

From: Claire Westwood <claire.westwood@threerivers.gov.uk>
Sent: 11 Jun 2025 07:24:40
To: TR.EDMSmyemails@threerivers.gov.uk
Cc:
Subject: Land North of Little Green Lane, Croxley Green, WD3 3SP - 24/2073/OUT
Attachments:

From: Squire, Sandra
Sent: 10 June 2025 14:31
To: Claire Westwood
Subject: RE: Land North of Little Green Lane, Croxley Green, WD3 3SP - 24/2073/OUT

Dear Claire

Thank you for contacting us regarding changes to the application. While any separation between the suds and the woodland is to be welcomed, we have rather more concerns regarding the potential increase in recreational pressures on the ancient woodlands within and adjacent to the site. The minimum suggested buffer mentioned in the Natural England/Forestry Commission Standing advice is more suited to a single dwelling, rather than a large development of up to 600 dwellings. With the associated direct and indirect impacts of both development, traffic, people and domestic pets.

Larger planted buffers, better connectivity between woodlands, provision of alternative recreational space and appropriate woodland management may go some way to mitigate these effects. However an assessment of the impacts of the development on the woodland habitats as a whole should be undertaken before appropriate mitigation can be proposed.

It is however worth noting that The Town and Country Planning (Consultation) (England) Direction 2024 (published January 2024) requires local planning authorities in England to consult the Secretary of State before granting planning permission for certain types of development, including development that affects ancient woodland: [The Town and Country Planning \(Consultation\) \(England\) Direction 2024 - GOV.UK \(www.gov.uk\)](#)

Strategic tree planning can also be used to assist with minimising flood risk on some sites and should also be a consideration.

If you need any further information, please don't hesitate to contact me

Best wishes