

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

Our Ref:

Your Ref:

15th October 2025 (by email)

Dear Lauren Edwards,

Planning application no. 25/1294/FUL
Land Adjoining Sarratt Lane, Loudwater
Construction of 9no. residential dwellings (Use Class C3), with associated rerouting of public
footpath, access, parking and landscaping works

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 as London Metropolitan Green Belt in the adopted Three Rivers Core Strategy where development is stated as being inappropriate unless very special circumstances are identified which clearly outweigh the harms caused, according to criteria in the National Planning Policy Framework (NPPF).
2. Significant local community opposition continues to both development generally in the Green Belt and this specific application. The proposed development would clearly affect the openness of the highly valued countryside in this location and constitute breaches of the first and third purposes of the Green Belt as identified in the NPPF (paragraph 143) to prevent urban sprawl and encroachment onto open countryside.
3. In the case of the London Metropolitan Green Belt, the first purpose of the Green Belt refers as much to the effect of the urban sprawl emanating from the growth of the capital as the major development generator in this and the surrounding areas, as to the sprawl of other major settlements. The proposal should not be regarded as an infill site, as promoted by the Applicant's consultants, and is clearly an extension of the built-up area of Loudwater and constitutes unplanned development which the Green Belt legislation was designed to prevent.

4. Arguments relating to the inconsequential impact of each individual application on the Green Belt as a whole become seriously inappropriate when the cumulative effect of several applications is considered, as is occurring in this part of Hertfordshire.
5. The Planning Statement correctly states that the site should not be considered as grey belt and that very special circumstances should be demonstrated to clearly overcome the harm to the Green Belt. The benefits asserted in the Planning Statement relate only to general issues unrelated to the specific local conditions of the site and area and do not constitute sufficient reason to clearly outweigh the harm caused to highly valued open land.
6. In summary, it is undeniable that the new planning policy context created by the revised NPPF has provoked a disturbingly high number of new applications and re-applications for sites which were previously refused permission. Southern Hertfordshire is under unrelenting pressure for development and the value of the open countryside that remains increases for local communities and visitors, notwithstanding wider environmental benefits relating to the amelioration of the effects of climate change, maintenance and enhancement of biodiversity, and physical and mental health.
7. We note and support the responses of Sarratt Parish Council and many local residents. This application is for large housing which is neither needed nor supported through the Local Plan process and we urge the Council to refuse permission for this inappropriate speculative development.

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 would be grateful if you could notify us of the date of the appropriate meeting if it is to be determined by planning committee.