

Diane Parsley

From: Laura White
Sent: 07 November 2025 07:06
To: 'john croke'
Cc: Katie Smith
Subject: Darcy's Place (COM/22/0263)

Dear Mr Croke,

I write further to my email of 20th October 2025, regarding your email communication 17th – 19th October. I have responded to each email in turn and cc'd this email to your agent.

I appreciate that your agent is preparing information on the same topic as your emails and this reply. It is therefore suggested that there is no further correspondence until that information is received and the site visit, scheduled for 14th November at 11:30am, takes place.

Email 1 – 17th October 09:48

The Council acknowledges section 173(6) of the Town and Country Planning Act 1990 (as amended). However, as has been communicated to you by both this Council and Hertfordshire County Council, the Enforcement Notice to which you refer has been complied with, so cannot be relied upon to allow these works.

Email 2 – 17th October 10:21

As this email is addressed to a local councillor and the local MP, I have no comment to make.

Email 3 – 17th October 11:59

Hertfordshire County Council have confirmed to you that their Enforcement Notice has been complied with. Whilst it is acknowledged that you do not agree with this position, this Council considers their view to be clear. It is on this basis that we are considering further enforcement action.

Email 4 – 17th October 13:50

The site's dormant status is noted and will form part of our considerations regarding next steps.

Email 5 – 17th October 14:41

The email from Brian Owen is noted. Any information from Hertfordshire County Council provided to us will form part of our considerations going forward.

Email 6 – 17th October 18:35

The contents of your Technical Note are noted. As has been explained by both Hertfordshire County Council and this Council, Enforcement Notice ENF/HCC/145 is complied with and therefore the works you are now carrying out are not lawful. New enforcement action is being actively considered.

Email 7 – 17th October 19:36

This appears to be the same Technical Note as Email 6 so I have no additional comments to make.

Email 8 – 17th October 21:40

Your reference to Section 173 of the Town and Country Planning Act 1990 (as amended), in particular subsections (6) and (7), is again noted.

Email 9 – 18th October 11:21

As this is complaint to the Environment Agency, I have no comment to make.

Email 10 – 19th October 18:50

The content of the letter attached to this email is noted.

For clarity, there is no pressure from any source, internal or external, in respect of this matter. This Council seeks to ensure compliance with the Notices issued by it, a matter that remains outstanding, and to ensure any further works have the necessary planning permission. As it is confirmed that soil importation is taking place, this Council is considering formal enforcement action for this breach of planning control.

Email 11 – 19th October 21:44

As this is a repeat of Email 10, I have no further comment to make.

Next steps

As there is further information to be provided by your agent, and a further site visit to take place, the above response is based on the information currently before this Council.

The views expressed above may change following receipt of this information and following the site visit.

It is therefore not our intention to enter into any further dialogue in the interim period.

We will write to you following the review of the information and the site visit.

Our next steps, therefore, are 1) review the information once it is received, and 2) attend a site visit.

I trust the above is of assistance.

Kind regards

Laura White

Senior Planning Enforcement Officer | Broxbourne Borough Council

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