



Tom Norris  
Development Management  
Three Rivers District Council  
Three Rivers House  
Northway, Rickmansworth  
Herts. WD3 1RL

Our Ref:

Your Ref:

6<sup>th</sup> December 2023 (by email)

Dear Tom Norris,

**Application no. 23/1692/FU**  
**Valley View Farm, Oxhey Lane, Carpenders Park, Watford**  
**Erection of 8 residential dwellinghouses with gardens and parking, shared sports facilities, formation of a new vehicular access from Oxhey Lane, landscaping, re-routing of public right of way, associated works following remediation of contaminated land**

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

1. The land identified for this proposed development is designated as London Metropolitan Green Belt in the adopted Three Rivers Core Strategy where development is seen as inappropriate unless very special circumstances are identified which clearly outweigh the harm caused to the Green Belt, according to criteria in the National Planning Policy Framework (NPPF).
2. The Planning Statement seeks to identify very special circumstances including remediation of the site, ecological benefits, public space and pedestrian benefits, and the provision of housing, specifically custom or self-build. A number of these considerations are assigned significant weight in the planning balance and we believe that this is inappropriate.
3. The provision of a relatively small number of housing units, together with enhancements of the site, including environmental improvements, which would be required of any development of this nature, do not in our view constitute very special circumstances, let alone attract substantial weight in the planning balance.
4. The issue of remediation through development is promoted as a significant consideration but again the present nature and condition of the site including its vegetation does not constitute a justification for the proposed development. The key feature of the site is its openness and rural character, protected through its designation as Green Belt, which would be seriously jeopardised by this proposal.



5. The issue of the family involvement is not relevant to the planning considerations. There is no means of ensuring that the family connections would remain in the future and which may lead to complications with regard to the joint ownership and maintenance of the common spaces and facilities such as the shared recreation building.
6. CPRE Hertfordshire supports the Council's previous decision and dismissal of the appeal in 2016. The reasons relating to the visual and spatial aspects of openness of the Green Belt are as valid now as previously, notwithstanding the reduction in the number of units.
7. The proposed development would introduce an inappropriate element into the landscape in this area and we request the Council to refuse this application.

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.