



The countryside charity
Hertfordshire

31a Church Street
Welwyn
HERTS AL6 9LW
www.cpreherts.org.uk
office@cpreherts.org.uk
01438 717587

Standing up for Hertfordshire's countryside

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

Our Ref:

Your Ref:

9th November 2022 (by email)

Dear Case Officer,

Application No. 07/22/0989/O

Land to the North West of Cheshunt near A10, Turnford

Outline planning permission with all matters reserved except for access for demolition of all buildings and structures associated with the New River Trading Estate Turnford Household Waste Recycling Centre Halfhide Lane Gypsy Site and Halfhide Lane Allotments for the development of retail financial & professional services cafes & restaurants indoor recreation & fitness and employment floorspace (Use Class E) bars hot food takeaways and cinema (Sui Generis) hotel (Use Class C1) civic hub community uses (Use Class E F1 & F2) elderly persons accommodation (Use Class C2) residential dwellings (Use Class C3) and associated surface and decked car parking and landscaping together with the creation of a new link road and spine road between the Turnford Interchange and Halfhide Lane with associated cycle and pedestrian facilities including upgrades to existing routes beneath the A10 bridge crossings over New River highways works to Halfhide Lane and The Links including improved bus stop cycle and pedestrian facilities new electrical substation associated landscaping earthworks/recontouring tree felling and boundary treatment

I write with reference to the above application for the major development proposal referred to as Brookfield Riverside. This mainly covers land allocated for commercial and other purposes in the adopted Broxbourne Local Plan.

CPRE Hertfordshire notes that the development boundary for the proposed development very clearly includes land which is presently designated as London Metropolitan Green Belt in the Local Plan. It appears that land west of the New River to the south of the proposed site is proposed to accommodate a new link road running north-south to the west of the proposed development.

CPRE Hertfordshire objects strongly to this proposed encroachment into the Green Belt for a service road which should be incorporated into land presently allocated for development to the east and north of the New River. The New River forms a clear and defensible boundary to

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



the Green Belt to the south of the proposed development area and no very special circumstances have been demonstrated to justify this inappropriate development.

We urge the Council to address this issue with the developer with a view to amending the development boundary to take account of the protection afforded by the Local Plan. The Green Belt is especially significant in this area, where degradation has taken place and there is the constant threat of unauthorised development and activities.

Yours faithfully,

Chris Berry
Planning Manager