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Standing up for Hertfordshire's countryside

Colin Free
Planning & Development
Broxbourne Borough Council
Bishops' College
Churchgate
Cheshunt
Herts EN8 9XQ

Our Ref:

Your Ref:

22nd April 2022 (by email)

Dear Mr Free,

Application no. 07/22/0351/F
Land to the East of Stanford House, Burnt Farm Ride, Goffs Oak, EN7 5J
Proposed erection of one four bedroom dwelling

I write with regard to the above application, following numerous recent applications in this location. CPRE Hertfordshire has previously responded to these proposals and continues to object to this application for the following reasons.

1. The site is located in the London Metropolitan Green Belt as identified in the adopted Broxbourne Local Plan according to criteria in the National Planning Policy Framework (NPPF). Development is thus regarded as inappropriate unless very special circumstances can be demonstrated.
2. Numerous previous applications have been made for several houses in the Green Belt and we support the Council's refusals in these cases. We note that this application is for a single house to the east of the existing barn with a new access from the south.
3. No attempt is made in the Applicant's inadequate Design and Access Statement to address any very special circumstances, other than to suggest that the present proposal is less than previous proposals and to assert that it will 'have no detrimental effect in the immediate area.' Information regarding the proposed layout of the site and setting is also inadequate but it appears that the proposal is for an entirely new house immediately adjacent to the existing barn east of Stamford House but with a separate access and extensive residential curtilage.
4. It remains the case that this proposal constitutes a direct intrusion into the Green Belt without justification of any kind. It would be visually separate from the existing group of buildings including the listed Stanford House, and directly affect the openness of the Green Belt in this location.

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. We note that there is an error in the Applicant's supporting statement which refers to previous application 07/20/0429/F as having been approved. In fact this application was refused.
6. As with the previous applications, we urge the Council to refuse this application on the grounds of inappropriate development in the Green Belt.

Yours sincerely,

Chris Berry
Planning Manager