



Freya Edwards-Clewley
Development Management
Three Rivers District Council
Three Rivers House
Northway, Rickmansworth
Herts. WD3 1RL

Our Ref:

Your Ref:

9th August 2023 (by email)

Dear Freya Edwards-Clewley,

Application no 23/0917/RSP

**Land known as The Puffing Field, adjoining Brackenhurst, The Common, Chipperfield
Retrospective: Installation of a model railway track, a bridge and two shipping containers**

I write with regard to the above proposed retrospective planning application, to which CPRE Hertfordshire objects for the following reasons.

1. The site lies within the London Metropolitan Green Belt as defined in the adopted Three Rivers Core Strategy which proscribes inappropriate development according to criteria indicated in the National Planning Policy Framework (NPPF) unless very special circumstances are demonstrated. CPRE Hertfordshire has previously objected to proposals for residential development on the site and welcomed the Council's decision to refuse planning permission.
2. The use of the site for the St Albans Model Engineering Society has been established for many years with a Certificate of Lawfulness issued in 2004 for the use of the land for leisure purposes. CPRE Hertfordshire is also aware of the initiation of various enforcement actions relating to the site, and it is clear that the intensity of use of the site has increased considerably in the last two years.
3. It is also clear that the containers presently on the site constitute inappropriate development in the Green Belt and granting permission would make these permanent features with damaging effects on openness and the character of the countryside in this location. The provision of parking on site also constitutes inappropriate development and may be seen as excessive with regard to the level of use envisaged in the Applicant's Planning Statement.
4. A modest outdoor recreational facility may generally be seen as acceptable in the designated Green Belt but this proposal would regularise an inappropriate increase in the impacts of the use which has already led to unacceptable impacts on the amenities of the



area including public rights of way. We note and support the objections raised by neighbouring residents and Sarratt Parish Council.

5. CPRE Hertfordshire welcomes the previous decision by the Council to prevent residential development on this site and urges the refusal of this inappropriate intensification of use and unsightly facilities.

Yours sincerely,

Chris Berry
Planning Manager

NOTE: We would request that this letter is published on the Council's website as a document relating to this application and should be grateful if you would notify us of the date of the appropriate meeting if it is to be determined by planning committee.