



The countryside charity  
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**Standing up for Hertfordshire's countryside**

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

Our Ref:

Your Ref:

27<sup>th</sup> January 2021 (by email)

Dear Ms Laidler

**Application: 07/20/1140/O**  
**Limes Nursery, Hammondstreet Road, Cheshunt, EN7 6PG**  
**Outline application for the demolition of all buildings and the erection of up to 98 dwellings**  
**with associated parking and landscaping**

I write with reference to the above application and while apologising for the delay in responding due to staff changes, would like to introduce myself as the new planning manager for CPRE Hertfordshire.

This application is one of a number of similar applications for former nursery and horticultural establishments which are being promoted for housing use in this area and many of the issues relate to several of the proposals. Limes Nursery, like many others, is located in the Green Belt with no allocation in the Local Plan and thus subject to the protections afforded by the relevant planning legislation that proscribes residential development without 'very special circumstances' which do not appear to have been identified in this case.

The site is not allocated for development in the adopted Broxbourne Local Plan which identifies the specific circumstances of the glass house industry in Chapter 26 and Policy GB2: Residential Development on Derelict Glass House Sites. Policy GB2 policy envisages self-build and custom build housing for derelict glass house sites in the Green Belt and where permitted, the Council would seek to 'prevent urban sprawl', and low densities in sustainable locations while maintaining the openness of the Green Belt.

Notwithstanding the clear intention of the National Planning Policy Framework (NPPF) to maintain protection of the Green Belt, the Council has placed the above significant constraints on any proposed development, and it is our view that these have not been met in this application.

With regard to the documents submitted by the applicant, apart from the flood report, the Design and Access Statement(DAS) makes very little attempt to address the requirements of

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Council policy and proposes a regular mixed residential development of 98 units with a mix of property types and sizes. This is in direct conflict with the concept of custom built or self build units at low density and in fact the applicant has specifically rejected this approach in his submission.

The applicant notes the changes in the horticultural sector in the UK as making the present businesses on the site unviable, but the glass houses are not derelict and activity is still taking place. No evidence has been submitted regarding economic viability and on a more general point, there is reason to consider whether the economic circumstances surrounding home grown produce may not change in the future, and this should be encouraged.

The applicant states in the DAS that custom-build and self-build housing are 'an inefficient use of the land' and it is clear that this conflicts directly with the Council's intention for Policy GB2. It is our view that the proposed form of residential development would prejudice the rural character of the area and the requirements of both national and local Green Belt policy and we object strongly to this proposal.

Yours sincerely,

Chris Berry  
Planning Manager