

Our Ref: 04C000006  
Your Ref: PP-09711426



23 April 2021

Head of Development Management  
Planning Department (Development Management)  
Broxbourne Borough Council  
Bishops' College  
Churchgate  
Cheshunt  
EN8 9XQ

*Submitted via the Planning Portal (Ref: PP-09711426)*

Dear Sir/Madam

**Planning Application Ref. PP-09711426**

**Refurbishment, Extension and External Alterations to Existing Non-Food Retail Unit to Enable it to Trade as Part Foodstore and Part Non-Food Retail Unit, Alongside Modifications to Existing External Garden Centre, Car Parking Layout, Landscaping and Other Associated Site Works.**

**On Behalf of Aldi Stores Limited**

I write in regard to planning application reference **PP-09711426** which was submitted to Broxbourne Borough Council ('Broxbourne BC') via the Planning Portal on 23<sup>rd</sup> April 2021. The application, submitted on behalf of Aldi Stores Limited ('Aldi') (hereafter referred to as 'the applicant'), seeks **planning permission** for a development comprising the:

*"Refurbishment, extension and external alterations to an existing non-food retail unit to enable it to trade as part foodstore and part non-food retail unit, alongside modifications to an existing external garden centre, car parking layout, landscaping and other associated site works".*

The development is proposed on the site of the existing Homebase unit on Sturlas Way, Waltham Cross, EN8 7BF.

**Submission Materials**

The application submission made via the Planning Portal on 23<sup>rd</sup> April 2021 comprises the following documents, plans and other supporting information:

#### Fee, Forms and Correspondence

- A Planning Application Form and Ownership Certificate (Certificate B);
- A fee of **£924.00** (excluding Planning Portal handling fee) to cover the statutory planning application fee (paid via the Planning Portal); and,
- This Covering Letter summarising the submission materials and application proposals.

#### Reports

- **Supporting Planning Statement** prepared by Avison Young;
- **Design and Access Statement** prepared by The Harris Partnership;
- **Transport Assessment** prepared by Connect Consultants;
- **Travel Plan** prepared by Connect Consultants;
- **Land Contamination, Phase 1 Environmental Site Assessment** prepared by Webb Yates;
- **Flood Risk and Drainage Assessment** prepared by Webb Yates;
- **Drainage Assessment Layout Plan** (Ref. B1299-S-101.P1) prepared by Webb Yates;
- **Ecological Appraisal** prepared by Tyler Grange;
- **Arboricultural Impact Assessment** prepared by Tyler Grange; and a,
- **Noise Impact Assessment** prepared by Noise Solutions Limited.

#### Plans and Drawings

- **2924-COR-100A** – Site Location Plan (A3);
- **2924-COR-101B** – Existing Site Plan (A3);
- **2924-COR-102** – Existing Ground Floor Plan (A3);
- **2924-COR-103** – Existing Mezzanine Floor Plan (A3);
- **2924-COR-104** – Existing Elevations (A3);
- **2924-COR-111D** – Proposed Site Plan (A3);
- **2924-COR-112B** – Proposed Ground Floor Plan (A3);
- **2924-COR-113A** – Proposed Mezzanine Floor Plan (A3);
- **2924-COR-114A** – Proposed Elevations (A3); and,
- **2924-VL-L01A** – Proposed Landscaping Plan (A1).

#### **Planning Application Fee Calculation**

In the case of a full planning application for the refurbishment, extension and external alterations to an existing retail unit, the planning application fee is calculated on the basis of the new floorspace created. In this case, the only new floorspace to be created is:

- A loading dock extension (a dock-levelling system) to the building's eastern elevation, extending to 90 sq. m;
- A projecting customer entrance lobby on the north elevation for Aldi of 29 sq. m; and,
- A projecting customer entrance lobby on the north elevation for Homebase of 29 sq. m.

Accordingly, the total new retail floorspace created by the proposal extends to 148 sq. m. This therefore equates to a planning application fee of **£924.00**. Note, this figure does not include the separate Planning Portal service charge of £28 (including VAT).

### **Planning Application Overview**

This planning application seeks 'full' planning permission for the refurbishment, extension and external alterations to an existing 'Use Class E' non-food retail unit currently occupied by Homebase, to enable it to trade as part foodstore (Aldi) and part non-food retail unit (Homebase). Alongside works to the building itself, the scheme involves modifications to an existing external 'garden centre' (outdoor sales area), the current car parking layout, and other associated site works. The proposals are located at the existing Homebase unit on Sturlas Way, Waltham Cross.

The objective of the development proposals is to modify, refurbish and extend the existing non-food retail unit on Sturlas Way in order to enable joint occupation by both Aldi and Homebase. This will enable Aldi to make a positive investment within Waltham Cross town centre – a centre in which they have been seeking representation for many years – whilst retaining the home improvement retail offer of Homebase and the existing benefits this brings to the area. The reduced size of Homebase's unit will be more commensurate with their future business requirements and will safeguard the viability of their operation, with the retailer having been through a process of 'right-sizing' its portfolio over the past two years.

Given its town centre location, the site is both sustainably and accessibly located to the surrounding residential areas that it will serve. The introduction of Aldi at the northern end of the high street will provide an important 'in-centre' convenience retail anchor for Waltham Cross town centre, which will help drive footfall and spin-off trade for existing local businesses, thereby enhancing the centre's overall 'vitality and viability' during what remains a challenging period for the retail sector.

The Aldi store will also create 40-50 quality full and part-time local jobs; delivering further indirect jobs through services supporting the new facility, and also providing a range of temporary construction jobs. This is in addition to the retention of existing local jobs at the Homebase store, which will otherwise likely be lost in time if the retailer is unable to sustainably downsize their current operation.

Alongside these retail choice, spin-off trade and job creation benefits, the scheme will offer the opportunity to notably improve the visual appearance of the site. This will be through the remodelling of the building itself, which will see extensive new glazing introduced to its northern elevation. The scheme will also be carefully landscaped and in particular the proposals introduce new native shrub planting to the site's Sturlas Way boundary and a new pocket of landscaping at the site's north-western corner.

Discussions between the applicant and planning officers at Borough of Broxbourne Council ('Broxbourne') regarding works to the Homebase unit have taken place in advance of the planning application's submission via a pre-application meeting (March 2020). The proposals were received favourably at this meeting and the comments provided verbally have informed the submitted plans and supporting information.

The supporting Planning Statement which accompanies this application clearly demonstrates that the scheme accords with the key policies contained within the adopted Development Plan, key national planning policies, and all other relevant material considerations. Furthermore, it highlights that the application proposals will deliver some very significant positive benefits which weigh heavily in favour of the scheme and are not outweighed by adverse impacts. The application proposals are therefore acceptable in planning terms and it is respectfully requested that planning permission is granted.

**Summary**

I trust that the information provided is sufficient to enable you to determine this planning application. However, if you require any further details, please do not hesitate to contact me. In the meantime, I await your receipt for the planning application fee and confirmation of registration, and I shall contact you in the near future to discuss the timescale and means of determining the application

Yours sincerely



**Dan Brown**  
**Associate Director**  
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**For and on behalf of Avison Young (UK) Limited**