



The countryside charity  
Hertfordshire

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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:

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

Dear Ms Laidler,

**Application No. 07/21/0884/F  
Hill Cross Farm, Holy Cross Hill, Wormley, EN10 7FF  
Replacement dwelling and new access from highway**

I write with reference to the above application. CPRE Hertfordshire objected to the erection of a proposed hay barn on this site, under application reference 07/21/0884/F in August 2021, and we continue to have concerns about the continued applications for this property.

The site lies within the London Metropolitan Green Belt as defined by the adopted Broxbourne Local Plan, and the proposal constitutes inappropriate development by virtue of its impact on the openness of the Green Belt without any very special circumstances being demonstrated, as required by the National Planning Policy Framework (NPPF). The house is also no longer linked to any rural or agricultural activity and should be considered as any other inappropriate development in the Green Belt.

Despite being described as a 'replacement dwelling' the proposed house is significantly larger in plan than the existing building and thus its impact on the surrounding countryside would be considerably greater than present. CPRE Hertfordshire urges the Council to refuse this application on the basis of its damaging impact on the open countryside.

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