



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

Our Ref:

Your Ref:

1<sup>st</sup> March 2024 (by email)

Dear Freya Clewley,

**Application no. 24/0139/RSP**  
**Land Known as The Puffing Field Adjoining Brackenhurst, The Common, Chipperfield**  
**Retrospective: Use of land for model railway purposes and**  
**associated structures and facilities**

I write with regard to the above application which is similar to a previous application to which CPRE Hertfordshire objected on 9<sup>th</sup> August 2023. We continue to object to this proposal 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 harms caused, according to criteria in the National Planning Policy Framework (NPPF).
2. As noted previously, the use of the site for the St Albans Model Engineering Society was established for many years with a Certificate of Lawfulness issued in 2004 for the use of the land for leisure purposes. Subsequently there have been enforcement concerns relating to the increased use of the site and the Council has required the submission of a planning application for the use and structures.
3. Whereas outdoor leisure or recreation activities may be considered suitable for a Green Belt location, CPRE Hertfordshire believes that the containers presently on the site constitute inappropriate development in the Green Belt. Granting permission would make these permanent features with damaging effects on openness and the character of the countryside in this location.



4. The provision of parking onsite also constitutes inappropriate development and appears excessive with regard to the level of use envisaged in the Applicant's Planning Statement (PS). In fact, it is difficult to ascertain from the PS the exact intensity of use proposed from the generalised tables of potential days and hours of use.
5. A modest outdoor recreational facility may generally be seen as acceptable in the designated Green Belt but this proposal would regularise what appears to be an inappropriate increase in the use which has already led to unacceptable impacts on the amenities of the area including public rights of way.
6. Information is lacking on the detailed management arrangements for the proposed intensified use and we support the concerns expressed by Sarratt Parish Council and local residents.

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.