

## Planning and Development

Borough of Broxbourne, Bishops's College, Churchgate, Cheshunt, Herts, EN8 9XQ

Email: [planning@broxbourne.gov.uk](mailto:planning@broxbourne.gov.uk)

Telephone: 01992 785555

Website: [broxbourne.gov.uk](http://broxbourne.gov.uk)

Fax: 01992 643386



**PLEASE NOTE: WE ONLY REQUIRE ONE COPY OF ALL DOCUMENTATION**

### Application for Planning Permission. Town and Country Planning Act 1990

#### Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

#### 1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Former Turnford Surfacing site"/>
Address line 1	<input type="text" value="Rye Works"/>
Address line 2	<input type="text" value="Rye Road"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Hoddesdon"/>
Postcode	<input type="text" value="EN11 0GR"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="538495"/>
Northing (y)	<input type="text" value="209819"/>
Description	<input type="text"/>

#### 2. Applicant Details

Title	<input type="text"/>
First name	<input type="text" value="H"/>
Surname	<input type="text" value="Jones"/>
Company name	<input type="text" value="E &amp; J Properties Ltd"/>
Address line 1	<input type="text" value="Cobury House"/>
Address line 2	<input type="text" value="11 Pindar Road"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Hoddesdon"/>
Country	<input type="text"/>

## 2. Applicant Details

Postcode	<input type="text" value="EN11 0BZ"/>
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No	
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

## 3. Agent Details

Title	<input type="text" value="Mrs"/>
First name	<input type="text" value="N"/>
Surname	<input type="text" value="Cleland"/>
Company name	<input type="text" value="DWW Design"/>
Address line 1	<input type="text" value="Field House"/>
Address line 2	<input type="text" value="Station Approach"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Harlow"/>
Country	<input type="text"/>
Postcode	<input type="text" value="CM20 2FB"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

## 4. Site Area

What is the measurement of the site area? (numeric characters only).	<input type="text" value="11691.00"/>
Unit	<input type="text" value="Sq. metres"/>

## 5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Redevelopment of a brownfield site to provide 104 residential units, consisting of 29 one bedroom apartments, 62 two bedroom apartments and 13 three bedroom town houses and one small commercial unit for A1/ A2/ A3/ B1a/ D1 or D2 use. Associated junction improvement works to Rye Road/ Fishermans Way and public tow path improvement works.

Has the work or change of use already started?  
☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

Employment use

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site

B2 and B8 use

When did this use end (if known)?  
DD/MM/YYYY

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ☒ Yes ☐ No

Land where contamination is suspected for all or part of the site ☒ Yes ☐ No

A proposed use that would be particularly vulnerable to the presence of contamination ☒ Yes ☐ No

7. Materials

Does the proposed development require any materials to be used externally? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Clay facing brickwork in light buff and red multi colour, black weatherboarding. Glazed bricks to mark entrances to Blocks A and D. Colour TBC. Laser cut steel panels to openings in undercroft garages, powder coated in colour to match signage for House/Block names.

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	mix of tarmac, concrete and unmade ground tow path as unmade ground
Description of proposed materials and finishes:	Black/ buff permeable asphalt, various flag and permeable paving mixes with tactile paving as required - refer to site plans for details tow path proposed as resin bound surface in earth colours/ mottled grey

Roof	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Slate style roof tiles

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Mix of heavy duty steel palisade fencing and gates and chain link with high security cranked precast concrete posts.

## 7. Materials

Description of proposed materials and finishes:	Chain link with high security cranked precast concrete posts retained along the boundary with the railway line. Custom made vertical bar railings along Rye Road and on top of retaining walls (colour to match laser cut steel panels for undercroft garages). Timber post and rail open fence to indicate inner site plot boundaries between townhouses. Retaining walls along tow path to be a mix of brick faced and vertically planted gabion walls. No physical fence line towards tow path other than retaining walls where required. Some fences are enhanced with planting as shown on landscape plans.
---	---

Other type of material (e.g. guttering) Windows,doors,curtain walls,copings	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Contrasting dark grey frames and balcony railings, trims, copings, gutters and downpipes to match.

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

HD18011-1001A Block A Level 00 GA & Area Plan  
HD18011-1002A Block A Level 01 GA & Area Plan  
HD18011-1003A Block A Level 02 GA & Area Plan  
HD18011-1004A Block A Level 03 GA & Area Plan  
HD18011-1005A Block A Level 04 GA & Area Plan

HD18011-1101A Block B Level 00 GA & Area Plan  
HD18011-1102A Block B Level 01 GA & Area Plan  
HD18011-1103A Block B Level 02 GA & Area Plan

HD18011-1201A Block C Level 00 GA & Area Plan  
HD18011-1202A Block C Level 01 GA & Area Plan  
HD18011-1203A Block C Level 02 GA & Area Plan

HD18011-1301A Block D Level 00 GA & Area Plan  
HD18011-1302A Block D Level 01 GA & Area Plan  
HD18011-1303A Block D Level 02 GA & Area Plan  
HD18011-1304A Block D Level 03 GA & Area Plan  
HD18011-1305A Block D Level 04 GA & Area Plan

HD18011-1402G Proposed Site Plan Showing Ground Floor Plans

HD18011-2001A Block A Elevations 01  
HD18011-2002A Block A Elevations 02  
HD18011-2101A Block B Elevations  
HD18011-2201A Block C Elevations  
HD18011-2301A Block D Elevations 01  
HD18011-2302A Block D Elevations 02

HD18011-2401B Site Section 01  
HD18011-2402B Site Section 02  
HD18011-2403B Site Section 03  
HD18011-2404B Site Section 04  
HD18011-2405C Riverside Elevation

HD18011-4001A Block A Room Schedule  
HD18011-4101A Block B Room Schedule  
HD18011-4201A Block C Room Schedule  
HD18011-4301A Block D Room Schedule Level 01 & 02  
HD18011-4303A Block D Room Schedule Level 03  
HD18011-4305A Block D Bin Schedule

Design and Access Statement

## 8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway? ☒ Yes ☐ No

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Are there any new public roads to be provided within the site? ☒ Yes ☐ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

HD18011-1402G- Proposed Site Plan

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☐ Yes ☒ No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	131	151	20
Disability spaces	0	18	18
Cycle spaces	0	163	163

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

☒ Sustainable drainage system

☒ Existing water course

☐ Soakaway

☐ Main sewer

☐ Pond/lake

## 12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ☐ Yes, on the development site  
☒ Yes, on land adjacent to or near the proposed development  
☐ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site  
☒ Yes, on land adjacent to or near the proposed development  
☐ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

## 13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer  
☐ Septic Tank  
☐ Package Treatment plant  
☐ Cess Pit  
☐ Other  
☐ Unknown

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Design and Access statement

## 14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

All blocks include integrated bin stores with appropriate access, in accordance with Broxbourne's Waste Supplementary Planning Guidance 2019. The access road and any turning heads have been tracked for the latest size of waste collection vehicles as advised by Broxbourne Council.

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Bin stores include appropriate space provision for recyclable waste, in accordance with Broxbourne's Waste Supplementary Planning Guidance 2019. Refer to individual Block plans for calculations on required provision and detailed proposals.

## 15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

## 16. Residential/Dwelling Units

**Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.**

Does your proposal include the gain, loss or change of use of residential units?

☒ Yes ☐ No

16. Residential/Dwelling Units

Please select the proposed housing categories that are relevant to your proposal.

- ☒Market
- ☒Social
- ☒Intermediate
- ☐Key Worker

Add 'Market' residential units

Market: Proposed Housing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	0	0	13	0	13
Flats/Maisonettes	20	45	0	0	0	65
Total	20	45	0	13	0	78

Add 'Social' residential units

Social: Proposed Housing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Flats/Maisonettes	9	8	0	0	0	17
Total	9	8	0	0	0	17

Add 'Intermediate' residential units

Intermediate: Proposed Housing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Flats/Maisonettes	0	9	0	0	0	9
Total	0	9	0	0	0	9

Please select the existing housing categories that are relevant to your proposal.

- ☐Market
- ☐Social
- ☐Intermediate
- ☐Key Worker

Total proposed residential units

104

Total existing residential units

0

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  
Note that 'non-residential' covers ALL uses execept Use Class C3 Dwellinghouses

☒ Yes ☐ No

Please add details of the use classes and floorspace:

## 17. All Types of Development: Non-Residential Floorspace

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
Other	0	0	115	115
Total	0	0	115	115

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

## 18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? ☒ Yes ☐ No

Please complete the following information regarding employees:

Type	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	

## 19. Hours of Opening

Are Hours of Opening relevant to this proposal? ☐ Yes ☒ No

## 20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development? ☐ Yes ☒ No

**If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website**

## 21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ☐ Yes ☒ No

## 22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent  
☐ The applicant  
☐ Other person



### 23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

**Officer name:**

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text"/>
Reference	<input type="text"/>

Date (Must be pre-application submission)

Details of the pre-application advice received

DWW Design have worked closely with Broxbourne Council throughout the entire design process from 2018-2020. Various Pre-App meetings have taken place as well as a presentation of the scheme to Local Councillors. Feedback was taken on board at an early stage to provide a more varied roofscape, frontage to the river Lee and Rye Road and to refine the station car park required in the Supplementary Planning Guidance for the site. This resulted in a well refined scheme that has generally been welcomed by Broxbourne Councillors, planners and statutory consultees. In particular DWW have worked closely with the Canal and Rivers Trust and the Lee Valley Regional Parks Authority to produce a well considered and appropriate site layout fronting the river Lee and opposite the Rye House scheduled ancient monument.

### 24. Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:**

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

### 25. Ownership Certificates and Agricultural Land Declaration

**CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

**I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates.**

**Please note: If there are no other owners\* and/or agricultural tenants\*\* you will still need to 'add' the applicant's details in the 'Owner/Agricultural tenant' section below to complete the form.**

**\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

**25. Ownership Certificates and Agricultural Land Declaration**

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	First Floor North
Address line 1	Station House
Address line 2	500 Elder Gate
Town/city	Milton Keynes
Postcode	MK9 1BB
Date notice served (DD/MM/YYYY)	01/06/2020

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	County Hall
Address line 1	Pegs Lane
Address line 2	
Town/city	Hertford
Postcode	SG13 8DQ
Date notice served (DD/MM/YYYY)	01/06/2020

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Myddelton House
Address line 1	Bulls Cross
Address line 2	
Town/city	Enfield
Postcode	EN2 9HG
Date notice served (DD/MM/YYYY)	01/06/2020

## 25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	1 Eversholt Street
Address line 1	
Address line 2	
Town/city	London
Postcode	NW12DN
Date notice served (DD/MM/YYYY)	01/06/2020

Person role

- ☐ The applicant  
☒ The agent

Title	Mrs
First name	N
Surname	Cleland
Declaration date (DD/MM/YYYY)	01/06/2020

☒ Declaration made

## 26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	05/06/2020
----------------------------------	------------