

Planning and Development

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**BOROUGH OF
BROXBOURNE**

www.broxbourne.gov.uk

**Application for Planning Permission.
Town and Country Planning Act 1990**

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details		
Title: <input type="text" value="Mr"/>	First Name: <input type="text" value="Dean"/>	Surname: <input type="text" value="Williamson"/>
Company name: <input type="text" value="LW Developments Ltd"/>		
Street address: <input type="text" value="Regency House"/>		
<input type="text" value="White Stubbs Farm"/>	Telephone number: <input type="text"/>	
<input type="text" value="White Stubbs Lane"/>	Mobile number: <input type="text"/>	
Town/City: <input type="text" value="Broxbourne"/>	Fax number: <input type="text"/>	
Country: <input type="text"/>	Email address: <input type="text"/>	
Postcode: <input type="text" value="EN10 7QA"/>		
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No		

2. Agent Name, Address and Contact Details		
Title: <input type="text" value="Mr"/>	First Name: <input type="text" value="Tim"/>	Surname: <input type="text" value="Waller"/>
Company name: <input type="text" value="Waller Planning"/>		
Street address: <input type="text" value="Suite A,"/> <input type="text" value="19-25 Salisbury Square"/>	Telephone number: <input type="text" value="07813547159"/>	
	Mobile number: <input type="text"/>	
Town/City: <input type="text" value="Old Hatfield"/>	Fax number: <input type="text"/>	
Country: <input type="text"/>	Email address: <input type="text"/>	
Postcode: <input type="text" value="AL9 5BT"/>	<input type="text" value="tim@wallerplanning.com"/>	

3. Description of the Proposal	
Please describe the proposed development including any change of use:	
<input type="text" value="Area 1 - New stadium with capacity for up to 2,000 spectators. 53 x 1 bedroom apartments, 62 x 2 bedroom apartments, 26 x 3 bedroom houses and 22 x 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."/>	
Has the building, work or change of use already started? <input type="radio"/> Yes <input checked="" type="radio"/> No	

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

7. Waste Storage and Collection

If Yes, please provide details:

Refuse storage and collection areas will include space for recyclable and compostable material.

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Timber or aluminium

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Apartments - Roof gardens and flat roofs.
Western block - Flat roof, asphalt and reflective stone finish.
Houses - Flat roof, asphalt and reflective stone finish.

Vehicle Access - description:

Description of *existing* materials and finishes:

Gravel parking area

Description of *proposed* materials and finishes:

Stadium parking area - tarmac.
Access roads - tarmac.

Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Apartments - red and grey brick, white render, engineered stone.
Western block - red brick, white render, engineered stone.
Houses - buff brick, engineered stone.

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Aluminium PPC frames.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

See accompanying elevation drawings.

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

10. Vehicle Parking

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	150	665	515
Cycle spaces	0	414	414
Disability spaces	0	16	16

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit Other

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Existing connection will be utilised.

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

Yes, on the development site Yes, on land adjacent to or near the proposed development No

14. Existing Use

Please describe the current use of the site:

Football Club and supporting facilities.

Is the site currently vacant? Yes No

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

Trade waste may be generated by commercial uses such as cafes, restaurants and hot food takeaways.

17. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes	53	62	0	0	0
Houses	0	0	26	22	0
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					

17. Residential Units

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

Overall Residential Unit Totals	
Total proposed residential units	163
Total existing residential units	

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

Use Class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
Other	1,050	1,050	6,400	5,350
Total	1,050	1,050	6,400	5,350

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class/types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

19. Employment

If known, please complete the following information regarding employees:

19. Employment

	Full-time	Part-time	Equivalent number of full-time
Existing employees	1	12	

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area? hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Air conditioning and extraction equipment will be required for cafes, restaurants and hot food takeaways. Air conditioning will be required for the uses in the northern and western blocks and possibly the new dwellings.

Is the proposal for a waste management development? Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal? Yes No

A. Toxic substances Amount held on site
 Tonne(s)

B. Highly reactive/explosive substances Amount held on site
 Tonne(s)

C. Flammable substances (unless specifically named in parts A and B) Amount held on site
 Tonne(s)

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B
Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

25. Certificates (Certificate B)

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant ("*agricultural tenant*" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: Hertfordshire County Council Number: <input type="text"/> Suffix: <input type="text"/> House name: County Hall Street: Pegs Lane Locality: <input type="text"/> Town: Hertford Postcode: SG13 8DQ	22/05/2018
Name: Broxbourne Borough Council Number: <input type="text"/> Suffix: <input type="text"/> House name: Bishop's College Street: Churchgate Locality: <input type="text"/> Town: Cheshunt Postcode: EN8 9XF	22/05/2018
Title: Mr First name: Tim Surname: Waller	
Person role: AGENT Declaration date: 22/05/2018 <input checked="" type="checkbox"/> Declaration made	

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date