



Subject: Consultation Response 07/23/0119/F

Good afternoon,

Thank you for the consultation in respect of the above application.

The site is the subject of a Planning Compliance investigation.

Having reviewed the submitted documents I have the following observations:

- The Design & Access statement acknowledges that the application is retrospective as operational development has taken place; however, our site visit revealed that the use has also already commenced.
- There are no details (elevations, clarification of use etc.) of the buildings that have also been erected on the site, including a gym and stables. These are clearly new and do not appear to benefit from planning permission.
- The red line plan is incorrect; the operational development encroaches into Chestnut Grove and incorporates buildings between the access and the Vineyard adjacent to the site

No comment is entered in relation to the suitability of the site for the use/development but purely to highlight the discrepancies between the plans and the as-built development.

It is recommended that Planning Policy are consulted for their input into the Applicant's submission regarding provision of sites within the borough, if they have not already been consulted.

I would be grateful for a copy of the decision, once made.

Any questions regarding the current investigation should be directed to planning.enforcement@broxbourne.gov.uk

Kind regards

Laura White

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