



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

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

Our Ref:

Your Ref:

30th November 2022 (by email)

Dear Louise Hart,

Application no. 07/22/1013/F
Land to the rear of 21 to 32 Doverfield, Goffs Oak
Erection of 9 dwellings, 4no. 2 beds 4no. 3 beds and 1no. 4 beds with access drives
parking and boundary gates and fences

I write with reference to the above application for speculative residential development. CPRE Hertfordshire objected to a similar smaller application in 2016 and maintains its objection for the following reasons.

1. The site lies within the London Metropolitan Green Belt as defined in the adopted Broxbourne Local Plan which proscribes inappropriate development according to criteria indicated in the National Planning Policy Framework (NPPF) unless very special circumstances are demonstrated. The Applicant in their Planning Statement (PS) seeks to justify the application on the basis of it being a rural exception site.
2. No evidence is provided with regard to the demand or appropriateness of this site as a rural exception site. The context of the location and semi-urban surroundings would not suggest that this site is suitable for rural housing.
3. There is no further discussion of any other very special circumstances which may relate to either local conditions or planning legislation which requires each application to be determined on its merits, particularly where the land affected is statutorily protected.
4. The application constitutes an inappropriate urban extension which the Green Belt designation exists to prevent to maintain the character of the open countryside 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

Registered Charity 1162419



The countryside charity
Hertfordshire

Yours sincerely,

Chris Berry
Planning Manager