

TW/194

16" October 2020

Peter Quaile  
Principal Planning Officer  
Broxbourne Borough Council  
Borough Offices  
Bishop's College  
Churchgate  
Cheshunt  
EN8 9XB



town and country  
planning consultants

Dear Peter,  
**Planning Application 07/18/0514/F - Proposals for Cheshunt Sports Village**

I am writing to you on behalf of my Client, LW Developments Ltd, who are the applicants for the above planning application, and for which we are the agents. It is now some time since the application was first submitted, and I am writing to clarify how recent changes to planning policies and legislation affect the application proposals. These changes relate to the adoption of the new Broxbourne Local Plan 2018-2033, and the Government's recent changes to the Use Classes Order.

#### **Adoption of the Broxbourne Local Plan**

With the adoption of the Council's new Local Plan, the application site has both been removed from the Green Belt, and allocated for development.

The removal of the site from the Green Belt means that the proposed development is no longer considered "inappropriate development", and it is no longer necessary to demonstrate "very special circumstances". It is also no longer necessary for the Council to refer the application to the Secretary of State, should it resolve to grant planning permission. I note that the Council's Planning Committee previously resolved to refuse the application solely due to its location within the Green Belt. The Committee previously considered that the proposals are otherwise entirely acceptable. In light of the site's removal from the Green Belt, I believe it is clear that planning permission should now be granted.

The allocation of the site for development further confirms that the proposed development is entirely acceptable. Policy CH7 relates to the site's allocation, and each element of the policy is set out in the table below, alongside the application's response.

| <b>Policy CH7 Requirement</b>                                                                                               | <b>Application's Response</b>                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| Cheshunt Football Club will be developed as a mixed sporting, community, commercial and residential development comprising: | The proposed development comprises a mixture of sporting, community and commercial uses, as envisaged. |
| Enhanced facilities and football stadium;                                                                                   | The proposals would provide a range of excellent new facilities for the Football Club,                 |

Suite A  
19-25 Salisbury Square  
Old Hatfield  
Herts, AL9 5BT

01707 538037  
[info@wallerplanning.com](mailto:info@wallerplanning.com)  
[wallerplanning.com](http://wallerplanning.com)

Tim Waller BA(Hons) MSc PgDip MRTPI, *Director*

Registered in England & Wales (No. 9462061) at  
4 Old Bedford Road, Patton, Bedfordshire, SG19 2QL

VAT No: 234 4124 40

|                                                                                                                                 |                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                 | including a new stadium with seating for 2,000 spectators, and a northern block containing a wide range of facilities for the Club, including changing rooms, sports facilities, offices, meeting rooms, classrooms, hospitality boxes and ancillary cafes and bars. |
| A development of approximately 4,000 square metres net floorspace for community, business, leisure and ancillary retail uses;   | The western block would have a gross internal area of 4,000m <sup>2</sup> and would contain a mix of community, business, leisure and ancillary retail uses.                                                                                                         |
| Approximately 165 new homes.                                                                                                    | The application proposes 163 new homes.                                                                                                                                                                                                                              |
| The site will be developed in accordance with a comprehensive masterplan. Incremental development of the area will be resisted. | This application relates to the whole of the site, and its approval would provide a clear framework for the site's development, with most of its use, layout and appearance fixed.                                                                                   |

The application proposals are now entirely compliant with the adopted Local Plan, and I respectfully request that planning permission should be granted without delay.

#### Changes to the Use Classes Order

The Government have brought in a number of changes to the Use Classes Order, which came into effect on 1<sup>st</sup> September 2020. These changes affect a number the use classes proposed by this application, as follows:

|                       | Use                                  | Previous Use Class | New Use Class |
|-----------------------|--------------------------------------|--------------------|---------------|
| <b>Northern Block</b> | Changing rooms and sports facilities | D2                 | E             |
|                       | Hospitality boxes                    | D2                 | E             |
|                       | Function/ training rooms             | D1                 | F1            |
|                       | Offices                              | B1a                | E             |
|                       | Cafe                                 | A3                 | E             |
|                       | Bar                                  | A4                 | Sui generis   |
| <b>Western Block</b>  | Retail                               | A1                 | E             |
|                       | Community facilities                 | D1                 | E             |
|                       | Sports facilities                    | D2                 | E             |
|                       | Offices                              | B1a                | E             |
|                       | Restaurants / cafes                  | A3                 | E             |
|                       | Hot food take-away                   | A5                 | Sui generis   |
|                       | Bar                                  | A4                 | Sui generis   |
|                       | Taxi office                          | Sui generis        | Sui generis   |

The Government's purpose in introducing these changes to the Use Classes Order is to provide greater flexibility in the way commercial premises operate. These changes will allow the distribution of uses within the block to change over time in response to demand from the local community, for instance in terms of the flexible change of use of spaces used for sports and community uses. However, I do not consider that the changes to the Use Classes Order would have any material implications for this planning application. Flexibility on use classes within the buildings can still be controlled, as far as the Council consider this to be necessary, by planning conditions (in a similar manner to the currently proposed condition 26). I would be happy to discuss this further if that would be helpful.

It is clear that the proposals accord with all of the relevant policy considerations, and benefit from the presumption in favour of sustainable development. In particular, the Planning Committee's previous reason for resolving to refuse the application, relating to the site's location within the Green Belt, is no longer relevant. As such, I respectfully request that planning permission should be granted without delay, in accordance with local and national policy.

Please let me know if you wish to discuss any of the above matters further.

Yours sincerely,

Tim Waller **MRTPI** Director