

## Diane Parsley

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**From:** Ben Hunt [REDACTED]  
**Sent:** 24 June 2021 15:09  
**To:** Martin Paine  
**Subject:** Cuffley Hill - development of Fairmead and Rosemead Nurseries

Hi Martin

Further to our conversation I am writing to provide an update on the timing of the above development.

Countryside have an Option on the land covering both the Fairmead and Rosemead Nurseries and we are progressing planning matters.

A planning application was submitted in 2019 and this remains undetermined. Recently I have been overseeing some revisions to the layout to take account of comments made by Broxbourne Council and I have held a number of meetings with Peter Quaile and Douglas Cooper.

The current scheme is for 58 houses.

Our team is currently progressing information for a further submission to Broxbourne Council and we are advised that this will be dealt with as a substitution of information for the current planning application. I expect to make this submission in July 2021.

From a submission in July 2021 I will be targeting the scheme going to Committee in September 2021 and I am hopeful that a Resolution to Grant to be achieved at that meeting.

From receipt of a Resolution to Grant Countryside will then progress the S106, which is likely to be in the same form as for our Goffs Lane site (Ref: 07/19/0835/F) where the S106 has recently been completed.

Once the Section 106 is completed, and the Planning Decision Notice issued, Countryside will seek to exercise the Option and purchase the land. Other activities ahead of a Start on Site include detail design and procurement activities.

At present our high level programme shows a Start On Site date for this project late summer 2022 with first private completions coming forward in Autumn 2023.

Please contact me if you require any further information.

Many thanks

**Ben Hunt B.Eng**  
**Associate Director (Development)**  
Housebuilding (Central)  
Turnford Place  
Great Cambridge Road  
Broxbourne  
Hertfordshire  
EN10 6NH

[REDACTED] | [www.countrysideproperties.com](http://www.countrysideproperties.com)



To see the actions we are taking to help reduce the spread of Coronavirus, please [click here](#).

## Diane Parsley

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**From:** Camille Rantz Mc Donald  
**Sent:** 22 June 2021 10:12  
**To:** Martin Paine  
**Subject:** FW: Tina Nurseries progress update

Finally got a reply re Tina nursery's however it doesn't say much!

**Camille Rantz Mc Donald BA | MSc *She/her***

**Planning Policy Assistant** | Broxbourne Borough Council  
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

**Tel:** 01992 785555 ext.5795 | **Web:** [www.broxbourne.gov.uk](http://www.broxbourne.gov.uk) |

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**From:** [REDACTED]  
**Sent:** 22 June 2021 07:56  
**To:** [REDACTED]  
**Subject:** Re: Tina Nurseries progress update

Hi Camille,

Please see answers below. I have copied in Barry Jordan of Matthew Homes.

Barry - perhaps this may assist the pre app process.

Kind regards

Ben

Ben Grinnall  
Director

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Telephone

[REDACTED]

[info@landchain.co.uk](mailto:info@landchain.co.uk)  
[www.landchain.co.uk](http://www.landchain.co.uk)

On 18 Jun 2021, at 12:15, Camille Rantz Mc Donald  
[REDACTED] wrote:

Hello again Ben,

I hope this email finds you well. I was wondering if I could get a little bit more detail from you in regards the Tina nursery site.

Can you confirm that completion has taken place?

Yes it has

Can you confirm who the developer will be for the site – are Land Chain acting as planning consultant:

Matthew Homes

There is a pre app submitted and we are waiting for a response from Broxbourne Planning Dept.

Can you send your anticipated phasing plans for construction and completions please?

This is not available yet

Thanks you in advance for your help,  
Kind regards

**Camille Rantz Mc Donald** BA | MSc *She/her*

**Planning Policy Assistant** | Broxbourne Borough Council  
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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## Diane Parsley

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**From:** Ben Grinnall [REDACTED]  
**Sent:** 07 June 2021 16:25  
**To:** Camille Rantz Mc Donald  
**Subject:** Re: Tina Nurseries progress update

Hi Camille,

We are due to complete on the site in 2 weeks time.

We would anticipate demolishing the structures this year with a start of construction in Q1 2022.

Kind regards

Ben

Ben Grinnall  
Director

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[www.landchain.co.uk](http://www.landchain.co.uk)

On 2 Jun 2021, at 16:36, Camille Rantz Mc Donald  
<[camille.rantzmcDonald@broxbourne.gov.uk](mailto:camille.rantzmcDonald@broxbourne.gov.uk)> wrote:

Hi Ben,

I hope you are keeping well. I am almost finished writing the Annual Monitoring Report for Broxbourne's planning policy team. The action plan needs to demonstrate an up to date understanding of where each Local Plan allocated site is within the development process and identify any problems encountered which caused delays to completion.

I know that you planned to purchase the Tina Nursery site in the first quarter of this year and so I would be very grateful if you could provide me with a letter or email setting out your updated phasing plans/application timelines. Please include projected start and completion dates. Please also take this opportunity to outline any problems you have encountered through the development



process so we can try and address these moving forward. For example if the land purchase was delayed, is there a particular reason for this?

Thank you in advance for your help,  
Kind regards,

**Camille Rantz Mc Donald BA | MSc *She/her***

**Planning Policy Assistant** | Broxbourne Borough Council  
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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**From:** Camille Rantz Mc Donald  
**Sent:** 25 November 2020 17:46  
**To:** Ben Grinnall [REDACTED]  
**Subject:** RE: Tina Nurseries progress update

Hi Ben,

Thank you very much for the update.

Kind regards,

**Camille Rantz Mc Donald (MSc Hons)**

**Planning Policy Assistant** | Broxbourne Borough Council  
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

**Tel:** 01992 785555 ext.5953 | **Web:** [www.broxbourne.gov.uk](http://www.broxbourne.gov.uk) |  
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**From:** Ben Grinnall [REDACTED]  
**Sent:** 25 November 2020 17:12  
**To:** Nick Sutton [REDACTED]  
**Cc:** Camille Rantz Mc Donald [REDACTED]  
**Subject:** Re: Tina Nurseries progress update

Thanks Nick,

Camille, we are looking to purchase the site in Q1 2021 and will look to discharge conditions and envisage construction to start on site Q4 2021.

kind regards

Ben

Ben Grinnall  
Director

<image003.png>

Telephone



[info@landchain.co.uk](mailto:info@landchain.co.uk)  
[www.landchain.co.uk](http://www.landchain.co.uk)

On 25 Nov 2020, at 14:47, Nick Sutton [REDACTED] wrote:

Hi Camille,

I'm copying my client in so he can provide an update.

**Nick Sutton | Director**  
**Maven Plan**



[www.mavenplan.com](http://www.mavenplan.com)

303a Riverbank House  
1 Putney Bridge Approach  
Fulham, London  
SW6 3JD

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**From:** Camille Rantz Mc Donald [REDACTED]  
**Sent:** 25 November 2020 13:16  
**To:** [REDACTED]  
**Subject:** Tina Nurseries progress update

Hi Nick,

Thank you for getting back to me earlier. As discussed on the phone I am currently writing the Annual Monitoring Report for Broxbourne's planning policy team and am looking for a quick progress update on the Tina Nursery development (07/18/1097/O).

Thanks for your help,  
Kind regards,

**Planning Policy Assistant | Broxbourne Borough Council**  
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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## Diane Parsley

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**From:** Ben Grinnall [REDACTED]  
**Sent:** 22 June 2021 07:56  
**To:** Camille Rantz Mc Donald  
**Cc:** Barry Jordan  
**Subject:** Re: Tina Nurseries progress update

Hi Camille,

Please see answers below. I have copied in Barry Jordan of Matthew Homes.

Barry - perhaps this may assist the pre app process.

Kind regards

Ben

Ben Grinnall  
Director

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On 18 Jun 2021, at 12:15, Camille Rantz Mc Donald  
<[camille.rantzmcdonald@broxbourne.gov.uk](mailto:camille.rantzmcdonald@broxbourne.gov.uk)> wrote:

Hello again Ben,

I hope this email finds you well. I was wondering if I could get a little bit more detail from you in regards the Tina nursery site.

Can you confirm that completion has taken place?

Yes it has

Can you confirm who the developer will be for the site – are Land Chain acting as planning consultant:

Matthew Homes

There is a pre app submitted and we are waiting for a response from Broxbourne Planning Dept.

Can you send your anticipated phasing plans for construction and completions please?

This is not available yet

Thanks you in advance for your help,  
Kind regards

**Camille Rantz Mc Donald** BA | MSc *She/her*

**Planning Policy Assistant** | Broxbourne Borough Council  
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## Diane Parsley

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**From:** Cristina Naulls [REDACTED]  
**Sent:** 14 June 2021 10:43  
**To:** Martin Paine; Chris Gatland  
**Cc:** Peter Quaile  
**Subject:** RE: Tudor Nurseries phasing plan

Hi Martin

Redrow's annual forecasted completions for the site are as follows;

- S278 Site Accesses Completed – August 2021
- Show Homes Open – August/September 2021
- First Occupation – Q4 2021
  
- Oct 2021 – June 2022: 50 units;
- July 2022 – June 2023: 70 units + shell and core retail unit;
- July 2023 – June 2024: 70 units;
- July 2024 – June 2025: 70 units;
- July 2025 – June 2026: 70 units;
- July 2026 – June 2027: 30 units.

Regards,  
Cristina

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**From:** Martin Paine <[REDACTED]>  
**Sent:** 14 June 2021 10:39  
**To:** [REDACTED]  
**Subject:** RE: Tudor Nurseries phasing plan

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Thanks Cristina,

Are you able to put approximate dates against those numbers in terms of starts and completions?

Regards,

Martin

---

**From:** Cristina Naulls <[REDACTED]>  
**Sent:** 14 June 2021 10:33  
**To:** [REDACTED]  
**Subject:** RE: Tudor Nurseries phasing plan

Hi Martin

As requested please find attached our phasing and build route for Goffs Oak.

I have also cced Peter just as a FYI, however, the plan does mirror the information contained in Redrow's Phasing Statement submitted pursuant to the discharge of Planning Condition 5 (Phasing).

Please give me a call if you need any further information,

Cristina

**Cristina Naulls**  
Senior Planning Manager

Redrow Homes Limited  
Redrow House, 2 Aurum Court  
Southfields Business Park, Sylvan Way, Laindon, Basildon  
Essex, SS15 6TU



Extension: \_



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**From:** Chris Gatland <[redacted]>  
**Sent:** 08 June 2021 15:54  
**To:** [redacted]  
**Subject:** RE: Tudor Nurseries phasing plan

Hello Martin

Yes I used to work at Harlow – before I joined Redrow. And a few years before that, around 2009, I spent a couple of weeks with the policy team at East Herts, doing some work experience. I remember you in the team there. I am also still friends with Laura Pattison.

My colleague Cristina is dealing with Tudor Nurseries, she will be back Monday and I will ask her to forward you the latest phasing plan.

All the best

Regards  
Chris

**Chris Gatland**  
Head of Planning

Redrow Homes Limited  
Redrow House, 2 Aurum Court  
Southfields Business Park, Sylvan Way, Laindon, Basildon  
Essex, SS15 6TU



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**From:** Martin Paine <[REDACTED]>  
**Sent:** 08 June 2021 15:46  
**To:** Chris Gatland <[REDACTED]>  
**Subject:** Tudor Nurseries phasing plan

=====  
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Hi Chris,

Got your email from Peter Quaille. Did you used to work at East Herts and Harlow by any chance?

Just wondering if you could provide me with a phasing plan for build-out at Tudor Nurseries?

Kind Regards,

Martin

**Martin Paine MRTPI**  
Planning Policy Manager | Broxbourne Borough Council  
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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## Diane Parsley

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**From:** Camille Rantz Mc Donald  
**Sent:** 12 May 2021 10:33  
**To:** Ben Bowles  
**Subject:** RE: HCC planning decisions.

Hi Ben,

Yes I see, that makes sense. Thank you very much for the update!

Have a lovely day,  
Cheers,

**Camille Rantz Mc Donald BA | MSc *She/her***

**Planning Policy Assistant** | Broxbourne Borough Council  
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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**From:** Ben Bowles [REDACTED] >  
**Sent:** 12 May 2021 09:42  
**To:** [REDACTED]  
**Subject:** RE: HCC planning decisions.

Hi Camille,

I suspect it hasn't been added to Smart yet – It should be in due course.

Information has just come back from my Children's Services colleague – the current proposal is to start on site in summer 2023 for a practical completion in time for the September 2024 academic year.

Many thanks

Ben



**Ben Bowles**  
**Senior Planning Officer | Growth & Infrastructure | Environment & Infrastructure**  
**Hertfordshire County Council**  
County Hall, Pegs Lane, Hertford, SG13 8DE, Postal Point: CHN114



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**From:** Camille Rantz Mc Donald <[REDACTED]>  
**Sent:** 12 May 2021 09:37



**To:** Ben Bowles <[REDACTED]>  
**Subject:** RE: HCC planning decisions.

Hi Ben,

Thank you very much for this info. I have had a look on SmartHerts using the HCC application reference number but unfortunately nothing comes up, is there a separate part of the website for county applications?

Thank you again for your help,  
Best,

**Camille Rantz Mc Donald BA | MSc She/her**

**Planning Policy Assistant | Broxbourne Borough Council**  
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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**From:** Ben Bowles <[REDACTED]>  
**Sent:** 11 May 2021 10:36  
**To:** Camille Rantz Mc Donald <[REDACTED]>  
**Subject:** RE: HCC planning decisions.

Hi Camille,

I've done some digging around this as although I was aware of the permission I hadn't realised it had been approved. The case number is PL/0074/19 and it can be found on the link below.

[Planning Register | Hertfordshire County Council](#)

I have asked our Monitoring and Information team about this as I can't find anything on SmartHerts, I will let you know as and when I find out more.

As for other County Council Reg 3 planning applications these in theory should all be in SmartHerts do you have a log in for this? If not please speak to my colleagues Sarah Martins or Debbie Taylor. I do know that due to Covid lockdowns they have not been able to survey as normal and they are behind on non-residential data.

Thanks

Ben



**Ben Bowles**  
**Senior Planning Officer | Growth & Infrastructure | Environment & Infrastructure**  
**Hertfordshire County Council**  
County Hall, Pegs Lane, Hertford, SG13 8DE, Postal Point: CHN114



---

**From:** Camille Rantz Mc Donald <[REDACTED]>  
**Sent:** 10 May 2021 11:59

To: Ben Bowles <[REDACTED]>  
Subject: HCC planning decisions.

Hello Ben,

I hope this email finds you well. I was given your contact info by my manager Martin Paine, who said you may be a good person to speak to about the progression of the new primary school at High Leigh. Have you got a projected start date for ground works onsite? I had a look for the application on the HCC website but couldn't find it – would you mind sending me the reference number so I can have a look at the plans etc.

Finally, I was wondering whether HCC has an email list who are notified of planning decisions when they are reached? I am trying to figure out the best way to monitor County determinations.

Thank you in advance for your help,  
Kind regards,

**Camille Rantz Mc Donald BA | MSc *She/her***

**Planning Policy Assistant | Broxbourne Borough Council**  
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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## Diane Parsley

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**From:** [REDACTED]  
**Sent:** 18 June 2021 09:18  
**To:** Martin Paine  
**Cc:** Tarn Gascoyne  
**Subject:** Update - Land south of Goffs Lane - Former Eastern Playing Fields, Cheshunt  
**Attachments:** Former St Mary's eastern playing field

Hi Martin,

Thank you for your email.

To clarify, HCC are currently undertaking a procurement exercise through our consultants Knight Frank to identify a developer/Registered Provider to take forward development of the site.

It is intended the developer/Registered Provider will design, build and manage the extra care scheme and secure planning permission. For this reason the future planning application will be a Regulation 4 submitted to Borough of Broxbourne.

I have set out an indicative high level programme below:

- Selection of Registered Provider – summer 2021.
- HCC Approvals process – summer and autumn 2021.
- Public Consultation – autumn 2021.
- Registered Provider Planning Submission – winter/spring 2021/22.
- Start on site date – spring/summer 2023.
- Completion date – autumn/winter 2024. (We anticipate completion before 31 March 2026).

In terms of the masterplan work to date, the application site includes the HCC owned land only, with vehicular access taken from Goffs Lane (see screenshot below). This was the indicative layout which was tabled at pre app stage in January 2021. I have attached the pre app response from Peter Quaille for information. HCC are not seeking to incorporate the church owned community land into the scheme.

I hope the above is of assistance. Please contact me if you have any queries.

Kind regards, John



**John Evans**  
**Senior Planning Officer | Property | Resources**  
**Hertfordshire County Council**  
County Hall, Pegs Lane, Hertford, SG13 8DE, Postal Point: CH0313  
[REDACTED]





**From:** Martin Paine [REDACTED]  
**Sent:** 15 June 2021 11:04  
**To:** John Evans [REDACTED]  
**Subject:** RE: Flexi care scheme at Bury Green

Hi John,

No it's the western playing field next to St Mary's church.

**Tarn** - I think I should have said 'extra care'. I've seen an architects 3d model already at a meeting we both attended. I need an estimate in an email that says whether it is anticipated that the development will be completed before 31 March 2026, and ideally some dates for key project milestones e.g. planning permission, construction start, and who the contractors are. A plan showing a scheme for the whole scheme including the church lands would be good. What is the latest on acquisition of the parcel of land from the church to include within the scheme?

Kind Regards,

Martin

**From:** John Evans [REDACTED]  
**Sent:** 15 June 2021 09:40  
**To:** Martin Paine [REDACTED]  
**Subject:** FW: Flexi care scheme at Bury Green

Hi Martin,

Tarn forwarded me your email below. To clarify, are you referring to the former Eastern Playing Fields site? I don't think we are promoting extra care at Bury Green.

Also, which year did you seek confirmation of completion by?

Kind regards, John



**John Evans**  
**Senior Planning Officer | Property | Resources**  
**Hertfordshire County Council**  
County Hall, Pegs Lane, Hertford, SG13 8DE, Postal Point: CH0313



---

**From:** Martin Paine <[redacted]>  
**Sent:** 11 June 2021 15:32  
**To:** Tarn Gascoyne <[redacted]>  
**Subject:** Flexi care scheme at Bury Green

Hi Tarn,

Hope you're well.

Please could you send me a very brief update on the latest with the above scheme, ideally as a separate email which I could use as evidence of our 5 year housing land supply in a forthcoming public inquiry on a completely unrelated site. I just need an optimistic statement that the site should be completed before 31 March and a sentence on how it will be delivered (e.g. development vehicle). I'm not sure whether I have yet seen a masterplan for the whole site including the church lands. If that exists please could you attach it to your email?

Many thanks

Martin

**Martin Paine MRTPI**  
Planning Policy Manager | Broxbourne Borough Council  
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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## Diane Parsley

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**From:** Peter Quaile [REDACTED]  
**Sent:** 01 March 2021 10:42  
**To:** Ruth Gray  
**Cc:** Josh Lemm  
**Subject:** Former St Mary's eastern playing field

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Ruth

I write further to the pre-application meeting at the end of January and your subsequent email attaching draft minutes and additional information in respect of the issues around access and potential amendments which could be made to the parking scheme. The minutes are an accurate reflection of the discussions held on 28<sup>th</sup> January.

As you are aware, The land shown within your red line application site [along with the land belonging to the diocese to its south] is allocated within the recently-adopted Local Plan under Policy CH11: *Former Eastern Playing Field* for development to provide new elderly persons' accommodation in a parkland setting. This policy also envisages a community centre at the southern end of the site on the open land to the rear of Homeleigh Court and the vicarage and requires account be taken of the historic locality, most notably the grade 1 listed St Mary's church immediately to the south.

In the context of adopted Policy CH11, the principle of erecting dwellings for the elderly is uncontentious.

In terms of a formal submission, the strong preference of officers is for the red line application site to encircle the whole of the site to be developed along with the open space land to the south. The intention of the adopted policy is that all this land should form part of a comprehensive scheme and the submission should look to include it within the masterplanning exercise, even if it is to remain as undeveloped landscaped open space which provides setting and amenity for the elderly accommodation. One of the aims set out in your presentation is to provide community facilities within the built form of the development rather than locate it to the south in the open space. This is not problematic in principle but it is not a valid reason to exclude the open space to the south from the application site. The overall site development should demonstrate that a net gain in biodiversity will be achieved and inclusion of the southern open space in the scheme may assist in this regard.

In terms of the **layout**, the orientation of buildings and access so as to frame and highlight the views of the listed church is welcomed. The proposed courtyard layout with a communal central area and more private garden/amenity space is considered to be a supportable way of setting out the site, subject to detail of how ground floor units could have defensible/usable space to their frontage. We discussed the option of perhaps re-orientating the southern block to more fully enclose the courtyard and you may wish to continue to explore that option in drawing up a final indicative scheme for consideration by the council. I note that you are now looking to rearrange the accommodation in the northern wing so that the flats face south and ancillary/staff areas are located to the north – this is regarded as a positive step to maximise amenity for the future residents, subject to measures to moderate solar gain in these units.

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The adopted policy relating to the site emphasises the need to provide a parkland setting for the complex of buildings and a key component of that setting relates to the open space to the south currently owned by the diocese. Although there is scope to provide areas of private amenity to the rear of the proposed blocks, the wider, natural setting of the scheme will need to incorporate the open space and use it constructively to enhance the scheme to the advantage of the residents both in and around the retirement dwellings. Indicative, worked up hard and soft landscaping proposals should be in place to support the formal outline planning application. The location of a community facility on the ground floor of the eastern block can be made to work but there are obvious possibilities of noise/disturbance issues from a building in wider use set below flats for elderly residents. One way to minimise the potential for regrettable friction would be to have the whole site managed by one organisation so that there is no incentive to maximise revenue from the hall to the detriment of the quality of life for adjoining and adjacent occupiers.

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The level of **parking** should follow the Council's guidelines set out as an appendix to adopted Policy TM5. The guidelines of 0.75 spaces per unit are the starting point for assessment and this process needs to be informed by careful justification based on the specific context of the site and the parking demand experienced in comparable schemes with which the County Council is involved. As with many such developments, as the site matures over a number of years, the demand for car parking for residents naturally will diminish and then stabilise as is similarly noted in private retirement schemes. No doubt the applicant will use suitable examples along with the local plan guidance to inform the level proposed in the planning application. There should be comprehensive EV charging points for residents/staff and visitors in line with adopted Policy TM4.

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proposed submission so all are clear of the requirements in this case. As you emphasise in your email, an FRA will be needed to resolved any surface water issues in the site and its environs. As part of the application a statement on energy use would be helpful in clarifying how the scheme will meet impending changes in Building Regulations with respect to heating systems and the maximum use of roofs for power generation should be factored into this process. A major element in this supporting information will be provision of good quality CGIs from several viewpoints around the site and the location of these can also be discussed along with the best timing for their preparation ahead of a presentation to the Planning and Regulatory Committee. As a Major application the scheme would not be determined at officer level.

In taking this project forward, once a preferred partner has been selected, we would welcome the opportunity to discuss any element of the details of the scheme and to comment on indicative dwelling design prior to submission of the formal planning application so as to ensure that the best possible package is presented to the Council for determination. As part of the lead in to a formal submission, no doubt you will be undertaking consultation with the local community in the area around the site and making the local councillors aware of the proposals. Officers can advise on the range of councillor consultation suitable for the project. The Council would also encourage further dialogue with the local diocese to ensure that the overall development maximises its contribution to the community.

I trust that the above is of help.

Regards

**Peter Quaile**

Principal Planning Officer  
Broxbourne Borough Council  
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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## Diane Parsley

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**From:** Sophia Hill [REDACTED]  
**Sent:** 22 June 2021 16:00  
**To:** Camille Rantz Mc Donald; Richard Tilley  
**Subject:** RE: Land North and South of Andrew's Lane and South of Peakes Way Cheshunt progress update

Hi Camille,

Further to the below update, I set out the anticipated submission time-scales for the pre-reserved matters determination conditions:

- The Phase 1 Design Code and the Phasing Strategy are being finalised which will be submitted alongside the Site-Wide Design Code within the next two weeks
- The "north of Rags Brook" drainage catchment details will also be submitted within this timescale.

I'll provide you with a further update if these time-scales change.

Many thanks,

**Sophia Hill**

Planner  
RPS | Consulting UK & Ireland  
20 Farringdon Street  
London, EC4A 4AB, United Kingdom

T [REDACTED]  
E [REDACTED]  
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**From:** Camille Rantz Mc Donald <[REDACTED]>  
**Sent:** 02 June 2021 16:23  
**To:** [REDACTED]  
**Subject:** RE: Land North and South of Andrew's Lane and South of Peakes Way Cheshunt progress update

**CAUTION:** This email originated from outside of RPS.

Hi Richard,

Thanks for getting back to me. We very much appreciate your help on this.

Thanks again,

**Camille Rantz Mc Donald** BA | MSc *She/her*

**Planning Policy Assistant** | Broxbourne Borough Council  
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

**Tel:** 01992 785555 ext.5795 | **Web:** [www.broxbourne.gov.uk](http://www.broxbourne.gov.uk) |

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**From:** Richard Tilley [REDACTED]  
**Sent:** 02 June 2021 14:37  
**To:** [REDACTED]  
**Subject:** RE: Land North and South of Andrew's Lane and South of Peakes Way Cheshunt progress update

Hi Camille

We submitted an RMA application for the first phase (50 houses) on the 6<sup>th</sup> May.

The whole site has been transferred to Crest Eastern for implementation.

We will contact our client and request the phasing information that you are seeking.

Regards

Richard

**Richard Tilley**  
Director  
RPS | Consulting UK & Ireland  
[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 02 June 2021 12:57  
**To:** [REDACTED]  
**Subject:** RE: Land North and South of Andrew's Lane and South of Peakes Way Cheshunt progress update

**CAUTION:** This email originated from outside of RPS.

Hi Richard,

I hope you are well and enjoying the sun. I was wondering if you had had an update on the Land North and South of Andrew's Lane and South of Peakes Way sites (07/17/0352/O) ? I am currently writing the Annual Monitoring Report for Broxbourne's planning policy team. The action plan needs to demonstrate an up to date understanding of where each major application site is within the development process and identify any problems encountered which caused delays to completion.

I would be very grateful if you could provide me with a letter or email setting out your phasing plans/application timelines for the two sites. Please include projected start and completion dates. Please also take this opportunity to outline any problems you have encountered through the development process so we can try and address these moving forward.

I know you said that the project was transferred to Crest Eastern, I am happy to contact them for this update but could you point me in the direction of the relevant person in Crest Eastern please?

Thanks in advance for your help,  
Best,

**Camille Rantz Mc Donald BA | MSc She/her**

**Planning Policy Assistant | Broxbourne Borough Council**  
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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**From:** [REDACTED]  
**Sent:** 25 November 2020 13:26  
**To:** [REDACTED]  
**Subject:** RE: Land North and South of Andrew's Lane and South of Peakes Way Cheshunt progress update

Hi Camille

The Rosedale Park project has been transferred to Crest Eastern. I am waiting for a briefing on their proposed programme going forwards, so I am unable to answer your questions at present.

Regards

Richard.

**Richard Tilley**  
Director  
RPS | Consulting UK & Ireland  
[REDACTED]

---

**From:** Camille Rantz Mc Donald [REDACTED]  
**Sent:** 25 November 2020 11:54  
**To:** [REDACTED]  
**Subject:** Land North and South of Andrew's Lane and South of Peakes Way Cheshunt progress update

**CAUTION:** This email originated from outside of RPS.

Hello Mr Tilley,

I hope you are keeping well on this rather dull Wednesday. I am currently writing the Annual Monitoring Report for Broxbourne's planning policy team and am looking for a quick progress update on the Land North and South of Andrew's Lane and South of Peakes Way Cheshunt development (07/17/0352/O). Where are you at currently with the plans? Have you a projected submission date for any related applications. Additionally, could you provide me with an expected start & completion date if you have them please.

Thank you in advance for your help,  
Kind regards,

**Camille Rantz Mc Donald (MSc Hons)**

**Planning Policy Assistant** | Broxbourne Borough Council  
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

**Tel:** 01992 785555 ext.5953 | **Web:** [www.broxbourne.gov.uk](http://www.broxbourne.gov.uk) |

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## Diane Parsley

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**From:** John Evans [REDACTED]  
**Sent:** 24 June 2021 14:13  
**To:** Martin Paine  
**Subject:** Update - Land south of Goffs Lane - Former Eastern Playing Fields, Cheshunt  
**Attachments:** Former St Mary's eastern playing field

Dear Martin,

Thank you for your email.

To clarify, HCC are currently undertaking a procurement exercise through our consultants Knight Frank to identify a developer/Registered Provider to take forward development of the site.

It is intended the developer/Registered Provider will design, build and manage the extra care scheme and secure planning permission. For this reason the future planning application will be a Regulation 4 submitted to Borough of Broxbourne.

I have set out an indicative high level programme below:

- Selection of Registered Provider – summer 2021.
- HCC Approvals process – summer and autumn 2021.
- Public Consultation – autumn 2021.
- Registered Provider Planning Submission – winter/spring 2021/22.
- Start on site date – spring/summer 2023.
- Completion date – autumn/winter 2024. (We anticipate completion before 31 March 2026).

In terms of the masterplan work to date, the application site includes the HCC owned land only, with vehicular access taken from Goffs Lane (see screenshot below). This was the indicative layout which was tabled at pre app stage in January 2021. I have attached the pre app response from Peter Quaille for information. HCC are not seeking to incorporate the church owned community land into the scheme.

I hope the above is of assistance. Please contact me if you have any queries.

Kind regards, John



**John Evans**  
**Senior Planning Officer | Property | Resources**  
**Hertfordshire County Council**  
County Hall, Pegs Lane, Hertford, SG13 8DE, Postal Point: CH0313  
[REDACTED]





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## Diane Parsley

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**From:** Peter Quaile <[REDACTED]>  
**Sent:** 01 March 2021 10:42  
**To:** Ruth Gray  
**Cc:** Josh Lemm  
**Subject:** Former St Mary's eastern playing field

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Ruth

I write further to the pre-application meeting at the end of January and your subsequent email attaching draft minutes and additional information in respect of the issues around access and potential amendments which could be made to the parking scheme. The minutes are an accurate reflection of the discussions held on 28<sup>th</sup> January.

As you are aware, The land shown within your red line application site [along with the land belonging to the diocese to its south] is allocated within the recently-adopted Local Plan under Policy CH11: *Former Eastern Playing Field* for development to provide new elderly persons' accommodation in a parkland setting. This policy also envisages a community centre at the southern end of the site on the open land to the rear of Homeleigh Court and the vicarage and requires account be taken of the historic locality, most notably the grade 1 listed St Mary's church immediately to the south.

In the context of adopted Policy CH11, the principle of erecting dwellings for the elderly is uncontentious.

In terms of a formal submission, the strong preference of officers is for the red line application site to encircle the whole of the site to be developed along with the open space land to the south. The intention of the adopted policy is that all this land should form part of a comprehensive scheme and the submission should look to include it within the masterplanning exercise, even if it is to remain as undeveloped landscaped open space which provides setting and amenity for the elderly accommodation. One of the aims set out in your presentation is to provide community facilities within the built form of the development rather than locate it to the south in the open space. This is not problematic in principle but it is not a valid reason to exclude the open space to the south from the application site. The overall site development should demonstrate that a net gain in biodiversity will be achieved and inclusion of the southern open space in the scheme may assist in this regard.

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I trust that the above is of help.

Regards

**Peter Quaile**

Principal Planning Officer  
Broxbourne Borough Council  
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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## Diane Parsley

---

**From:** Kevin Clark  
**Sent:** 24 June 2021 13:00  
**To:** Martin Paine  
**Subject:** Pod 6 - Land east of Dinant Link Road/Essex Road Gateway.

Martin,

I can confirm that the Council is due to take control of the land again following the construction of the New River Bridge by HCC.

We are committed to push forward with a residential scheme on this site based on drawings produced previously which indicated a mixed flatted and terraced housing scheme achieving 35 units.

Tendering for the design work is due to commence next month with a target of completion of the development before 31/03/2025. It is highly likely the Council will undertake the development itself or via a Joint Venture rather than disposing of the site on the open market, therefore giving us more control on the ultimate delivery of the units.

Kind Regards

**Kevin Clark**

Head of Property Services | Broxbourne Borough Council  
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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## Diane Parsley

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**From:** FANCY, Justine (LPLON) [REDACTED]  
**Sent:** 16 June 2021 08:58  
**To:** Andrea Gilmour; Martin Paine  
**Subject:** RE: Housing Delivery at HCC sites in Goffs Lane

Morning Andrea/Martin

The two sites provided are both optioned sites for Chalkdene. The status of the sites are:

1. East of Dark Lane CH10 – discussions about the level of payments and wording of the S106 between HCC/Broxbourne have delayed the site by circa 6 months, however things appear to be moving forwards and we are hopeful that the S106 wording can be agreed this month and hopefully signed as well. This will allow the Outline Planning to be determined. This will allow the Reserved Matters application to be submitted in July 21. Extensive discussions have been undertaken with Doug Cooper over the layout of the site and therefore we would hope that planning could be gained in October. If this is the case the project should be on site at Q4 2021/Q1 2022 and complete Q3 2023.
2. Theobald's Brook Field CH9 – the site has a lease to Broxbourne. The site was approved by Cabinet to be sold in Q4 2020, however Kevin Clarke has advised that due to the recent elections it needs to go back for reapproval. HCC have suggested a valuation method for the site which also needs to be approved by Broxbourne. Any help in getting this resolved would be really appreciated, without this we cannot predict the timing but would hope if this could be resolved in the next 3 months we should be able to deliver this by 2024/25.

Should you have any queries please feel free to call.

Regards

Justine

**Justine Fancy**  
**Programme Director - Hertfordshire**

**Chalkdene Developments**

[REDACTED]  
100 St John Street | 5th Floor | London | EC1M 4EH



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**From:** Andrea Gilmour [REDACTED]

**Sent:** 15 June 2021 08:59

**To:** [REDACTED]  
[REDACTED]

**Subject:** FW: Housing Delivery at HCC sites in Goffs Lane

Hi Justine

I hope you are well.

Please could you advise Martin Paine when it is likely that the development on the two Chalkdene sites listed below will be completed?

Thank you for your help.

Andrea



**Andrea Gilmour**  
**Property Planning Manager | Property | Resources**  
**Hertfordshire County Council**  
County Hall, Pegs Lane, Hertford, SG13 8DE, Postal Point: CHO313



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---

**From:** [REDACTED]

**Sent:** 11 June 2021 14:04

**To:** [REDACTED]

**Subject:** Housing Delivery at HCC sites in Goffs Lane

Hi Andrea,

Its been a while, hope you're ok.

We have a public inquiry on our 5 year housing land supply. Would you be able to confirm that, subject to planning, you think it is realistic that the sites will be completed by 31 March 2026? The sites in question are known in our Local Plan as:

- East of Dark Lane CH10
- Theobald's Brook Field CH9

I think an email will suffice, if you're confident to provide that. Any additional detail to back up the delivery of the sites would be great, such as mention of the role of HCC's development arm (I can't remember what its called off the top of my head).

Thanks in advance.

Martin

**Martin Paine MRTPI**

Planning Policy Manager | Broxbourne Borough Council  
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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## Diane Parsley

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**From:** Neo Rakodi <[REDACTED]>  
**Sent:** 08 June 2021 12:15  
**To:** Camille Rantz Mc Donald  
**Subject:** RE: Projected start & completion dates - Cheshunt Lakeside.

Hi Camile

See below, as noted these dates are indicative :

Parcel	No. Resi Units	Start Date	Delivery Date
14	22	July-21	Sept-22
11	46 + 149	Nov-20	Mar-22 & Jan-23
2	205	Aug-21	Oct-23
13	95	Apr-22	April-24
12	279	Jun-23	Dec-25
10a/10b	137	Feb-25	Jan-27
3	184	Sept-25	Aug-27
4	118	Dec-24	Nov-26
9	125	Mar-24	Feb-26

Kind regards

Neo Rakodi MRICS  
Land Development Director



Inland Homes  
Burnham Yard  
London End  
Beaconsfield  
Bucks  
HP9 2JH

[REDACTED]  
[www.inlandplc.com](http://www.inlandplc.com)

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**From:** Camille Rantz Mc Donald <[REDACTED]>  
**Sent:** 08 June 2021 11:54  
**To:** [REDACTED]  
**Subject:** FW: Projected start & completion dates - Cheshunt Lakeside.

Hello Neo,

I hope you are well. I am sorry to bother you with this again but would you mind sending me over your projected start and completion dates for each phase of the Cheshunt Lakeside development before Thursday please?

Thanks in advance for your help,

**Camille Rantz Mc Donald BA | MSc *She/her***

**Planning Policy Assistant | Broxbourne Borough Council**  
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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**From:** Camille Rantz Mc Donald

**Sent:** 01 June 2021 16:00

**To:** [REDACTED]

**Subject:** Projected start & completion dates - Cheshunt Lakeside.

Hello Neo,

Thank you again for taking the time to chat to me earlier. As we discussed on the phone, could you please send me over your projected start and completion dates for each phase of the Cheshunt Lakeside development.

I have taken note of the various reasons for delays you have experienced in the borough, if you think of anything else you would like me to know please don't hesitate to send me an email.

Thank you again for your time,  
Enjoy the sun!  
Best,

**Camille Rantz Mc Donald BA | MSc *She/her***

**Planning Policy Assistant | Broxbourne Borough Council**  
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

**Tel:** 01992 785555 ext.5795 | **Web:** [www.broxbourne.gov.uk](http://www.broxbourne.gov.uk) |

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## Diane Parsley

---

**From:** Andrew Holloway - TW North Thames [REDACTED]  
**Sent:** 02 June 2021 17:53  
**To:** Camille Rantz Mc Donald  
**Subject:** RE: High Leigh update of phasing plans

Hi Camille,

The LIH / TW JV holds 350 of the dwellings approved by the outline permission. I have set out our high level build programme for these below:

Phase	No. Dwellings		RM Planning Application Submission	RM Planning Application Determination	First Completion	Last Completion
	Private	HA				
1	80	20	Oct 2019	Sept 2020	Sept 2021	Nov 2022
2	107	34	March 2021	July 2021	Dec 2022	June 2024
3	89	20	Oct 2021	March 2022	May 2024	Aug 2025

It is fairly well publicised that the development industry is currently experiencing a number of impediments to delivery. The availability of materials and labour are very acute issues which, due to TW's buying power, we have been able to manage reasonably well in 2021. However it is quite clear that there are more difficult times to come and we expect to see build delays in the future because of the unavailability of materials (particularly bricks, block and timber) and labour (particularly brick layers and carpenters). An interrelated issue is build cost inflation, which has been significant in recent months. We are yet to see where this may plateau but it will undoubtedly cause viability issues which may result in a requirement for planning variations, causing delays.

The planning process presents a number of challenges (both for applicants and LPAs). The Phase 1 RM Application for this site ran for 11 months. This delayed site start by approximately 5 months. If we experience the same determination period for the pending Phase 2 application, we will not be able to achieve build continuity and delivery will be delayed again.

Delays to site start caused by planning delays lead to uncertainty for our supply chain and exacerbate the challenge of securing materials and labour, both of which have significant lead in periods. We therefore need to work closely with the LPA to progress planning applications to a mutually acceptable conclusion as promptly as possible. This is difficult given the limited resources available to the LPA but it is critical.

I hope that the above is helpful but do let me know if you require anything further.

Kind regards,

**Andy Holloway | Land and Planning Director | Taylor Wimpey North Thames**  
Imperial Place 2, Maxwell Road, Borehamwood, Herts, WD6 1JN

[REDACTED]  
Taylor Wimpey North Thames is a division of Taylor Wimpey UK Limited

---

**From:** Camille Rantz Mc Donald [REDACTED]  
**Sent:** 01 June 2021 16:52  
**To:** [REDACTED]  
**Subject:** High Leigh update of phasing plans

Hello Andy,

Thanks for taking the time to chat to me earlier. As I said on the phone I am currently writing the Council's Housing Delivery Action Plan. The action plan needs to demonstrate an up to date understanding of where each Local Plan allocated sites is within the development process and identify any problems encountered which caused delays to completion.

I would be very grateful if you could provide me with a letter or email setting out your phasing plans/application timelines. Please include projected start and completion dates. Please also take this opportunity to outline any problems you have encountered through the development process so we can try and address these moving forward.

Thank you in advance for your help,  
Kind regards,

**Camille Rantz Mc Donald BA | MSc *She/her***

**Planning Policy Assistant | Broxbourne Borough Council**  
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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## Diane Parsley

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**From:** [REDACTED] <[REDACTED].uk> on behalf of Justine Fancy  
**Sent:** 16 June 2021 08:58  
**To:** Andrea Gilmour; Martin Paine  
**Subject:** RE: Housing Delivery at HCC sites in Goffs Lane

Morning Andrea/Martin

The two sites provided are both optioned sites for Chalkdene. The status of the sites are:

1. East of Dark Lane CH10 – discussions about the level of payments and wording of the S106 between HCC/Broxbourne have delayed the site by circa 6 months, however things appear to be moving forwards and we are hopeful that the S106 wording can be agreed this month and hopefully signed as well. This will allow the Outline Planning to be determined. This will allow the Reserved Matters application to be submitted in July 21. Extensive discussions have been undertaken with Doug Cooper over the layout of the site and therefore we would hope that planning could be gained in October. If this is the case the project should be on site at Q4 2021/Q1 2022 and complete Q3 2023.
2. Theobald's Brook Field CH9 – the site has a lease to Broxbourne. The site was approved by Cabinet to be sold in Q4 2020, however Kevin Clarke has advised that due to the recent elections it needs to go back for reapproval. HCC have suggested a valuation method for the site which also needs to be approved by Broxbourne. Any help in getting this resolved would be really appreciated, without this we cannot predict the timing but would hope if this could be resolved in the next 3 months we should be able to deliver this by 2024/25.

Should you have any queries please feel free to call.

Regards

Justine

**Justine Fancy**  
**Programme Director - Hertfordshire**

**Chalkdene Developments**

[REDACTED]  
100 St John Street | 5th Floor | London | EC1M 4EH



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**From:** [REDACTED] >

**Sent:** 15 June 2021 08:59

**To:** [REDACTED]

**Cc:** Martin Paine [REDACTED]

**Subject:** FW: Housing Delivery at HCC sites in Goffs Lane

Hi Justine

I hope you are well.

Please could you advise Martin Paine when it is likely that the development on the two Chalkdene sites listed below will be completed?

Thank you for your help.

Andrea



**Andrea Gilmour**  
**Property Planning Manager | Property | Resources**  
**Hertfordshire County Council**  
County Hall, Pegs Lane, Hertford, SG13 8DE, Postal Point: CHO313



*Please note my working days are Monday to Thursday. If you need to contact someone on my non-working day please email [propertyplanningteam@hertfordshire.gov.uk](mailto:propertyplanningteam@hertfordshire.gov.uk)*

---

**From:** [REDACTED]

**Sent:** 11 June 2021 14:04

**To:** [REDACTED]

**Subject:** Housing Delivery at HCC sites in Goffs Lane

Hi Andrea,

Its been a while, hope you're ok.

We have a public inquiry on our 5 year housing land supply. Would you be able to confirm that, subject to planning, you think it is realistic that the sites will be completed by 31 March 2026? The sites in question are known in our Local Plan as:

- East of Dark Lane CH10
- Theobald's Brook Field CH9

I think an email will suffice, if you're confident to provide that. Any additional detail to back up the delivery of the sites would be great, such as mention of the role of HCC's development arm (I can't remember what its called off the top of my head).

Thanks in advance.

Martin

**Martin Paine MRTPI**

Planning Policy Manager | Broxbourne Borough Council  
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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## Diane Parsley

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**From:** Sean Marten [REDACTED]  
**Sent:** 08 June 2021 14:50  
**To:** Camille Rantz Mc Donald  
**Subject:** RE: Land at the Junction of Newgatestreet Road & St James Road Goffs Oak

Hello Camille

Caroline Legg has forwarded me your email below. I have set out below our timetable for starting on site and construction programme:

- S106 Signed and Decision Notice Received by End of June 2021
- Pre-commencement Discharge of Conditions Submitted End June 2021
- Pre-commencement Conditions Discharged End July 2021
- Start on site 8<sup>th</sup> August 2021
- Show home opening May 2022
- First Occupation August 2022
- Last Occupation October 2023

I trust that this this is the information you need if you need anything let me know

Kind regards  
Sean



Sean Marten | Planning Manager

[REDACTED] | [REDACTED] | [REDACTED] | [www.stonebondltd.com](http://www.stonebondltd.com)

Stonebond Properties (Chelmsford) Limited, Stonebond House, 132-136 New London Road, Chelmsford, Essex CM2 0RG



---

**From:** Camille Rantz Mc Donald <[camille.rantzmcDonald@broxbourne.gov.uk](mailto:camille.rantzmcDonald@broxbourne.gov.uk)>  
**Sent:** 03 June 2021 13:38  
**To:** [REDACTED]  
**Subject:** Land at the Junction of Newgatestreet Road & St James Road Goffs Oak

Hello Caroline,

I hope you are well and enjoying the good weather. I am currently writing the Annual Monitoring Report for Broxbourne's planning policy team. The action plan needs to demonstrate an up to date understanding of where each major application site is within the development process and identify any problems encountered which caused delays to completion.

I would be very grateful if you could provide me with a letter or email setting out your phasing plans/application timelines for the Land at the Junction of Newgatestreet Road & St James Road Goffs Oak site. Please include projected start and completion dates. Please also take this opportunity to outline any problems you have encountered through the development process so we can try and address these moving forward.

If you would like to chat over the phone, my personal number is 07309062390.

Thank you in advance for your help,  
Best,

**Camille Rantz Mc Donald** BA | MSc *She/her*

**Planning Policy Assistant** | Broxbourne Borough Council  
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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**Diane Parsley**

---

**From:** [REDACTED]  
**Sent:** 08 June 2021 12:30  
**To:** Camille Rantz Mc Donald  
**Cc:** Andrew Owen; Barnaby Orr  
**Subject:** RE: Land North and South of Andrew's Lane and South of Peakes Way

Hi Camille,

Based on our current forecast, the below reflects our current anticipated timings, with year 1 commencing the early part of 2022. I hope this helps.

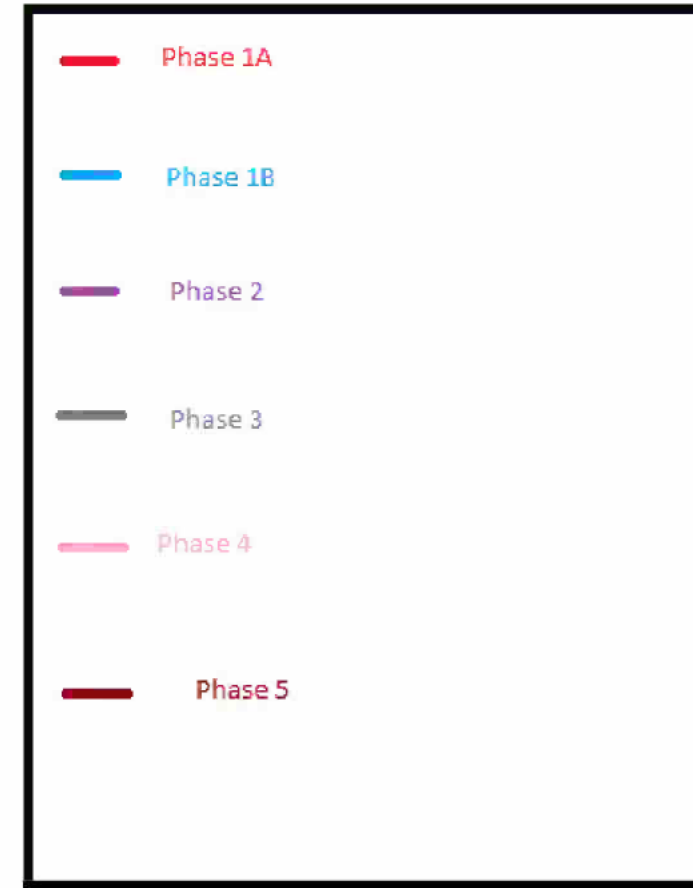
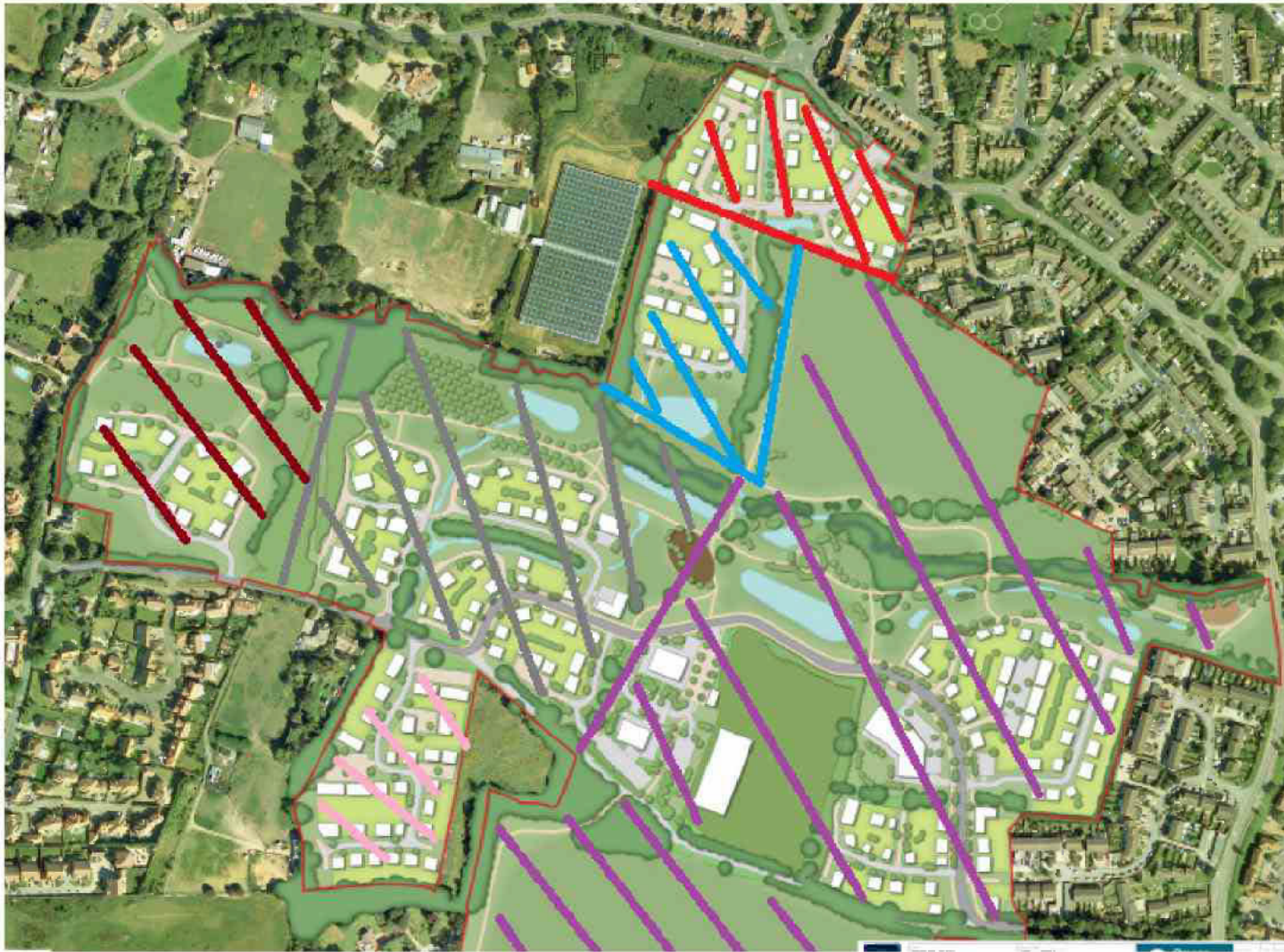
In terms of applications – our phase 1a has been submitted and is pending, we've received no comments to date on this.

Delivery Numbers

Phase 1A	50
Phase 1B	29
Phase 2 including Local Centre Residential	145
Phase 3	82
Phase 4	62
Phase 5	12

YEARS								
	1	2	3	4	5	6	7	8
Residential	Phase 1A - 50 units		Phase 2 - 145 units			Phase 4 - 62 units		Phase 5 - 12 units
		Phase 1B - 35 units			Phase 3 - 82 units			





Kind regards,

**James Demello**  
Land Manager

Crest Nicholson Eastern  
Academy Place, 1-9 Brook Street, Brentwood, Essex, CM14 5NQ

[www.crestnicholson.com](http://www.crestnicholson.com)

This July, I will be joining colleagues from across Crest Nicholson to walk 34km and ascend 1,695m in the Brecon Beacons. This will be completed in under 10 hours for the 2021 Housebuilder Challenge, raising money for the Youth Adventure Trust. If you would like to sponsor me, please visit <https://uk.virginmoneygiving.com/team/HBChallenge2021WevePeaked1>

Thank you!



Classified as General

**From:** Camille Rantz Mc Donald [REDACTED]  
**Sent:** 08 June 2021 12:17  
**To:** [REDACTED]  
**Subject:** [EXTERNAL] Land North and South of Andrew's Lane and South of Peakes Way

**[CAUTION: This email originated from outside Crest Nicholson. Do not click links, open attachments, or perform any requested actions unless you recognise the sender and know the content is safe.]**

Hello James,

I hope this email finds you well. Richard Tilly at the RPS Group has tried to put me in contact with someone in regards the site 'Land North and South of Andrew's Lane and South of Peakes Way' however I have heard nothing back just yet. I am currently writing Broxbourne Council's Housing Delivery Test Action Plan. The action plan needs to demonstrate an up to date understanding of where each of the major application sites are within the development process and identify any problems encountered which caused delays to completion.

I would be very grateful if you could provide me with a letter or email setting out your phasing plans/application timelines by Thursday the 10<sup>th</sup>. Please include projected start and completion dates. Please also take this opportunity to outline any problems you have encountered through the development process so we can try and address these moving forward.

Thank you in advance for your help,  
Kind regards,

**Camille Rantz Mc Donald BA | MSc *She/her***

**Planning Policy Assistant | Broxbourne Borough Council**  
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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## Diane Parsley

---

**From:** Sophia Hill <S [REDACTED]>  
**Sent:** 22 June 2021 16:00  
**To:** Camille Rantz Mc Donald; Richard Tilley  
**Subject:** RE: Land North and South of Andrew's Lane and South of Peakes Way Cheshunt progress update

Hi Camille,

Further to the below update, I set out the anticipated submission time-scales for the pre-reserved matters determination conditions:

- The Phase 1 Design Code and the Phasing Strategy are being finalised which will be submitted alongside the Site-Wide Design Code within the next two weeks
- The "north of Rags Brook" drainage catchment details will also be submitted within this timescale.

I'll provide you with a further update if these time-scales change.

Many thanks,

**Sophia Hill**

Planner  
RPS | Consulting UK & Ireland  
20 Farringdon Street  
London, EC4A 4AB, United Kingdom

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**From:** Camille Rantz Mc Donald < [REDACTED] >  
**Sent:** 02 June 2021 16:23  
**To:** Richard Tilley < [REDACTED] >  
**Cc:** Sophia Hill < [REDACTED] >  
[REDACTED] Land North and South of Andrew's Lane and South of Peakes Way Cheshunt progress update

**CAUTION:** This email originated from outside of RPS.

Hi Richard,

Thanks for getting back to me. We very much appreciate your help on this.

Thanks again,

**Camille Rantz Mc Donald** BA | MSc *She/her*

**Planning Policy Assistant** | Broxbourne Borough Council  
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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**From:** Richard Tilley [REDACTED] >  
**Sent:** 02 June 2021 14:37  
**To:** Camille Rantz Mc Donald [REDACTED]  
**Cc:** Sophia Hill [REDACTED]  
**Subject:** RE: Land North and South of Andrew's Lane and South of Peakes Way Cheshunt progress update

Hi Camille

We submitted an RMA application for the first phase (50 houses) on the 6<sup>th</sup> May.

The whole site has been transferred to Crest Eastern for implementation.

We will contact our client and request the phasing information that you are seeking.

Regards

Richard

**Richard Tilley**  
Director  
RPS | Consulting UK & Ireland  
[REDACTED]

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**From:** Camille Rantz Mc Donald <[REDACTED]>  
**Sent:** 02 June 2021 12:57  
**To:** [REDACTED] >  
**Subject:** RE: Land North and South of Andrew's Lane and South of Peakes Way Cheshunt progress update

**CAUTION:** This email originated from outside of RPS.

Hi Richard,

I hope you are well and enjoying the sun. I was wondering if you had had an update on the Land North and South of Andrew's Lane and South of Peakes Way sites (07/17/0352/O) ? I am currently writing the Annual Monitoring Report for Broxbourne's planning policy team. The action plan needs to demonstrate an up to date understanding of where each major application site is within the development process and identify any problems encountered which caused delays to completion.

I would be very grateful if you could provide me with a letter or email setting out your phasing plans/application timelines for the two sites. Please include projected start and completion dates. Please also take this opportunity to outline any problems you have encountered through the development process so we can try and address these moving forward.

I know you said that the project was transferred to Crest Eastern, I am happy to contact them for this update but could you point me in the direction of the relevant person in Crest Eastern please?

Thanks in advance for your help,  
Best,

**Camille Rantz Mc Donald BA | MSc She/her**

**Planning Policy Assistant | Broxbourne Borough Council**  
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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**From:** Richard Tilley <[REDACTED]>  
**Sent:** 25 November 2020 13:26  
**To:** Camille Rantz Mc Donald <[REDACTED]>  
**Subject:** RE: Land North and South of Andrew's Lane and South of Peakes Way Cheshunt progress update

Hi Camille

The Rosedale Park project has been transferred to Crest Eastern. I am waiting for a briefing on their proposed programme going forwards, so I am unable to answer your questions at present.

Regards

Richard.

**Richard Tilley**  
Director  
RPS | Consulting UK & Ireland  
[REDACTED]

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**From:** Camille Rantz Mc Donald <[REDACTED]>  
**Sent:** 25 November 2020 11:54  
**To:** Richard Tilley <[REDACTED]>  
**Subject:** Land North and South of Andrew's Lane and South of Peakes Way Cheshunt progress update

**CAUTION:** This email originated from outside of RPS.

Hello Mr Tilley,

I hope you are keeping well on this rather dull Wednesday. I am currently writing the Annual Monitoring Report for Broxbourne's planning policy team and am looking for a quick progress update on the Land North and South of Andrew's Lane and South of Peakes Way Cheshunt development (07/17/0352/O). Where are you at currently with the plans? Have you a projected submission date for any related applications. Additionally, could you provide me with an expected start & completion date if you have them please.

Thank you in advance for your help,  
Kind regards,

**Camille Rantz Mc Donald (MSc Hons)**

**Planning Policy Assistant** | Broxbourne Borough Council  
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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