

Standing up for Hertfordshire's countryside

Peter Quaile
Planning and Development
Broxbourne Borough Council
Bishop's College
Churchgate
Cheshunt
EN8 9XQ

Our Ref:

Your Ref:

1st February 2019 (by email)

Dear Mr. Quaile,

Application No. 07/19/0021/O
Outline planning application for the demolition of buildings and provision of up to 17 residential self-build plots with new footpath (Resubmission of 07/18/0027/O)
At Springfield & Westgate Nursery, Crouch Lane, Goffs Oak, Hertfordshire EN7 6TN

As is noted in the application description, this is a resubmission of Application 07/18/0027/O, which was refused by the Council. Reason 1 of that refusal was that the 'very special circumstances' put forward did not outweigh the harm to the Green Belt which would result from the development. The same inadequate very special circumstances are repeated in this application. We commented at length on those very special circumstances in our letter of objection to 07/18/0027/O and refer you to those comments rather than restate them here.

In the original application the very special circumstances were included in a Planning, Design and Access Statement. In the current application they are contained in a separate Planning Statement, which also includes reference to decisions made by the Council which the applicant considers to set precedent, and amplifies aspects of the Council's emerging Local Plan which they believe would support approval of the application. However the emerging Local Plan is currently subject to Examination in Public and not yet adopted. Consequently the proposal must be considered under the Green Belt policies in the National Planning Policy Framework and the current Broxbourne Local Plan.

Paragraph 49 of the National Planning Policy Framework states that if the emerging plan is at an advanced stage but is not yet a formally adopted part of the development plan for the area, then the development should be deemed premature.

Consequently, it would be inappropriate for the Council to consider this application until the Inspector has issued his findings on the emerging Local Plan and that plan has been adopted. We urge the Council to encourage the applicant to withdraw the application, or if the application proceeds, then, to be consistent, the Council should refuse it on the same grounds as before.

Yours sincerely,

David Irving