

Camille Rantz Mc Donald

From: Bradbury, James [REDACTED]
Sent: 12 August 2022 15:53
To: Camille Rantz Mc Donald
Cc: Oliver Johnson - TW North Thames; Stericker, Edward
Subject: RE: High Leigh Primary school - progress update

Camille,

We are currently expecting to reach 85 occupations during September 2022, and at this point it will trigger the S106 obligation for the land to be transferred to the school.

Our understanding is that then the School will then commence (continue) their detailed design and tendering the works. We believe they wish to make a start next year Q2/Q3 with aim to then open in September 2024.

Many thanks

James

James Bradbury BSc Hons MRICS
Senior Development Manager
Telereal Trillium



[Website](#) | [Twitter](#) | [LinkedIn](#) | [News](#)



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From: Camille Rantz Mc Donald [REDACTED]
Sent: 12 August 2022 09:49
To: Bradbury, James [REDACTED]
Subject: High Leigh Primary school - progress update

Hello James,

I hope this email finds you well. I was passed on your contact info by Peter Quaille. I am looking for an update on the High Leigh Primary school site (HCC ref: PL/0074/19). I know that the road infrastructure to facilitate the construction of the school has been completed and I am wondering when construction of the school will commence and when the anticipated completion date is.

Kind regards,

Camille Rantz Mc Donald BA | MSc She/her

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Subject: RE: High Leigh Primary school - progress update

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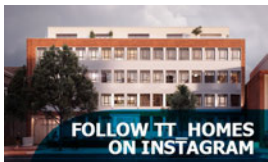
Many thanks

James

James Bradbury BSc Hons MRICS
Senior Development Manager
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From: Camille Rantz Mc Donald [REDACTED]
Sent: 12 August 2022 09:49
To: Bradbury, James [REDACTED]
Subject: High Leigh Primary school - progress update

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Kind regards,

Camille Rantz Mc Donald BA | MSc She/her

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Camille Rantz M c Donald

From: Sabri Salahudeen <[REDACTED]>
Sent: 24 August 2022 12:40
To: Camille Rantz M c Donald
Cc: Tony Sheedy
Subject: RE: Land rear of, 105 Trinity Lane, Waltham Cross, EN8 7EW

Dear Camille,

Thanks for your email.

Our records indicate that the commencement inspection for foundations was carried out on 10/07/2019. A further inspection was carried out on 03/03/2022.

Kind Regards,

Sab Salahudeen BSc (Hons)

Mobile: [REDACTED]

Email: [REDACTED]

THE BUILDING INSPECTORS

Gilmoora House, 57-61 Mortimer Street, London, W1W 8HS

T: [REDACTED]

W: www.thebuildinginspectors.co.uk



From: Camille Rantz M c Donald <[REDACTED]>
Sent: 24 August 2022 12:09
To: Sabri Salahudeen <[REDACTED]>
Subject: re Land rear of, 105 Trinity Lane, Waltham Cross, EN8 7EW

Hello Sab,

Nice chatting to you earlier. As we discussed please could you provide me with confirmation that works at 105 Trinity lane initially commenced in 2019 (associated with planning permission 07/16/0430/F). I also noted you mentioned construction has recommenced in March of this year?

Thanks again for your help,
Kind regards,

Camille Rantz M c Donald BA | MSc She/her

Senior Planner (Policy & Projects) | Broxbourne Borough Council
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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Camille Rantz Mc Donald

From: Joseph McCann
Sent: 22 August 2022 09:05
To: Camille Rantz Mc Donald
Subject: FW: Planning Application progression - 07/14/0628/CM

Another one for you, hope you had a nice weekend

Regards,

Joe McCann

Trainee Planner | Broxbourne Borough Council
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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From: Anne Crowne [REDACTED]
Sent: 21 August 2022 12:53
To: Joseph McCann [REDACTED]
Subject: RE: Planning Application progression - 07/14/0628/CM

Hi Joseph

As Nick has highlighted below, the care home is operational and has residents.

Contract Construction commenced Feb 2022 – completed May 2022.

Regards



Anne Crowne
Senior Project Manager - Design and Capital Delivery Team - Property
Hertfordshire County Council
County Hall, Pegs Lane, Hertford, SG13 8DE, Postal Point: CH0314
[REDACTED]

NON-WORKING DAY: THURSDAY



From: Nick Martin <nrm@aedifice.co.uk>

Sent: 19 August 2022 11:50

To: Sumit Arora [REDACTED]; Joseph McCann <[REDACTED]>; Anne Crowne [REDACTED]

Subject: RE: Planning Application progression - 07/14/0628/CM

Joseph

Gold Care are tenants of Hertfordshire County Council who own the site and have developed the care home and residential development. I have copied in Anne who is our contact with the Herts Property Team who may be able to help you as we are project managers for the care home which was completed and occupied this summer.

Kind regards

Nick

Nicholas R Martin BSc MBIFM MRICS

Principal



Chartered Surveyors and Property Consultants

60-62 High Street | Harpenden | Herts | AL5 2SP



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From: Sumit Arora [REDACTED]

Sent: 17 August 2022 13:35

To: Joseph McCann <[REDACTED]>; Nick Martin <[REDACTED]>

Subject: Re: Planning Application progression - 07/14/0628/CM

Hi Nick

Please see if you can respond to Joseph.

Regards
Sumit

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From: Joseph McCann [REDACTED]
Sent: Wednesday, August 17, 2022 1:30:31 PM
To: Sumit Arora [REDACTED]
Subject: Planning Application progression - 07/14/0628/CM

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Good afternoon Sumit,

Just emailing in regards to the above mentioned application. Following a conversation with your admin team they identified you as the estate and project manager. I am putting together a report on the progression of all major sites within the Borough and so need up-to-date information on the site.

Could you please provide an update on the site including construction start dates and predicted completion dates . Please detail the progression of the 77 dwellings construction and where the site is predicted to be in the next 5 years (ideally on an annual basis).

If you cannot provide me with this information can you please forward this on to the developers to help with my query.

Any issues please let me know.

Thanks,

Joe McCann

Trainee Planner | Broxbourne Borough Council
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Camille Rantz Mc Donald

From: Joe Kerby [REDACTED] >
Sent: 17 August 2022 09:13
To: Joseph McCann
Subject: RE: Planning application - 07/20/0866/RM

Hi Joseph,

The development will be complete by this October, 2022.

Best,

Joe

Joe Kerby
Land and Development Manager

M: [REDACTED]
W: www.hertsliving.co.uk
E: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Joe McCann

Trainee Planner | Broxbourne Borough Council
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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Camille Rantz Mc Donald

From: Hannah Rennie <[REDACTED]>
Sent: 11 August 2022 15:35
To: Camille Rantz Mc Donald
Subject: RE: B3 Living - Site Progress Update

Hi Camille,

I hope you are well too.

Please see updates below for each scheme:

- The White House – Planning permission for 56 homes was obtained in 2019 and has been implemented by demolition of the existing buildings in 2020 and payment of S106 contributions. However, a subsequent strategic review of the approved proposal identified that it did not meet the requirements of B3Living’s revised Purpose, compounded by unviable tender returns being received. B3Living have been working in consultation with the Borough of Broxbourne on new designs to ensure the affordable housing mix meets the needs of the community and provides best use of the site. The proposed revised designs will be of a lower density. The proposed tenure mix addresses the greatest need in the Borough of 1-bed and 2-bed properties, supporting B3Living’s Purpose work and Corporate Strategy. A formal pre-application submission has been made to the Planning department, which we await feedback. Subject to approval we will look to submit a full application in due course.
- Squash Club – Works started to construct the 24 flats and single commercial unit in April 2020. Following strong progress through the first half of the build process, the project has recently been affected by the consequences of Brexit and the emergence from the pandemic. Over the past three months we have been working closely with our contractor to find a solution to the issues they have been facing. We are now extremely close to resolving the issues and expect the site to be back to full operation in early September. We now forecast completion of the scheme in January 2023, with tenants moving in shortly thereafter.
- 19 Amwell Street & Scania House - Scania House is currently used as B3Living’s office. We are progressing designs to redevelop the site and have consulted with the Borough of Broxbourne on these plans. We are looking to provide a mixed-use site that will provide a new ground floor head office for B3Living whilst also delivering new affordable housing above the office. We plan on submitting a planning application later this year.

Please let me know if you have any queries on the above or if you need anything further.

Kind Regards,

Hannah Rennie

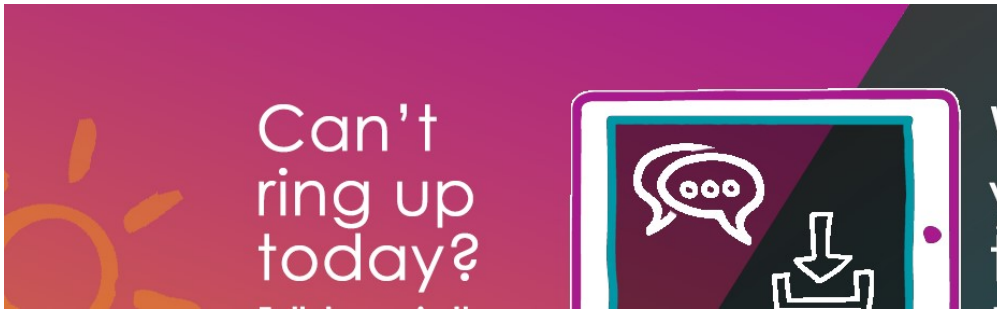


Hannah Rennie | Land and New Business Manager

B3Living

Scania House, 17 Amwell Street, Hoddesdon, EN11 8TS

[REDACTED]
www.b3living.org.uk | 



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From: Camille Rantz Mc Donald [REDACTED]
Sent: 10 August 2022 11:49
To: Hannah Rennie [REDACTED]
Subject: B3 Living - Site Progress Update

Hello Hannah,

I hope you are keeping well and enjoying the nice weather at the moment!

It is that time of year again and I am writing the Council's Housing Delivery Test Action Plan. Please could you provide me with a progress update (inc projected start/completion dates) on the following B3 Living sites:

- The White House – construction not yet commenced, what is causing the delay?
- Former Hoddesdon Squash Club, Conduit Lane - I know that some ground works have commenced at this site.
- 19 Amwell Street & Scania House – in use as B3 offices currently – have plans for redevelopment progressed?

Kind regards,

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

Senior Planner (Policy & Projects) | Broxbourne Borough Council
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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Camille Rantz Mc Donald

From: Joseph McCann
Sent: 25 August 2022 11:45
To: Camille Rantz Mc Donald
Subject: FW: Planning Application - 07/19/0221/F 171 Crossbrook Street

Progression update 😊

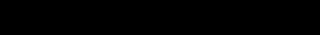

Joe McCann

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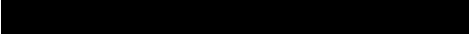

From: Enzo Enzo 
Sent: 25 August 2022 11:44
To: Joseph McCann 
Subject: Re: Planning Application - 07/19/0221/F 171 Crossbrook Street

Hi Joe,

As mentioned in our previous telephone conversations the development is predicted to be completed in 10 to 12months time.

Regards

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From: Joseph McCann 
Sent: Thursday, August 25, 2022 11:06:19 AM
To: 
Subject: RE: Planning Application - 07/19/0221/F 171 Crossbrook Street

Good morning,

Just following up as my deadline is looming for my report. Have you got any updates on the progression of the site please.

Thanks,

Joe McCann

Trainee Planner | Broxbourne Borough Council
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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From: Joseph McCann
Sent: 18 August 2022 12:22
To: [REDACTED]
Subject: Planning Application | 07/19/0221/F

Good afternoon,

Just emailing in regards to the above mentioned application. I am putting together a report on the progression of all major sites within the Borough and so need up-to-date information on the site.

Could you please provide an update on the site including construction start dates and predicted completion dates .

If you cannot provide me with this information can you please forward this on to the developers to help with my query.

Any issues please let me know.

Thanks,

Joe McCann

Trainee Planner | Broxbourne Borough Council
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Camille Rantz Mc Donald

From: Joseph McCann
Sent: 18 August 2022 12:17
To: Camille Rantz Mc Donald
Subject: FW: Site Progression following Planning Application - 07/20/0021/F

Good news Killarney Court update.

Joe McCann

Trainee Planner | Broxbourne Borough Council
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From: Ray Coll 
Sent: 18 August 2022 12:07
To: Joseph McCann 
Subject: Re: Site Progression following Planning Application - 07/20/0021/F

Hi Joseph

Thanks for your email .
We are planning on commencing this project in January/February 2023.
We would expect to complete this project later in 2023 or early 2024.
I trust this will help with your report

Sent from my iPhone

On 18 Aug 2022, at 11:57, Joseph McCann  wrote:

Dear Ray,

Following a call with your team I'm just emailing in regards to the above mentioned application. I am putting together a report on the progression of all major sites within the Borough and so need up-to-date information on the site.

Could you please provide an update on the site including construction start dates and predicted completion dates.

If you cannot provide me with this information can you please forward this on to the developers to help with my query.

Any issues please let me know.

Thanks,

Joe McCann

Trainee Planner | Broxbourne Borough Council
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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Camille Rantz Mc Donald

From: Joseph McCann
Sent: 25 August 2022 13:56
To: Camille Rantz Mc Donald
Subject: FW: Planning Application - 07/18/0130/F 99 High street, Waltham Cross

More info



Joe McCann

Trainee Planner | Broxbourne Borough Council
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From: Jay Patel 
Sent: 25 August 2022 13:56
To: Joseph McCann 
Subject: Fw: Planning Application - 07/18/0130/F 99 High street, Waltham Cross

Hi Joseph

I have used the RICS tool and it is likely to be 18 months.

Jay

From: Joseph McCann 
Sent: 25 August 2022 13:51
To: Jay Patel 
Subject: RE: Planning Application - 07/18/0130/F 99 High street, Waltham Cross

Afternoon Jay,
Thank you for getting back to me, did they provide any details on when they plan on completing the project at all?

Kind regards,

Joe McCann

Trainee Planner | Broxbourne Borough Council
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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From: Jay Patel [REDACTED]
Sent: 25 August 2022 13:39
To: Joseph McCann [REDACTED]
Subject: RE: Planning Application - 07/18/0130/F 99 High street, Waltham Cross

Hi Joe

I have talked to the owners. They will not start works until September 2023.

There are preparing information to discharge conditions, Building Regulations package and working drawings. They will go to tender sometime in early 2023 and start around August.September.

Jay Patel
Peter Pendleton & Associates Ltd

Sent from [Mail](#) for Windows

From: [Naomi Hilton](#)
Sent: 25 August 2022 13:34
To: [Jay Patel](#)
Subject: FW: Planning Application - 07/18/0130/F 99 High street, Waltham Cross

From: Joseph McCann [REDACTED]
Sent: 25 August 2022 12:23
To: Naomi Hilton [REDACTED]
Subject: Planning Application - 07/18/0130/F 99 High street, Waltham Cross

Good morning,

Just emailing in regards to the above mentioned application. I am putting together a report on the progression of all major sites within the Borough and so need up-to-date information on the site.

Could you please provide an update on the site including construction start dates and predicted completion dates.

Any issues please let me know.

Thanks,

Joe McCann
Trainee Planner | Broxbourne Borough Council
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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Camille Rantz Mc Donald

From: Matt Tyers [REDACTED]
Sent: 16 August 2022 10:37
To: Camille Rantz Mc Donald
Subject: RE: Progress update - Volkerwessels

Hi

First occupation is programmed for early October 2022.

I've been chasing Doug on a regular basis to draw a close to the PAWS mitigation contribution but with no reply, please can you advise on when this will be resolved.

Kind Regards,

Matt Tyers IEng MICE AMIStructE
Development Director

[REDACTED]
[REDACTED]

www.woollensbrook.co.uk [woollensbrook.co.uk]



From: Camille Rantz Mc Donald [REDACTED]
Sent: 16 August 2022 10:13
To: Matt Tyers [REDACTED]
Subject: [External Email] Progress update - Volkerwessels

Hi Matt,

I hope you are keeping well. Please could you provide me with your anticipated completion dates for the residential development at Voplkerwessels?

Thanks,

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

Senior Planner (Policy & Projects) | Broxbourne Borough Council
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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Camille Rantz Mc Donald

From: Joseph McCann
Sent: 19 August 2022 08:59
To: Camille Rantz Mc Donald
Subject: FW: Cheshunt Park Farm site progression - 07/19/0901/F

Another update for you 😊.

Hope you had a nice evening,

Joe McCann

Trainee Planner | Broxbourne Borough Council
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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From: Derek Bromley [REDACTED]
Sent: 19 August 2022 07:32
To: Joseph McCann [REDACTED]
Subject: FW: Cheshunt Park Farm site progression - 07/19/0901/F

Dear Joseph

Due to a family dispute the construction has been delayed. An Expert has now determined the issue in dispute, so it is hoped that works will start on site soon. First units available next year with a 2-3 year build out. So all completed within the 5 years.

Regards
Derek
Derek Bromley
Bidwells

From: Chris Matthews [REDACTED]
Sent: 18 August 2022 15:32
To: Derek Bromley [REDACTED]
Cc: Joseph McCann [REDACTED]
Subject: Re: Cheshunt Park Farm site progression - 07/19/0901/F

Hi Derek,

Please could you help Joe?

Thanks

Christopher Matthews
Director, pma-studio | [REDACTED]
[REDACTED]

Founding Director, Mis-Architecture
Unit Tutor, Intermediate Unit 9
AA | Architectural Association School of Architecture

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On 18 Aug 2022, at 15:28, Joseph McCann [REDACTED] wrote:

Good Afternoon Chris,

Just emailing in regards to the above mentioned application. I am putting together a report on the progression of all major sites within the Borough and so need up-to-date information on the site.

Could please provide an update on the site. Primarily I need the projected start and completed construction dates. If possible details of the progression of the 24 dwellings construction and where the site is predicted to be in the next 5 years (ideally on an annual basis).

If you cannot provide me with this information could you please identify the developers of the site so I can contact them directly.

Any issues please let me know. Sorry for badgering you with calls I had emailed a dead email address it seems.

Thanks,

Joe McCann

Trainee Planner | Broxbourne Borough Council
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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Camille Rantz Mc Donald

From: Joseph McCann
Sent: 18 August 2022 16:30
To: Camille Rantz Mc Donald
Subject: FW: Planning Application - 07/22/0359/RM

Importance: High

Hope it's not too late! Its for Fourfields ☺

Joe McCann

Trainee Planner | Broxbourne Borough Council
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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From: Janine Mordey [Redacted]
Sent: 18 August 2022 16:26
To: Joseph McCann [Redacted]
Subject: RE: Planning Application - 07/22/0359/RM
Importance: High

Hi Joe

Further to your email to my planning consultant, please see below details of the site in Cheshunt.

Could please provide an update on the site. Detailing the progression of the 15 dwellings construction and where the site is predicted to be in the next 5 years (ideally on an annual basis).

The site is still with planning to be determined by Broxbourne LPA. The target date for committee is September but may slip into October.

We are targeting Quarter 1 2023 (Apr-June 2023) for start on site and completion by February 2024.

Please let me know if you need any further information.

Thanks

Janine

Janine Mordey
Land and Development Manager

[Redacted]
[Redacted]
[Redacted]

Just emailing in regards to the above mentioned application. I am putting together a report on the progression of all major sites within the Borough and so need up-to-date information on the site.

Could please provide an update on the site. Detailing the progression of the 15 dwellings construction and where the site is predicted to be in the next 5 years (ideally on an annual basis).

If you cannot provide me with this information can you please forward this on to the developers to help with my query.

Any issues please let me know.

Thanks,

Joe McCann

Trainee Planner | Broxbourne Borough Council
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Camille Rantz Mc Donald

From: Jesal Patel - Prideview [REDACTED]
Sent: 30 August 2022 14:18
To: Camille Rantz Mc Donald
Subject: 118 High St Waltham Cross

Dear Camille

Apologies in the delay in getting this email to you.

We are currently negotiating a date with Poundland to vacate the premises.

We expect this to be in February 2023.

The project will be due to then commence mid 2023 with a completion 2 years thereafter.

Regards

JESAL RAJ PATEL | Principal

[REDACTED]
[REDACTED]

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Camille Rantz Mc Donald

From: Peter Petrou [REDACTED]
Sent: 17 August 2022 14:57
To: Joseph McCann
Subject: Re: Planning Application progression - 07/21/0276/F

Hello Joe,

As discussed earlier please see a reply to your RFI:

All 92 units are scheduled to be delivered next year 2023.

We are currently at foundation stage.

I hope this is helpful.

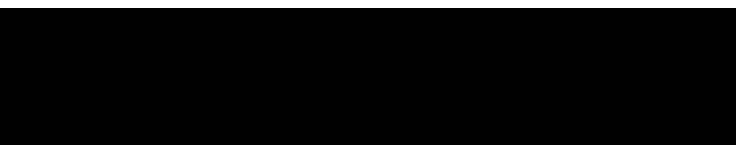
Best,

Peter



GLENTHORNE
GROUP

Peter Petrou
Director - Group Services



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On 17 Aug 2022, at 11:27, Joseph McCann [REDACTED] wrote:

Dear Mr Petrou,

Just emailing in regards to the above mentioned application. I am putting together a report on the progression of all major sites within the Borough and so need up-to-date information on the site.

Could please provide an update on the site. Detailing the progression of the 92 dwellings construction and where the site is predicted to be in the next 5 years (ideally on an annual basis).

If you cannot provide me with this information can you please forward this on to the developers to help with my query.



Any issues please let me know.

Thanks,

Joe McCann

Trainee Planner | Broxbourne Borough Council
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Camille Rantz Mc Donald

From: Jaimie Wragg [REDACTED]
Sent: 16 August 2022 15:08
To: Camille Rantz Mc Donald
Cc: Paritosh Job; Barry Jordan
Subject: RE: Tina Nurseries progress update

Importance: High

Dear Camille,

Further to your email below, I am desperate to commence the development of the former Tina Nursery but we are being held up by Hertfordshire Highways for the discharge of a pre commencement condition relating the site access. As soon as this condition is discharged we will commence with house building as the demolition and site clearance has been completed.

I anticipate that we should be built out within 2 years of commencing.

With regard to the Wheelwrights pub site this will follow on from the end of the Tina Nursery site and should be built out in 12 months.

The planning Officer dealing with our applications and discharge of conditions has been very helpful but any assistance you can provide in getting Herts CC Highways to engage with us would be gratefully received as they are holding up delivery of these homes.

Kind regards

Jaimie Wragg
Managing Director



Matthew Homes Limited
Head Office: Matthew House, 45-47 High Street, Potters Bar EN6 5AW

Reg.No: 1210027 England
Registered Office: Pendragon House, 65 London Road, St Albans, Herts AL1 1LJ VAT Reg.No: 283 6853 21

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From: Barry Jordan [REDACTED]

Sent: 16 August 2022 13:46

To: Paritosh Job [REDACTED]; Jaimie Wragg [REDACTED]

Subject: FW: Tina Nurseries progress update

Hi both

See below. Please could you respond to Broxbourne on anticipated timescales for build out of Goffs 2

Thanks

From: Ben Grinnall [REDACTED]

Sent: 16 August 2022 11:23

To: Camille Rantz Mc Donald [REDACTED]; Barry Jordan [REDACTED]

Subject: Re: Tina Nurseries progress update

Hi Camille,

Can I introduce you to Barry Jordan of Matthew Homes who now owns the sites. He will be able to update you of progress.

Best wishes

Ben Grinnall
[REDACTED]

On 16 Aug 2022, at 10:03, Camille Rantz Mc Donald [REDACTED] wrote:

Hello Ben,

I hope this email finds you well. Last year you stated with regard to Tina Nursery "We would anticipate demolishing the structures this year with a start of construction in Q1 2022."

Please could you provide me with anticipated completion dates for Tina Nursery as well projected start & completion dates for The Wheelwrights off Goff's Lane.

Kind regards,

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

Senior Planner (Policy & Projects) | Broxbourne Borough Council
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Camille Rantz Mc Donald

From: Neo Rakodi [REDACTED]
Sent: 19 August 2022 13:13
To: Camille Rantz Mc Donald
Subject: RE: Projected start & completion dates - Cheshunt Lakeside.

Hi Camille

The 374 is what we have outline consent for. Further to that we have submitted an application across these blocks to increase units numbers, which is not consented and has not gone to planning committee so it uncertain.

Kind regards

Neo Rakodi MRICS
Land Development Director



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From: Camille Rantz Mc Donald [REDACTED]
Sent: 19 August 2022 11:48
To: Neo Rakodi [REDACTED]
Subject: RE: Projected start & completion dates - Cheshunt Lakeside.

Hi Neo,

Thanks again for the below table – I just have one quick query on it. I see you have parcels 12 & 13 down for: 95 + 279 = 374 in total however the reserved matters 07/22/0597/F outlines “471 residential units”. Just wondering where this difference comes from?

Thanks,

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

Senior Planner (Policy & Projects) | Broxbourne Borough Council
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From: Neo Rakodi [REDACTED]
Sent: 16 August 2022 11:02
To: Camille Rantz Mc Donald [REDACTED]
Subject: RE: Projected start & completion dates - Cheshunt Lakeside.

Hi Camille

See indicative timescales below

Parcel	No. Resi Units	Start Date	Delivery Date
14	22	July-21	Nov-22
11	46 + 149	Nov-20	July-22 & Jan-23
2	205	Aug-21	Nov-23
13	95	Feb-23	Jan-25
12	279	Jun-23	Jan-26
10a/10b	137	July-26	May-29
3	184	Mar-26	Feb-28
4	118	Jun-25	May-27
9	125	Jul-24	Oct-26

Kind regards

Neo Rakodi MRICS
Land Development Director



[REDACTED]

[REDACTED]

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From: Camille Rantz Mc Donald [REDACTED]
Sent: 16 August 2022 09:43
To: Neo Rakodi [REDACTED]
Subject: FW: Projected start & completion dates - Cheshunt Lakeside.

Hello Neo,

I hope this email finds you well.

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From: Camille Rantz Mc Donald [REDACTED]
Sent: 08 June 2021 11:54
To: Neo Rakodi [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

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Camille Rantz Mc Donald

From: Matthew Davies [REDACTED]
Sent: 19 August 2022 10:08
To: Camille Rantz Mc Donald
Subject: RE: Land North and South of Andrew's Lane and South of Peakes Way

Hi Camille,

I would expect that the RM application would come forwards at the same time as Phase 2. It will depend slightly on the care home provider etc but I would estimate 2024.

Kind regards,

Matt

Matt Davies
Land Manager

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Classified as General

From: Camille Rantz Mc Donald [REDACTED]
Sent: 18 August 2022 18:23
To: Matthew Davies [REDACTED]
Subject: [EXTERNAL] RE: Land North and South of Andrew's Lane and South of Peakes Way

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Hi Matthew,

Quick question for you – have you got an anticipated timeline for the submission of the reserved matters application regarding the care home?

Thanks,

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

Senior Planner (Policy & Projects) | Broxbourne Borough Council
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

[REDACTED] | **Web:** www.broxbourne.gov.uk |
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From: Matthew Davies [REDACTED]
Sent: 18 August 2022 13:31
To: Camille Rantz Mc Donald [REDACTED]
Subject: RE: Land North and South of Andrew's Lane and South of Peakes Way

Hi Camille,

Sorry I missed that. It is part of our Phase 2 so I would expect it to be delivered during that period – most likely 2024 / 2025.

Kind regards,

Matt

Matt Davies
Land Manager

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Classified as General

From: Camille Rantz Mc Donald [REDACTED]
Sent: 18 August 2022 13:29
To: Matthew Davies [REDACTED]
Subject: [EXTERNAL] RE: Land North and South of Andrew's Lane and South of Peakes Way

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Hi Matthew,

That is fantastic thanks a million! Could I also ask where the 64 bed care home falls within this phasing plan or is it separate?

Thanks again!
Best,

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

Senior Planner (Policy & Projects) | Broxbourne Borough Council
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

[REDACTED] | **Web:** www.broxbourne.gov.uk |
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From: Matthew Davies [REDACTED]
Sent: 18 August 2022 13:24

To: Camille Rantz Mc Donald [REDACTED]
Subject: RE: Land North and South of Andrew's Lane and South of Peakes Way

Hi Camille,

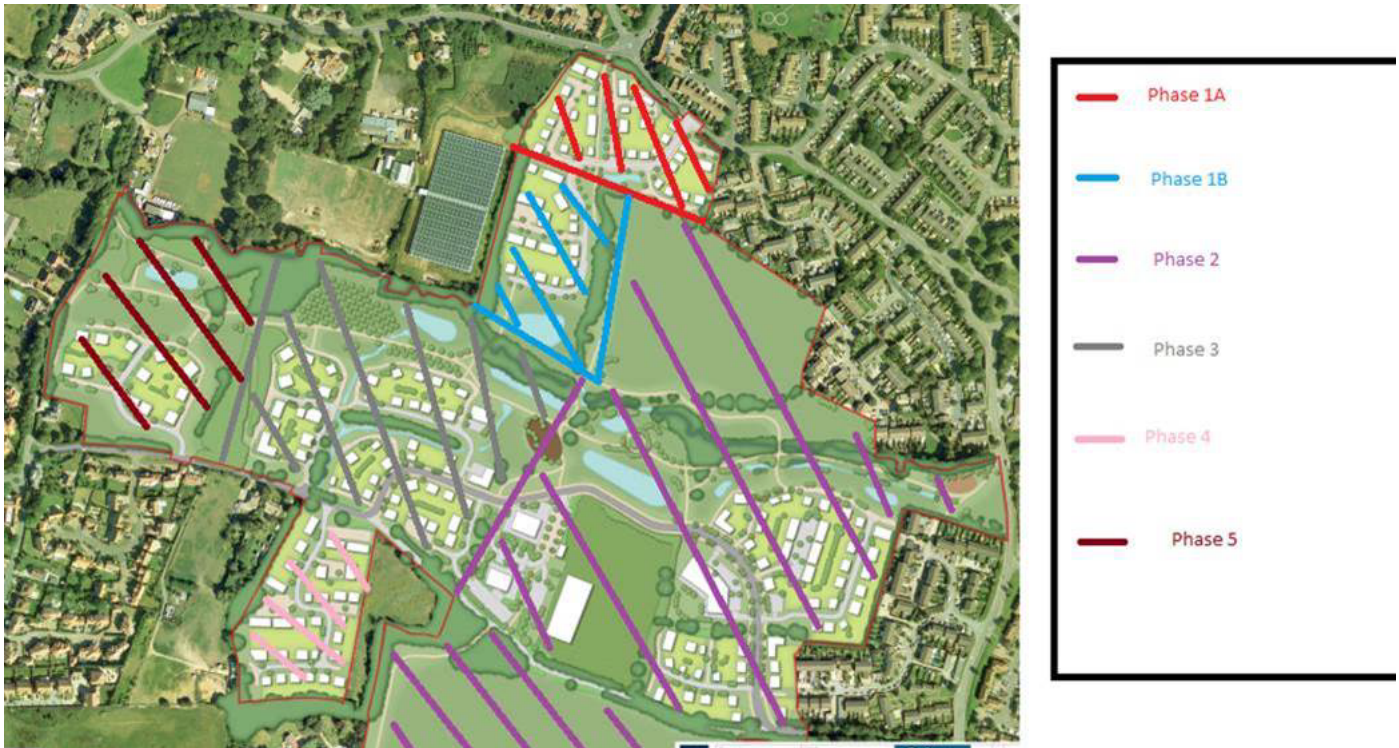
Sorry for the delay in getting back to you.

We are currently on site at Phase 1a (Regents Brook) and completions are forecast to begin in January 2023 and end in September.

We are currently in the process of preparing the RM application for Phase 1b.

The planning application for the spine road through Phase 2 is currently pending. Once that has been approved we will be looking to gain RM approvals for Phase 2 onwards.

Phase	Units	Completions
1a	50	January – September 2023
1b	29	2023 / 2024
2	145	2024 – 2026
3	82	2025 / 2026
4	62	2026 / 2027
5	12	2028



I hope that is helpful, please let me know if you need any more info.

Kind regards,

Matt

Matt Davies
Land Manager

[REDACTED]

[REDACTED]

Classified as General

From: Camille Rantz Mc Donald [REDACTED]
Sent: 18 August 2022 09:44
To: Daniel Wilson [REDACTED]
Cc: Matthew Davies [REDACTED]
Subject: [EXTERNAL] RE: Land North and South of Andrew's Lane and South of Peakes Way

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Hi Matt,

Thanks James for putting me in touch with Matt.

Hi Matt - I am looking for an update of your projected start and completion dates for Land North and South of Andrews Lane & Peakes Way as well as the proposed 64 bed care home.

Thanks,

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

Senior Planner (Policy & Projects) | Broxbourne Borough Council
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

[REDACTED] | **Web:** www.broxbourne.gov.uk |
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From: Daniel Wilson [REDACTED]
Sent: 17 August 2022 14:05
To: Camille Rantz Mc Donald [REDACTED]
Cc: Matthew Davies [REDACTED]
Subject: RE: Land North and South of Andrew's Lane and South of Peakes Way

Afternoon Camille,

I'm well and trust you are too.

Thanks for reaching out.

James is no longer employed at Crest Nicholson and was replaced by my colleague Matt (copied), who will be in touch.

Kind regards,
Dan

Dan G Wilson MRTPI
Planning Manager

Crest Nicholson (Eastern)
Academy Place

[REDACTED]

From: Camille Rantz Mc Donald [REDACTED]
Sent: 16 August 2022 12:31
To: Daniel Wilson [REDACTED]
Subject: [EXTERNAL] FW: 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 Daniel,

I hope this email finds you well. I received a bounce back email from your colleague James Demello. I am looking for an update of your projected start and completion dates for Land North and South of Andrews Lane & Peakes Way as well as the proposed 64 bed care home.

See template below if that is of assistance. Please could you get back to me on this as soon as possible.

Kind regards,

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

Senior Planner (Policy & Projects) | Broxbourne Borough Council
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

[REDACTED] | **Web:** www.broxbourne.gov.uk |
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From: Camille Rantz Mc Donald
Sent: 16 August 2022 09:55
To: James Demello [REDACTED]
Subject: Land North and South of Andrew's Lane and South of Peakes Way

Hi James,

I hope this emails finds you well. This time last year you kindly provided me with the below construction timetable. I would be very grateful if you could update this for me.

Kind regards,

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

Senior Planner (Policy & Projects) | Broxbourne Borough Council
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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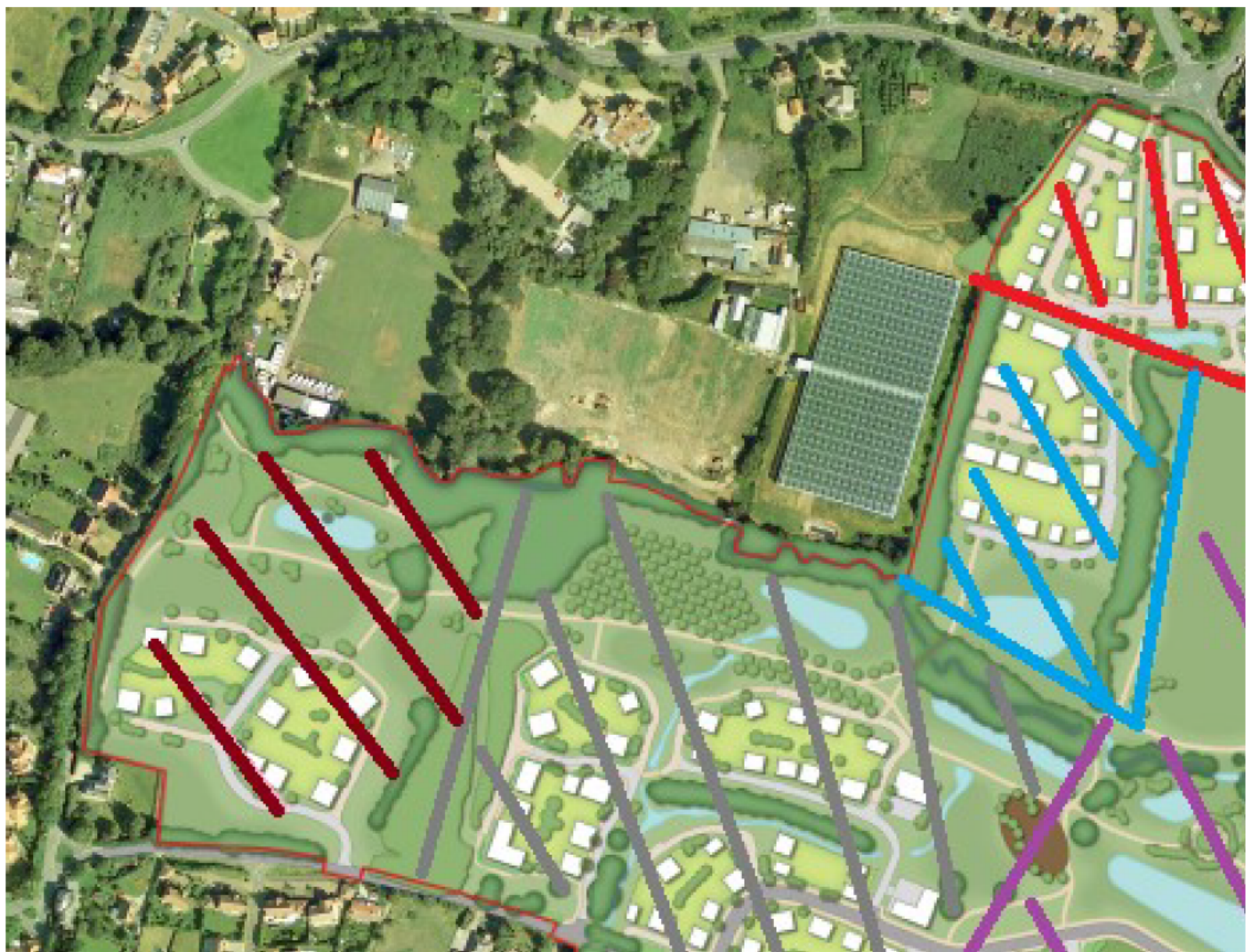
Based on our current forecast, the below reflects our current anticipated timings, with year 1 commencing the early part of 2022. I hope this helps.

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
Residential	Phase 1A - 50 units			Pha
			Phase 1B - 35 units	



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Classified as General



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WE LOOK FORWARD TO COLLABORATING WITH OUR STAKEHOLDERS TO DELIVER STRONG ACTION TO MITIGATE OUR SHARED CLIMATE IMPACT.



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Camille Rantz Mc Donald

From: Jo Hanslip [REDACTED]
Sent: 22 August 2022 14:55
To: Camille Rantz Mc Donald
Subject: Re: Tudor Nurseries progress update

Hi Camille,

Please see the updated position below.

Work commenced on site on 4th January 2021.

The total construction period is expected to take approximately six years to complete based on an average build rate of 60-70 residential dwellings per annum. The development is to take place over four main build/sales phases of residential development, with the delivery of those other elements of the proposals (i.e. green infrastructure and highways works) commencing simultaneously within these phases of residential development. Occupation of the first new home occurred in March 2022 with the following indicative forecasting through to June 2027;

- *Spine Road and new Goffs Lane S278 Site Access now complete*
- *First Show Homes – launched September 2021*
- *Second Part L compliance Show Home – to be constructed in autumn 2022*
- *First Home Occupation – March 2022*
- *Oct 2021 – June 2022: 42 units completed*
- *Forecasted July 2022 – June 2023: 50 units + shell and core retail unit*
- *Forecasted July 2023 – June 2024: 60 units*
- *Forecasted July 2024 – June 2025: 70 units*
- *Forecasted July 2025 – June 2026: 70 units*
- *Forecasted July 2026 – June 2027: 68 units*

Phasing and Build Route plan also attached as per the information submitted and approved under the outline phasing condition

Kind regards
Jo

Jo Hanslip
Founder & Director

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

URBANISSTA www.urbaniss

From: Camille Rantz Mc Donald [REDACTED]

Date: Tuesday, 16 August 2022 at 10:10

To: Jo Hanslip [REDACTED], Richard Anderson [REDACTED]

Subject: Tudor Nurseries progress update

Hello Joanna and Richard,

I hope this email finds you both well. I received a bounce back email from your former colleague Vincent Wall.

I was hoping that he could provide me with an update on the below anticipated completion dates? Is this something either of you can assist me with please?

Kind regards,

Camille Rantz Mc Donald BA | MSc She/her

Senior Planner (Policy & Projects) | Broxbourne Borough Council
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

[REDACTED] | **Web:** www.broxbourne.gov.uk |

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From: Vincent Wall [REDACTED]

Sent: 14 June 2021 13:37

To: Camille Rantz Mc Donald [REDACTED]

Cc: Richard Anderson [REDACTED]

Subject: Annual Monitoring Report - Tudor Nurseries

Good afternoon,

I understand you recently contacted my colleague, Richard Anderson, regarding an update for progress at the Tudor Nurseries site in Broxbourne. Please find below an update. The site is being progressed by Redrow Homes PLC.

Work commenced on 4th January 2021.

The total construction period is expected to take approximately six years to complete based on an average build rate of 70 residential dwellings per annum. The development is to take place over four main build/sales phases of residential development, with the delivery of those other elements of the proposals (i.e. green infrastructure and highways works) commencing simultaneously within these phases of residential development. Occupation of the first new home is targeted for October 2021 with the following indicative forecasting through to June 2027;

- S278 Site Accesses Completed – August 2021
- Show Homes Open – August/September 2021
- First Occupation – October 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;

Phasing and Build Route plan also attached as per the information submitted under the outline phasing condition.

On 11th June 2021, Stephen Bard at Redrow has provided me with the following update on progress on site:

- Construction is still on phase 1.
- First three showhomes have been built to ground floor level. (DPC) A week Monday, the external brick work will be going up.
- Sub base for the spine road is almost complete. Goffs lane access 278 application, which is anticipated to be commenced in 3 months.

Hope that helps you with your report, please get in touch should you have any more questions.
Kind regards,

Vincent Wall
Planner

[Redacted]

[Redacted]

[Redacted]



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Camille Rantz Mc Donald

From: Ben Bowles [REDACTED]
Sent: 26 August 2022 15:38
To: Camille Rantz Mc Donald
Subject: RE: Progress Update

Hi Camille,

Still waiting on feedback from the East of Darke Lane site...but to update, work is ongoing on the S106 for Bury Green Road and you can assume there is no change to the dates for that site.

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: 26 August 2022 09:58
To: Ben Bowles [REDACTED]
Subject: RE: Progress Update

Hi Ben,

Yes I'll keep my fingers crossed so – Thanks again for your help with this!

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

Senior Planner (Policy & Projects) | Broxbourne Borough Council
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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From: Ben Bowles [REDACTED]
Sent: 26 August 2022 08:22
To: Camille Rantz Mc Donald [REDACTED]
Subject: RE: Progress Update

Hi Camille,

I am waiting on a response from a colleague in HCC property, and they did say they should get the info back by the end of this week. So fingers crossed it should be with you later today.

Thanks

Ben



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



From: Camille Rantz Mc Donald [REDACTED]
Sent: 25 August 2022 18:19
To: Ben Bowles [REDACTED]
Subject: FW: Progress Update

Hi Ben,

I have to submit my proof of evidence for the public enquiry by 12:00 Tuesday. Do you think it would be possible to get a response on the other sites by end of play tomorrow? Sorry to bother you with this!

Thanks,

Camille Rantz Mc Donald BA | MSc She/her

Senior Planner (Policy & Projects) | Broxbourne Borough Council
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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From: Ben Bowles [REDACTED]
Sent: 24 August 2022 12:08
To: Camille Rantz Mc Donald [REDACTED]
Subject: FW: Progress Update

Hi Camille,

Update is that Eastern Playing Field and Westfield are confirmed as having the same proposed timings. I'm still waiting to hear about the other sites.

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: Ben Bowles
Sent: 22 August 2022 10:11
To: Camille Rantz Mc Donald [REDACTED]
Subject: RE: Progress Update

Hi Camille,

Having liaised with John Evans, I have sent your request to our property planning team to establish the info.

John also understands that the Eastern playing field site is still aiming for 24/25 but we will confirm once we have the rest of the info.

Out of interest, what appeal is this information needed for?

Many thanks

Ben



Ben Bowles
Senior Planning Officer | Growth & Infrastructure | Environment & Infrastructure
Hertfordshire County Council



From: Camille Rantz Mc Donald [REDACTED]
Sent: 18 August 2022 09:39
To: Ben Bowles [REDACTED]
Subject: Progress Update

Hi Ben,

I hope you are keeping well.

I am preparing for a Public Inquiry and I need an update (ideally projected start and completion dates) on the following HCC sites. Any help you can give will be greatly appreciated.

- Westfield Primary school - 07/19/0011/O – last year you got some info from Children’s Services colleagues stating that “the current proposal is to start on site in summer 2023 for a practical completion in time for the September 2024 academic year.” – please could you confirm with them whether this has changed?
- Land West of Bury Green Road (aka Theobalds Brook Field) - 07/18/0021/O – no decision notice issued – however last year Justine Fancy said that the site will be delivered by 2024/25...
- Former St Marys High School Western Playing Fields (aka East of Dark Lane) - 07/18/0022/O - the decision notice was issued on 24/08/2021. When do you anticipate start on site and when do you anticipate project completion?
- Former Eastern Playing Field (no application submitted) but last year John Evans, one of your colleagues said that the site will be delivered by 2024/25.

Tight deadline on this one so if I could be cheeky enough to ask for this info asap that would be hugely appreciated!
Thanks a million,

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

Senior Planner (Policy & Projects) | Broxbourne Borough Council
Bishops’ College | Churchgate | Cheshunt | EN8 9XQ

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Camille Rantz Mc Donald

From: Ben Bowles [REDACTED]
Sent: 30 August 2022 11:16
To: Camille Rantz Mc Donald
Subject: RE: Progress Update

Hi Camille,

I have just had confirmation from property colleagues that HCC are hoping to complete the sale of Dark Lane in November, which will imply a start in early 2023 and completion during 2024.

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



From: Camille Rantz Mc Donald [REDACTED]
Sent: 30 August 2022 10:15
To: Ben Bowles [REDACTED]
Subject: FW: Progress Update

Hi Ben,

Any update on the two remaining sites? The deadline for submission of proofs of evidence for the Public Enquiry is today at 5pm.

Thanks,

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

Senior Planner (Policy & Projects) | Broxbourne Borough Council
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Ben Bowles
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Hertfordshire County Council
County Hall, Pegs Lane, Hertford, SG13 8DE, Postal Point: CHN114

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Ben Bowles
Senior Planning Officer | Growth & Infrastructure | Environment & Infrastructure
Hertfordshire County Council
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I hope you are keeping well.

I am preparing for a Public Inquiry and I need an update (ideally projected start and completion dates) on the following HCC sites. Any help you can give will be greatly appreciated.

- Westfield Primary school - 07/19/0011/O – last year you got some info from Children’s Services colleagues stating that “the current proposal is to start on site in summer 2023 for a practical completion in time for the September 2024 academic year.” – please could you confirm with them whether this has changed?
- Land West of Bury Green Road (aka Theobalds Brook Field) - 07/18/0021/O – no decision notice issued – however last year Justine Fancy said that the site will be delivered by 2024/25...
- Former St Marys High School Western Playing Fields (aka East of Dark Lane) - 07/18/0022/O - the decision notice was issued on 24/08/2021. When do you anticipate start on site and when do you anticipate project completion?

- Former Eastern Playing Field (no application submitted) but last year John Evans, one of your colleagues said that the site will be delivered by 2024/25.

Tight deadline on this one so if I could be cheeky enough to ask for this info asap that would be hugely appreciated!
Thanks a million,

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

Senior Planner (Policy & Projects) | Broxbourne Borough Council
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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Camille Rantz Mc Donald

From: Ben Bowles [REDACTED]
Sent: 24 August 2022 12:08
To: Camille Rantz Mc Donald
Subject: FW: Progress Update

Hi Camille,

Update is that Eastern Playing Field and Westfield are confirmed as having the same proposed timings. I'm still waiting to hear about the other sites.

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: Ben Bowles
Sent: 22 August 2022 10:11
To: Camille Rantz Mc Donald [REDACTED]
Subject: RE: Progress Update

Hi Camille,

Having liaised with John Evans, I have sent your request to our property planning team to establish the info.

John also understands that the Eastern playing field site is still aiming for 24/25 but we will confirm once we have the rest of the info.

Out of interest, what appeal is this information needed for?

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



From: Camille Rantz Mc Donald [REDACTED]
Sent: 18 August 2022 09:39
To: Ben Bowles [REDACTED]
Subject: Progress Update

Hi Ben,

I hope you are keeping well.

I am preparing for a Public Inquiry and I need an update (ideally projected start and completion dates) on the following HCC sites. Any help you can give will be greatly appreciated.

- Westfield Primary school - 07/19/0011/O – last year you got some info from Children’s Services colleagues stating that “the current proposal is to start on site in summer 2023 for a practical completion in time for the September 2024 academic year.” – please could you confirm with them whether this has changed?
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Tight deadline on this one so if I could be cheeky enough to ask for this info asap that would be hugely appreciated!
Thanks a million,

Camille Rantz Mc Donald BA | MSc She/her

Senior Planner (Policy & Projects) | Broxbourne Borough Council
Bishops’ College | Churchgate | Cheshunt | EN8 9XQ

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Camille Rantz Mc Donald

From: Kevin Clark
Sent: 19 August 2022 08:32
To: Camille Rantz Mc Donald
Subject: RE: Council Offices project update

Camille,

[Bishops College New River site](#)

We are working in partnership with B3 Living towards commencement on site of external works in November/December this year. We then anticipate that the total construction period would be between 24 to 30 months.

Kind Regards

Kevin Clark

Head of Strategic Projects | Broxbourne Borough Council
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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From: Camille Rantz Mc Donald **[REDACTED]**
Sent: 18 August 2022 14:04
To: Kevin Clark **[REDACTED]**
Subject: Council Offices project update

Hi Kevin,

Thanks for your previous email.

Please could I ask for projected construction start and completion dates for the Council Offices site (07/21/0668/F) which received planning permission from committee on 28/06/2022.

Thanks,

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

Senior Planner (Policy & Projects) | Broxbourne Borough Council
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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Camille Rantz Mc Donald

From: Matthew Armstrong [REDACTED]
Sent: 17 August 2022 13:30
To: Camille Rantz Mc Donald
Subject: RE: data request

So long as the developer responds to our design reviews promptly, and there are no unforeseen circumstances (e.g. sometimes there are legal queries over land ownership for example), a year from s278 submission to Technical Approval (the point at which we can agree to the discharge of condition) is more than enough time. After that, there needs to be sealing of the s278 Legal Agreement, the developer needs to book roadspace, etc - but even then that would often be done within a year for smaller s278s.

Regards



Matt Armstrong
Area Manager (North & East), Highways Development Management,
Hertfordshire County Council
County Hall, Pegs Lane, Hertford, SG13 8DN. Postal Point: CHN203
[REDACTED]



From: Camille Rantz Mc Donald [REDACTED]
Sent: 17 August 2022 13:18
To: Matthew Armstrong [REDACTED]
Subject: RE: data request

Thanks for clarifying this for me Matt!

Would it be reasonable to estimate that this whole process will be complete within a year?

Thanks,

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

Senior Planner (Policy & Projects) | Broxbourne Borough Council
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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From: Matthew Armstrong [REDACTED]
Sent: 17 August 2022 13:16

To: Camille Rantz Mc Donald [REDACTED]
Subject: RE: data request

Hi Camille

We were consulted on the access highway works for Tina Nursery on 8th June, and responded on 29th June - within the 21 day period.

The applicant only recently submitted their s278 application for this work, and this needs to receive Technical Approval (TA) from our Implementation team before we can agree to the discharge. If the applicant has submitted their s278 earlier they might have received TA by now, and the condition could be discharged. But do remember, we're providing a recommendation only – your planners have the final say over whether such conditions can be discharged or not.

For the Borough of Broxbourne we consistently achieve over 85% response rates within 21 days on all applications which we're consulted on.

Regards



Matt Armstrong
Area Manager (North & East), Highways Development
Management,
Hertfordshire County Council
County Hall, Pegs Lane, Hertford, SG13 8DN. Postal Point: CHN203



From: Camille Rantz Mc Donald [REDACTED]
Sent: 17 August 2022 12:49
To: Matthew Armstrong [REDACTED]
Subject: RE: data request

Hi Matt,

I hope you are keeping well! So to give you a bit of context – I am preparing for a public enquiry where I will be the Council's witness on the Five Year Housing Land Supply. The developer at the Tina Nursery site (07/21/1174/RM) stated that they are awaiting the discharge of a pre-commencement condition to commence construction on site.

So I would like to be able to state that on average HCC Highways discharge conditions within XX no. of days and so it is reasonable to stipulate that construction will start on site around XX.

Do you have any data on actual discharge times that I could create an average from? Are HCC Highways within the 21 day statutory period with this application?

Thanks,

Camille Rantz Mc Donald BA | MSc She/her

Senior Planner (Policy & Projects) | Broxbourne Borough Council
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

From: Matthew Armstrong [Redacted]
Sent: 17 August 2022 12:36
To: Debbie Taylor [Redacted]
Cc: Camille Rantz Mc Donald [Redacted]
Subject: RE: data request

Hello Debbie. It would be good to have more context behind the question. There's a statutory consultee period of 21 days for us to respond to all planning applications, including discharges of conditions. We respond to most within that timeframe. Hope that helps.

Regards



Matt Armstrong
Area Manager (North & East), Highways Development Management,
Hertfordshire County Council
County Hall, Pegs Lane, Hertford, SG13 8DN. Postal Point: CHN203



From: Debbie Taylor [Redacted]
Sent: 17 August 2022 10:13
To: Matthew Armstrong [Redacted]
Cc: Camille Rantz Mc Donald [Redacted]
Subject: FW: data request

Hi

Are you able, please, to help Broxbourne with this data request?

Kind regards



Debbie Taylor
Senior Planning Information Officer | Information & Monitoring Team | Spatial Planning | Sustainable Growth | Hertfordshire County Council
Pegs Lane, Hertford SG13 8DE Postal Point: CHN216



From: Camille Rantz Mc Donald [REDACTED]
Sent: 17 August 2022 08:58
To: Debbie Taylor [REDACTED]
Subject: data request


Hi Debbie,

I was wondering if you have any data on average how long discharge of conditions applications take to be decided at HCC Highways?

Thanks,

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

Senior Planner (Policy & Projects) | Broxbourne Borough Council
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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Camille Rantz Mc Donald

From: Alex Walker-Robson [REDACTED]
Sent: 22 August 2022 15:35
To: Camille Rantz Mc Donald
Subject: RE: In-ex projected start and completion dates

Hi Camille

Our client has confirmed that the projected commencement and completion dates are as follows:

Commencement Q1 2023
Completion Q1 2026

Regards

Alex

Alex Walker-Robson
Director



[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

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From: Camille Rantz Mc Donald [REDACTED]
[REDACTED] August 2022 19:14
To: Alex Walker-Robson [REDACTED]
Subject: In-ex projected start and completion dates

Hi Alex,

I tried getting you over the phone earlier, but no luck. I am looking for some projected commencement and completion dates for the In-ex site. I am aware that the S106 is over with Birketts at the moment but please could you provide me with your anticipated project timetable.

Thanks in advance for your help,
Kind regards,

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

Senior Planner (Policy & Projects) | Broxbourne Borough Council
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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Camille Rantz Mc Donald

From: Liz Fitzgerald [REDACTED]
Sent: 16 August 2022 10:05
To: Camille Rantz Mc Donald
Subject: RE: South of Goffs Lane

Dear Camille,

All good here thank you, I hope you are also.

I can confirm that development is underway. The show home will be available from November 2022 with first occupations now expected January 2023. Completion is expected September 2023.

Kind Regards

Liz Fitzgerald
Director



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From: Camille Rantz Mc Donald [REDACTED]
Sent: 16 August 2022 09:58
To: Liz Fitzgerald [REDACTED]
Subject: FW: South of Goffs Lane

Hi Liz,

I hope this email finds you well. Please could you provide me with an update to the below projected start & completion dates.

Kind regards,

Camille Rantz Mc Donald BA | MSc She/her

Senior Planner (Policy & Projects) | Broxbourne Borough Council
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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From: Liz Fitzgerald [Redacted]
Sent: 07 May 2021 13:02
To: Camille Rantz Mc Donald [Redacted]
Subject: RE: South of Goffs Lane

Dear Camille,

No problem and in anticipation of your email I have obtained the below:

- SOS Demolition – July 21
- SOS Construction – Sept 21
- Road Junction & Offsite works Starting – Sept 21
- First occupations – Nov 22
- Project Completion – June 23

Hope this helps.

Kind Regards

Liz Fitzgerald
Director



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From: Camille Rantz Mc Donald [Redacted]
Sent: 07 May 2021 10:25
To: Liz Fitzgerald [Redacted]
Subject: South of Goffs Lane

Hi Liz,

Thank you again for taking the time to chat to me. If you wouldn't mind finding out the anticipated start of construction (post-ground works) date I would be very grateful.

Thanks again,
Have a nice weekend,

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

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

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