



TW/194

22<sup>nd</sup> May 2018

**town and country  
planning consultants**

Douglas Cooper  
Head of Planning Broxbourne  
Borough Council Borough  
Offices  
Bishop's College  
Church gate  
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 creche. It would also provide commercial development, which could include smallscale 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:

- |  |                                  |
|--|----------------------------------|
| • 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:

Broxbourne Borough Council

- 15\_238\_PL01\_1 Site Location Plan Application
- 15\_238\_PL02\_1 Areas Plan Proposed Block
- 15\_238\_PL02A Plan Proposed Ground Floor
- 15\_238\_PL03A Plan Proposed First Floor Plan
- 15\_238\_PL04A Proposed Second Floor Plan
- 15\_238\_PL05A Proposed Third Floor Plan
- 15\_238\_PL06A Proposed Fourth Floor Plan
- 15\_238\_PL07A Proposed Roof Plan
- 15\_238\_PL09A Proposed Commercial Floor Plan
- 15\_238\_PL 1 0A Proposed Football Club Floor Plans
- 15\_238\_PL 11A Proposed Refuse Plan
- 15\_238\_PL 12A Proposed Amenity Space Plan
- 15\_238\_PL 13A Proposed Floodlight Plan
- 15\_238\_PL 14A Proposed Car and Cycle Parking Plan
- 15\_238\_PL 15A Proposed Long Elevations
- 15\_238\_PL 16A Proposed Stadium Elevations
- 15\_238\_PL17A Proposed Housing Elevations
- 15\_238\_PL 18A Proposed Housing Section
- 15\_238\_PL 18\_1 Proposed Stadium Sections
- 15\_238\_PL 19A House Type A1 Plans & Elevations
- 15\_238\_PL20\_1 House Type C Plans & Elevations
- 15\_238\_PL20\_2 House Type A2 Plans & Elevations
- 15\_238\_PL20A House Type B Plans & Elevations
- 15\_238\_PL21A Apartment Type 1 A Plans
- 15\_238\_PL22A Apartment Type 1 B Plans
- 15\_238\_PL23\_1 Apartment Type 1 D Plans
- 15\_238\_PL23A Apartment Type 1 C Plans
- 15\_238\_PL24 Apartment Type 2A Plans
- 15\_238\_PL25A Apartment Type 2B Plans
- 15\_238\_PL26A Apartment Type 2C Plans
- 15\_238\_PL27 Apartment Type 2D Plans
- 15\_238\_PL28 Apartment Type 2E Plans
- 15\_238\_PL29A 3D Views of the Proposals
- 15\_238\_PL30A - PL40A and PL42 - PL45

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

Tim Waller MRTPI Director

Dean Williamson

LW Developments/ Cheshunt Football Club