

Diane Parsley

From: Laura White
Sent: 17 October 2025 09:13
To: [REDACTED]
Cc: 'john croke'
Subject: RE: PCN - Darcy's Place

Good morning Katie,

Thank you for returning the completed PCN.

The Council have made it clear that they consider the importation of soils to be an act of development requiring planning permission.

This was communicated to you via email on 27th August and directly to your client, via email, on 12th August.

We previously set out that we expected our enforcement notices to be complied with by the end of this month. Is this a realistic expectation?

In the meantime, as the soil importation has commenced, without planning permission, we will be preparing the necessary paperwork to commence formal enforcement action.

Kind regards

Laura White

Senior Planning Enforcement Officer | Broxbourne Borough Council

Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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

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From: [REDACTED]
Sent: 12 October 2025 20:16
To: Laura White [REDACTED] >
Cc: 'john croke' [REDACTED]
Subject: RE: PCN - Darcy's Place

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Dear Laura

Please find attached a completed PCN on behalf of Mr Croke. As referred to within the PCN responses, I have also attached an email from the engineer who has planned the works including copies of the requested topo and levels drawings.

Mr Croke has sought to be as transparent and responsive as possible in regard to all questions as he hopes to share his reasoning for the belief that the works are proceeding in accordance with deemed planning permission arising from the 1980 HCC EN. It is understood that Broxbourne Council is in a difficult position as its decision regarding a breach of planning control is linked to the EN served by a separate Authority. Whilst it is noted that HCC have adopted a view that the Notice was complied with there is considerable evidence to the contrary, as referred to within the attached document and indeed witnessed by officers on site earlier this year. It is hoped that the Borough Council will undertake an independent of the evidence and facts of this case.

The cost and timescale for implementing the restoration have both been considerably exacerbated to date by the Council's current position that planning permission is required, which rendered the development ineligible for a Cl'air permit. It is hoped that any further unnecessary delays and costs can be avoided through communication and assessment of the relevant facts. It is noted that the Council had previously invited a CLEUD to confirm its position, but in the context of HCC's position that express planning permission was required and the associated potential for a subsequent appeal to take in excess of a year for determination (with PINS mean determination period around 67 weeks), this doesn't provide Mr Croke with an effective or expeditious resolution to the site – which after years of enforcement activity, he is now seeking to regularise.

If any further discussion would assist officers in their assessment, Mr Croke reiterates his willingness to meet and further co-operate – he is happy to host further meetings at the site or to attend meetings at the Council offices or via TEAMS.

Many thanks

Katie

Kathryn Smith MRTPI
Chartered Town Planner



RTPI
Chartered Town Planner



From: Laura White >

Sent: 30 September 2025 10:06

To:

Subject: RE: PCN - Darcy's Place

Hello Katie,

Please see attached as requested.

Kind regards

Laura White

Senior Planning Enforcement Officer | Broxbourne Borough Council

Bishops' College | Churchgate | Cheshunt | EN8 9XQ

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From: [REDACTED]

Sent: 29 September 2025 16:59

To: Laura White [REDACTED]

Subject: PCN - Darcy's Place

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Hi Laura,

John Croke has contacted me regarding the above requesting assistance. Would you mind forwarding me a copy of the PCN (as a Word Doc if possible, but otherwise a PDF will be fine)?

Many thanks

Katie

Kathryn Smith MRTPI

Chartered Town Planner



RTPI
Chartered Town Planner

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