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## TOWN AND COUNTRY PLANNING ACT, 1990

Reference No:07/18/0514/F

Mr Dean Williamson  
LW Developments Ltd  
Regency House  
White Stubbs Farm  
White Stubbs Lane  
Broxbourne  
Hertfordshire  
EN10 7QA

**Description of Development:** **Area 1 - New stadium with capacity for up to 2000 spectators. 53 no. 1 bedroom apartments, 62 no. 2 bedroom apartments, 26 no. 3 bedroom houses and 22 no. 4 bedroom houses, (163 Residential Dwellings) highway access works, internal roads and supporting infrastructure**  
**Area 2 - Northern block - New facilities for Cheshunt Football Club in use**  
**classes D1, D2 and sui generis - matters relating to internal layout and appearance reserved.**  
**Area 3 - Western block - New sports, community, leisure and commercial uses in use classes A1, A3, A4, A5, B1, D1 and D2 - matters relating to internal layout reserved. (Resubmission of 07/16/1369/F)**

**Location of Development:** **Cheshunt Football Club Theobalds Lane Cheshunt Hertfordshire, EN8 8RU**

In pursuance of its powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council **HEREBY REFUSES** the development shown on drawing numbers proposed by you in your application dated 22/05/2018 and received with sufficient particulars on 24/05/2018.

The Council's resolution to come to this decision was based on an assessment of compliance with relevant policies in the development plan, taking into account all material considerations, The reasons for the Council's decision to **REFUSE** permission for the development are:-

1 In the absence of any inclusion of affordable housing and contributions to community facilities that would mitigate the impacts of the development, the development fails to deliver a balanced package of planning obligations contrary to Policies PO1 and H2 of the Broxbourne Local Plan 2018 – 2033.

2 Increased levels of motorised traffic associated with the development would exacerbate air quality issues within the A10 air quality management area without adequate mitigation contrary to Policy EQ2 of the Broxbourne Local Plan 2018 – 2033.

3 The development would have an unacceptable impact on the amenity of the residents in Montayne Road bounding the site by way of overlooking and the perception of being overlooked, contrary to Policy EQ1 of the Broxbourne Local Plan 2018-2033.

4 The design of the development would have an unacceptable impact on the visual amenity and character of the surrounding area, contrary to Policy DSC1 of the Broxbourne Local Plan 2018-2033.



**Signed:**.....

Head of Planning and Development  
DC1001MW

**Dated:** 23/11/2020

