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Hertfordshire

31a Church Street

Welwyn

HERTS AL6 9LW

[www.cpreherts.org.uk](http://www.cpreherts.org.uk)

[office@cpreherts.org.uk](mailto:office@cpreherts.org.uk)

01438 717587

**Standing up for Hertfordshire's countryside**

Alannah Stringer  
Development Management  
Three Rivers District Council  
Three Rivers House  
Northway, Rickmansworth  
Herts. WD3 1RL

Our Ref:

Your Ref:

7<sup>th</sup> May 2025 (by email)

Dear Alannah Stringer,

**Planning application no. 25/0597/FUL  
Land Adjoining Westwood End, Bucks Hill, Kings Langley  
Change of use to a residential caravan site, for occupation by Gypsies/Travellers, comprising  
the siting of 2 static caravans with associated access and hardstanding.**

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

1. The land identified for this proposed development is designated in the Three Rivers Core Strategy as London Metropolitan Green Belt where development is inappropriate unless very special circumstances are identified which clearly outweigh the harms caused, according to criteria in the National Planning Policy Framework (NPPF).
2. The site is located in the Chilterns National Landscape which is designated as an area of outstanding natural beauty of national importance. It is managed to conserve and enhance its distinctive character, natural beauty and cultural heritage for the benefit of the nation.
3. CPRE Hertfordshire is fully aware of the statutory responsibilities of Three Rivers District Council with regard to the provision of sites for Gypsies and Travellers and the requirements of both national and local policy in this regard. We note that an application for eleven pitches was granted consent recently in the vicinity of this proposal.
4. This application is particularly inappropriate with regard to the quality of the landscape and the impact it would have on the openness and rural character of the immediate area. This is exacerbated by the proximity of the Grade 2 listed Blenheim Cottage whose setting will be affected by the proposed development.

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

**CPRE Hertfordshire is a Charitable Incorporated Organisation**

President: Sir Simon Bowes Lyon, KCVO

Chairman: Peter Waine

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5. The application for a change of use to a residential caravan site could lead to many more than the two caravans presently proposed and result in considerable deterioration of the quality of the landscape and the openness of the Green Belt.
6. CPRE Hertfordshire is aware of the recent history of this site with regard to a significant incursion onto the site that led to severe impacts on the settlement and residents of Bucks Hill which should be taken into account in the determination of this application. An injunction was granted to Three Rivers District Council to prevent further use of the land by the Applicant in June 2022 for caravans or other uses.
7. It is suggested in the Planning Statement that the impact of the proposal will be “minimal” and this is most unlikely to be the case in the light of the above events. It is reasonable in our view to take account of matters arising from previous experience with regard to the consideration of this application.
8. We would anticipate that an application for any development on this designated protected land would be regarded as entirely inappropriate. We do not believe that there are extenuating circumstances in this case and urge the Council to refuse permission for this damaging proposal.

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.