



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

Our Ref:

Your Ref:

5<sup>th</sup> May 2023 (by email)

Dear Colin Free,

**Application no. 07/23/0269/F**

**Land off Admirals Walk between the New River and Balmacara, Hoddesdon  
Erection of 2no. four bedroom single storey dwellings set into ground with planted roof and  
associated parking and access through change of use from allotments to residential**

I write with reference to the above application, to which CPRE Hertfordshire objects 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). Very special circumstances must be demonstrated to overcome the harm caused to the Green Belt in this sensitive location.
2. The Green Belt, though partly degraded in this location, serves a useful purpose in maintaining open land adjacent to a water course, Conservation Area and Wildlife Site in an area where these elements are scarce. No very special circumstances have been demonstrated which relate to this development other than what is asserted to be innovative design.
3. The applicant's Design and Access Statement, including planning considerations, makes numerous references to the negative response of council officers in pre-application discussions. There appears to have been no substantive change in the proposals since the original negative pre-application advice which CPRE Hertfordshire supports fully.
4. The environmental credentials of the proposed building, which are also promoted in the application, do not relate to the specific circumstances or conditions of the location. The proposals would harm the character of the area and introduce an inappropriate element into the landscape and accordingly we urge the Council to refuse this application.



Yours sincerely,

Chris Berry  
Planning Manager

NOTE: We would request that this letter is published on the Council's website as a document relating to this application and should be grateful if you would notify us of the date of the appropriate meeting if it is to be determined by planning committee.