



The countryside charity
Hertfordshire

31a Church Street

Welwyn

HERTS AL6 9LW

www.cpreherts.org.uk

office@cpreherts.org.uk

01438 717587

Standing up for Hertfordshire's countryside

Colin Free
Planning and Development
Broxbourne Borough Council
Bishop's College
Churchgate
Cheshunt
EN8 9XQ

Our Ref:

Your Ref:

29th September 2021 (by email)

Dear Mr Free,

Application no. 07/21/1054/F
Erection of 6 bedroom dwelling with detached garage at
Burnt Farm Barn, Burnt Farm Ride, Goffs Oak, EN7 5JA

I write with reference to the above application for development within the Green Belt and note that it is to all intents and purposes similar to application no. 07/20/0920/F (Land east of Stanford House) which received a refusal. CPRE Hertfordshire objected strongly to the previous application and we re-emphasise our support of the Council's previous position.

Our letter regarding application 07/20/0920/F, to Mr Kenyon, dated 28th October 2020, identified our reasons for objection, and these remain for the present application. The supporting information for the present application is entirely inadequate, lacking either a Planning Statement or a Design and Access Statement, and no new information is provided in response to the reasons for refusal for the previous application.

Our principal objection remains that this is an inappropriate development in the Green Belt as defined by the Broxbourne Local Plan, and no 'very special circumstances' have been identified which would overcome the protection afforded by the designation, as required by the National Planning Policy Framework. The proposal is a substantial new encroachment into the Green Belt and should be resisted.

Yours sincerely,

Chris Berry
Planning Manager

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: Allan McNab

Registered Charity 1162419