

Diane Parsley

From: Laura White
Sent: 10 September 2025 08:01
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Darcy's Place/Little Broomfield

Good morning Katie,

Thank you for the email and confirming, as per the reports that we have received, that work is taking place on site involving the importation of materials.

This Council has previously advised that this work would require planning permission, but no application has been submitted.

I must therefore strongly recommend no further works take place until permission is obtained.

If works continue the Council will have little option but to consider formal enforcement action.

In the meantime, I am aware I have some outstanding correspondence from Mr Croke, and I will endeavour to respond to that as soon as possible.

Kind regards

Laura White

Senior Planning Enforcement Officer | Broxbourne Borough Council

Bishops' College | Churchgate | Cheshunt | EN8 9XQ

Tel: 01992 785555 [REDACTED] **Web:** www.broxbourne.gov.uk |

X [@BroxbourneBC](#) | **Facebook:** [@BroxbourneBC](#)



Sign up to receive emails about Council services and events at www.broxbourne.gov.uk/emailalerts

From: [REDACTED] >
Sent: 08 September 2025 17:08
To: [REDACTED]
Cc: s [REDACTED]
Subject: RE: Darcy's Place/Little Broomfield

Hi Laura,

Thank you for your update - I appreciate that there has been a huge volume of material issued and circulated which makes it difficult to keep track of progress and your summary is very helpful to understand the Council's position. It is reassuring to see that we have agreement progress in regard to BOB enforcement matters.

I have met Mr Croke on site this morning. As expressed in his recent communication, there remains disagreement between him and HCC regarding the status of their Enforcement Notice. I appreciate that this isn't a BOB matter, so I won't dwell, but I personally also find it very difficult to reconcile the historic site notes undertaken by HCC officers and the current condition of the land (as we all saw in person on site in April) with their position that the Notice was compiled with. Mr Croke firmly believes that the requirement within the notice to restore the land with a surface covering of earth at least 12 inches deep to facilitate growing remains outstanding. Accordingly, he is proceeding with works to restore the land in compliance with the Notice.

I note the suggestion that Mr Croke apply for a CLEUD, but his position is that having shared all of the documented evidence and proposed plans with the County and having waited for months for a response that was unsubstantiated, that this would be a futile process and adding a further length delay to works which have now been on hold for months. Instead, Mr Croke has been pursuing alternative professional advice to satisfy himself of the lawfulness of his intended restorative works.

It remains the case that in the longer term Mr Croke, Mr Croke seeks a beneficial use of this land. As advised some months ago, he was seeking a pre-application meeting with Council officers regarding future residential use of the land. That was placed on hold due to the issue with the County regarding the Enforcement Notice; ground works; and Cl'aire application - but he will now be pursuing this advice. I think given the site history, once a formal pre-application enquiry is submitted, it would be useful to have input from yourself and HCC officers to ensure that if any agreeable solution is reached for the site, it resolves all previous outstanding issues.

Many thanks

Katie

Kathryn Smith MRTPI
Chartered Town Planner



RTPI
Chartered Town Planner



From: [Redacted]
Sent: 27 August 2025 17:03
To: [Redacted]
Subject: Darcy's Place/Little Broomfield

Dear Katie,

I write following the site visit to the above on 4th April 2025 and the further information received from HCC regarding the Enforcement Notice issued by them in 1981.

Based on the above, it appears to this Council that:

1. Enforcement Notice ENF/21/0001 (hardstanding) has been complied with
2. Enforcement Notice ENF/22/0036 (land adjacent to Little Broomfield) has been complied with in full
3. Enforcement Notice ENF/23/0056 (use of Little Broomfield) has been complied with in part
4. Enforcement Notice issued by HCC has previously been complied with

In respect of item 1 no further action is required.

In respect of item 2 no further action is required.

In respect of item 3, the mobile homes, machinery, containers and any other items details in steps (i) – (iii) need to be removed in order to fully comply with this Notice. A timescale of by the end of October 2025 is suggested.

In respect of item 4, planning permission for any further soil importation, engineering or similar works is required before any works take place. It is suggested that any such application is submitted to this Council. I note that HCC have also suggested the CLD route, should Mr Croke consider the works to be lawful.

A site visit in early November 2025 should, it is anticipated, confirm full compliance with all Notices issued by this Council and allow the enforcement files on this site to be closed. If the works are completed earlier than the end of October timescale suggested above, please let me know and we will endeavour to visit as soon as practicable thereafter.

It is my informal opinion that any applications proposing additional works should be submitted after the enforcement matters are resolved.

I trust the above is clear and that this matter will shortly be resolved.

Kind regards

Laura White

Senior Planning Enforcement Officer | Broxbourne Borough Council

Bishops' College | Churchgate | Cheshunt | EN8 9XQ

Tel: 01992 785555 [REDACTED] **Web:** www.broxbourne.gov.uk |

X [@BroxbourneBC](#) | **Facebook:** [@BroxbourneBC](#)



Sign up to receive emails about Council services

and events at www.broxbourne.gov.uk/emailalerts

This transmission is intended for the named addressee(s) only, it may contain sensitive or protectively marked material and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All email traffic sent via Borough of Broxbourne systems will be subject to recording and monitoring in accordance with relevant legislation. To receive relevant e-communications from the Council, please register at www.broxbourne.gov.uk/emailalerts. E-communications are emails that provide information about Council services and events. All information supplied will be processed and held in accordance with Data Protection regulations. * The Council's privacy notice can be viewed here* <https://www.broxbourne.gov.uk/communications-marketing/privacy-notice/1> *