

**Our ref: MNP-00124.C8650**

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Date: 16 January 2025

Development Management  
Hertfordshire County Council - Postal Point CHN115  
Farnham House  
Six Hills Way  
Stevenage  
SG1 2ST

Dear Sir/Madam,

**Land to North of Little Green Lane, Croxley Green – Outline Planning Application**

In accordance with Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 please find enclosed the requisite notice that Richborough have submitted an outline planning application to Three Rivers District Council for the following development proposal:

*“Outline Application: Construction of up to 600 residential dwellings (Use Class C3(a)), a 5-bedroom property for children’s social care and supported living (Use Class C3(b)). Two vehicular access points from Little Green Lane and further pedestrian / cycleway accesses. A one form entry primary school (Use Class F1(a)) (plus expansion land for a two-form entry primary school). A mixed-use local centre including provision for NHS health and social care services (Use Class E(e)), community building (Use Class F2), retail and café provision (Use Class E(a-c)), car parking and associated infrastructure. A country park, areas for play and recreation, allotments, community orchard and landscaping with associated infrastructure including sustainable urban drainage systems. (All matters are reserved except for vehicular access).”*

Any owner/tenant who wishes to make representations about this application should write to Three Rivers District Council at Three Rivers House, Northway, Rickmansworth WD3 1RL by 6 February 2025 (21 days following this notice).

The grant of planning permission does not affect owners’ rights to retain or dispose of their property unless there is some provision to the contrary in an agreement or in a lease. The grant of planning permission for non-agricultural development may affect agricultural tenants’ security of terms.

If you require any further information, please do not hesitate to contact me.

Yours sincerely,  
for RPS Consulting Services Ltd

Paul Hill  
Senior Director - Planning

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Enc. Notice