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Standing up for Hertfordshire's countryside

Marie Laidler
Planning and Development
Broxbourne Borough Council
Bishop's College
Churchgate
Cheshunt
EN8 9XQ

Our Ref:

Your Ref:

13th May 2020 (by email)

Dear Ms. Laidler,

Application No. 07/20/0325/F

Demolition of existing buildings and construction of 10No. dwellings, new access road and landscaping At White House Farm St James Road Goffs Oak EN7 6TR

CPRE Hertfordshire continue to oppose inappropriate residential development on this site in the Green Belt contrary to the Green Belt policies in the National Planning Policy Framework and the current and emerging Broxbourne Local Plans.

This is the fourth application for residential development on this site in the past four years. (07/16/0976/F for nine dwellings, 07/17/0932/F also for nine dwelling and 07/18/0252/F for seven dwellings were refused by the Council and dismissed on appeal.)

Though this revised application is for ten, slightly smaller houses, the arguments put forward in the Design and Access Statement are identical to the earlier schemes. (In places, it still refers to 9 dwellings, not 10). Those arguments have already been rejected by the appeal inspector under the terms of the current 2019 National Planning Policy Framework.

Referring to both APP/W1905/W/18/3202913 and APP/W1905/W/18/3208016, it is notable that the Inspector makes the following observations:

- Development would introduce an in-depth built form which would erode the rural character of the surroundings and reduce the spaciousness currently found between the buildings. This would fundamentally alter the openness of the Green Belt by virtue of the estate-like form. (para.12)
- Notwithstanding the existing buildings on the site, it is distinct from the more built-up areas of Goffs Oak to the west and to the east along St James Road. The appeal site plays an important role in maintaining the semi-rural character and retaining the belt of less developed land between the two built up areas. (para.13)

CPRE is working nationally and locally for a beautiful and living countryside

CPRE Hertfordshire is a Charitable Incorporated Organisation

President: Sir Simon Bowes Lyon, KCVO
Chairman: Richard Bullen

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- The introduction of seven or nine properties into the appeal site ... would collectively result in a harmful impact on the openness of the Green Belt. (para. 14)
- The dwellings themselves would not reflect the immediate layout and character of dwellings set back from the road on spacious sites. (para.17)

Accordingly, both of the proposed developments would be out of keeping with the character and appearance of the area. They therefore fail to comply with Policies HD13, HD16 and H8 of the current Local Plan and Policy DSC1 of the Emerging Local Plan. (para. 18)

On other matters raised by the applicant in support of the applications, the Inspector held that they did not, taken together, clearly outweigh the harm to the Green Belt.

We see nothing in the present application which would alter those findings and we urge the Council to reject this application.

Yours sincerely,

David Irving