



The countryside charity  
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

David Heighton  
Development Management  
Three Rivers District Council  
Three Rivers House  
Northway, Rickmansworth  
Herts. WD3 1RL

Our Ref:

Your Ref:

26<sup>th</sup> November 2025 (by email)

Dear David Heighton,

**Planning application no. 25/0590/FUL  
Land to the North of Toms Lane, Toms Lane, Kings Langley  
Change of use to create 4 gypsy and traveller pitches including 2 amenity buildings  
and associated hardstanding and access.**

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

1. The proposed site is designated in the adopted 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 a crucial gap between the settlements of Bedmond and Kings Langley contributing to two reasons for Green Belt designation; that is the prevention of sprawl and the coalescence of settlements. It is not appropriate to cite grey belt criteria for a site where a planning appeal was dismissed in 2023 for Green Belt reasons.
3. We note that the application title states "change of use" but in fact the application is for the development of traveller pitches affecting one of the last remaining open areas between Bedmond and Kings Langley, with particular impact on the rural character of the immediate area. A change of use such as that proposed would put no effective limit on the number of caravan units which may be located on the site and this may lead to further deterioration of local environmental conditions.
4. CPRE Hertfordshire supports fully the concerns and objections of Abbots Langley Parish Council and urges the Council to refuse permission for this incorrectly titled application and inappropriate development.

Yours sincerely,

Chris Berry  
Planning Manager

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, OBE

Registered Charity 1162419

CPRE Patron: His Majesty The King