD NOT BE ADVERSELY AFFECTED; AND

- (d) THE EFFECTIVE MAINTENANCE OF WATERCOURSE CHANNELS WOULD NOT BE PREVENTED.

1.15 Biodiversity

- 1.15.1 The UK Biodiversity Action Plan (BAP) (DOE 1994) has put biodiversity at the top of the environmental agenda, requiring a costed programme for the preservation of the country's most endangered species and habitats. The Hertfordshire Biodiversity Action Plan (BAP) identifies key habitats and species within the county requiring priority conservation action. These have been selected according to their rarity and their risk of decline (at both national and local level) as well as their potential as indicators of biodiversity and the health of the environment. The conservation and enhancement of biodiversity is an essential element of sustainable development. Proposals which make a positive contribution to biodiversity will be supported by the Council.
- 1.15.2 Policies GBC18, GBC19 and GBC20 cover the protection and enhancement of identified sites of wildlife and natural interest. Developers should note that areas of importance for wildlife and the presence of endangered species are not confined to statutory/local wildlife sites. The Council would therefore encourage where appropriate developers to undertake an ecological appraisal of a site prior to the formulation of any planning application. Owners and managers of identified local wildlife sites can also obtain information and advice from the Herts and Middlesex Wildlife Trust.
- 1.15.3 In considering development proposals in other locations, the Council will also have regard to the biodiversity impacts and opportunities for improvement. Key issues will include:
- (a) the retention and enhancement of the natural features of the site;
 - (b) the promotion of natural areas as part of the design;
 - (c) the translocation of habitats and species where necessary; and
 - (d) the use of locally native species in planting.

1.16 Sustainability Checklist

A Statement of Intent on sustainability is required for large scale developments – development that is for more than 10 houses or more than 500 sq. metres floor space. Most sustainability questions are relevant to all types of development, however, some are more relevant to commercial developments only (those marked C). In this way applicants need only consider that list of questions appropriate to their planning application. These questions are intended to act as a guide. Applicants for planning permission are not expected to respond to all the questions but should focus on those most relevant to their application. Applicants should consider:

LAND USE

1. Will my proposal provide local facilities?
2. Will my proposal favour the central town over green field sites?
3. Will my proposal avoid loss of open land or urban open space?

4. Will my proposal use derelict/under-used/vacant land or buildings? (including upper storeys)
5. Will my proposal encourage use of public transport? (e.g. commuted sums for public transport provision, bus stops etc)
6. Will my proposal avoid areas of high quality agricultural land?

LEISURE, CULTURAL, AND SOCIAL ACTIVITIES

1. Will my proposal make positive provisions for open space? (e.g. provide open space, parks and commuted sums for future maintenance)
2. Will my proposal improve and maintain public access to open space?
3. Will my proposal improve leisure and recreational facilities? (e.g. recreation grounds, children's play areas, playing fields)
4. Will my proposal improve community, cultural and social facilities? (e.g. community centres, crèches)
5. Will my proposal protect and improve the settings and features of archaeological and historical significance? (e.g. conservation areas, listed buildings, features of archaeological significance)

ACCESS

1. Is my proposal located within a reasonable distance of main employment centres, retail centres, recreation and community facilities and schools?
2. Will my proposal encourage walking? (e.g. provision of controlled crossings, pedestrian preference zones, adequate lighting, traffic calming)
3. Will my proposal ensure access to buildings for all? (wheelchair users, people with young children/prams, blind and disabled people)
4. Will my proposal improve facilities and conditions for cycling, particularly safety aspects? (e.g. Secure cycle storage, cycle paths, signals and lanes)
5. Will my proposal assist in making public transport more attractive or a more viable alternative? (e.g. more frequent buses, bus preference measures, increased population density in transport corridors)
6. (C) Will my proposal assist in reducing vehicle usage? (e.g. car sharing, teleworking, pooled bicycles or cars, load splitting, home delivery)
7. Will my proposal provide facilities for those without a car? (e.g. local shopping, kerbside recycling, neighbourhood service delivery)
8. Will my proposal make appropriate provisions for parking? (appropriate levels/standards of parking, car-free neighbourhoods, park and ride facilities, parking enforcement)
9. Will my proposal contribute to road construction/maintenance where appropriate?

SATISFYING WORK

1. (C) Will my proposal increase employment opportunities for local people?
2. (C) Will my proposal help the local economy? (e.g. by using local labour and suppliers)
3. (C) Will my proposal improve educational facilities in the local area including training?

WASTE

1. Will my proposal provide storage and facilities to assist recycling and waste sorting?

2. Will my proposal make use of recycled, recyclable and durable products? (e.g. building materials, salvage material for reuse/recycling, use of demolition materials for hardcore and aggregate)
3. Will my proposal reduce litter and dog mess? (e.g. dog bins in parks, fencing to reduce windblown litter)

ENERGY

1. Will my proposal reduce the need to travel by car?
2. Will my proposal avoid overshadowing other buildings?
3. Will my proposal consider the full energy costs of extraction, manufacture, transport, use, and disposal both in construction and operation? (e.g. minimise changes made to site levels during construction, avoid the use of aluminium, renew/repair/refurbish)
4. Will my proposal maximise energy efficiency in buildings?

AIR WATER NOISE, LIGHT

1. Will my proposal reduce air pollution and dust both in construction and operation? (e.g. low NOx boilers, reduction in traffic volumes, damping and wheel cleaning to avoid dust)
2. Will my proposal minimise greenhouse gas emissions? (e.g. condensing boilers, combined heat and power systems)
3. Will my proposal protect groundwater from contamination? (e.g. sewer renewal, waterway maintenance, dredging, reedbeds for wastewater treatment)
4. Will my proposal encourage water conservation? (e.g. water meters, storage and use of grey water)
5. (C) Will my proposal protect the balance of water resources at the site and surrounding area and thus prevent potential flooding? (e.g. permeable surfaces for car parks/spaces/driveways, minimise road length, avoid water runoff into watercourses, avoid building on floodplains)
6. Will my proposal incorporate features in the design to accentuate noise levels? (e.g. meeting noise standards, noise insulation, use of quieter technology, hours of operation)
7. Will my proposal minimise levels of pollutants which are not necessarily statutorily controlled and are to the detriment of the wider environment.
8. Will my proposal include a proper site investigation to identify areas of land contamination where necessary, and take correct measures for decontamination?

NATURE

1. Will my proposal protect environmental features of importance? (e.g. important trees, hedgerows, and open spaces,)
2. Will my proposal conserve and make positive provision for nature conservation? (e.g. nature reserves, plantings to encourage wildlife and biodiversity, gardens and allotments, use native Hertfordshire or British species)
3. Will my proposal avoid the use of tropical hardwoods?

AESTHETICS

1. Will my proposal include good standards of screening and landscaping? (e.g. soft boundary treatment such as hedges and shrubs, use of native species, landscape management plans)

SAFETY

1. Will my proposal contribute to community safety, reduce crime and increase the public's perception of safety? (e.g. designing out crime measures)

CHAPTER 2: GREEN BELT AND COUNTRYSIDE

2.1 Introduction.

- 2.1.1 Although Broxbourne contains a densely developed urban corridor which follows a north-south axis for the full extent of the Borough along its eastern part, the majority of its 54.6 sq. km (20 sq. mile) area lies within the Metropolitan Green Belt. Much of this green belt countryside provides valuable habitats for a wide variety of wildlife, as evidenced by the habitat survey undertaken by The Herts & Middlesex Wildlife Trust. It is also very important for residents of the urban parts of the Borough, affording opportunities for access to the countryside and countryside pursuits. For these reasons, the Council considers its green belt land to be its most important asset and one which merits very careful husbandry and protection from unwarranted urbanising influences. At the same time, however, the Council recognises that the community and development needs of its existing population throughout the period covered by this Plan (to 2011) cannot be met without some further use of green belt land, albeit now on a more modest scale than previously envisaged in the First Deposit Version of the Second Local Plan Review published in April 2001. This chapter therefore identifies those areas of land where the Council proposes a change to green belt boundaries to meet development needs, or to address existing anomalies whilst setting out policies aimed at protecting the vast majority of the countryside which will continue to be afforded full protection from inappropriate development.
- 2.1.1a It should not be forgotten that the rural parts of Broxbourne are also important in terms of the local economy, albeit that the use of the land for food production is now much reduced due largely to changes in the market gardening industry in the Borough. Central government has recognised that the rural economy and the agricultural industry continue to undergo major changes and is encouraging farm diversification through The England Rural Development Plan and the Rural White Paper. The Council is aware of these changes and will encourage appropriate development aimed at diversifying the rural economy through the Local Plan.
- 2.1.2 Much of the Borough's open countryside is also of high landscape value. This includes at Broxbourne Woods part of a Special Areas of Conservation (SAC) affording the Woods international recognition under Article 4 of the European Council Directive on the Conservation of Natural Habitats and Wild fauna and Flora (1992/43/EC.) This is an area of ancient woodland, of predominately oak and hornbeam, which has developed over the centuries, interspersed with old grazing pastures, former hay meadows and remnants of common land. Collectively, a mosaic of woodland, grassland and scrub has been created which has been indentified by The Herts and Middlesex Wildlife Trust as being the single richest area for biodiversity in the county. Other areas of the Borough have been designated by The Nature Conservancy Council for England (English Nature) as SSSI's (Sites of Special Scientific Interest) under The Wildlife and Countryside Acts of 1981 and 1985, and as National Nature Reserves (NNRs). These are described more fully in the section 2.6

- 2.1.3 The central block of Wormley Wood is thought to be the oldest long-standing high forest woodland in the county. A history of forest enclosure and clearance over millennia has given rise to the patchwork of small pastures so characteristic of the fringes of Wormley Wood, as at the western end of Hammondstreet Road and on the edge of the Borough at Wormley West End. Both localities even now have substantial areas of important old grassland. Cattle grazing and, in more recent times, horse grazing, has been their main use. In ecological terms, they are important as an adjunct to the woodland habitats of the Broxbourne Woods themselves, offering foraging areas for a wide range of woodland wildlife, without which the biological diversity of the woodlands would decline. Old grasslands also occur north of Goff's Oak where a complex of ancient pastures has survived agricultural 'improvement' through having been associated with the glasshouse industry.
- 2.1.3a Whilst the Council is particularly concerned that nationally designated sites are affordable the necessary degree of protection, there are in the region of 100 other sites which have been identified by The Herts and Middlesex Wildlife Trust as of local significance, the majority of which are located within the rural area. Each of these sites is identified on The Proposals Map. The Council's approach to the determination of development proposals affecting such sites is set out in section 2.8.
- 2.1.4 The Lee Valley Corridor, along the eastern edge of the Borough, provides a second valuable wildlife habitat. Although the historic wetlands of the flood plain have been severely disturbed by mineral excavation, some of the basic wetland characteristics of open water, fen swamp and riverine woodland have regenerated to give a complex of wetland habitats scarcely equalled in Hertfordshire. In addition to the protection afforded by normal green belt restraint policies, a key objective of the Lee Valley Regional Park Authority is to afford protection and seek to enhance the natural bio-diversity of the area. Turnford and Cheshunt Gravel Pits are included within the Lee Valley. A Special Protection Area (SPA) and RAMSAR site due in part to the importance of the area for birdlife.
- 2.1.4a Finally, it should not be forgotten that it is important to protect and, indeed, seek to enhance the appearance of the countryside in order to derive maximum value from it as a visual amenity. Hence this chapter also addresses the issue of landscape protection and enhancement.

2.2 Green Belt policy objectives.

- 2.2.1 Having regard to the above, the Council's objectives for its green belt countryside are thus:
- (I) to protect the countryside from unnecessary or inappropriate development;
 - (II) to protect and enhance the appearance of the countryside and conserve and positively manage important landscape features
 - (III) to increase and promote public access to the countryside;
 - (IV) to afford appropriate degrees of protection to nationally and locally designated wildlife sites.

- (V) to provide a robust policy framework for tackling any remaining, or future, areas of dereliction; and
- (VI) to ensure that any development which is considered appropriate in the green belt is carefully assimilated into the countryside by means of its siting, its very careful design and its good quality landscaping.

2.3 Principles underlying Green Belt and Countryside policies.

- 2.3.1 Central government policy in respect of green belts is set out in PPG2 Green Belts. This states that the most important attribute of a green belt is its openness, and that the fundamental aim of policy for green belts is to keep land included within them permanently open. Once the general extent of a green belt has been approved, it should be altered only in exceptional circumstances. The guidance note continues by stating 5 purposes for including land within a green belt, vis:-:
- to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns from merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns; and
 - to assist in urban regeneration by encouraging the recycling of derelict and other urban land.
- 2.3.2 The continuous sprawl of development which occurred in the early decades of the 20th century along the Lee Valley corridor in response to communications improvements, before the advent of Town and Country Planning legislation, provides ample testimony to the importance of the first two of the five criteria listed above. The Council has been mindful of these criteria when carefully selecting the areas where revisions are proposed to the green belt boundary in Broxbourne.
- 2.3.3 Government guidance also seeks to promote a positive role for green belt land in fulfilling the following stated objectives:
- to provide opportunities for access to open countryside for the urban population;
 - to provide opportunities for outdoor sport and outdoor recreation near urban areas;
 - to retain attractive landscapes and enhance landscapes near to where people live;
 - to improve damaged and derelict land around towns;
 - to secure nature conservation interests; and
 - to retain land in agricultural, forestry and related uses.
- 2.3.4 Policy 5 of The Adopted Hertfordshire Structure Plan Review 1991 to 2011 seeks to maintain a green belt about 12-15 miles deep around London, with limited radial extensions along key transport axes. It is for the relevant Borough and District Councils to define the precise boundaries of the green belt within their administrative areas. This may include changes to the green belt as currently defined around towns when required for the purpose of providing for limited peripheral development, as allowed for by policy 7 of the Structure Plan. This sets

out the main development strategy for the county for the period to 2011. It contains a clear emphasis on planned regeneration as the preferred vehicle for bringing development forward and the Council has been mindful of this in allocating future development sites. However, it is recognised that there will be many instances throughout Hertfordshire where planned regeneration alone will not adequately cater for the development needs of the next decade.

2.3.5 Adopted Structure Plan Review policy 7 provides for three instances when limited peripheral development will be acceptable, vis:-

- I) where planned regeneration opportunities have been fully explored; and
- II) where limited peripheral development can provide demonstrable sustainability benefits to the town; and
- III) where such limited peripheral development is planned within the context of the town as a whole.

2.3.6 A further requirement of the Structure Plan is that the Borough's proposals for limited peripheral development must be based upon sustainability principles, as set out in the Structure Plan and examined in the first chapter of this Plan.

2.3.7 The Structure Plan also reiterates central government's policy objectives for green belt land and states that any development which is allowed within the green belt should aim to contribute to these objectives. It is a legal requirement that the policies advanced in this Local Plan be in generally conformity with both central government and Structure Plan policies. Hence the Borough Council's objectives for its green belt policies reiterate those included in PPG2 and in Structure Plan Policy 4. Policies designed to fulfil these objectives are set out in this chapter, grouped into four categories, vis:-

- Policy relating to the green belt boundary
- Policy for development in the green belt
- Policy for landscape enhancement and promoting public access to the countryside : and
- Policy for nature conservation.

2.4 Metropolitan Green Belt Boundary.

2.4.1 The Green Belt boundary proposed in this Plan has been redefined to:

- ensure that green belt protection continues to be afforded to land which meets the five stated purposes for including land within a green belt;
- protect the Borough's most important landscapes and wildlife habitats;
- be readily recognisable on the ground by following natural features or clear demarcation lines wherever possible;
- meet the development needs of the Borough to 2011 where these cannot be met elsewhere from land within the urban area.

2.4.2 Consideration of the Borough's development needs, particularly in the context of the findings of the most recent (January 2002) Urban Capacity Study, has enabled the Council to promote a reduced number of amendments to the existing green belt boundary, compared with First Deposit. These amendments are listed in policy GBC1, and defined on the Proposals Map, with the rationale for the proposed revisions being examined in more detail in the relevant chapters of this Plan.

GBC1 REVISIONS TO GREEN BELT BOUNDARY

TO PROVIDE FOR THE DEVELOPMENT NEEDS OF THE BOROUGH AS SET OUT IN POLICIES 5 AND 7 OF THE ADOPTED HERTFORDSHIRE STRUCTURE PLAN REVIEW 1991 - 2011, AND TO ENSURE A CLEARLY IDENTIFIABLE AND DEFENSIBLE GREEN BELT BOUNDARY ON THE GROUND, THE COUNCIL IS MAKING REVISIONS TO THE EXISTING GREEN BELT BOUNDARY TO EXCLUDE THE FOLLOWING:

- (I) LAND ADJACENT TO THE NORTH BANK OF THE RIVERS LYNCH AND LEE AT HODDESDON, SOUTH OF ESSEX ROAD. (EMPLOYMENT AND EDUCATION CHAPTER)
- (II) LAND AT HERTFORD REGIONAL COLLEGE, TURNFORD. (SEE EMPLOYMENT AND EDUCATION CHAPTER)
- (III) LAND AT CHESHUNT SCHOOL, COLLEGE ROAD, CHESHUNT. (SEE EMPLOYMENT AND EDUCATION CHAPTER)
- (IV) LAND AT WHITEHAVEN, BURTON LANE AND PRIMROSE COTTAGE, ST JAMES. (TO ENSURE A CLEARLY IDENTIFIABLE AND DEFENSIBLE BOUNDARY)

THE RESULTANT BOUNDARY OF THE GREEN BELT IS DEFINED ON THE PROPOSALS MAP.

WITHIN THE GREEN BELT THERE WILL BE A PRESUMPTION AGAINST DEVELOPMENT OTHER THAN THAT DEFINED IN POLICY GBC2.

2.5 Development within the Metropolitan Green Belt.

2.5.1 In accordance with central government policy and the fundamental objective of maintaining the openness of the green belt, development within it will continue to be tightly controlled and inappropriate development strongly resisted. Thus, there will be a presumption against all but appropriate development, in contrast with the general presumption in favour of development which applies within the urban areas of the Borough. Since most development is promoted by private landowners/developers, the Council's role in protection of the green belt is largely reactionary. However, and in accordance with policy 7 of the Structure Plan, the Council will seek to ensure that development which is acceptable in principle within the green belt does not harm its overall objectives for the green belt as set

out in paragraph 2.2.1 above. Since many buildings already exist within the countryside their reuse, in appropriate circumstances, should not materially impinge upon openness. Because of changes that have taken place, and seem likely to continue to occur, within the agricultural industry (in the case of Broxbourne, primarily in horticulture) and the commitment of central government to farm diversification, the reuse of existing buildings of permanent construction for new enterprises will be encouraged where it complies with other policies for this Plan. This is explored fully in paras 2.5.16, 2.5.16a and 2.5.16b and in policy GBC14.

- 2.5.2 The Council does have a role in providing land for cemetery use, and this may impact upon the green belt. PPG2 indicates, however, that cemeteries do not conflict with the purposes of including land within a green belt since they should preserve openness. Planning permission exists for an extension to Bury Green cemetery in the south of the Borough, on green belt land, on land east and north of Lieutenant Ellis Way at Bury Green. However, additional land is required in association with Hoddesdon cemetery. It is important to residents that burial space should be available local to their own communities. Hence, the Council is actively seeking additional green belt land in the north of the Borough for development as a cemetery to meet local needs. Consultation will be undertaken with The Environment Agency over the choice of a site or sites which should be well located in relation to public as well as private transport and designed to incorporate landscape enhancement measures together with opportunities for quiet countryside recreation. The Council will also participate in an assessment of the need for burial space with adjacent authorities.

GBC2 DEVELOPMENT WITHIN THE METROPOLITAN GREEN BELT

IN ORDER TO PRESERVE OPENNESS WITHIN THE METROPOLITAN GREEN BELT, AS DEFINED ON THE PROPOSALS MAP, PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT OTHER THAN:

- (I) THE CONSTRUCTION OF NEW BUILDING(S) FOR THE FOLLOWING PURPOSES:
 - (a) AGRICULTURE OR FORESTRY;
 - (b) ESSENTIAL SMALL SCALE FACILITIES ASSOCIATED WITH OUTDOOR SPORT OR OUTDOOR RECREATION AND FOR CEMETERIES;
 - (c) OTHER USES OF LAND WHICH PRESERVE THE OPENNESS OF THE GREEN BELT AND DO NOT CONFLICT WITH THE PURPOSES OF INCLUDING LAND WITHIN IT;
 - (d) LIMITED EXTENSIONS TO, ALTERATION OR REPLACEMENT OF, EXISTING DWELLINGS SUBJECT TO THE REQUIREMENTS OF POLICIES GBC11 AND GBC 13

- (II) THE RE-USE OF AN EXISTING BUILDING SUBJECT TO FULFILMENT OF THE REQUIREMENTS OF POLICY GBC15.
- (III) MINERALS EXTRACTION WHICH ACCORDS WITH THE ADOPTED MINERALS PLAN.

- 2.5.3 Agriculture (which includes horticulture) remains an important user of green belt land despite the decline in the number of individual farms and nurseries. The glass house industry, in particular, suffered serious decline in the 1980's, as a result of which many glasshouses fell into dereliction. This was a key issue which was addressed by the 1986 Structure Plan Review, and resulted in the adoption of policy 54. This stated that "In the area between Flamstead End and Goffs Oak, a local plan will be prepared to guide the long term development of the area. Some land will be excluded from the green belt but existing stretches of open land penetrating the area will be retained". Furtherance of this policy led ultimately to the adoption of former West Cheshunt policies WC1, WC2 and WC3 (St James' Village) and to large scale residential development accommodating in the region of 1100 dwellings. As a consequence of redevelopment, most of the earlier dereliction has now been substantially cleared. The Council is of the view that a good, but delicate, balance has been achieved in West Cheshunt between development and retained countryside, in accordance with the stated aim of policy 54 of the 1986 Adopted Structure Plan to retain stretches of open land penetrating the area. It therefore intends to resist further development over and above the level provided for by the 1986 Structure Plan within the West Cheshunt area.
- 2.5.3a Where a genuine need can be demonstrated for new building in the green belt related to agriculture or forestry, applications will be assessed against policy GBC3. The assessment of need should include reference to existing buildings on the holding and their suitability for continued or reuse for agricultural or forestry purposes, either in their existing form or in an adapted form.

GBC3 AGRICULTURAL AND FORESTRY BUILDINGS

THE COUNCIL WILL REQUIRE ALL PROPOSALS FOR NEW BUILDING CONNECTED WITH AGRICULTURE OR FORESTRY, AND FOR WHICH PLANNING PERMISSION IS REQUIRED, TO DEMONSTRATE A NEED RELATED TO THE CONTINUED VIABILITY OF THE ENTERPRISE; AND TO INCORPORATE MEASURES TO MINIMISE THEIR ENVIRONMENTAL IMPACT.

- 2.5.4 Viable horticultural and agricultural businesses occasionally give rise to a need for a new dwelling notwithstanding that residential development is inappropriate within the green belt. It is important that the promoters of such development recognise that it is proof of the needs of the enterprise which will dictate the success of such proposals and not personal or other circumstances. However, given the relative decline of bona fide agriculture within the Borough, the Council wishes it to be understood that any applications for new dwellings in the green belt associated with agriculture will be subject to very rigorous scrutiny with the onus being placed firmly upon the applicant to justify a proposal. Applications for new dwellings

associated with agriculture or forestry will be assessed on the basis of the advice contained within Annex I to PPG7 having regard to the following policy.

GBC4 AGRICULTURAL AND FORESTRY DWELLINGS

- (I) APPLICATIONS FOR NEW DWELLINGS CONNECTED WITH AGRICULTURE OR FORESTRY WILL BE REFUSED UNLESS IT CAN BE DEMONSTRATED THAT:
 - (a) IN THE CASE OF TEMPORARY ACCOMMODATION - THERE IS A FUNCTIONAL NEED RELATED TO AN ENTERPRISE WHICH IS ALREADY ESTABLISHED ON THE HOLDING AND FOR WHICH A BUSINESS PLAN HAS BEEN PROVIDED TO COVER THE PERIOD FOR WHICH THE TEMPORARY PERMISSION IS SOUGHT. THE BUSINESS PLAN SHOULD DEMONSTRATE THAT THE ENTERPRISE HAS BEEN PLANNED ON A SOUND FINANCIAL BASIS SUCH THAT LONGER TERM VIABILITY IS LIKELY TO BE ACHIEVED. CONFIRMATION WILL BE SOUGHT THAT THE BUSINESS PLAN HAS BEEN AGREED WITH THE RELEVANT FUNDING BODY.
 - (b) IN THE CASE OF PERMANENT ACCOMMODATION - THERE IS A CLEARLY ESTABLISHED EXISTING FUNCTIONAL NEED WHICH RELATES TO A REQUIREMENT FOR A FULL TIME WORKER; THE ENTERPRISE HAS BEEN ESTABLISHED FOR AT LEAST THREE YEARS, IS CURRENTLY FINANCIALLY SOUND AND HAS A CLEAR PROSPECT OF REMAINING SO.
 - (c) IN ALL CASES, THE FUNCTIONAL NEED CANNOT BE FULFILLED BY ANOTHER DWELLING ON THE HOLDING, OR BY ANY OTHER EXISTING ACCOMMODATION IN THE AREA WHICH IS SUITABLE AND AVAILABLE FOR OCCUPATION BY THE WORKER(S) CONCERNED.
 - (d) THE SIZE AND FORM OF CONSTRUCTION OF THE DWELLING IS COMPATIBLE WITH THE FUNCTIONAL REQUIREMENT OF THE HOLDING.
- (II) THE COUNCIL WILL IMPOSE A RESTRICTIVE OCCUPANCY CONDITION TO ENSURE THAT SUCH DWELLINGS ARE RETAINED AND UTILISED FOR THE PURPOSE FOR WHICH THEY ARE ALLOWED.

- 2.5.5 Over the years, and as an exception to normal green belt policy, a number of agriculturally restricted dwellings have been built in locations where housing would not normally be acceptable, to meet a specific recognised need. In some instances, circumstances may have changed and it may be that the continuation of a restriction on occupancy becomes inappropriate. However, because of the

benefit which was originally conferred by the grant of a planning permission, restrictive conditions will only be removed when it has been proven conclusively to the satisfaction of the Council that a benefit would no longer accrue to the wider community by maintaining the restriction. The Council will judge applications for the removal of restrictive occupancy conditions against Policy GBC5.

GBC5 REMOVAL OF AGRICULTURAL OCCUPANCY CONDITIONS

APPLICATIONS TO REMOVE RESTRICTIVE OCCUPANCY CONDITIONS FROM AGRICULTURAL DWELLINGS WILL NEED TO DEMONSTRATE THAT THERE IS NO REASONABLE LIKELIHOOD OF THE DWELLING BEING OCCUPIED AGAIN IN CONNECTION EITHER WITH THE HOLDING WHICH IT WAS ORIGINALLY GRANTED TO SERVE, OR WITH ANY OTHER AGRICULTURAL OR FORESTRY ENTERPRISE IN THE LOCALITY, OR IN CONNECTION WITH OTHER PREDOMINANTLY OPEN USES OF GREEN BELT LAND.

THE COUNCIL WILL REQUIRE COMPELLING EVIDENCE OF A FUNDAMENTAL CHANGE IN THE AGRICULTURAL CIRCUMSTANCES OF THE HOLDING AND EVIDENCE OF A LACK OF NEED IN THE AREA GENERALLY FOR DWELLINGS TO SERVE AGRICULTURAL/FORESTRY HOLDINGS OR OTHER SPECIFIC GREEN BELT RELATED USES BEFORE BEING MINDED TO APPROVE SUCH APPLICATIONS.

- 2.5.6 There are several other uses, in addition to agriculture or forestry, which can be undertaken on land in a green belt and maintain its openness. Principal amongst these in the Borough are outdoor sport and recreation (including golf courses, horse riding activities, parks and sports pitches) and cemeteries. Because such uses potentially cover large tracts of land, impact on the local landscape will be a particularly important consideration. Applications for planning permission for such uses will be judged against policy GBC 6.

GBC6 PROPOSALS FOR NON-AGRICULTURAL USES OF GREEN BELT LAND

(I) APPLICATIONS FOR THE USE OF LAND (AS OPPOSED TO BUILDINGS) WITHIN THE GREEN BELT FOR NON AGRICULTURAL PURPOSES WILL BE ASSESSED AGAINST THE FOLLOWING CRITERIA:

- (a) LAND THAT IS OF THE HIGHEST QUALITY AND MOST VERSATILE SHOULD ONLY BE DEVELOPED IN EXCEPTIONAL CIRCUMSTANCES. WHERE A NEED IS NEVERTHELESS DEMONSTRATED, AND THERE IS A CHOICE BETWEEN SITES OF DIFFERENT GRADES, DEVELOPMENT WILL BE DIRECTED TOWARDS LAND OF THE LOWEST GRADE;

- (b) CHANGES OF USE SHOULD INCLUDE MEASURES TO PROTECT POSITIVE QUALITIES OF THE EXISTING LANDSCAPE TOGETHER WITH LANDSCAPE ENHANCEMENT MEASURES;
 - (c) IT MUST BE DEMONSTRATED THAT THE LOCAL HIGHWAY NETWORK CAN SATISFACTORILY ACCOMMODATE THE TRAFFIC GENERATED BY THE PROPOSAL.
 - (d) THE DEVELOPMENT SHOULD NOT GIVE RISE TO ANY MATERIAL ADVERSE ENVIRONMENTAL EFFECTS EXCEPT WHERE OTHER SUSTAINABILITY CONSIDERATIONS INDICATE OTHERWISE
- (II) IN THE CASE OF HORSE RELATED ACTIVITIES, IT WILL ALSO BE NECESSARY TO DEMONSTRATE THAT:
- (a) THE AMOUNT OF HORSE RELATED ACTIVITY WHICH IS LIKELY TO RESULT WOULD NOT HAVE A SIGNIFICANTLY ADVERSE IMPACT UPON THE ECOLOGY AND MANAGEMENT OF AREAS OF NATURE / WILDLIFE INTEREST;
AND
 - (b) SAFE AND CONVENIENT ACCESS IS AVAILABLE TO THE BRIDLEWAY NETWORK AND CONFLICT WILL NOT BE CAUSED BETWEEN HORSES AND VEHICULAR TRAFFIC.
- 2.5.7 Even uses which preserve the openness of the green belt may necessitate some modest form of building to provide basic incidental facilities such as changing rooms/toilets etc. or in the case of horse related activities, stabling. Proposals for buildings required in association with acceptable uses of green belt land will be judged in accordance with policy GBC 7 . Conditions may be imposed to ensure that any such buildings are retained for purposes directly related to the approved land use.
- GBC7 BUILDINGS REQUIRED IN ASSOCIATION WITH PREDOMINANTLY OPEN USES OF GREEN BELT LAND**
- (I) ESSENTIAL SMALL SCALE FACILITIES REQUIRED IN ASSOCIATION WITH THE PREDOMINANTLY OPEN USE OF GREEN BELT LAND WILL BE CONSIDERED AGAINST THAT THE FOLLOWING CRITERIA:
- (a) WHETHER THE BUILDING WOULD BE PROMINENT IN VIEWS FROM LOCAL VANTAGE POINTS HARM THE APPEARANCE OF THE AREA;
 - (b) WHETHER THE EXISTING LANDSCAPE FEATURES ARE RETAINED AND REINFORCED.
 - (c) WHETHER THE BUILDING IS ACCEPTABLE IN TERMS OF OTHER PLANNING REQUIREMENTS.

- (II) IN THE CASE OF BUILDINGS REQUIRED IN CONNECTION WITH HORSE KEEPING, THE PROPOSAL ACCORDS WITH THE APPROPRIATE STANDARDS OF THE COUNTRYSIDE COMMISSION BOOKLET "HORSES IN THE COUNTRYSIDE" OR WITH THE STANDARDS OF A SIMILARLY RECOGNISED AUTHORITY.

2.5.8 Occasionally, an open use of land may give rise to the need for residential accommodation. There exists a strong presumption against the erection of any form of new dwelling in the green belt, unless very special circumstances are proved to exist. As with agriculturally related dwellings, the very special circumstances must relate to the proven needs of the enterprise and not to the personal requirements of the operator. The Council will judge such applications against GBC8, and will impose restrictive occupancy conditions to ensure that such dwellings are retained for the purpose(s) for which they are allowed.

GBC8 ANCILLARY DWELLINGS IN THE GREEN BELT

- (I) THE COUNCIL WILL NOT GRANT PERMISSION FOR A DWELLING ANCILLARY TO AN APPROPRIATE GREEN BELT ACTIVITY UNLESS VERY SPECIAL CIRCUMSTANCES ARE DEMONSTRATED. THE FOLLOWING CRITERIA WILL APPLY:
- (a) IT MUST BE DEMONSTRATED THAT IT IS ESSENTIAL, IN THE INTERESTS OF THE PROPER FUNCTIONING OF THE ACTIVITY, FOR THERE TO BE A PERMANENT PRESENCE ON THE SITE;
 - (b) THE FUNCTIONAL NEED CANNOT BE FULFILLED BY AN EXISTING DWELLING CLOSE BY WHICH IS SUITABLE AND IS, OR COULD BECOME, AVAILABLE FOR OCCUPATION BY THE WORKER CONCERNED;
 - (c) THE SIZE AND FORM OF CONSTRUCTION OF THE DWELLING IS COMPATIBLE WITH THE FUNCTIONAL REQUIREMENT OF THE PRIMARY USE WHICH JUSTIFIES THE PROVISION OF ACCOMMODATION;
- (II) THE COUNCIL WILL IMPOSE A RESTRICTIVE OCCUPANCY CONDITION TO ENSURE THAT THE DWELLING IS RETAINED FOR THE PURPOSE FOR WHICH IT IS ALLOWED.

2.5.9 As with agriculturally tied dwellings, there will be a strong presumption against the removal of restrictive occupancy conditions from dwellings which have been allowed only because of the existence of very special circumstances. The Council will apply GBC9 in considering any such applications.

GBC9 REMOVAL OF RESTRICTIVE (NON AGRICULTURAL) OCCUPANCY CONDITIONS

APPLICATIONS TO REMOVE RESTRICTIVE OCCUPANCY CONDITIONS ON DWELLINGS WHICH ARE TIED TO A USE OF GREEN BELT LAND WILL NEED TO DEMONSTRATE THAT THE ASSOCIATED USE IS NO LONGER VIABLE, AND THAT THERE IS NO DEMAND FROM ANY OTHER GREEN BELT USE WITHIN THE LOCALITY FOR THE ACCOMMODATION.

- 2.5.10 There are other uses which, because of the scarcity of suitable urban land within the Borough, have been allowed to become established within its green belt area despite the fact that they include an element of residential use. These are sites for Travelling Showpeople and sites for Gypsies.
- 2.5.11 There are currently two permanent sites for Travelling Showpeople, both sited on the south side of Goffs Lane in West Cheshunt. The larger of the two, located at the junction of Goffs Lane and Lieutenant Ellis Way, includes provision for a total of 12 families together with an area for storage and a building for the maintenance of fairground equipment etc. The smaller site lies to the west of Lafiya House at 579 Goffs Lane and accommodates 4 families plus maintenance of fairground equipment within an existing building and on a defined part of the site. There is a third group of show people who have regularly resided in and resorted to the Borough for in excess of thirty years but who have so far been unable to find a site suitable for permanent occupation. The Council considers that the area of Borough best suited for such a site lies within North-East Hoddesdon on land opened up for development, once the Essex Road Improvement Scheme has been implemented.
- 2.5.11a It continues to be important however, to ensure that the existing sites (and any new site provided in the future) are not developed for other purposes, thereby giving rise to a need for additional provision elsewhere. Policy GBC10 is accordingly intended to prevent redevelopment. In the event that either group of showpeople chose to vacate either of the existing sites during the period of this plan, normal green belt policies will be applied to future uses of these sites.

GBC10 TRAVELLING SHOWPEOPLE

- (I) THE COUNCIL WILL SUPPORT THE PROVISION OF A SUITABLE SITE FOR PERMANENT OCCUPATION BY TRAVELLING SHOWPEOPLE IN NORTH-EAST HODDESDON TO ACCOMMODATE A GROUP WHO HAVE REGULARLY RESIDED IN THE BOROUGH.
- (II) THE COUNCIL WILL RESIST REDEVELOPMENT OF EXISTING SHOWPEOPLE'S SITES AND ANY NEW SITE WHICH MAY BE APPROVED, UNLESS IT CAN BE CONCLUSIVELY DEMONSTRATED THAT A REQUIREMENT FOR ALTERNATIVE PROVISION FOR SHOWPEOPLE NORMALLY RESIDENT IN THE BOROUGH WILL NOT ARISE. ANY PROPOSALS FOR REDEVELOPMENT WILL BE CONSIDERED IN ACCORDANCE WITH OTHER RELEVANT GREENBELT POLICIES IN THIS CHAPTER.

- 2.5.12 Provision of accommodation for Gypsies is the responsibility of the County Council. There is one permanent Gypsy site within the Borough, at Halfhide Lane. The possible redevelopment of that site together with the issue of re-location of its occupants is considered in the Greater Brookfield chapter of this Plan. The Borough Council is not aware of any identified need for any additional accommodation for Gypsies.
- 2.5.13 Despite the fact that the residential use of green belt land has long been held to be inappropriate, many houses exist within the green belt for historic reasons. As with dwellings within the urban area, these need to be able to adapt to changes over time. However, the cumulative impact of even relatively modest changes to existing dwellings can result in a loss of openness and it is therefore important that the Council continues to exercise a tight degree of control. The focus of that control will be on the impact of the proposed extensions/alterations on the size and appearance of the dwelling as originally built, and on the appearance of the area. All proposals to extend or alter dwellings in the green belt will be expected to be sympathetic to the character and appearance of the dwelling and to be designed to be integral with, and subordinate to, the existing dwelling or the dwelling as originally constructed, if it has been extended previously. Proposals which seek to rectify deficiencies in existing properties, in terms of lack of basic modern amenities, or poor standards of construction and insulation, are likely to be more favourably received. As with dwellings in the urban area, this policy also covers proposals for incidental buildings within the curtilage of a dwelling where there is a need for a formal planning permission. Further assistance with understanding of the Council's policy towards extensions to properties in the green belt is provided in Supplementary Planning Guidance.

GBC11 EXTENSION AND ALTERATION OF EXISTING DWELLINGS IN THE GREEN BELT (INCLUDING FREE STANDING BUILDINGS WITHIN THE RESIDENTIAL CURTILAGE.)

- (I) THE EXTENSION OR ALTERATION OF A DWELLING IN THE GREEN BELT WILL NOT BE PERMITTED IF IT WOULD RESULT IN DISPROPORTIONATE ADDITIONS OVER AND ABOVE THE SIZE OF THE DWELLING AS ORIGINALLY BUILT.
- (II) EXTENSIONS AND ALTERATIONS WHICH WOULD RESULT IN DEVELOPMENT INTRUDING INTO VISUALLY IMPORTANT OPEN SPACES OR GAPS TO THE DETRIMENT OF THE CHARACTER OF THE LOCALITY WILL NOT BE PERMITTED.
- (III) THE COUNCIL WILL PAY DUE REGARD TO THE EFFECT OF THE PROPOSED EXTENSION AND/OR ALTERATIONS ON THE OPENNESS AND APPEARANCE OF THE GREEN BELT.

- 2.5.14 Applications are sometimes made to the Council to extend the residential curtilage of a dwelling, that is, the area of land directly associated with the dwelling (normally its garden) into adjoining open land. Such proposals can adversely affect

the character and openness of the countryside and will therefore normally be resisted.

GBC12 EXTENSION OF RESIDENTIAL CURTILAGE

THE EXTENSION OF THE CURTILAGE OF A RESIDENTIAL PROPERTY WHICH INVOLVES AN INCURSION INTO OPEN COUNTRYSIDE WILL NOT BE PERMITTED.

- 2.5.15 No part of the green belt within Broxbourne is far removed from facilities or an urban centre. In accordance with the principles established in PPG2, the Council therefore does not wish to prevent the replacement of existing dwellings which are reaching the end of their useful life, subject to compliance with the primary objective of its green belt policies, namely the preservation of openness. Applications for replacement dwellings will be considered against GBC13. Where the original dwelling has previously been extended, and the volume of any such extension has been taken into account in determining the size of the replacement dwelling, permitted development rights for extensions may be removed from the replacement dwelling.

GBC13 REPLACEMENT DWELLINGS IN THE GREEN BELT

THE REPLACEMENT OF A DWELLING IN THE GREEN BELT WILL NOT BE PERMITTED IF IT WOULD RESULT IN A NEW DWELLING MATERIALLY LARGER AND OF MATERIALLY GREATER VISUAL IMPACT THAN THE DWELLING WHICH IT REPLACES

- 2.5.16 The local decline in the agricultural sector, and especially in horticulture, combined with changes in operating practices, have resulted in a number of buildings in the countryside no longer being required for their original purpose. Such a trend is not, of course, unique to Hertfordshire. Central government has recognised the need to encourage farm diversification nation-wide. Reform of the European Common Agricultural Policy (CAP) is changing the direction of agriculture with greater emphasis being given to environmental aims. The England Rural Development Programme(ERDP) redirects CAP funds to support the new approach.
- 2.5.17 Whilst the Council wishes to be supportive of well conceived farm diversification schemes, the situation in the Borough is somewhat different from the norm because of the previous importance of horticulture. Hence, redundant agricultural buildings in Broxbourne, are more likely to be glass structures which cannot readily be adapted for new uses, rather than the more traditional brick and tile or modern concrete block buildings, commonly found on farms. Many derelict glasshouse were cleared during the 1990's by the redevelopment programme which took place in West Cheshunt. Whilst the Council is aware that some problem areas remain, it is not prepared to countenance further redevelopment as previously including in the First Local Plan Review adopted in 1994, because of the irrevocable harm which would be caused to the character and appearance of the Green Belt. Furthermore, redevelopment cannot be conceived of as being diversification of the economy of a rural business. However, the Council may

accept diversification of horticultural business into activities which are compatible with the rural environment and which can be undertaken from existing structures on nurseries.

2.5.18 Where existing buildings which are considered worthy of retention can be utilised, complying with the criteria in parts (I) (a) of GBC15 the Council will be supportive of well conceived farm diversification schemes for business purposes which are consistent in their scale with their rural location. Levels of commercial traffic generation on rural roads, will be an important consideration in terms of assessing the acceptability of proposals. Farm diversification schemes will be assessed against Policy GBC14. Applications for new buildings and uses in connection with farm diversification projects should be accompanied by a Business Plan to demonstrate the viability of the project.

GBC 14 RURAL DIVERSIFICATION

FARM DIVERSIFICATION SCHEMES WILL BE PERMITTED WHERE:

- (I) THE PROPOSAL RETAINS EXISTING, OR PROVIDES ADDITIONAL EMPLOYMENT;
- (II) THE PROPOSAL IS COMPLEMENTARY TO THE AGRICULTURAL OPERATION AND WILL BE OPERATED IN SUPPORT OF THE FARM HOLDING AND IN ASSOCIATION WITH CONTINUING FARMING ACTIVITIES;
- (III) THE SCALE AND CHARACTER OF THE USE IS APPROPRIATE TO THE RURAL LOCATION AND THE AMOUNT OF ACTIVITY ASSOCIATED WITH IT WILL NOT MATERIALLY EXCEED THAT TRADITIONALLY ASSOCIATED WITH THE HOLDING;
- (IV) THE PROPOSAL UTILISES EXISTING BUILDINGS WHICH FULFIL THE CRITERIA OF (a) OF PART (I) OF POLICY GBC15;
- (V) THE PROPOSAL WILL NOT RESULT IN A MATERIAL INCREASE IN COMMERCIAL TRAFFIC ON RURAL ROADS;
- (VI) THE PROPOSAL WILL NOT HAVE A MATERIALLY GREATER IMPACT IN TERMS OF THE LOCAL ENVIRONMENT, RESIDENTIAL AMENITY, ARCHAEOLOGICAL OR ECOLOGICAL INTERESTS.

NEW BUILDINGS WILL ONLY BE PERMITTED WHERE:

- (I) IT IS CONCLUSIVELY DEMONSTRATED THAT THE FORM(S) OF DIVERSIFICATION PROPOSED ARE THE ONLY VIABLE OPTION(S) FOR THE HOLDING;

- (II) EXISTING BUILDINGS ON THE HOLDING ARE NOT SUITABLE, OR ARE NOT CAPABLE OF BEING MADE SUITABLE, THROUGH ADAPTATION OR EXTENSION TO MEET THE REQUIREMENTS OF THE PROPOSED DIVERSIFICATION SCHEME;
 - (III) BUILDINGS ARE OF THE MINIMUM SIZE NECESSARY TO FULFIL THE NEEDS OF THE NEW ENTERPRISE AND ARE LOCATED WITHIN OR ADJACENT TO, THE EXISTING COMPLEX OF FARM BUILDINGS;
 - (IV) EVIDENCE OF THE INTENTION TO ESTABLISH THE NEW BUSINESS ON A SOUND FINANCIAL BASES IS PROVIDED;
 - (V) REMAINING BUILDINGS AND STRUCTURES ON THE HOLDING WHICH ARE SUPERFLUOUS TO THE REQUIREMENTS OF THE EXISTING FARM BUILDING AND THE NEW BUSINESS ARE DEMOLISHED WITHIN AN AGREED TIME FRAME RELATED TO THE ESTABLISHMENT OF THE NEW BUSINESS;
- AND
- (VI) APPROPRIATE LANDSCAPING WHICH FOSTERS LOCAL LANDSCAPE CHARACTER IS UNDERTAKEN

2.5.16c As well as farm and horticultural buildings, there will also be other buildings within the rural area which over time may require a new use. Some, though not all, of these buildings make a worthwhile contribution to the character and appearance of the countryside and the Council is accordingly supportive of their reuse in order to secure their future. There are 2 key facets to an assessment of such proposals: Firstly, whether the building(s) make a positive contribution to the character and appearance of the area such as to warrant retention; in its own right; and secondly whether the use proposed is the most suitable for the building(s) concerned having regard to minimising the effects of changes to both the fabric of the building and its immediate environs. The Council will therefore have regard to the following detailed points, as set out in GBC15, in assessing applications.

GBC15 RE-USE OF EXISTING RURAL BUILDINGS

- (I) APPLICATIONS FOR THE RE-USE OF RURAL BUILDINGS WILL NEED TO DEMONSTRATE THAT ALL OF THE FOLLOWING CRITERIA ARE SATISFIED BEFORE THE COUNCIL WILL CONSIDER THE GRANT OF PLANNING PERMISSION:
 - (a) IN RESPECT OF THE BUILDING,
 - (i) IT IS OF PERMANENT CONSTRUCTION AND CAPABLE OF RE-USE WITHOUT MAJOR RECONSTRUCTION, ALTERATION OR EXTENSION;
 - (ii) THE BULK, FORM, MATERIALS OF CONSTRUCTION AND GENERAL DESIGN OF THE BUILDING ARE IN KEEPING WITH

ITS SURROUNDINGS SUCH THAT THE BUILDING DOES NOT HAVE A NEGATIVE IMPACT ON THE AREA;

AND

- (iii) THE PROPOSED CONVERSION IS SYMPATHETIC TO THE CHARACTER AND APPEARANCE OF THE BUILDING AND ITS LOCALITY;

(b) IN RESPECT OF USES,

- (i) THE PROPOSAL REPRESENTS A SUSTAINABLE USE FOR BOTH THE BUILDING AND THE LOCATION CONCERNED; IN THE CASE OF PROPOSALS FOR RESIDENTIAL USE, BUSINESS, COMMUNITY OR TOURIST USES, OR CONVERSION TO AFFORDABLE HOUSING, HAVE BEEN SHOWN TO BE EITHER INAPPROPRIATE IN PLANNING TERMS OR OTHERWISE IMPRACTICAL

- (ii) UNDUE DETRIMENT WILL NOT BE CAUSED TO THE AMENITY OF NEARBY RESIDENTS;

- (iii) THE LEVEL OF TRAFFIC GENERATED BY THE PROPOSED USE IS APPROPRIATE TO THE LOCATION, AND CAN BE SAFELY ACCOMMODATED BOTH BY ROADS LEADING INTO THE SITE AND BY THE SITE ACCESS;

AND

- (iv) THE PROVISION OF ANY HARD STANDINGS, MEANS OF ENCLOSURE OR OTHER FEATURES REQUIRED IN CONNECTION WITH THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE APPEARANCE OR OPENNESS OF THE SURROUNDING COUNTRYSIDE.

- (II) THE COUNCIL WILL REQUIRE FULL DETAILS OF THE WORKS NECESSARY TO EFFECT CONVERSION TO BE SUBMITTED WITH THE APPLICATION FOR PLANNING PERMISSION, TOGETHER WITH A STRUCTURAL SURVEY OF THE BUILDING.

WHERE PLANNING PERMISSION IS GRANTED FOR THE RE-USE OF A RURAL BUILDING, THE COUNCIL MAY IMPOSE A CONDITION TO WITHDRAW ANY PERMITTED DEVELOPMENT RIGHTS WHICH WOULD OTHERWISE ACCRUE FROM IMPLEMENTATION OF THE PLANNING PERMISSION.

2.6 Landscape enhancement.

- 2.6.1 Whilst it is acknowledged that the quality of the landscape is not relevant to the inclusion of land within a green belt or to its continued protection, the Council nevertheless wishes to promote the enhancement of the character and

appearance of the Borough's remaining countryside wherever possible, and to increase public access to it. Although there is an area of common land at West Cheshunt, public access to it is restricted. Within much of the rural area on the western side of the Borough, public access is limited to public footpaths and bridleways and to parts of Broxbourne woods, though the Lee Valley Park provides wide expanses of open countryside on the eastern edge of Broxbourne.

- 2.6.1a Sustainable development seeks to maintain the distinctive character of various landscapes and to enhance the environmental quality of the countryside whilst accommodating appropriate development. This is compatible with the positive role which central government has identified for green belts, with planning policy guidance notes, and strategic planning advice and Structure Plan policy.
- 2.6.2 Over two thirds of the borough comprises open countryside. Hertfordshire County Council has commissioned a detailed assessment of the characteristics of the County's landscape in furtherance of the process begun by the Countryside Agency in producing Natural Area profiles for the whole of England. Whilst the Natural Area profiles highlighted the distinctive ecology of rural areas, HCC's study analysed landscape character in broad brush terms via an assessment of physical influences, buildings and settlements, land cover and landscape changes. The Landscape Character Map of England showed Hertfordshire as lying within five character areas whereas HCC's more detailed study has broken these down into 93 discrete landscapes in the southern half of the County alone. Of these 93, eight discreet landscape character areas, fall within Broxbourne. These are defined on supporting map and listed below:

Area 55 THEOBALDS ESTATE

Complex layers of history are evident in the cultural pattern of the landscape, in which mixed farmland and parkland are a dominant feature. A strong pattern of discrete woodland blocks and medium to large open arable fields create an unusual patchwork of ecologically rich and sterile patches across the undulating landform. Low managed hedgerows allow long views across the arable slopes to the M25 in the south. Small farms are scattered across the estate.

Area 56 CHESHUNT COMMON

Open arable farmland squeezed between two urban areas and linking two areas of former parkland – Ponsbourne to the north and the Theobalds estate to the south. The local topography is very noticeable, swooping down from the north and made more obvious by the lack of woodland, hedges and settlements

Area 57 THUNDERFIELD RIDGES

Very rural area dominated by wave-like landform and opportunity for extensive long-range views. A small-scale mixture of woodland and pasture with limited 19th and 20th-century development. From the northern edge of Hammondstreet, a distinctive pattern of fields and woodland can be seen at Wormley West End

Area 58 WORMLEYBURY & CHESHUNT PARK

An area with modified remains of ancient oak/hornbeam woodlands in parkland settings with 18th and 19th-Century mixed plantations added. A complex mixture of

land uses almost masks this area's history, but clear traces of a medieval deer park and later parklands are evident. These are now covered by arable farmland, pasture with parkland and recreational uses.

Area 59 LEA VALLEY MARSHES

This is a wetland landscape of unified character, with nature conservation and recreation dominant. The Lea Valley Regional Park designation covers this whole area. The western edge is very crisp, the urban settlement held in by the railway, while the eastern edge is softer and more rural, with extensive woodland west of the B194 and mixed farmland and nursery production further north. Within the Park, there are a range of sub-character areas, including savannah, orchid meadow, birchwood and canal towpath.

Area 60 MIDDLE LEA VALLEY SOUTH

Less 'watery' than either of the two areas of the southern Lea Valley, due to greater areas of dry land and the difficulties of gaining access to the river or waterbodies. A complex and varied mix of industrial, commercial, urban and rural land uses, with glasshouses along its eastern flank and extensive operational and derelict minerals sites. The railway combines with housing development to provide a strong urban edge to the west.

Area 61 BROXBOURNEBURY

This area is now a mix of parkland, converted parkland and mixed farmland, with small areas of woodland scattered throughout.

Area 62 BROXBOURNE WOODS COMPLEX

Dense and extensive hornbeam coppice and forestry plantations in a linked series of woodlands on strongly undulating terrain. A very unified landscape with few other features. The north-south line of the ancient Ermine street through the woodland is a strong historic feature

- 2.6.3 The Council is also concerned to promote general enhancement of the landscape throughout the Borough's countryside. It will accordingly seek the incorporation of landscape enhancement measures whenever development is permitted within its green belt countryside in order to improve the appearance of the landscape. Within the constraints of available finance, the Council will support ecologically sound Landscape Enhancement measures and projects to restore visually damaged land and in appropriate circumstances, will address problems of dereliction which give rise to visual damage to the countryside through the use of powers conferred by the Planning and Building Acts to serve notices requiring the clearance of affected sites.

GBC16 LANDSCAPE CHARACTER AREAS AND ENHANCEMENT

- (I) THE COUNCIL EXPECTS ALL DEVELOPMENT PROPOSALS AFFECTING LAND WITHIN THE METROPOLITAN GREEN BELT TO INCORPORATE APPROPRIATE LANDSCAPE ENHANCEMENT MEASURES APPROPRIATE TO THE LOCAL CONTEXT.

- (II) DEVELOPMENT LIKELY TO SERIOUSLY DETRACT FROM THE CHARACTER OR APPEARANCE OF THE COUNTRYSIDE WILL BE RESISTED.

2.7 Public access to the countryside.

- 2.7.1 The Council will continue to investigate opportunities as they arise to provide improved public access to the countryside, both in connection with the extension of existing open spaces and elsewhere, in accordance with its Leisure and Facilities Strategy. Meanwhile, protection will continue to be afforded to existing rights of way and all development proposals must take full account of the need to protect and enhance the public right of way network (footpaths, bridleways, RUPPs etc) in accordance with policy 18. Hertfordshire County Council has developed and adopted a good practice guide which sets out principles and standards for the treatment of public rights of way. This should be consulted before proposals are put forward for development which affects the public rights of way network.

GBC 17 PROTECTION AND ENHANCEMENT OF PUBLIC RIGHTS OF WAY

- (I) PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH ADVERSELY AFFECTS ANY PUBLIC RIGHT OF WAY UNLESS THE PROPOSAL INCLUDES DIVERSION OF THE PUBLIC RIGHT OF WAY TO A ROUTE WHICH IS NO LESS SAFE AND CONVENIENT FOR PUBLIC USE. DEVELOPMENT ADJOINING OR OTHERWISE AFFECTING AN EXISTING PUBLIC RIGHT OF WAY WILL BE EXPECTED TO DEMONSTRATE THAT CONSIDERATION HAS BEEN GIVEN TO THE EXISTENCE OF THE RIGHT OF WAY IN THE DESIGN OF THE DEVELOPMENT.
- (II) IN ASSOCIATION WITH THE COUNTY COUNCIL AND OTHER ORGANISATIONS, THE COUNCIL WILL SEEK TO ENSURE THAT EXISTING RIGHTS OF WAY ARE MAINTAINED AND ENHANCED WHEREVER POSSIBLE.

2.8 Nature conservation.

- 2.8.1 As highlighted in the introduction to this chapter, the Borough of Broxbourne contains some very valuable wildlife habitats despite its image as a predominantly urban area. These include a Special Area of Conservation (SAC) affecting Broxbourne Woods and a Special Protection Area (SPA) at Turnford and Cheshunt Gravel Pits with-in the Lee Valley, both of which are afforded protection by international legislation which includes a strong presumption against any form of development. The Council supports the protection afforded to these sites and will subject proposals for development which may affect a European Site, a proposed European Site or a RAMSAR site to rigorous examination in accordance with Policy GBC 18.

GBC 18 PROTECTION OF INTERNATIONALLY IMPORTANT WILDLIFE SITES

DEVELOPMENT THAT WOULD HARM THE NATURE CONSERVATION OR GEOLOGICAL INTEREST OF AN INTERNATIONALLY IMPORTANT WILDLIFE SITE WILL NOT BE PERMITTED UNLESS:

- (I) IT IS REQUIRED IN CONNECTION WITH THE MANAGEMENT OR CONSERVATION OF THE SITE; AND
- (II) THERE IS A CLEAR NEED TO SUPPORT THE DEVELOPMENT IN THE PUBLIC INTEREST; AND
- (III) THERE IS NO LESS ENVIRONMENTALLY DAMAGING SOLUTION

- 2.8.2 Within the Borough there are also several Sites of Special Scientific Interest (SSSIs) as well as approximately 100 individual areas of land which have been identified " Local Wildlife Sites". These are all defined on the Proposals Map and meet the guidelines set down in PPG9. Local wildlife sites are selected on the basis of agreed scientific criteria for important habitats and species in Hertfordshire. They are defined by English Nature, the Hertfordshire Biological Records Centre and the Herts and Middlesex Wildlife Trust. A formal ratification committee meets annually to review their status. Current wildlife sites as at 2004 and sites whose status is subject to ratification are shown on the proposals map. Any additions or deletions will be shown in Borough-wide Supplementary Planning Guidance.
- 2.8.3 Given that SACs, SPAs and SSSIs are all designated because of their international or national significance, the Council will also oppose any development on or adjacent to such sites which is considered likely to adversely affect their ecological and scientific value. Advice will be sought from English Nature, the Environment Agency and non government organisations as appropriate. The Council will also seek to protect, as far as practically possible (having regard to other policies and objectives in this Plan,) the "Local Wildlife Sites" identified in the Borough.

GBC19 PROTECTION FOR SITES OF WILDLIFE AND NATURE INTEREST

- (I) DEVELOPMENT WILL NOT BE PERMITTED IF IT WOULD HAVE AN ADVERSE EFFECT ON:
 - (a) SPECIAL AREAS OF CONSERVATION
 - (b) SPECIAL PROTECTION AREAS (spas)
 - (c) SITES OF SPECIAL SCIENTIFIC INTEREST (SSSI)
 - (d) LOCAL WILDLIFE SITES
 - (e) LOCAL NATURE RESERVESUNLESS THE NEED FOR THE DEVELOPMENT OUTWEIGHS ITS NATURE CONSERVATION OR GEOLOGICAL VALUE.
- (II) WHERE NECESSARY, ANY ENVIRONMENTAL IMPACT ASSESSMENT (EIA) SHOULD IDENTIFY THE EXTENT OF ANY HARM TO THE NATURE CONSERVATION OR GEOLOGICAL INTEREST OF THE SITE AND ANY REMEDIAL MEASURES TO MITIGATE THE IMPACT OF DEVELOPMENT,

AND THE MEANS OF IMPLEMENTATION OF SUCH MEASURES
THROUGH PLANNING CONDITIONS AND/OR PLANNING OBLIGATIONS

2.8.4 In addition to affording protection to the above, the Wildlife and Countryside Act 1981 states that the presence of a protected species is a material consideration in the determination of a development proposal which might result in harm to the species or its habitat. The Council will accordingly apply the following policy to all development proposals potentially affecting species protected by the 1981 Act, wherever they may be found.

GBC20 PROTECTED SPECIES

- (I) PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH WOULD HAVE A MATERIAL ADVERSE IMPACT ON ANY SPECIES AFFORDED PROTECTION BY THE WILDLIFE AND COUNTRYSIDE ACT 1981 AS AMENDED.
- (II) WHERE DEVELOPMENT IS PERMITTED WHICH MAY HAVE AN IMPACT ON A PROTECTED SPECIES, THE COUNCIL WILL IMPOSE PLANNING CONDITIONS TO:
 - (a) FACILITATE THE SURVIVAL OF INDIVIDUAL MEMBERS OF THE SPECIES;
 - (b) REQUIRE DISTURBANCE TO HABITATS TO BE MINIMISED;
 - (c) PROVIDE ADEQUATE ALTERNATIVE HABITATS TO SUSTAIN CURRENT LEVELS OF POPULATION.

CHAPTER 3 : HOUSING

3.1 Introduction.

- 3.1.1 Provision of housing to meet the needs of the people of Broxbourne remains one of the primary objectives of the Local Plan. The overall housing requirement is set through regional planning guidance and the Adopted Hertfordshire County Structure Plan Review 1991-2011. It remains for the Borough Council to make adequate allocations of land to ensure that the Borough's contribution to county wide needs is attained.
- 3.1.2 In terms of the allocation of land for housing, the Council's objectives are to:
- (I) Ensure that land is made available for at least 5,400 dwellings during the Plan Period 1991-2011.
 - (II) Ensure that at least 50% of new housing development takes place on previously developed land rising to 60% over the lifetime of this Plan.
 - (III) Phase developments to ensure, as far as possible, continuity of provision throughout the Plan Period.
 - (IV) Minimise the need for the release of land for housing from the Metropolitan Green Belt.
 - (V) Provide for land for housing in a manner and in locations which generate a mix of house types in terms of size and tenure, in a sustainable relationship to other uses and public transport.
 - (VI) Ensure that new housing developments make a significant contribution to the provision of affordable and special needs housing.
 - (VII) Ensure that each development contributes directly or through financial support to the provision of infrastructure in the Borough to meet the needs of the occupants of the new development.
 - (VIII) Require a high standard of design and layout to create attractive living environments.
- 3.1.3 Apart from a need to ensure that the right range and types of dwellings are provided to match, as near as possible, the housing needs of the Borough's population, there is recognition that house prices are higher in Broxbourne than in many parts of the country. Indeed, the average price of a house in Hertfordshire precludes those on low wages and key workers from obtaining adequate accommodation. This is not a problem unique to the Borough and PPG3 and Circular 6/98 provide guidance on the desirability of providing for this need through ensuring that an element of new housing on larger sites is made available and retained for affordable housing. The most recent (July 2002) Housing Needs Survey undertaken in the Borough suggests that mechanisms currently in place are not keeping pace with the problem. The Council's response to this major problem is set out in policies H13, H14 and H15 and in section 3.8 of this Chapter.
- 3.1.4 The County Structure Plan highlights continuing trends for an increase in the total number of households coupled with a long-term decline in average household sizes. It attributes this to the growth in single person households created by the young moving out of family homes, divorce, increase in a general desire to live

alone and the longevity of life for many citizens. All these factors impact both on the number of dwellings required and on the type of dwelling. During the second half of the 1990's Broxbourne saw a high proportion of large (four and five bedroomed) houses completed (50% of total completions between 1995 and 2000) primarily in West Cheshunt. There has been some reduction in this trend over the last two years but in order to comply with the objectives of government guidance, the Adopted Structure Plan and sustainability policies within this Plan, the Borough Council will seek to ensure that a much greater proportion of smaller dwellings is constructed within Broxbourne in coming years on land which is, as far as possible, located within the urban area.

- 3.1.5 The Structure Plan places a housing land requirement upon the Borough Council sufficient to enable the provision of an additional 5,400 dwellings between 1991 and 2011. The Council carries out annual monitoring exercises to determine the rate of house building in the Borough. Table 1 shows completions in the years from 1991 to the end of March 2005.
- 3.1.6 Over the first 15 years of the current plan period (March 1991- 2002), there has been a net gain to the housing stock of 4,848 dwellings, making up 89% of the Borough's housing requirement.

Table 1 Residential development 4/1991 – 4/2005

Year	Gain	Loss	Net
4/91-3/1092	310	0	310
4/92-3/1993	356	128	228
4/93-3/1994	270	5	265
4/94-3/1995	147	3	144
4/95-3/1996	310	8	302
4/96-3/1997	348	41	307
4/97-3/1998	454	10	444
4/98-3/1999	498	5	493
4/99-3/2000	520	5	515
4/00-3/2001	537	9	528
4/01-3/2002	200	4	196
4/02-3/2003	201	5	196
4/03-3/2004	224	0	229
4/03-3/2005	696	5	691
4/91-3/2005			4848

Source: Borough of Broxbourne, P2/NHBC Returns

3.2 Housing Requirements.

- 3.2.1 National policy and guidance requires that the Borough Council will make provision for land for housing in accordance with the level of need set out for the

Borough Council in the Hertfordshire County Structure Plan Provision of this amount of housing must be at a rate sustainable for the entire plan period. Accordingly, release must be in a controlled but flexible manner, influenced by monitoring of construction rates, house types and provision of necessary infrastructure and facilities.

H1 RESIDENTIAL LAND SUPPLY

AN ADEQUATE AND CONTINUAL SUPPLY OF LAND FOR HOUSING THROUGHOUT THE PLAN PERIOD TO MEET THE ADOPTED STRUCTURE PLAN REQUIREMENT TO PROVIDE 5,400 DWELLINGS FROM 1991 TO 2011 WILL BE PROVIDED FROM THE FOLLOWING SOURCES:-

- (I) IDENTIFIED HOUSING SITES AS LISTED IN POLICIES H3, H4 AND H5;
- (II) WINDFALL DEVELOPMENTS; AND
- (III) DWELLINGS PERMITTED FROM CONVERSION OF EXISTING BUILDINGS IN ACCORDANCE WITH POLICIES H8, H9, H10, GBC1 AND GBC15.

ALLOCATED HOUSING SITES ARE IDENTIFIED ON THE PROPOSALS MAP.

- 3.2.2 The allocated sites in this Plan provide sufficient land to more than satisfy the current Structure Plan requirement. The Council will undertake continual monitoring of its residential land supply, actual development rates and the level of windfall sites given approval each year. It will also monitor progress on allocated housing sites. The Council will support windfall sites which provide affordable housing, or which make a significant contribution to either regeneration in the urban area or to meeting the objectives identified in the Council's Community Plan.
- 3.2.3 In line with PPG3, and in recognition of the fact that there is a limited supply of urban land within the Borough suitable for housing, the Council will seek the maximum practical contribution to the housing stock from urban sites. The Council will support higher density development particularly where adequate provision exists, or can be made available to provide access by means other than the private car.

H2 MAXIMISING THE DEVELOPMENT POTENTIAL FROM SITES

DEVELOPMENT PROPOSALS WHICH DO NOT MAKE EFFECTIVE USE OF LAND AND DO NOT SEEK TO REDUCE, WHERE PRACTICABLE, RELIANCE ON THE PRIVATE CAR AS A MEANS OF TRAVEL WILL BE REFUSED

3.3 Sources of Housing Land Supply.

- 3.3.1 The 1994 Local Plan estimated that additional provision for small sites (5 or less dwellings) and from other "windfall" sites (i.e. sites for more than 5 dwellings but

not allocated within the Plan) would account for an average of 15 dwellings per annum. In the event, that Plan did not anticipate some of the major windfall sites which came forward. Based on the findings of the most recent (January 2002) Urban Capacity Study the Borough Council considers it reasonable to raise this figure to 40 dwellings per annum for the period 2001-2011. This level reflects the fact that most of the larger scale sites which have the potential for redevelopment for housing (having regard to the need to comply with other policies in this Plan) have now been identified and allocated and that many of the unidentified sites which are currently coming forward are small in scale.

- 3.3.2 During the last plan period, several of the windfall housing sites which came forward represented redevelopment of old industrial premises. The Council has now carried out a very careful assessment of its industrial and commercial stock and has included within the housing allocations set out in this chapter any such land which it considers may be redeveloped for housing without adversely affecting the economic base of the Borough.

Urban Capacity

- 3.3.3 In accordance with PPG3 Housing published in March 2000, the Council undertook prior to publication of First Deposit a comprehensive survey of all urban land within Broxbourne (that is, all land excluded from the Metropolitan Green Belt) to ensure that the maximum contribution possible to the Borough's housing needs was made from previously developed sites that are well located in terms of access to facilities. That survey was undertaken in autumn 2000 before detailed government guidance entitled "Urban Housing Capacity Studies: Towards Better Practice" was published in December 2000 and formed the basis for housing allocations in the First Deposit version of this Local Plan Review. Prior to publication of this Second Deposit version of the Local Plan Review, a further more detailed urban capacity study has been carried out. This study took into account the findings of an urban capacity study undertaken throughout 2001 by consultants acting for HCC in connection with the roll forward of the Structure Plan to cover the period through to 2016, as well as being informed by a further comprehensive in-house review based on site appraisals. The Council is satisfied that its study of the potential capacity of the urban area of Broxbourne closely follows government guidance.
- 3.3.4 The findings of the most recent urban capacity study suggested that in the region of an additional 2580 residential units could potentially be brought forward from sites within the urban area over the period to 2016. Given that the Adopted Structure Plan extends to 2011, however, this Local Plan Review can only be concerned with identifying sites to meet housing needs to 2011. Furthermore, it has not been possible to ascertain the likely availability of all of the sites identified in the Urban Capacity Study (in terms of the owner's intentions, operational requirements etc) and not all identified land will necessarily be appropriate for housing development having regard to the sustainability and other land use objectives of this Plan. Hence, sites have only been considered as available for allocation if:-

- The site is at a sustainable location in respect of proximity to public transport and local facilities (such as shops, schools, bus routes and convenient pedestrian and cycle routes).
- The use is appropriate in the location having consideration for the immediate environment.
- The land is not required for other purposes.
- The land is likely to be available during the Plan Period.
- There are no known ownership constraints.
- There are no known infrastructure or other constraints to development which cannot be overcome during the Plan Period.

3.3.5 In order to achieve a managed release of allocated housing sites, as promoted in PPG3 Housing and examined in more detail in the DTLR paper issued in July 2001 entitled "Planning To Deliver – The Managed Release of Housing Sites: Towards Better Practice", the Council is maintaining the phased approach to the release of housing sites. Allocated sites therefore continue to be divided into two categories, as listed under policies H3 and H4, depending upon the timescale within which it is considered that the site is likely to be available. Allocated sites are identified on the Proposals Map. Sites listed within policy H3 and H4 are anticipated as likely to come forward for development during the first period of the Plan with completion by the end of 2008. Sites listed under policy H4 will be held in reserve for housing completions commencing in 2008 and extending throughout the second period of the Plan.

Strategic Housing Sites

3.3.6 A number of sites allocated for housing arise from a re-designation of land from the 1994 Adopted Local Plan. Two of the sites listed in policy H3 are of particular significance.

3.3.7 NHS/MAFF Site.

The first is site H3(iii) which is the former NHS/MAFF land at Ware Rd, Hoddesdon (also known as The Hailey Site) which was designated in the 1994 Adopted Local Plan as an Area of Special Restriction reserved for the development of a hospital to serve The East Herts Health Authority area together with ancillary residential accommodation for hospital staff. However, at an early stage in the Plan review process, the Health Authority advised that it no longer intended to pursue a hospital development here. Part of this 9ha site constitutes previously developed land, having accommodated The Lea Valley horticultural experimentation station. Given that the site occupies a sustainable location, being adjacent to The Lea Valley Green Route (a public transport route), within easy walking distance of local shops, schools and recreation facilities and with Hoddesdon Town Centre just 2km away, the Council considers it suitable for primarily residential development together with a new medical surgery for The Primary Care Trust. The Council adopted a Development Brief for the Hailey Site on 16th April 2002 to guide development of the site which is envisaged as providing in the region of 300 dwellings, 30% of which should be affordable.

Canada Fields

- 3.3.8 The second site comprises approximately 11ha of land at Canada Fields was allocated in the 1994 Adopted Local Plan for employment purposes. However, it was apparent by an early stage in the Plan review process that the form of development previously envisaged was most unlikely to occur. Following advice in PPG3 Housing the Council therefore considered the re-designation of this important land resource for alternative purposes. The proximity of the land at Canada Fields to the existing retail and commercial development at Brookfield led the Council to reconsider its future in the light of the identified objectives for Greater Brookfield, set out in chapter 6 of this Plan. As a consequence, the designation of this land has been changed from employment to primarily residential use together with associated community facilities. The Council adopted a Development Brief for Canada Fields on 24th July 2001 to guide development of the site for in the region of 650 dwellings, and construction work has now commenced. Due to the urgent need to provide a significant amount of affordable housing to meet unmet need within the borough the Council resolved not to constrain the development of this site by the imposition of a phasing agreement, as originally envisaged.
- 3.3.9 Because of the very significant contribution to the Borough's housing supply which is planned to come forward from The Hailey site and land at Canada Fields, these two sites have now been designated as "Strategic Housing Sites" in accordance with advice contained within the good practice guide "Planning to Deliver - The Managed Release of Housing Sites". The Hailey Site reflects the Structure Plan requirement to concentrate new housing development as far as possible on previously developed land whilst development of land at Canada Fields for housing is considered to represent a more sustainable use than its previously allocated use for commercial and leisure development, and additionally having regard to the Council's primary objectives of promoting Greater Brookfield as a single entity for mixed uses well served by public transport. This is explored more fully in chapter 6. Additionally, both strategic sites are well located in terms of transport networks making them suitable for development at densities towards the higher end of the range (30-50dph) advocated in PPG3, which in turn encourages the production of a significant amount of affordable housing.
- 3.3.10 Since publication of the First Deposit version of this Plan Review in April 2001, a clearly defined site within Hoddesdon Town Centre has been promoted for mixed retail, commercial and residential development. This is known as land at Fawkon Walk, Hoddesdon. On the basis of detailed consents now granted, this scheme is now expected to bring forward around 138 units of residential accommodation, a substantial proportion of which will be sheltered housing designed to meet the needs of the elderly. A further 47 units will be provided east of Taverners Way in the existing precinct .The sites allocated in policies H3, H4 and H5 are those

allocated at First and Second Deposit stage which remain unimplemented or still to be completed. An additional long term site for development is at Cheshunt South Reservoir. The existing reservoir is to be decommissioned and in-filled by 2006. Following consideration at the local plan inquiry this site has been reinstated as an housing allocation.

- 3.3.11 In order to ensure that each of the sites listed in policies H3, H4 and H5 is used to its full potential, whilst making the maximum contribution to the dwelling types most in need in the Borough, an indication of anticipated dwelling numbers and types is given in each instance, together with an indication of the contribution which will be sought from each site to affordable housing.

H3 STRATEGIC HOUSING ALLOCATIONS

SITES AT WARE ROAD, HODDESDON (known as The Hailey site) AND AT CANADA FIELDS, TURNFORD, AS IDENTIFIED ON THE PROPOSALS MAP, ARE DESIGNATED AS STRATEGIC HOUSING SITES BECAUSE OF THEIR IMPORTANCE IN BRINGING FORWARD THE HOUSING STRATEGY INCORPORATED IN THIS PLAN. THE COUNCIL WILL REQUIRE BOTH SITES TO:-

- (I) MAKE A SIGNIFICANT CONTRIBUTION TO AFFORDABLE HOUSING;
- (II) PROVIDE A MIX OF DWELLING TYPES AND SIZES INCLUDING A SIGNIFICANT PROPORTION OF SMALLER UNITS OF ACCOMMODATION; AND
- (III) MAKE A SIGNIFICANT CONTRIBUTION TO MEETING IDENTIFIED COMMUNITY NEEDS.

H4 SHORT TERM HOUSING ALLOCATIONS 2005-2008

HOUSING DEVELOPMENT WILL BE PERMITTED IN PRINCIPLE ON THE FOLLOWING SITES, AS IDENTIFIED ON THE PROPOSALS MAP DURING THE REMAINING PART OF THE PLAN PERIOD 2005-2008.

Site ref.	Location	Estimated no. of units	Contribution anticipated to affordable housing	Dwelling types	Other site specific contributions
H4 (i)	Land at Fawkon Walk (phases 1 & 2)	185	30%	Sheltered housing and flats	IMP2
H4 (ii)	Former MAFF Buffer Depot, Hertford Rd.	54	30%		IMP2
H4 (iii)	Land north of Eleanor Cross Rd adjacent railway	60	30%	Flats 1,2 and 3 bed houses	IMP2
Short Term Allocations		299	90		

H5 LONGER TERM HOUSING ALLOCATIONS 2008-2011

HOUSING DEVELOPMENT WILL BE PERMITTED IN PRINCIPLE ON THE FOLLOWING SITE, AS IDENTIFIED ON THE PROPOSALS MAP DURING THE LATTER PART OF THE PLAN PERIOD 2008-2011.

H5 (i)	Cheshunt south reservoir	150	40%	2,3 and 4 bed houses	IMP2
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Longer Term Allocations	150	60	
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Housing Provision 1991-2011

- 3.4 4848 dwellings have been completed since 1991 leaving 546 dwellings that to satisfy the current structure plan requirement to 2011. As at 31st March 2005, having regard to existing commitments and allocations, the supply of housing within the Borough totals 1,848 dwellings (table 2).

Table 2 : Housing Provision 1991-2011 (as at 31st March 2005)

Structure Plan Requirement = 5400 dwellings	
Completed dwellings since 1991	4,848
Sites with permission – started	813
- not started (inc. 5% discount)	166
Sites subject to s106 agreement (inc. 5% discount)	439
Windfall Allowance (Sites under 10 units)	160
Sites allocated in the 1994 local plan	120
Sites allocated in policy H4* and H5	150
Total	6,696

*Sites allocated in policy H4 are included in sites with permission or sites subject to s106 agreements

3.5 Housing supply from “green field” sites.

- 3.5.1 With the both windfall and allocated sites coming forward , the Council has been able to meet its housing allocation of 5,400 dwellings in this plan period without the need for alterations to the Green Belt boundary. It has not been considered necessary to allocate reserves of greenfield land or areas of special restraint. Revised housing allocations for this Borough for the period 2001-2021 are

expected to finalised during 2007 in the East of England Plan. In response to the new regional plan, the Council has committed to undertake a review of urban and greenfield land and the timetable for this is set out in its Local Development Scheme.

- 3.5.2 This Plan includes a proposal at policy EMP11 for the replacement of the St Mary's school in Cheshunt with a new school at a site at Bury Green Farm The County Council and Diocese of St Albans have submitted strong representations to the Borough Council in support of a housing development on the curtilage of the existing school buildings in order to help fund the new school. The Council have agreed an outline planning consent for the site for housing taking into account the previously developed nature, its sustainable location and the need to find an early viable re-use for this site. While the site is not formally allocated in this plan it will be treated as a windfall development when the existing school site is vacated. This site is currently in the Green Belt. If housing development comes forward, the Council will consider revisions of the Green Belt boundary in this area as part of a comprehensive review within the Local Development Framework. A revised development brief has been prepared for this site (May 2004) which has been prepared to guide future detailed applications.

West Cheshunt Area

- 3.5.3 Many individual sites as well as wider tracts of land in this area have continued to be promoted to the Council for consideration for release from the green belt and allocation for housing development by landowners, those representing them and by development companies despite the strong opposing stance shown by the Council in First Deposit. The Borough Council sees this as a product of residential development brought forward during the latter 1990's in response to policy 54 of The Hertfordshire County Structure Plan Alterations 1991 and policy H1 of the Broxbourne Local Plan Review 1994.
- 3.5.4 The impact of the development which occurred in the 1990's as a consequence of the Structure Plan allocation upon the character of West Cheshunt is now evident. In the main the Borough Council is satisfied that the level of development accepted in the areas chosen, which contained the worst of the dereliction, has enabled the rural character to prevail. It was accepted at the last review that some areas of derelict glasshouses would not be redeveloped and it is interesting to note that in a number of instances natural regeneration has, in the main, obliterated the worst impact of dereliction. In some instances new woodland areas are appearing, containing the visual impact of both new and old development and enhancing the still predominant rural character. The three major areas developed through the last Local Plan period have retained, to a reasonable degree, visual and physical separation and most, although not all, of the dereliction has gone. Nevertheless the balance between the urbanised areas and the intervening rural swathes is delicate and in the light of advice in PPG3, the Council's own urban capacity study and compliance with adopted Structure Plan Review housing figures without the need for major green belt releases, the Council

has come to the conclusion that further development in the West Cheshunt area is not justified as part of this Local Plan Review.

3.5.5 Pending a comprehensive borough wide review of housing needs and the Green Belt, the Council will resist any further development in the West Cheshunt area which would conflict with the purposes of including land in the Green Belt as set out in PPG2. During this period the Council will also resist any such ad hoc development proposals based upon the following factors:

- damage to the dominant rural character of the Rags Brook Valley;
- the Inspector's comments following the last Local Plan Inquiry;
- the availability of local infrastructure;
- sustainable development principles;
- the threat of coalescence of communities;
- compatibility with existing residential development;
- location in relation to major leisure, retail and employment areas;
- public transport provision
- educational facilities

3.5.6 Whilst these comments are relevant in the context of this current review, the Council acknowledges that an early review after the East of England Plan has been finalised in 2007 will involve the Council in a comprehensive PPG3 search (see PPG3 paragraphs 30 and 31) and land west of Cheshunt will not be prejudiced as part of that search sequence. The Council will also consider additional policies or measures could assist in the restoration of derelict nursery sites. Accordingly, apart from two very small adjustments of the Green Belt boundary in St James Village, the Council proposes no alteration to the Green Belt boundaries in this area and no new development.

3.6 Affording protection to existing housing.

3.6.1 It is important that the Plan continues to afford protection to established residential areas. This will be achieved by ensuring that amenity areas provided within residential areas are retained as open spaces for the benefit of all residents; seeking to prevent the displacement of parked cars onto streets/grassed verges by exercising control over the conversion of garages; and by preventing over-development by careful control of extensions and alterations to existing dwellings, including the withdrawal of "permitted development rights" on higher density developments.

H6 PROTECTING THE AMENITY OF EXISTING RESIDENTIAL AREAS

(I) IN ORDER TO PROTECT THE AMENITY OF EXISTING RESIDENTIAL AREAS, PLANNING PERMISSION WILL BE GRANTED PROVIDED THAT:-

- (a) IN RESPECT OF THE CHANGE OF USE AND ENCLOSURE OF COMMUNAL AMENITY LAND WITHIN HOUSING DEVELOPMENTS WHETHER OR NOT ADOPTED BY THE BOROUGH COUNCIL UNLESS IT CAN BE DEMONSTRATED THAT ENCLOSURE WOULD NOT BE VISUALLY DETRIMENTAL TO THE AMENITY OF THE WIDER AREA; AND
- (II) WHEN CONSIDERING PROPOSALS FOR EXTENSIONS TO EXISTING DWELLINGS LOCATED WITHIN THE BUILT UP AREA, THE COUNCIL WILL SEEK COMPLIANCE WITH THE FOLLOWING:-
 - (a) THAT THE SCALE, DESIGN AND EXTERNAL APPEARANCE OF THE EXTENSION/ALTERATION IS COMPATIBLE WITH THE PARENT BUILDING AND ITS WIDER SETTING;
 - (b) THAT THE PROPOSED EXTENSION/ALTERATION WOULD NOT MATERIALLY HARM THE PRIVACY, AMENITY OR ENVIRONMENT OF NEARBY RESIDENTS;
 - (c) THAT PROVISION IS MADE FOR SAFE ACCESS AND ADEQUATE VEHICLE PARKING IN ACCORDANCE WITH STANDARDS CONTAINED WITHIN BOROUGH-WIDE SUPPLEMENTARY PLANNING GUIDANCE; AND
 - (d) THAT IMPORTANT LANDSCAPE FEATURES ARE RETAINED. IN THE EVENT THAT REMOVAL OF LANDSCAPE FEATURES IS THE ONLY PRACTICAL OPTION, AND IS DEEMED ACCEPTABLE IN THE PARTICULAR CIRCUMSTANCES OF THE CASE, THE COUNCIL WILL SEEK PROVISION OF SUITABLE REPLACEMENT PLANTING.

- 3.6.2 Retention of all of its existing residential stock is a primary aim of the Borough Council. In order to protect and retain the existing level of residential accommodation in the Borough, proposals which would result in the net loss of useable residential accommodation will be resisted. Redevelopment of existing housing will be considered favourably where there is no net loss of housing, and the replacement development offers an appropriate type and mix for the area concerned, at a density compatible with the sustainability objectives of the Borough Council. Exceptionally, circumstances may arise where there could be an overall advantage, whether in terms of the amenity of existing residents, for employment reasons or because of other benefits to the Borough's population as a whole, which warrant some limited loss of existing housing.
- 3.6.3 The Council will encourage the refurbishment of existing poor or substandard residential accommodation where this can be brought up to standard economically and at a reasonable density which contributes to the Borough's overall housing requirement. Whilst compliance with the Council's standards and criteria for residential development, as set out in Supplementary Planning Guidance, will be the expectation when proposals for the redevelopment or refurbishment of existing

residential property is under consideration, some relaxation of specific standards may be permitted when this would result in overall benefits to the locality.

H7 RETENTION OR REFURBISHMENT OF EXISTING HOUSING STOCK

PERMISSION WILL ONLY BE GRANTED FOR DEVELOPMENT WHICH WOULD RESULT IN A NET LOSS OF RESIDENTIAL ACCOMMODATION OR THE LOSS OF LAND CURRENTLY IN RESIDENTIAL USE WHERE:-

- (I) THE PROPOSAL WOULD RESULT IN THE CREATION OF PUBLIC OPEN SPACE AND/OR COMMUNITY FACILITIES FOR WHICH THERE IS AN IDENTIFIED LOCAL NEED AND WHICH CANNOT BE MET FROM ANY OTHER SOURCE; OR
- (II) THE PROPOSAL IS REQUIRED TO FACILITATE A DEVELOPMENT WHICH OTHERWISE ACCORDS IN ALL MATERIAL RESPECTS WITH OTHER POLICIES IN THIS PLAN; OR
- (III) THE PROPOSAL FORMS AN ESSENTIAL ELEMENT OF A COMPREHENSIVE URBAN REGENERATION SCHEME.

3.7 Residential development policies.

- 3.7.1 In order to achieve a high standard of design and a consistent approach to the provision of reasonable levels of privacy and amenity for individual occupiers, the Council will seek to ensure that all new build housing development and, as far as is practical, conversion of existing buildings from other uses, meet the minimum requirements set out in Supplementary Planning Guidance. There is also a need to ensure that adequate provision is made for access and parking. The advice in SPG will be applied flexibly in recognition that each property or site will display its own characteristics. However, the aim must always be to achieve a good standard of residential amenity for all new residential development without prejudicing the amenity enjoyed by occupiers of existing properties. There will therefore be a presumption against the grant of planning permission for proposals which fall significantly short of SPG standards.
- 3.7.2 Notwithstanding the above, there will be instances where certain types of specialist housing, by their very nature, may warrant a relaxation from some of the minimum requirements within SPG. Sheltered accommodation for the elderly is a case in point. Part II of policy H8 addresses such cases.

H8 DESIGN QUALITY OF DEVELOPMENT

- (I) IN ORDER TO ENSURE GOOD QUALITY OF RESIDENTIAL DEVELOPMENT, SUCH PROPOSALS WILL BE EXPECTED TO BE IN GENERAL CONFORMITY WITH THE DEVELOPMENT, AMENITY AND PARKING ADVICE CONTAINED WITHIN BOROUGH-WIDE SUPPLEMENTARY PLANNING GUIDANCE. CONSIDERATION MAY BE GIVEN TO RELAXATION OF SUPPLEMENTARY PLANNING GUIDANCE IN THE FOLLOWING CIRCUMSTANCES:-

- (a) DEVELOPMENT PROPOSED TO PROVIDE FOR SPECIAL NEEDS HOUSING
 - (b) DEVELOPMENT WITHIN THE DEFINED TOWN CENTRES OR ABOVE RETAIL PARADES
 - (c) CONVERSION FROM NON RESIDENTIAL USE WHERE FULL COMPLIANCE CANNOT BE ACHIEVED BUT A SATISFACTORY STANDARD OF ACCOMMODATION CAN NEVERTHELESS BE CREATED IN ALL INSTANCES, IT WILL BE NECESSARY TO DEMONSTRATE THAT THERE WOULD BE NO SIGNIFICANT DETRIMENT TO AMENITY FOR BOTH OCCUPIERS OF THE PROPOSED DEVELOPMENT AND EXISTING RESIDENTS OF THE LOCALITY FROM FLEXIBLE APPLICATION OF ALL DESIGN ADVICE
- (II) ASSESSMENT OF UNDER ACHIEVEMENT OF SPG REQUIREMENTS WILL BE MADE FLEXIBLY AND ON A CASE BY CASE BASIS. HOWEVER, THERE WILL BE A PRESUMPTION AGAINST THE GRANT OF PLANNING PERMISSION WHERE PROPOSALS FALL SIGNIFICANTLY SHORT OF SPG STANDARDS AND NO SATISFACTORY MITIGATING CIRCUMSTANCES HAVE BEEN DEMONSTRATED.
- 3.7.3 The conversion of existing larger residential properties into two or more dwellings can make a valuable contribution to increasing the Borough's housing stock. In principle, the Council will support the conversion of large dwellings into self contained flats where the development would be compatible with the character of the area concerned and the cumulative impact of conversions in a particular locality would not adversely affect its character. Extensions proposed in association with conversions will be assessed against policy H6 part (II) whilst the conversion itself will be assessed in accordance with H9. For the purpose of this policy, a large dwelling will be taken as meaning one having a net floor area in excess of 120 sq.m. "Net floor area" includes internal measurements of all rooms, corridors, hallways and landings but excludes external walls and internal partitions. Suitability of such premises for conversion will not depend upon the size alone but also upon the current layout and its adaptability to provide new homes generally to the standards set out in SPG.
- 3.7.4 In assessing floor space available for conversion, the Council would normally expect basement areas to be excluded as they rarely represent a good residential environment. In addition, where lofts already contain accommodation, this may be considered as part of the overall net floor area. However, conversion of both basements and lofts to provide fully independent new units will normally be resisted on the basis that such conversions are unlikely to achieve a reasonable standard of internal environment.

H9 CONVERSION OF EXISTING RESIDENTIAL PROPERTY TO SELF CONTAINED FLATS

- (I) WHEN CONSIDERING APPLICATIONS FOR RESIDENTIAL CONVERSIONS THE COUNCIL WILL HAVE REGARD TO THE CHARACTER OF THE AREA AND THE CUMULATIVE IMPACT OF CONVERSIONS ON A PARTICULAR ROAD OR NEIGHBOURHOOD, AND TO THE AVOIDANCE OF OVER-INTENSIVE DEVELOPMENT BOTH ON THE SITE AND IN THE CONTEXT OF THE WIDER AREA.
- (II) SUBJECT TO ACCEPTABILITY WITHIN PART (I) OF THIS POLICY, THE COUNCIL WILL PERMIT RESIDENTIAL CONVERSIONS PROVIDED THAT THE PROPOSAL ACCORDS WITH ALL OF THE FOLLOWING CRITERIA:-
 - (a) ADEQUATE PROVISION IS MADE FOR SAFE ACCESS, PARKING, AMENITY SPACE AND REFUSE STORAGE; AND
 - (b) THE SIZE AND LAYOUT OF THE PROPOSED UNIT IS SATISFACTORY WITH APPROPRIATE SOUND INSULATION MEASURES PROVIDED BETWEEN UNITS.
- (III) THE FORMATION OF ADDITIONAL LIVING ACCOMMODATION WITHIN BASEMENTS AND LOFTS FOR THE PURPOSE OF CREATING ADDITIONAL SEPARATE DWELLING UNITS WILL NOT BE PERMITTED.

3.7.5 In assessing the ability of the urban area to accommodate additional housing development, the Council has considered carefully commercial properties, in particular those which it is thought probable might become available during the plan period for other purposes. These are included in the list of allocated housing sites at policies H4 and H5. However, the Council is aware that from time to time other commercial premises, and premises in other non-residential uses, become redundant with little likelihood of re-use for their original purpose. In these circumstances the Council will consider favourably conversion, or redevelopment if conversion proves impractical, to residential use provided that it can be satisfactorily demonstrated that permanent loss of the previous use would have no material adverse impact on employment prospects and/or local community facilities. Schemes for conversion should accord with SPG as referred to in policy H10.

H10 RESIDENTIAL CONVERSION OF NON RESIDENTIAL PREMISES

- (I) THE CONVERSION OF PREMISES CURRENTLY OR LAST IN COMMERCIAL OR OTHER USE TO RESIDENTIAL USE WILL BE PERMITTED PROVIDED THAT:
 - (a) IF THE CURRENT OR LAST USE IS COMMERCIAL:
 - (i) THE PREMISES ARE NOT IN A DESIGNATED EMPLOYMENT AREA; AND
 - (ii) THERE WOULD BE NO MATERIAL LOSS TO OVERALL EMPLOYMENT OPPORTUNITIES IN THE IMMEDIATE AREA.
 - (b) IF IN OTHER NON-RESIDENTIAL USE:

- (i) THE PERMANENT LOSS OF THE PREVIOUS USE WOULD NOT HAVE A MATERIAL ADVERSE IMPACT UPON THE LOCAL COMMUNITY; AND
 - (ii) THE PREMISES ARE NOT SUITABLE FOR SOME ALTERNATIVE COMMUNITY FACILITY CURRENTLY LACKING IN THE LOCALITY.
- (II) PERMISSION FOR CONVERSION OF PREMISES TO RESIDENTIAL USE WILL ONLY BE GIVEN WHERE THE SCHEME ACCORDS WITH POLICY H10 .

Density of Residential Development

3.7.6 Land for new housing in the urban area is limited. To meet the sustainability aims of government, as expressed in PPG3 Housing published in March 2000, in the 1998 Adopted Structure Plan and in this Local Plan, it is important to maximise the potential for new housing from urban sites in order to minimise green field development throughout the period of this Plan and subsequently. One method for increasing the effective use of under-used urban land for housing is to increase densities. The practical effects of this will depend very much upon the location of the particular development, its relationship to adjoining areas, the general character of the area and the location of the site in relation to public transport, shopping, employment and leisure uses. High density by itself need not signify bad design but there is a need to recognise that such schemes require the application of good urban design principles if the amenity of all occupiers is to be protected whilst, at the same time, the needs of all types of households in the Borough are to be met.

3.7.7 It is not practical to impose set densities for areas of the Borough as flexibility often helps in achieving maximum potential. However, the Council recognises the assistance to potential developers and others of providing an indication of density expectations. The number of new dwellings anticipated as being achievable from the three lists of allocated housing sites are set out in policies H3, H4 and H5. For all other sites general density presumptions will be assessed against policy H11. The Council will apply the definition given in PPG3 Housing issued in March 2000 for calculating relevant densities. This definition is re-stated in SPG. Whilst the Council recognises that there can be benefits from building above the normal two storey height in residential developments, appropriate building heights will be determined on a site by site basis having regard to the characteristics of the surrounding area. The Council considers that it is unlikely to be appropriate within the Borough to provide residential development in buildings of greater than three and a half storeys in height.

H11 HOUSING DENSITIES IN NEW DEVELOPMENT ON UNALLOCATED HOUSING SITES

- (I) IN ASSESSING SCHEMES FOR RESIDENTIAL DEVELOPMENT OR REDEVELOPMENT WITHIN THE URBAN AREA, THE COUNCIL WILL SEEK TO ENSURE AS HIGH A DENSITY AS IS REASONABLE HAVING REGARD TO THE NEED TO ENSURE COMPATIBILITY WITH THE CHARACTER OF THE ESTABLISHED ENVIRONS. PARTICULAR REGARD WILL BE GIVEN TO THE SPECIFIC CHARACTERISTICS OF THE SITE AND ITS LOCALITY, AND TO ACCESSIBILITY TO PUBLIC TRANSPORT. THE FOLLOWING GENERAL DENSITY EXPECTATIONS WILL BE APPLIED:-
 - (a) SITES WITHIN THE BOUNDARIES OF THE TOWN CENTRES AS DEFINED ON THE PROPOSALS MAP – IN THE REGION OF 80 DPH (DWELLINGS PER HECTARE);
 - (b) SITES WITHIN THE ACCESSIBILITY CORRIDOR AS DEFINED IN SUPPLEMENTARY PLANNING GUIDANCE – IN THE REGION OF 60 DPH;
 - (c) ELSEWHERE WITHIN THE URBAN AREA – A DENSITY COMPATIBLE WITH THE GENERAL PREVAILING DENSITY OF EXISTING HOUSING IN THE VICINITY OF THE SITE PROVIDED THAT THIS IS NOT BELOW 30 DPH
- (II) NEW DEVELOPMENT AT HIGHER DENSITIES THAN THE GUIDELINES INCLUDED IN PART (I) MAY BE ACCEPTABLE PROVIDED THAT ENHANCEMENT TO PUBLIC TRANSPORT PROVISION IS INCLUDED AS AN INTEGRAL PART OF THE PROPOSAL AND THERE WOULD BE NO MATERIAL HARM TO THE ESTABLISHED CHARACTER OF THE AREA.

- 3.7.8 In addition to controls over density, the Council is also concerned to ensure that a range of houses sizes and types is provided to meet the needs of the Borough's existing population.

H12 HOUSING MIX

ALL HOUSING DEVELOPMENTS OF 15 DWELLINGS OR MORE OR 0.5 Ha or MORE IN THE URBAN AREA WILL BE PERMITTED ONLY WHERE:

- (a) THEY INCLUDE A MIX OF HOUSE TYPES AND SIZES INCLUDING SMALLER PROPERTIES; AND
- (b) THEY CONTRIBUTE TOWARDS A BALANCED COMMUNITY STRUCTURE, INCLUDING MEETING THE NEEDS OF SPECIFIC GROUPS SUCH AS THE ELDERLY, DISABLED AND YOUNG SINGLE PEOPLE

3.8 Affordable Housing.

- 3.8.1 Affordable Housing is defined as any housing for sale or rent or other form of tenure which is intended to be accessible to people whose incomes are insufficient to enable them to afford to obtain adequate housing locally on the open market.
- 3.8.2 The Borough of Broxbourne is an area of relatively high private sector house prices. The high cost of renting and home ownership create problems for local people wishing to remain in the Borough and for some employers wishing to attract key workers. Key workers including nurses, police officers, teachers and other public sector workers, are a specific group of housing need. The Council has recognised this need and has accepted a small percentage of housing will be for shared ownership to reflect that provision.
- 3.8.3 Planning Policy Guidance Note 3: 'Housing' and Circular 6/98: 'Planning and Affordable Housing' clearly state that a community's need for affordable housing is a material planning consideration in the formulation of development plan policies and in the determination of planning applications involving housing. The definition of affordable housing includes subsidised housing on private developments, and developments by Registered Social Landlords and local authorities. Broxbourne Council regularly undertakes housing needs surveys and produces a Statement of Need, to assist the preparation and justification of policies on affordable housing in the Local Plan, to underpin the Strategy Statement for the Housing Investment Programme and to form the basis for the Council's Affordable Housing Strategy. Statements of Need are produced on a regular basis by the Council, and together with the Affordable Housing Strategy, they should be referred to for up to date information, since they provided a comprehensive analysis of the need for affordable housing in the Borough.
- 3.8.4 The Council's surveys demonstrate a high level of need for affordable housing which is predicted to continue. It is therefore essential to provide housing at less than normal market prices, and which people can afford. All reasonable opportunities to provide affordable housing will be pursued by the Council. As highlighted in the Statement of Need, the Borough's identified housing needs can best be satisfied by provision of social rented accommodation. Therefore the Council expects affordable housing primarily to be that which is available for rent through an approved registered social landlord or the Council itself.
- 3.8.5 The Council's Housing Needs Survey (July 2002) revealed that there is a requirement for 1950 units of affordable accommodation to be provided over the next 10 years. The Second Deposit Plan has identified sites for a total of approximately 1476 dwellings over the Plan period to 2011. Therefore even if all new housing in the Borough, built during the Plan period were to be affordable, there would still be a shortage of approximately 474 units. This clearly demonstrates the acute shortage of affordable housing which exists within the Borough and the importance of this issue to the Local Plan.
- 3.8.6 The principle of residential development on allocated housing sites was established through an urban capacity study and guidance set out in PPG3. In particular, regard was paid to the proximity of each site to local services and

facilities and the accessibility of each site to public transport. These identified sites therefore comply with the criteria set out in Circular 6/98 as being suitable for an element of affordable housing. It is expected that affordable housing provision on these identified sites should be 40% of the dwellings provided, reflecting the mix set out in the Council's Affordable Housing Strategy and/or Statement of Need.

- 3.8.7 Since the identified need for affordable housing exceeds the total number of affordable homes likely to be achieved from public investment and the sites specified in this Plan, the Council considers that there are exceptional local conditions to justify adopting a lower size of site threshold for affordable housing provision. The Council will therefore seek provision of affordable housing from sites capable of accommodating fifteen dwellings or more or residential sites of 0.5 ha or more. On sites below the size threshold, the Council will encourage developers to consider affordable housing provision where it is feasible and appropriate. However a careful assessment will be made on proposals for housing development which fall just below the threshold (eg 12-14 dwellings) against the criteria in H13(III) and Policy H2.
- 3.8.8 Additionally, the Council will also seek the provision of affordable accommodation from unallocated sites (so called "windfalls") which come forward for housing after the Plan is adopted. Even though the supply of housing from windfall sites is expected to average around 40 dwellings per annum, and therefore its potential contribution to the overall supply is small, the acute level of housing need within the Borough justifies the consideration of windfall sites for affordable housing provision. Unidentified sites will be assessed in accordance with the criteria set out in Policy H16 for their suitability for affordable housing. Unidentified sites where the principle of residential development is acceptable, will by definition, comply with criteria (a) and (b) of part (II) of Policy H13. The Council will seek to ensure that provision of affordable housing on unidentified housing sites complying with the threshold and criteria set out in this policy is achieved at similar level of provision as for allocated sites, namely 40%. Provision of affordable housing on unidentified sites should reflect the mix set out in the Affordable Housing Strategy.
- 3.8.9 The supply of affordable housing through site assembly by the Council is increasingly constrained as the supply of Council owned land is reduced. Potential sites have been identified in a development programme with housing associations, but activity will be subject to the availability of sufficient resources being advanced to implement it.
- 3.8.10 PPG3 Housing encourages comprehensive redevelopment of land in order to secure the wider potential benefits of urban renaissance and avoid town cramming. With this in mind, the Council wishes to ensure that development proposals for residential development fully explore the potential to amalgamate sites to allow the most efficient use of land and facilitate the provision of affordable housing. In assessing the opportunities for amalgamation of sites which comply with the site criteria for affordable housing, the Council will also have regard to

policies HD15 Comprehensive Approach to Urban Regeneration proposals and H11 Housing Densities in New Development on Unallocated Housing Sites.

H13 AFFORDABLE HOUSING

- (I) ALL NEW HOUSING DEVELOPMENTS WILL BE ASSESSED WITH REGARD TO THE SUITABILITY OF THE SITE FOR AFFORDABLE HOUSING IN RELATION TO THE HOUSING NEEDS OF THE BOROUGH WHEREVER POSSIBLE THE BOROUGH COUNCIL WILL SEEK TO SECURE A PROPORTION OF UNITS FOR AFFORDABLE HOUSING AS AN INTEGRATED ELEMENT OF THE DEVELOPMENT.
- (II) ON SITES SUITABLE FOR HOUSING DEVELOPMENT, THE FOLLOWING CRITERIA WILL BE USED TO ASSESS SUITABILITY FOR AFFORDABLE HOUSING:
 - (a) THE PROXIMITY OF THE SITE TO LOCAL SERVICES AND FACILITIES;
 - (b) THE ACCESSIBILITY OF THE SITE FOR PUBLIC TRANSPORT SERVICES;
 - (c) WHETHER THERE WILL BE PARTICULAR COSTS ASSOCIATED WITH BRINGING THE SITE FORWARD FOR HOUSING; AND
 - (d) WHETHER THE PROVISION OF AFFORDABLE HOUSING ON THE SITE WOULD PREJUDICE THE REALISATION OF OTHER PLANNING OBJECTIVES FOR THE SITE.
- (III) THE COUNCIL WILL NEGOTIATE PROVISION OF AFFORDABLE HOUSING AT A RATE OF 40% OF ALL UNITS ON SITES CAPABLE OF ACCOMMODATING FIFTEEN OR MORE DWELLINGS OR WITH AN AREA OF 0.5ha OR MORE. ATTEMPTS TO CIRCUMVENT THIS THRESHOLD BY FRAGMENTATION OF A LARGE SITE OR BY IGNORING THE POTENTIAL FOR AN AMALGAMATION OF SMALL SITES WILL BE RESISTED.
- (IV) IN INSTANCES OF PHASING THE SITE WILL BE CONSIDERED AS A WHOLE FOR THE PURPOSES OF AFFORDABLE HOUSING. FOR THE AVOIDANCE OF DOUBT, THE AFFORDABLE HOUSING ELEMENT SHOULD BE BUILT FOR OCCUPATION IN LINE WITH AGREED PHASING FOR THE WHOLE SITE.
- (V) THE PROVISION OF AFFORDABLE HOUSING ON MIXED USE DEVELOPMENTS WILL BE EXPECTED IN LINE WITH THIS POLICY.

H14 SECURING PROVISION OF AFFORDABLE HOUSING

- (I) THE COUNCIL WILL SEEK TO SECURE AFFORDABLE HOUSING THROUGH A CONCURRENT LEGAL AGREEMENT ASSOCIATED WITH THE RELEVANT PLANNING APPLICATION INVOLVING:
 - (a) A RESTRICTION ON THE USE OR DEVELOPMENT OF LAND UNTIL LAND OR UNITS HAVE BEEN TRANSFERRED TO AN AFFORDABLE HOUSING PROVIDER OR
 - (b) OTHER MECHANISMS TO DELIVER HOUSING TO HOUSEHOLDS WHO CANNOT COMPETE IN THE HOUSING MARKET
- (II) THE TYPE AND MIX OF DWELLINGS AND THE MECHANISM TO DELIVER THEM SHOULD REFLECT THE LEVELS OF NEED AS OUTLINED IN THE COUNCILS CURRENT AFFORDABLE HOUSING STRATEGY

- 3.8.11 In accordance with the broad definition of affordable housing expressed in Circular 6/98, the Council may accept a proportion of shared ownership property and low cost market housing, taking into account the current Affordable Housing Strategy, as fulfilling the affordable housing requirement, subject to negotiation on a site by site basis. Developers should be mindful of the Affordable Housing Strategy in relation to the allocation of Social Housing Grant. However, affordable housing which is not available for rent will not be acceptable if it exceeds the maximum levels set out in the Statement of Need and/or Affordable Housing Strategy. Even discounted open market housing is expensive in comparative terms and thus likely to be beyond the reach of most people in housing need. Accordingly, the Council's Statement of Need Clearly states that shared ownership has only a minor role to play in the provision of affordable housing within Broxbourne.
- 3.8.12 The intention of Policy H15 is to ensure that, as far as possible, affordable housing remains affordable and is occupied by local people in need. The Council recognises that Right to Buy and Right to Acquire provisions may supersede this policy.
- 3.8.13 The type and mix of units which will be sought for affordable housing will be as outlined in the relevant Statement of Need and/or Affordable Housing Strategy, which will be updated on a regular basis. Within the 1999 Statement of Need, the greatest demand is for larger family sized dwellings due to the number of families in temporary accommodation.
- 3.8.14 Registered social landlords will provide and manage affordable housing, but other agencies will be involved too, particularly in construction. The Council expects these agencies to tackle priority needs, whether defined Borough-wide or locally, and meet price and design guidelines. The Council will not accept a lowering of standards of construction to achieve satisfactory rent levels.
- 3.8.15 Weekly rent levels should be set at the lowest practical level below the benchmarks set by the Housing Corporation, and in any event should not exceed

them. Annual rents for shared ownership properties should not exceed the benchmark set by the Housing Corporation.

3.8.16 The Council operates a cascade approach to occupancy of affordable housing units, whereby, housing is restricted to people currently living in the Borough who are in need and who immediately prior to an allocation were households:

- (I) lacking their own housing; or
- (II) living in housing which is inadequate or unsuitable; and who are unlikely to be able to meet their needs in the housing market without some assistance.

3.8.17 In order to assess the effectiveness of these policies in delivering affordable housing, the Council will undertake monitoring to measure the amount and type of affordable housing coming forward as part of residential developments on both allocated and windfall sites.

H15 AFFORDABLE HOUSING: ENSURING CONTINUING BENEFITS

IN ORDER TO ENSURE THAT THE BENEFITS OF AFFORDABILITY ARE PASSED TO SUCCESSIVE OCCUPIERS, DEVELOPERS (AND IF APPROPRIATE, REGISTERED SOCIAL LANDLORDS) WILL BE EXPECTED TO ENTER INTO PLANNING OBLIGATIONS TO ENSURE THAT:

- (I) RENTED ACCOMMODATION, SHARED OWNERSHIP PROVISION AND LOW COST MARKET HOUSING SHOULD BE IN LINE WITH THE CURRENT STATEMENT OF HOUSING NEED AND/OR AFFORDABLE HOUSING STRATEGY;
- (II) THE AFFORDABLE HOUSING IS TRANSFERRED TO A REGISTERED SOCIAL LANDLORD IF NOT FIRST TRANSFERRED TO THE COUNCIL;
- (III) THE HOUSING IS OCCUPIED BY PEOPLE IDENTIFIED BY THE BOROUGH COUNCIL AS BEING IN HOUSING NEED IN ACCORDANCE WITH COUNCIL CRITERIA.

3.9 Other Special Needs Groups

3.9.1 In addition to the need for affordable housing, other people may need to be able to live as part of a mutually supportive group, to be near help when needed or to be given constant care and attention. Many people with special needs can and do live without difficulty in the community. The Town and Country Planning (Use Classes) Order 1987 defines a dwelling within Class C3 as a property used "by not more than six residents living together as a single household including a household where care is provided for residents", thus including some opportunities for care in the community. However, the Council recognises that there is a need for premises catering for larger groups of persons which will require planning permission. Accordingly, proposals for such uses will generally be supported provided that the use is compatible with the local environment in terms of the general level of

activity at the premises, traffic generation and the need for extensions and/or additional buildings to enable the use to operate efficiently. In view of the probable increasing demand over the lifetime of this Plan for places in residential care homes due to the generally ageing population, it is equally important to afford protection to existing homes and to seek to prevent their change of use unless satisfactory alternative provision has been made for existing residents.

H16 RESIDENTIAL CARE HOMES

- (I) THE BOROUGH COUNCIL WILL CONSIDER PROPOSALS FOR RESIDENTIAL CARE HOMES FOR THE ELDERLY AGAINST THE FOLLOWING CRITERIA:-
- (a) WHETHER ADEQUATE PROVISION IS MADE FOR PARKING AND AMENITY SPACE IN ACCORDANCE WITH THE COUNCIL'S STANDARDS SET OUT IN BOROUGH-WIDE SUPPLEMENTARY PLANNING GUIDANCE;
 - (b) WHETHER SATISFACTORY PROVISION IS MADE FOR ACCESS ARRANGEMENTS WITHOUT UNDUE IMPACT ON THE HIGHWAY NETWORK; AND
 - (c) WHETHER THE PROPOSAL WOULD MATERIALLY HARM THE PRIVACY OR AMENITY OF EXISTING NEARBY RESIDENTS

H17 SHELTERED HOUSING

PROPOSALS FOR SHELTERED HOUSING WILL BE SUPPORTED WHERE CONSIDERATION HAS BEEN GIVEN TO ACCESS TO PASSENGER TRANSPORT, SHOPPING AND OTHER FACILITIES AND THE PROPOSAL IS IN GENERAL CONFORMITY WITH DEVELOPMENT, AMENITY AND PARKING ADVICE CONTAINED WITHIN THIS PLAN UNLESS A RELAXATION OF SUCH STANDARDS CAN BE JUSTIFIED HAVING REGARD TO POLICY H10 DESIGN QUALITY OF DEVELOPMENT.

3.10 Hostel Accommodation.

3.10.1 Hostels, whether for students, the homeless or other disadvantaged groups, often give rise to concerns on social issues and fears about the impact that such uses may have upon the amenity of their immediate environment. Nevertheless, there is a need for such provision and the Council will consider applications on the same basis as other special needs groups but with the additional expectation that all such applications will be accompanied by a full statement assessing the impact of the proposed use upon the area and measures to be taken to ensure that the amenity of existing residents is protected.

H18 HOSTEL ACCOMMODATION

PROPOSALS FOR HOSTEL ACCOMMODATION WILL BE CONSIDERED IN ACCORDANCE WITH THE DESIGN ADVICE SET OUT IN POLICY H8. ADDITIONALLY, WHERE THE PROPOSED HOSTEL IS NEAR TO, OR WITHIN, AN EXISTING RESIDENTIAL AREA, A DETAILED ASSESSMENT OF THE IMPACT OF THE PROPOSAL ON THE AMENITY OF EXISTING RESIDENTS WILL NEED TO BE PROVIDED TOGETHER WITH MEASURES TO ENSURE THAT NO ADVERSE IMPACT WILL FALL UPON ESTABLISHED RESIDENTIAL AMENITY.

H19 LOSS OF SPECIALIST RESIDENTIAL ACCOMMODATION

THE COUNCIL WILL OPPOSE THE LOSS OF ALL FORMS OF EXISTING SPECIALIST RESIDENTIAL ACCOMMODATION WITHIN THE BOROUGH WHERE A DEMONSTRABLE NEED EXISTS FOR ITS RETENTION UNLESS IT IS SATISFACTORILY DEMONSTRATED THAT ADEQUATE ALTERNATIVE PROVISION HAS BEEN, OR IS BEING MADE

CHAPTER 4 : EMPLOYMENT AND EDUCATION

4.1 Introduction

- 4.1.1 Broxbourne shares many of the characteristics of its neighbouring London Boroughs in the Lee Valley with a higher level of employment in the manufacturing and retailing/distribution sectors than other Hertfordshire Districts. Whilst the local economy has recovered from recession of the early 1990s, the local rate of business formation and economic growth lags behind other parts of the County. Surveys of the resident workforce also suggest that many are not as well equipped to meet the needs of tomorrow's employers in terms of education and skills as residents elsewhere in Hertfordshire. Land use policies to support job generation, education and training are therefore critical for the prospects of residents and the Borough's local economy.
- 4.1.2 Supporting and expanding the local economy is integral to the sustainable development of the Borough. Without local job opportunities or the right skills and education, many of the aims of this plan to improve the quality of life for residents and employees cannot be achieved. Pressures to develop local employment sites which would increase the dependency on commuting and the lack of public transport infrastructure must also be addressed. Improvements to leisure, tourist and shopping facilities will also support the local economy which are covered by specific policies in Chapter 5 and 7 of this Plan.

4.2 Economic Profile and Workforce

- 4.2.1 Broxbourne businesses and employees account for around 7% of the Hertfordshire total. There are over 400 firms occupying the main industrial estates in the Borough covering a diverse range of activities. Predominant amongst them are companies in wholesaling or the sale, maintenance and repair of motor vehicles.
- 4.2.2 There were estimated to be 30,000 employees working in the Borough in 2000. Broxbourne has an above average share of manufacturing jobs compared with the county average. However, it is under-represented in 'growth' sectors of the economy such as research and high technology industries and in terms of professional and clerical employees. Recent trends indicate that while the number of businesses and total employment has grown, Broxbourne's performance has lagged behind the County average. There are significantly less people employed in the Borough than the mid 1980s. As businesses have closed or relocated, employment sites have been redeveloped with the balance of the remaining stock shifting towards B1 office and industrial space.
- 4.2.3 A majority of the resident workforce travels to work outside the Borough. This has a significant impact on the nature and extent of traffic congestion and movement patterns. Similarly, there are also significant flows of workers into the Borough from the rest of Hertfordshire, Essex and Outer London Boroughs. By providing job opportunities within the Borough, employment allocations and policies in this Plan will help to contribute to the objective of reducing the need for travel and consequent congestion pressures.

- 4.2.4 The Borough's resident population of working age is estimated to be 51,500. The level of participation in the workforce has been increasing during the 1990s, particularly among women, who have benefited from the growth in service sector jobs and more part-time and flexible working. In 1991, nearly 60% of residents in employment were professional, managerial or skilled (non-manual) workers compared with the County figure of 65%. The proportion of manual, semi-skilled and unskilled residents (40%) is significantly higher than the County average of 33%.
- 4.2.5 The demand and opportunities for a more highly educated, better trained and flexible workforce is expected to increase. Recent surveys show that supporting local training initiatives, improving basic skills and investment in lifelong learning opportunities will be critical to economic success and the continuing employability of the local workforce. A Hertfordshire TEC household survey in 1998 highlighted that 13% of those it surveyed in the Broxbourne workforce had no qualifications and that the proportion of the workforce qualified to degree level or above was 20%, this being less than half the County average (44%). The survey also identified that relative to other Hertfordshire districts, those surveyed in Broxbourne lag behind in terms of the respondents ability and confidence in computer use.

4.3 Unemployment

- 4.3.1 While local levels of unemployment are well below the national average, the Borough area has consistently experienced among the third highest rates of unemployment in the County. The district currently has the highest unemployment rate in Hertfordshire of 1.8% (3/2005) compared with the County average of 1.6%. For many years, Broxbourne has also experienced the highest rates of long term unemployed (LTU) in the County and the proportion of LTU is still above the County average. The Borough unemployment rate masks one or two pockets of relatively high local unemployment. At a town level, Waltham Cross tops the unemployment league in Hertfordshire. The designation of the Park Plaza site will help to address this issue. (see policy EMP2)
- 4.3.2 Recent trends indicate that the fall in unemployment levels experienced between 1995-1999 has slowed. These suggest that the climate for local employment growth appears less certain than previous years. While the numbers of young long-term unemployed has fallen, the bulk of long-term unemployed now consist of older or unskilled workers.

4.4 Economic Development

- 4.4.1 Employment Policies in the Structure Plan are based on an industrial strategy which aims to develop the competitiveness of the County around a 'knowledge-based' economy and by balancing economic growth with sustainability. Policies 14 and 15 of the Structure Plan set out the appropriate locations and criteria to be considered in relation to employment development (categorised as B1,B2 and B8 uses). Policy 15 identifies both Park Plaza, Waltham Cross and Essex Road,

Hoddesdon as 'Key' employment sites which will play a major long-term role in the County's economy.

- 4.4.2 East London and Lee Valley are identified in RPG9 and the merging RPG14 as a Priority Area for Economic Regeneration (PAER) This includes an area up to North East Hoddesdon. The Council support the designation of PAER status as it should considerably enhance the prospect of external financial assistance for infrastructure and environmental improvements over the life of this plan.
- 4.4.3 Broxbourne's Economic Development Strategy acknowledges that while the health of the local economy and unemployment rates have improved over the last five years, the economy has under-performed when compared to other districts in Hertfordshire. A number of factors can be put forward to explain the Borough's under-performance in the 1990's. These include:
- (I) The lack of firms in the Borough in growth sectors (offices, high-technology, financial and business services) and higher proportion in manufacturing sectors which have been in decline.
 - (II) Economies of scale: larger commercial centres will generally outperform smaller ones
 - (III) Lower levels of local enterprise & business formation - this reflects both skill levels in the workforce, the lack of large firms which 'spin-off' local businesses and the size/prosperity of the local economy
 - (IV) The predominance of competing opportunities in London for the workforce
 - (V) Competition from neighbouring areas with grants and incentives
 - (VI) Deficiencies in infrastructure provision
 - (VII) Quality and availability of suitable employment premises

- 4.4.4 There also remain a number of serious constraints in achieving the Council's objectives, the need to broaden the local economic base, to improve employment opportunities for all residents and to support a prosperous and growing local economy. Issues of concern include:
- pockets of relatively high local unemployment (particularly in Waltham Cross);
 - the relative lack of the right skills and qualifications in the local workforce;
 - improving access to employment areas and commercial centres.

The Council's employment policies focus on facilitating development proposals to provide jobs of the right type, quality and in the right location. This will in turn assist the process of broadening the range of local firms (the economic base), address localised unemployment issues and the shortfall in skills.

Infrastructure

- 4.4.5 While policies in this chapter address the provision and retention of employment land, the Council will also seek to improve the accessibility of the Borough's employment areas. This will be important in encouraging new and continuing investment and supporting the competitiveness of businesses located in the Borough. Many of the Borough's industrial estates would benefit from practical measures to improve access to the A10 and M25. This is reflected in policies to improve Essex Road and accessibility around the Greater Brookfield area (covered in the Transport chapter).
- 4.4.6 Public Transport access to the employment areas is a key area of concern. There are no bus services which currently serve the main employment areas. These locations are also isolated from the bus priority route (Green Route) between Hoddesdon and Waltham Cross. There is also the need to improve linkages between rail stations at Rye Park, Cheshunt, Waltham Cross and adjacent industrial estates. Development proposals for significant employment-generating uses will be required to consider measures to reduce the dependency on the private car for employees and visitors. These are considered in greater detail in the Transport chapter.

Employment Policy Objectives

- 4.4.7 The objectives of the policies in this chapter in respect of the provision and retention of employment land are:
- (I) To bring forward development of the Borough's 'Key' sites and ensure the maximum benefits accrue to the local economy and workforce.
 - (II) To ensure provision of a range of sites, in location, size and quality to meet the boroughs employment needs over the plan period.
 - (III) To have regard to the need to encourage established employers to remain in the Borough and be sympathetic to their development needs.
 - (IV) To ensure that any loss of employment sites does not prejudice local employment needs.
 - (V) To actively promote improvements to the environment and infrastructure of the Borough's employment areas
 - (VI) To support and promote provision of facilities to improve the educational and practical skills of the local workforce

4.5 Supply of Employment Land

- 4.5.1 The majority of the Borough's employment areas are comprised of older established industrial estates. In recent years, a number of speculative and owner-occupied redevelopment schemes have taken place increasing the range and quality of units available including those developed by the Council.
- 4.5.2 The Council's most recent estimates of the stock of employment floorspace in the Borough (excluding retail, leisure and town centre premises) is 590,000 m² (April

1998). Over 500,000 m² is located in the industrial estates of which a significant proportion is warehousing space (27%). Since 1991, the stock of employment floorspace in the Borough has fallen as a result of the redevelopment of industrial sites and office premises for housing. In the previous Plan Review, existing and allocated industrial sites in the Borough totalled 243ha - excluding the town centre and commercial premises. Approximately 15ha (6%) has been lost through redevelopment between 1991 and 2000.

- 4.5.3 The County Structure Plan contains no specific land and floorspace allocations, but emphasises the importance of monitoring levels of stock, vacancy, derelict land and permissions in order to ensure an adequate and balanced supply of employment floorspace. Development approvals will also need to reflect local business needs, the state of the local labour market and the objectives of local, county-wide and regional economic development strategies.
- 4.5.4 Changing business needs and practices have made it increasingly difficult to predict exactly how much land will be required to support a prosperous local economy over the plan period. The Council will therefore continue to monitor the stock and quality of industrial, commercial and office accommodation to ensure that the economic base of the area is not eroded to any significant extent.

4.6 Employment Area Policies

- 4.6.1 It is proposed that the supply of employment land in the Borough over the plan period will be provided by:
- (I) the key sites at Park Plaza and North East Hoddesdon;
 - (II) existing industrial estates; and
 - (III) local employment sites.

The Council is also promoting a 2.5ha southward extension of the North East Hoddesdon Key Site.

- 4.6.2 The retention of employment land is particularly important given the pressures for redevelopment to other uses. Proposals for non-employment uses will be resisted in the areas allocated for employment use.

Borough of Broxbourne : Employment Areas

- 4.6.3 A number of older industrial estates are enclosed by residential areas. These can provide valuable local employment opportunities and need to be supported. However, the Council will take into account the impact of noise and traffic on the surrounding neighbourhood in assessing changes to working hours, extensions or new developments. Office and research and development uses ancillary to existing industrial and warehousing uses will be permitted, subject to their impact on adjoining uses, traffic generation and conformity with Supplementary Planning Guidance. The Council has also retained policies to assist the relocation of 'bad neighbour' uses and will impose appropriate conditions to minimise noise and disturbance from industrial premises adjacent to residential areas.

- 4.6.4 Warehouse and distribution uses (Class B8) give rise to substantial heavy goods vehicle movements. They need to be well located in relation to the primary road network or have potential rail links. The most suitable locations for these uses are in North East Hoddesdon
- 4.6.5 Proposals affecting units in New River Trading Estate in Turnford are covered in the Greater Brookfield Chapter. The Council will consider a more flexible approach to employment uses in this estate given its proximity to the Brookfield retail centre
- 4.6.6 Whilst the Council seeks to retain employment areas for uses within Class B, it is recognised that there is a need for flexibility for sui generis and recycling facilities. In considering proposals for non Class B uses in Employment Areas the Council will pay attention to the resultant employment density of the proposed development, the impact on the vitality and viability of the district's town centres and the impact on local transport infrastructure and environment.

EMP1 EMPLOYMENT AREAS

- (I) WITHIN THE EMPLOYMENT AREAS IDENTIFIED ON THE PROPOSALS MAP, THE COUNCIL WILL PERMIT DEVELOPMENT OR CHANGE OF USE WITHIN CLASS B (USE CLASSES B1A, B1B, B1C, B2 & B8) SUBJECT TO THE FOLLOWING CRITERIA:
- (a) PROVISION OF ADEQUATE LAYOUT, ACCESS, AND PARKING, IN CONFORMITY WITH THE COUNCIL'S STANDARDS
 - (b) THAT THE PROPOSAL WOULD NOT SIGNIFICANTLY AFFECT THE AMENITIES ENJOYED BY OCCUPIERS OF PROPERTIES ADJOINING THE EMPLOYMENT AREA;
 - (c) THE PROPOSAL WOULD NOT CREATE AN UNACCEPTABLE IMPACT ON THE LOCAL AND/OR STRATEGIC TRANSPORT NETWORK
- (II) DEVELOPMENT FOR NON CLASS B USES IN EMPLOYMENT AREAS WILL ONLY BE PERMITTED WHERE THE FOLLOWING CRITERIA ARE MET:-
- (a) THE PROPOSED USE PROVIDES A COMPLEMENTARY BENEFIT TO THE EMPLOYMENT AREA;
 - (b) THE PROPOSAL WOULD NOT HAVE AN ADVERSE EFFECT ON THE PROVISION OF EMPLOYMENT LAND;
 - (c) ANY RETAIL ELEMENT MUST BE ANCILLARY TO THE MAIN BUSINESS USE;

- (d) THAT THE PROPOSAL WOULD NOT SIGNIFICANTLY AFFECT THE AMENITIES ENJOYED BY OCCUPIERS OF PROPERTIES ADJOINING THE EMPLOYMENT AREA;
- (e) THE PROPOSAL WOULD NOT CREATE AN UNACCEPTABLE IMPACT ON THE LOCAL AND/OR STRATEGIC TRANSPORT NETWORK
OR
- (f) THE SITE OR USE FORMS PART OF A WIDER REGENERATION PROPOSAL PROVIDING A MIXED USE SCHEME
OR
- (g) PROPOSALS FOR WASTE MANAGEMENT AND RECYCLING DETERMINED AGAINST THE ADOPTED HERTFORDSHIRE WASTE LOCAL PLAN.

Park Plaza Site

- 4.6.7 Park Plaza comprises 25 ha of largely open land north of M25 Junction 25 and adjacent to the A10. It is identified as one of two Key Sites in the County where priority should be given to meeting the needs of firms concerned with specialised technological activities or activities in the regional or national interest. Development of the site fulfils an Guidelines for development of the site are contained in the Council's planning brief which seeks a high quality business development and complementary uses. This could include a hotel, training facilities and ancillary uses for on-site employees.
- 4.6.8 During 2002, the Council have agreed two outline planning permissions covering the north and south parts of the site to enable development to come forward in a comprehensive manner and which sets out the necessary improvements to infrastructure. Detailed proposals will be assessed against policy EMP2.

EMP2 - PARK PLAZA EMPLOYMENT SITE

- (I) THE PARK PLAZA EMPLOYMENT SITE IS ALLOCATED FOR A COMPREHENSIVE HIGH QUALITY BUSINESS DEVELOPMENT (B1A AND B1B) TO ACCOMMODATE:
- (a) COMPANIES IN THE HIGH TECHNOLOGY SECTOR AND/OR
 - (b) COMPANIES OR ACTIVITIES IN THE REGIONAL OR NATIONAL INTEREST

ANCILLARY USES TO BENEFIT ON-SITE EMPLOYEES OR COMPLIMENTARY DEVELOPMENT INCLUDING HOTEL AND TRAINING FACILITIES WILL ALSO BE PERMITTED.

- (II) MAJOR PROPOSALS FOR THE SITE WILL BE REQUIRED TO
- (a) PROVIDE A TRANSPORTATION ASSESSMENT WITH DETIALS OF RELATED INFRASTRUCTURE IMPROVEMENTS INCLUDING PEDESTRIAN AND PUBLIC TRANSPORT ACCESS

- (b) INCORPORATE A HIGH STANDARD OF DESIGN AND APPEARANCE
- (c) DEMONSTRATE THAT THE DEVELOPMENT WILL MAKE A SIGNIFICANT CONTRIBUTION TO THE BOROUGH'S LOCAL ECONOMY AND BENEFIT THE LOCAL WORKFORCE.
- (d) BE COMPATIBLE WITH THE COMPREHENSIVE DEVELOPMENT OF THE SITE
- (e) BE IN CONFORMITY WITH COUNCIL'S DEVELOPMENT STANDARDS

North East Hoddesdon Industrial Area

- 4.6.9 The North East Hoddesdon area is defined at Policy 15 of the Adopted Hertfordshire Structure Plan Review 1991-2011 as one of the six key employment sites in the county. This designation reflects its potential as an employment generating area of more than Borough wide significance.
- 4.6.10 The area is particularly suitable for general industry (B2) and warehousing (B8), being adjacent to rail and waterways links. Continuing higher levels of total and long-term unemployment compared with the rest of Hertfordshire indicate that bringing forward development on this Key Site is important for the future of the Borough's economy and work opportunities for its residents.
- 4.6.11 The land available for general employment purposes will need to have regard to the requirements of the energy utilities in the area and to safeguarding local nature conservation interests. The Key Site can also provide for the long-term relocation of inappropriately-sited businesses and industrial uses elsewhere in the Borough outside the allocated employment areas.
- 4.6.12 A significant constraint to delivering the potential of the North East Hoddesdon Key Site is the capacity of Essex Road which links the area to the A10 (see inset maps 28). Movement is restricted along Essex Road by a surface level crossing at the eastern end of Essex Road which is frequently closed during the day. Proposals to increase the level of services on this line to Stansted Airport will make this position worse. Policy EMP3 recognises that the capacity constraints on Essex Road means that development should be restricted until local road improvements are implemented.
- 4.6.13 The District and County Council are supporting a two stage scheme as the most viable means of improving the capacity constraints of Essex Road. The first stage involves a bridge over the railway to the north of the existing level crossing with stage 2 comprising the realignment of Essex Road between Pindar Road (West) and Dinant Road roundabout. The intention of the scheme would be to improve access from the Key Site to the A10 via the Dinant Link Road in Hoddesdon and reduce the threat of HGV traffic using Dobbs Weir Road into Essex. Significant progress has been made in bringing forward a bridging scheme, supported by the major landowners, subject to adequate development land being available to make the total project financially viable. Network Rail (formerly Railtrack) and the

Strategic Rail Authority have also recognised that a bridging scheme will be in the best interest of both the existing and future operational railway and the economic development of this important key employment site.

- 4.6.14 The Council is committed to supporting the Essex Road scheme but given that the possibility that public funding contribution is very limited, funding will have to be found from developer contributions. The landowners of the key site have agreed to support the cost of phase 1 of the scheme providing the bridge. However the Council will continue to seek contributions to deliver phase 2 of the project. Policy EMP4 therefore addresses the issue of securing financial contributions from development in the area.
- 4.6.15 In view of the current infrastructure constraints, it is essential that the developable area of the key site be maximised to improve the viability of the Essex Road Improvement Scheme. It is therefore proposed to extend the area of the key site south of Essex Road southwards to the River Lynch. A 2.5ha extension to the key site could provide an opportunity to create a further 350 new jobs. A development brief for this key site will be prepared by the Council and subject to public consultation.

EMP3 NORTH EAST HODDESDON KEY SITE

- (I) THE COUNCIL WILL PERMIT EMPLOYMENT FOR CLASS B USES ON THE N E HODDESDON KEY SITE AND THE PROPOSED EXTENSION AS INDICATED ON THE PROPOSALS MAP SUBJECT TO THE FOLLOWING CRITERIA.
- (a) COMPATIBILITY WITH THE COUNCIL'S DEVELOPMENT BRIEF
 - (b) CONFORMITY WITH THE COUNCIL'S LAYOUT, ACCESS AND PARKING STANDARDS
 - (c) THE INCLUSION OF MEASURES TO REDUCE THE IMPACT ON THE ENVIRONMENT OF THE ADJOINING LEA VALLEY PARK
- (II) THE COUNCIL WILL LIMIT DEVELOPMENT ON UNDEVELOPED AREAS OF THE KEY SITE TO THE EAST OF THE RAILWAY LINE UNTIL COMPLETION OF THE FIRST STAGE OF THE ESSEX ROAD IMPROVEMENT SCHEME IS IMPLEMENTED

EMP4 ESSEX ROAD IMPROVEMENT SCHEME

FINANCIAL CONTRIBUTIONS WILL BE SOUGHT TOWARDS THE IMPLEMENTATION OF THE ESSEX ROAD IMPROVEMENT SCHEME SERVING THE N E HODDESDON INDUSTRIAL AREA. CONTRIBUTIONS WILL BE SOUGHT FROM ALL DEVELOPMENT PROPOSALS COMING FORWARD WHICH WILL BENEFIT DIRECTLY FROM AN IMPROVED HIGHWAY SERVING THE AREA.

Employment Uses in the Town Centres

4.6.16 The Council is keen to support the vitality and viability of its town centres and to support and encourage employment uses within them. Proposals to create mixed use developments will be supported in the Borough's town centres provided this is not at the expense of residential accommodation.

EMP5 EMPLOYMENT USES IN TOWN CENTRES

- (I) WITHIN THE TOWN CENTRES DEFINED ON THE PROPOSALS MAP, THE COUNCIL WILL PERMIT USES WITHIN CLASS B1a AND B1b SUBJECT TO:
 - (a) COMPATIBILITY WITH RETAIL AND RESIDENTIAL POLICIES;
 - (b) COMPATIBILITY WITH A TOWN CENTRE FRAMEWORK WHERE RELEVANT.
 - (c) ASSESSMENT AGAINST THE COUNCIL'S DEVELOPMENT STANDARDS
- (II) A CHANGE OF USE OF ACCOMMODATION ABOVE SHOPS TO B1 OFFICE AND RESEARCH AND DEVELOPMENT USES WILL BE PERMITTED PROVIDED THAT THE USE WOULD NOT IMPACT ON THE AMENITY OF NEIGHBOURING PROPERTIES OR RESULT IN THE LOSS OF EXISTING RESIDENTIAL ACCOMMODATION.

4.7 Borough-wide Employment Policies

Local Employment Sites

- 4.7.1 Outside the Boroughs defined Employment Areas, there are a number of other sites which provide, or are capable of providing local employment opportunities. These are generally Class B or Sui Generis uses. In recent years a number of these sites have been redeveloped for housing. In some cases, proposals for alternative uses have been advanced while employment uses remain in occupation, causing uncertainty to employers and the local workforce.
- 4.7.2 In order to maintain local job opportunities throughout the Borough, which can mean less travel to workplaces, it is considered necessary to control the redevelopment of local employment sites for alternative uses. Given the Council's economic development objectives and that the number of former employment sites are already allocated for housing use in this Plan, the Council will seek to retain local employment sites where demand exists and they are not adversely affecting residential amenity. This means ensuring that proposals for alternative development do not directly lead to the dislocation of existing industrial and business activities unless they can be adequately relocated locally.
- 4.7.3 Some older local employment sites may be unsuitable for continuing employment purposes because of their location, size or poor access. Where this is the case, alternative uses will be permitted if it can be shown there is no effective demand for the existing premises for industry, business or warehousing use. Lack of effective demand will normally be demonstrated by, for example, the vacancy of

comparable land and premises in the vicinity or by the lack of success in finding an occupier after extensive marketing.

EMP6 LOCAL EMPLOYMENT SITES

DEVELOPMENT OF LOCAL EMPLOYMENT SITES FOR ALTERNATIVE USES WILL ONLY BE PERMITTED WHERE:-

- (I) CONTINUED EMPLOYMENT USE WOULD CAUSE UNACCEPTABLE ENVIRONMENTAL PROBLEMS;
- (II) THE APPLICANT CAN DEMONSTRATE THAT
 - (a) THERE IS NO EFFECTIVE DEMAND FOR THE PREMISES, AND
 - (b) THERE IS NO REASONABLE PROSPECT IN THE MEDIUM TERM OF RE-USE OR REDEVELOPMENT TO MODERN STANDARDS OR
 - (c) THE CURRENT OCCUPIER CAN BE SATISFACTORILY ACCOMMODATED ON AN ALTERNATIVE EMPLOYMENT SITE WITHIN THE BOROUGH.
- (III) REDEVELOPMENT PROVIDES ESSENTIAL COMMUNITY BENEFITS.

Incompatible Employment Uses ('Bad Neighbour Uses')

- 4.7.4 Incompatible employment uses or 'bad neighbour firms' are those that have a particularly adverse effect on their environment. There are a number of such employment uses located outside the defined employment areas and while these firms have an important function in the local economy the Council does not wish to see the further development of such uses. Where activities cause severe disturbance, the council will where relevant seek to alleviate the situation through its planning enforcement and environmental health powers. In the case of a continued problem the Council will endeavour to secure the redevelopment of the site for a more environmentally acceptable use. The Council will therefore resist proposals for redevelopment or intensification of these uses.

EMP7 INCOMPATIBLE EMPLOYMENT USES

THE COUNCIL WILL ENCOURAGE PROPOSALS WHICH MITIGATE THE ADVERSE IMPACT OF AN INCOMPATIBLE EMPLOYMENT USE. DEVELOPMENT PROPOSALS WHICH INTENSIFY AN EXISTING INCOMPATIBLE EMPLOYMENT USE WILL BE RESISTED EXCEPT WHERE WOULD BE A NET IMPROVEMENT TO THE LOCAL ENVIRONMENT.

- 4.7.5 An increasing number of residents will choose or have the opportunity to work from home. Many small businesses and other non-residential uses are also started by people working in their own homes. The Council is keen to support home-working given its wish to help reduce the levels of out-commuting and encourage local enterprise. Home-working does not necessarily need planning permission depending on the nature and scale of the operation. However such uses can

expand to the point where they cause a nuisance to neighbours. Proposals will be assessed in accordance with the following policy where permission is required.

EMP8 HOME WORKING

- (I) IN ASSESSING PROPOSALS WHICH REQUIRE PLANNING PERMISSION FOR THE PART-USE OF RESIDENTIAL PROPERTIES FOR COMMERCIAL PURPOSES, THE COUNCIL WILL HAVE PARTICULAR REGARD TO THE FOLLOWING CONSIDERATIONS:
 - (a) THE IMPACT OF THE PROPOSAL IN TERMS OF NOISE, SMELL AND GENERAL ACTIVITY;
 - (b) THE NUMBER, TYPE AND TIMING OF VEHICLE MOVEMENTS TO AND FROM THE PROPERTY AND ON SITE PARKING FACILITIES
 - (c) THE LEVEL OF EMPLOYMENT IN THE HOME RELATIVE TO THE SIZE OF PROPERTY
- (II) PROPOSALS WHICH RESULT IN THE LOSS OF A RESIDENTIAL UNIT, REDUCE ITS EFFECTIVENESS OR LEAD TO THE ESTABLISHMENT OF A COMMERCIAL ACTIVITY INDEPENDENT OF THE RESIDENTIAL UNIT WILL BE RESISTED.

Small Firms

- 4.7.6 Small businesses make up a significant proportion of the total firms in the Borough. There remains strong demand for small units often to accommodate new businesses. The Council is keen to encourage such provision as this helps to broaden the employment base, encourage entrepreneurship and provide a more balanced and stable local economy. The Council will permit in principle the development of small business/industrial unit accommodation within any of the employment areas and town centres.

EMP9 SMALL BUSINESS UNITS

WITHIN THE TOWN CENTRES AND EMPLOYMENT AREAS DEVELOPMENT OF SMALL EMPLOYMENT UNITS (B1a, B1b AND B1c) OF UNDER 235 SQ.M GROSS FLOORSPACE WILL BE PERMITTED.

THE CONVERSION OR SUB-DIVISION OF LARGER BUILDINGS TO FORM SMALL UNITS WILL BE SUPPORTED PROVIDED THAT APPROPRIATE ACCESS AND SERVICING ARRANGEMENTS ARE PROVIDED.

4.8 Training and Education

- 4.8.1 The support of facilities which provide life-long learning will be critical to improve the prosperity of the community and maximise employment opportunities enjoyed by local people. Structure Plan Policy 13 supports the inclusion of policies to support the land-use requirements of training and education facilities. This covers not only schools but the whole range of local and regional facilities which support

life-long learning such as training and business centres for adult and business education, private nurseries and Colleges of Further Education. There are also many community, leisure and institutional premises used for multiple purposes which regularly include education and training activities.

- 4.8.2 Analysis of the levels of qualifications and workforce skills indicates that these are lower than other districts in Hertfordshire. The shortfall in local skills, particularly in business and information technology must be considered as a contributory factor in the recent under-performance of the local economy since the recession. Expanding the Borough's training capacity is a key objective for this Plan. It links directly with maximising the benefits for the local workforce from opportunities created by the major employment land allocations in this plan at Park Plaza and N E Hoddesdon. Raising workforce skills will also help retain and attract opportunities to address the extent of out-commuting to London and neighbouring districts.

Hertford Regional College

- 4.8.3 Hertford Regional College is based at two main centres, Ware and Turnford and has in excess of 200 permanent academic staff, 500 part-time tutors and 200 permanent business support staff. During 2002, the college will cater for over 30,000 full and part time students. Four main teaching faculties cover courses in Computing, Technology and Business, Community and General Education, Service Industries and Art, Design and Media.
- 4.8.4 The larger of the campuses is located at Turnford. It plays an important role in the provision of further education and training in the area and is the only major facility of this kind in the Borough. The College here is centrally located in the urban area, close to public transport links and the housing allocation at Canada Fields. This site presents a unique opportunity to provide local training and community facilities in the future.
- 4.8.5 The College has recently enhanced its facilities to provide a IT centre and student centre but have indicated that significant investment is required over the period of this plan to ensure it remains a competitive and a quality provider of training. The condition and suitability of the present campus buildings is a matter of concern and a long-term programme of redevelopment is under consideration. This could include a comprehensive assessment of the facilities and accommodation provided at both its campus locations.
- 4.8.6 It is an explicit aim of the Council's Community Plan and Economic Development Strategy to support lifelong learning and improving qualifications and skills. The Council therefore intends to bring forward a planning brief which will specify the form, mix of uses and need for enabling development which could include housing to ensure that any development will be compatible with the needs of the College. Development would need to be of a form and layout so an open character of the site is retained as far as possible.
- 4.8.7 The Council have taken into account whether the needs of the college could be satisfactorily accommodated within the guidance in PPG2 'Green Belts' regarding

Major Developed Sites. The Council wish to support the long-term future of the college and in its view, the development potential of the college will remain constrained if development is restricted to the limited infill likely to be allowable under this guidance.

4.8.8 The Council have considered whether the finger of Green Belt in which the College is located therefore fulfils its objectives as set out in PPG2. Applying these tests, the Council consider it is no longer appropriate to retain this area in the Green Belt when development is continuous from north to south. In particular:

- Continuous urbanisation has already occurred along the A1170 corridor
- There are no settlements with separate identities which need to be prevented from merging with one another
- The site is already substantially developed and its release from the Green Belt will not represent encroachment into countryside
- Release of the site would not adversely affect the setting and historic character of settlements.

4.8.9 In the interest of encouraging access to the College and adjacent primary school on foot, the Council will seek to secure an improved footpath link between the College and the proposed residential area at Canada Fields.

EMP10 HERTFORD REGIONAL COLLEGE

(I) THE COUNCIL WILL PERMIT FURTHER DEVELOPMENT ON THE TURNFORD CAMPUS OF HERTFORD REGIONAL COLLEGE TO SUPPORT THE PROVISION OF IMPROVED AND ADDITIONAL FACILITIES FOR TRAINING, EDUCATION AND COMMUNITY USES.

DEVELOPMENT PROPOSALS WILL BE GUIDED BY:

- (a) A PLANNING BRIEF SPECIFYING:
 - (i) THE EXTENT, DENSITY AND MIX OF USES,
 - (ii) AREAS TO BE RESERVED AS OPEN SPACE,
 - (iii) IMPROVEMENT OF PEDESTRIAN LINKS TO EXISTING AND PROPOSED RESIDENTIAL AREAS
 - (iv) PROVISION OF A GREEN TRAVEL PLAN INDICATING THE MEANS BY WHICH TRIPS BY MEANS OTHER THAN THE PRIVATE CAR WILL BE MAXIMISED
 - (v) THE NEED FOR THE SITE TO BE DEALT WITH ON A COMPREHENSIVE BASIS,

- (vi) THE MEANS OF ADDRESSING POTENTIAL ENVIRONMENTAL ISSUES
- (b) COMPATIBILITY WITH THE LONG-TERM NEEDS AND OBJECTIVES OF THE COLLEGE.

4.9 Schools and Education Provision

- 4.9.1 Overall responsibility for education provision rests with the County Council as Education Authority. Similarly it has the option to deal with planning matters concerning schools under its control. However, it is essential for this Plan Review to support the enhancement of local education in terms of local quality and capacity of school provision. The Borough Council have sought early and continuing dialogue with the Local Education Authority (LEA) in the preparation of this Plan. This includes an assessment of current and future demand for school places taking into account proposed housing allocations and opportunities for the Local Plan to support the needs of individual schools within the County Council's long-term strategy. Where appropriate, contributions will be required from developers to enhance education and training facilities. In considering this provision which is the primary responsibility of the LEA, The Council will seek to ensure it does not prejudice the ability of the developer to provide for local community needs such as affordable housing.
- 4.9.2 Education and Training facilities are very significant generators of traffic and there has been a considerable increase in car usage between journeys from home and school or College. Congestion in peak hours is an important issue for parents and local residents and impacts on efficient movement through the Borough as a whole. Accessibility and movement issues will therefore be given particular consideration in the extension, location and operation of existing and new educational facilities.

Review of Secondary Education in Cheshunt

- 4.9.3 Since early 2000, formal consultations have been undertaken by the County Council on proposals to re-organise and develop additional secondary school provision in the Cheshunt area. The need for a review has arisen from regular admissions difficulties, increasing pupil numbers and overcrowding, particularly at St Mary's High School. Proposals have been submitted to the Council involving:
- (I) an expanded St Mary's School
 - (II) expansion at Goffs and Turnford Schools.
 - (III) improvements to facilities at Cheshunt School
- 4.9.4 The Borough Council is determined to co-operate fully with the Local Education Authority in providing the urgently needed enhancement of secondary schooling in the Cheshunt area. It is anticipated that this will progress in parallel with the continuing Local Plan Review process

St Mary's School

- 4.9.5 The primary element of the LEA's package of education improvements in the Cheshunt area is the provision of a larger replacement for St Mary's School. At the First Deposit Stage of the Review Plan, the County Council was proposing the use of land at Park Lane, held for some years as a "reserve school site". However, this option has since been found not to be sustainable. Therefore, the Borough Council and the County Council have conducted a joint search for an alternative site. This search took the form of a sequential approach. First, it was assessed whether the needs of the area could be catered for exclusively by the expansion of existing schools, where this is physically possible. Such plans would leave St Mary's as a 4-form entry school against 8-form entry at Cheshunt School. It is considered by the LEA that the school would thus struggle to compete and would ultimately become a weaker establishment. Hence, this option has been rejected by the LEA on the basis that it is considered desirable in educational terms to maintain all local schools at approximately the same size. The search was then extended to new sites. The built up nature of much of the Borough contained by the Green Belt means that open or even suitable previously-developed sites are unavailable. The only alternative, therefore, has to be land within the Green Belt
- 4.9.6 The tests applied to an assessment of Green Belt sites related, first, to impact upon the openness and character of the Green Belt through application of the five purposes of the Green Belt set out in paragraph 1.5 of PPG2 and, second, to sustainability criteria, with each site being tested against the other and the existing St Mary's School site.
- 4.9.7 The Borough Council is satisfied that the favoured site of the County Council, land at Bury Green Farm, represents in principle the most suitable option for school provision in the area and the least inappropriate location in terms of the Green Belt. In comparison with the existing school, this site has the potential to become a sustainable location if additional infrastructure is provided to ensure safe means of access. In assessing any proposals, the Council will place particular consideration on pupil and public safety and the impacts on local residents.

EMP11 REPLACEMENT OF ST MARYS HIGH SCHOOL

- (I) THE COUNCIL WILL SUPPORT IN PRINCIPLE THE RELOCATION OF ST. MARY'S HIGH SCHOOL TO A SITE AT BURY GREEN FARM AS IDENTIFIED ON THE PROPOSALS MAP. THE SCHOOL PROPOSALS WILL BE REQUIRED TO DEMONSTRATE:-
- (a) A DESIGN AND LAYOUT WHICH MINIMISES THE IMPACT OF BUILT DEVELOPMENT ON THE GREEN BELT;
 - (b) PROVISION OF SAFE PEDESTRIAN AND CYCLE ROUTES FROM ALL PARTS OF THE SCHOOL'S CATCHMENT AREA
 - (c) THE INCLUSION OF FULL DETAILS OF TRAFFIC MANAGEMENT AND INFRASTRUCTURE IMPROVEMENTS TO THE SURROUNDING

ROAD NETWORK TO ACCOMMODATE THE ADDITIONAL TRAFFIC GENERATED BY THE PROPOSAL.

- (d) THE INCLUSION OF MEASURES TO REDUCE THE ENVIRONMENTAL IMPACT OF THE NEW SCHOOL ON THE RESIDENTS OF THE BURY GREEN ESTATE.
- (II) DEVELOPMENT PROPOSALS SHOULD BE ACCCOMPANIED BY A TRAFFIC IMPACT ASSESSMENT AND SCHOOL TRAVEL PLAN INDICATING THE MEANS BY WHICH SCHOOL TRIPS BY MEANS OTHER THAN THE PRIVATE CAR WILL BE MAXIMISED.

Land at Cheshunt School

- 4.9.8 The existing buildings at Cheshunt School have capacity for around 1100 pupils and the school is now operating close to its building capacity. The Council recognises that a number of the existing school buildings are in urgent need of repair and upgrading. The Council is aware that Cheshunt School has recently achieved Specialist College status in Technology which will provide a further need to improve and upgrade the school's facilities. The Council recognises that Specialist College status will facilitate both community access to IT, support opportunities to develop the local skills base in information and communication technology and offer other adult education opportunities. These aims are particularly important in addressing the economic development and training objectives set out earlier in this chapter. In addition, the Local Education Authority's package of secondary school education improvements for the Cheshunt area envisages expansion of Cheshunt School within the Plan period to 8 forms-of-entry (approx 1450 pupils) in order to meet locally generated needs. This will involve the construction of additional buildings comprising some 4000 sq metres gross floorspace. No further playing field space will be required.
- 4.9.9 The Council will support the upgrading and expansion of the school's facilities to assist bringing forward educational and community objectives and recognises that this will be difficult to achieve given the location of the site within the Green Belt. Accordingly, the Council proposes to revise the Green Belt boundary as set out in policy GBC1 of the Green Belt and Countryside chapter. This will remove Green Belt status from the area occupied by the school buildings and an area of unused land (approximately 2 Ha) between the school and the A10. The school's playing fields will be retained in the Green Belt and the Green Belt boundary will now match the edge of the built-up area to the east of the A10. In order to facilitate the educational and community objectives for Cheshunt School, the Council will be prepared to consider (following removal of the site from the Green Belt) an enabling residential development in the 2 ha area of unused land, subject to it being satisfactorily demonstrated that the land will not be required in future for educational purposes.

Nurseries and Creches

4.9.10 There is increasing demand for pre-school and childcare facilities within the Borough. This reflects the changing life and workstyles of parents, demographic trends and LEA strategies. Facilities can be provided in a wide variety of settings from purpose-built developments to conversions and part-use of community buildings. The Council will support provision of these facilities as there is currently a shortfall within the Borough. Where the proposal involves the part use or extension of a residential property, the facility should remain subordinate to the main residential use of the dwelling.

4.9.11 Because of the young age of children attending these types of facilities, and the growing trend for parents to return to full or part-time employment, there tends to be a high level of car movements generated by these uses. It will therefore be important to ensure that safe setting down and picking-up areas are provided which will not compromise highway safety. This might include a drop-off arrangement by minibus from the nearest sensible place. Proposals should also consider accessibility by pedestrians and public transport.

EMP12 NURSERIES AND CRECHES

THE BOROUGH COUNCIL WILL CONSIDER PROPOSALS FOR NURSERIES AND CRECHES AGAINST THE FOLLOWING CRITERIA :

- (I) WHETHER ADEQUATE PROVISION IS MADE FOR SAFE MOVEMENT TO AND FROM THE FACILITY
- (II) WHETHER SATISFACTORY PROVISION IS MADE FOR ACCESS ARRANGEMENTS WHICH SHOULD INCLUDE, WHERE APPROPRIATE:
 - (a) DROPPING OFF AND PICKING-UP AREAS
 - (b) PEDESTRIAN AND PUBLIC TRANSPORT LINKS.
- (III) WHETHER THE PROPOSAL WILL MATERIALLY HARM THE PRIVACY OR AMENITY OF ADJOINING RESIDENTS OR THE CHARACTER OF THE AREA.

5 RETAIL AND TOWN CENTRES

5.1 Introduction

- 5.1.1 The population of the Borough has a wide choice of shopping facilities both within and immediately outside the Borough's. In recent years, after a period of considerable expansion of both in town and out of town facilities, a general hierarchy has formed with each of the town centres catering for different levels of expectation. At the same time, town centres, which in some instances have found the number of Class A1 units reducing, have become centres for social and leisure activities whilst still retaining a strong retail element. The Borough Council's intentions in general are to maintain the balance of facilities provided in each centre and to encourage new uses and developments which enable the centres to maintain their viability and vitality related to their position in the local retail hierarchy.
- 5.1.2 After a period of considerable growth of out of town leisure and retail activities in the County as a whole, there is now clear guidance from Government to concentrate again on town centre provision wherever possible. In the new era of sustainable development it is not seen as appropriate to replace elements of retail provision away from a town centre, unless there is clear evidence of need, be that quantitative or qualitative, and no reasonable expectation of suitable alternative locations either within or adjacent to the established centres.

5.2 Objectives

- 5.2.1 In accordance with PPS6 Town Centres and Retail Developments, Ministerial Statements and the Hertfordshire County Structure Plan Review 1991-2011, the Council has identified the following objectives for its retailing and town centres policies:
- (i) To sustain and enhance the vitality and viability of town centres.
 - (ii) To establish a hierarchy of town, district and neighbourhood centres to assist consideration of proposals appropriate to the particular centre's position in the hierarchy.
 - (iii) To focus retail development in locations which facilitate competition from which all consumers are able to benefit and which maximise the opportunity to use means of transport other than the car.
 - (iv) To encourage the availability of a wide range of shops, employment, services and facilities to which people have easy access by a choice of means of transport.

5.3 Policy background.

- 5.3.1 PPS 6 provides for a "sequential approach" for new development under which new retailing should first be considered in town and district centres. Under this sequential approach, if no reasonable site is available within the centre, the search would then widen to edge of centre locations and finally, if it is demonstrated there

are still no suitable locations, an out of town location that is accessible by a choice of means of transport. Since the publication of PPS6, interpretation of policy has been clarified by ministerial statement to confirm that in all cases on sites on edge-of-town centres and out-of-town centres the need for new retail development must be demonstrated.

- 5.3.2. PPS6 also encourages diversity of use of town centres in recognition of their changing status and the transfer of a major element of retailing to other locations which has already occurred. Paragraph 2.18 states:

"Town centres contain, and should retain a wide range of uses that need to be accessible to a large number of people, including employment, shopping, offices of local and central government, leisure and entertainment, hospitals and higher education. Thus, although retailing should continue to underpin such centres, it is only part of what ensures the health of town centres".

- 5.3.3 The Hertfordshire County Structure Plan, in deference to PPS6, seeks to

- Promote the vitality and viability of town centres;
- Reduce traffic generation;
- Create a viable retail hierarchy; and
- Ensure that where out of town developments are permitted they contribute to the overall sustainability objectives of the Plan.

- 5.3.4 The County Council, through Policy 16 of the Structure Plan, has established a hierarchy of centres, again as suggested in PPG6, to guide development and promote town and other centres in accordance with their status within the hierarchy. This affects their general ability to attract business without compromising the viability and vitality of other established centres. With regard to Broxbourne, the Structure Plan identifies Hoddesdon and Waltham Cross as town centres but leaves other centres for identification in the Local Plan.

- 5.3.5 The Borough Council, in seeking to assess the current situation and provide a basis for judgment of development proposals during the Plan period, has commissioned a study on retail floor space requirements (Vincent & Gorbing, Assessment of Retail Floor Space Requirements in Broxbourne 1991-2006). The report concludes:

- That the current volatility of the market makes prediction of demand beyond 2006 difficult.
- That, up to 2006, there is no quantitative need for additional new floor space over and above current commitments, which are estimated at 15 000 sq. metres.
- That, due to changing retail requirements and aspirations in the period up to 2006, there may be justification for further development in qualitative

terms. This means that additional floorspace may be required to enhance the range and quality of retail provision.

- 5.3.6 In the light of the conclusions reached in respect of predictions post-2006, a further study will be commissioned at the appropriate time to re-assess quantitative need, if any, beyond 2006.
- 5.3.7 The Borough Council recognizes the popularity of Brookfield Farm and Retail Park and the continuing likely future importance of this area to the economy of the Borough. It is, however, concerned to improve the sustainability of the centre by promoting public transport provision and introducing a substantial amount of housing, in addition to its established objectives of providing built leisure and some additional retailing in the form of retail warehousing. The Council has therefore decided that consideration of this area as an entity in its own right is essential. Accordingly, Greater Brookfield is addressed separately in the next chapter. The overall amount of retail floor space to be provided there and its allied requirements will, however, be considered in accordance with the general policies set out in this chapter.

5.4 Hierarchy of Town and Local Centres

- 5.4.1 The Borough Council, in accordance with the requirements of PPG6 and the principles established in Policy 16 of the Structure Plan, has carried out a survey of all town and retail centres having particular regard to their status in relation to one another and to the larger retail centres beyond the Borough boundary which are used extensively by the local population. New proposals for retail development will be permitted only within the town and other centres listed in para 5.13, unless otherwise provided for elsewhere in this Plan (Greater Brookfield.) The grant of permission will depend upon the appropriateness of that development to the particular location or centre and where appropriate, subject to contributions for environmental and other enhancements as identified in the Community Plan. It will be noted that the retail element of Greater Brookfield is not included in the hierarchy established by Policy 16 of the Structure Plan, nor in the list at para 5.13. This is because the scale and nature of that Centre, which now exhibits many of the characteristics of a sub-regional centre but without the size necessary to put it in this category, makes it difficult to place it in the hierarchy. Accordingly, new retail development in Greater Brookfield is not subject to Policy RTC1 but to the policies contained in the Greater Brookfield chapter.
- 5.4.2 The Borough Council has also identified core frontages within Waltham Cross and Hoddesdon town centres where there will be a presumption in favour of the retention and enhancement of the primary retail function and where other uses will be restricted to ensure the maintenance of the primary retail function.
- 5.4.3 Where relevant, developer contributions will be sought for environmental enhancement and community safety and to improve sustainable transport, infrastructure and services as may be identified in the Community Plan

RTC1 HIERARCHY OF TOWN AND LOCAL CENTRES

- (I) THE COUNCIL WILL PERMIT NEW RETAIL DEVELOPMENT WITHIN THE TOWN AND DISTRICT CENTRES THAT IS COMPATIBLE WITH THEIR FUNCTION AND POSITION WITHIN THE RETAIL HIERARCHY SET OUT IN PARAGRAPH 5.13 SUBJECT TO POLICY RTC4.
- (II) RETAIL DEVELOPMENT WILL NOT BE PERMITTED ELSEWHERE IN THE BOROUGH UNLESS OTHERWISE PROVIDED FOR IN THIS PLAN OR WHERE :
 - (a) A QUALITATIVE AND/OR QUANTITATIVE NEED CAN BE DEMONSTRATED WHICH IS NOT ADEQUATELY MET WITHIN THE BOROUGH AT PRESENT: AND
 - (b) FOLLOWING A SEQUENTIAL TEST, IT IS DEMONSTRATED THAT THE LAND AND PREMISES REQUIREMENTS OF DEVELOPMENT CANNOT BE PHYSICALLY ACCOMMODATED WITHIN EXISTING CENTRES OR ON EDGE OF CENTRE SITES OR THE EXISTING CENTRES CANNOT ACCOMMODATE THE DEVELOPMENT WITHOUT DAMAGE TO THEIR HISTORIC OR ARCHITECTURAL CHARACTER OR OVERALL ENVIRONMENT:
 - (c) THE PROPOSALS WOULD NOT HAVE A MATERIAL ADVERSE IMPACT UPON THE VITALITY AND VIABILITY OF TOWN, DISTRICT AND LOCAL CENTRES:
 - (d) THE DEVELOPMENT ACCORDS WITH THE CRITERIA SET OUT IN POLICY RTC4
- (III) PLANNING PERMISSION WILL BE GRANTED FOR PROPOSALS WHICH SEEK TO RETAIN AND/OR ENHANCE THE PRIMARY RETAIL FUNCTION OF THE CORE FRONTAGES OF WALTHAM CROSS AND HODDESDON TOWN CENTRES AS SHOWN ON MAPS

5.5 The role of town centres

- 5.5.1 A town centre fulfils a number of roles and has a mixture of uses, which contribute to its character and vitality. Shopping (both convenience and comparison) is the main use and a town centre's primary function, which should be maintained. However, finance, cultural and entertainment, leisure, and other services, also have a role to play in adding to the vitality and viability of a town centre. Additionally, residential use is seen as increasingly important in contributing to the regeneration of town centres. The Council recognises, however, that measures must be in place to minimise the anti social behaviour which can be associated

with certain town centre uses such as public houses, night clubs and take-away's if residential amenity commensurate to a town centre location is to be maintained. Policies within this chapter therefore encourage more flexibility of use of some parts of the town centres whilst recognizing the importance of safeguarding amenity.

- 5.5.2 The Local Plan identifies core areas within both Hoddesdon and Waltham Cross town centres, as shown on the supporting maps and where there will be a presumption in favour of the retention and enhancement of the primary retail function. Outside the core area's a wider range of uses will be considered.
- 5.5.3 It is important that fear of crime and concerns about personal safety should not deter people from using town centres. The Council will therefore work with the police and other agencies to ensure that safety issues are addressed. Other initiatives which the Council is undertaking which contribute to the health and liveliness of the Borough's town centres include the operation of markets on Wednesdays and Fridays in both Hoddesdon and Waltham Cross. A farmers' market may also be established.

Hoddesdon Town Centre

- 5.5.4 Although the overall retail economy of the Borough is healthy, Hoddesdon town centre is an exception. The Tower Centre, in particular, continues to under achieve. The Tower Centre has therefore been excluded from the core area as the continuing high level of vacant units demonstrates that it is clearly not performing a core retail function. The Council considers that allowing greater flexibility of use of The Tower Centre and the remainder of Hoddesdon town centre outside the core area will increase the opportunities to utilise vacant units and enliven the town centre overall.

Waltham Cross Town Centre

- 5.5.5 The Council believes that there is scope for greater improvement in Waltham Cross town centre beyond the environmental enhancement and traffic management scheme which was undertaken during the timescale of the last Local Plan. The opening of the bus station and proposals for environmentally enhancing the Pavilion will also help to improve the town centre. Local Plan policies will allow greater flexibility in uses outside the core area of Waltham Cross in line with PPG6, in order to maintain the existing vitality and viability of this centre.

5.6 Health and Vitality of Town and District Centres

- 5.6.1 The 1999 assessment of town, district and other retail centres shows a generally high level of occupancy and a generally healthy mix of uses and therefore attractiveness. Nevertheless, in the light of the volatility of the market and anticipated continuing changes in retail patterns, the Borough Council will continue to monitor carefully the performance of each centre. This will enable proper consideration of new proposals and assist in predicting imminent changes which

may affect the economy of a centre and the maintenance of its position in the hierarchy.

5.6.2 Despite the generally healthy state of the Borough's retail centres, considerable public interest was expressed with regard to town centres in the responses to the Key Issues public consultation exercise which was undertaken in Spring 2000. The Council is therefore committed to preparing Town Centre Frameworks for both Hoddesdon and Waltham Cross. The objectives of the Town Centre Frameworks will be:

- (a) To maintain the role of these town centres by retaining and improving their shopping status, improving accessibility to facilities and recognising the potential role of public transport;
- (b) To encourage a diversification of uses by utilising vacant units, and encouraging development of under used areas;
- (c) To improve safety and security of public areas; and
- (d) To achieve a higher level of environmental improvement.

5.6.3 The Town Centre Frameworks will be produced as Supplementary Development Documents to this Plan and will be the subject of public consultation in due course. The Council recognises that the support of businesses, shoppers, shopkeepers, leisure providers, residents and other interest groups will be essential to their successful implementation. The town centre frameworks will provide the basis for the Council's co-ordinated investment in, and development of, the town centres and for making decisions on planning and other applications. The frameworks will:

- (a) Seek to maintain and improve retail provision in the core areas;
- (b) Seek to identify specific areas where particular uses or mixes of uses appropriate to the town centres will be encouraged and where appropriate restricted;
- (c) Seek to secure additional environmental and physical amenity improvements within the town centre areas;
- (d) Integrate with the relevant sections of the Council's other strategies – the Community Plan, economic development strategy, leisure strategy, cultural strategy, crime and disorder strategy and local Agenda 21 strategy;
- (e) Recognise the contribution of particular uses, like restaurants, pubs, markets, leisure and other community uses to the vitality and viability of town centres, particularly during the evening, and seek ways to ensure that such activities do not detract from the amenities of nearby residential areas.

- (f) Seek to ensure that both town centres are accessible by most forms of public transport with ease of internal movement for all sectors of the community.
- (g) Set out proposals for the regeneration of under-used and low performing areas within the town centres;
- (h) Give consideration to community safety.
- (i) Give consideration to cleansing and maintenance; and
- (j) Maintain and enhance the historic character of each town centre.

RTC2 VITALITY AND VIABILITY OF TOWN AND DISTRICT CENTRES

IN ORDER TO ASSIST THE MAINTENANCE AND/OR IMPROVEMENT OF THE VITALITY AND VIABILITY OF THE BOROUGH'S TOWN AND DISTRICT CENTRES (AS DEFINED IN THE SHOPPING CENTRE HIERARCHY SET OUT IN POLICY RTC1 AND SHOWN ON THE PROPOSALS MAP) THE COUNCIL WILL:

- (a) PREPARE TOWN CENTRE FRAMEWORKS FOR HODDESDON AND WALTHAM CROSS.
- (b) SEEK TO ENSURE AN APPROPRIATE RANGE OF USES IN CHESHUNT OLD POND DISTRICT CENTRE.

5.7 New Development in Town and District Centres

- 5.7.1 All new development within the town and district centres will be assessed against a range of criteria. Additionally, where the Council considers that new development (both retail and non-retail) justifies a contribution towards town or district centre enhancement, having regard where appropriate to the objectives of the relevant Town Centre Framework, contributions may be sought to physical works such as landscaping and street furniture, to enhance security measures, and to waste and recycling facilities. All measures will be intended to benefit the town centre by making it a more attractive place for shoppers, residents, visitors and investors. Supplementary Planning Guidance associated with the Town Centre Framework will set out the priorities for contributions together with criteria against which eligibility for contribution can be tested in accordance with the advice in Circular 1/97.
- 5.7.2 The Council will work in partnership with owners, private developers, businesses, retail and leisure providers to bring forward sites suitable for redevelopment within the town centres.

RTC3 DEVELOPERS' CONTRIBUTIONS

ALL PROPOSALS FOR DEVELOPMENT WITHIN THE HIERARCHY OF SHOPPING CENTRES (AS LISTED PARA 5.13) WILL BE DETERMINED HAVING REGARD TO THE OBJECTIVES OF THE TOWN CENTRE FRAMEWORKS AND THE COUNCIL'S COMMUNITY PLAN WHERE APPROPRIATE, AND POLICY RTC4. WHERE APPROPRIATE DEVELOPER CONTRIBUTIONS WILL BE SOUGHT FOR ENVIRONMENTAL ENHANCEMENT AND COMMUNITY SAFETY SCHEMES AND MEASURES TO IMPROVE SUSTAINABLE TRANSPORT, INFRASTRUCTURE AND SERVICE.

RTC4 CRITERIA FOR ASSESSING NEW RETAIL PROPOSALS

IN CONSIDERING PLANNING APPLICATIONS FOR NEW RETAIL DEVELOPMENTS WITHIN THE HIERARCHY OF SHOPPING CENTRES, THE BOROUGH COUNCIL WILL HAVE REGARD TO THE FOLLOWING CRITERIA:

- (a) THE MASSING, SCALE, LAYOUT AND APPEARANCE MUST BE COMPATIBLE WITH, AND WHERE POSSIBLE, ENHANCE THE CHARACTER OF THE CENTRE OVERALL AND ITS FUNCTIONS.
- (b) THE DEVELOPMENT SHOULD BE WELL RELATED TO PUBLIC TRANSPORT FACILITIES, MAKING PROVISION FOR SUCH FACILITIES WHERE RELEVANT.
- (c) ADEQUATE ACCESS FACILITIES AND ARRANGEMENTS FOR SERVICE VEHICLES MUST BE PROVIDED;
- (d) CAR PARKING MUST BE PROVIDED IN ACCORDANCE WITH THE STANDARDS SET OUT SECTION 9.7 OF THE LOCAL TRANSPORT CHAPTER.

5.8 Non-Retail Uses in Town, District and Other Centres

- 5.8.1 Since the adoption of the 1994 Plan, there has been a steady increase in non-retail uses in the retail centres of the Borough. It is considered likely that this trend will continue into the Plan period. In assessing the future viability of the centres, the Council must consider the possible cumulative impact such changes of use may have on each centre's ability to perform effectively its retail function.
- 5.8.2 Past policy has aimed to direct non-retail uses, in the main, to secondary shopping frontages, with tighter control exercised within the primary frontages. Nevertheless, primary retail frontages have not been immune from Class A2 and A3 development but the control exercised appears to have been reasonably successful in both Waltham Cross and Hoddesdon, inasmuch as these two centres have a lower incidence of non-retail uses within their core frontages than elsewhere in the designated centres.
- 5.8.3 In Cheshunt Old Pond, however, there is little difference in the incidence of non-retail uses between the primary and secondary shopping frontages but the centre

continues to function successfully in terms of its vitality and viability. In Hoddesdon town centre, however, notwithstanding the application of similar policies as in Cheshunt Old Pond, the overall situation with regard to primary shopping frontages shows that, due mainly to the impact of the Tower Centre, the incidence of vacant units is much higher than anywhere else in the Borough. In the light of this assessment, the Borough Council' has re-designated "core frontages" in the two town centres and provided a policy to assist in the retention of retail uses at a level compatible with the town centres' position in the hierarchy and to ensure there is no over-dominance of non-retail uses on the "core frontages".

- 5.8.4 Beyond the core frontages of Hoddesdon and Waltham Cross, the intention is to allow non-retail uses appropriate to the function of the particular district or neighbourhood centre or local parade. The Council is aware that insistence upon the retention of retail uses in these areas is not always effective in ensuring that uses appropriate to the provision of local facilities occurs. There is evidence that insistence upon retaining a retail use does not always assist local people. There are plenty of examples of "specialist shops" such as model shops, fire and burglar alarm shops etc. located within individual shop units and in shopping parades where the Council cannot exercise control between types of uses within Class A1. However, where the Council has control, i.e. when planning permission is required for change of use, the approach will be to examine the benefit of the proposal in terms of a service to the local community. The Borough Council will continue to promote provision of local retail uses to ensure, wherever possible, a reasonable range of facilities is available to the immediate population but will take a broader view on the overall service to the local community that can be provided through some non-retail uses. This approach is consistent with the advice contained in PPG6.
- 5.8.5 To assist this, maps showing the centres and parades are included in this plan. Individual shops are not listed or shown but consideration of their local importance will continue to be assessed against Policy RTC4. The exception to this will be at some locations along the A1170, which is the old main road from London to Cambridge. Historically, sporadic retail and related uses have occurred along almost the entire length of the road through the Borough, with a range of centre types tending to merge, making, on occasions, identification of a particular centre difficult and shops at poor locations. Recent changes to retail patterns have led to many retail units along the road falling out of uses or changing to equally inappropriate and often isolated service uses still dissipating the attractiveness of the more obvious centres of retail development. The Council's intention through the application of Policy RTC4 is to consolidate retail and service uses within the centres and parades identified on the Inset Map and, wherever possible, to encourage alternative appropriate uses, primarily residential, at other locations. Non-retail uses considered appropriate in town centres and also in the lesser centres will include the following (though this list is not necessarily exhaustive):
- Financial and professional services - banks, building societies, local solicitors, accountants, betting offices, etc. (Class A2).

- Office use - other than financial and professional (Class B1a).
- Catering establishments - restaurants, takeaways, wine bars, public houses, cafes etc. (Class A3, A4 and A5).
- Indoor recreation and leisure.
- Social and community uses - library, health facilities, public toilets, etc.
- Hotels - including guest houses and other forms of overnight accommodation.
- Residential – mainly above ground floor but may be appropriate at street level on occasions.
- Car parking and public transport facilities.

5.8.6 Where non-retail uses are sought within the core frontages of Hoddesdon and Waltham Cross town centres, the proposals will be considered in accordance with Policy RTC5. Elsewhere, the development will be considered in accordance with Policy RTC6. In all cases, the impact of the proposed development upon the vitality of the centre, the range of services provided for the local community and on amenity will be considered.

RTC5 NON-RETAIL USES WITHIN CORE FRONTAGES OF HODDESDON AND WALTHAM CROSS TOWN CENTRES

- (I) WITHIN THE CORE FRONTAGES OF TOWN CENTRES IN HODDESDON AND WALTHAM CROSS, CHANGE OF USE TO NON-RETAIL USES WILL NOT BE PERMITTED UNLESS:
- (a) THE RETAIL PRESENCE IN THE CORE FRONTAGE OF THE CENTRE REMAINS AT NOT LESS THAN 60% OF TOTAL FRONTAGE LENGTH; AND
 - (b) NO OVER CONCENTRATION OF NON-RETAIL USES WILL OCCUR IN ANY ONE PART OF THE CORE FRONTAGE LIKELY TO RESULT IN THE DECLINE OF THE RETAIL FUNCTION OF THAT PART OF THE TOWN CENTRE; AND
 - (c) THE PROPOSED USE WILL HAVE NO MATERIAL ADVERSE IMPACT, WHETHER CUMULATIVE OR INDIVIDUALLY, ON THE AMENITY OF OTHER USES IN RESPECT OF NOISE, FUMES, SMELLS AND GENERAL ACTIVITY GENERATED BY THE PROPOSED USE.
- (II) A RELAXATION OF CRITERIA (a) AND (b) MAY BE ACCEPTABLE WHERE:

- (a) IT CAN BE DEMONSTRATED THAT A UNIT HAS REMAINED VACANT FOR A CONSIDERABLE PERIOD;
- (b) THE UNIT HAS PROVED CONSISTENTLY UNATTRACTIVE TO RETAIL USERS; AND
- (c) THERE IS DOCUMENTARY EVIDENCE IN SUPPORT OF THE APPLICATION DEMONSTRATING THE ABOVE CONDITIONS.

RTC6 NON-RETAIL USES OTHER THAN IN CORE TOWN CENTRE FRONTAGES

IN TOWN CENTRES, OUTSIDE THE CORE FRONTAGES, IN DISTRICT NEIGHBOURHOOD AND LOCAL CENTRES AND PARADES IDENTIFIED IN SECTION 5.13 AND SUPPORTING MAPS, AND IN RESPECT OF INDIVIDUAL SHOPS, THE COUNCIL WILL SEEK WHEREVER POSSIBLE, TO RETAIN OPPORTUNITIES FOR A BROAD RANGE OF CONVENIENCE SHOPS SERVING THE DAY TO DAY NEEDS OF LOCAL SHOPPERS.

- (I) PROPOSALS FOR CHANGE OF USE TO NON-RETAIL USES WILL BE PERMITTED PROVIDED:
 - (a) THE PROPOSED USE WOULD SUPPORT THE OVERALL VITALITY OF LOCAL RETAIL AND OTHER SERVICES; AND
 - (b) THERE IS NO MATERIAL IMPACT UPON RESIDENTIAL AMENITY; AND
 - (c) IT CAN BE DEMONSTRATED THAT A UNIT HAS REMAINED VACANT FOR A CONSIDERABLE PERIOD AND HAS BEEN MARKETED BUT IS UNLIKELY TO BE RE-USSED FOR RETAIL PURPOSES IN THE MEDIUM TERM.
- (II) IN RESPECT OF RETAIL AND OTHER COMMERCIAL SERVICES USES ALONG THE A1170 OUTSIDE THE CENTRES IDENTIFIED ON THE INSET MAPS, THE COUNCIL WILL SUPPORT AND ENCOURAGE CHANGE OF USE OUT OF INAPPROPRIATE RETAIL OR OTHER COMMERCIAL USE IN FAVOUR OF RESIDENTIAL RE-USE.

5.9 Class A3 and Similar Uses (A4, A5)

- 5.9.1 There has been a considerable increase in the number of Class A3 and similar uses within the shopping centres and parades of the Borough. The Council recognizes the importance of these uses to the overall vitality of centres and the need to cater for the demand of the local population to have ready access to social and leisure facilities such as pubs and restaurants. These uses can help to encourage activity in retail areas that would otherwise be empty after shopping

hours. Evening uses can also help reduce the fear of crime. Consideration will therefore be given to the extent to which the activity generated by a proposed use will benefit an area having regard to the recommendations of local crime and disorder surveys. The role and importance of A3 uses is recognized in PPS6 but it also cautions against an over-concentration where such uses could impact adversely upon other uses, primarily residential, in terms of high levels of late night activity and noise. Therefore, it is essential that a reasonable balance is maintained between the provision of a use led by market demand and the need to protect amenity.

5.9.2 The revised Use Classes Order 1987 describes A3, A4 and A5 as restaurants and cafes, A4 drinking establishments and as sale of hot food or off the premises. The Class therefore contains a wide range of uses having considerable variation of impact upon local amenity but giving the Council little control over change from one use to another within the Class. The Council considers that such a change can result in a significant increase in disturbance to the surrounding area, in terms of numbers of customers, noise, traffic generation, etc. Whilst one use within the Class may be appropriate, another may not. Similarly, in some locations vehicular traffic attracted by a takeaway food shop may cause a hazard to other road users or nuisance to residents. In these and other comparable circumstances the Council will require details of the use proposed, the intended hours of operation, the layout of the premises, fume extraction systems and, in relation to public houses, bars and other entertainment uses, a noise impact assessment. In appropriate circumstances, the Council may, when granting permission for a Class A3, A4 or A5 use, impose appropriate conditions restricting the use within the Use Class or limiting the operation in order to minimise any adverse environmental or traffic impact.

RTC7 PROPOSALS FOR CLASS A3 AND SIMILAR USES

- (I) APPLICATIONS FOR CLASS A3, A4 and A5 AND OTHER SIMILAR USES OR ENTERTAINMENT USES MAY NOT BE PERMITTED WHERE:
- (a) THE USE WOULD GIVE RISE TO SUBSTANTIAL TRAFFIC MOVEMENTS; AND
 - (b) THE USE WOULD GIVE RISE TO EXCESSIVE ON-STREET PARKING DEMAND DETRIMENTAL TO HIGHWAY SAFETY; AND
 - (c) THERE WOULD BE A MATERIAL ADVERSE EFFECT UPON THE AMENITY OF RESIDENTIAL AND OTHER OCCUPIERS BY REASON OF NOISE, SMELLS AND GENERAL DISTURBANCE GENERATED BY THE PROPOSED DEVELOPMENT.

5.10 Shop Fronts and Business Fascias

5.10.1 Since the appearance of shop fronts is a predominant element in the street scene of the town, district and other centres of the Borough, it is important to control their

scale, character and overall effect in general. The policy refers not just to shop fronts but to any business or other premises with a frontage on to the street where control of appearance is necessary so as to establish an appropriate balance between commercial interests and environmental quality. In the case of alterations to shop fronts etc. on listed buildings great care will need to be exercised to ensure that the character and appearance of the building are preserved or enhanced. Historic or shop fronts of local importance must be retained. Proposals relating to listed buildings will be considered, not only in accordance with Policy RTC 8 below, but also with policies relating to listed buildings in the Heritage and Design chapter.

RTC8 SHOP FRONTS

PROPOSALS FOR NEW, OR ALTERATIONS TO SHOP FRONTS IN EXISTING BUILDINGS, MUST SATISFY THE FOLLOWING CRITERIA:

- (a) THERE MUST BE RESPECT FOR THE SCALE, PROPORTION, CHARACTER AND MATERIALS OF CONSTRUCTION OF THE UPPER PART OF THE STRUCTURE AND, WHERE RELEVANT, THE ADJOINING BUILDINGS AND THE STREET SCENE IN GENERAL; AND
- (b) THE PROPOSAL SHOULD NOT LEAD TO THE ENLARGEMENT OF WINDOWS TO UPPER FLOORS FOR DISPLAY PURPOSES; AND
- (c) THE PROPOSAL MUST ENSURE THAT SHOP FRONTS OF HISTORIC, LOCAL OR ARCHITECTURAL INTEREST ARE RETAINED AND, IF NECESSARY, REPAIRED.

RTC9 SHOP AND BUSINESS FASCIAS

IN ASSESSING APPLICATIONS FOR FASCIA SIGNS, THE BOROUGH COUNCIL WILL CONSIDER THE FOLLOWING CRITERIA:

- (a) NEW OR REPLACEMENT FASCIAS SHOULD BE IN PROPORTION TO THE SCALE AND STYLE OF THE BUILDING AND SYMPATHETIC TO THE GENERAL SCALE OF FASCIAS IN THE IMMEDIATE VICINITY; AND
- (b) COMMON FASCIAS SHOULD NOT LINK TWO BUILDINGS OF SEPARATE ARCHITECTURAL IDENTITIES; AND
- (c) ON SINGLE BUILDINGS SERVING TWO OR MORE SHOP UNITS THERE SHOULD BE A COMMON FASCIA DEPTH.

5.11 Residential Uses in Town Centres

- 5.11.1 PPG3 seeks to encourage greater provision of residential accommodation in town centres, recognising that a 24 hour human presence is an essential ingredient to ensuring the vitality of urban areas. Increasing the amount of residential

accommodation within the urban areas of Hertfordshire has also been identified by the County Council as an essential part of its Urban Renaissance programme. The Borough Council will accordingly seek to maximise opportunities for residential development within Broxbourne's town centres in line with these key policy strategies. Greater detail is provided in the Housing Chapter. To achieve a reasonable standard of internal residential environment, the Council will seek to ensure that, wherever possible, development meets the minimum requirements set out in supplementary planning guidance.

RTC10 RESIDENTIAL USE IN TOWN CENTRES

THE COUNCIL WILL SUPPORT THE PROVISION OF RESIDENTIAL ACCOMMODATION, INCLUDING AFFORDABLE/SPECIAL NEEDS HOUSING, IN TOWN CENTRES THROUGH:

- (a) RETENTION OF EXISTING RESIDENTIAL ACCOMMODATION ABOVE SHOPS AND OTHER TOWN CENTRES USES.
- (b) UTILISATION OF VACANT OR UNDER-USED COMMERCIAL FLOOR SPACE ABOVE GROUND FLOOR LEVEL WHERE:
 - (i) THE SPACE IS NOT ESSENTIAL TO THE VIABILITY OR VITALITY OF THE TOWN CENTRE; AND
 - (ii) THE SPACE IS OF A SIZE, SHAPE AND OUTLOOK TO PROVIDE SELF-CONTAINED RESIDENTIAL UNITS WITH A REASONABLE INTERNAL LIVING ENVIRONMENT: AND
 - (iii) INDEPENDENT ACCESS CAN BE ACHIEVED; AND
 - (iv) RESIDENTIAL USE WOULD NOT PREJUDICE OTHER USES ASSISTING THE VITALITY AND VIABILITY OF THE TOWN CENTRE.
- (c) MIXED USE SCHEMES INVOLVING COMMERCIAL AND RESIDENTIAL DEVELOPMENT WHERE THESE CAN BE SATISFACTORILY ACCOMMODATED HAVING REGARD TO LOCAL AMENITY.

5.12 Hierarchy of Shopping Centres

Town Centres

Waltham Cross
Hoddesdon

District Centres

Cheshunt Old Pond

Neighbourhood Centres

High Street, Cheshunt
High Road Broxbourne
High Street, Waltham Cross (Nos 228-286 and 229-267)
Crossbrook Street (Nos 99-137)
Goffs Oak
Wormley
Rye Road

Local Centres and Parades

Stanstead Road
Windmill Lane
Ware Road
Clarendon Parade
Chaucer Way
Cheshunt Wash
Cromwell Avenue
Gt. Cambridge Road
Flamstead End Road
251-259 High Rd Broxbourne
Holdbrook Court
Roundmoor Drive
The Drive
Turners Hill

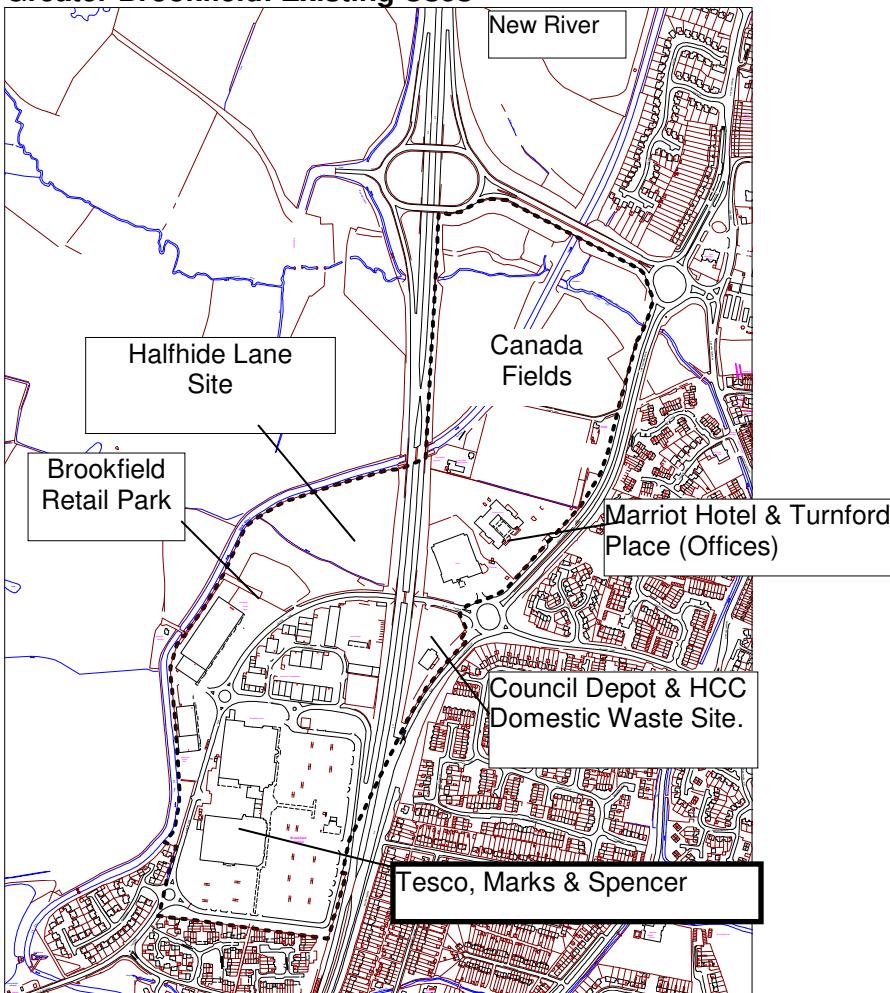
CHAPTER 6 : GREATER BROOKFIELD

6.1 Introduction

- 6.1.1 In addition to the established town centres of Hoddesdon and Waltham Cross and district centre of Cheshunt Old Pond, the Borough has a modern retail and service centre adjacent to the A10 at Turnford. This area comprises several sites known individually as Canada Fields, Brookfield Farm and Brookfield Retail Park and New River Trading Estate. Policies relating to the development of each of these constituent parts were spread throughout various chapters in the 1994 Plan, as a consequence of which the Plan lacked any overall vision for the area. Given that both the previous Plan and this current Review envisage further expansion of retail and leisure uses in this area, and this Plan now also includes a significant amount of housing development, the Council considers it essential that the whole area should be planned on a comprehensive and sustainable basis. The term "Greater Brookfield" has accordingly been adopted to refer collectively to these individual areas, and to other land allocated for further similar development. This includes the Halfhide Lane allotments and The Travellers' site. The extent of the area included in the Greater Brookfield definition is shown on the proposals map and policies relating to all of these matters are included in this chapter.
- 6.1.2 The intention is to continue the development of Greater Brookfield as a centre for retail and indoor leisure uses in order to offer the best possible variety of choice to the Borough's residents, but without a material effect upon the viability and vitality of Broxbourne's traditional town centres. This requires very careful balancing. Additionally, and in order to make Greater Brookfield a more balanced and sustainable location, the Council has decided to introduce residential development to the area to assist it in ultimately functioning more as a town centre. In formulating its vision and policies, the Council has been assisted by the conclusions of the Inspector who undertook an inquiry into proposed retail warehousing development at Canada Fields in 1997, by the findings of a study of retail need in the Borough commissioned in 1999 from Vincent & Gorbing, by the publication of Planning Policy Guidance Notes 3 "Housing" in March 2000, PPS6 'Town Centres and Retail Developments' in June 1996 and PPG13 'Transport' issued in March 2001, and the retail study undertaken by DTZ-Pieda Consulting, published in March 2004.
- 6.1.3 The Inspector who considered the application for additional retail warehousing on land at Canada Fields (as either an alternative location, or as an addition to planned retail warehousing at Halfhide Lane) concluded that "an enlarged Brookfield Centre (that is, Brookfield Farm and Brookfield Retail Park) would function as a cluster of developments and be regarded by the general shopping public as one entity in one place". However, he concluded that Canada Fields would be too remote and inaccessible to pedestrians and cyclists to be likely to be visited as part of the same shopping trip, and especially so without recourse to a short motorised journey between the two elements. The Council therefore sought to promote development at Canada Fields which was complementary to the retail facilities of the original Brookfield Farm and Brookfield Retail Park, but which was not itself retail in nature. To this end, renewals were granted of the outline

planning permission (ref. 7/688-92) which was originally issued in December 1995 for development for Class B1 business purposes, including 2.5ha (6 acres) reserved for development as motor dealerships, plus provision of indoor leisure and entertainment facilities and open amenity space.

- 6.1.4 However, progress with implementation of that permission proved disappointing. When considering the future of land at Canada Fields in Connection with the review of the Local Plan, and having regard to prevailing economic and other considerations, the Council decided that Canada Fields would be better used for residential development. The Key Issues Report published in spring 2000, as a first stage in the Review process, indicated the Council's intention to change the allocation on land at Canada Fields from employment to residential. As a consequence of this signalled alteration, all parts of the Canada Fields site were acquired shortly thereafter for primarily residential development. Planning applications were submitted during 2001/2002 and at the time of preparation of the Second Deposit Version of the Local Plan Review, the 11ha of developable land at Canada Fields benefited from Committee resolution of approval subject to completion of planning obligations under Section 106 of the 1990 Act.

Greater Brookfield: Existing Uses

6.1.5 The Vincent & Gorbing Study (Assessment of Retail Floorspace Requirements in the Borough of Broxbourne 1999 to 2006) which was undertaken in summer 1999 recognised that the existing retail facilities at Greater Brookfield lie outside the normal hierarchy of town centre shopping facilities as recognised by Policy 16 of the Adopted Structure Plan. Rather, it is one of the new forms of retailing which emerged during the 1980's and 1990's, being generally characterised by comparison goods shopping, each outlet having its own unique retailing characteristics, but sharing a common requirement of being easily accessible by major roads to a wide catchment area. The study concluded that the scale and nature of the retail facilities present was in many respects unique and that Greater Brookfield exhibited many characteristics of a sub-regional centre although it's overall scale, both as existing and as then planned, was still significantly less than the scale of facilities usually found in such centres. Moreover, projected increases in consumer spending in the area over the period to 2006 would not justify further major expansion in addition to that currently envisaged and allocated thus, this Plan does not propose any new retail allocations at Greater Brookfield before 2006 but rather seeks to encourage the introduction of some leisure uses within appropriate parts of the centre, remedy existing deficiencies in infrastructure and promote access by public transport to both existing and planned developments.

- 6.1.6. A second Borough-wide study was undertaken on behalf of the Council early 2004, the findings of which are set out in the DTZ-Pieda Retail Strategy published in March 2004. This study indicated that there is potential for between 5,900 and 8,100 sq.m gross of new "bulky goods" retailing in the Borough from 2006 to 2016 before any account is factored in of the potential for new retail floorspace to "claw back" the current significant leakage of bulky goods sales to competing centres such as the retail warehouse park on the A10 at Enfield to the south of the Borough, or to the various retail warehouses located in Elizabeth Way , Harlow. The study also indicated further scope for an increase in comparison goods expenditure to 2016. However, the Council has decided that this Plan should allocate just 8,000 sq.m of retail warehousing to land west of Halfhide Lane at Greater Brookfield (see policy BFC5) on the basis that there are no suitable alternative sites within the Borough's existing town centres of Waltham Cross or Hoddesdon where this identified need could be met within The Plan period. As such, therefore , it should not adversely impact on the vitality and viability of Waltham Cross, Hoddesdon or Cheshunt Old Pond District Centre.
- 6.1.7. Meanwhile, work will commence shortly on the preparation of a Master Plan for Greater Brookfield in conjunction with the County Council and other stake holders. The Master Plan will address how this allocation, additional quanta of floorspace to address the "claw back" issue, the forecast increase in comparison goods expenditure to 2016 and any enabling development which can be justified on the basis of improving the overall sustainability of the area can best be integrated into the centre. The Master Plan will be subject to full public consultation as it evolves. Any additional floorspace allocation will be brought forward as part of a Local Development Framework.
- 6.1.8. Notwithstanding the fact that no additional retail allocations are proposed over and above the retail warehousing which is being carried forward from December 1994 Adopted Local Plan Review, it is demonstrably evident that the retail element of Greater Brookfield is both popular and very successful in commercial terms. However, the volume of traffic visiting the area causes congestion on local roads, particularly at peak times, and adversely affects the amenities of residents. Hence, it is essential that any longer term proposals for the centre are founded on a comprehensive review and restructuring of the road network. Additionally, it is clearly desirable and necessary to introduce and enhance public transport in order to comply with government policy as expressed in PPG13 Transport published in March 2001. A public bus service began operating to the centre for the first time in Autumn 2001 as a result of the joint working of Tesco, the Borough and County Council but it is essential that this is enhanced further at the earliest opportunity.

6.2 Objectives for Greater Brookfield

- 6.2.1 To date, the various constituent parts of Greater Brookfield have come forward on an ad hoc and unrelated basis. As a consequence, the area tends to lack identity and any sense of place. The Council intends to address this issue by seeking improved linkages between the various parts to which the general public has access, whenever development proposals come forward. The provision of better pedestrian access between the original Brookfield Farm development (Tesco and

M&S) and the seven units comprised in the Brookfield Retail Park is a key component of fulfilling this objective and has been partially addressed in the planning permission granted to Tesco for substantial extensions to its store. A more pedestrian friendly environment would also improve the sustainability of the centre. Assimilation of the New River Green Chain into Greater Brookfield, particularly by providing an attractive pedestrian connection between housing at Canada Fields and existing retail and possible leisure developments further south, will assist pedestrian accessibility.

- 6.2.2 The primary objective for Greater Brookfield is therefore to promote the centre as a single entity for a mixed use development. Comparison retailing will continue to be predominant, together with convenience shopping, indoor leisure and/or entertainment facilities, A3 establishments, hotel and, at Turnford Place, office use (B1a). At least for the period to 2006, the units comprising New River Trading Estate are likely to remain in their existing form although the Council recognises the potential to redevelop the trading estate in the longer term. There may be scope to relocate the Borough Council's depot within the first period of this Plan (to 2006) and possibly to find an equally accessible alternative site for the County Council's household waste site. In order to achieve the primary objective, it is essential that all new development should be planned phased and implemented in an integrated and comprehensive manner irrespective of land ownership boundaries. This will be a major function of the Master Plan which is to be prepared and is reflected in a policy BFC1 Comprehensive Approach to Development at Greater Brookfield.
- 6.2.3 A second key objective is to broaden the mix of development at Greater Brookfield and thereby create a more sustainable centre by the introduction firstly, of a significant amount of housing on land east of the A10 known as Canada Fields. (Work in connection with fulfilment of this objective is progressing well, as referred to in paragraph 6.1.4 above) and secondly, by the introduction of a range of community facilities such as a One Stop Shop, library and Post Office into the main retail areas The Master Plan will address the provision of these facilities.
- 6.2.4 The third objective is to effect significant improvements in pedestrian and traffic movements around the centre. Transport issues are explored more fully in Section 6.4.1. However, the Borough Council wishes to re-affirm here its previously stated position that the area cannot accommodate any additional significant level of development until transportation issues have been fully addressed. This is best achieved through a Masterplan.
- 6.2.5 A final but equally important objective of the Council is to require a continuation of the high standards of design and appearance which have been achieved with the retail developments at Greater Brookfield, notwithstanding the type of building construction likely to be associated with indoor leisure uses and with retail warehousing. This will include provision of well landscaped settings to all built development, with particular regard to landscape treatment along the north west and western edges adjacent to the green belt.

6.2.6 In summary, therefore, the Council's objectives for the Greater Brookfield area are:

- (a) To promote Greater Brookfield as a single entity for mixed use development comprising comparison and convenience retailing, leisure, business uses, housing and associated community facilities and to ensure that all development is planned and implemented in an integrated and comprehensive manner irrespective of land ownership boundaries.
- (b) To create a more sustainable centre at Greater Brookfield by broadening the mix of development and by introducing enhanced public transport provision.
- (c) To create an identity and sense of place.
- (d) To address problems of traffic congestion.
- (e) To improve pedestrian and cycle routes between the various parts of the centre.
- (f) To assimilate the New River Green Chain into the centre.
- (g) To ensure that all new development maintains the high design standards already achieved, and
- (h) To pay high regard to landscaping, especially in proximity to the boundary of the Metropolitan Green Belt and residential properties.

6.2.7 These objectives are brought together in policy BFC1 Comprehensive Approach to Development at Greater Brookfield.

BFC1 Comprehensive Approach To Development At Greater Brookfield.

- (I) DEVELOPMENT AT GREATER BROOKFIELD SHALL BE BROUGHT FORWARD IN A COMPREHENSIVE MANNER IN ACCORDANCE WITH AN AGREED MASTER PLAN. THE MASTER PLAN WILL PROVIDE DIRECTION ON THE LOCATION AND QUANTUM OF DEVELOPMENT WITHIN THE CENTRE AND WILL INCLUDE PROPOSALS TO RELIEVE THE CENTRE OF THROUGH TRAFFIC, REDUCE CONGESTION AND ENHANCE PUBLIC TRANSPORT, PEDESTRIAN AND CYCLE ROUTES.
- (II) PIECemeal DEVELOPMENT WHICH WOULD COMPROMISE THE COMPREHENSIVE DEVELOPMENT OF GREATER BROOKFIELD WILL NOT BE PERMITTED.

6.3 Existing and proposed land use allocations

6.3.1 At the northern end of Greater Brookfield, in order to assist in meeting the Borough's housing allocation, as set by the County Structure Plan Review, and in full accord with central government advice contained within PPG 3 Housing issued in March 2000, this Plan redesignates approximately 11ha of developable land at

Canada Fields for residential development together with associated open space provision and community facilities. The area will be developed in accordance with a Development Brief which will ensure that development protects the environment of the New River and the wildlife interest of land north of Turnford Brook. Policies relating to the residential development of land at Canada Fields are set out in the Housing chapter of this Plan. Retail development will not be acceptable at Canada Fields.

BFC 2 LAND AT CANADA FIELDS

(I) PLANNING PERMISSION WILL BE GRANTED FOR THE COMPREHENSIVE DEVELOPMENT OF LAND AT CANADA FIELDS FOR HOUSING WITH ASSOCIATED OPEN SPACE AND COMMUNITY FACILITIES, AS DEFINED ON THE PROPOSALS MAP. SUCH DEVELOPMENT TO ACCORD IN ALL MATERIAL RESPECTS WITH THE CANADA FIELDS DEVELOPMENT BRIEF APPROVED BY THE COUNCIL ON 24TH JULY 2001.

6.3.2 No changes are envisaged during the period of this Plan to the existing office and hotel developments located south of Canada Fields and the existing employment designation is accordingly retained.

6.3.3 At the southern end of Greater Brookfield, land on either side of Halfhide Lane is already developed, on the east side being home to the original Brookfield Farm retail development comprising Tesco, M&S and a few small retail units together with the New River Trading Estate (NRTE), the Borough Council's highways depot and the County Council's household waste site. The seven units which comprise Brookfield Retail Park were developed during the 1990s on the west side of Halfhide Lane. Land use allocations for land either side of Halfhide Lane have accordingly been changed from those in the 1994 Adopted Local Plan to reflect the reality of post adoption changes on the ground. The Council wishes to see the existing level of retail development in this area maintained, and would welcome the incorporation of limited element of A3 use or uses together with A2 businesses uses and D2 leisure uses into these existing units to provide a much needed service to shoppers and thereby assist in enhancing the sustainability of the centre

BFC3 LAND AT BROOKFIELD FARM AND BROOKFIELD RETAIL PARK

THE COUNCIL SUPPORTS CONTINUED RETAIL USE OF EXISTING BUILDINGS AT BROOKFIELD FARM AND BROOKFIELD RETAIL PARK, TOGETHER WITH THE INTRODUCTION OF A2, A3 AND D2 USES, SUBJECT TO THE TYPE AND LEVEL OF SUCH USES REMAINING APPROPRIATE AND SUBORDINATE TO THE PRIMARY USE FOR A1 PURPOSES.

6.3.4 In view of the length of leases outstanding on units within New River Trading Estate, it is considered unrealistic in commercial terms to anticipate the redevelopment of the area for retail warehousing before 2006 at the earliest. This Plan therefore discards the retail warehouse designation on NRTE incorporated in

the 1994 Adopted Local Plan. However, the Council will reconsider the situation when preparing the proposed Master Plan for Greater Brookfield and may bring forward revised land allocations in an early review of this Plan. In the interim, the Council will look favourably upon the use of existing units for service uses which are compatible with a commercial environment, such as tyre and exhaust fitters, car valeting, etc., or for industrial uses which require an ancillary retail element such as manufacture, display and sale of kitchen and bedroom furniture. Favourable consideration will be subject to the proviso that the use can be implemented without major structural alterations to the building, will not prejudice implementation of the Master Plan and maintains high environmental standards.

BFC4 NEW RIVER TRADING ESTATE

WHILST REDEVELOPMENT OF NEW RIVER TRADING ESTATE IS NOT EXPECTED WITHIN THE FIRST PERIOD OF THIS PLAN, CHANGES OF USE WHICH ARE COMPATIBLE WITH A COMMERCIAL ENVIRONMENT AND INDUSTRIAL USES WHICH REQUIRE AN ELEMENT OF ASSOCIATED RETAIL FLOORSPACE WILL BE ACCEPTABLE SUBJECT TO:

- (a) THE PROPOSED USE BEING CAPABLE OF BEING ACCOMMODATED WITHOUT MAJOR STRUCTURAL ALTERATION TO THE PHYSICAL FABRIC OF THE BUILDING;
- (b) THE PROPOSAL NOT BEING PREJUDICIAL TO IMPLEMENTATION OF THE MASTER PLAN; AND
- (c) MAINTENANCE OF HIGH ENVIRONMENTAL STANDARDS

6.3.5 The County Council's household waste disposal site and the Borough Council's works depot are currently located adjacent to the New River Trading Estate, accessed from Fairways. These uses could, however, be treated differently from the Trading Estate in the event of their relocation being proposed within the short term. Both are out of character with the adjacent retail developments and incongruous in terms of the vision for Greater Brookfield. Their redevelopment, in a more sympathetic manner, is welcome provided that appropriate alternative provision is made elsewhere and the new facility is fully operational. In the case of the Household Waste site, it is considered important that this should be sited at a location accessible to all residents of the Borough. As a predominantly car based destination, Greater Brookfield has been a good location for such a facility since it has allowed the disposal of large household items to be combined with a shopping trip. Policy 18 of HCC's adopted Waste Plan seeks to retain waste disposal facilities at existing sites unless suitable alternative provision is made. Hence, redevelopment of the Household Waste Site should take place only once an alternative facility has been brought into commission at an equally appropriate and accessible location within the Borough. Whilst this might be within the locality of Greater Brookfield, the Council is concerned that any new location for the household waste site should not conflict with its overall vision for the centre. However, no similar constraints exist regarding the possible redevelopment of the Borough Council's Highways Depot.

6.3.6 The Council will expect redevelopment proposals for The Household Waste Site and Highways Depot to be brought forward on a comprehensive basis, to demonstrate compatibility with its objectives for Greater Brookfield and to incorporate measures to improve the highway network and public transport, thereby ensuring that redevelopment does not have a materially adverse impact on local highway conditions. Additionally, proposals for uses which attract large numbers of people and therefore ought normally be located within an existing town centre (such as hotels, D2 Leisure & Assembly uses will be required to demonstrate compliance with PPS6 and any sequential test contained therein. Applicants will accordingly be required to satisfy the Council that alternative suitable sites are not available within either Hoddesdon or Waltham Cross town centres or, if appropriate Old Pond district centre, before favourable consideration will be given to proposals at Greater Brookfield.

BFC5 REDEVELOPMENT OF HOUSEHOLD WASTE SITE AND HIGHWAY DEPOT.

- (I) REDEVELOPMENT OF THE HOUSEHOLD WASTE SITE & HIGHWAY DEPOT WILL BE ACCEPTABLE PROVIDED THAT:-
 - (a) IN THE CASE OF THE HOUSEHOLD WASTE SITE, ALTERNATIVE PROVISION HAS ALREADY BEEN MADE AT A LOCATION WITHIN THE BOROUGH EQUALLY ACCESSIBLE TO THE GENERAL PUBLIC; AND THE NEW FACILITY IS FULLY OPERATIONAL PRIOR TO COMMENCEMENT OF REDEVELOPMENT OF THE SITE;
 - (b) ALL PROPOSALS MUST BE DEMONSTRATED TO BE COMPATIBLE WITH THE COUNCIL'S OBJECTIVES FOR GREATER BROOKFIELD AS SET OUT IN SECTION 6.2 OF THIS PLAN;
 - (c) REDEVELOPMENT IS PLANNED, AND IS EXECUTED, ON A COMPREHENSIVE BASIS;
 - (d) MEASURES TO IMPROVE THE HIGHWAY NETWORK AND PUBLIC TRANSPORT TO ALLOW THE PROPOSED DEVELOPMENT TO BE ACCESSED WITHOUT ANY MATERIAL ADVERSE IMPACT ON LOCAL HIGHWAY CONDITIONS ARE INCORPORATED; AND
 - (e) PROPOSALS SATISFY THE REQUIREMENTS OF POLICIES BFC9 (DESIGN & APPEARANCE) AND BFC10 (PROTECTION OF THE SETTING OF THE METROPOLITAN GREEN BELT & GREAT CAMBRIDGE ROAD)
- (II) IN ASSESSING THE SUITABILITY OF ALTERNATIVE USES FOR THESE SITES, THE COUNCIL WILL REQUIRE APPLICANTS TO DEMONSTRATE THAT:-

- (a) IN THE CASE OF CLASS C1 USES (HOTELS) OR CLASS D2 USES (ASSEMBLY & LEISURE) THAT THE PPS6 SEQUENTIAL TEST HAS BEEN SATISFIED;
 - (b) IN THE CASE OF A3 USES, THAT THE TYPE AND LEVEL OF A3 USE REMAINS A COMPLEMENTARY COMPONENT OF A COMPREHENSIVE MIXED USE REDEVELOPMENT; AND
 - (c) IN THE CASE OF A3 AND OTHER LEISURE USES, THE REQUIREMENTS OF SUS 8-10 ARE MET.
- (II) REDEVELOPMENT FOR RETAIL (A1) PURPOSES WILL NOT BE ACCEPTABLE .

6.3.7 This leaves approximately 4ha of land on the west side of Halfhide Lane, currently occupied by The Travellers' Site and by the allotments, all of which has been allocated since adoption of the last Plan in 1994 for retail warehousing. It was accepted at the Canada Fields inquiry in 1997 that provision here of in the order of an additional 9,000 sq. m of retail warehousing would not unacceptably harm the vitality and viability of any nearby town centre and would meet a qualitative deficiency, there being no retail warehouse park within the Borough (a Park being defined as at least 3 retail warehouses grouped together). In the absence of any town centre site, the Inspector who conducted the Canada Fields inquiry, and the Secretary of State who determined those applications, decided that there was no conflict with PPG 6 in terms of the sequential approach of locating retail warehousing on this site. The Council therefore intends retaining the existing retail warehouse designation on this land. . The March 2004 Borough of Broxbourne Retail Strategy by DTZ Pieda Consulting confirmed the ability of Broxbourne to accommodate between 5,900 sq.m and 8,100 sq.m of new retail warehousing within the Borough without adversely impacting on the existing retail offer within Broxbourne or its immediate neighbours and considered that potential exists to "claw back" a significant proportion of the existing bulky goods sales which are leaking to neighbouring centres outside the Borough. The Council therefore intends retaining the existing retail warehouse designation on this land for up to 8,000 sq.m gross floorspace. Redeveloped in its entirety, this 4ha site is considered capable of meeting this identified need. It is also considered that this land could be developed for built leisure facilities and/or a hotel, there being a known shortage of tourist spaces within the Borough. In the case of proposals being brought forward for either built leisure uses within Use Class D2 or hotel/motel development, it will be necessary for applicants to demonstrate that they have followed the sequential test imposed by PPS6. This requirement would also apply to proposals for A3-A5 uses which, rather than being a complementary component of a comprehensive mixed use development of this site, would become a destination in their own right.

6.3.8 The Council will therefore adopt as flexible an approach as possible to a mix of uses on this site which might include, for example additional overnight tourist accommodation indoor sport, A3 – A5 and D2 uses having regard to the need to show compliance with the PPS6 sequential test in respect of all such uses which are likely to attract a lot of people. Applicants will accordingly be required to

demonstrate that alternative suitable sites are not available within either Hoddesdon or Waltham Cross town centres or, if appropriate Old Pond district centre, before favourable consideration will be given to proposals at Greater Brookfield. Additionally, all development proposals will be required to demonstrate compatibility with the Council's objectives for Greater Brookfield as set out in Section 6.2, and may include prior improvements to the highway network and to public transport to ensure that developments can be accessed without any material adverse impact on local highway conditions. Further guidance on the redevelopment of this site in the manner proposed by this Plan will be brought forward through the Masterplan which the Council proposes to commission to guide development at Greater Brookfield.

- 6.3.9 There is capacity on other allotment sites within the Borough to relocate all of the exiting allotment holders currently based at Halfhide Lane. Hence, no additional land use allocations are necessary to fulfil the requirements to relocate the allotment holders.

BFC6 LAND WEST OF HALFHIDE LANE (HALFHIDE LANE SITE)

- (I) THE COUNCIL ALLOCATES LAND WEST OF HALFHIDE LANE FOR THE PROVISION OF UP TO 8,000 SQ.M OF ADDITIONAL RETAIL FLOORSPACE, WITH SALES RESTRICTED TO BULKY GOODS ONLY (I.E. RETAIL WAREHOUSING).

APPLICANTS FOR PROPOSALS FOR DEVELOPMENT WITHIN EITHER USE CLASS D2 OR FOR HOTEL/MOTEL USE WILL BE REQUIRED TO DEMONSTRATE THAT THE PPS6 SEQUENTIAL TEST HAS BEEN COMPLIED WITH.

IN THE CASE OF A3-A5 USES, APPLICANTS WILL BE REQUIRED TO DEMONSTRATE THAT THE TYPE AND LEVEL A3 USE REMAINS A COMPLEMENTARY COMPONENT OF A COMPREHENSIVE MIXED USE REDEVELOPMENT.

- (II) ALL DEVELOPMENT PROPOSALS FOR LAND WEST OF HALFHIDE LANE MUST:-

- (a) DEMONSTRATE COMPATIBILITY WITH THE COUNCIL'S OBJECTIVES FOR GREATER BROOKFIELD AS SET OUT IN SECTION 6.2 OF THIS PLAN;
- (b) BE PLANNED AND EXECUTED ON A COMPREHENSIVE BASIS
- (c) INCORPORATE MEASURES TO IMPROVE THE HIGHWAY NETWORK AND PUBLIC TRANSPORT TO ALLOW THE PROPOSED DEVELOPMENT TO BE ACCESSED WITHOUT ANY MATERIAL ADVERSE IMPACT ON LOCAL HIGHWAY CONDITIONS;

- (d) SATISFY THE REQUIREMENTS OF POLICIES BFC9 (DESIGN & APPEARANCE), BFC10 (PROTECTION OF THE SETTING OF THE METROPOLITAN GREEN BELT AND GREAT CAMBRIDGE ROAD), AND BFC11 (NEW RIVER GREEN CHAIN- PEDESTRIAN LINKS)
- (e) INCLUDE PROVISION FOR RELOCATION OF ALL OF THE EXISTING OCCUPIERS.

6.3.10 Since adoption of the last Local Plan in 1994, which allowed for the possibility of redeveloping the existing Travellers' site, the Borough Council has maintained the position that it will not countenance redevelopment of that site until suitable alternative provision has been made available to the Travellers at a location or locations comparably convenient in terms both of established links with local schools and health facilities. This stance accords with advice contained within Circular 1/94 Gypsy Sites and Planning. The Council accordingly requires proposals for relocation of the existing Travellers to satisfy part (I) of policy BFC7 and proposals for the establishment of a new site or sites to fulfil all of the criteria set out in part (II) of the policy. The Council considers that conventional housing could provide the necessary alternative accommodation.

BFC7 RELOCATION OF TRAVELLERS

- (I) PROPOSALS FOR RELOCATION OF THE EXISTING TRAVELLERS HOUSED ON THE HALFHIDE LANE SITE SHOULD SATISFY THE FOLLOWING CRITERIA:-
 - (a) ALTERNATIVE PROVISION MUST BE MADE AVAILABLE AND READY FOR OCCUPATION PRIOR TO THE COMMENCEMENT OF REDEVELOPMENT OF THE EXISTING SITE AND ALLOW FOR RETENTION OF ESTABLISHED LINKS WITH SCHOOLS AND HEALTH FACILITIES;
 - (b) PROVISION MUST BE MADE FOR THE ACCOMMODATION OF A SIMILAR NUMBER OF TRAVELLING FAMILIES.
- (II) IN THE EVENT OF A NEW SITE OR SITES BEING PROMOTED WITHIN THE BOROUGH FOR TRAVELLERS; THE COUNCIL WILL REQUIRE THAT:-
 - (a) SITES ARE CONVENIENTLY LOCATED IN RELATION TO SCHOOLS AND HEALTH FACILITIES
 - (b) SITE(S) PROVIDE A REASONABLE LEVEL OF AMENITY TO PROPOSED OCCUPIERS;
 - (c) DETAILED LANDSCAPING SCHEMES ARE INCORPORATED WHICH PROVIDE FOR SCREENING BY INDIGENOUS PLANTING TO AN

APPROPRIATE BIO MASS;

- (d) THE AMENITIES AND ENVIRONMENT OF NEIGHBOURING OCCUPIERS ARE NOT MATERIALLY ADVERSELY AFFECTED; AND
- (e) LOCATION OF A NEW SITE(S) DOES NOT PREJUDICE IMPLEMENTATION OF OTHER POLICIES IN THIS PLAN.
- (f) SITES MEET THE FULL RANGE OF TRAVELLERS NEEDS INCLUDING THE ABILITY TO KEEP ANIMALS AND PARK AND MANOEUVRE COMMERCIAL VEHICLES

6.3.11 In addition to the site specific policies set out above, there are general policies which apply throughout the Greater Brookfield area relating to transport and the phasing of development in relation to improvements in the transport infrastructure; to design and appearance; to landscaping; to the relationship of development with the New River Green Chain; and to noise and disturbance.

6.4 General Policies relating to Greater Brookfield

6.4.1 Transport

The Transportation Study undertaken in Spring 2000 on behalf of the County Council and Broxbourne Borough Council into the Greater Brookfield area confirmed that the road network around the centre was operating near to capacity at peak trading times. Traffic flows were sufficiently close to the capacity of the network that even minor incidents initiated queuing and congestion. It was for this reason that changes were sought to the junction of Halfhide Lane and The Links in connection with the extension of the Tesco superstore. By Spring 2002, after initial teething problems, the new arrangements appeared to be operating reasonably well, albeit supported by some temporary measures which had to be introduced to assist the situation. Further traffic studies are due to be undertaken once the current arrangements have been in operation over a reasonable time span and an opportunity has been provided to the owners of Brookfield Retail Park to reconsider internal vehicular circulation. However, it remains Council policy not to permit additional development with significant implications for traffic generation without further improvements to public transport and to the highway network, including measures to encourage pedestrian and cycle access and to re-route through traffic away from the centre of Greater Brookfield.

6.4.2 The Council is committed to working with existing land owners and stakeholders to identify a comprehensive transport solution which will accommodate both planned expansion of the retail and commercial components of the centre during this Plan period as well as possible longer terms development. This is addressed in policy T8 in the Transport Chapter of this Plan. In the interim, development proposals will be determined in accordance with policy BFC8 below.

BFC8 IMPACT OF DEVELOPMENT ON THE HIGHWAY NETWORK WITHIN THE GREATER BROOKFIELD LOCALITY

ALL DEVELOPMENT PROPOSALS IN GREATER BROOKFIELD, AS DEFINED ON THE PROPOSALS MAP, OR IN THE IMMEDIATE LOCALITY WILL BE REQUIRED TO DEMONSTRATE THAT:-

- (a) EITHER THE DEVELOPMENT CAN BE ACCOMMODATED WITHOUT ANY MATERIAL ADVERSE IMPACT ON THE EXISTING HIGHWAY NETWORK; OR APPROPRIATE LOCALISED MEASURES TO AMELIORATE THE IMPACT OF ADDITIONAL TRAFFIC, BEING MEASURES WHICH WILL NOT PREJUDICE IMPLEMENTATION OF A COMPREHENSIVE TRANSPORT SOLUTION FOR THE WHOLE CENTRE IN DUE COURSE, ARE INCORPORATED INTO THE PROPOSAL; AND
 - (b) FULL REGARD HAS BEEN GIVEN TO THE NEEDS OF PEDESTRIANS AND CYCLISTS.
- (II) THE COUNCIL MAY REQUIRE DEVELOPMENT TO BE PHASED IN RELATION TO THE IMPLEMENTATION OF IMPROVEMENTS TO THE HIGHWAY NETWORK AND TO PUBLIC TRANSPORT.

6.4.3 Similarly a package of proposals, (based on the findings of a comprehensive Transport Assessment) designed to both encourage pedestrian and cycle access and to promote public transport, has been incorporated into the residential development schemes at Canada Fields. As part of the implementation of permissions for housing, changes are proposed to Great Cambridge Road between The New River Arms and Marriott roundabouts. Additional investment is also to be made in public bus services operating in the locality. Land has been reserved in the north west corner of the Canada Fields site for construction of a south bound slip road onto the A10 should this be required in the future

6.4.4 Design and appearance

A high standard of design and massing has been achieved with more recent developments at Greater Brookfield including the existing retail units, the Marriott Hotel and Turnford Place office complex. However, there is a tendency for retail warehousing and indoor sport and leisure developments to be accommodated in what can only be described as "sheds", often of a scale and massing and finished with materials more akin to an industrial estate. The Council is strongly of the view that such an approach has no place at Greater Brookfield since it would seriously detract from the high standards of appearance and attractiveness achieved to date. The Council will therefore pay particular attention to the detail of proposed developments in order to maintain the high standards already achieved. Potential developers should refer to the Council's general policies on design included in Chapter 8 Heritage and Design as well as to the Design Section of borough-wide SPG for further detailed advice

BFC 9 DESIGN & APPEARANCE

THE COUNCIL WILL REQUIRE ALL NEW DEVELOPMENT AT GREATER BROOKFIELD TO BE OF A HIGH STANDARD AND COMPATIBLE WITH THE SCALE AND APPEARANCE OF THE EXISTING RETAIL, OFFICE AND HOTEL DEVELOPMENTS. PARTICULAR REGARD WILL BE PAID TO THE HEIGHT AND DEGREE OF DOMINANCE FROM PUBLIC VANTAGE POINTS OF PROPOSED BUILDINGS AND THEIR RELATIONSHIP TO EXISTING DEVELOPMENT.

6.4.5 **Landscape**

The importance which the Council attaches to landscaping throughout the Borough is addressed elsewhere in this Plan. Policies of particular relevance to Greater Brookfield include HD15 (previously BE19) Retention/Enhancement of Landscape Features and HD17 Waterside Green Chains (previously BE21 New River Green Chain). The Council is as concerned to retain the essentially open character of The New River where it passes through Greater Brookfield as it is for all green chains elsewhere in the Borough and hence reference should be made to policy HD17 in respect of this matter. In addition to the inclusion of general landscaping policies within the Plan, the Council considers it necessary to provide a policy which specifically addresses landscaping issues in relation to that part of the green belt which abuts the western edge of Greater Brookfield and to the Great Cambridge Road frontage.

BFC10 PROTECTION OF THE SETTING OF THE GREEN BELT AND GREAT CAMBRIDGE ROAD

THE COUNCIL WILL REQUIRE ALL PROPOSALS FOR DEVELOPMENT AT GREATER BROOKFIELD TO BE ACCCOMPANIED BY DETAILS TO DEMONSTRATE THAT PARTICULAR ATTENTION HAS BEEN GIVEN TO THE IMPACT DEVELOPMENT WOULD HAVE UPON THE SETTING OF THE GREEN BELT AND THE GREAT CAMBRIDGE ROAD FRONTAGE. PROVISION OF EITHER NEW STRUCTURAL LANDSCAPING, OR REINFORCEMENT OF EXISTING LANDSCAPING, WILL BE REQUIRED AS APPROPRIATE.

6.4.6 **New River Green Chain – Pedestrian Links**

The Council's general policy towards green chains throughout the Borough, including The New River, is set out at policy HD19 in Chapter 8 Heritage and Design. As well as supporting proposals which make a positive contribution to enhancing the bio-diversity and wildlife value of all green chains, the Council wishes to encourage in particular the amenity value of that stretch of The New River which passes through Greater Brookfield since land which abuts it has the potential to provide a safe and convenient pedestrian access between developments east and west of the A10, including linking housing on Canada Fields with open space and leisure facilities at Cheshunt Park.

BFC11 PEDESTRIAN LINKS BESIDE THE NEW RIVER

THE COUNCIL WILL REQUIRE ALL PROPOSALS FOR DEVELOPMENT AT GREATER BROOKFIELD TO DEMONSTRATE THAT CONSIDERATION HAS BEEN GIVEN TO THE PROMOTION OF PEDESTRIAN ACCESSIBILITY BY EITHER PROVIDING, OR FACILITATING THE PROVISION OF, FOOTPATHS ADJACENT TO THE NEW RIVER.

6.4.7 Leisure Development including A3 uses.

The Council wishes to see the provision of an element of A3 restaurant and public house uses within the Greater Brookfield centre, other than at Canada Fields, in order to augment the role of the centre as a retail and leisure destination. Policies BFC2 and BFC4 refer. Other leisure uses, such as a health and fitness centre or cinema, are also acceptable in principle subject to proposals being demonstrated to have satisfied the PPS6 sequential test. Such uses may require late night operating hours. Twenty four hour shopping is also considered likely to become more widespread throughout the period of this Plan. Having regard to the relationship between the centre and existing and proposed housing, the Council has undertaken surveys to establish existing noise levels and to provide a benchmark against which to assess proposals for noise generating uses. Results have shown that noise from the centre can be potential problem to residents during late hours when the ambient is relatively low despite the proximity of main roads. The Council will therefore require appropriate noise attenuation measures to be incorporated into all buildings designed to accommodate potentially noisy development. Attention is also drawn to the need to comply with the requirements of Part (III) of policy RTC7 (formerly RTC9) Proposals for Class A3 and Similar Uses in Chapter 5 Retail and Town Centres.

6.4.8 Of equal concern, though more difficult to regulate, is noise generated outside of buildings used for A3 and other leisure purposes by customers departing from a late night event. The Council will seek to ensure that the potential for disturbance is minimised by means of careful layout and siting of car parks and other transport pick-up points. Ideally, such areas should be enclosed by buildings rather than located on the periphery of sites. Where appropriate and necessary, bunding and landscaping should be incorporated into development proposals.

CHAPTER 7 :COMMUNITY, LEISURE AND TOURISM

7.1 Introduction

- 7.1.1 Leisure activities include sport, recreation, tourism, cultural activities and entertainment and includes use of all community facilities, whether provided by the Council and other bodies. The Borough is well provided with facilities for local people which, in some instances, attract those from a wider area. In addition, the Lee Valley Regional Park, which runs the length of the eastern side of the Borough, provides extensive facilities, mainly but not exclusively, for more passive forms of recreation as well as sailing and boating, which draw people on a regional basis.
- 7.1.2 Responsibility for provision and management rests with local and regional authorities, voluntary clubs and organisations and private enterprise. The Borough Council is both provider and facilitator of leisure and community services and seeks to ensure a broad range of activities take place matching the overall aspirations of the population.
- 7.1.3 Sport England recognises the Borough as generally having no substantial deficiencies with regard to recreational facilities. With the completion of the indoor sports complex and all-weather pitches at the John Warner School no major new leisure or recreational developments are anticipated to be provided by the Council during the Plan period. However, some expansion of existing facilities is recognised as desirable and, where possible, this will be achieved through co-ordinated provision with other developments prepared by or through the voluntary and education sectors through the Community Plan. The aim is to ensure that provision of leisure and recreational facilities keeps pace with development within the Borough, both in terms of anticipated demand and locational requirements. The Borough Council will continue to promote the optimum community use of facilities at selected schools, particularly at Goffs School and the relocated St Marys school which serves the West Cheshunt area.
- 7.1.4 The Council recognises that children's play areas are less well provided than other types of recreational space. Whilst some parts of the Borough are well provided, others remain deficient. The Council is implementing an approved play strategy based on the perceived needs of the existing population. It will continue to monitor the situation and make additional and improve existing provision, where possible, within the existing built up area and ensure further provision in accordance with the National Playing Fields Association's standards with new development.
- 7.1.5 Tourism, which includes those on day or business trips, as well as the more traditionally accepted "holidaymakers", has not hitherto been seen as a major industry within the Borough. However, the Lea Valley Park is an important recreational asset to residents and tourists and there is potential for further leisure development east of Broxbourne railway station. A new Youth Hostel will be provided at Cheshunt opening in December 2003 and the Park will stage facilities in connection with the Olympics in 2012. In addition, potential business development in North-east Hoddesdon and at Park Plaza can be expected to

increase the demand for hotel and other types of overnight accommodation, for which there is already a recognised need within the Borough.

- 7.1.6 The Borough Council, acting in conjunction with the East of England Tourist Board, will encourage complementary development (hotels, etc.) where need is demonstrated, subject to the development not being in conflict with other policies of this Plan.

7.2 Community Leisure and Recreation Policies

- 7.2.1 Government advice on the provision of leisure and recreation facilities is set out in PPG17 'Sport and Recreation' which was published in revised form in July 2002. The general objective is to ensure the provision and retention of adequate land resources for organised sport and for informal recreation. The PPG does not set out standards of provision but suggests it would be helpful if local standards were adopted. It further advises that local authorities should undertake robust assessments of the existing and future needs of their communities for open space, sports and recreational facilities. In addition, Policy 20 Tourism of the Hertfordshire Structure Plan Review 1991-2011 deals with the provision of appropriate sporting and recreational facilities. In the light of the continuing evolving needs and aspirations of the Borough's population, the Council already has in place procedures for properly monitoring requirements which are now to form an integral part of the Community Plan. In addition, this Council recognises that new development, both residential and commercial, can place additional burden upon community facilities generally and this should be recognised through the planning process in the same manner as pressure on recreational uses is recognised. The Community Plan, and supporting audit of community needs, will detail the needs of the population of the Borough in a comprehensive manner and the Council will expect provision or financial contribution for the provision of such facilities (as identified in the Community Plan) in association with new residential and commercial proposals

- 7.2.1a. With regard to recreational facilities, other than for children's play spaces, where the Council intends to adopt the NPFA's standards for existing and new development, there is no overall deficiency in provision. The Borough Council will, nevertheless, continue to expect provision or financial contribution from developers of new residential schemes generally in accordance with the NPFA's standards to ensure provision keeps pace with new development/population trends.

7.3 Community and Leisure Objectives

- 7.3.1 The Council's objectives in respect of the provision and retention of community, leisure and recreation facilities are as follows: -
- (a) To develop and protect existing facilities for community use and sport and recreation generally as identified in the Community Plan.
 - (b) To identify a hierarchy of open space including parks, to assist in the achievement of a).

- (c) To ensure that adequate provision is made for a wide range of community sporting and leisure activities commensurate with the demands of the population of the Borough.
- (d) To continue to monitor provision against need, providing and/or promoting new facilities when need for such is clearly identified.
- (e) To ensure provision of parks, open space, sports and community and recreational facilities keeps pace with new development/population trends.
- (f) To provide additional and improve children's play areas within those parts of the Borough which are currently deficient and ensure adequate provision is made in association with new residential development whether on site or on adjacent land.

7.4 Changing Patterns of Use and Need

- 7.4.1 In terms of the specific provision of new community, leisure and recreational facilities, no major new developments are anticipated during the period of the Plan. However, a number of schemes are anticipated during the Plan period in respect of the improvement of community facilities, the enlargement of playing fields and open spaces and the provision of new facilities on existing sites. These will be highlighted in the Borough's Community Plan and it is anticipated they will be funded by a combination of public, private and lottery funding, including relevant contributions from developers in accordance with policy IMP2.
- 7.4.2 Hoddesdon Open Air Pool is nearing the end of its economic life. It is anticipated that a decision to retain or replace it will be taken during the period of this Plan. This will take into account the demand for swimming facilities and affordability/viability of replacement.
- 7.4.3 The Borough Council will seek to ensure the provision of open space and recreational facilities commensurate with the needs of the population of the Borough through application of the Community Plan and the following means:
 - (a) Making the optimum use of existing facilities including the community use of facilities at selected schools;
 - (b) The joint provision and shared use of facilities with other bodies.

CLT1 COMMUNITY, OPEN SPACE AND RECREATIONAL FACILITIES

- (I) PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT PROPOSALS OR CHANGES OF USE WHICH WOULD RESULT IN THE LOSS OF EXISTING COMMUNITY AND LEISURE FACILITIES INCLUDING PLACES OF WORSHIP OR THOSE RECREATIONAL FACILITIES LISTED AT PARAS 7.11 AND 7.12:

- (a) THE FACILITY IS NOT PERFORMING THE FUNCTIONS FOR WHICH IT WAS PROVIDED, AND DOES NOT HAVE REASONABLE POTENTIAL TO DO SO; OR
 - (b) IT CAN BE DEMONSTRATED THERE IS NO DETRIMENT TO FACILITIES AVAILABLE IN THE AREA, OR;
 - (c) SUITABLE ALTERNATIVE PROVISION IS MADE IN A LOCATION WHICH IS EQUALY OR MORE ACCESSIBLE TO THE FACILITY'S CATCHMENT AREA AND TO A SIMILAR OR IMPROVED STANDARD AS THAT TO BE LOST, OR;
 - (d) RE-USE FOR OTHER PURPOSES ALLOWS ENHANCEMENT OF OTHER EXISTING FACILITIES SERVING THE IMMEDIATE AREA.
- (II) PROPOSALS FOR COMMUNITY, OPEN SPACE AND RECREATIONAL FACILITIES, INCLUDING THOSE FOR RELIGIOUS WORSHIP, COMMERCIAL AND CLUB SPORTS AND ARTS FACILITIES, WILL BE PERMITTED SUBJECT TO COMPLIANCE WITH OTHER POLICIES OF THIS PLAN IN RESPECT OF IMPACT UPON THE GREEN BELT AND/OR ADJOINING RESIDENTIAL OR OTHER DEVELOPMENT, ACCESS, CAR PARKING, ETC.

- 7.4.4 It is recognised that, over time, social habits change and, with that change, a variation in demand may occur for a particular facility, resulting in either an increase or decrease in its use. The Borough Council will continue monitoring the use and condition of all facilities through the Community Plan. Exceptionally, alternative development may be proposed for a facility. In such cases, strict adherence to the criteria specified in Policy CLT1 in respect of open space/recreational provision will be required. In particular, the Borough Council will expect overall provision to remain stable or expand in accordance with the Community Plan. Under Criterion (I) (c) "catchment area" means located where the alternative facility can serve the existing population in a manner as convenient, or more convenient, to the local population when viewed against the general provision of community facilities and open recreational space.
- 7.4.5 To assist the aims of Policy CLT1 in respect of open space/recreational provision, a survey of the Borough's parks, open spaces and recreational land has been carried out to establish a Hierarchy of Open Space. This identifies the general range of facilities and functions of each space, setting its importance in relation to District-wide or more local appeal. The two schedules of the hierarchy are set out at Appendices A and B (located at the end of this Chapter) and are as follows:

7.4.6 **Public Open Space**

- (a) Regional park - This is a major facility which, although attractive to residents of the Borough, its primary function is to serve a much wider area.

- (b) District parks - Open spaces which are attractive to people on a Borough-wide basis. These are largely informal but with some formal facilities.
- (c) Local park/recreation grounds - These are the larger open spaces and recreation grounds which are recognised as locally based (i.e. a catchment area of less than the whole Borough). Formal recreation facilities such as football pitches, etc., predominate in this group.
- (d) Local open spaces with facilities - These are smaller spaces, containing a small element of formal use, such as play areas or basketball nets, but with an informal area as well, fulfilling only local needs.
- (e) Informal open spaces - Generally, small areas within housing estates available for use by local people and either in a landscaped or purely grassed form, but with no formal facilities. Small, landscaped amenity areas, although important to the general visual amenity of an area of housing, are not included within this category. The need for their retention along with other urban open areas not specified in the Appendices is considered in Policy HD21 of the Heritage and Design Chapter.
- (f) Children's play areas - Small areas, generally containing some play equipment available for children.

7.4.7 Schools and Voluntary Clubs and Societies

- (i) Schools with Community Use of Facilities - These tend to provide facilities on a fairly local basis much in the same way as local parks/recreation grounds with the possible exception of John Warner School, where the proposed new facilities are likely to be attractive on more of a regional basis.
 - (ii) Voluntary Clubs or Societies - Provision of both indoor and outdoor facilities by those other than the Borough Council. By their nature, such facilities tend to open to the public for subscription membership from a catchment area probably extending beyond the Borough.
- 7.4.8 The schedule at section 7.1.3 lists allotments within the Borough's control. Allotments play a special part in the social fabric of the Borough but do not fall conveniently into a hierarchy of open spaces. Nevertheless, they provide an important facility for local people, albeit that demand tends to vary over time. The provision of new allotments, or the re-development of others, will be considered in the general context of Policy CLT1.

7.5 Community and Recreational Facilities Linked to New Residential and Employment Development

- 7.5.1 New development, both housing and employment uses, can generate demand for additional community and recreational use, either in the form of an expansion of an existing facility or the provision of entirely new building or space. Part of the assessment of the suitability of a new development will be its relationship to

existing facilities and the demands for use likely to stem from occupation of that new development. In respect of the majority of residential schemes, an assessment of the recreational demand will be made with the expectation that linked provision of open recreational space will be in accordance with the National Playing Fields Association's (NPFA) normal standards. In respect of provision of other community facilities, the impact will be assessed against needs, etc identified in the Community Plan.

- 7.5.2 The Borough Council recognises that virtually all residential developments will impact upon demand for recreational facilities and will seek a contribution towards the provision of new, or, where relevant, an improvement of existing facilities. It is accepted that it is not necessarily viable or appropriate to provide space within all schemes. Where this proves to be the case, a financial contribution towards the provision of recreational facilities in the area, which is locationally acceptable in relation to the new development, will be requested. This requirement may be relaxed where it can be demonstrated that the type of residential development is either unlikely to place any material demand upon recreational facilities or a financial contribution could prejudice the provision of housing for the less advantaged (e.g. social needs/affordable housing). Further guidance is given in Chapter 10 Implementation and policy IMP2
- 7.5.3 For those sites specifically allocated for housing, as set out in Policies H3, H4 and H5, contributions to community/leisure facilities and/or open space/recreational provision will be in accordance with the site specific requirements noted in association with that policy and, where appropriate, in the Development Brief for the site.

7.6 Children's Play Areas

- 7.6.1 Children's play areas are less well provided, Borough wide, than other forms of recreational open space facilities and it is recognised that provision falls below that which would be necessary to meet the NPFA's standards of 0.6-0.8 hectares per 1,000 population. The reason for this is, in the main, historic, in that the older residential areas of the Borough demonstrate the greatest deficiencies. The existing provision of children's play areas is listed at section 7.11 . Although the Borough Council will continue to maintain and improve the existing provision and provide new facilities within existing residential areas, when opportunities arise, it is unlikely that full provision in accordance with the NPFA's standards will be achievable. In the light of the Council's experience of the social dangers of poorly located and poorly provided children's play areas, great care in the siting of new facilities in existing residential areas will need to be taken. The Council will investigate ways of overcoming shortcomings in the provision of children's play areas, including the use, in appropriate cases, of enabling development.
- 7.6.2 In respect of new residential development, the Council will expect provision to be at least to NPFA's standard with, where appropriate, children's play areas on new developments being so sited as to benefit existing residential areas currently lacking a reasonable facility. Planning permission for all residential developments containing family accommodation (two bedrooms or more) will not be granted

unless provided either directly (within or adjacent to the development) or indirectly (through financial contribution) with adequate children's play areas. Play areas may be linked with other recreational facilities needed for a new development but not at the expense of a reduction in the area for that other provision

CLT2 CHILDRENS PLAY AREAS

- (I) PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT OF 15 DWELLINGS OR MORE CONTAINING FAMILY ACCOMMODATION WILL NOT BE PERMITTED UNLESS CHILDREN'S PLAY AREAS ARE PROVIDED TO AT LEAST THE MINIMUM STANDARDS OF THE NPFA, EITHER THROUGH ON-SITE PROVISION OR THROUGH FINANCIAL CONTRIBUTION TO OFF-SITE PROVISION WHICH IS LOCATIONALLY ACCEPTABLE TO THE COUNCIL.
- (II) CHILDREN'S PLAY AREAS SHOULD BE DESIGNED AND LOCATED TAKING ACCOUNT OF SUCH FACTORS AS NOISE, ACCESS, AND IMPACT UPON ADJOINING RESIDENTIAL PROPERTIES AND IN ACCORDANCE WITH THE STANDARDS SPECIFIED IN SUPPLEMENTARY PLANNING GUIDANCE.

7.7 Maintenance of landscape amenity space

- 7.7.1 In addition to the provision of open space on new development, the Borough Council will expect open land on such development requiring future maintenance, to be adopted and a commuted payment made towards future maintenance. That payment will be commensurate with the anticipated future annual cost of such maintenance as set out in SPG and will be for a minimum 20 year period. Exceptionally, where there is good reason why such open space should not be adopted and managed by the Council, the Council will, by way of condition or legal agreement associated with any planning permission granted, ensure the open space required is provided and properly maintained for the future benefit of the occupants of the development.

CLT3 MAINTENANCE OF LANDSCAPING/OPEN SPACE

A COMMUTED PAYMENT WILL BE REQUIRED IN RESPECT OF THE MAINTENANCE OF AREAS OF OPEN SPACE OR LANDSCAPING, INCLUDING ANY PROVIDED JOINTLY TO SERVE THE DEVELOPMENT ON ADJACENT LAND, WHICH ARE PRIMARILY PROVIDED FOR THE BENEFIT OF THE PROPOSED DEVELOPMENT AND ARE TO BE ADOPTED AND MAINTAINED BY THE BOROUGH COUNCIL.

7.8 Lee Valley Regional Park

- 7.8.1 The Lee Valley Regional Park Authority is a significant provider of leisure facilities and nature reserves within the Borough. Many of the facilities provided are for passive recreation but some, such as the refurbished Broxbourne Lido, allow more intensive activities. The boundary of the Park is indicated on the Proposals Map.

Within this area, the Lee Valley Regional Park Plan, adopted in April 2000, indicates in greater detail that Authority's intentions for the area and provides the framework for their investment.

- 7.8.2 Section 14(2) of the Lee Valley Regional Park Act 1966 requires that the proposals of the Park Plan, and any review thereof, are included within this Local Plan. Much of the area of the Park within the Borough's boundary is already developed for leisure/recreational pursuits, or is unsuitable for anything other than the most passive forms of recreation. However, an area of former gravel workings to the east of Broxbourne Station remains available and the Lee Valley Regional Park Authority anticipates development during the Borough Plan period. Although this area was formerly considered suitable for a golf course, the planning application submitted by the Regional Park Authority for this purpose was withdrawn and it is not now anticipated this area will be utilised for golf course purposes. New plans for this area have yet to be brought forward. The Borough Council will seek to cooperate with the Regional Park Authority in bringing forward plans for development compatible with the Park environment and the Council's approved Leisure and Facility Strategy.

CLT4 LEE VALLEY REGIONAL PARK

THE BOROUGH COUNCIL SUPPORTS THE LEE VALLEY REGIONAL PARK AUTHORITY IN THE CONTINUING DEVELOPMENT OF THE REGIONAL PARK IN THE EXPECTATION THAT DEVELOPMENT WILL BE PREDOMINANTLY RECREATIONAL USES APPROPRIATE TO A REGIONAL PARK. SOME ESSENTIAL INTENSIVE RECREATIONAL USES, STILL APPROPRIATE IN THE PARK, MAY BE ACCEPTABLE IF IT CAN BE DEMONSTRATED THAT SUCH USES CANNOT BE ACCOMMODATED IN THE URBAN AREA DUE TO EXTENSIVE LAND REQUIREMENTS AND THAT SUCH USES WOULD FIT WITH THE OVERALL PROVISION OF LEISURE AND SPORTING FACILITIES WITHIN THE BOROUGH.

7.9 Allotments

- 7.9.1 The Borough Council has 15 allotment sites, as listed at section 7.13 containing a total of 838 individual allotments. The Council has recently undertaken a strategic review of this service. Demand for allotments fluctuates over time and continual monitoring is necessary to ensure provision is at the right level in the right place. With some reduction in demand in recent years, there has been some rationalisation of allotment sites, but they remain well distributed throughout the Borough. In the light of this rationalisation, vacancy rates are lower than for some years, but there remains scope for further changes. Monitoring will continue on a regular basis.
- 7.9.2 The Borough Council will seek to ensure that there is sufficient appropriately located allotment provision within the Borough to meet present and future demand and will review allotment provision and location on a regular basis. The concept of "leisure gardens", principally an area of allotments provided with central facilities

(e.g. club room, storage, etc.) and children's play area, making allotment gardening a pursuit more attractive as a family activity, will also be investigated.

7.10 Tourism

- 7.10.1 A tourist is classified as anyone who is visiting an area for any purpose other than in the context of normal daily life. Hence, even those visiting friends and relations for the day, taking children on a trip, whether within or outside the Borough, businessmen away from their normal place of work or base are all considered tourists, along with the more normally acknowledged holidaymaker. Tourism can involve day trips as well as overnight stays. Therefore, although the Borough cannot count itself as having a holiday economy, in the popular sense of the word, tourism as identified here represents an important part of the local economy.
- 7.10.2 In 2002, tourism generated an estimated £61.5 million in the Borough. Staying visitors spend accounted for £20.8m. A total of 1,667 jobs are supported by tourism spend. Matters relating to catering (pubs, restaurants etc), retail and transport are adequately covered in other chapters of the Local Plan and the Borough Council, in assessing applications for such developments, will include consideration of the "tourist" issue. However, there remains a need to ensure that the more traditional tourist and the businessman are adequately catered for in terms of availability of accommodation.
- 7.10.3 In this context, there is a continuing deficiency of accommodation, both in terms of quantity and range, in both the County and the Borough. Occupancy rates demonstrate that the business visitor is the main user of hotel etc accommodation, with weekday average occupancy rates well above the national average but weekend occupancy at slightly over half the level of the weekday figure and well below the national average. In Broxbourne, although the continued development of the Lee Valley Regional Park may generate additional overnight leisure visitors, the main emphasis must be on satisfying the accommodation needs of the business community. There is clear indication of a significant level of "need" for additional accommodation to service this particular market. Broxbourne's position adjacent to the M25, with its connections into the national road network, provides additional impetus for the Borough's capacity to grow as a business tourism destination. It should be noted, also, that recent trends indicate that business tourism is being carried on a tighter budget than in the past and this has been reflected in the popularity of budget hotels and the shift towards more frequent day conferences (as opposed to activity requiring an overnight stay). The pressure to minimise time involved in attending meetings also means that accessibility is of ever increasing importance. The table below sets out the current (November 2000) tourist accommodation stock in the Borough.

BROXBOURNE BOROUGH - ACCOMMODATION STOCK

Number of bedspaces / units / pitches

Hotels	286
Bed & Breakfasts	75
Self-catering cottages, flats and chalets	15
Static caravans	0
Touring caravans/tents	350
Conference Accommodation (non-hotel)	110
Youth and group accommodation	126

- 7.10.4 Half the "hotel" etc figure is represented by the Marriott Hotel at Canada Fields, with the remainder made up by a number of smaller establishments, varying from good quality to basic accommodation.
- 7.10.5 In terms of national policy, this is set out in PPG21 but relates more to the traditional definitions of tourism rather than the business characteristics of the majority of the Borough's staying visitors. Nevertheless, the PPG lists priorities, three of which are considered relevant to the Borough's planning policies. These are: -
- (a) Expanded low cost or "budget" accommodation;
 - (b) General improvement and upgrading of all types of tourist accommodation; and
 - (c) Much greater emphasis on design quality and respect for the environment in all tourist developments.
- 7.10.6 The Structure Plan at Policy 20 supports development to meet the needs of tourism and, again, highlights the provision of tourist accommodation for low budget visitors.
- 7.10.7 The Borough Council is aware that demand for "business" accommodation exceeds supply and, with the potential for business growth, particularly from the key sites at North-East Hoddesdon and Park Plaza and also at Greater Brookfield, development of further hotel accommodation is encouraged. In the light of national trends, it is anticipated that the local market will see proposals for budget accommodation within the Borough coming forward. These, along with any other proposals, including ancillary conference facilities etc, will be supported, provided they are well located to the intended destination of guests, are environmentally acceptable and in reasonable range of public transport. Proposals for development and upgrading of hotel and guest house accommodation, through new building, extensions to existing facilities or change of use of non-residential buildings, will be encouraged subject to environmental, design and traffic considerations and provided that the proposal does not lead to new development in the Green Belt. The scale of hotel and guest house development must be compatible with its surroundings, with larger facilities located near to town centres and, where acceptable under employment policies, in general employment areas.

Smaller hotels and guest houses etc will normally be acceptable in residential areas provided there is no adverse effect upon the residential environment.

CLT5 HOTELS AND OVERNIGHT ACCOMMODATION

PROPOSALS FOR HOTELS AND THE CREATION OR EXTENSION OF OVERNIGHT ACCOMMODATION OR THE CONVERSION OF LARGER PROPERTIES FOR THIS PURPOSE, TOGETHER WITH ANCILLARY FACILITIES (SUCH AS BANQUETING AND CONFERENCE FACILITIES) WILL BE PERMITTED SUBJECT TO COMPLIANCE WITH OTHER POLICIES OF THIS PLAN AND TO:

- (a) THE PROPOSED DEVELOPMENT NOT BEING IN THE METROPOLITAN GREEN BELT;
- (b) THE SCALE OF DEVELOPMENT BEING COMPATIBLE WITH ITS SURROUNDINGS;
- (c) THE DEVELOPMENT BEING LOCATIONALLY ACCEPTABLE IN TERMS OF THE MARKET IT IS INTENDED TO SERVE; AND
- (d) THE DEVELOPMENT BEING WELL LOCATED TO PRIMARY TRANSPORT ROUTES AND PUBLIC TRANSPORT FACILITIES.

7.10.8 There is a continuing demand for bed and breakfast accommodation and the Borough Council has had to consider a number of proposals in recent years or investigate allegations of unauthorised use for such purposes. It is recognised that bed and breakfast accommodation provides a useful source of lower-priced accommodation and, in appropriate locations, is to be supported. The regular use of just two rooms of a house for bed and breakfast purposes may well require planning permission. In many locations, the change to bed and breakfast use would not cause a nuisance but, as the majority of proposals are for use of ordinary domestic properties in the built up area of the Borough, care must be exercised to ensure the development does not intensify use of the property to such an extent that the amenity of occupiers of adjoining residential properties is adversely affected. Insensitive proposals can lead to increased on-street parking pressures, general traffic congestion and increased activity at and about the premises, inappropriate in a residential area.

CLT6 BED AND BREAKFAST ACCOMMODATION

THE USE OF HOUSES FOR BED AND BREAKFAST ACCOMMODATION WILL BE SUPPORTED PROVIDED:

- (a) THE LEVEL OF OCCUPANCY REMAINS COMPATIBLE WITH THE GENERAL LEVEL OF OCCUPANCY OF HOUSES IN THE AREA;
- (b) THE LEVEL OF ACTIVITY GENERATED WILL NOT HAVE A MATERIAL ADVERSE EFFECT ON RESIDENTIAL AMENITY; AND

(c) ADEQUATE OFF-STREET PARKING IS AVAILABLE OR PROVIDED

7.11 Schedule of Open Spaces and Recreation Grounds

Regional Park

Lee Valley Regional Park

District Parks

Cedars Park	Informal
Grundy Park	Formal
Cheshunt Park	Informal
Wormley	Formal
Barclay Park	Informal but with children's play area
Old Highway	Part formal/ part informal but with children's play area
Whithern	Informal but some formal

Local Parks/Recreation Grounds

Waltham Cross	Formal
Nightleys	Formal
Goffs Lane	Formal
Goffs Oak	Formal
Flamstead End	Formal
Station Road,	Formal
Hammondstreet	Formal
Baas Hill Common	Informal
Pound Close	Formal
Castle Road	Formal
Deaconsfield	Informal
Appleby Street, No 1	Informal but with children's play area
Claremont	Informal but with children's play area
Goodman Centre,	
Longcroft Drive	Formal
Bishops College	Informal
Civic Hall/ Lowewood Museum	Informal

Local Spaces with Facilities

Kings Road	Informal but with children's play area
Penton Drive	Informal but with children's play area
Rosedale	Informal but with children's play area
Dig Dag	Informal but with children's play area
Isabel Christie	Informal but with children's play area
Pitfield	Informal but with children's play area
Bridleway South	Informal but with children's play area
Fishers Close	Informal but with children's play area
Richardson Crescent	Informal but with children's play area
The Meadoway	Informal but with children's play area
Plus 2 more	

Informal Open Spaces

Trafalgar Avenue
Oxford Close
Cornwall Close
Clifton Close
Cadmore Lane
Broomfield Avenue
Roselands Wood
Sheredes Drive Copse
Perrysfield
Appleby Street, No 2
Peace Close & historic site
Peakes Way
Lucern Warren
Moxom Avenue
Hoddesdon Open Air Pool
Jones Road
Bloomfield Road
Gladding Road
Dairyglen Avenue
Tregellis Road

Children's Play Areas

Maurice Road
Highwood Road
Paddock Close
Meadway
Mulberry Close
Juniper Close
Felton Close
Hayes Walk
Galloway Close
Holmesdale Tunnel (part)
Fairley House
Dairyglen House
Holdbrook play areas (3)
Landau Way

7.12 Schedule Of Schools With Community Use Of Facilities And Voluntary Clubs And Societies

Schools with Community Use of Facilities

John Warner Sports Centre
Goffs Sports Centre
Turnford School
St Mary's

Voluntary Clubs and Societies

Cheshunt Football Club
Everest Sports Club
Cheshunt Cricket Club
Broxbourne Sports Club
Rosedale Football Club
Cheshunt Rifle & Pistol Club
V & E Club
Hoddesdon Football and Cricket Clubs

7.13 Schedule Of Allotments

Stanstead Road
Lampits
Old Highway
Lord Street
Mill Lane
Westview
Church Lane
Halfhide Lane
Cadmore Lane
Russells Ride
Dark Lane
Trinity Lane North
Trinity Lane South
Doverfield
Holdbrook

CHAPTER 8: HERITAGE AND DESIGN

8. HERITAGE AND DESIGN

8.1 Introduction

- 8.1.1 The built environment is an important factor in determining the quality of life of existing and future residents of the Borough. It is therefore crucial to ensure that all new development incorporates the principles of sustainability and good design. To achieve this, it is essential that all the various elements which contribute to the quality of the built environment (such as an understanding of the context of the area, ensuring that the character of the proposed development is compatible with its setting, having due regard to the promotion of quality in all landscape and townscape treatments; minimising energy use and waste creation etc) are incorporated into all development proposals.
- 8.1.2 The value of urban design and its role in the planning system has become increasingly important in the past few years. Central government guidance in the form of PPS1 'Delivering Sustainable Development' emphasises the importance which good design plays in contributing to the built environment, stating that it should be the aim of all those involved in the development process. PPG3 Housing, published in March 2000, also gives increased emphasis to the value of achieving quality design in new residential development in association with the promotion of higher density development. The Crime and Disorder Act 1998 obliges local authorities to take account of community safety in the development of Plans and in decision making. "Designing out Crime" is an important element of good design, intended to make environments safer and enable people using them to feel more secure. The good practice guidance entitled "By Design: Urban Design in The Planning System; Towards Better Practice," published in June 2000, highlights the need for better urban design and the role of the planning system in achieving it.
- 8.1.3 There is increasing awareness that the design of buildings and intervening spaces requires an understanding of the context in which the development takes place. Developments of high quality design can promote sustainability, improve the environment, attract business and investment and reinforce civic pride and a sense of place.
- 8.1.4 There are many components which contribute to the character of the built environment. The preservation and enhancement of our cultural heritage is particularly important within the context of sustainable development, allowing future generations to experience and enjoy the riches and variety of their environment. Broxbourne has a number of old and important buildings and structures whose presence, character and setting are essential parts of our heritage. Their presence enhances the local scene and sustains a sense of local distinctiveness that contributes to our understanding of both the past and the present. Archaeological remains and registered historic parks and gardens fulfil a similar role. The Council will continue to exercise great care in the discharge of its functions in relation to Listed Buildings and Conservation Areas, and to

archaeological remains and to historic parks and gardens, recognising the importance of the Borough's historic heritage. Open spaces, trees, water courses and other natural retained features are also important as providing relief and local identity to the urban environment

- 8.1.5 High quality design is particularly important as the developed areas of the Borough are likely to continue to be subject to pressures for change because of the recognised need to make the best use of previously developed land in the built up area. These pressures must be handled in such a way as to promote positive benefits and minimise any negative effects on the community. The Council will seek to ensure that change is carefully controlled in order to make the Borough an attractive and appealing place in which to live and work.
- 8.1.6 Broxbourne, together with most local planning authorities in the South East, faces an enormous challenge during the lifetime of this Plan in maximising the contribution which the existing built up area can properly make to meeting additional housing requirements. Difficult decisions will be required which balance the need for new development against protection of the quality and character of the existing environment, in order not to prejudice the amenity of existing residents and to provide a good environment for future generations. The policies in this chapter are designed to ensure that new developments achieve such a balance and thereby maintain and enhance the character and appearance of the environment.

8.2 Heritage and Design Policies

- 8.2.1 Government advice concerning heritage and design issues is to be found in a wide range of Planning Policy Guidance notes, as referred to below under the relevant topic heading. In addition to the legal requirements contained within The Town and Country Planning Act 1990, the Council must also have full regard to the requirement of Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 when dealing with development proposals within conservation areas. This requires that special attention be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 8.2.2 As a strategic policy document, the Adopted Hertfordshire Structure Plan Review 1991-2011 is concerned only with the broad thrust of policy towards the urban areas. Several Structure Plan policies provide the framework within which detailed Local Plan policies concerning the heritage and design issues must lie.
- 8.2.3 These Structure Plan policies include:

Policy 1: Sustainable Development and Policy 2: Design and Provisions of Development - state that the design of development will be expected to help achieve the sustainability aims and objectives of the Plan.

Policy 3: Comprehensive Settlement Appraisals

Policy 4: Town Centres

- Policy 6: Settlement Pattern and Urban Concentration
- Policy 7: Main Development Strategy
- Policy 41: Tree and Hedge Cover
- Policy 46: Open Space in Towns

These policies set out a county wide settlement framework and development strategy which is then worked up in greater detail in various chapters of this Local Plan including Chapter 3 Housing, Chapter 4 Employment and Education, and Chapter 7 Leisure and Tourism.

- 8.2.4 Chapter 1 of this Local Plan sets out the Council's Sustainable Development Framework. This includes conserving the Borough's critical capital, which includes its built and archaeological heritage. Policy SUS1 encourages applicants to fully consider the location, design, construction and future use of all development in order that the principles of sustainable development are incorporated within their proposals.
- 8.2.5 The Community Leisure and Tourism Chapter (chapter 7) sets out a hierarchy of open spaces in the Borough which should be protected and also addresses the issue of ensuring adequate provision of open space within the built up areas. This chapter (chapter 8) deals with the smaller public spaces, trees and hedges which add to the quality of the urban environment and seeks to ensure their protection and enhancement.

8.3 Heritage and Design Objectives

- 8.3.1 This chapter sets out the Council's policies and proposals on Heritage and Design issues, which apply throughout the Borough. The Council's objectives for this chapter are:-
 - (a) to promote a high standard of development that integrates the principles of best practice which apply to sustainability with good design;
 - (b) to balance carefully the need for new development against protection of the built environment and of the amenities of existing residents when determining all applications for development within the urban areas of the Borough;
 - (c) to ensure that the design of new developments respects local distinctiveness and character, whilst helping create vital and viable environments in which to live, work, shop, spend leisure time and invest;
 - (d) to afford full protection to the historic heritage and to seek enhancement measures wherever possible; and
 - (e) to protect existing natural landscape features which contribute to the character and amenity of an area;

8.3.2 Policies designed to fulfil these objectives are set out below, grouped into the following sections:-

Section 8.4	Heritage
Section 8.5	Design
Section 8.6	Urban Regeneration
Section 8.7	Landscape and other Natural Features
Section 8.8	Protection of Open Spaces
Section 8.9	Community Safety
Section 8.10	Access for the Disabled
Section 8.11	Telecommunications

8.4 HERITAGE

8.4.1 It is important that the Local Plan provides a robust policy framework for the protection and enhancement of the Borough's heritage. Included within this section of the Plan, therefore, are policies pertaining to archaeology, historic monuments, statutory listed buildings, Historic parks and gardens and conservation areas. The policies pay full regard to relevant central government guidance as contained in PPG15 Planning and the Historic Environment and PPG16 Archaeology and Planning, and to advice issued by English Heritage, government's statutory advisers on protection of the historic heritage.

8.4.2 Archaeology

There are eight Scheduled Monuments in the Borough which are afforded statutory protection by virtue of The Ancient Monuments and Archaeological Areas Act 1979, and thirty four areas defined as being of Archaeological Significance. In addition to these designated sites there will be other areas within the Borough where archaeological evidence may be present and which both the County and Borough Councils will wish to see carefully examined before any development which is potentially destructive of such evidence is sanctioned. Potential developers are urged to consult the County Sites and Monument Record (maintained by the County Council) at the earliest opportunity in order to establish whether their proposals are likely to affect archaeological remains and for advice on the most appropriate measures to be taken to mitigate any impact. At one time it was considered acceptable for an archaeological investigation to be undertaken once the principle of the grant of planning permission had been agreed and before any actual development commenced. However, and as stated in PPG16, government now advises that, in instances where important archaeological remains are thought to exist, it is reasonable for the local planning authority to request the prospective developer to arrange for an archaeological field evaluation to be carried out before any decision on a planning application is taken. This evaluation is distinct from a full archaeological excavation which may need to follow.

- 8.4.3 Hertfordshire County Council is also undertaking a programme of research with support from English Heritage, into the archaeological potential of historic urban areas of the County. This research will provide both planners and developers with a clearer indication as to the likely archaeological implications of proposed development.
- 8.4.4 The Borough Council therefore proposes three policies to cover circumstances involving archaeological issues.

HD1 EFFECT OF DEVELOPMENT ON NATIONALLY IMPORTANT SITES AND MONUMENTS

PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH WOULD ADVERSELY EFFECT THE SITE OR SETTING OF NATIONALLY IMPORTANT ARCHAEOLOGICAL REMAINS, WHETHER SCHEDULED OR UNSCHEDULED.

HD2 REQUIREMENTS FOR EVALUATION OF HERITAGE ASSET

APPLICANTS FOR DEVELOPMENT ON, OR ADJACENT TO, SITES OF KNOWN ARCHAEOLOGICAL INTEREST OR SITES BELIEVED TO POSSESS POTENTIAL ARCHAEOLOGICAL SIGNIFICANCE, WILL BE REQUIRED TO SUBMIT THE RESULTS OF AN ARCHAEOLOGICAL FIELD EVALUATION PRIOR TO DETERMINATION OF ANY APPLICATION FOR DEVELOPMENT.

- 8.4.5 In the event that it is nevertheless considered appropriate to grant planning permission for development on sites which contain archaeological evidence believed not to be of national importance, the Council will seek to ensure that all remains are adequately catalogued and recorded, or removed to an appropriate place for safe keeping, and that suitable measures are taken on site to preserve as much as possible of the remains.

HD3 PRESERVATION OF HERITAGE ASSET

- (I) WHERE THE COUNCIL CONSIDERS THAT ARCHAEOLOGICAL SITES OR MONUMENTS OF LOCAL IMPORTANCE AND THEIR SETTINGS ARE LIKELY TO BE AFFECTED BY DEVELOPMENT, PHYSICAL PRESERVATION IN SITU WILL BE THE PREFERRED OPTION. THE DECISION WHETHER TO PRESERVE IN SITU WILL BE MADE ON THE BASIS OF THE INTRINSIC IMPORTANCE OF THE REMAINS AND THE POSSIBILITY OF PRESERVATION IN SITU THROUGH THE CAREFUL DESIGN, LAYOUT AND SITING OF NEW DEVELOPMENT. WHERE PRESERVATION IN SITU IS NOT MERITED, PLANNING PERMISSION MAY BE SUBJECT TO CONDITIONS AND/OR A LEGAL AGREEMENT REQUIRING THAT PROVISION BE MADE FOR THE INVESTIGATION AND RECORDING OF THE REMAINS AND PUBLICATION OF A REPORT OF FINDINGS PRIOR TO COMMENCEMENT OF THE DEVELOPMENT.

(II) THE COUNCIL WILL:-

- (a) SEEK TO SECURE THE APPROPRIATE MANAGEMENT AND PRESENTATION OF ARCHAEOLOGICAL SITES AND THEIR SETTINGS AS PART OF THE GRANT OF PLANNING PERMISSION FOR DEVELOPMENT;
- (b) ENSURE DESIGNS FOR DEVELOPMENT IN THE VICINITY OF ARCHAEOLOGICAL REMAINS ARE SYMPATHETIC TO THE SETTING OF THE REMAINS; AND REQUIRE THE DEVELOPER TO ALLOW OBSERVATION OF GROUNDWORKS

(WHERE THE COUNCIL CONSIDERS THAT PHYSICAL PRESERVATION OF ARCHAEOLOGICAL REMAINS IN SITU IS NOT MERITED, TAKING INTO ACCOUNT THE IMPORTANCE OF THE REMAINS AND OTHER MATERIAL CONSIDERATIONS, PLANNING PERMISSION MAY BE SUBJECT TO CONDITIONS AND/OR AGREEMENTS REQUIRING THE DEVELOPER TO SECURE APPROPRIATE PROVISIONS FOR THE INVESTIGATION AND RECORDING OF THE ARCHAEOLOGICAL REMAINS AND THE PUBLICATION OF THE RESULTS. WHERE APPROPRIATE, THE COUNCIL WILL SEEK TO SECURE THE ENHANCED MANAGEMENT AND PRESENTATION OF ARCHAEOLOGICAL SITES AND THEIR SETTINGS.)

(III) ADDITIONALLY THE COUNCIL WILL:

- (a) SEEK TO SECURE THE ENHANCEMENT, MANAGEMENT AND PRESENTATION OF ARCHAEOLOGICAL SITES AND THEIR SETTINGS AS PART OF THE GRANT OF A PLANNING PERMISSION FOR DEVELOPMENT;
- (b) ENSURE DESIGNS FOR DEVELOPMENT IN THE VICINITY OF ARCHAEOLOGICAL REMAINS ARE SYMPATHETIC TO THE SETTING OF REMAINS; AND
- (c) REQUIRE THE DEVELOPER TO ALLOW OBSERVATION OF GROUND WORKS.

8.4. 6 Listed Buildings

The 260 buildings and structures in the Borough which are listed as being of historic or architectural interest form an important part of Broxbourne's heritage. Since listed buildings are assets for future generations to experience and enjoy, only in very exceptional circumstances, where all alternatives have been explored, would demolition be allowed (see PPG15 paras 3.15, 3.16-3.19. and section 7 of The Planning (Listed Buildings and Conservation Areas) Act 1990. Furthermore, it is government policy that applicants for listed building consent must provide justification for their proposals to alter or extend a listed building. In the event that the Council considers that demolition in whole or in part is an acceptable way

forward, conditions (or a legal agreement) will ensure that no demolition occurs until all the appropriate permissions have been granted for a replacement building and contracts entered into to ensure an early start.

HD4 DEMOLITION

- (I) VERY EXCEPTIONAL CIRCUMSTANCES WILL BE REQUIRED TO DEMONSTRATE JUSTIFICATION FOR THE DEMOLITION OF A LISTED BUILDING. APPLICANTS WILL BE REQUIRED TO SUBMIT EVIDENCE JUSTIFYING DEMOLITION HAVING REGARD TO THE FOLLOWING CRITERIA:-
 - (a) THE IMPORTANCE OF THE BUILDING;
 - (b) ANY PARTICULAR FEATURES OF THE BUILDING RECORDED IN THE LISTING DESCRIPTION;
 - (c) THE SETTING OF THE BUILDING AND ITS CONTRIBUTION TO THE LOCAL SCENE;
 - (d) WHETHER ALL REASONABLE EFFORTS HAVE BEEN MADE TO SUSTAIN EXISTING USES OR FIND VIABLE NEW USES AND THESE HAVE FAILED;
 - (e) THE CONDITION OF THE BUILDING, THE COST OF REPAIRING AND MAINTAINING IT IN RELATION TO ITS IMPORTANCE AND TO THE VALUE DERIVED FROM ITS CONTINUED USE;
 - (f) WHETHER PRESERVATION IN SOME FORM OF CHARITABLE OR COMMUNITY OWNERSHIP IS NOT POSSIBLE OR SUITABLE; AND
 - (g) WHETHER REDEVELOPMENT WOULD PRODUCE SUBSTANTIAL BENEFITS FOR THE COMMUNITY WHICH WOULD DECISIVELY OUTWEIGH THE LOSS RESULTING FROM DEMOLITION.
- (II) IN THE EVENT THAT TOTAL OR PARTIAL DEMOLITION IS UNAVOIDABLE, THE COUNCIL WILL:-
 - (a) IMPOSE A CONDITION TO ENSURE THAT DEMOLITION DOES NOT COMMENCE UNTIL A CONTRACT IS IN PLACE WHICH WILL ENSURE EARLY IMPLEMENTATION OF ANY REPLACEMENT DEVELOPMENT FOR WHICH PLANNING PERMISSION HAS ALREADY BEEN GRANTED.
 - (b) REQUIRE AN ARCHAEOLOGICAL RECORD OF THE BUILDING TO BE MADE PRIOR TO ANY WORKS OF DEMOLITION OF THOSE FEATURES AFFECTED BY THE PROPOSED DEVELOPMENT.

(c) PROSECUTE IN THE EVENT OF UNAUTHORISED DEMOLITION OR ALTERATION OF ANY LISTED BUILDING.

8.4.7 It is particularly important when dealing with applications to alter listed buildings to ensure that the existing structure and features are properly recorded on survey drawings so that it can be readily assessed whether the intrinsic character of the building will be preserved by the proposed development. Internal features such as fire places, moulding, decorative ceilings etc. can make an equally important contribution to the character of a building as does its external appearance.

8.4.8 Whilst the Council is concerned to ensure that high design standards are achieved for all new work throughout Broxbourne, this is particularly important in the case of the Borough's historic buildings since once lost or damaged, they are irreplaceable. Wherever possible, proposals for work to listed buildings should include measures to rectify any previous changes which may have been carried out before the advent of strict controls and which have weakened the character or damaged the fabric of the building.

HD5 ALTERATIONS AND EXTENSIONS TO LISTED BUILDINGS

DEVELOPMENT INVOLVING PROPOSALS TO ALTER OR EXTEND LISTED BUILDINGS WILL ONLY BE PERMITTED WHERE:-

- (a) IT WOULD NOT RESULT IN THE DAMAGE OR LOSS OF FEATURES , WHETHER INTERNAL OR EXTERNAL, WHICH CONTRIBUTE TO THE SPECIAL ARCHITECTURAL OR HISTORIC INTEREST OF THE BUILDING; AND
- (b) THE CHARACTER AND APPEARANCE AND SETTING OF THE LISTED BUILDING WOULD BE PRESERVED OR ENHANCED.;

8.4.9 It is equally necessary to exercise careful control over new development within the curtilage, or within the vicinity, of a listed building since this may affect the setting of the building which is often as important as the building itself.

HD6 OTHER DEVELOPMENT AFFECTING A LISTED BUILDING AND ITS CURTILAGE.

- (I) DEVELOPMENT WITHIN THE CURTILAGE OF A LISTED BUILDING, AND DEVELOPMENT WHICH AFFECTS THE SETTING OF A LISTED BUILDING WILL ONLY BE PERMITTED WHERE:-
 - (a) THE PROPOSED USE IS APPROPRIATE IN TERMS OF PRESERVING THE CHARACTER AND/OR SETTING OF THE BUILDING AND WILL NOT BE PREJUDICIAL TO OTHER POLICIES OF THIS PLAN;

- (b) ANY ASSOCIATED ALTERATIONS TO THE FABRIC OF THE BUILDING HAVE BEEN TAKEN FULLY INTO ACCOUNT AND ACCORD WITH POLICY HD5.
- (II) IN THE EVENT OF CONFLICT ARISING BETWEEN A PROPOSED USE AND OTHER POLICIES IN THIS PLAN, DEVELOPMENT WILL ONLY PERMITTED WHERE:-
 - (a) THE CONTINUATION OF THE EXISTING USE IN ITS PRESENT FORM WOULD NOT SECURE THE LONG TERM FUTURE OF THE BUILDING;
 - (b) OTHER USES WHICH WOULD NOT GIVE RISE TO A POLICY CONFLICT HAVE BEEN FULLY EXPLORED AND FOUND TO BE UNACCEPTABLE; AND
 - (c) THE PROPOSED ALTERNATIVE USE IS THE MOST APPROPRIATE HAVING REGARD TO THE ABOVE CONSIDERATIONS.

8.4.10 A change in the use of a listed building brings with it the same inherent risks of damage as physical alterations promoted for their own sake. PPG15 emphasises the importance of investigating the requirements which will arise from compliance with other legislation such as Fire Regulations, which may necessitate internal alterations to doors, stair cases etc., at an early stage in the consideration of development proposals because of the potentially damaging effects on the character of a building. The Council will pay full regard to such issues before any decision is taken about whether or not consent should be granted. In determining applications affecting listed buildings, the Council will be mindful of government advice that the best use for any historic building is usually the use for which the building was originally designed and constructed.

8.4.11 Proposals are not infrequently submitted to the Council for new development within the grounds of a listed building to help fund essential improvements to the listed building. This is commonly referred to as "enabling development". Recent examples include Wormleybury and Broxbournebury. The Council is mindful of the concern expressed by English Heritage in a policy statement issued in 1999 that all too frequently the effect of any new development may be negative and destroy more than is saved. The Council supports English Heritage in wishing to see a presumption against such development unless the applicant demonstrates that the benefits of the proposed enabling development clearly outweigh any disbenefits to both the historic asset and its setting, and to the prevailing policy context.

HD7 ENABLING DEVELOPMENT

- (I) THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING CRITERIA IN ASSESSING APPLICATIONS FOR ENABLING DEVELOPMENT ASSOCIATED WITH THE BOROUGH'S HISTORIC HERITAGE:-

- (a) THE ENABLING DEVELOPMENT SHOULD NOT DETRACT MATERIALLY FROM THE ARCHAEOLOGICAL, ARCHITECTURAL, OR HISTORIC INTEREST OF THE ASSET OR ITS SETTING ;
 - (b) THE ENABLING DEVELOPMENT SHOULD NOT BE DEDIMENTAL TO THE VISUAL AMENITY AFFORDED BY THE ASSET WITH PARTICULAR REGARD TO THE CONTRIBUTION MADE TO THE LOCAL CHARACTER AND DISTINCTIVENESS;
 - (c) WHETHER THE ENABLING DEVELOPMENT WILL SECURE THE LONG TERM FUTURE OF THE HERITAGE ASSET AND, WHERE APPLICABLE, ITS CONTINUED USE FOR A PURPOSE SYMPATHETIC TO THE BUILDING;
 - (d) WHETHER IT HAS BEEN DEMONSTRATED THAT:-
 - (i) THE EXTENT OF ENABLING DEVELOPMENT IS THE MINIMUM NECESSARY TO SECURE THE FUTURE OF THE HERITAGE ASSET;
 - (ii) AN EXHAUSTIVE SEARCH FOR OTHER SOURCES OF FUNDING HAS NOT BEEN SUCCESSFUL;
 - (iii) WHETHER THE VALUE OR BENEFIT OF THE SURVIVAL OR ENHANCEMENT OF THE HERITAGE ASSET OUTWEIGHS THE LONG TERM COST TO THE COMMUNITY OF PERMITTING THE ENABLING DEVELOPMENT, INCLUDING CONFLICT WITH OTHER POLICIES OF THIS PLAN.
- (II) IN THE EVENT THAT THE ABOVE CRITERIA ARE MET AND AN ENABLING DEVELOPMENT IS CONSIDERED TO BE THE ONLY VIABLE SOLUTION, THE COUNCIL WILL REQUIRE COMPLETION OF A PLANNING OBLIGATION TO SECURE FULFILMENT OF THE HERITAGE OBJECTIVE WITH ALL WORK ON THE HERITAGE ASSET TO BE UNDERTAKEN TO AN AGREED STANDARD AND TIMETABLE.

8.4.12 Occasionally listed buildings are allowed by their owners to fall into disrepair. Statutory powers are available to the Council both to carry out emergency repairs itself and to reclaim the cost through a Land Charge, and/or require the owner to undertake appropriate emergency measures to ensure that the building is secured against the elements. The Council will not hesitate to take any action necessary to secure the Borough's historic heritage for future generations.

HD8 CONDITION OF BUILDINGS

THE COUNCIL WILL MONITOR THE CONDITION OF BUILDINGS IT CONSIDERS TO BE AT RISK OF FALLING INTO DISREPAIR OR DERELICTION AND, WHERE APPROPRIATE, WILL USE ITS STATUTORY POWERS TO ENSURE THAT ESSENTIAL REPAIRS ARE UNDERTAKEN WITHIN AN AGREED TIME FRAME.

Parks and Gardens of Special Historic Interest.

- 8.4.13 English Heritage maintains a register of parks and gardens throughout the country, the main purpose of which is to draw attention to the best historic parks and gardens which form an important part of the cultural heritage of England. There is currently one such site in the Borough, at Wormleybury. Wormleybury comprises a 57ha landscaped park surrounding a country house which developed from an earlier formal scheme in the 1770's and the remnants of an early nineteenth century garden famed for its international plant collection. Whilst inclusion on the register does not confer any form of legal protection, the Council will nevertheless seek to ensure that the special interest of this parkland (and of any others which may from time to time be added to the register) is maintained and, if necessary, restored

HD9 PARKS AND GARDENS OF HISTORIC INTEREST

PLANNING PERMISSION WILL NOT NORMALLY BE GRANTED FOR DEVELOPMENT WHICH WOULD HAVE AN ADVERSE EFFECT ON THE CHARACTER AND SETTING OF AN HISTORIC PARK OR GARDEN. THE COUNCIL WILL ENCOURAGE RETENTION AND, WHERE APPROPRIATE, RESTORATION OF ANY HISTORIC PARK OR GARDEN WITHIN THE BOROUGH.

8.4.14 Conservation Areas

There are six Conservation Areas currently designated in the Borough - Hoddesdon Town Centre, Broxbourne, New River, Wentworth Cottages, Wormley and Churchgate. Each has its own distinctive character. The Council has produced information leaflets which summarise the main features of the character and appearance of the conservation areas.

- (1) Hoddesdon Conservation Area is focused on the town centre, with many former coaching inns, now in commercial use, which act as a reminder of the settlement's medieval origins as a market town about a day's travelling distance from the city of London , and the importance of the A1170 as a north-south route.
- (2) Broxbourne once formed part of the extensive Broxbournebury Estate which centred on Broxbournebury. The conservation area is dominated by the attractive open spaces associated with Churchfields and the parish church of St Augustine, and the nearby Victorian villas of St Catherine's Road which were developed as a residential area for commuters using the new Great Eastern railway line which was constructed in 1840 "to form a communication between London and Cambridge".
- (3) The New River is neither a natural river nor new having been constructed c1608-1613 to provide water for the City of London. It passes through all six of the Borough's Conservation Areas and has considerable ecological

interest as well as providing a rich source of industrial archaeology. The Conservation Area which takes its name from the New River is primarily residential in character and includes the New River Bridge, probably built in the 1840's when the New River was widened.

- (4) Wentworth Cottages is the smallest of the six Conservation Areas and affords protection to this group of cottages which were built in 1910-1911 to house agricultural workers employed on the nearby Broxbournebury estate.
 - (5) Wormley almost retains the feel of a village with its triangular core in the vicinity of The Square known once to have been a village green with a pond, stocks, a maypole and a pound for stray animals. Buildings display a domestic scale and are tightly knit.
 - (6) Finally, Churchgate is a pleasant mix of old buildings, including the former Anglican theological college known as Bishops' College, and the landscaped grounds of Whit Hern Park.
- 8.4.15 In accordance with Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990, the Council will pay special attention to the desirability of preserving or enhancing the character and appearance of the Borough's six Conservation Areas when assessing all proposals for development which affect these areas. There may be instances where the principle of development may be unacceptable if it would damage important natural features such as trees or an open space which forms an intrinsic part of the character of the area; or if it would result in the loss of a particular use which makes an important contribution to the character and vitality of the area. Where development is acceptable, high standards of design and detailing will be required.

HD10 NEW BUILDING AND CHANGES OF USE OF EXISTING BUILDINGS IN CONSERVATION AREAS.

- (I) THE COUNCIL WILL PAY SPECIAL ATTENTION TO THE DESIRABILITY OF PRESERVING OR ENHANCING THE CHARACTER (AND) OR APPEARANCE OF THE CONSERVATION AREA WHEN ASSESSING PROPOSALS FOR DEVELOPMENT. THIS WILL BE THE PRIMARY DETERMINING ISSUE IRRESPECTIVE OF WHETHER THE COUNCIL'S OTHER DEVELOPMENT STANDARDS ARE MET.
- (II) NEW DEVELOPMENT SHOULD BE OF A HIGH QUALITY DESIGN, BASED ON AN UNDERSTANDING OF THE LOCAL CHARACTERISTICS AND CONTEXT OF THE SURROUNDING AREA. PARTICULAR CONSIDERATION WILL BE GIVEN TO THE SCALE, FORM, MASSING, HEIGHT AND THE USE OF TRADITIONAL MATERIALS IN ITS DESIGN.
- (III) DEVELOPMENT OF SITES WHERE THEIR OPENNESS FORMS AN ESSENTIAL FEATURE OF THE CONSERVATION AREA.

(IV) THE COUNCIL WILL RESIST THE CHANGE OF USE OF PREMISES WHERE A USE IS CONSIDERED IMPORTANT TO THE CHARACTER AND VITALITY OF THE CONSERVATION AREA. PLANNING PERMISSION WILL BE REFUSED FOR THE INTRODUCTION OF NEW USES CONSIDERED DETRIMENTAL TO THAT CHARACTER.

8.4.16 Having regard to the above, there will be a presumption against the demolition of buildings within Conservation Areas. Exceptions may be favourably considered where the character and appearance of the area would benefit by removal of a particular eyesore. The importance of any particular building, in terms of the qualities, character and appearance of the conservation area will be assessed with particular regard to the following factors, based upon advice provided by English Heritage:

- the age, style, architecture, and materials of the building;
- its relationship with any nearby listed buildings;
- whether it contributes as part of a group;
- whether it has significant historical associations with established townscape features; and
- whether it has significant historical associations with local people or past events.

HD11 DEMOLITION WITHIN CONSERVATION AREAS

WITHIN CONSERVATION AREAS THERE WILL BE A PRESUMPTION AGAINST THE DEMOLITION OF BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER AND APPEARANCE OF THE AREA. THE COUNCIL WILL BASE ITS ASSESSMENT OF THE CONTRIBUTION WHICH A PARTICULAR BUILDING MAKES TO THE CONSERVATION AREA IN WHICH IT IS SITUATED ON THE CRITERIA INCLUDED IN THE CONSERVATION AREA PRACTICE GUIDE ISSUED BY ENGLISH HERITAGE. THE COUNCIL WILL ONLY PERMIT DEMOLITION:-

- (a) WHERE IT IS SATISFIED THAT ANY ADVERSE EFFECTS ON THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA WOULD BE OUTWEIGHED BY ENHANCEMENTS TO THE AREA WHICH WOULD ARISE FROM THE PROPOSAL;
- (b) WHEN THE BUILDING IS NOT ECONOMICALLY OR PHYSICALLY CAPABLE OF BENEFICIAL RE-USE: AND
- (c) WHEN APPLICATIONS FOR PLANNING PERMISSION AND CONSERVATION AREA CONSENT HAVE BEEN GRANTED AND A CONTRACT ENTERED INTO FOR REDEVELOPMENT OF THE SITE.

- 8.4.17 The relationship between buildings and open spaces within a Conservation Area is as important as the buildings themselves in contributing to the overall character. Accordingly, it is important that all applications for development within such areas include drawings which demonstrate the inter relationship of the development site with its neighbours. Hence applications for development within a conservation area will be expected to include scaled drawings sufficiently detailed to allow a proper assessment to be made of the compatibility of the proposed development with the surrounding conservation area. Full details of the proposed materials of construction should also be supplied.
- 8.4.18 The extent of the control which can be exercised over buildings is not as extensive in Conservation Areas as with listed buildings, although it is greater than in areas without such designation. However, in circumstances where the Council considers that more control is warranted in order to avoid damage to the appearance of the area, it will remove specific "permitted development rights" by means of an Article 4 Direction.

However, it is equally important to protect the setting of these areas by ensuring that similar high standards are applied to development proposals on land adjoining, or visually related to, Conservation Areas.

HD12 DEVELOPMENT ADJOINING, OR VISUALLY RELATED TO, CONSERVATION AREAS

DEVELOPMENT WHICH ADJOINS A CONSERVATION AREA, OR WOULD HAVE AN IMPACT ON A CONSERVATION AREA, WILL ONLY BE PERMITTED IF IT WOULD NOT ADVERSELY AFFECT THE SETTING OF THAT CONSERVATION AREA.

8.5 DESIGN

- 8.5.1 The environmental quality of both the Borough's built up areas and its countryside are important factors in the quality of life of residents and of those working in Broxbourne. The Council is determined to protect and, wherever possible, enhance the quality of the environment in accordance with the principles of good design. High quality design can help promote sustainability, attract business and investment and reinforce civic pride and a sense of place. It should also be a vital ingredient of all proposals for regeneration since without good design it is unlikely to be possible to fulfil central government's agenda for making better use of previously developed land and increasing development densities.
- 8.5.2 The Council has accordingly adopted a design-led approach to development with its design principles embodied in policies HD13 to HD16, augmented by Borough-wide SPG and by Planning Briefs for particular sites.

HD13 DESIGN PRINCIPLES.

THE COUNCIL EXPECTS ALL NEW DEVELOPMENT TO INCORPORATE A HIGH QUALITY OF DESIGN BASED ON THE FOLLOWING PRINCIPLES:-

- i) RECOGNITION OF THE NEED TO PAY CAREFUL ATTENTION TO THE RELATIONSHIP BETWEEN BUILDINGS AND OPEN SPACES IN ORDER TO ENSURE CONTINUITY IN THE STREET SCENE AND TO PROVIDE DEFINITION FOR PUBLIC AND PRIVATE AREAS;
- ii) PROMOTING LEGIBILITY BY ENSURING THAT PLACES CONNECT WITH ONE ANOTHER AND ARE EASY TO MOVE THROUGH;
- iii) PROVIDING PUBLIC SPACES AND ROUTES THAT ARE ATTRACTIVE AND SAFE TO USE BY ALL MEMBERS OF SOCIETY INCLUDING THE DISABLED AND ELDERLY;
- iv) TAKING INTO ACCOUNT THE IMPACT OF A DEVELOPMENT ON EXISTING AND PROPOSED MOVEMENT PATTERNS AND MAKING PROVISION FOR PEDESTRIANS, CYCLISTS AND PASSENGER TRANSPORT AS WELL AS PRIVATE MOTORISED VEHICLES;
- v) CREATING PLACES THAT ARE ADAPTABLE TO CHANGE; AND
- vi) PROMOTING DIVERSITY AND CHOICE THROUGH THE INCORPORATION OF A BALANCED DEVELOPMENT MIX TO CREATE VIABLE PLACES RESPONSIVE TO LOCAL NEEDS.

- 8.5.3 New development cannot be viewed in isolation from its surroundings. An understanding of the context (that is, the character and setting of the area in which the development will be located) is crucial and should be the starting point for the creation of distinctive and attractive places. Good design should reinforce the positive features of a locality (such as its townscape quality, its history, landscape, building traditions and materials, open spaces, bodies of water etc) whilst seeking to ameliorate negative influences. In this regard, the Borough's heritage of old and important buildings is particularly important in contributing to a sense of local distinctiveness.
- 8.5.4 Applicants for planning permission should be able to demonstrate how they have taken account of the need for good design in their development proposals and that they have had regard to relevant development plan policies and Supplementary Design Guidance. This should be done in a manner appropriate to the nature and scale of their proposals. PPG1 Annex A states that applicants for planning permission should, as a minimum, provide a short written statement setting out the design principles adopted as well as illustrative material in plan and elevation. This material should show the wider context and not just the development site and its immediately adjacent buildings.
- 8.5.5 Under Policy SUS1 Sustainable Development Principles, applicants for developments of 10 dwellings or more or 500 sqm gross floorspace or more are required to submit a statement of intent to demonstrate how sustainability principles and design principles have been incorporated into the location, design, construction and future use of their proposals. Within these statements of intent,

applicants are expected to explain how the proposal incorporates the design principles set out in Policy HD13. In particular, applicants should explain how their proposals respond to the character and local distinctiveness of the area

HD14 DESIGN STATEMENT ON LOCAL CHARACTER

THE COUNCIL EXPECTS APPLICANTS FOR PLANNING PERMISSION TO DEMONSTRATE HOW THEIR DEVELOPMENT PROPOSAL REFLECTS AND RELATES TO LOCAL CHARACTERISTICS AND THE CONTEXT OF THE SURROUNDING AREA. DEVELOPMENT PROPOSALS SHOULD AS A MINIMUM MAINTAIN, AND, WHERE POSSIBLE, ENHANCE OR IMPROVE THE EXISTING CHARACTER OF THE AREA.

8.6 Urban Regeneration

- 8.6.1 The quality of the built environment in our towns and cities has a crucial impact on the way they function. Well-designed buildings, streets, neighbourhoods and districts are essential for successful social, economic and environmental regeneration. The Urban Task Force Report "Towards an Urban Renaissance" identifies the crucial role of design and states that new urban developments, on brownfield or green field land, must be designed to much higher standards if they are to attract people back into our towns and cities. Land must be used efficiently, local traditions respected and negative environmental impacts kept to a minimum. Priority should be given to high architectural standards and to the design of public spaces between buildings where people meet and move about. Quality of design is not just about creating new developments. It is also about how we make the best of our existing urban environments, from historic urban cores to low density suburbs.
- 8.6.2 If the wider potential benefits of urban renaissance are to be achieved, it will be particularly important that areas are redeveloped on a comprehensive basis and that town cramming is prevented. With this in mind, the Council wishes to ensure that development proposals extend up to the boundaries of a site and are designed in such a way as to facilitate any development/redevelopment opportunities on adjacent land. The creation of ransom strips should be avoided. The Council will also continue to prepare site specific Planning Briefs for the larger sites which come forward for redevelopment to guide the approach which applicants are recommended to take to ensure compliance with these objectives. Site specific Planning Briefs will be subject to public consultation, following which they will form a material consideration in the determination of planning and other applications. Applicants are also advised to have regard to the advice contained within Borough-wide Supplementary Planning Guidance. The Council will also support opportunities to regenerate town and local centres through a conservation-led approach.

HD15 COMPREHENSIVE APPROACH TO URBAN REGENERATION

WHERE APPROPRIATE, THE COUNCIL WILL REQUIRE THE ADOPTION OF A COMPREHENSIVE APPROACH TO ALL OPPORTUNITIES FOR INFILLING WITHIN THE URBAN AREA IN ORDER TO ENSURE THAT THE OBJECTIVES OF URBAN REGENERATION ARE MET AND THAT WIDER DEVELOPMENT OPPORTUNITIES ARE NOT PREJUDICED.

HD16 PREVENTION OF TOWN CRAMMING

IN CONSIDERING PROPOSALS FOR THE DEVELOPMENT OR REDEVELOPMENT OF SITES WITHIN THE EXISTING URBAN AREA, THE COUNCIL WILL EXPECT SUCH PROPOSALS TO: -

- (a) RESPECT THE SCALE, MASSING, DENSITY, HEIGHT AND CHARACTER OF NEARBY BUILDINGS AND ACHIEVE A HIGH STANDARD OF DESIGN;
- (b) RETAIN AND ENHANCE EXISTING NATURAL FEATURES INCLUDING LANDSCAPING AND ALLOW FOR THE INCORPORATION OF NEW PLANTING;
- (c) ENSURE THAT THE BUILT FORM AND ACTIVITY WITHIN THE AREA IS NOT UNACCEPTABLY INTENSIFIED;
- (d) RELATE THE LAYOUT AND ACCESS TO THE NEW DEVELOPMENT TO NEIGHBOURING BUILDINGS AND THE LOCAL AREA MORE GENERALLY; AND
- (e) ENSURE THAT THE DEVELOPMENT WOULD NOT MATERIALLY HARM THE AMENITIES OF EXISTING RESIDENTS.

8.7 Landscape and other natural features

8.7.1 Because built form dominates much of the Borough's environment, it is particularly important that all remaining natural features - be they trees, established hedgerows, water courses, or natural habitats etc. - are not only identified and retained but also enhanced in order to progressively improve the appearance and strengthen the landscape character of the Borough. The Council has only limited financial resources to undertake enhancement work itself and hence it will use its best endeavours (usually by means of conditions imposed on planning permissions or exceptionally through planning obligations) to ensure that proposals for development first of all identify and retain existing important natural features and secondly, incorporate proposals to provide replacement or new indigenous planting or other enhancement measures on land either within the applicant's control or nearby within the control of the Council. The Council will continue to protect trees, hedgerows and woodlands by making appropriate orders

where they contribute significantly to the character and appearance of an area, having regard particularly to those identified as being at risk.

- 8.7.2 There may nevertheless be occasions where some loss of existing landscape features and planting is warranted having regard to the wider benefits emanating from a development proposal. In identifying features for retention, the Council will have regard to the British Standards in respect of trees; criteria in The Hedgerow Regulations for identifying important hedgerows; and the process of Landscape Character Assessment as described in Best Practice Guidance produced by The Countryside Agency at area level in respect of landscape features.

HD17 RETENTION/ENHANCEMENT OF LANDSCAPE FEATURES

- (I) THE COUNCIL WILL EXPECT ALL DEVELOPMENT PROPOSALS TO RESPECT EXISTING NATURAL OR BUILT FEATURES WHICH CONTRIBUTE POSITIVELY TO THE CHARACTER OR APPEARANCE OF THE AREA AND WILL SEEK TO INCORPORATE PROPOSALS FOR NEW OR ENHANCED LANDSCAPING, INCLUDING APPROPRIATE MEASURES FOR THE MAINTENANCE OF ALL NEW LANDSCAPING, IN ALL DEVELOPMENT SCHEMES.
- (II) PLANNING PERMISSION MAY BE REFUSED FOR PROPOSALS WHICH WOULD RESULT IN THE LOSS OF IMPORTANT LANDSCAPE FEATURES, WATER COURSES OR NATURAL HABITATS.

HD18 TREES, HEDGEROWS, AND WOODLANDS

- (I) BEFORE THE COUNCIL WILL GRANT CONSENT FOR FELLING, TOPPING OR LOPPING OF PROTECTED TREES OR REMOVAL OF PROTECTED HEDGEROWS, IT WILL BE NECESSARY TO DEMONSTRATE THAT:-
 - (a) THE TREE(S) OR HEDGEROW(S) IS/ARE DISEASED AND IN NEED OF WORK ON PUBLIC SAFETY AND/OR ENVIRONMENTAL GROUNDS; AND/OR
 - (b) REMOVAL OF THE TREE(S) OR HEDGEROWS(S) IS ESSENTIAL FOR THE PROPER DEVELOPMENT OF A SITE.
- (II) WHEN CONSENT IS GRANTED FOR THE REMOVAL OF PROTECTED TREE(S) OR HEDGEROW(S) IT WILL BE ACCCOMPANIED BY A REQUIREMENT TO UNDERTAKE REPLACEMENT PLANTING. REPLACEMENT PLANTING SHOULD BE OF AN EQUIVALENT BIOMASS, IN A SUITABLE LOCATION, AND IN SYMPATHY WITH LOCAL LANDSCAPE CHARACTER (AS ASSESSED VIA A PROCESS OF LANDSCAPE CHARACTER ASSESSMENT.)

(III) ANY WORKS WHICH ARE AUTHORISED OR REQUIRED BY THE COUNCIL TO PROTECT OR REPLACE TREES OR HEDGEROW(S) SHOULD BE UNDERTAKEN IN ACCORDANCE WITH GOOD ARBORICULTURAL PRACTICE.

8.7.3 The New River Green Chain is an important visual amenity that passes through the Borough, entering in the north approximately parallel and close to the River Lee, then moving away from the river as it passes through the middle and southern parts of Broxbourne before passing out of the Borough through the grounds of Theobalds Park and continuing on through Enfield and other London Boroughs. It is an entirely man made feature, dating from the early seventeenth century when it was constructed to carry fresh water from Hertfordshire to the City of London. It is important that its openness is preserved so that it can continue to make a valuable contribution to the character of those parts of the Borough through which it passes and provide a continuous green link with adjoining administrative areas. Public rights of way already run along part of the route of the New River. The Council has supported the provision of a continuous footpath link throughout its length and in association with Thames Water plc and other riparian land owners, will continue to promote nature conservation measures and other environmental improvements to The New River corridor within the Borough. The Council will seek to ensure that the essentially open character, amenity and wildlife value of all waterside 'green chains' throughout the Borough is protected

HD19 WATERSIDE GREEN CHAINS

- (I) PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT PROPOSALS WHICH WOULD HAVE A MATERIALLY DETRIMENTAL EFFECT UPON THE OPEN CHARACTER OF WATERSIDE GREEN CHAINS WHETHER LOCATED WITHIN THE URBAN AREA OR THE COUNTRYSIDE.
- (II) THE COUNCIL WILL PERMIT, IN CONJUNCTION WITH THAMES WATER PLC AND RIPARIAN LAND OWNERS, DEVELOPMENT PROPOSALS THAT MAKE A POSITIVE CONTRIBUTION TO ENHANCING THE BIODIVERSITY, WILDLIFE AND AMENITY VALUE OF WATERSIDE GREEN CHAINS THROUGHOUT THE BOROUGH AND WILL SEEK TO ENSURE THAT APPROPRIATE REMEDIAL MEASURES ARE INCORPORATED INTO ANY DEVELOPMENT PROPOSALS PROXIMATE TO THESE CHAINS

8.7.4 The River Lee is the other major water course in Broxbourne and together with its associated lakes, has a dominant influence on the character and appearance of the eastern side of the Borough. It has many minor tributaries such as Woollens Brook in the north and Rags Brook in West Cheshunt, and Wormleybury and Turnford Brooks in the Wormley and Turnford area, all of which are important water courses which have the potential to provide east-west ecological links across the Borough as well as providing visual and amenity assets. The Council will seek to promote, through consultation with the Environment Agency and other

relevant organisations, the effective management of the river corridors of the Lee and its tributaries and the New River, as important areas for water resources, biodiversity and recreation. Initiatives to protect and enhance the river environment for biodiversity (including proposals for deculverting and naturalisation of the river channel) will be supported throughout Broxbourne.

- 8.7.5 Since culverting will always be detrimental to the ecology of a water course, diversion or culverting will generally be resisted. This approach is in line with the policy of the Environment Agency whose consent is required for culverting.

HD20 WATER COURSES IN URBAN AREAS

PERMISSION WILL ONLY BE GRANTED FOR THE CULVERTING OR DIVERSION OF A WATER COURSE(S) WHERE THERE IS NO REASONABLE PRACTICAL ALTERNATIVE; OR THE DETRIMENTAL EFFECTS OF CULVERTING ARE SO MINOR THAT A MORE COSTLY ALTERNATIVE APPROACH IS NOT JUSTIFIED.

8.8 Protection of open spaces

- 8.8.1 The Leisure and Tourism Chapter deals with the protection and development of the larger open spaces, parks, recreation grounds etc. which are included in the Borough's hierarchy of open spaces as set out therein. However, there remain many smaller open areas within all parts of the Borough's urban areas which both individually and cumulatively may contribute to the quality of the immediate environment. In some instances their retention is vital to the maintenance of an attractive environment. In other cases little contribution is being made to visual amenity. Generally, however, the importance of these areas derives from their undeveloped state which may provide visual relief from an otherwise harsher built form. In the main, therefore, such spaces need to be retained and their openness protected. However, it is recognised that there may be occasions when development of a currently open area could make a worthwhile contribution to housing or other needs without prejudicing the overall quality and character of an area. This approach is reflected in policy HD21.

HD21 PROTECTION OF OPEN SPACES NOT INCLUDED WITHIN THE HIERARCHY OF OPEN SPACE

DEVELOPMENT OF OPEN LAND WITHIN THE BUILT ENVIRONMENT (WHERE NOT SPECIFICALLY PROVIDED FOR ELSEWHERE IN THIS PLAN) WILL BE RESISTED WHERE THE LAND IN ITS UNDEVELOPED STATE CONTRIBUTES TO THE VISUAL AMENITY AND CHARACTER OF THE AREA BY:-

- (a) PROVIDING AN IMPORTANT VISUAL BREAK WITHIN THE BUILT UP AREA; OR
- (b) BEING PART OF A CHAIN OF OPEN AREAS THROUGHOUT THE BUILT UP AREA; OR

- (c) SUPPORTING IMPORTANT SEMI-NATURAL HABITATS OR OTHER FEATURES OF WILDLIFE VALUE.

8.9 Community Safety

- 8.9.1 The Crime and Disorder Act 1998 states that local authorities should take account of the community safety dimension in all of their work. All policies, strategies, plans and budgets need to be considered from the standpoint of their potential contribution to the reduction of crime and disorder. The Council has produced its second Community Safety Strategy which aims to reduce the levels of crime and anti social behaviour, and reduce the fear of crime in Broxbourne. The Strategy covers the period between 2005 and 2008 and will be implemented by the Crime and Disorder Reduction Partnership. In terms of planning, the Borough Council is committed to the concept of "Secured by Design" which seeks to eliminate opportunities for crime by incorporating crime prevention measures from the outset, subject to compliance with other design policies of the Plan. Promoters of new developments are encouraged to contact Hertfordshire Constabulary's Crime Prevention Officer at Police Headquarters in Welwyn Garden City at an early stage in the design process for advice on the incorporation of crime prevention measures into their layouts. Supplementary Planning Guidance also provides more information on designing out crime. Crime prevention measures can also be applied to existing developments, and the Council is particularly keen to use the planning process to encourage measures to reduce the potential for the occurrence of crimes which the audit undertaken in accordance with The Crime and Disorder Act 1998 indicated as being related to the quality of the built environment. Further information is available in the Community Safety Strategy 2005- 2008. The Council will support the introduction of crime prevention measures into existing development provided that such measures would not have an adverse effect upon the character and appearance of the area.

HD22 COMMUNITY SAFETY

- (I) WHERE APPROPRIATE THE COUNCIL WILL EXPECT ALL PROPOSALS FOR NEW DEVELOPMENT TO INCORPORATE CRIME PREVENTION MEASURES THROUGH THEIR DESIGN, LAYOUT AND LANDSCAPING. DEVELOPMENT SHOULD BE DESIGNED TO REDUCE THE OPPORTUNITY FOR CRIME AND/OR ANTI SOCIAL BEHAVIOUR BY ALLOWING FOR THE SURVEILLANCE OF STREETS, FOOTPATHS, CHILDREN'S PLAY SPACES AND OTHER COMMUNAL AREAS AND BY THE CREATION OF AREAS OF DEFENSIBLE SPACE.

8.10 Access for the disabled

- 8.10.1 Ensuring that proper provision is made for people with disabilities to be able to access all buildings to which the general public has access by provision of ramps, chair lifts etc. is a function of Building Regulations. Nevertheless, it is important that all those promoting development consider the requirements of the disabled at

the beginning of the design process to avoid having to contrive an otherwise acceptable design to accommodate any such requirements.

HD23 ACCESS FOR THE DISABLED

THE COUNCIL WILL EXPECT ALL DEVELOPMENTS WHICH WILL BE ACCESSIBLE TO THE GENERAL PUBLIC TO SHOW THAT MEASURES TO MEET THE REASONABLE REQUIREMENTS OF THE DISABLED HAVE BEEN CONSIDERED THROUGHOUT THE PLANNING PROCESS.

8.11 Telecommunications.

- 8.11.1 Technological advances have dramatically increased the demand for all forms of telecommunications apparatus and equipment. This trend will doubtless continue throughout the lifetime of this Plan. Telecommunications apparatus includes masts, aerials, radio antennae, satellite dishes and development for cable television.
- 8.11.2 The Borough Council acknowledges the legal obligations of telecommunications operators as set out in the Telecommunications Act 1984, and the requirements of government policy, as set out in PPG8, to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum and protecting public health. A balance needs to be struck between the wider benefits of telecommunications development – allowing people the flexibility to work, shop, gain access to information and services without leaving their homes -and the potential harm they can cause to the environment, particularly in terms of visual amenity.
- 8.11.3 It is essential to ensure that telecommunications development does not harm the quality and appearance of the environment. PPG8 states that telecommunication developments within a green belt are unlikely to be appropriate unless openness is maintained. In built up areas, the siting and external appearance of apparatus should be sympathetically designed using camouflaging materials and colouring, to minimise the impact of such apparatus on amenity. In particular, there is a need to protect the best and most sensitive environments within the Borough – conservation areas, listed buildings and their setting, and the Wormleybury Park of Special Historic Interest.
- 8.11.4 The growth in the use of mobile phones has led to increasing public concerns about the health implications of the masts etc which service them. This is a material consideration in determining applications for planning permission and prior approval. The Stewart Report, published in May 2000, concluded that it was not possible to state categorically that there were no risk to health from the radiation that these installations produced and that further research was required. Until further research clarifies the position, a precautionary approach will be taken to dealing with mobile phone technology. The government view is that emissions should be required to fall within the ICNIRP (International Commission on Non-

ionising Radiation Protection) guidelines and accord with the advice contained in PPG8 on locations next to sensitive sites, for example, schools.

- 8.11.5 Broxbourne Council supports joint working with telecommunications operators to enable the requirements of telecommunications networks and routing and phasing of network development to be taken into account to ensure the efficient operation of the network, whilst keeping the numbers of radio and telecommunications masts, and the sites for such installations, to the minimum. Opportunities exist for the sharing of masts and sites and for the use of existing buildings and other structures, such as electricity pylons or lamp posts, to site new antennae, for the design of such masts to imitate other features like trees (including dead trees), and for the re-use of the existing analogue sites for new second and third generation base station sites. The Council will expect applicants for new masts to show evidence that these options have been fully explored, and to provide evidence of any technical constraints on the location of proposed development. Applicants should also provide evidence regarding the need for the proposed development and the significance of the proposed development as part of a national network in order that the Council can assess their proposals. The Council encourages telecommunications operators to enter into early dialogue, including pre-application discussions, on development proposals.
- 8.11.6 The Council's policy HD24 on Telecommunications, deals both with those proposals which require planning permission such as ground based masts over 15 metres in height as well as ground based masts up to and including 15 metres in height which require only an application for Prior Approval. Under the latter, the Council is allowed to consider only the siting and appearance of the proposed development.

HD24 TELECOMMUNICATIONS

- (I) PROPOSALS FOR NEW TELECOMMUNICATIONS APPARATUS WILL BE ASSESSED WITH REGARD TO THE FOLLOWING:-
- (a) WHETHER THE APPLICANT HAS DEMONSTRATED THE NEED FOR THE PROPOSED DEVELOPMENT INCLUDING ITS SIGNIFICANCE AS PART OF A NATIONAL NETWORK;
- (b) WHETHER THE APPLICANT HAS DEMONSTRATED THAT THE FEASIBILITY OF SHARING TELECOMMUNICATIONS APPARATUS OR UTILISING OTHER BUILDINGS OR STRUCTURES HAS BEEN FULLY INVESTIGATED.
- (c) WHETHER THE APPLICANT HAS CONSIDERED PROVIDING SUFFICIENT CAPACITY TO ALLOW SHARING SUBJECT TO ANY TECHNICAL OR ENVIRONMENTAL CONSTRAINTS; AND

- (d) WHETHER THE APPLICANT HAS DEMONSTRATED THAT THE LEVEL OF EMISSIONS LIKELY TO BE GENERATED BY THE INSTALLATION FALLS WITHIN THE ICNIRP (INTERNATIONAL COMMISSION ON NON-IONISING RADIATION PROTECTION) GUIDELINES AND PPG8 ADVICE RELATING TO EMISSIONS NEAR SCHOOL GROUNDS AND BUILDINGS.
- (II) THE COUNCIL WILL ASSESS THE IMPACT OF THE PROPOSED DEVELOPMENT, INCLUDING ANY ASSOCIATED INFRASTRUCTURE, ON THE AMENITY OF THE AREA HAVING REGARD TO THE FOLLOWING:
 - (a) THE EXTENT TO WHICH THE DESIGN REFLECTS THE PARTICULAR SITE AND TAKES INTO ACCOUNT THE CHARACTER OF THE AREA;
 - (b) THE USE OF APPROPRIATE MATERIALS, COLOUR AND DESIGN TO MINIMISE OBTRUSIVENESS;
 - (c) THE IMITATION OF EXISTING BUILT OR NATURAL FEATURES IN THE DESIGN, eg. IMITATION OF TREES OR DEAD TREES;
 - (d) WHETHER APPROPRIATE LANDSCAPING AND SCREENING ARE PROPOSED;
 - (e) WHETHER THE APPARATUS BY ITS SITING AND APPEARANCE WOULD HAVE A SIGNIFICANTLY DETRIMENTAL EFFECT ON THE LOCALITY; AND
 - (f) WHETHER THE APPARATUS WOULD HAVE A SIGNIFICANT DETRIMENTAL EFFECT ON RESIDENTIAL AMENITY, AND IN PARTICULAR HARM THE CHARACTER AND APPEARANCE OF A CONSERVATION AREA AND CHARACTER OR SETTING OF A LISTED BUILDING.
- (III) WHERE TELECOMMUNICATIONS APPARATUS IS PROPOSED TO BE LOCATED WITHIN THE METROPOLITAN GREEN BELT, IT MUST BE DEMONSTRATED THAT ALL POTENTIAL ALTERNATIVE NON GREEN BELT LOCATIONS HAVE BEEN FULLY EXPLORED AND THE IMPACT OF THE INSTALLATION UPON THE OPENNESS OF THE GREEN BELT HAS BEEN MINIMISED.
- (IV) THE COUNCIL WILL IMPOSE CONDITIONS ON ANY PERMISSIONS GRANTED TO ENSURE THAT ANY TELECOMMUNICATIONS APPARATUS, STRUCTURES OR BUILDINGS ARE REMOVED WHEN OBSOLETE AND THE SITE RE-INSTATED TO ITS SATISFACTION.

CHAPTER 9: TRANSPORT

9.1 Background

- 9.1.1 An integrated transport system is important for the economic and social prosperity of an area. Transport policies need to secure safe and efficient means of movement, taking account of the needs of all sections of the community and the impact on the environment. The Council is concerned about the ever-worsening effects of road traffic on the environment and the quality of life of residents of the Borough. Travel and the use of private cars will remain to many an important and necessary part of living and working in Broxbourne. The Plan must also address the needs of a significant proportion of households which lack access to private transport.
- 9.1.2 In the past transport policy has largely focused on accommodating the car. This position has changed significantly, reflecting both environmental concerns and the desire to promote a more sustainable approach to transport. This is reflected in the 1998 White Paper 'A New Deal for Transport: Better for Everyone' and PPG13 Transport (March 2001). This guidance sets out the need to reduce people's requirement to travel by integrating land use, enabling people to meet their everyday needs locally and encouraging the provision of access to modes of transport other than the private car.
- 9.1.3 It is recognised that travel behaviour cannot change overnight, and that policies to encourage alternatives to the car need to be acceptable to the majority of people. Initiatives such as the County Council's 'Travelwise' programme, will help raise awareness of the problems associated with traffic growth and provide information on alternative transport choices. The Council's community plan will also be important in identifying sections of the community and locations in the Borough with accessibility issues.
- 9.1.4 An integrated land use and transport system is difficult to achieve in an area such as Broxbourne, which has an established settlement pattern and transport network. It is also important to recognise that the Borough has high levels of car ownership and many residents, employees and visitors rely on the private car and have no realistic alternative. The Borough has significantly poorer public transport provision than nearby London Boroughs. Bus frequencies are relatively low and railway stations are all located on the eastern edge of the Borough. Apart from the town centres, there are also no bus services to the principal employment areas of the Borough.
- 9.1.5 In conjunction with national and county-wide transport strategies, the policies in this chapter take a more pro-active approach than in previous local plans, to securing the infrastructure necessary to enable those who commute, work and live in the Borough to have more transport choice in the long term. However, in implementing these policies, the Council will take a realistic view of the availability of alternative modes of transport.
- 9.1.6 In conjunction with other chapters of this Plan, the policies set out in this chapter seek to:

- (a) support an integrated approach to movement which will improve the environment, economy and accessibility of the Borough;
- (b) reduce the length and number of journeys undertaken by private motor vehicles;
- (c) encourage alternative means of travel which have less environmental impact;
- (d) encourage beneficial traffic management; and
- (e) promote equal access for all user groups.

9.1.7 Progress on these transport objectives will depend on co-ordinated action by a number of agencies and the co-operation of private sector transport providers.

9.2 Local Transport Plan and 'Integrated Packages'

9.2.1 The Local Transport Plan is the main document which outlines the priorities and programmes through which integrated and sustainable transport are delivered locally. This has been prepared by the County Council in consultation with districts and other organisations. It covers the co-ordination and improvement of all forms of transport and sets out proposals for the future and implementation of specific initiatives. Those which apply to the Borough are set out within the Lea Valley Area Plan.

9.2.2 The Lea Valley Area Plan covers the urban transport corridor from Waltham Cross, Cheshunt and Hoddesdon through to Hertford and Ware. The Plan is based on the 'integrated package' approach adopted by the previous Transport Policies and Programmes (TPP) document. The Plan has received capital funding from Central Government since 1999/2000. The Local Transport Plan and Lea Valley Area Plan are both supported by the Council via policies in the Local Plan..

9.2.3 Development proposals which have an impact on accessibility and traffic movement, or could be directly related to programmes in the Lea Valley Area Plan, will need to have regard to the objectives in the Lea Valley Area Plan and Local Transport Plan.

9.2.4 The key programmes in the current Lea Valley Area Plan, together with the implications for development proposals which relate to these, are outlined below.

(a) Lea Valley Green Route

The objective of the Green Route is to significantly improve the quality and attractiveness of bus services linking the Lea Valley towns. The programme involves investment in bus lanes and giving priority to passenger transport, cyclists and pedestrians on a central north-south route through the built-up area. Major proposals located close to the Green Route will be expected to consider opportunities to enhance facilities or services.

(b) Passenger Transport

The Lea Valley Area Plan seeks to enhance the capacity, services and facilities to encourage the use of bus services. It will also be important to address the deficiencies in bus provision such as at Greater Brookfield and the main industrial areas. The West Anglia Route Modernisation (WARM)

project includes a programme of investment in stations and track capacity on the main rail line through the Borough. In conjunction with this project, the Lea Valley Area Plan will seek to improve interchange facilities, passenger information systems ,cycle storage_ and car park security.

(c) **Key Employment Sites**

The Plan supports measures to improve the accessibility and sustainable economic development of the Borough's Key Employment sites at Park Plaza and N E Hoddesdon. It includes specific provision for the Essex Road Improvement scheme which is required to unlock development land. See also policies EMP3 and EMP4 and supporting text in Chapter 4 Employment & Education paras 4.6.9 to 4.6.15

(d) **Cyclists and Pedestrians**

A comprehensive cycle network is being developed through the Lea Valley Area Plan. This is primarily aimed at serving utility travel needs (e.g. commuting, shopping, travel to school) but also connects to established leisure and amenity routes and wider networks including those in the Lea Valley Park. The Lea Valley Area Plan will also include measures to enhance safety and accessibility on pedestrian routes, particularly in town centres. However, the Council acknowledges that the encouragement of cycling depends on making cyclist feel they can ride safely on all roads in the Borough.

(e) **Home Zones**

The Plan supports the designation of Home Zones in new and existing residential areas (see Policy T7.)

(f) **Parking Measures**

Management and control of parking will be increasingly important as parking in new developments will be limited to maximum standards. The Lea Valley Area Plan supports the development of Controlled Parking Zones, residents' parking schemes, improved security of car parks and parking enforcement. Local consultation will be important in all these initiatives.

(g) **Area-wide safety and traffic calming**

The Plan includes a prioritised rolling programme of safety and traffic calming measures in addition to remedial measures on identified hazardous or accident sites. It is essential that such works draw on the experience of schemes which have proved to be genuinely effective. The Council will seek to ensure that the design, nature and timing of traffic calming measures are justifiable in terms of need, and their long-term benefits.

(h) **Distribution of freight by rail and water**

The Plan seeks opportunities for developing rail freight and the possible potential of the River Lea Navigation as an unused transport corridor for freight, including the transport of refuse for disposal at the Edmonton Waste-

to-Energy plant. The Council's community plan will also be regarded as a key document in assessing the priorities for sustainable infrastructure associated with new development.

T1 LOCAL TRANSPORT PLAN

- (I) THE BOROUGH COUNCIL WILL WORK WITH HERTFORDSHIRE COUNTY COUNCIL, OTHER PUBLIC BODIES AND THE PRIVATE SECTOR TO PREPARE AND IMPLEMENT THE LEA VALLEY AREA TRANSPORTATION PLAN AND IF NECESSARY OTHER INTEGRATED TRANSPORTATION STRATEGIES COVERING THE WHOLE BOROUGH WHICH SUPPORT, WHERE PRACTICABLE, ALTERNATIVES TO THE PRIVATE CAR.
- (II) THESE STRATEGIES WILL BE A CONSIDERATION IN DETERMINING MAJOR PLANNING APPLICATIONS IN RESPECT OF:
 - (a) SUPPORTING ACCESSIBILITY BY MEANS OTHER THAN THE PRIVATE CAR;
 - (b) THE NEED FOR A GREEN TRAVEL PLAN; AND
 - (c) PROVISION OF RELATED INFRASTRUCTURE.
- (III) IN SEEKING CONTRIBUTIONS FROM DEVELOPERS AND IN IMPLEMENTING HIGHWAY WORKS IN ANY PROGRAMME, THE COUNCIL WILL HAVE PARTICULAR REGARD TO THE FOLLOWING:
 - (a) PRIORITIES OR MEASURES IDENTIFIED IN THE COUNCIL'S COMMUNITY PLAN;
 - (b) MONITORING OF THE TAKE-UP AND SUCCESS OF EXISTING MEASURES;
 - (c) MEASURES WHICH PROVIDE A DEMONSTRABLE IMPROVEMENT TO ACCESSIBILITY AND COMMUNITY SAFETY; AND
 - (d) MEASURES WHICH OFFER THE MOST COST-EFFECTIVE MEANS OF ACHIEVING SUSTAINABILITY OBJECTIVES.

9.3 Public Transport

- 9.3.1 The Council will support major new development that is either well related to the public transport network or will seek to ensure that provision is made to make this possible. It will also support measures that achieve closer integration between different forms of passenger transport facilities. The Council, in conjunction with other agencies, will continue to develop improvements to interchange points in the Hoddesdon and Waltham Cross town centres, at all rail stations and Waltham Cross bus station. Major commercial, residential and retail proposals will be expected to consider and contribute towards provision of upgraded or new interchange facilities, particularly in the Greater Brookfield area.
- 9.3.2 In considering the relationship of development to passenger transport services, the Council will have regard both to the existence and frequency of services, including any measures proposed as part of the development to improve the frequency,

quality or attractiveness of services. In partnership with bus operators and the County Council, the Borough Council will seek to enhance bus services on a commercial basis. Where this is not possible, the Borough Council in conjunction with the County Council will consider other options for the support of services. This may include seeking developer contributions for passenger transport improvements, infrastructure and services. In the case of local rail services, the Council will press for improvements to the accessibility of stations.

T2 PASSENGER TRANSPORT AND INTERCHANGE FACILITIES

- (I) IMPROVEMENTS TO PASSENGER TRANSPORT INTERCHANGE FACILITIES WILL BE SUPPORTED AT RAILWAY STATIONS, TOWN CENTRES AND OTHER LOCATIONS WHICH ATTRACT A SIGNIFICANT NUMBER OF VISITORS OR CUSTOMERS. IMPROVEMENTS TO EXISTING INTERCHANGES SHOULD SEEK TO INTEGRATE ALL AVAILABLE FORMS OF TRANSPORT AND INCLUDE PROVISION FOR PEOPLE WITH WHEELCHAIRS, CHILDREN AND MOBILITY DISABILITIES.
- (II) IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, THE COUNCIL MAY IMPOSE CONDITIONS AND SEEK TO USE PLANNING OBLIGATIONS TO SECURE PASSENGER TRANSPORT IMPROVEMENTS AS APPROPRIATE TO THE INDIVIDUAL CHARACTERISTICS OF THE SITE.

9.4 Transport and New Development

- 9.4.1 An essential function of the Plan is controlling the amount and type of transport movement generated by new developments. The Council is concerned to ensure that any significant adverse effects from development in terms of traffic flows, safety and access are avoided. Hertfordshire County Council, as the highway and passenger transport authority, will be consulted on most development proposals and in making recommendations will consider the effect on highway capacity, road safety and environmental impact.
- 9.4.2 All development proposals will be assessed in terms of their impact on the transport network and movement in the surrounding area. Major development schemes (as defined in section 12 of Borough wide Supplementary Planning Guidance) will be required to produce a transport assessment. This should demonstrate how modal split targets will be achieved to and from the site, together with details of proposed measures to improve access by public transport, walking and cycling. In addition, the developer should demonstrate that passenger transport accessibility of the development has been assessed and incorporated where possible in the proposal as set out in Policy T2. Policy T3 states the basis on which development proposals will be assessed in relation to the surrounding road network.

T3 TRANSPORT AND NEW DEVELOPMENT

- (I) ALL DEVELOPMENT PROPOSALS INCLUDING RE-DEVELOPMENT AND CHANGES OF USE WILL BE CONSIDERED AGAINST THE AMOUNT,

TYPE AND TIMING OF TRANSPORT MOVEMENTS LIKELY TO BE GENERATED AND THE EFFECT ON THE LOCAL HIGHWAY, PUBLIC TRANSPORT SYSTEMS, FOOTPATHS, BRIDLEWAYS, CYCLE ROUTES AND THE ENVIRONMENT.

- (II) DEVELOPMENT WILL NOT BE PERMITTED WHERE:
- (a) THERE WOULD BE A SIGNIFICANT DETRIMENTAL IMPACT ON ROAD CONGESTION AND MOVEMENT, ESPECIALLY AT PEAK TRAVEL TIMES;
 - (b) THE SAFETY OF ROAD USERS, INCLUDING CYCLISTS, POWERED TWO-WHEELERS AND PEDESTRIANS, IS COMPROMISED;
 - (c) TRAFFIC AND/OR PARKING GENERATED BY THE DEVELOPMENT WOULD SEVERELY ADVERSELY AFFECT THE SURROUNDING ENVIRONMENT.
 - (d) INSUFFICIENT PROVISION IS MADE FOR ACCESS BY SERVICE AND EMERGENCY VEHICLES.
- (III) APPLICANTS FOR DEVELOPMENTS WITH MAJOR TRAFFIC IMPLICATIONS WILL BE REQUIRED TO SUBMIT A LOCAL TRANSPORT ASSESSMENT.

Green Travel Plans

- 9.4.3 As a means of implementing the Council's aim for reducing reliance on the private car, applicants for major employment generating development, or leisure development which has the potential to attract a high number of visitors, will be expected to submit a Green Travel Plan. This is a package of measures to encourage employees and visitors to use alternative modes of transport to the car. Further information is set out in the Council's Supplementary Planning Guidance to the Broxbourne Local Plan Second Review. In considering Green Travel Plans, the Council will have regard to current inadequacies of public transport in the area and how these might improve over the life of the Plan.
- 9.4.4 To ensure that the terms of an agreed Travel Plan are adhered to and its long term benefits maintained, the Council may impose conditions on planning permissions or seek a legal agreement relating to the extent and size of on-site parking and facilities which would encourage the use of forms of travel other than commuting by car. Green travel plans will need to take account of the amount of parking to be provided at the development or, is available at acceptable locations within walking distance of the development.

T4 GREEN TRAVEL PLANS

ALL APPLICANTS FOR MAJOR DEVELOPMENTS, PARTICULARLY EMPLOYMENT OR LEISURE USES, WILL BE EXPECTED TO SUBMIT AND OPERATE A GREEN TRAVEL PLAN TO MINIMISE THE NUMBER OF PRIVATE CAR TRIPS GENERATED. THE COUNCIL MAY REQUIRE THE DEVELOPER

OR OCCUPIERS TO ENTER INTO A LEGAL AGREEMENT OR MAY IMPOSE PLANNING CONDITIONS TO ENSURE THAT THE LONG-TERM BENEFITS OF A GREEN TRAVEL PLAN ARE MAINTAINED.

Development Standards

- 9.4.5 The Borough Council, together with the County Council and its agents is responsible for the approval of roads in new developments which are provided by private developers. National guidance (such as Design Bulletin 32) and 'Roads in Hertfordshire' produced by Hertfordshire County Council are currently used to assess proposals, and determine their acceptability for formal adoption.

T5 DEVELOPMENT STANDARDS

HIGHWAY PROPOSALS IN ASSOCIATION WITH NEW DEVELOPMENT WILL BE ASSESSED AGAINST THE STANDARDS SET OUT IN 'ROADS IN HERTFORDSHIRE'.

Rural Roads

- 9.4.6 Roads in the rural area of the Borough are often more susceptible to the impact of traffic generated by new development given their poorer structural and design characteristics. Where development does take place, this can lead to pressure to improve the capacity of such roads with a consequent risk of loss to the rural environment. The Council will support initiatives to designate minor routes and lanes as Greenways. These are focused on the needs of walkers, cyclists and horse riders and defined to provide links between rural communities and provide access to open spaces and countryside.

T6 RURAL ROADS

DEVELOPMENT THAT WOULD RESULT IN SIGNIFICANT INCREASES IN TRAFFIC ON RURAL ROADS WILL BE RESISTED WHERE THIS WOULD RESULT IN:

- (a) USE OF ROADS WHICH ARE POOR IN TERMS OF WIDTH, ALIGNMENT AND CONSTRUCTION;
- (b) AN ADVERSE EFFECT ON THE LOCAL ENVIRONMENT.

Home Zones

- 9.4.7 Home Zones are residential areas where priority is given to pedestrians over vehicular traffic. Within Home Zones, speed restrictions and traffic calming measures may be used to create a safer environment for pedestrians and cyclists and especially children. By taking a co-ordinated approach, Home Zones can potentially improve the environment, safety and health of local residents. New developments that are proposed within a Home Zone will need to have regard to the designation and the impact on local access and movement.

- 9.4.8 The Borough Council, County Council and the Police will, with residents, businesses and other partners, identify residential streets which by their nature are deemed suitable for designation as "Home Zones".

T7 HOME ZONES

WITHIN HOME ZONES IDENTIFIED DURING THE PLAN PERIOD, THE COUNCIL WILL SUPPORT APPROPRIATE SPEED LIMITS AND TRAFFIC CALMING MEASURES TO ENSURE THAT PRIORITY IS GIVEN TO THE USE OF RESIDENTIAL STREETS FOR PEDESTRIANS, CYCLISTS AND THE BENEFIT OF LOCAL RESIDENTS.

9.5 The Local Highway Network

- 9.5.1 Roads must be designed or improved to cater for the different levels and type of transport which they are expected to carry. Through-traffic and heavy goods vehicles should be concentrated on primary routes and main distributor roads which avoid residential areas. New or improved local distributor roads should be developed to give greater priority to buses, pedestrians and cyclists. Residential roads should be made safer environments for pedestrians, with cars given less prominence. The local highway network is such that the incorporation of almost any added development into the community places a greater burden upon the A10 and its various junctions, especially at the southern end.
- 9.5.2 A number of different agencies are responsible for the provision of facilities to meet access requirements. Developers should consult in advance with the relevant highway authority or their agents as to the likely acceptability of their proposals before submitting an application.
- 9.5.3 A number of infrastructure improvements outlined in the previous Plan have been completed to improve the accessibility of the town centres and reduce congestion in the Cheshunt and Waltham Cross areas. This includes the A121 Cheshunt Link Road (Winston Churchill Way) which effectively provides a bypass for Cheshunt relieving local residential and shopping streets of through traffic and supporting the Lea Valley Green Route strategy. However this has increased the dependence upon the southern section of the A10.
- 9.5.4 Government proposals to widen the A10 between the M25 and Turnford included in the previous Local Plan have now been dropped. Responsibility for the A10 is expected to pass to the County Council as Highway Authority during the Plan period following de-trunking after completion of the Colliers End/Wadesmill bypass. In conjunction with the appropriate highway authority, the Borough Council will seek further investigation into the provision of a southbound exit from the A10 Turnford interchange and will support improvements to the junctions of the A10 with Church Lane and with Churchgate in Cheshunt and the A10/Leutenant Ellis Way. The latter junction will need to be upgraded to provide access to the Park Plaza Key Employment Site.
- 9.5.5 The general emphasis of policies in the Plan is that new road development is not the answer to traffic congestion. However, the Council will seek to address two important areas of concern which may require additional infrastructure or a

significant upgrading to the capacity of the road network during the Plan period. This includes the Essex Road Improvement Scheme and congestion in the Greater Brookfield area.

- 9.5.6 The Borough's major employment areas outside town centres are principally located to the east and are poorly connected to A10, the single north/south strategic road servicing the Borough. Resolution of access problems to and within the Borough's industrial areas is seen as a pressing issue to be resolved during this Plan period.

Essex Road Improvement Scheme

- 9.5.7 Access to the Key Employment site in north-east Hoddesdon is constrained by a rail crossing on Essex Road which links the area to the A10. The frequency of rail services means that the level crossing is closed to traffic for lengthy periods, restricting access to the site and causing severe traffic congestion. This will increase further in the future with the expansion of rail services to Stansted Airport. Development of the key employment site cannot proceed until a replacement bridge is built over the railway. The Borough Council and County Council are committed to progressing the bridge scheme in partnership with the local landowners and is seeking the long term improvement to Essex Road. The funding for the project is being recovered partly through Section 106 contributions. The Council's support for this scheme and its contributions policy is set out in Policies EMP3 and EMP4 in the Employment and Education Chapter.

Greater Brookfield

- 9.5.8 The Council is much concerned at the high levels of traffic congestion, the difficulties of circulation and movement between the shops and the lack of public transport serving this much-frequented area. The Council will address this through the development of a masterplan in consultation with the residents, stakeholders and highway authorities. Such a plan will need to resolve existing problems of traffic congestion and set in place sufficient infrastructure to support future sustainable movement patterns over the Plan period. These issues are covered in more detail in the Greater Brookfield chapter.

- 9.5.9 Key elements of the masterplan will include
- Improving accessibility between different parts of the centre for pedestrians and cyclist and the disabled
 - Improving public transport services.
 - Addressing the existing circulatory system.
 - The Turnford Interchange on the A10 assessing the possibility of providing a link road though to Halfhide Lane and southbound slip road adjacent to Canada Fields.

T8 GREATER BROOKFIELD AREA

PROPOSALS TO IMPROVE ACCESSIBILITY AND MOVEMENT WITHIN THE GREATER BROOKFIELD AREA WILL BE SUPPORTED PROVIDED THAT:

- (a) THEY ARE PROMOTED IN CONJUNCTION WITH A COMPREHENSIVE APPROACH TO LAND USES IN THE AREA;
- (b) PROVIDE AN INTEGRATED APPROACH TO PUBLIC TRANSPORT PROVISION WITH LINKAGES TO SURROUNDING RESIDENTIAL AND COMMERCIAL AREAS;
- (c) ADDRESS THE LONG-TERM MOVEMENT NEEDS OF THE AREA THROUGHOUT THE WHOLE PLAN PERIOD.

9.5.10 The implications of the masterplan in respect of any development coming forward in the Greater Brookfield Area is covered in Policy BFC7 in the Greater Brookfield chapter.

9.6 **Pedestrians, Cyclists and Other Users**

Pedestrians

9.6.1 The ease with which people can move in and around town centres and surrounding neighbourhoods is as important in establishing their character and vitality as the buildings and spaces that make up these areas. Over the last plan period, enhancement schemes in Waltham Cross and Hoddesdon have helped contribute to pedestrian safety and access in the town centres. New developments will be expected to demonstrate that pedestrian access is given full, integral consideration in the design of all new developments. The policy will also apply to the needs of wheelchair users.

T9 PEDESTRIAN NEEDS

DEVELOPMENT PROPOSALS WILL BE EXPECTED TO PROVIDE FOR IMPROVED PEDESTRIAN ACCESSIBILITY BY:

- (a) AIDING PEDESTRIAN PRIORITY IN BOTH NEW DEVELOPMENTS AND EXISTING LOCATIONS WHENEVER & WHEREVER POSSIBLE;
- (b) AIDING PEDESTRIAN ACCESS TO AND BETWEEN MODES OF PUBLIC TRANSPORT;
- (c) ENSURING THAT CONSTRUCTION STANDARDS FOR FOOTWAYS, FOOTPATHS AND CROSSING FACILITIES MAKE THEM SUITABLE FOR ALL;
- (d) UPGRADING FOOTWAYS AND TOWPATHS
- (e) IMPROVING SIGNAGE

- (f) INCREASING SAFETY AND PERCEPTIONS OF SAFETY IN THE WALKING EXPERIENCE VIA THE USE OF PLANNING OUT CRIME MEASURES

Cycling

- 9.6.2 Cycling can be an economical, healthy and environmentally-friendly form of urban transport. The need for positive intervention has increased if cycling is to be encouraged as a realistic option to residents and workers in the Borough and as a safe means of personal transport. Cycling is also an important recreational activity and the Council will support schemes which link to routes being developed through the Lea Valley Regional Park and into surrounding districts.
- 9.6.3 The Borough Council, in conjunction with the County Council, will seek to promote the development and use of a safe network of cycle routes in the district. Special consideration will be given at junctions where the greatest conflict with motor vehicles occurs.
- 9.6.4 The Council will encourage proposals which secure safe routes between schools and residential areas avoiding the most heavily trafficked roads. The design of major new residential developments will be expected to take account of the needs of cyclists and, where appropriate, provide cycle storage and changing facilities. The Council will also seek to ensure that attention is given to protecting the safety of pedestrians where shared pedestrian/cycle routes are proposed.

T10 CYCLING PROVISION

WHERE APPROPRIATE, DEVELOPERS WILL BE EXPECTED TO CONSIDER PROVISION FOR CYCLISTS IN NEW DEVELOPMENT THROUGH THE FOLLOWING MEASURES:

- (a) OPPORTUNITIES TO PROMOTE DEVELOPMENT OF THE CYCLE NETWORK;
- (b) ROUTES PROVIDING ACCESS TO AND AROUND THE SITE WHICH CAN BE RIDDEN SAFELY;
- (c) PROVISION OF CYCLE STORAGE, COVERED CYCLE PARKING AND, WHERE APPROPRIATE, CHANGING AND SHOWER FACILITIES.

Car Parking

- 9.6.5 Car parking policies and the control of parking can play an important role in strategies to reduce private car use and encourage alternative modes of transport. The Council will take an integrated approach, recognising that the reduction in car parking provision without putting into place other measures will not be sustainable.
- 9.6.6 Car parking standards are set out in Section 9.7. These are maximum standards. Provision of car parking space at new developments should not exceed these maximum levels. Provision below this level will be acceptable in locations where it can be shown that there is a reduced need for private car journeys. These may

include locations well served by public transport or within easy walking distance of services or facilities, such as Town Centres, interchanges, along the Green Route or the defined accessibility corridor. The Council may require the developer to take additional measures to ensure that this reduction does not place unreasonable pressure on street parking.'

- 9.6.7 Where new parking is provided, it should be to suitable standards for its effective operation and safety. Proposals should consider movement within the car park of both traffic and pedestrians and the impact of the access onto the highway network. The level of dimensions of car parking spaces will be expected to take account of the guidelines in section 9.7 and updates in Supplementary Planning Guidance and take account of any 'design against crime' measures where applicable.

T11 CAR PARKING

- (I) CAR PARKING REQUIREMENTS FOR DEVELOPMENTS WILL BE ASSESSED IN RELATION TO THE COUNCIL'S MAXIMUM CAR PARKING STANDARDS AS SET OUT IN SECTION 9.7 AND REVISIONS TO APPROVED SUPPLEMENTARY PLANNING GUIDANCE.
- (II) A REDUCED LEVEL OF PARKING PROVISION IS LIKELY TO BE ACCEPTABLE WHERE:

THE DEVELOPMENT IS LOCATED WITHIN THE DEFINED TOWN CENTRES, ON THE GREEN ROUTE OR ACCESSIBILITY CORRIDOR AS DEFINED IN SUPPLEMENTARY PLANNING GUIDANCE OR;

THE DEVELOPMENT IS LOCATED CLOSE TO FACILITIES, SERVICES AND PASSENGER TRANSPORT LINKS

WHERE APPROPRIATE THESE REDUCED PARKING LEVELS WILL BE SUPPORTED BY A GREEN TRAVEL PLAN

- (III) NEW CAR PARKING SHOULD BE DESIGNED, LOCATED AND LANDSCAPED SO AS TO HAVE A MINIMAL EFFECT ON THE QUALITY OF THE LOCAL ENVIRONMENT

9.7 Borough of Broxbourne Car and Cycle Parking Standards			
Use Class	Description	Maximum car parking standards	Cycle parking standards
A1 - Retail foodstores	a) Small food shops up to 500m ² gfa	1 space per 30 m ² gfa	1 s/t space per 150 m ² gfa plus 1 l/t space per 10 f/t staff
	b) Food supermarkets exceeding 500 m ² gfa but not exceeding 2,500 m ² rfa	1 space per 18 m ² gfa	
	c) Food superstores/hypermarkets exceeding 2,500m ² rfa	1 space per 15 m ² gfa	1 s/t space per 250 m ² gfa plus 1 l/t space per 10 f/t staff
A1 Non-food retail	a) Non-food retail warehouses with garden centres	1 space per 25 m ² gfa	1 s/t space per 350 m ² gfa plus 1 l/t space per 10 f/t staff
	b) Non-food retail warehouses without garden centres	1 space per 35 m ² gfa	
	c) Garden centres up to 4,000 m ² gfa	1 space per 25 m ² gfa	
	d) Garden centres exceeding 4,000 m ² gfa	to be decided in each case on individual merits	
	e) Non-food retail parks	1 space per 40 m ² gfa	
A2 Financial & professional services	Banks, building societies, estate agencies, betting shops	1 space per 30 m ² gfa	1 s/t space per 200 m ² gfa plus 1 l/t space per 10 f/t staff. Note: A2 offices should be treated as B1 offices
Use Class	Description	Maximum car parking standards	Cycle parking standards
A3 – Restaurants and Cafes	a) Restaurants/cafes	1 space per 5m ² of floorspace of dining area plus 3 spaces per 4 employees	1 s/t space per 100 m ² gfa plus 1 l/t space per 10 f/t staff
A4 – Drinking establishments	b) Public houses/bars	1 space per 3 m ² of floorspace of bar area plus 3 spaces per 4 employees	
A5 – Hot Food Takeaways	c) Hot food takeaway shops (excluding fast food drive thru restaurants)	1 space per 3 m ² of floorspace of public area plus 3 spaces per 4	

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		employees	
	d) Fast food drive thru restaurants	1 space per 8 m ² gfa	
B1 Business	a) B1 (a) offices	1 space per 30 m ² gfa	1 s/t space per 500 m ² gfa plus 1 l/t space per 10 f/t staff
	b) B1 (b) research & development, high-tech/B1 (c) light industry	1 space per 35 m ² gfa	
B2 General Industry	General industry	1 space per 50 m ² gfa	
B8 Storage & distribution	Wholesale distribution, builders merchants, storage	1 space per 75 m ² gfa	1 l/t space per 10 f/t staff
Business Parks	Mixed B1/B2/B8 (unless heavily orientated to B8) for use where individual land use components are not known	1 space per 40 m ² gfa	1 s/t space per 500 m ² gfa plus 1 l/t space per 10 f/t staff

Use Class	Description	Maximum car parking standards	Cycle parking standards
C1 Hotels & hostels	a) Hotels	1 space per bedroom (including staff accommodation) plus	1 l/t space per 10 beds plus

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		1 space per manager plus 2 spaces per 3 staff minus spaces related to staff bedrooms plus 1 space per 5m ² dining area plus 1 space per 3 m ² bar area plus 1 space per 5 m ² public area in conference facility plus 1 space per 6 m ² of public area in exhibition hall plus a minimum of 1 coach parking space per 100 bedrooms	1 l/t space per 10 f/t staff
	b) Hostels	3 spaces per 4 units	1 l/t space per 3 units
C2 Residential institutions	a) Institutions/homes with care staff on premises at all times (excluding nursing homes, hospitals, residential schools, colleges or training centres)	1 space per 5 residents' bed spaces plus 1 space per 2 staff (non resident); parking for resident staff to be based on general needs standard	1 s/t space per 20 beds plus 1 l/t space per 10 staff on duty at any one time
	b) Elderly persons residential & nursing homes (Category 3)	0.25 spaces per resident bed space; parking for resident staff to be based on general needs standard	
	c) Education - halls of residence	1 space per 2 full-time staff plus 1 space per 6 students (but with linkage to student transport plans where appropriate)	1 l/t space per 10 f/t staff plus 1 l/t space per 3 students

Use Class	Description	Maximum car parking standards	Cycle parking standards
C3 Residential	a) General needs i) bedsits	1.5 spaces per bedsit	1 l/t space per unit if no garage or shed provided

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	ii) 1 bedroom dwellings iii) 2 bedroom dwellings iv) 3 bedroom dwellings iv) 4 or more bedroom dwellings	1.5 spaces per dwelling 2 spaces per dwelling 2.5 spaces per dwelling 3.0 spaces per dwelling	
	b) Houses in multiple occupation (i.e. separate households sharing facilities)	0.5 spaces per tenancy unit	
	c) Elderly persons accommodation i) retirement dwellings - no warden control, 1 or 2 bedroom (Category 1) ii) Sheltered dwellings - warden control (Category 2)	1.25 spaces per unit including 0.25 visitor space 0.75 space per unit including 0.25 visitor space	1 s/t space per 3 units plus 1 l/t space per 5 units

Use Class	Description	Maximum car parking standards	Cycle parking standards
D1 Non - residential institutions	a) Public halls/places of assembly (excluding D2)	1 space per 9 m ² gfa or 1 space per 3 fixed seats plus 3 spaces per 4 staff members	1 s/t space per 200 m ² gfa plus 1 l/t space per 10 staff on duty at any one time
	b) Community/family centres	1 space per 9 m ² gfa plus 1 space per full-time staff member or equivalent	

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c) Day centres	1 space per 2 staff members plus 1 space per 3 persons attending or 1 space per 9 m ² gfa	
d) Places of worship	1 space per 10 m ² gfa	
e) Surgeries & clinics	3 spaces per consulting room plus 1 space per employee other than consulting doctors/dentists/vets	1 s/t space per consulting room plus 1 l/t space per 10 staff on duty at any one time
h) Educational establishments (including residential)		1 l/t space per 10 f/t staff plus
i) schools		primary school: 1 l/t space per 15 students
ii) further education	1 space per full-time member of staff plus 1 space per 100 pupils plus 1 space per 8 pupils over 17 years old plus 1 space per 5 pupils under 17 years old	secondary school: 1 l/t space per 5 students
iii) nursery schools/playgroups	1 space per full-time member of staff plus 1 space per 5 full-time students	further education: 1 l/t space per 5 students
Note: overspill parking for community purposes (outside school day) should be catered for by use of dual purpose surfaces such as school play areas		nursery schools/playgroups: none additional

Use Class	Description	Maximum car parking standards	Cycle parking standards
D2 Assembly & leisure	a) Places of entertainment/leisure parks for use when individual land use components are known	to be decided in each case on individual merits: parking for individual land use components should be based on the standards set out in this guidance, but with an overall reduction in provision to reflect linked trips on site (all parking should be shared and an	on merit, depending upon mix of uses

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		overall reduction of 25% should form the starting point for discussion)	
	b) Places of entertainment/leisure parks for use when individual land use components are not known	1 space per 15 m ² gfa (shared parking)	
	c) Cinemas (including multiplexes)	1 space per 3 seats	<p>cinemas up to 500 seats: 1 s/t space per 20 seats plus 1 l/t space per 10 staff on duty at any one time</p> <p>cinemas over 500 seats: 25 s/t spaces plus 1 s/t space per 100 seats in excess of 500 plus 1 l/t space per 10 staff on duty at any one time</p>

Use Class	Description	Maximum car parking standards	Cycle parking standards
D2 Assembly & leisure (continued)	d) Swimming pools	1 space per 15 m ² gfa	1 s/t space per 25 m ² gfa plus 1 l/t space per 10 f/t staff
	e) Tennis/badminton	4 spaces per court	
	f) Squash courts	3 spaces per court	
	g) Fitness centres/sports clubs	1 space per 15 m ² gfa	
	h) Outdoor sports grounds		1 s/t space per 10 players/participants at

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	i) with football pitches ii) without football pitches	20 spaces per pitch 50 spaces per hectare	busiest period
	I) Golf i) 18 hole golf course ii) 9 hole golf course iii) golf driving range iv) golf courses larger than 18 holes &/or for more than local use	100 spaces 60 spaces 1.5 spaces per tee to be decided in each case on individual merit	10 l/t spaces per 18 holes 5 l/t spaces per 9 holes 5 s/t spaces per 20/30 tee driving range pro rata to above

Use Class	Description	Maximum car parking standards	Cycle parking standards
Motor trade related	a) Showroom car sales	3 spaces per 4 employees plus 1 space per 10 cars displayed	1 l/t space per 10 f/t staff
	b) Vehicle storage	3 spaces per 4 employees plus 2 spaces per showroom space or provision at rate of 10% annual turnover	
	c) Hire cars	3 spaces per 4 employees plus 1 space per 2 hire cars based at site	
	d) Ancillary vehicle storage	3 spaces or 75% of total if more than 3 vehicles	
	e) Workshops	3 spaces per 4 employees plus 3 spaces per bay (for waiting & finished vehicles) in addition to repair bays	

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	f) Tyre & Exhaust	3 spaces per 4 employees plus 2 spaces per bay	
	g) Parts stores/sales	3 spaces per 4 employees plus 3 spaces for customers	
	h) Car wash/petrol filling station	3 spaces per 4 employees plus 3 waiting spaces per bay or run in to row of bays (additional parking is required where a shop is provided)	1 l/t space per 10 f/t staff plus 5 s/t spaces if shop included
Passenger transport facilities	a) Rail stations	to be decided in each case on individual merits	5 l/t spaces per peak period train
	b) Bus stations	to be decided in each case on individual merits	2 l/t spaces per 100 peak period passengers

Parking for disabled motorists Notes: 1. The parking needs of disabled motorists shall be met in full irrespective of location i.e. where the zonal procedure results in on-site parking restraint, there shall be no corresponding reduction in disabled spaces. 2. The number of disabled spaces specified are part of	a) Employment generating development i) up to 200 space car park (demand-based as calculated from above standards) ii) more than 200 space car park (demand-based as calculated from above standards) b) Shops/premises to which the public have access/recreation i) up to 200 space car park (demand-based as calculated from above standards)	individual spaces for each disabled employee plus 2 spaces or 5% of total capacity, whichever is greater 6 spaces plus 2% of total capacity 3 spaces or 6% of total capacity, whichever is greater 4 spaces plus 4% of total capacity	- - -
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total capacity, not additional.	ii) more than 200 space car park (demand-based as calculated from above standards)		
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Use Class	Description	Maximum car parking standards	Cycle parking standards
Parking for disabled motorists (continued)	c) Residential i) General ii) Elderly persons dwellings up to 10 spaces (demand-based as calculated from above standards) more than 10 spaces (demand-based as calculated from above standards)	1 space for every dwelling built to mobility standards 3 spaces 1 space per 4 spaces	
Car parking notes gfa = gross floor area/ rfa = retail floor area Cycle parking notes <ul style="list-style-type: none"> • space = space to park one bicycle . l/t = long term (covered & secured) s/t = short term, f/t staff = full-time staff equivalents • l/t cycle parking provision at a ratio of 1 space per 10 f/t staff is equivalent to a model split of 10% by bicycle provision of showers and changing facilities is also important if staff cycling is to be encouraged.- 			

10 CHAPTER 10: IMPLEMENTATION**10.1 Monitoring and Review**

- 10.1.1 This Local Plan is based on the principles of sustainable development and sets a number of objectives for planning within Broxbourne. Monitoring of this Local Plan is essential to measure progress towards sustainable development and assess the ongoing effectiveness of the policies set out in this Plan.
- 10.1.2 This Plan will provide the framework for the Council's land use related proposals and investment decisions. Many of the Council's other strategies such as Local Agenda 21 Strategy, Recycling Plan, Best Value Plan and Community Plan integrate with this Local Plan. Monitoring and review of the Local Plan will take advantage of the areas of common interest between these strategies and the Local Plan.
- 10.1.3 The policies and proposals set out in this Plan generally reflect the issues and availability of resources as at January 2003. It is important that the Plan is monitored and reviewed on a regular basis so that it is kept up to date and responds to change and new issues. In order to achieve this, the Council will:
- Develop in liaison with development control and other partner agencies performance indicators and targets, including sustainability indicators, which will be used to monitor progress;
 - Publish the results of monitoring to highlight trends and issues and assess the ongoing effectiveness of the policies set out in this Plan.
 - Review and up-date Supplementary Planning Guidance and add guidance on specific topics and issues as needs arise. This guidance will support the policies set out in this Plan, and will be subject to public consultation;
 - Produce occasional alterations to policy where it is considered that areas of the Plan need urgent updating, or new policies have to be introduced to tackle emerging issues.
 - Carry out a formal review of this Plan, or introduce limited alterations to part of the Plan, to ensure that it remains in conformity with government advice and the County Structure Plan, or to address issues of local concern.

IMP1 MONITORING AND REVIEW

AS PART OF THE CONTINUAL REVIEW OF THIS PLAN, POLICIES WILL BE MONITORED TO ASSESS WHETHER THE PLAN IS MEETING ITS AIMS AND OBJECTIVES, AND TO IDENTIFY ANY EMERGING NEW ISSUES.

POLICIES IN THIS PLAN WILL BE REVIEWED TO REFLECT:

- (a) ALTERATIONS TO NATIONAL, REGIONAL OR OTHER GUIDANCE,
- (b) REVISIONS TO THE STRUCTURE PLAN,
- (c) THE RESULTS OF MONITORING AND FURTHER TECHNICAL WORK BY OR ON BEHALF OF THE COUNCIL.

10.2 Implementation

- 10.2.1 The successful implementation of the Plan depends on the actions of a number of organisations and individuals. The Borough Council has a major role to play through the consideration of planning applications and the direct provision of services via its annual revenue budget and capital programme. However, it is recognised that the Council has limited resources and has to act within its statutory powers and have regard to government advice. The Council's role is increasingly as an enabler rather than a direct provider of services. Indeed, many services and proposals are the responsibility of other agencies.
- 10.2.2 Private sector investment will remain the most significant means by which the policies of this Plan are implemented, from small extensions and changes of use, through to major housing and employment developments. Success also depends on the involvement of the general public and the voluntary sector.
- 10.2.3 The Council will seek to co-ordinate the programmes of other agencies and will encourage investment in the Borough which will meet the needs of the community, and help achieve the aims and objectives of this Plan. The Council will expect other agencies' land use policies and proposals to be led by this Plan.
- 10.2.4 The Council will continue to explore avenues of support funding through sources such as the government's Single Regeneration Budget, National Lottery Funds or the European Commission. Increasingly success will depend on the development of ongoing partnerships between the public, private and voluntary sectors and local residents and businesses. It should be noted, however, that this Plan runs to 2011 and that some of the proposals will need to be phased over the life of the Plan. There will inevitably be conflicting views and priorities which may affect the implementation of some projects. It should also be remembered that this is a land use plan and that many services fall beyond its scope.

10.3 Planning Obligations

- 10.3.1 Some developments can result in social, environmental and infrastructure costs. Such costs should not involve additional expenditure by the public sector, or a burden on the existing community. In accordance with government policy, the Council considers it essential that developers contribute towards the infrastructure required to serve a development and make appropriate provision to mitigate any possible environmental impact.
- 10.3.2 It is frequently possible to mitigate any adverse effects of a development by means of a planning benefit agreement which addresses the circumstances of particular proposals. A detailed assessment of any contributions due from a development will be determined at the time an application is made in accordance with government advice. The table below gives examples of benefits secured through recent Section 106 agreements. This list is not definitive, and new issues may emerge over the life of this Local Plan. Whilst there is no simple prescribed method of assessment, reference should be made to the Community Plan and to Borough-wide Supplementary Planning Guidance as well as, in some specific cases, site based guidance provided through Development Briefs. The following

IMPLEMENTATION

general policy will be implemented through the development control process, planning conditions and where appropriate, obligations entered into by the Council and developers under Section 106 of the Town and Country Planning Act 1990. Other public authorities may require developers to enter into agreements under other legislation.

10.3.3 Developers are expected to take into account the impact of their proposal not only in terms of on site facilities but also off site improvements, services and facilities. The following list of planning obligations secured through Section 106 agreements, gives an indication of community benefits which might be sought in accordance with the advice in DoE Circular 11/97, as necessary and fairly and reasonably related to a particular site and the proposed development thereon.

10.3.4 LIST OF ISSUES FOR WHICH A PLANNING OBLIGATION IS LIKELY TO BE SOUGHT

ALL CHAPTERS

- Special benefits e.g. buildings, open spaces, play space, pedestrian access and other facilities for the use of the public, related to the development or to the pedestrian movements which are generated or attracted.

SUSTAINABILITY

- Provision of measures to mitigate any possible environmental impact caused by the development, such as air quality and all forms of pollution, energy conservation, water conservation and surface water drainage, and ongoing maintenance.
- Provision of recycling facilities including both 'bring' systems, on and/or off site and facilities for storage prior to collection.

GREEN BELT AND COUNTRYSIDE

- Conservation, creation and enhancement of areas of plant and wildlife habitat and/or improvements to the appearance of the landscape.

HOUSING

- Affordable housing, including restricting occupation of affordable housing to people within specified categories of need.
- Construction, improvement, adaptation or repair of housing for persons nominated by the Council or to meet the needs of people with special housing needs.

EMPLOYMENT AND EDUCATION

- Providing education and training projects which will improve accessibility to jobs for the local labour force by equipping people with skills for jobs likely to be available at the development.
- Educational, childcare, social and other community facilities related to the development.
- Provision of business units or workshops to support economic development.
- Provision of industrial sites or units for rent to firms displaced by the development

IMPLEMENTATION

- Securing financial contributions towards the Essex Road Improvement Scheme in North East Hoddesdon.

RETAILING AND TOWN CENTRES

- Securing environmental enhancements and community safety measures, including their ongoing maintenance.
- Measures to assist implementation of Town Centre Frameworks.

TRANSPORT

- Provision of transport infrastructure including financial contributions for off-site highway works.
- Improvement of vehicular, pedestrian and cyclist access to development including links with the existing pedestrian and cycle network.
- Funding measures to enable the full implications of the development on the transport network as a whole to be addressed.
- Provision of facilities to encourage use of modes of travel other than the car, for example, bus shelters, and cycle storage areas.
- Improvements to the public transport system, particularly at stations, interchanges and termini, when the development will generate journeys to work using these facilities.
- Provision of new or improved bus services or financial contributions towards such provision.
- Securing the benefits of Green Travel Plans.

BUILT ENVIRONMENT

- Securing the implementation of environmental enhancement schemes.
- Redevelopment of areas of poor layout or design related to the development.
- Conservation of buildings or places of historic or architectural interest. Archaeological investigations and excavations, including preservation, recording and publishing the results of studies.
- Provision of new or enhanced landscaping, including its ongoing maintenance.

COMMUNITY, LEISURE AND TOURISM

- Provision of on and off site recreational and community facilities related to the development including open space and children's play areas, and ongoing maintenance and/or financial contributions.
- Financial contributions towards enhancing/improving existing community facilities.
- Alternative provision when recreational land, open space, allotments or other community facilities are lost.

IMPLEMENTATION

- 10.3.5 The Council will negotiate with developers the provision of or financial contribution to community benefits which are fairly and reasonably related to the development. This might include, as appropriate, on-site and/or off-site facilities and

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IMPLEMENTATION

improvements directly related to the proposed development which would mitigate any adverse environmental impact arising from the development. This will be implemented through planning conditions and obligations entered into by the Council and developers under Section 106 of the Town & Country Planning Act 1990 and any related or subsequent legislation securing full implementation of comprehensive mixed developments. Any other matter related to a proposal which could overcome a planning objection to the development.

IMP2 COMMUNITY AND INFRASTRUCTURE NEEDS LINKED TO NEW DEVELOPMENT

WHERE APPROPRIATE, THE BOROUGH COUNCIL WILL SEEK THE PROVISION OF COMMUNITY BENEFITS, FACILITIES AND INFRASTRUCTURE FROM RESIDENTIAL AND EMPLOYMENT DEVELOPMENT PROPOSALS, EITHER THROUGH ON-SITE PROVISION OR FINANCIAL CONTRIBUTIONS TOWARDS OFF-SITE PROVISION.

THE LEVEL OF PROVISION AND/OR CONTRIBUTIONS SOUGHT BY THE COUNCIL WILL BE BASED ON:

- THE IMPACT OF THE LIKELY DEMAND GENERATED BY THE PROPOSED DEVELOPMENT ON COMMUNITY AND OTHER INFRASTRUCTURE;
- THE EXISTING LEVEL OF PROVISION AND PRIORITIES OUTLINED IN THE COMMUNITY PLAN, AND
- THE GUIDELINES FOR CALCULATING APPROPRIATE PROVISION AND COMMUNITY CONTRIBUTIONS IN SUPPLEMENTARY PLANNING GUIDANCE.

10.4 Supplementary Planning Guidance

10.4.1 Supplementary Planning Guidance to this Local Plan is intended to play a valuable role in supplementing Plan policies and proposals. The guidance has been prepared to be consistent with national and regional planning guidance, as well as the policies set out in this Plan. It includes Borough-wide standards and guidance as well as site specific development briefs. Supplementary Planning Guidance will be reviewed on a regular basis to further develop and explain the application of policies in this Plan. New guidance will be subject to public consultation before being adopted by the Council as a material consideration in the determination of applications.

10.5. Enforcement

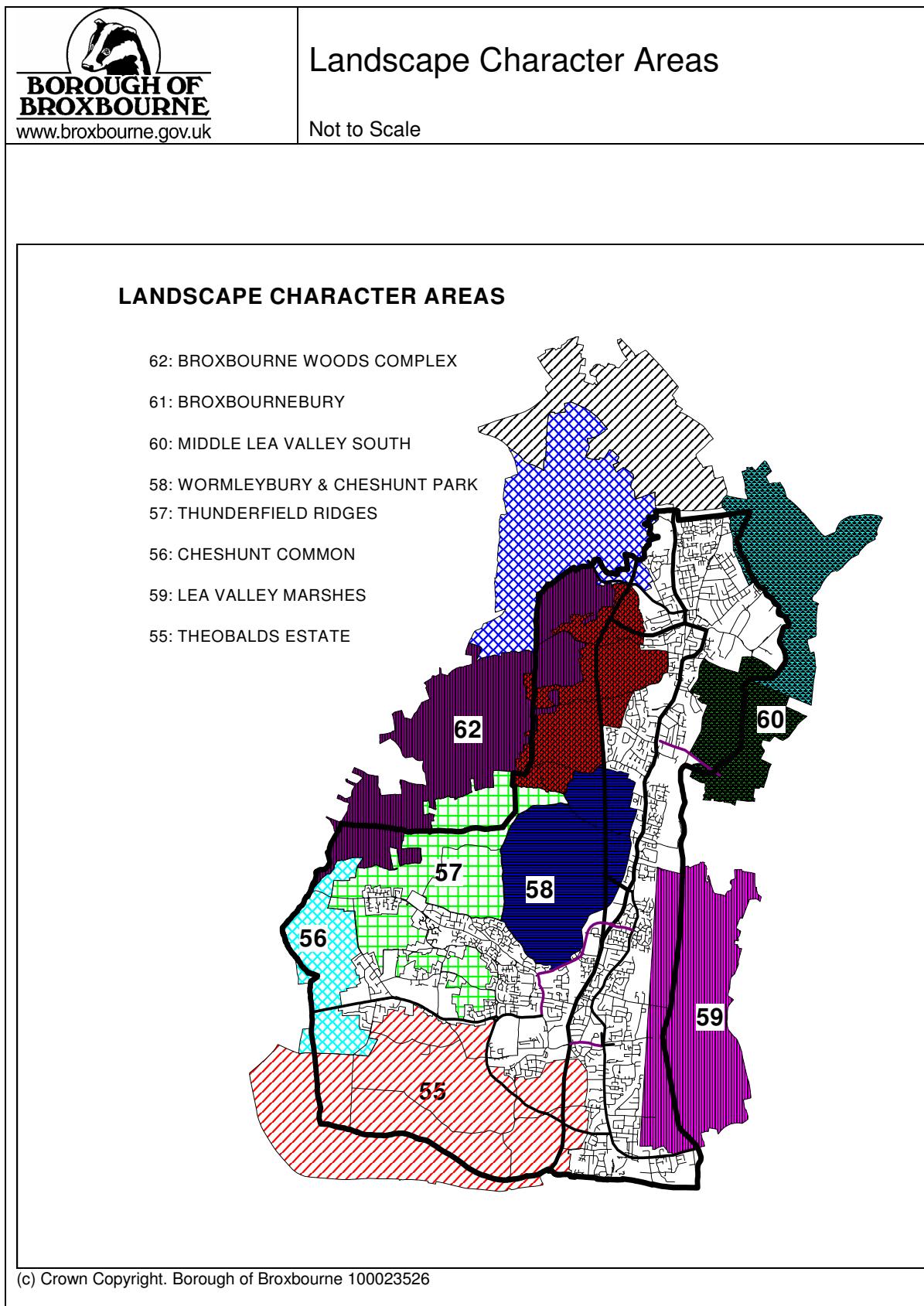
10.5.1 The Council is committed to taking enforcement action where it is considered expedient so to do, having regard to the degree of harm caused by unauthorised development. In some cases it may not be expedient to take enforcement action because the development does not cause any demonstrable harm and accords with the policies in this Plan. However, the Council recognises the need to apply the policies of this Plan consistently and effectively and will not hesitate to use its legal powers when it is considered appropriate.

IMPLEMENTATION

IMP3 ENFORCEMENT

WHERE IT IS CONSIDERED EXPEDIENT, THE BOROUGH COUNCIL WILL TAKE ALL NECESSARY APPROPRIATE ACTION UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 AND OTHER ASSOCIATED LEGISLATION TO ENSURE COMPLIANCE WITH THE POLICIES SET OUT IN THIS PLAN.

Maps

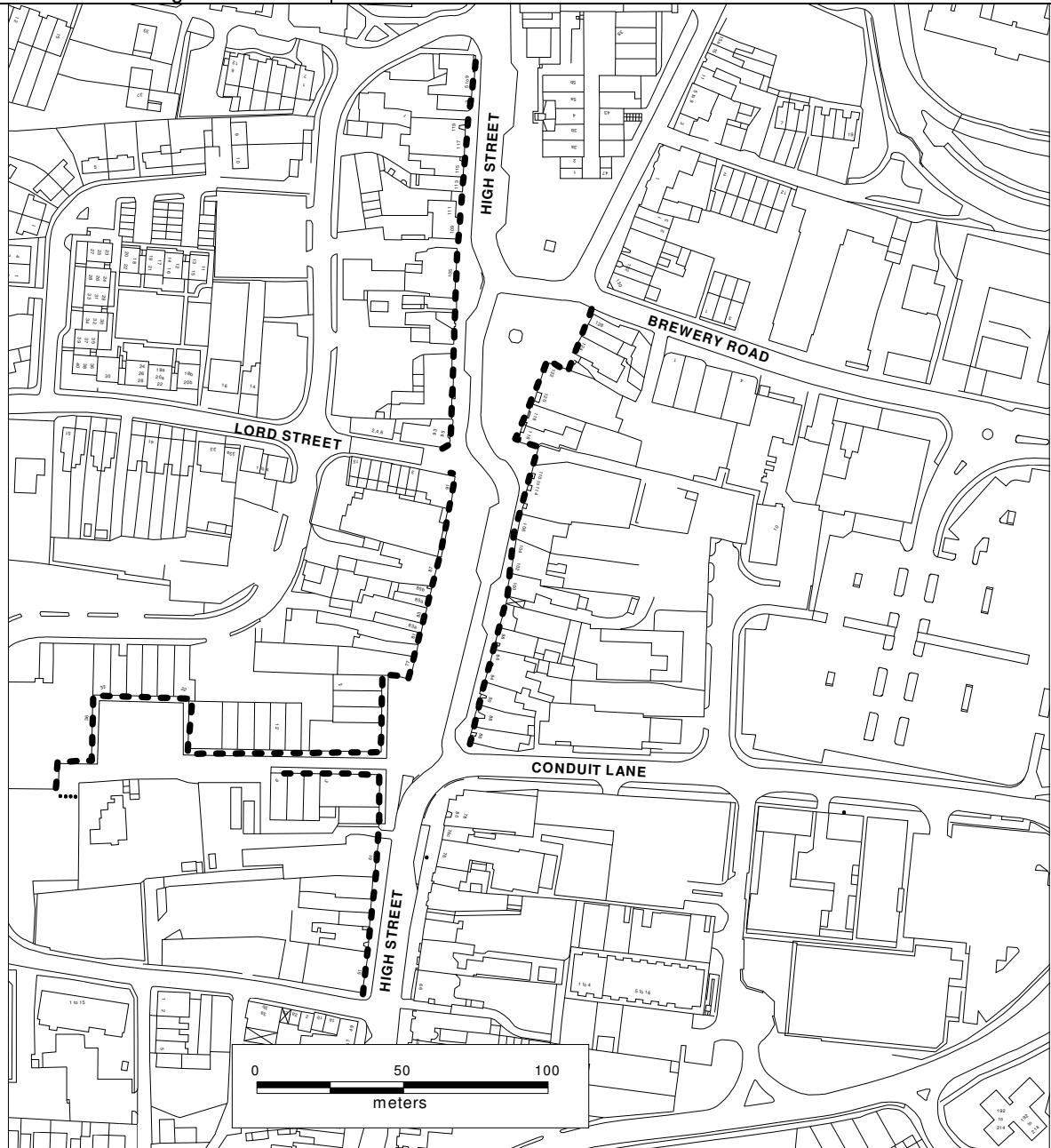




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Hoddesdon Town Centre Core Frontage



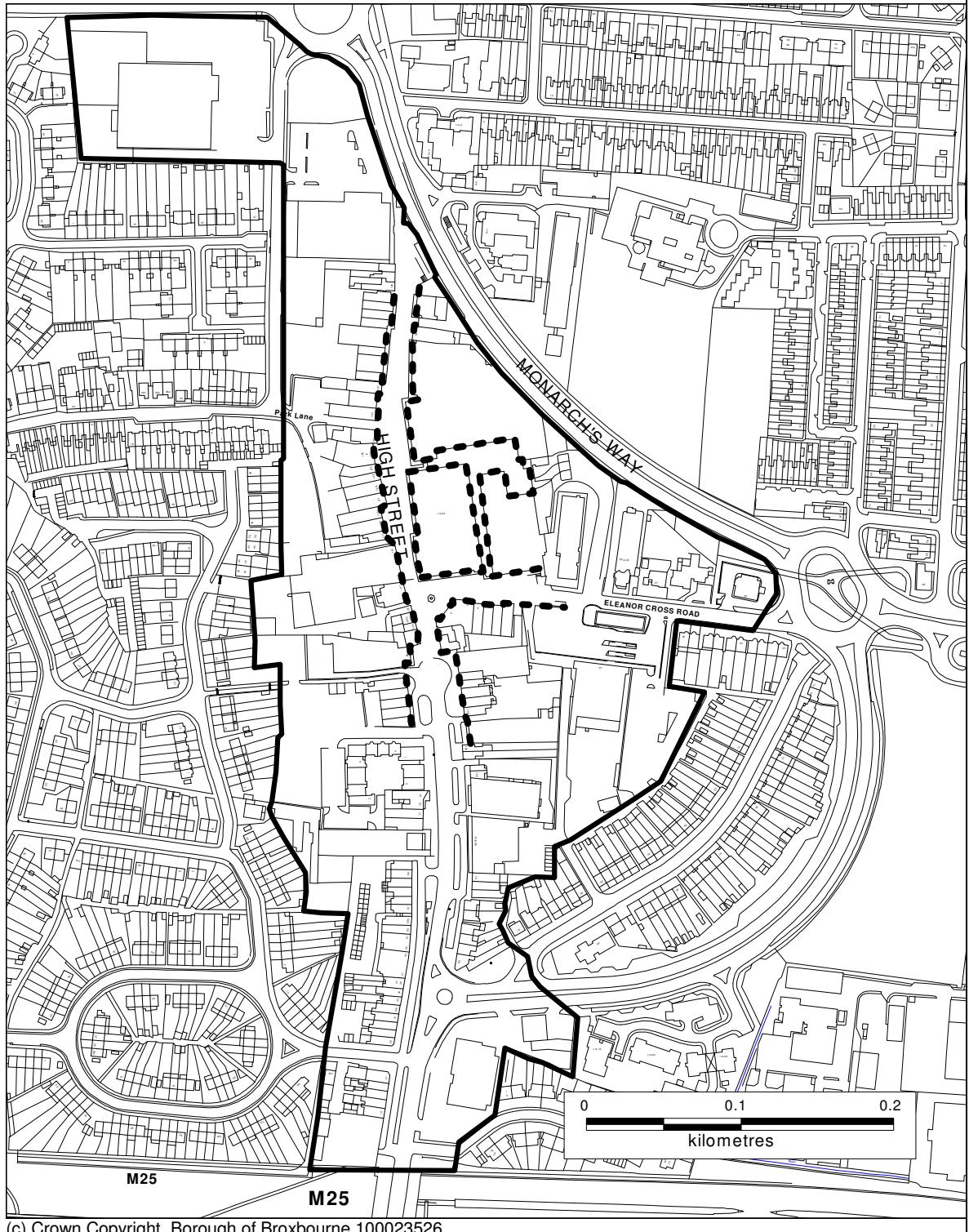
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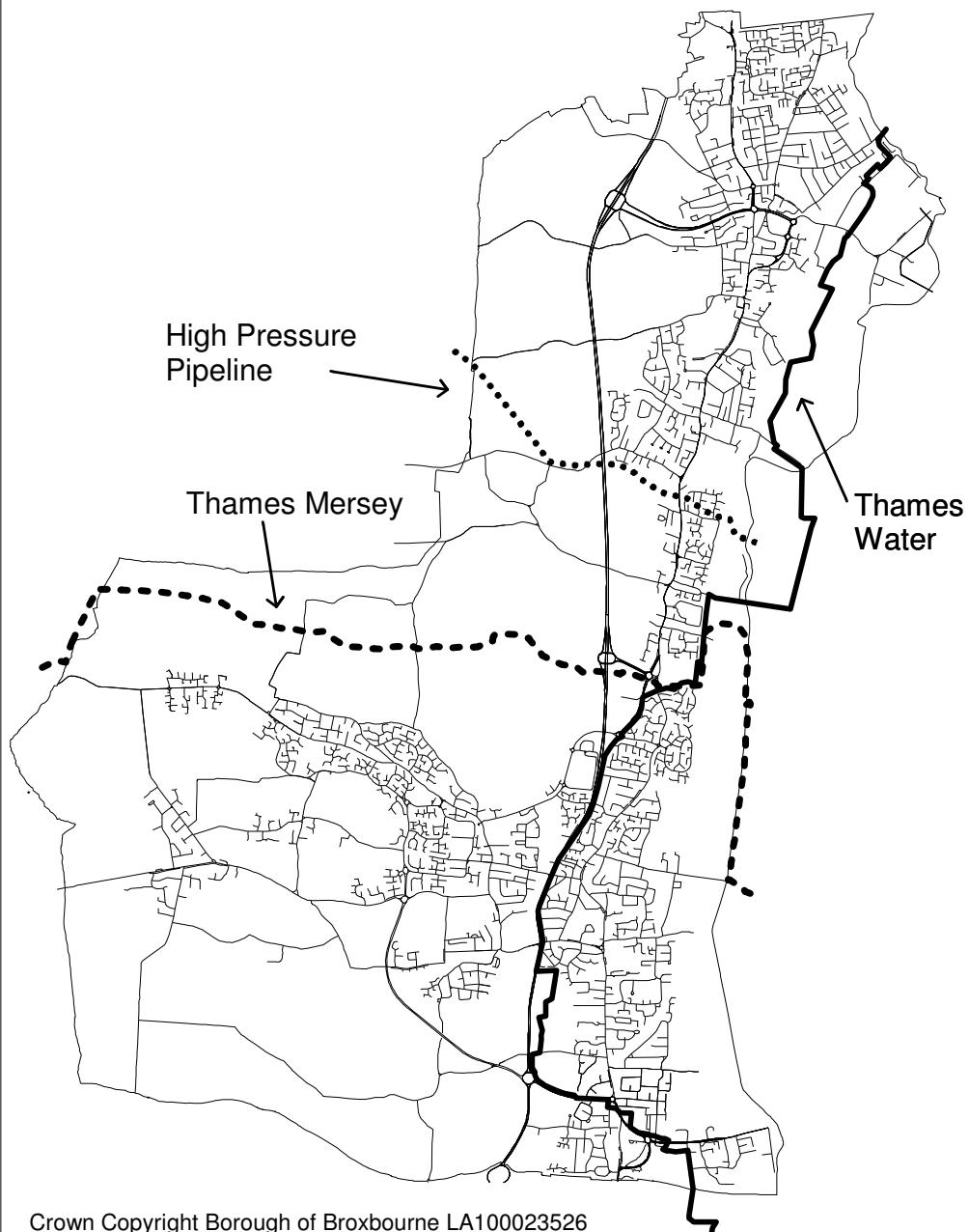
Waltham Cross Town Centre Core Frontage





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Hazardous Installations and Pipelines



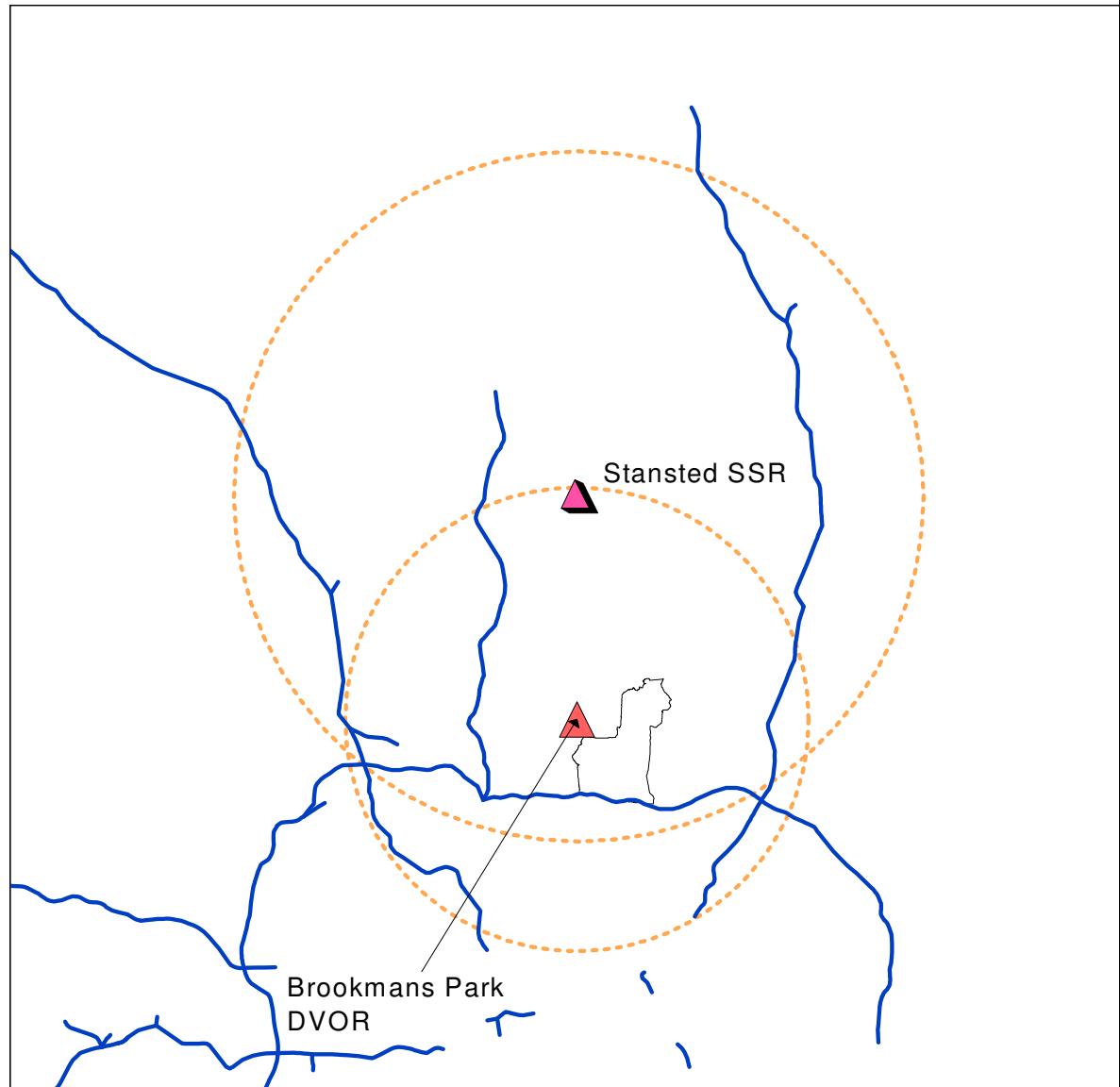
Not to Scale

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Civil Aviation Authority Safeguarding Area and Borough Boundary

Not to Scale



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LISTED BUILDINGS

Street	Town	Description	Grade
Amwell Street	Hoddesdon	Parish Church of St Paul	2*
Appleby Street	Broxbourne	Francis Farmhouse	2
Baas Hill	Broxbourne	Broxbournebury Mansion / Hertfordshire Golf Club	2
Baas Hill	Broxbourne	Stable Cottage and adjoining garden walls, Broxbournebury School.	2
Baas Hill	Broxbourne	The Cottage at Broxbournebury School	2
Baas Hill	Broxbourne	Garden Wall at Broxbournebury School	2
Baas Hill	Broxbourne	Garden Pavilion, Broxbournebury School	2
Baas Hill	Broxbourne	Baas Manor Farm, Broxbourne	2*
Baas Hill	Broxbourne	Old School Hall (north), Old School Cottage (south) and Old School House (west)	2
Barrow Lane, Bury Green	Cheshunt	Broadfield Farm Farmhouse	2
Beaumont Road	Wormley	The White House	2
Beaumont Road	Wormley	Beaumont Manor, 1,2 & 3 Beaumont Road	2
Blindmans Lane	Cheshunt	The Burleigh Primary School	2
Blindmans Lane	Cheshunt	The Clock House (No 21) and No 23 Blindmans Lane	2
Brocket Road	Hoddesdon	Nos 1a, and 1b, Brocket Road, Hoddesdon	2
Brocket Road	Hoddesdon	Hoddesdon Plant Hire Ltd	2
Bulls Cross Ride	Waltham Cross	Bullscross Farmhouse	2
Bulls Cross Ride	Waltham Cross	Bullscross Farm Barn on N side of Farmyard	2
Bulls Cross Ride	Waltham Cross	Theobalds Park College	2*
Bulls Cross Ride	Waltham Cross	Classroom block immediately SW of Theobalds Park College	2
Burford Street	Hoddesdon	Burford House	2
Burford Street	Hoddesdon	The Bell Inn	2
Burnt Farm Ride	Goffs Oak	Burnt Farm Farmhouse	2
Burnt Farm Ride	Goffs Oak	Barn on N side of Burnt Farm, Burnt Farm Ride, Goffs Oak	2
Burnt Farm Ride	Goffs Oak	Dairy on W side of courtyard Burnt Farm	2
Burnt Farm Ride	Goffs Oak	Burnt Farm Cottage, Burnt Farm Ride, Goffs Oak	2
Burton Lane	Cheshunt	Burton Lane Farm, Burton Lane, Cheshunt	2
Bury Green Road	Cheshunt	Cemetery Mortuary Chapel, Bury Green Road, Cheshunt	2
Bury Green Road	Cheshunt	Cemetery Lodge, Bury Green Road, Cheshunt	2
Church Lane	Cheshunt	Nos 5, 7 and 9 Albion Place, Church Lane, Cheshunt	2
Church Lane	Cheshunt	45 (Holly Lodge), Church Lane, Cheshunt	2
Church Lane	Cheshunt	Hatton House, Church Lane, Cheshunt	2
Church Lane	Wormley	Nos 2, 4, 6 and 8 Church Lane, Wormley	2
Church Lane	Wormley	Wormleybury, Church Lane, Wormley	1
Church Lane	Wormley	Wormleybury, garden screen, gate piers and adjoining walls,	2

LISTED BUILDINGS

Church Lane	Wormley	Wormleybury, garden vases near portico, Church Lane, Wormley	2
Church Lane	Wormley	Wormleybury, monument on south side of Lake, Church Lane, Wormley	2*
Church Lane	Wormley	Garden wall at Garden Cottage, Church Lane, Wormley	2
Church Lane	Wormley	Parish church of St Laurence, Church Lane, Wormley	2*
Church Lane	Wormley	Wormley Rectory, Church Lane, Wormley	2
Church Lane	Wormley	The Old Rectory, garden wall, Church Lane, Wormley	2
Church Lane	Wormley	Lantern Cottage, Church Lane, Carneles Green	2
Churchfield Path	Cheshunt	Nos 1 & 3 Churchfield Path, Cheshunt	2
Churchfield Path	Cheshunt	Nos 4 & 6 Churchfield Path, Cheshunt	2
Churchfields	Broxbourne	Parish Church of St Augustine, Churchfields, Broxbourne	1
Churchfields	Broxbourne	Sarcophagus (25m N of nave), three sarcophagi on NE and NW sides of W tower and chest tomb, Church of St Augustine	2
Churchfields	Broxbourne	Front wall and wrought iron arch at Parish Church of St Augustine	2
Churchfields	Broxbourne	New River Bridge	2
Churchfields	Broxbourne	No. 2 Churchfields, Broxbourne	2
Churchfields	Broxbourne	No. 10 (Belle Vue), Churchfields, Broxbourne	2
Churchfields	Broxbourne	Nos. 14 to 30 (even), Churchfields, Broxbourne	2
Churchfields	Broxbourne	Pumping Station (Thames Water), Churchfields, Broxbourne	2
Churchgate	Cheshunt	Bishops College (incl. Huntingdon Suite, Ingram House, Flats 1 & 2)	2
Churchgate	Cheshunt	Bishops College (former Council Chamber) , Churchgate, Cheshunt	2
Churchgate	Cheshunt	The Green Dragon Public House, Churchgate, Cheshunt	2
Churchgate	Cheshunt	Entrance wall and screen to Whit Hern Park, Churchgate, Cheshunt	2
Churchgate	Cheshunt	Wall on north and east sides of Whit Hern Park, Churchgate, Cheshunt	2
Churchgate	Cheshunt	Wall near entrance of Whit Hern Park, Churchgate, Cheshunt	2
Churchgate	Cheshunt	Nos 70 and 72 Churchgate, Cheshunt	2
Churchgate	Cheshunt	Dewhurst St Mary JMI School, Churchgate, Cheshunt	2*
Churchgate	Cheshunt	Garden wall on N side of no. 90, Churchgate, Cheshunt	2
Churchgate	Cheshunt	No. 106 (The Cottage), Churchgate, Cheshunt	2
Churchgate	Cheshunt	Outbuildings on west of no. 106 (The Cottage), Churchgate, Cheshunt	2
Churchgate	Cheshunt	Garden Pavilion at No. 106 (The Cottage), Churchgate, Cheshunt	2
Churchgate	Cheshunt	Boundary wall to road at no 106 (The Cottage), Churchgate, Cheshunt	2
Churchgate	Cheshunt	No. 114 (The Old Parsonage), Churchgate, Cheshunt	2
Churchgate	Cheshunt	Church of St Mary, Churchgate, Cheshunt	1
Churchgate	Cheshunt	Tombchest to Maudsley family in churchyard of Parish Church of St Mary on N side of Chancel	2

LISTED BUILDINGS

Churchgate	Cheshunt	Tombchest to Daking family in churchyard of Parish Church of St Mary on N Side of Chancel	2
Churchgate	Cheshunt	Obelisk to Ashford family in churchyard of Parish Church of St Mary on north side of nave	2
Churchgate	Cheshunt	Tombchest to Bolland family in churchyard of Parish Church of St Mary on north side of nave	2
Churchgate	Cheshunt	Monument to Prescott family in churchyard of Parish Church of St Mary south west of church	2
Churchgate	Cheshunt	Tombchest in churchyard of Parish Church of St Mary south of Prescott tomb on south west of church	2
Churchgate	Cheshunt	Garden wall at No 31 Churchgate, Cheshunt	2
Churchgate	Cheshunt	Wall bounding S & W sides of Nos 39, 41 & 43 Churchgate, Cheshunt	2
Cock Lane	Hoddesdon	Lodge Hollow Cottage, Cock Lane, Hoddesdon	2
Cock Lane	Hoddesdon	Hoddesdonbury, Cock Lane, Hoddesdon	2
Cock Lane	Hoddesdon	Hoddesdonbury Barn S of house, Cock Lane, Hoddesdon	2
Cock Lane	Hoddesdon	Hoddesdonbury Barn N of house, Cock Lane, Hoddesdon	2
Cock Lane	Hoddesdon	The Granary, Cock Lane, Hoddesdon	2
College Road	Cheshunt	Nos 38 & 40 College Road, Cheshunt	2
College Road	Cheshunt	Nos 45 & 47 College Road, Cheshunt	2
College Road	Cheshunt	Cheshunt Cottages East and West, College Road, Cheshunt	2
College Road	Cheshunt	The Old Grange, College Road, Cheshunt	2
College Road	Cheshunt	Grange Cottages, College Road, Cheshunt	2
Conduit Lane	Hoddesdon	The Lynch, Conduit Lane East, Hoddesdon	2
Cozens Lane East	Broxbourne	No.2 Cozens Lane East, Broxbourne	2
Crossbrook Street	Cheshunt	No.88 Crossbrook Street, Cheshunt	2
Crossbrook Street	Cheshunt	No.67 Crossbrook Street, Cheshunt	2
Crossbrook Street	Cheshunt	No.75 (White Cottage), Crossbrook Street, Cheshunt	2
Crossbrook Street	Cheshunt	No.77 (Fir Lodge), Crossbrook Street, Cheshunt	2
Crossbrook Street	Cheshunt	No.79 Crossbrook Street, Cheshunt	2
Crossbrook Street	Cheshunt	The Grange (Thames Water), Crossbrook Street, Cheshunt	2
Crossbrook Street	Cheshunt	99 & 101 (Springfield), Crossbrook Street, Cheshunt	2
Crossbrook Street	Cheshunt	No.113 (Mapleleaf Tire and Auto), Crossbrook Street, Cheshunt	2
Crossbrook Street	Cheshunt	No.117 Crossbrook Street, Cheshunt	2
Crouch Lane	Goffs Oak	Elm Farm (north) and Old Elm Farm (south), Crouch Lane, Goffs Oak	2
Crouch Lane	Goffs Oak	Garage at Elm Farm and Old Elm Farm, Crouch Lane, Goffs Oak	2
Goffs Lane	Cheshunt	Cheshunt Great House (remains), Goffs Lane, Cheshunt	2
Goffs Lane	Cheshunt	No.406 Colesgrove Farm, Goffs Lane, Cheshunt	2
Goffs Lane	Cheshunt	No.424 (The Old Barn), Goffs Lane, Cheshunt	2
Goffs Lane	Cheshunt	No.480 Goffs Lane, Cheshunt	2
Goffs Lane	Cheshunt	No.403 Goffs Lane, Cheshunt	2

LISTED BUILDINGS

Goffs Lane	Goffs Oak	No.617 (Goff's Oak House), Goffs Lane, Goffs Oak	2
Great Cambridge Road	Cheshunt	Albury Farm section of Theobalds Palace Deer Park Wall on N side of farmhouse garden, Great Cambridge Road, Cheshunt	2
Great Cambridge Road	Waltham Cross	Theobalds Park Farmhouse	2
Great Cambridge Road	Waltham Cross	Large barn at Theobalds Park Farm	2
Great Cambridge Road	Waltham Cross	Thatched clay barn at Theobalds Park Farm	2
Hailey Lane	Hoddesdon	The Galley Hall Public House, Hailey Lane, Hoddesdon	2
Hailey Lane	Hoddesdon	Hailey Cottage, Hailey Lane, Hoddesdon	2
Halstead Hill	Cheshunt	Colesgrove Manor, Halstead Hill, Cheshunt	2
Halstead Hill	Cheshunt	Halstead Hill House, Halstead Hill, Cheshunt	2
Halstead Hill	Cheshunt	Rose Cottage, Halstead Hill, Cheshunt	2
Halstead Hill	Goffs Oak	Fluted Letter Box in Grounds of Colesgrove Manor	2
Hammond Street	Cheshunt	Coal Duty Obelisk next to bridge over stream, Darnicle Hill,	2
Hammond Street Road	Cheshunt	The Woodman Stores, Hammondstreet Road, Cheshunt	2
Hammond Street Road	Cheshunt	No.345 (Camps Farmhouse), Hammondstreet Road, Cheshunt	2
Hatton Road	Cheshunt	No.19 Hatton Road, Cheshunt	2
Hatton Road	Cheshunt	Nos.43 & 45 Hatton Road, Cheshunt	2
Hedgerow Walk	Cheshunt	Yew Cottage, The Beeches	2
High Road	Broxbourne	No.83 High Road, Broxbourne	2
High Road	Broxbourne	No.85 (Acacia Cottage), High Road, Broxbourne	2
High Road	Broxbourne	No.87 (Monson Almshouses), High Road, Broxbourne	2
High Road	Broxbourne	Nos.97 & 99 High Road, Broxbourne	2
High Road	Broxbourne	No.105 High Road, Broxbourne	2
High Road	Broxbourne	No.115 High Road, Broxbourne	2
High Road	Broxbourne	No.117 High Road, Broxbourne	2
High Road	Broxbourne	No.165 High Road, Broxbourne	2
High Road	Broxbourne	Nos.175 & 177, including wall on S side, High Road, Broxbourne	2
High Road	Broxbourne	No.195 High Road, Broxbourne	2
High Road	Broxbourne	Nos.62, 64 & 66, High Road, Broxbourne	2
High Road	Broxbourne	Nos.76 & 78 High Road, Broxbourne	2
High Road	Broxbourne	Nos.80 & 82 High Road, Broxbourne	2
High Road	Broxbourne	No. 90 (Priests House), High Road, Broxbourne	2
High Road	Broxbourne	Nos.110 & 112 High Road, Broxbourne	2
High Road	Broxbourne	Nos.162, 164 & 166 (The Red House at The Broxbourne School)	2
High Road	Broxbourne	No.168 (Bridge House), High Road, Broxbourne	2
High Road	Broxbourne	No.172 (Yew Tree Cottage), High Road, Broxbourne	2
High Road	Broxbourne	Outbuilding at No 172 (Yew Tree Cottage), High Road, Broxbourne	2
High Road	Broxbourne	Garage at No 172 (Yew Tree Cottage), High Road, Broxbourne	2
High Road	Turnford	The Bull's Head Inn, High Road, Turnford	2

LISTED BUILDINGS

High Road	Wormley	No 31 (Small Wells), High Road, Wormley	2
High Road	Wormley	No 37 High Road, Wormley	2
High Road	Wormley	No 79 High Road, Wormley	2
High Road	Wormley	No 81 High Road, Wormley	2
High Road	Wormley	No 54 (Post Office), High Road, Wormley	2
High Road	Wormley	The Queens Head Public House, High Road, Wormley	2
High Road	Wormley	The Old Manor House, 72 High Road, Wormley	2
High Road	Wormley	Outbuilding on south side of No 72 (The Old Manor House), High Road, Wormley	2
High Road	Wormley	No 82 (Wormley House), High Road, Wormley	2
High Road	Wormley	Coal Duty Obelisk in front yard of No 137 High Road, Wormley	2
High Street	Cheshunt	No 138 (Hillview), High Street, Cheshunt	2
High Street	Cheshunt	No 140 (Beechholm) High Street, Cheshunt	2
High Street	Cheshunt	No 142 (The Orchards), High Street, Cheshunt	2
High Street	Cheshunt	No 144 (Sunnyside Cottage), High Street, Cheshunt	2
High Street	Cheshunt	No 1 (Hope House), High Street, Cheshunt	2
High Street	Hoddesdon	Spinning Wheel, High Street, Hoddesdon	2
High Street	Hoddesdon	No 32 High Street, Hoddesdon	2
High Street	Hoddesdon	North House and "South House", High Street, Hoddesdon	2
High Street	Hoddesdon	No 38 High Street, Hoddesdon	2
High Street	Hoddesdon	Rawdon House Jacobean Wing (east) and Victorian Wing (north), High Street, Hoddesdon	2*
High Street	Hoddesdon	No 56 (Rathmore House), High Street, Hoddesdon	2*
High Street	Hoddesdon	No 58 (The Keys), High Street, Hoddesdon	2
High Street	Hoddesdon	No 64 (Hogges Hall), High Street, Hoddesdon	2
High Street	Hoddesdon	No 66 High Street, Hoddesdon	2
High Street	Hoddesdon	No 68 (Montague House), High Street, Hoddesdon	2
High Street	Hoddesdon	No 70 High Street, Hoddesdon	2
High Street	Hoddesdon	No 74 High Street, Hoddesdon	2
High Street	Hoddesdon	No 76 (Hoddesdon & Broxbourne Conservative Club), High Street, Hoddesdon	2
High Street	Hoddesdon	Section of wall behind No 76 on north side, High Street, Hoddesdon	2
High Street	Hoddesdon	Section of wall behind No 76 on south side, High Street, Hoddesdon	2
High Street	Hoddesdon	No 78 High Street, Hoddesdon	2
High Street	Hoddesdon	No 86, High Street, Hoddesdon	2
High Street	Hoddesdon	No 88, High Street, Hoddesdon	2
High Street	Hoddesdon	No 90, High Street, Hoddesdon	2
High Street	Hoddesdon	Nos 94 & 96 , High Street, Hoddesdon	2
High Street	Hoddesdon	No 100 (Former Victoria Wine), High Street, Hoddesdon	2
High Street	Hoddesdon	Nos 102 & 104 , High Street, Hoddesdon	2
High Street	Hoddesdon	No 116, High Street, Hoddesdon	2
High Street	Hoddesdon	No 118 High Street, Hoddesdon	2
High Street	Hoddesdon	Nos 124 to 128 (evens), High Street, Hoddesdon	2
High Street	Hoddesdon	Clock Tower, High Street, Hoddesdon	2
High Street	Hoddesdon	Lowewood, High Street, Hoddesdon	2
High Street	Hoddesdon	Conduit Head Statue (behind Council Offices), High Street, Hoddesdon	2
High Street	Hoddesdon	No 15 (The Grange), High Street, Hoddesdon	2
High Street	Hoddesdon	Wall on S side of No 17 High Street, Hoddesdon	2
High Street	Hoddesdon	The Golden Lion Inn, High Street, Hoddesdon	2

LISTED BUILDINGS

High Street	Hoddesdon	Nos 47 and 49 High Street, Hoddesdon	2
High Street	Hoddesdon	Nos 53, 53a, 55 and 55a, High Street, Hoddesdon	2
High Street	Hoddesdon	Nos 57 and 59 High Street, Hoddesdon	2
High Street	Hoddesdon	Nos 61 and 63 High Street, Hoddesdon	2
High Street	Hoddesdon	Nos 79 and 81 High Street, Hoddesdon	2
High Street	Hoddesdon	Nos 83 and 85 High Street, Hoddesdon	2
High Street	Hoddesdon	No 87 High Street, Hoddesdon	2
High Street	Hoddesdon	91a High Street, Hoddesdon	2
High Street	Hoddesdon	The White Swan Inn, High Street, Hoddesdon	2*
High Street	Hoddesdon	Nos 97, 99, 101 and 103 High Street, Hoddesdon	2
High Street	Hoddesdon	The Salisbury Arms, High Street, Hoddesdon	2
High Street	Hoddesdon	Nos 113, 115 and 117 (Myddleton House), High Street, Hoddesdon	2
High Street	Waltham Cross	Christ Church, High Street, Waltham Cross	2
High Street	Waltham Cross	Christ Church front railings, High Street, Waltham Cross	2
High Street	Waltham Cross	Nos 226 and 228 High Street, Waltham Cross	2
High Street	Waltham Cross	Eleanor Cross, High Street, Waltham Cross	1
High Street	Waltham Cross	No 73 (Harold House), High Street, Waltham Cross	2*
High Street	Waltham Cross	No 207 (the former "Vine" Public House), High Street, Waltham Cross	2
Holy Cross Hill	Wormley	Coal Duty Obelisk at foot of hill opposite stile to public footpath, Holy Cross Hill,	2
Lord Street	Hoddesdon	Friends Meeting House, Lord Street, Hoddesdon	2
Lord Street	Hoddesdon	King William IV Public House, Lord Street, Hoddesdon	2
Lord Street	Hoddesdon	High Leigh Sunken well and donkey track, Lord Street, Hoddesdon	2
Lord Street	Hoddesdon	Hoddesdon Lodge, Lord Street, Hoddesdon	2
Lynton Parade	Cheshunt	Red brick wall on S side of parade opposite nos. 22 and 23 Lynton Parade, Cheshunt	2
Mill Lane	Broxbourne	Leabrook, Mill Lane, Broxbourne	2
Old Park Ride	Waltham Cross	Theobalds Manor, Old Park Ride, Waltham Cross	2
Old Park Ride	Waltham Cross	Temple Coach House, Old Park Ride, Waltham Cross	2
Oxenden Drive	Hoddesdon	Former gates, gateposts and boundary walls to "The Grange", Oxenden Drive,	2
Park Lane	Broxbourne	Nos 3 to 9 (odd) Park Lane, Broxbourne	2
Park Lane	Cheshunt	The Lodge, Park Lane, Flamstead End, Cheshunt	2*
Park Lane	Cheshunt	Cheshunt Park Golf Club House, Park Lane, Flamstead End, Cheshunt	2
Park Lane	Waltham Cross	Nos 28 and 30 Park Lane, Waltham Cross	2
Silver Street	Goffs Oak	Bailiff's House, Silver Street, Goffs Oak	2
Silver Street	Goffs Oak	The Coach House, Silver Street, Goffs Oak	2
Silver Street	Goffs Oak	Outbuilding 5 metres south west of The Coach House	2
Silver Street	Goffs Oak	Woodgreen Farm Farmhouse, Silver Street, Goffs Oak	2
Silver Street	Goffs Oak	Portion of former Theobalds Deer Park Wall, 40 metres ENE of farmhouse at Woodgreen Farm.	2
Slipe Lane	Wormley	Silver Street, Goffs Oak Coal Duty Obelisk on west side of Lea Navigation,	2

LISTED BUILDINGS

Slipe Lane	Wormley	Slipe Lane, Wormley	
		Coal Duty Marker at TL3684-0514 SW (Adjacent to railway, Slipe Lane, Wormley)	2
Springle Lane	Hoddesdon	Rose Cottage, Springle Lane, Hailey, Hoddesdon	2
Springle Lane	Hoddesdon	Finches, Springle Lane, Hailey, Hoddesdon	2
St Catherine's Road	Broxbourne	No 9 St. Catharine's Road, Broxbourne	2
St Catherine's Road	Broxbourne	No 11 St. Catharine's Road, Broxbourne	2
St Catherine's Road	Broxbourne	Nos 20 and 22 St Catharine's Road, Broxbourne	2
St Catherine's Road	Broxbourne	No 24 St Catharine's Road, Broxbourne	2
St James Road	Goffs Oak	Ricklesslane Farm, St James Road, Goffs Oak	2
St James Road	Goffs Oak	Church of St James, St James Road, Goffs Oak	2
St James Road	Goffs Oak	Church of St James Vicarage, St James Road, Goffs Oak	2
Station Road	Broxbourne	Nos 76 and 78 Station Road, Broxbourne	2
Station Road	Broxbourne	Brick Bottle Kiln and Puddling Wheel	2
Taylors Avenue	Hoddesdon	Wall on north side of 14 Taylors Avenue	2
The Square	Wormley	B.P. Brooks, butchers shop and outhouse to rear	2
Theobalds Lane	Waltham Cross	North wall to The Cedars Park	2
Theobalds Lane	Waltham Cross	Garden walling on E side of The Cedars Park, Theobalds Lane	2
Theobalds Lane	Waltham Cross	The Cedar Park outbuildings SE of The Cedars Lodge	2
Theobalds Lane	Waltham Cross	The Cedars Park Wall and fragment of Theobalds Palace N of The Cedars Lodge	2
Theobalds Lane	Waltham Cross	The Cedars Park Fragment of Theobalds Palace	2
Theobalds Lane	Waltham Cross	80 metres NW of The Cedars Lodge	
Theobalds Lane	Waltham Cross	The Cedars Park Garden walling on W side	2
Theobalds Lane	Waltham Cross	The Cedars Park Grotto at S end of central part of Park	2
Turners Hill	Cheshunt	Belle Vue, 178 Turners Hill	2
Turners Hill	Cheshunt	Cheshunt Public Library	2
Turners Hill	Cheshunt	Halsey Masonic Hall	2
Turners Hill	Cheshunt	43 Turners Hill	2
White Stubbs Lane	Broxbourne	Home Farm Granary	2
White Stubbs Lane	Broxbourne	Barn on west side of courtyard at Lisand Farm	2
Windmill Lane	Cheshunt	61 & 63 Windmill Lane	2
Woodlands Close	Hoddesdon	The Orangery, Woodlands Close, Hoddesdon	2
Woodlands Close	Hoddesdon	Little Woodlands	2
Woodlands Close	Hoddesdon	Outbuildings at front of "Little Woodlands"	2
Wormley Woods	Wormley	Coal Duty Marker at TL3227-0575 (Wormley Woods, Wormley)	2
Yewlands	Hoddesdon	Mandeville, Yewlands, Hoddesdon	2
Yewlands	Hoddesdon	Yewlands, including front garden wall	2

AREAS OF ARCHAEOLOGICAL SIGNIFICANCE

The following schedule shows buildings, structures and monuments on the List of Buildings of special architectural or historic interest. These may be added to over time.

- Area 1 Cheshunt Park Farm, approx. centred on TL 3455 0475**
Evidence from the remains of Roman buildings excavated at Cheshunt Park Farm in the 1950s and 60s, and numerous widespread finds of Roman pottery, coins and building materials from within the designated area suggest that the remains of a substantial Roman settlement lie along Ermine Street, which runs through the area.
- Area 2 Perriors Manor/Factory Farm, approx. centred on TL 3495 0510**
The medieval moated manorial site of Perriors Manor lies close to Factory Farm. The earthwork was excavated in the late 1950s. Four building phases ranging from the late 13th century to the late 17th century were identified on the site of the manor house. Finds included pottery, coins and horse trappings. The earthwork is a Scheduled Ancient Monument No 20609. Factory Farm is also of interest.
- Area 3 Hoddesdon, approx. centred on TL 3730 0875**
Hoddesdon is a medieval settlement, recorded in Domesday Book as 'Hoddesdone'. It was granted a weekly market and an annual fair in 1253.
- Area 4 Hoddesdonbury, approx. centred on TL 3558 0782**
A large mound surrounded by a ditch lies on the south side of Cock Lane, close to Hoddesdonbury. It is probably a Motte from a Motte and Bailey Castle dating to the 11th or 12th centuries. The site is a Scheduled Ancient Monument No 20669.
- Area 5 Wormleybury, approx. centred on TL 3535 0600**
Wormleybury is a medieval settlement, mentioned in Domesday Book under the name 'Wermelai'. The church of St. Lawrence is of Norman origin, and it has a 12th century nave. Wormleybury, the late 18th century country house, is surrounded by the remaining part of its famous park and gardens, and these are now included in the English Heritage Register of Parks and Gardens of special historic interest in England.
- Area 6 Cheshunt Great House, approx. centred on TL 3455 0275**
The site of Cheshunt Great House, the residence of the Manor of Andrews. It consisted of a large late medieval courtyard building, with a vaulted undercroft. It was encased in brick c.1750. The house was destroyed by fire in 1965. The site was excavated in 1969 and subsequently laid out as a public garden, including the undercroft which has been conserved and displayed. Much of the rest of the site has been landscaped and the moat steeply revetted.
- Area 7 Half Moat Manor House, approx. centred on TL 3457 0250**
The well preserved medieval moated site of 'Le Mote' or Half Moat Manor House lies on the east side of Dark Lane, which follows the line of Ermine Street, a major Roman road. The site is a Scheduled Ancient Monument No 11521.
- Area 8 'Darks', approx. centred on TL 3260 0295 = Area 8 on GIS**
The medieval moated site of 'Darks' existed here and is shown on a map of 1782-5. It was still visible in 1969, before the area became used as a nursery garden.
- Area 9 'Wood Green', Theobalds Manor, approx. centred on TL 3320 0085**
Early estate plans of Theobalds Park indicate a small settlement called 'Wood Green' approximately on the site of the present Theobalds Manor. This village was displaced by the enclosure by James I of extra land into his deer park between 1618 and 1620.
- Area 10 'Cullings', Theobalds Park Farm, approx. centred on TL 3493 0032**
The remains of a medieval homestead moat have been noted here. It was the site of the manor of Cullings, absorbed into Theobalds Park in the 16th century.

AREAS OF ARCHAEOLOGICAL SIGNIFICANCE

- Area 11 Hoddesdon Park Wood, approx. centred on TL 3520 0815**
A well preserved medieval moated site lies in Hoddesdon Park Wood, near Hoddesdonbury. It may be the site of the medieval park keeper's lodge. It is a Scheduled Ancient Monument No 11564.
- Area 12 Cheshunt, approx. centred on TL 3500 0237**
Cheshunt is a medieval settlement, recorded in Domesday book as 'Cestrehunt'. It was granted a weekly market and an annual fair in 1244.
- Area 13 Hellwood, approx. centred on TL 3557 0475**
The remains of a substantial and well preserved medieval moated site lie in Hellwood. The size and complexity of the earthworks suggest that it is more than a simple homestead, and may be an unfinished castle. It is a Scheduled Ancient Monument No 20610.
- Area 14 Theobalds Palace, approx. centred on TL 3545 0110**
This area covers the site of Theobalds Palace, built by William Cecil in the late 16th century, probably on the site of an earlier house. It was a royal residence from 1607 to the Commonwealth. Little is now visible, except for some fragments of Tudor work which survived from the Palace, now consolidated as features of Cedars Park. Part of it is a Scheduled Ancient Monument, No 77.
- Area 15 Hailey Hall, approx. centred on TL 3695 1070**
Medieval moated site at Hailey Hall. The site has been damaged by the construction of a modern school building within the interior, and the moat itself has been cement lined and somewhat remodelled. Recent archaeological work suggests that there may also have been prehistoric activity in the area.
- Area 16 South of Wormleybury Brook, approx. centred on TL 3560 0523**
Cropmarks of two ring ditches, probably the remains of ploughed-down prehistoric burial mounds.
- Area 17 East of Carneles Green, approx. centred on TL 3515 0655**
Cropmarks of parallel linear ditches and a circular enclosure, itself cut by a later linear feature. Their date and function is unknown.
- Area 18 South of Goff's Lane, approx. centred on TL 3280 0265**
Cropmarks of a group of ditches of unknown date and function, and of a possible Roman road.
- Area 19 South of Dobb's Weir, approx. centred on TL 3815 0745**
Nationally important prehistoric remains, of Mesolithic date, are known from the area.
- Area 20 Westfield Grove, Wormley Wood, approx. centred on TL 3190 0567**
Well preserved remains of medieval and earlier fields and field boundaries.
- Area 21 Beaumont Manor, approx. centred on TL 3316 0528**
The site of the medieval manor of Beaumont lies within the area.
- Area 22 South-east of Wormleybury, approx. centred on TL 3575 0555**
Earthworks of unknown date and function are known within the area, which itself forms part of the English Heritage designated historic park and garden that surrounds Wormleybury mansion.
- Area 23 Tudor Farm, White Stubbs Farm, approx. centred on TL 3449 0632**
The path between Tudor Farm and White Stubbs Farm is a well preserved section of Ermine Street, a major Roman road.

AREAS OF ARCHAEOLOGICAL SIGNIFICANCE

- Area 24 Turnford, approx. centred on TL 3685 0420**
The medieval Cheshunt Priory and moated site of Nunnery Farm lay nearby, and Iron Age and Roman pottery has also been recorded. The area therefore has potential for surviving archaeological remains of Iron Age, Roman and medieval date.
- Area 25 North of Crouch Lane, approx. centred on TL 3249 3248**
Soilmarks of linear features of unknown date and function are known from the area.
- Area 26 West side, Burton Lane, approx. centred on TL 3302 0287**
The historic site of Burton Land Farm lies within the area.
- Area 27 North side of Goff's Lane, approx. centred on TL 3333 0269**
The historic site of Colesgrove Farm lies within the area.
- Area 28 North of Burnt Farm, approx. centred on TL 3162 0205**
The remains of a lodge to Theobalds Park are known from within the area.
- Area 29 Poyndon Farm, approx. centred on TL 3204 0218**
An exceptionally well preserved World War II anti-aircraft battery of national importance survives at Poyndon Farm.
- Area 30 Burnt Farm, approx. centred on TL 3165 0171**
The historic site of Burnt Farm lies within the area.
- Area 31 Bulls Cross Farm, approx. centred on TL 34210042**
The historic site of Bulls Cross Farm lies within the area
- Area 32 Adjacent to Albury Farm, approx. centred on TL 3530 0165**
Important World War II military remains lie within the area.
- Area 33 Theobalds Park Farm, approx. centred on TL 3505 0050**
Theobald Park Farm is an historic farm site.
- Area 34 Eleanor Cross, Waltham Cross, approx. centred on TL 3607 0038**
The area includes the Eleanor Cross, a nationally important example of medieval monumental sculpture. It is a Scheduled Ancient Monument, No 29385.

Scheduled Ancient Monuments

1. Eleanor Cross, Waltham Cross
2. Theobalds Palace, Waltham Cross
3. Half Moat Manor House, Cheshunt - moated site
4. Hoddesdon Park Wood, Broxbourne - moated site
5. Hell Wood, Broxbourne - moated site
6. Perrior's Manor, Broxbourne -moated site
7. Motte Castle, South of Cock Lane, Broxbourne.
8. World War II Heavy Anti-aircraft gun site at Burnt Farm Camp

WILDLIFE SITES

Wildlife Sites are non statutory sites but are considered to be of significant value for their wildlife features. Sites include meadows, ponds and woodlands. The sites are selected by the Wildlife Sites Partnership, which is co-ordinated by Herts & Middlesex Wildlife Trust, Sites are reviewed annually. Following adoption of the Local Plan, any changes will be included in a supplementary planning document.

Local Wildlife Sites

Ref	Location name	Area (HA)
72/001	Admirals Walk Lake	13.86
72/004	Baas Hill Common	3.11
72/029	Baas Hill Meadow	2.23
71/104	Back Lane, north Wormley Wood	2.71
71/112	Baisley's Wood	9.56
71/092	Biggs Grove	6.11
80/058	Bonney Grove Wood by B198	4.20
72/011	Box Wood	92.42
80/072	Broom Hills	5.39
72/010	Broxbourne Gravel Pits	7.65
72/027	Broxbourne Meadows	3.92
71/005	Broxbourne Woods	3.61
72/012	Broxbournebury Golf Course	2.33
72/013	Broxbournebury Park	5.17
80/073	Burygreen Plantation	8.23
71/022	Calves Croft Wood	2.57
81/010	Candlestick Lane Meadows	5.46
80/059	Cattlins Wood	18.37
81/001	Cheshunt and Turnford Pits	90.65
72/034	Cheshunt Grove	4.43
81/003	Cheshunt Marsh and Bowyers Water	40.14
80/005	Cheshunt Park Farm Field	3.60
80/071	Cheshunt Park Field	10.45
80/070	Cheshunt Park Grasslands and Pond	8.26
71/033	Coleman Green and White Stubbs Lane	8.48
71/048	Cony Grove	1.22
71/097	Copse S. of Home Farm	0.74
71/046	Derry's Wood Fields	9.63
80/007	Doggett Hill Wood N.W. of Cromwell Wood	7.30
71/002	Ermine Street	7.11
80/062	Gammon's Lane	1.04
80/038	Grassland S. of Hammond Street Scrub	1.21
80/039	Grassland S.E. of Hammond Street Scrub	0.97
80/036	Hammond Hill Orchid Scrub	0.43
80/037	Hammond Street Scrub	1.85
80/029	Hammonds Street Meadow	1.77
72/006	Hoddesdon Lodge Meadows	8.07
72/019	Hoddesdonbury Pasture and Beech Grove	2.33
72/007	Hoddesdonpark Wood	62.23
72/026	Knowle Thicket by Cock Lane Ford	0.25
72/016	Lodge Hollow and Spital Brook	2.32
80/046	Longmead - Status under review	1.89

WILDLIFE SITES

80/030	Lucas End Farm Pasture, West	3.74
80/002	Lucas End Meadows, East	2.56
80/026	Meadow by Forest View	1.17
80/022	Meadow by Long Grove	4.64
80/047	Meadow by Park House	1.33
80/048	Meadow by Park Lane	0.30
80/053	Meadow by Park Lane Paradise	1.80
80/018	Meadow N. of Barrow Lane	1.80
80/027	Meadow N. of High View Farm	1.17
80/028	Meadow N.E. of High View Farm	1.59
80/035	Meadow S of Rosedale Sportsground - Status under review	4.09
80/044	Meadow W of Tudor Villas - Status under review	2.94
80/051	Meadow W. of Tanfield Stud Farm	2.47
80/032	Meadow W. of Whitehouse Farm	1.83
80/003	Old Rush Field, Broadfield Farm	4.95
72/046	Paddley / Gas Station Marsh	0.67
71/036	Park Lane Paradise Road Verge	1.42
71/111	Pasture/Wood by Martin's Green	1.19
80/020	Poyndon Farm	3.67
72/015	River Lea, Nazeing Mead	4.90
72/025	Round Grove	3.76
72/009	Rye House Power Station	6.76
60/068	Seniors Lake	7.03
72/022	Silvermead	10.05
72/031	Slipe Lane Open Space	11.11
80/004	South Lodge Pasture	6.40
80/023	St. Lawrence Farm Field	2.08
72/023	Swamp S. of Silvermead	0.96
80/012	Temple Bar Meadow	2.23
71/093	Thunderfield Grove	24.36
80/081	Thunderfield Grove Pastures	11.50
81/008	Turnford Junction Meadow, West	1.37
81/002	Watercress Trot	12.25
71/100	Wood E. of Park Lane Paradise	4.59
72/041	Wormley Parkland E. of A10	19.32
71/004	Wormley Wood	0.72
72/042	Wormleybury Churchyard	0.52
71/028	Wormleybury Icehouse Woodland	5.17
72/017	Wormleybury Lake	5.90
72/035	Wormleybury Manor Woodland	2.66

GLOSSARY OF TERMS

Accessibility Corridor The area of the Borough within walking distance to rail stations and regular bus routes.

Archaeological Heritage "Archaeological remains should be seen as a finite, and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. Appropriate management is therefore essential to ensure that they survive in good condition." (Source: Planning Policy Guidance Note: 16)

Affordable Housing. Any housing for sale or rent or other form of tenure which is intended to be accessible to people whose incomes are insufficient to enable them to afford to obtain adequate housing locally on the open market. (Source: Borough of Broxbourne Council.)

Aggregates Sand, gravel, crushed rock and other bulk materials used in the construction industry for purposes such as the making of concrete, mortar, asphalt or for roadstone drainage of bulk filling materials. (Source: Borough of Broxbourne Council.)

Agricultural Land Classification (ALC) The process used by the Ministry of Agriculture, Fisheries and Food to determine the quality of agriculture land. Grades 1,2, and 3a are classed as being of the "best and most versatile" and should be protected as a national resource for the future (Source: Planning Policy Guidance Note 7)

Agriculture/Agricultural Includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes. (Source: Section 336 of the Town and Country Planning Act 1990.)

Aquifer Layer of porous rock able to hold or transmit water (Source: Environment Agency)

Area of Special Restraint. An area of land within which Green Belt policies will apply until such time as the Council determines that the land is required for development. (Source: Borough of Broxbourne Council.)

Article 4 Direction a special power which the Council may exercise to control development in sensitive areas not normally subject to planning control. (Source: Town and Country Planning (General Permitted Development) Order 1995)

Bad Neighbour Use. A use that has a seriously detrimental effect on the locality in terms of noise, traffic or other disturbance and people living near it. An example could be a factory in a residential neighbourhood (Source: Borough of Broxbourne Council.)

Best Practicable Environmental Option Can be applied to any aspect of pollution control used to indicate the waste disposal choice having the least impact on the environment. It does not refer to cost; the BPEO may be the most expensive. (Source: Environment Agency)

Biodiversity The variety of living things. Living things of all types interact with each other, so the loss of individual species can have far-reaching effects. (Source: Borough of Broxbourne Council.)

Brownfield Land Land which has previously been developed (Source: Borough of Broxbourne Council.)

Built Heritage - This includes Scheduled Monuments, Areas of Archaeological Significance, Listed Buildings and Conservation Areas which make a valuable contribution to the built environment. (Source: Borough of Broxbourne Council)

GLOSSARY OF TERMS

Building Regulations Controls developed concerning aspects of building such as structural stability, waterproofing, sound and thermal insulation, drainage, ventilation and hygiene, stairways, access and facilities for disabled people and glazing. (Source: Hertfordshire Building Control Handbook.)

Class A1 See Use Class A1

Class A2 See Use Class A2

Class A3 See Use Class A3

Class B1 See Use Class B1

Comparison Shopping - shopping usually for non-food goods such as clothes and electrical equipment, for which the customer generally expects to invest time and effort into visiting a range of shops before making a choice. (Source: Hertfordshire Structure Plan Review 1991 - 2011, Adopted April 1998.)

Committed Sum: This is a sum of money paid to the Local Authority for a developer, often under a Section 106 Agreement, to effect provision of facilities or improvement connected with a development. (Source: Borough of Broxbourne Council.)

Conservation Area. An area defined by the Council as being of special architectural or historic importance within which the Council may exercise greater powers to control development not normally subject to planning control. (Source: Borough of Broxbourne Council.)

Contaminated Land Contamination may give rise to hazards which put at risk people working on the site, the occupiers and users of the buildings and land, and the buildings and services themselves. Contaminants may also escape from the site to cause air and water pollution and pollution of nearby land; If these hazards are not identified and assessed properly, there may be a direct threat to health, safety or the environment. (Source: Borough of Broxbourne Council.)

Convenience Shopping. Shopping carried out on a regular basis, e.g. food, newspapers, cigarettes, confectionery. (Source: Borough of Broxbourne Council.)

Critical Capital (See Environmental Assets)

Curtilage the area of enclosed land associated with the use of a building, such as the garden of a house, but excluding any fields, paddocks etc. (Source: Borough of Broxbourne Council.)

DB(A) Unit of noise measurement which expresses the loudness in terms of decibel (dB) scale and the frequency rating factor (A) (Source: Borough of Broxbourne Council.)

DPH - Dwellings per Hectare - a measure of the density of development

Development Brief A non statutory document produced by the local authorities in partnership with other interested parties which sets out the main principles for the design, siting and layout of a development site or sites. (Source: Hertfordshire Structure Plan Review 1991 - 2011.)

Development Plans Statutory plans such as the local plans and structure plans which set out local planning authorities' policies and proposals for the development and use of land within their area. Development decisions must be in accordance with the Development Plan, unless material considerations indicate otherwise. (Source: Hertfordshire Structure Plan Review 1991 - 2011.)

GLOSSARY OF TERMS

Diffuse Sources of Pollution Pollution without a single point source. For example, acid rain, pesticides and urban runoff. (Source: Environment Agency)

Dwelling A self contained house or flat. (Source: Borough of Broxbourne Council.)

Earth Summit - the popular name of the conference held in Rio de Janeiro which produced a document known as " Agenda 21". This outlined a range of actions for implementation by all countries, aimed at preserving the planet's natural assets and resources by focusing on "sustainable development." "Local Agenda 21" is the local community element of this, promulgated by the United Nations. (Source: Borough of Broxbourne Council)

Environmental Appraisal. An iterative process to ensure that environmental considerations are evaluated consistently throughout the preparation and review of policies. (Source: Hertfordshire Structure Plan Review 1991 - 2011.)

Environmental Assets. These range from essential resources like water and air to landscape and historic and archaeological features which give an area its unique character. 'Environmental asset' includes not just those things which are considered to be valuable and irreplaceable and therefore need to be strongly protected in their entirety (critical capital), but also those parts of the environment which, although can cope with some management or change, need to be protected or enhanced to avoid damaging them or where any loss would have to be compensated for by similar provision elsewhere (constant assets). (Source: Borough of Broxbourne Council.)

Environmental Capital The concept of environmental capital should be applied in decision making, in order to minimise development which has an irreversible impact on the quality of the natural environment. The Agency, together with English Nature, Countryside Commission and English Heritage have produced guidance on how environmental capital can be taken into account in the preparation of development.

Environmental Impact Assessment Under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 scheduled developments are required to submit an Environmental Statement along with a planning application. The statement should evaluate the likely environmental impacts of the development, together with an assessment of how the impacts could be mitigated. (Source: Borough of Broxbourne Council.)

Floodplain Parts of river valleys or coastal plains which are inundated during floods. It includes areas protected by flood defence. (Source: Environment Agency)

G. P. D. O The Town and Country Planning (General Permitted Development) Order 1995. Statutory document from Central Government giving rules and definitions regarding development of land for the Local Planning Authority. (Source: Borough of Broxbourne Council.)

Green Belt An area designated in development plans which is protected against inappropriate development in order to check unrestricted urban sprawl; safeguard countryside from urban encroachment; prevent towns merging; preserve the special character of historic towns and assist urban regeneration. (Source: Hertfordshire Structure Plan Review 1991 - 2011.)

Green Field Site Land on which no built development has previously taken place, usually understood to be beyond or on the periphery of an existing built up area. It also includes parks and playing fields in urban areas. (Source: Borough of Broxbourne Council.)

Greenhouse-gas Gases that are associated with Global Warming such as carbon dioxide, water vapour, methane which are considered naturally occurring greenhouse gases, whilst nitrous oxide, ozone and chlorofluorocarbons (CFC's) are associated with manufacturing and industrial processes. (Source: Environment Agency)

GLOSSARY OF TERMS

Green house effect The Earth radiates solar energy and some of this energy is absorbed by the atmosphere, effectively warming it up, whilst the rest escapes into space. This process is called the "green house effect" because the atmosphere is acting like the glass in the greenhouse. (Source: Environment Agency)

Green Transport Plan A set of measures designed to reduce the impact of traffic congestion for journeys to, from and during work. Measures include a balance of incentives and discouragement to persuade employees to travel by sustainable modes or avoid the need to travel at all. (Source: Hertfordshire's Local Transport Plan Consultation Draft (February 2000.)

Gross floorspace The total floorspace of a building measured to the outside of all external walls. (Source: Borough of Broxbourne Council.)

Groundwater Water contained in the void spaces in pervious rocks and also within the soil.

Habitat Natural home of plant or animal (Source: Environment Agency)

Hazardous Installations Sites which store or use substances that are considered to be a risk to human health. (Source: Borough of Broxbourne Council.)

Hectare. Area of 10 000 square metres. One hectare = 2.471 acres.

Heritage Features. Significant remains characteristic of earlier times and worthy of preservation. (Source: Borough of Broxbourne Council.)

Historic Associations Buildings, sites and locations which have interest and are worthy of conservation because of their historical associations e.g. key events in history. (Source: Hertfordshire Structure Plan Review 1991 - 2011.)

Housing Associations Independent non-profit-making organisations for managing, building and renovating housing. Funded by Central Government through the Housing Corporation they can also receive funds from Local Authorities. (Source: Borough of Broxbourne Council.)

Housing Needs Assessment Studies done to assess the level and types of unmet needs for accommodation, particularly affordable housing. (Source: Hertfordshire Structure Plan Review 1991 - 2011.)

Infrastructure the provision of physical services like water, gas, electricity, sewerage and social services like educational facilities, medical facilities and leisure facilities. (Source: Borough of Broxbourne Council.)

Inward investment attracting new businesses from outside the area into the Borough. (Source: Borough of Broxbourne Council.)

Key Employment Sites Sites which have been identified to play a major long-term role in the Hertfordshire economy, where employment generating activities will be encouraged and where co-ordinated activity and investment programmes are required to realise their full potential. (Source: Hertfordshire Structure Plan Review 1991 - 2011.)

Land Bank A supply of land allocated for a specific use (Source: Borough of Broxbourne Council.)

Landfill Sites Site used for waste disposal into/onto land. (Source: Environment Agency)

Landfill Tax A charge levied against those disposing of material in a landfill site.(Source: Environment Agency)

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Landscape Character Areas An area defined as having a distinctive character in terms of landscape following assessment of the geology, soils, topography, hydrology, land cover and land use, vegetation, historical and cultural influences, settlement and built form. (Source: Borough of Broxbourne Council.)

Listed Buildings. Buildings that are included on a Statutory List prepared by The Secretary of State for the Environment as being of special architectural or historic merit and which are subject to special planning control. Proposals to alter or demolish them require specific Listed Building Consent. (Source: Borough of Broxbourne Council.)

Local Agenda 21. A Local Action plan and strategy to concentrate on encouraging forms of development and activity which improve the quality of life in the area without damaging the quality of the natural environment. It is a part of Agenda 21, the international action plan aiming to tackle social, economic and environmental problems. Agenda 21 is one of the documents signed by governments at the Earth Summit in Rio in 1992. (Source: Borough of Broxbourne Council.)

Local Housing Needs. A term used to describe the range of housing requirements arising from the existing population including different types of ownership and house type. (Source: Borough of Broxbourne Council.)

Local Plans Statutory documents produced by District or Borough Councils to implement the development strategy set out in County Structure Plans. Specific land use allocations are identified. (Source: Borough of Broxbourne Council.)

Local Planning Authority The level of local government which has responsibility for the preparation and adoption of the Local Plan and deciding planning applications within the local government area. (Source: Borough of Broxbourne Council.)

Local Wildlife Site Under the National Parks and Access to the Countryside Act 1949, local authorities have powers to establish Local Nature Reserves in consultation with the Nature Conservancy Council. Such reserves are intended to provide significant opportunities for public involvement in nature conservation at a local small-scale level. (Source: Borough of Broxbourne Council.)

Local Transport Plan A five year plan produced by the County Council which includes long term transport strategies and covering a local authority's capital and revenue expenditure on transport. (Source: Borough of Broxbourne Council.)

Knowledge- based Economy The knowledge based economy has been described in the Industrial Strategy as the increasing development of production and processing of information and the greater use of applied knowledge and information in the physical manufacture of goods - i.e. information processing, research and development, and high-end "bespoke" manufacturing rather than mass production. (Source: Hertfordshire County Council.)

Key Employment Site Sites which have been identified to play a major long-term role in the Hertfordshire economy, where employment generating activities will be encouraged and where co-ordinated activity and investment programmes are required to realise their full potential. (Source: Borough of Broxbourne Council.)

Material Consideration Factors which are appropriate to take into consideration in the determination of a planning application. (Source: Borough of Broxbourne Council.)

MGB Metropolitan Green Belt - see Green Belt

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Micro Climate Local climatic conditions - daylight and sunlight, wind, temperature and frost pockets, which both influence and are influenced by the form of development, including the orientation of buildings, and the degree of enclosure. (Source: By Design, DETR.)

Mixed Uses a development which is designed to accommodate a variety of uses.

Modal Shift A change in the proportion of trips by different types of transport, e.g. walking, cycling, bus, train and car. (Source: Borough of Broxbourne Council.)

National Nature Reserves Sites owned or leased and managed by English Nature and established as reserves under the National Parks and Access to the Countryside Act (1949) (Source: Environment Agency)

Net Site Density A net site density is a more refined estimate than a gross site density and includes only those areas which will be developed for housing and directly associated uses. This will include: access roads within the site; private garden space; car parking areas; incidental open space and landscaping; and children's play areas where these are to be provided. It therefore excludes: major distribution roads; primary schools; open spaces serving a wider area; and significant landscape buffer strips. (Source: Annex C of PPG3.)

Passenger Transport Those services on which members of the public rely for getting from place to place when not using their own private transport. It includes bus, rail and taxis. (Source: Borough of Broxbourne Council.)

Passive Solar Design This is the design of building to make the most of the Energy available freely from the sun in the form of solar heat, daylight and wind, so minimising the need for artificial means of heating, lighting, ventilation and cooling. (Source: Borough of Broxbourne Council.)

Planning Obligation. An obligation entered into by agreement with the Local Planning Authority or offered unilaterally by those with an interest in land in accordance with the terms and provisions of section 106 of the Town and Country Planning Act 1990 (as amended). (Source: Borough of Broxbourne Council).

Planning Policy Guidance Notes (PPGs). A series of notes issued by the Department of the Environment, Transport and the Regions (DETR) which set out the Government's policy guidance on planning issues, such as housing, shopping, green belts, etc. (Source: Borough of Broxbourne Council.)

Precautionary Principle Where there are threats of serious or irreversible damage, lack of full scientific certainty shall not be used as a reason for postponing cost effective measures to prevent environmental degradation. (Source: Rio Declaration.)

Polluter Pays Principle:

A significant amount of environmental pollution and resource depletion occurs because those who are responsible do not have to bear the costs. Where environmental damage is threatened or caused then the costs of any necessary environmental protection measures should be borne by those responsible and not by society at large, giving incentives to reduce potential environmental threats.

Previously Developed Land: Previously developed land is land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously developed land may occur in both built-up and rural settings. The definition includes defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made through development control procedures. The definition excludes land and buildings that are currently in use for agricultural or forestry purposes, and land in built-up areas which has not been developed previously (e.g. parks, recreation grounds, and allotments - even though these areas may contain certain urban features such

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as paths, pavilions and other building.) Also excluded is land that was previously developed but where the remains of any structure or activity have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings), and where there is a clear reason that could outweigh the re-use of the site - such as its contribution to nature conservation - or it has subsequently been put to an amenity use and cannot be regarded as requiring redevelopment. (Source: Annex C of PPG3)

Proximity Principle Waste should generally be managed as near as possible to its place of production, because transporting waste itself has an environmental impact (Source: Planning Policy Guidance Note 10.)

Regional Planning Guidance Guidance issued by the Government which sets out its policies to guide development in the regions and provide a framework for the review of structure and unitary plans. (Source: Borough of Broxbourne Council.)

Renewable Energy Energy sources which can be exploited from two main categories: Resources that occur naturally within the environment, such as hydro power, wind power and solar energy; Resources that are the by-product of human activity, such as energy crops, biogas, landfill gas and the energy derived from waste combustion. (Source: Borough of Broxbourne Council.)

Retail Hierarchy Hierarchy of shopping centres ranging from regional and sub-regional centres through town centres, district and local centres. Structure plans outline the hierarchy within a county and local plans indicate the hierarchy within boroughs and districts. (Source: Borough of Broxbourne Council.)

Retail Warehousing - large single-level stores specialising in the sale of household goods such as carpets, furniture and electrical goods and bulky DIY items, catering mainly for car-borne customers and often in out-of-centre locations. (Source: Planning Policy Guidance Note 6.)

Right to Acquire A scheme giving eligible tenants of registered social landlords the legal right to buy the home they currently rent. (Source: DETR.)

Right to Buy A scheme allowing council tenants to purchase their own homes at a discounted price (Source: DETR.)

Run-off Commonly used to mean rainwater flowing across the land. (Source: Environment Agency)

Scheduled Ancient Monument Sites of national importance designated under the Ancient Monuments and Archaeological Areas Act 1979. (Source: Borough of Broxbourne Council.)

Section 106 Agreements Legal agreement under planning law to secure elements of development that cannot be controlled by planning conditions. (Source: Borough of Broxbourne Council.)

Sequential Approach: shopping. The sequential approach is defined in PPG6 on retail and town centres. It requires retail development to be located such that 'first preference should be for town centre sites, where suitable sites or buildings suitable for conversion are available, followed by edge-of centre sites, district and local centres and only then by out-of-centre sites in locations that are accessible by a choice of means of transport.' (Source: Planning Policy Guidance Note 6)

Sequential Approach: housing. The sequential approach is defined in PPG3 on housing. It requires that local authorities should adopt a systematic approach to deciding which sites and areas are most suitable for development and the sequence in which development should take place. They should assess potential areas or sites against specific criteria.

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Sufficient housing land should be provided but priority given to the re-use of previously-developed land, bringing empty homes back into use and promoting the conversion of existing buildings within urban areas, in preference to the development of greenfield sites. (Source: Planning Policy Guidance Note 3.)

Sites of Special Scientific Interest (SSSI). These are designated under the Wildlife and Countryside Act 1981. These comprise land of special importance because of its flora, fauna, geological or physiographical features. (Source: English Nature).

Special Area of Conservation (SAC) These are the most important sites for wildlife in the country. It is an European designation that covers animals, plants and habitats and provides them with increased protection and management. (Source: English Nature)

Special Protection Area A site of special scientific and international interest designated under the Birds Directive. (Source: Environment Agency)

Statement of Consultation A statement explaining whom the local authority have consulted, the steps taken to publicise their proposals, and how they have provided an opportunity for interested parties to make representations. (Source: Planning Policy Guidance Note 12.)

Statement of Intent A statement prepared by applicants demonstrating how sustainability principles have been incorporated into the location, design, construction and future use of their proposals. (Source: Borough of Broxbourne Council.)

Statutory required, permitted or enacted by statute (Source: Borough of Broxbourne Council.)

Statutory Bodies - Those organisations as outlined in Annex C, Planning Policy Guidance Note 12, as consultees for development plans. (Source: Planning Policy Guidance Note 12)

Structure Plans Statutory documents produced by County Councils outlining their strategy for development over a 10-15 year timescale (Source: Environment Agency)

Sui Generis A legal term, used in planning law, to describe a use which falls outside of the defined uses in the Use Classes Order, and therefore does not qualify for the rights given to uses falling within those classes. (Source: Borough of Broxbourne Council.)

Supplementary Planning Guidance is non-statutory planning documents, which do not form part of the Plan, but supplement the Plan's policies and proposals. It can take the form of design guides, development briefs or supplement other specific policies in the plan. (Source: Planning Policy Guidance Note 12.)

Sustainability That the environment should be protected and maintained in such a condition that it does not deteriorate over time, so that future catastrophes can be avoided and the same condition of environment can be enjoyed by future generations as is enjoyed by people today. (Source: Borough of Broxbourne Council.)

Sustainability Checklist A list of questions included in Supplementary Planning Guidance which encourages applicants to incorporate sustainability principles into the location, design, construction and future use of their proposals. (Source: Borough of Broxbourne Council.)

Sustainable Development Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. (Source: Brundtland Report - The World Commission on Environment and Development, United Nations) The UK Government has set out its own strategy for sustainable development based on four broad objectives:

- I maintenance of high and stable levels of economic growth and employment;

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- | effective protection of the environment;
- | prudent use of natural resources; and
- | social progress which recognises the needs of everyone.

Telecommunications Forms of communications by electrical or optical, wire, cable and radio signals. Telecommunications infrastructure includes masts, antennas, cable networks, relay stations etc. (Source: Borough of Broxbourne Council.)

Town cramming Excessive densities of development and associated traffic in urban areas that are considered to be undesirable because of losses in environmental, cultural and social resources, particularly green space. (Source: Hertfordshire Structure Plan Review 1991 - 2011.)

Urban regeneration Bringing about development and other physical changes within the existing urban areas whilst respecting the existing built heritage and other valued environment assets, in order to create economic and social opportunities and improve the quality of life. (Source: Borough of Broxbourne Council.)

Urban Renaissance A new vision for urban regeneration founded on the principles of design excellence, social well-being and environmental responsibility within a viable economic and legislative framework. (Source: Urban Renaissance: Sharing the Vision, DETR)

Use Classes Order Use classes are defined by the Town and Country Planning (Use Classes) Order 1987. In general terms, activities within the same class may change without requiring planning permission (e.g. from office to light industrial use) whereas activities changing from one class to another (e.g. from residential to office use) usually need permission. (Source: Town and Country Planning (Use Classes) Order 1987.)

Use Class A1 Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, sandwich shops etc.

Use Class A2 Banks, building societies, estate and employment agencies, professional and financial services, betting offices.

Use Class A3 Restaurants, pubs, cafes, wine bars, shops for the sale of hot food

Use Class B1 (a) Offices not within A2. (b) Research and development, studios, laboratories, high tech(c) Light industry

Water Table Level below which the soil/rock is permanently saturated. (Source: Environment Agency)

Windfall Housing Sites. Housing sites not identified by the Council in a local plan that come forward for development through planning applications. (Source: Borough of Broxbourne Council.)

Wildlife Sites Sites of substantive nature conservation value.