
TOWN AND COUNTRY PLANNING ACT, 1990

Reference No:07/21/0519/F

Avison Young
Norfolk House
7 Norfolk Street
Manchester
M2 1DW
United Kingdom

Description of Development: 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.

Location of Development: Homebase Ltd Sturlas Way Waltham Cross Hertfordshire EN8 7BF

In pursuance of its powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council HEREBY REFUSES the development shown on drawing numbers proposed by you in your application dated, 27/04/2021 and received with sufficient particulars on 27/04/2021.

The Council's resolution to come to this decision was based on an assessment of compliance with relevant policies in the development plan, taking into account all material considerations, The reasons for the Council's decision to REFUSE permission for the development are:-

1 The proposed development would undermine the Council's ability to pursue a comprehensive mixed use development at the allocated site contrary to policies WC2, DS1, PM1, RTC2 and DSC7 of the Broxbourne Local Plan 2018 - 2033 and the Waltham Cross Town Centre Strategy (2015).

2 The proposal presents a layout that is not considered to integrate with the town centre and fails to enhance the character and appearance of the wider area. The proposal would not support the Council's aim of improving the connectivity of the northern High Street area with the rest of the town centre. The proposal is considered contrary to policies WC2, PM1, DSC1, DSC3, DSC7 and DSC8 of the Broxbourne Local Plan 2018 - 2033 and the Waltham Cross Town Centre Strategy (2015).

3 The proposed development would not provide sufficient connectivity improvements for cyclists and pedestrians and improvements to

promote the use of public transport. The proposal is therefore contrary to policies TM1, TM2 and TM3 of the Broxbourne Local Plan 2018 - 2033 and the NPPF.

4 The proposal does not adequately address the shortfall in car parking spaces at the site and is therefore contrary to policy TM5 of the Broxbourne Local Plan 2018 - 2033.

5 Insufficient information has been submitted for the proposed roof plant equipment. Therefore, the noise impact upon the amenity of neighbouring occupants is not fully addressed contrary to policies EQ1 and EQ4 of the Broxbourne Local Plan 2018 - 2033.

The Local Planning Authority has been positive and proactive in considering this planning application. Whilst the applicant and the Local Planning Authority engaged in pre-application discussions, the proposed development fails to comply with the requirements of the Development Plan and does not maintain/improve the economic, social and environmental conditions of the Borough.

Chairman.....

DM Service Manager.....

Case Officer.....