

TW/194

22nd May 2018



town and country
planning consultants

Douglas Cooper
Head of Planning
Broxbourne Borough Council
Borough Offices
Bishop's College
Churchgate
Cheshunt
EN8 9XB

Dear Doug,

Resubmission of Planning Application for Cheshunt Sports Village

I have today submitted a revised application for the proposed Cheshunt Sports Village. This is a sports development, supported by residential and commercial development. The proposals are consistent with those in the Council's Pre-Submission Draft Local Plan, which I note has been submitted to the Secretary of State for Examination. Policy CH7 of the draft Local Plan proposes to allocate the application site for '**a development of c. 165 new homes, community and commercial floorspace**'. This description neatly summarises the proposed development, although with the exception that only 163 new dwellings are proposed.

The application proposes a new home for Cheshunt Football Club, with a new stadium with a capacity of up to 2,000 people and new club facilities, as well as a new 3G artificial grass pitch. The application also proposes new community facilities, which could include meeting spaces, a health centre and a crèche. It would also provide commercial development, which could include small-scale retail units and new serviced office spaces for small businesses, to encourage entrepreneurship in the local community, and provide a rental income stream to sustain the Club in the future. Residential development would fund the construction of the proposed development and would comprise 115 apartments and 48 houses.

This is a hybrid application, meaning that some elements are designed in full detail, whilst others are only presented in outline at this stage. Full details are set out in relation to the design and appearance of the proposed housing, the commercial part of the proposed stadium and the site's layout. Details of the internal layout of the commercial and Football Club blocks within the stadium are reserved for future determination, as is the appearance of the Football Club block.

This application follows the refusal of the previous application (07/16/1369/F), for reasons which broadly related to matters of design and scale, but not the principle of the proposed development. The application proposals have been reviewed with regard to these matters, and revised accordingly. Full details of these revisions are set out within the Planning, Design and Access Statement which accompanies the application, but in summary they are as follows:

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- The first reason for refusal related to the design of the proposed houses. This has been addressed with new housing proposed to be of a different appearance, using a more traditional approach, in keeping with the character of the local area, and using high quality materials.
- The second reason for refusal related to the scale and density of the proposed development, and its effect on the openness of the Green Belt. The development is now 16.5% smaller in terms of its volume, and all elements of the proposals have been reduced in scale.
- The third reason for refusal related to the likely impact on the highway network. Whilst all statutory consultees accepted the previous proposals, the proposed reduction in the scale of development, and a limit of a stadium capacity of 2,000 spectators (it previously had a potential capacity of 5,192 seats), would reduce the potential impact on the highway network. The same mitigation measures are proposed that were agreed in relation to the previous application.
- The fourth reason for refusal related to the relationship between new and existing housing. This has been addressed with the provision of a greater separation distance and smaller buildings at the site's eastern edge.

You will be aware that the application also follows further detailed discussions with the Borough Council and its partners. We believe that the revised proposals have fully addressed the Council's reasons for refusing the previous application. We also believe that they fulfil the aims of the draft Local Plan, which notes that **'the Council is supportive in principle of this development'**.

This application is accompanied by the following documents:

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| • Planning, Design and Access Statement | Waller Planning |
| • Transport Assessment | WSP |
| • Framework Residential Travel Plan | WSP |
| • Framework Workplace Travel Plan | WSP |
| • Stadium Event Management Plan | WSP |
| • Air Quality Assessment | Hawkins Environmental |
| • Archaeological Desk-Based Assessment | CgMs |
| • Drainage Strategy | Peter Dann Consulting Engineers |
| • Ecological Appraisal and Biodiversity Calculator | Environmental Business Solutions |
| • Flood Risk Assessment | Hydro-Logic Services |
| • Geo-Environmental Assessment (Phases I and II) | EPS |
| • Supplementary Gas Monitoring Statement | EPS |
| • Noise Assessment | Hawkins Environmental |
| • Tree Survey | Wilson Tree Surveys |

The application is also accompanied by a full set of drawings by Bryant and Moore Architects, which are as follows:

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| • 15_238_PL01_1 | Site Location Plan |
| • 15_238_PL02_1 | Application Areas Plan |
| • 15_238_PL02A | Proposed Block Plan |
| • 15_238_PL03A | Proposed Ground Floor Plan |
| • 15_238_PL04A | Proposed First Floor Plan |
| • 15_238_PL05A | Proposed Second Floor Plan |
| • 15_238_PL06A | Proposed Third Floor Plan |
| • 15_238_PL07A | Proposed Fourth Floor Plan |
| • 15_238_PL09A | Proposed Roof Plan |
| • 15_238_PL10A | Proposed Commercial Floor Plan |
| • 15_238_PL11A | Proposed Football Club Floor Plans |
| • 15_238_PL12A | Proposed Refuse Plan |
| • 15_238_PL13A | Proposed Amenity Space Plan |
| • 15_238_PL14A | Proposed Floodlight Plan |
| • 15_238_PL15A | Proposed Car and Cycle Parking Plan |
| • 15_238_PL16A | Proposed Long Elevations |
| • 15_238_PL17A | Proposed Stadium Elevations |
| • 15_238_PL18A | Proposed Housing Elevations |
| • 15_238_PL18_1 | Proposed Housing Section |
| • 15_238_PL19A | Proposed Stadium Sections |
| • 15_238_PL20_1 | House Type A1 Plans & Elevations |
| • 15_238_PL20_2 | House Type C Plans & Elevations |
| • 15_238_PL20A | House Type A2 Plans & Elevations |
| • 15_238_PL21A | House Type B Plans & Elevations |
| • 15_238_PL22A | Apartment Type 1A Plans |
| • 15_238_PL23_1 | Apartment Type 1B Plans |
| • 15_238_PL23A | Apartment Type 1D Plans |
| • 15_238_PL24 | Apartment Type 1C Plans |
| • 15_238_PL25A | Apartment Type 2A Plans |
| • 15_238_PL26A | Apartment Type 2B Plans |
| • 15_238_PL27 | Apartment Type 2C Plans |
| • 15_238_PL28 | Apartment Type 2D Plans |
| • 15_238_PL29A | Apartment Type 2E Plans |
| • 15_238_PL30A – PL40A and PL42 – PL45 | 3D Views of the Proposals |

No application fee is due, as this is a first revision of the previous application, within 12 months of its determination. I look forward to your confirmation that the application has been registered.

Yours sincerely



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Director
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C.c. Dean Williamson LW Developments / Cheshunt Football Club