

[REDACTED]

From: [REDACTED]
Sent: 13 April 2026 12:21
To: [REDACTED]
Subject: Re: Footpath

Hi Laura,

I am not trying to be unreasonable nor seek any advantage ahead of the deadline for the LPA's Statement. Please refer back to my initial email which simply requested a discussion on SoCG asap following the Statement, given the short period until the CMC:

"With regard to the appeal, I note that we have a fairly short window between the deadline for the Council's Statement and the planned CMC – it would be really beneficial to have an understanding of matters of common ground/disputed facts in advance of the CMC so that both sides can accurately set out the need for evidence, expert witnesses and timings. Could we please pick this up as soon as is practicable following the LPA's Statement?"

Kind regards

Katie

Sent from [Outlook for Android](#)

From: [REDACTED]
Sent: Monday, April 13, 2026 9:46:07 am
To: [REDACTED]
Subject: RE: Footpath

Hello Katie,

Your comments are noted.

The deadline, set by PINS, for the LPA's Statement is at the end of the month and, as I am sure you can appreciate, it not reasonable to expect to be provided comments on the contents of this Statement in advance.

Kind regards

Laura White

Senior Planning Enforcement Officer | Broxbourne Borough Council
Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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From: [REDACTED]

Sent: 13 April 2026 09:08

To: [REDACTED]

Subject: Re: Footpath

Hi Laura,

Thanks for this, as for the SoCG we really need to understand the Council's position before we can draft anything as not sure of your stance.

Brian Owen had previously advised that he considered the requirements of the EN had lapsed, two years after it was issued, with that position later changing to it having been complied with (which was based on an officers site note with an incorrect plan attached referring to equine use of the land).

In particular it would help to have understanding of the Council's position on the following:

1. Status of the HCC EN (i.e. is it accepted that the obligations of the Notice are extant).
2. Whether (regardless of any dispute as to the status of the HCC EN), the Council accepts that the works would comply with the requirements of the EN.
3. Whether it is agreed that the site is a dormant minerals site.

We are assuming that we will be producing Mr Croke (for firsthand knowledge of the site history) and a Planner as expert witnesses. We need to understand any dispute regarding the necessity of the works undertaken to know whether we need to also call a Groundwork expert.

Many thanks

Katie

Sent from [Outlook for Android](#)

From: [REDACTED]

Sent: Monday, April 13, 2026 8:23:30 am

To: [REDACTED]

Subject: RE: Footpath

Good morning Katie,

There was no attachment – can you please provide?

In terms of a Statement of Common Ground, as this is for the Appellant to produce, please send this over whenever you're ready for us to review.

Kind regards

Laura White

Senior Planning Enforcement Officer | Broxbourne Borough Council

Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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From: [REDACTED] >
Sent: 12 April 2026 14:32
To: [REDACTED]
Subject: FW: Footpath

Hi Laura,

Please see attached sent by your colleague regarding the need work works to restore the condition of the footpath crossing the land subject to the Enforcement/Stop Notices.

As it stands, I think that compliance with the request in the attached letter would contravene the requirements of the Planning notices to cease works – could you please discuss with Jennifer and advise how the Council wishes Mr Croke to proceed in regard of both matters?

With regard to the appeal, I note that we have a fairly short window between the deadline for the Council's Statement and the planned CMC – it would be really beneficial to have an understanding of matters of common ground/disputed facts in advance of the CMC so that both sides can accurately set out the need for evidence, expert witnesses and timings. Could we please pick this up as soon as is practicable following the LPA's Statement?

Many thanks

Katie



RTPI

Chartered Town Planner



Inspiring p

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