

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

Our Ref:

Your Ref:

7th December 2022 (by email)

Dear Jenny Thompson,

Application no. 07/22/1033/O
Darnicle Hill Nursery, Darnicle Hill, Cheshunt
Demolition of existing buildings and erection of 24 to 27 houses with associated roads
footpaths landscaping and boundary fences

I write with reference to the above application for speculative residential development. CPRE Hertfordshire objected to previous applications in 2020 and 2021 and we maintain our objection to the present application 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) identifies five reasons for refusal of the most recent application, reference 07/22/0027/, namely: inappropriate development in the Green Belt, lack of marketing, the quantum of built form, lack of housing mix and isolated location.
2. CPRE Hertfordshire supports the Council's previous reasons for refusal and notes that the revised proposal comprises a slight reduction in the number of units with no significant amendment to the key aspects of the proposed development which remains inappropriate. As previously, the accompanying documents appear to be a re-submission of much of the previously provided information which resulted in the refusal of permission.
3. We note again that the essence of the English Domestic Revival movement, proposed by the Design and Access Statement as a guiding set of design principles, was the use of a rich palette of architectural techniques within a high quality environmental setting. Proposed Government advice issued recently for consultation emphasises the importance of good housing design, particularly in the countryside.



4. The promotion in this application of effectively standard house types is entirely inappropriate and at odds with the ethos of the English Domestic Revival movement. The proposed minimal design code appears primarily as a promotional aid rather than a serious attempt to achieve high quality design.

5. Further, the reduced density proposed is a disadvantage with regard to the efficient use of land. The proposed layout constitutes a gross intrusion into the Green Belt with the introduction of residential units which will have an impact on the open countryside. This application, together with similar proposals in the immediate area, would have 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. Again as previously noted on a more general point, there is reason to consider whether the economic circumstances surrounding home grown produce may not change in the future, and this should be encouraged.

CPRE Hertfordshire urges the Council to refuse this application.

Yours sincerely

Chris Berry
Planning Manager