

Town and Country Planning Act 1990

Appeal by LW Developments Ltd

Cheshunt Football Club, Theobald's Lane, Cheshunt, Herts, EN8 8RU

Planning Application Reference 07/18/0514/F

Statement of Common Ground

Version 2

23rd April 2021

This document is not yet agreed by both the Council and the appellant

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1 Introduction

- 1.1 This Statement of Common Ground has been prepared on behalf of LW Developments Ltd (“the Appellant”), and by Broxbourne Borough Council (the Council”). It relates to an appeal (“the Appeal”) pursuant to Section 78 of the Town and Country Planning Act 1990, in response to the decision by Broxbourne Borough Council (“the Council”) to refuse to grant planning permission in relation to planning application 07/18/0514/F (“the Application”).
- 1.2 Where relevant references are made to Core Documents (CD). A full list of these documents is contained within Appendix 1.
- 1.3 Details of the proposed development, and the Council’s reasons for refusal are set out in Section 2.

2 Planning History

Application 07/16/1369/F

- 2.1 Application 07/16/1369/F was submitted by LW Developments on 19/10/2016, and registered as valid on 14/12/2016. It proposed the following 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, (186 residential dwellings) 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.

- 2.2 This application was recommended for approval by Officers in their report (CD3.1), but was ultimately refused by the Council's Planning Committee for the following reasons (CD3.2):

- 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.*

- 2.3 This application was refused on 15/08/2017.

The Current Appeal (Application 07/18/0514/F)

- 2.4 A revised planning application was submitted on 22/05/2018, and registered as valid on 24/05/2018. The agreed description of development is as follows:

Area 1 - New stadium with capacity for up to 2,000 spectators. 53 no. 1 bedroom apartments, 62 no. 2 bedroom apartments, 26 no. 3 bedroom houses and 22 no. 4 bedroom houses, (163 residential dwellings) 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. (Resubmission of 07/16/1369/F).

2.5 The proposed development and the different areas referred to above are further explained in Section 3 below.

2.6 The application was revised from the previous proposals as follows:

- The housing given a more traditional appearance;
- The scale of the buildings around the stadium was reduced;
- The initial capacity of the stadium was reduced to 2,000 spectators;
- Further details were provided of the relationship with the houses on Montayne Road;
- The number of dwellings proposed was reduced by 23, from 186 to 163.

2.7 The Council first considered this application at a meeting of their Planning Committee on 18th December 2018. The application was recommended for approval by Officers (CD3.3), but the Committee resolved to refuse it for the following reason:

The scale and density of the development would result in harm to the openness of the green belt which is not sufficiently outweighed by very special circumstances. The proposal is, therefore, contrary to section 13 of the NPPF July 2018: Protecting Green Belt Land and in particular, paragraphs 143-145.

2.8 Following this, Officers sought legal advice, and the Planning Committee further resolved to hold the application in abeyance pending the adoption of the Council's new Local Plan, which proposed to allocate the site for development and remove it from the Green Belt.

2.9 The Planning Committee considered the application for a second time at its meeting on 23rd September 2020, with an Officer recommendation for approval (CD3.4). The Committee resolved to defer the application, to allow for an updated consultation exercise to be undertaken.

2.10 The Planning Committee then considered the application for a third time on 10th November 2020, again with an Officer recommendation for approval (CD3.5). The Committee however resolved to refuse the application for the following reasons (see the decision notice, CD3.7):

1. *In the absence of any inclusion of affordable housing and contributions to community facilities that would mitigate the impacts of the development, the development fails to deliver a balanced package of planning obligations contrary to Policies PO1 and H2 of the Broxbourne Local Plan 2018 – 2033.*
2. *Increased levels of motorised traffic associated with the development would exacerbate air quality issues within the A10 air quality management area without adequate mitigation contrary to Policy EQ2 of the Broxbourne Local Plan 2018 – 2033.*
3. *The development would have an unacceptable impact on the amenity of the residents in Montayne Road bounding the site by way of overlooking and the perception of being overlooked, contrary to Policy EQ1 of the Broxbourne Local Plan 2018-2033.*
4. *The design of the development would have an unacceptable impact on the visual amenity and character of the surrounding area, contrary to Policy DSC1 of the Broxbourne Local Plan 2018-2033.*

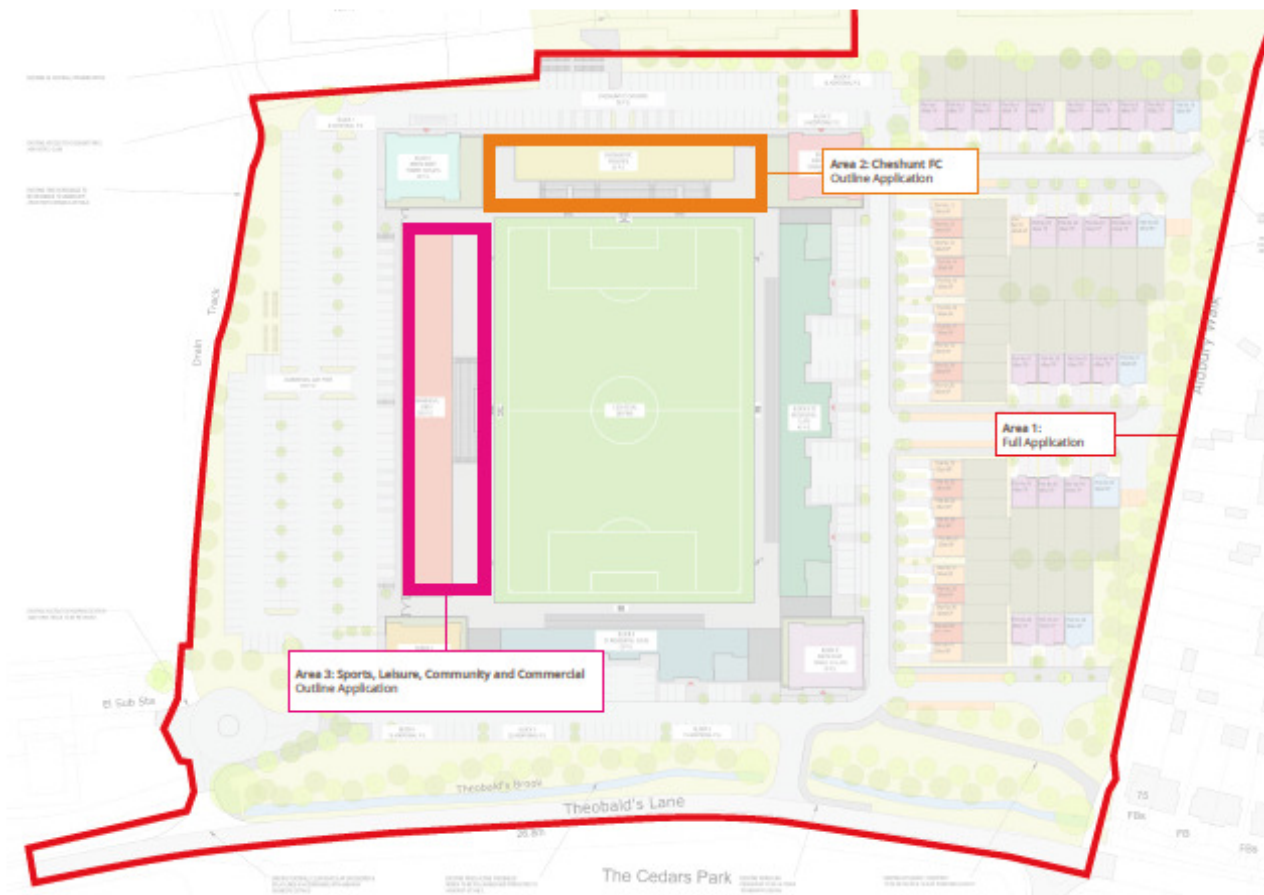
2.11 These reasons for refusal form the basis of the Council's defending the current appeal.

3 The Proposed Development

3.1 The appeal proposes a new stadium for Cheshunt Football Club (FC), as well as new sports and community facilities, and supporting commercial development, new housing and apartments.

Application Areas

3.2 The different application areas referred to in the description of the proposed development (see Section 1) are identified on application drawing 15_238_PL02_1 (CD1.17), and also in the image below (taken from page 2 of the Planning, Design and Access Statement (PDAS, CD1.3)).



3.3 These areas are as follows:

Area	What it Covers	Permission Sought
Area 1	The area proposed for new housing, the corner, eastern and southern blocks around the stadium (all of which would be in residential use), the stadium and football pitch, and the wider site including all areas of landscaping and car parking.	Full details are provided.
Area 2	The northern block, which would include facilities relating to Cheshunt Football club, and the adjacent seating area.	Matters relating to the appearance of the block and its internal layout are not yet specified, and are for future determination.

Area 3	The western block, which would incorporate new sports, leisure, community and commercial facilities, and the adjacent area of seating.	Details of the building's appearance are provided, but its internal layout is left for future determination.
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Summary of the Proposals

- 3.4 This appeal relates to proposals for a mix-use development including new sporting, community, commercial and residential development.
- 3.5 The rationale for the proposed development is to provide a range of new facilities, including not only a new stadium and facilities for Cheshunt Football Club, but also a range of commercial units as well as residential development. New commercial development would provide the Club with an income, and pay for the ongoing maintenance of the facilities.
- 3.6 As Broxbourne Borough Council holds a 999 year lease on the site, the Applicant has offered the option of either accepting a capital payment of £3,081,651 for the purchase of a long lease for the Football Club, or to take an income share in the proposed western (commercial) block. This matter is summarised further at the end of the report for the third Planning Committee meeting (CD3.5).

4 The Appeal Site and Surroundings

The Appeal Site

- 4.1 The appeal site is occupied by Cheshunt Football Club. It is laid out with a large gravel-covered car park, the existing football stadium, various buildings used by the Club, a modern 3G football pitch, grass pitches and a vacant area subject to recent landfill
- 4.2 The land is owned by Hertfordshire County Council, and held by Broxbourne Borough Council on a 999-year lease. Cheshunt FC has a 30-year lease on the land, with 20 years remaining.
- 4.3 Much of the site was excavated for a gravel pit in the first half of the 20th century, and it has since been used for landfill. The Phase I and II Geo-Environmental Assessments by EPS (CD1.13) record that there is some potential for contamination from the historic fill material, meaning that in order to accommodate development there is a need to raise the level of the land by 0.6m, to cap the underlying material.
- 4.4 Planning permission has previously been granted (application 07/13/0574/F) and partly implemented for much of the land within the site to be raised up to a level of up to 30m AOD. The existing ground level has already been raised to 30m AOD on the northern part of the site, through the addition of capping material, to accommodate football pitches above the landfill. On the southern part of the site, where housing is proposed, it has been raised by around 0.6m, through the addition of capping material.
- 4.5 The site contains a number of buildings which date back to the construction of the stadium, shortly after the second world war. Some of these have been refurbished by LW Developments, following their acquisition of the Club in 2011, and details are provided within Section 3 of the PDAS. However, these buildings, and the stands within the stadium, have a limited useful life, and they are becoming increasingly expensive to maintain, as they age.
- 4.6 The site benefits from a verdant southern boundary, alongside Theobold's Lane and Theobold's Brook; some of the trees at the south-eastern corner of the site are covered by a Tree Preservation Order (LT6-298 [No.10] 2017). The mature trees which line the road would be retained, and the protected trees would not be affected by the proposed development. The site's eastern boundary is defined by a public right of way, which is at a lower level than the application site. The northern boundary is marked by a private track, leading to Albury Farm, which is also on lower ground. To the west of the site is farmland, beyond which is the A10 dual carriageway.

The Surrounding Area

- 4.7 To the immediate east of the appeal site are houses on Montayne Road, which historic maps suggest date from around the 1960s. These houses comprise typical two-storey semi-detached houses of pebble-dash and red brick, and red-brick bungalows. To the north of this is Friends Avenue, with typical estate housing dating from the 1990s. Further to the north is Albury Ride, which is lined by well-preserved and more ornate Victorian semi-detached houses on its northern side, and typical inter-war semi-detached housing on its southern and northern sides; these houses all have very long back gardens.
- 4.8 This pattern is typical of many other streets in the nearby area. Historic maps show that the area to the west of the railway line and Crossbrook Street was largely covered by glasshouses up until at least the 1960s. Houses on the surrounding streets, such as Theobald's Road and Dudley Avenue, were also built in the 1960s. The date of their construction has led to them having a similar character and typical architectural style to Montayne Road.
- 4.9 Also to the east of the site is the Holy Trinity Church of England Primary School. The school buildings are set around 120m from the site's boundary, and the intervening land is covered by its playing fields.

- 4.10 To the south of the site is Cedar's Park, a public park which lies on the site of Theobald's Palace, a 16th century building. A few above-ground fragments of the building remain, and these are Grade II listed, whilst the site is also designated as a Scheduled Ancient Monument. The northern boundary of Cedar's Park is marked by a Grade II listed wall, which dates from the 17th century.
- 4.11 To the north of the site is The Cheshunt Club, which specialises in indoor and outdoor bowls, cricket, hockey, boxing and squash. Also to the north-west is Cheshunt Rifle and Pistol Club.

Accessibility

- 4.12 The appeal site is close to a number of primary and secondary schools, and the centres of Cheshunt and Waltham Cross, as is explained in Section 4 of the PDAS, and also in the Transport Assessment (CD1.4). It is also within walking distance of Theobald's Grove railway station, which provides a regular connection to London Liverpool Street. The railway station is also on a number of bus routes, which provide good connections to towns in the surrounding area.

5 Relevant Policies

Broxbourne Local Plan (June 2020)

- 5.1 A key matter for considering the appeal is the bespoke policy within the recently adopted Local Plan, which directly addresses the appeal site, namely *Policy CH7: Cheshunt Football Club*, which reads as follows:

'Cheshunt Football Club will be developed as a mixed sporting, community, commercial and residential development comprising:

- 1. Enhanced facilities and football stadium;*
- 2. A development of approximately 4,000 square metres net floorspace for community, business, leisure and ancillary retail uses;*
- 3. Approximately 165 new homes.*

The site will be developed in accordance with a comprehensive masterplan. Incremental development of the area will be resisted.'

- 5.2 In addition, the following policies are considered to be of particular relevance to the determination of this appeal (listed in Plan order):

- DS1: The Development Strategy
- PM1: Sustainable Place Making
- Policy INF2: Broxbourne Travel Strategy
- Policy PO1 Planning Obligations
- Policy DSC1: General Design Principles
- Policy DSC3: Design Affecting the Public Realm
- Policy DSC4: Management and Maintenance
- Policy DSC5: Sustainable Construction
- Policy DSC6: Designing Out Crime
- Policy DSC7: Comprehensive Urban Regeneration
- Policy H1: Making effective Use of Urban Land
- Policy H2: Affordable Housing
- Policy H4: Housing Mix
- Policy ED1: New Employment Uses
- Policy ORC1: New Open Space, Leisure, Sport and Recreational Facilities
- Policy ORC4: Community Uses
- Policy W1: Improving the Quality of the Environment
- Policy W2: Water Quality
- Policy W3: Water Efficiency
- Policy W4: SuDS
- Policy NEB1: General Strategy for Biodiversity
- Policy NEB3: Green Infrastructure
- Policy NEB4: Landscaping and Biodiversity in New Developments
- Policy EQ1: Residential and Environmental Quality
- Policy EQ2: Air Quality
- Policy EQ3: Lighting
- Policy EQ4: Noise
- Policy EQ5: Contaminated Land
- Policy TM1: Sustainable Transport
- Policy TM2: Transport and New Developments
- Policy TM3: Access and Servicing
- Policy TM4: Electric Vehicle Charging Points
- Policy TM5: Parking Guidelines

National Planning Policy Framework

- 5.3 Paragraph 8 sets out the three aspects of sustainable development, which include economic, social and environmental objectives. The economic objective aims *'to help build a strong, responsive and competitive economy, by ensuring sufficient land of the right types is available in the right places and at the right time to support growth'*. The social objective includes a requirement *'to support strong, vibrant and healthy communities, by ensuring a sufficient number and range of homes can be provided to meet the needs of present and future generations'*. The environmental objective includes a requirement to make *'effective use of land'*, and *'helping to improve biodiversity'*.
- 5.4 Paragraph 11 sets out the presumption in favour of sustainable development. For decision taking this means:
- c) *'approving development proposals that accord with an up-to-date development plan without delay; or*
 - d) *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of this Framework taken as a whole.'*
- 5.5 Footnote 6 clarifies that the policies referred to in d(i) are only those in the NPPF, and not those in development plans. It also clarifies that these are policies relating to various matters, including Green Belt land, Local Green Space, Areas of Outstanding Natural Beauty, irreplaceable wildlife habitats, designated heritage assets and areas at risk of flooding. None of these policies are relevant to the current appeal.
- 5.6 Footnote 7 clarifies that relevant policies will be considered out of date where the local planning authority is unable to demonstrate a 5-year supply of deliverable housing sites, or where a Housing Delivery test is failed.
- 5.7 Paragraph 38 states that *'local planning authorities should approach decisions on proposed development in a positive and creative way'*, and that they *'should seek to approve applications for sustainable development where possible'*.
- 5.8 Paragraph 47 notes that *'Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise'*.
- 5.9 Paragraph 59 identifies the government's objective of *'significantly boosting the supply of homes'*. In this context, paragraphs 67 and 73 require local planning authorities to identify a supply of *'specific deliverable sites'* for the immediate 5-year period, including a buffer brought forward from later in the plan period.
- 5.10 Paragraph 75 requires local planning authorities to monitor the delivery progress of sites with planning permission. It also introduces the Housing Delivery Test, and requires the preparation of an action plan where delivery falls below 95% of the required level. Footnote 7 also clarifies that where the Housing Delivery Test indicates that delivery has been below 75% of the level required over the previous three years, the presumption in favour of sustainable development will apply.

- 5.11 Paragraph 91 requires planning policies and decisions to ‘aim to achieve healthy, inclusive and safe places’ which, amongst other things:
- a) *‘promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments...’;*
 - c) *‘enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of... sports facilities...’;*
- 5.12 Paragraph 92 requires planning policies and decisions to, amongst other things:
- a) *‘plan positively for the provision and use of... community facilities... and other local services to enhance the sustainability of communities and residential environments’.*
 - b) *‘take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community’.*
- 5.13 Paragraph 96 notes that ‘access to a network of high quality open spaces and opportunities for sport and physical activity is important to the health and wellbeing of communities’. The same paragraph also requires Local Plans to seek to accommodate the need for sporting facilities.
- 5.14 Paragraph 117 requires planning policies and decisions to ‘promote an effective use of land in meeting the need for homes and other uses’. It also states that ‘Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land’.
- 5.15 Paragraph 118 requires planning policies and decisions to, amongst other things:
- a) *‘encourage multiple benefits from both urban and rural land, including through mixed use schemes...’;*
 - d) *‘give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land’;*
 - e) *‘promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively...’;*
- 5.16 Under the heading ‘Achieving appropriate densities’, paragraph 123 states that ‘Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.’
- 5.17 With regard to whether policies are to be considered up to date, paragraph 213 states that ‘Due weight should be given to them, according to their degree of consistency within this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)’.

The Council reserves the right to include further extracts from the NPPF and NPPG

Supplementary Planning Guidance

- 5.18 The Council’s ‘Borough-Wide Supplementary Planning guidance’ (hereafter referred to as SPG) was adopted in 2004, and updated in 2013. Whilst it pre-dates the Local Plan, it has not yet been replaced, and the Council still use it in making planning decisions. It usefully provides specific guidelines which flesh out the general requirements set by the new Local Plan’s policies.

6 Housing Land Supply

- 6.1 Policy DS1 of the adopted Local Plan (CD5.1) sets out a requirement for a minimum of 7,718 new dwellings to be provided within the Borough, in the period 2016-2033. This equates to an annual average requirement for 454 dwellings.

7 Matters Agreed

- 7.1 The proposed development would provide economic benefits. These would include benefits due to the provision of office space and small business facilities, construction jobs.
- 7.2 The proposed development would provide new homes.
- 7.3 The proposed development would not have any unacceptable impact on any neighbouring properties, other than those on Montayne Road, bounding the site.
- 7.4 The proposed development would comply with relevant policies relating to flood risk and sewage disposal, and would not cause any unacceptable effects in these regards.
- 7.5 The proposed development would not cause any highway safety issues, and it would not have a severe impact on the operation of the highway network.
- 7.6 The proposed development would comply with relevant policies relating to landscaping and ecology, and would not cause any unacceptable effects in these regards.
- 7.7 The proposed development would comply with relevant policies relating to heritage assets, and would not cause any unacceptable effects in this regard.

8 Matters Not Agreed

- 8.1 Whether the proposed development should make provision towards the supply of affordable housing, and further financial contributions towards the provision of community facilities
- 8.2 The content of the S106 agreement that will be necessary to deliver the proposed development
- 8.3 That adequate mitigation has been offered to offset air quality impacts within the Air Quality Management Area in accordance with Local Plan Policy EQ2.
- 8.4 Whether the proposed development would have an unacceptable impact on the amenity of residents living on Montayne Road, bounding the site, due to overlooking and the perception of being overlooked, and whether this would be contrary to Local Plan Policy EQ1.
- 8.5 Whether the design of the proposed development would have an unacceptable impact on the visual amenity and character of the surrounding area, and whether this would be contrary to Local Plan Policy DSC1.
- 8.5 Whether the Borough has a five-year housing land supply

9 Planning Conditions

- 9.1 The appellant and the Council agree that the list of conditions set out in the report to the Planning Committee, for their meeting of 10/11/2020 (CD3.5), provide an appropriate starting point, should the appeal be allowed. The Applicant and the Council will work together to develop a full list of conditions and reasons for the Inspector's consideration.

A1 Appeal Core Documents

The parties reserve the right to introduce further documents in support of their case

CD Ref	Name	Drawing No. (or) Reference	Date
CD1 - Application Documents			
CD1.1	Application forms and certificates		24/05/2018
CD1.2	Covering letter		24/05/2018
CD1.3	Planning, Design and Access Statement		24/05/2018
CD1.4	Transport Assessment		24/05/2018
CD1.5	Framework Residential Travel Plan		24/05/2018
CD1.6	Framework Workplace Travel Plan		24/05/2018
CD1.7	Stadium Event Travel Plan		24/05/2018
CD1.8	Air Quality Assessment		24/05/2018
CD1.9	Archaeological Desk-Based Assessment		24/05/2018
CD1.10	Drainage Strategy		24/05/2018
CD1.11	Ecological Appraisal		24/05/2018
CD1.12	Flood Risk Assessment		24/05/2018
CD1.13	Geo-Environmental Assessment (Phases 1 and 2)		24/05/2018
CD1.14	Supplementary Gas Monitoring Statement		24/05/2018
CD1.15	Noise Assessment		24/05/2018
CD1.16	Tree Survey		24/05/2018
CD1.17	Application Drawings (15_238_PL01 - 15_238_PL30)	15_238_PL01 - 15_238_PL30	24/05/2018
CD1.18	LW Developments' Response to Sport England Queries		18/07/2018
CD1.19	Waller Planning Letter accompanied by 120 letters of support		18/07/2018
CD1.20	Proposed Block Plan	15_238_PL02B	30/07/2018
CD1.21	Vehicle tracking of refuse vehicle	19827-ATR-08 P02	30/07/2018
CD1.22	Framework Residential Travel Plan, Revision 1		01/08/2018
CD1.23	Framework Workplace Travel Plan, Revision 1		01/08/2018
	Financial Viability Appraisal		14/08/2018
CD1.24	Montayne Road Section Drawing	15_238_PL31	10/09/2018
CD1.25	Proposals for the restoration of the watercourse (response to EA)		17/09/2018
CD1.26	Proposed Block Plan	15_238_PL02C	24/09/2018
CD1.27	Parking Plan	15_238_PL15B	24/09/2018
CD1.28	Vehicle tracking of refuse vehicle	19827-ATR-08 P02	24/09/2018

CD1.29	Thrings letter, with letters of support and petition appended		08/10/2020
CD1.30	Indicative Western Block Layout	16_238_PL10B	11/10/2018
CD1.31	Service Charge and Management Plan	15_238_PL44A	11/10/2018
CD1.31	Indicative Northern Block Layout	15_238_PL46A	11/10/2018
CD1.32	S106 Heads of Terms		13/10/2020
CD1.33	E-mail correspondence regarding viability		16/10/2020
CD1.34	Letter regarding changes to the use classes order		16/10/2020
CD1.35	Biodiversity net gain calculation		27/10/2020
CD1.36	Transport Technical Note	18086/N01	09/11/2020
CD1.37	Proposed Block Plan 15_238_PL02E		09/11/2020
CD1.38	Proposed Pedestrian / Cycle Plan 15_238_PL50		09/11/2020
CD2 - Appellant Documents			
CD2.1	Housing Delivery Test Results 2020		20/01/2021
CD2.2			
CD3 - Council Documents			
CD3.1	First Application - 07/16/1369/F - Planning Committee Report		26/07/2017
CD3.2	First Application - 07/16/1369/F - Decision Notice		15/08/2017
CD3.3	Appeal scheme - 07/18/0741/F - First Planning Committee Report		18/12/2018
CD3.4	Appeal scheme - 07/18/0741/F - Second Planning Committee Report		23/09/2020
CD3.5	Appeal scheme - 07/18/0741/F - Third Planning Committee Report		10/11/2020
CD3.6	Appeal scheme - 07/18/0741/F - Decision Notice		23/11/2020
CD3.7	Response to the Financial Viability Appraisal from the Council's Consultant		2018
CD4 - National Policy			
CD4.1	National Planning Policy Framework		March 2012
CD4.2	National Planning Policy Framework		July 2018
CD4.3	National Planning Policy Framework		February 2019
CD4.4	National Planning Practice Guidance	Link to PPG website	
CD5 - Local Policy			
CD5.1	Broxbourne Local Plan 2018-2033		June 2020
CD5.2	Broxbourne Local Plan Policies Map 2018-2033		June 2020
CD5.3	Broxbourne Borough-Wide Supplementary Planning Guidance		2013

CD5.4	Local Plan Examination Document 4F, Housing Trajectory		September 2018
CD6 - Appeal Decisions			
CD6.1			
CD6.2			
CD7 - Case Law			
CD7.1			
CD7.2			
CD8 - Related Applications			
CD8.1			
CD8.2			
CD9 - External Reports			
CD9.1			
CD9.2			