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Standing up for Hertfordshire's countryside

Claire Wilson
Development Management
Three Rivers District Council
Three Rivers House
Northway, Rickmansworth
Herts. WD3 1RL

Our Ref:

Your Ref:

22nd May 2024 (by email)

Dear Claire Wilson,

Application no. 24/0518/FUL

Land to rear of Croxley House, Little Green Lane, Croxley Green WD3 3JB

Change of use of land to horticulture and equestrian use including erection of a single potting enclosure, two poly tunnels, hay store and four mobile stables

I write with regard to the above application to which CPRE Hertfordshire objects strongly 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. There appears to be no Planning Statement attached to this application, which should be a requirement for an application in the Green Belt, identifying the policy context and relevant conditions. There is no justification presented for this proposal, either in terms of exceptions to Green Belt criteria or very special circumstances.
3. The application material is inadequate for a full consideration of the factors affecting the proposed development.
4. We support the concerns raised by local residents and urge the Council to refuse this inappropriate and inadequate 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.

CPRE is working nationally and locally for a beautiful and living countryside

CPRE Hertfordshire is a Charitable Incorporated Organisation

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