



The countryside charity
Hertfordshire

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Standing up for Hertfordshire's countryside

Clare Bambury
Planning and Development
Broxbourne Borough Council
Bishop's College
Churchgate
Cheshunt
EN8 9XQ

Our Ref:

Your Ref:

2nd February 2022 (by email)

Dear Ms Bambury,

Application no. 07/21/1500/F
St Lawrence Farm Darnicle Hill Cheshunt EN7 5TA
Demolition of existing dwelling and construction of 4 no. dwellings with landscape and ecological site enhancements.

I write with regard to the above minor application for the construction of four dwellings, to which CPRE Hertfordshire objects for the following reasons.

1. The application is accompanied by a wide range of technical studies and reports but it appears that key information is missing, including a planning statement, and design and access statement. The information presently provided concentrates almost wholly on ground condition, ecological, waste, flood and arboricultural studies.
2. While the above listed information is of technical interest, it does not address the policy issues raised by the application, nor does it provide justification for the proposed development. The site is located within the London Metropolitan Green Belt as defined by the adopted Broxbourne Local Plan and the proposal constitutes inappropriate development according to the National Planning Policy Framework (NPPF).
3. As such, very special circumstances are required to be demonstrated for the proposed development to be regarded as acceptable. These are not provided by this application which does not address issues of planning policy in a designated protected area, as required by the NPPF.
4. The plans accompanying the application are unclear with regard to the relationship between the existing and proposed developments. It appears that the proposal provides a significant increase in the amount of development on the site but this is neither specified nor justified.

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

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5. The proposed development seeks to introduce additional residential units which will have an impact on the open countryside and constitute encroachment onto the Green Belt in this location. This application, together with others in the immediate area, has a cumulative effect on the countryside, leading to a gradual deterioration in the quality and character of the rural landscape which has been apparent in recent years.
6. We urge the Council to refuse this and similar applications which are leading to the degradation of this designated protected area and the loss of highly valued open countryside.

Yours sincerely,

Chris Berry
Planning Manager