

Fancy Building Your Own House?

Broxbourne Council has a policy that where there is a derelict glass house site, it should permit self-built housing at low densities.

There is such a derelict glass house site at Goffs Oak and in its Plan for housing over the next 15 years the Council has stated that it “is very unlikely that the council would accept building site coverage in excess of 10% of the site area”. The plan envisages 80 dwellings on the site by 2031.



Photos: Denise Gately, GOCA

This is the site. It doesn't look pretty but that is not the point. The Council's policy offers a great chance to anyone who wants to build their own home.

But, and there's always a “but”, a developer has put in an application to build 81 conventional homes for sale on the site.

Now, in terms of a standard development, this is a green belt site. Government planning policy demands that such a development should get the go-ahead only “in very special circumstances”. The developer has put forward arguments in favour of the proposed development achieving these but most of these are not relevant in our view.

We, CPRE Hertfordshire, have written to the Council objecting to the proposed development and urging the Council to refuse the application. You can see our letter on our website by clicking [here](#).



If you support our view that the Council should stick to its policy for derelict glass house sites and allow self-built housing but not agree to conventional houses being built, get your letter in as soon as you can. You can submit comment via the Broxbourne.gov.uk web site. Go to the planning page and click on search for a planning application. The planning reference is 07/18/1097/O. The consultation has ended but it is still worth putting in your two penny worth, especially if you qualify for and are considering or are interested in building your own home on this site.

