



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

Our Ref:

Your Ref:

19th November 2025 (by email)

Dear Louise Hart,

Planning application no. 07/23/0312/O

**Land to the rear of 612 Goffs Lane (Part of the former IN-EX Nursery), Goffs Oak
Outline application to enable the development of the site to provide six new zero carbon
homes, a footway/cycle path and associated open space and landscaping
(all matters reserved other than site access)**

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

1. The land identified for this proposed development is designated as London Metropolitan Green Belt in the adopted Broxbourne Local Plan where development is stated as being inappropriate unless very special circumstances are identified which clearly outweigh the harms caused, according to criteria in the National Planning Policy Framework (NPPF).
2. The Applicant's Planning Statement (PS) identifies the site as forming a "linking element between the sports facilities to the west and "New Open Space" designation to the east" taken from Local Plan designations (paragraph 2.2). The PS also notes the planning history of the site with two undetermined planning applications which appear at best irrelevant to the present application.
3. CPRE Hertfordshire believes that the provision of a footway/cycle path should be unrelated to the provision of housing in the Green Belt as proposed by this application. The Broxbourne Local Plan notes the significance of the Green Infrastructure network which includes the narrow strategic gap between Goffs Oak and St James identified initially in Broxbourne Local Plan paragraph 3.35 and subsequently identified in paragraph 8.6 as follows:
"Land to the east (of Newgatestreet Road)... will be retained as Green Belt in order to protect the important gap between Goffs Oak village and St James".



4. Southern Hertfordshire particularly is under unrelenting pressure for development and the value of the open countryside that remains increases for local communities, notwithstanding wider environmental benefits relating to the amelioration of the effects of climate change, maintenance of biodiversity, and physical and mental health. The provision of housing of any type in this area would be contrary to the objectives of the Local Plan and we urge the Council to refuse permission for this inappropriate development.

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.