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## TOWN AND COUNTRY PLANNING ACT, 1990

Reference No: 07/16/1369/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 up to 5,192 seats, 66 no. 1 bedroom apartments, 70 no. 2 bedroom apartments, 22 no. 3 bedroom houses and 28 no. 4 bedroom houses, 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.

**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 detailed on the attached schedule and proposed by you in your application dated 19/10/2016 and received with sufficient particulars on 14/12/2016.

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 The design of the houses is not in keeping with the adjacent area which would result in an incongruous development which is contrary to Policy HD14 of the Borough of Broxbourne Local Plan adopted December 2005, draft Policy DSC1 of the Broxbourne Local Plan July 2016 and section 7 of the NPPF: Requiring Good Design.
- 2 The scale and density of the development would result in harm to the openness of the greenbelt which is not sufficiently outweighed by very special circumstances. The proposal is therefore contrary to section 8 of the NPPF: Protecting Green Belt Land and in particular, paragraph 89.

- 3 Insufficient information has been submitted with the planning application and in advance of the infrastructure requirements of the emerging local plan being established, it cannot be determined that the local highway network is capable of supporting the proposed development with the stadium operating at full capacity of 5,192.
- 4 Insufficient information has been submitted relating to the ground height of the proposed houses in relation to neighbouring houses in Montayne Road. As a result the Council is not in a position to fully assess the impact on amenity for residents adjoining the application site to the east.



**Signed:**.....  
Head of Planning and Development  
DC1001MW

**Dated:** 15 August 2017

## TOWN AND COUNTRY PLANNING ACT 1990

### Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within six months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

### Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council of the District or London Borough in which the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Act 1990.

### Compensation

- In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.
- These circumstances are set out in Sections 114 and related provisions of the Town and Country Act 1990.

## Drawing Schedule 07/16/1369/F

### Bryant and Moore Architects drawings

PL01_1	Site Location plan
PL01_2	Outline Application ID plan
PL02	Proposed Block Plan
PL03	Proposed Ground Floor Plan
PL04	Proposed First Floor Plan
PL05	Proposed Second Floor Plan
PL06	Proposed Third Floor Plan
PL07	Proposed Fourth Floor Plan
PL08	Proposed Fifth Floor Plan
PL09	Proposed Roof Plan
PL10	Proposed Commercial Floor Plans
PL11	Proposed Football Club Floor Plans
PL12	Proposed Refuse Strategy Plan
PL13	Proposed Amenity Plan
PL14	Proposed Floodlight Plan
PL15	Proposed Parking & Cycle Plan
PL16	Long GA Elevations
PL17	Cheshunt FC Elevations
PL18	Housing Elevations
PL19	Proposed GA Sections
PL20	House Type A 3Bed 6Person Unit
PL21	House Type B 4Bed 7Person Unit
PL22	Apartment Type 1A 1B2P
PL23	Apartment Type 1B 1B2P
PL24	Apartment Type 1C 1B2P

PL25	Apartment Type 2A 2B4P
PL26	Apartment Type 2B 2B4P
PL27	Apartment Type 2C 2B4P
PL28	Apartment Type 2D 2B4P
PL29	Apartment Type 2E 2B4P
PL30	NE 3D View
PL31	NW 3D View
PL32	SE 3D View
PL33	SW 3D View
PL34	3D View
PL35	3D View
PL36	3D View
PL37	3D View
PL38	3D View
PL39	3D View
PL40	3D View

WSP UK Ltd drawings

19827-SK-01 Rev B

19827-SK-02 Rev B

19827-ATR-06 Rev A