



The countryside charity
Hertfordshire

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Standing up for Hertfordshire's countryside

Simon Dunn-Lwin
Planning and Development
Broxbourne Borough Council
Bishop's College
Churchgate
Cheshunt
EN8 9XQ

Our Ref:

Your Ref:

24th November 2021 (by email)

Dear Mr Dunn-Lwin,

Application no. 07/21/1227/F
Erection of 1no. 3-bedroom dwelling
The Coach House, Burnt Farm Ride, Goffs Oak, EN7 5JA

I write with reference to the above application which is the latest in a series of applications for this location. As with the previous proposals for this site, we object to this entirely inadequate application for the following reasons.

1. The site lies within the London Metropolitan Green Belt as defined by the adopted Broxbourne Local Plan which proscribes inappropriate development without very special circumstances being demonstrated for its approval. As with the previous applications (including most recently application no. 07/21/1054/F), there is no attempt to demonstrate circumstances which would overcome the purposes of the Green Belt in this location. It would appear that the applicant is attempting, by making several applications, to alter the conditions of the immediate area and the nature of the Green Belt in this location.
2. The lack of information provided may be taken as an indication of the applicant's intentions to achieve a small residential development of several units in this location, in direct contravention of the requirements of this designated protected area. As with the previous proposal on this site, this is a substantial new encroachment onto the Green Belt and we support previous decisions by the Council to refuse permission on this site and urge a similar response for this application.

Yours sincerely,

Chris Berry
Planning Manager

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