



Marie Laidler  
Planning & Development  
Broxbourne Borough Council  
Bishops' College, Churchgate  
Cheshunt  
Herts. EN8 9XQ

Our Ref:

Your Ref:

8<sup>th</sup> June 2022 (by email)

Dear Marie Laidler,

**Application no. 07/22/0406/F**  
**Hill Cross Farm Holy Cross Hill Wormley EN10 7FF**  
**Proposed erection of glasshouse**

I write with regard to the above application, to which CPRE Hertfordshire objects strongly for the following reasons.

1. 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). This site has already been subject to a number of previous planning applications for mainly residential development.
2. The present application comprises a very large warehouse type construction in open land which is described in the application as a "traditional multi-span glasshouse" for the propagation of trees and shrubs. The Planning Statement asserts that "the proposal is for an agricultural building on agricultural land which is considered appropriate in the Green Belt".
3. No further justification for the proposed development, nor supporting information is provided in the application which is entirely inadequate with regard to the details it provides on siting, services, facilities and related matters. No attempt is made to demonstrate any special circumstances which constitute reasons for overcoming the presumption against inappropriate development in the Green Belt.
4. Notwithstanding the assertion that the proposal is for agricultural use, the appearance of this huge building would be industrial in nature and seriously impact on the openness and character of the Green Belt in this location. No justification is provided for the proposed "agricultural use" and the lack of information on how the building will be serviced, access and parking provision is unacceptable.



The countryside charity  
Hertfordshire

Yours sincerely,

Chris Berry  
Planning Manager