

Standing up for Hertfordshire's countryside

Ms C Taruvinga
Planning and Development
Broxbourne Borough Council
Bishop's College
Churchgate
Cheshunt
EN8 9XQ

Our Ref:

Your Ref:

16th October 2019 (by email)

Dear Ms Taruvinga,

Application No. 07/19/0835/F
Demolition of existing buildings and erection of 51 dwellings alongside public open space, landscaping, parking, new access, pumping station and other associated infrastructure (resubmission 07/19/0132/F)
On land to the south of Goffs Lane, Goffs Oak, Hertfordshire EN7 5HJ

In the view of CPRE Hertfordshire, this application is premature. Paragraph 49b of the National Planning Policy Framework is clear that an application is premature if "*the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.*" The Broxbourne Submission Local Plan 2018-2033 is currently subject to Examination In Public and that examination is at an advanced stage.

This site is included in the Submission Local Plan as a potential residential development site, with consequential removal from the Green Belt (Policy G03). The issues arising from this proposal were discussed at length at the Examination In Public and we will not rehearse them again here. The decision on the arguments made is one for the Inspector to make and not for us to presume.

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 request the applicant to again withdraw the application, or to suspend consideration of it until the findings of the EIP are known.

Yours sincerely,

David Irving