

From: Claire Westwood <claire.westwood@threerivers.gov.uk>

Sent: 17 Dec 2025 09:34:38

To: TR.EDMSmyemails@threerivers.gov.uk

Cc:

Subject: Land North of Little Green Lane, Croxley Green, WD3 3SP - 24/2073/OUT

Attachments: Land North of Little Green Lane, Croxley Green, WD3 3SP - .jpeg

From: Squire, Sandra

Sent: 16 December 2025 14:40

To: Claire Westwood; Christian.Evans;

Cc: Bones, MacBradan

Subject: Land North of Little Green Lane, Croxley Green, WD3 3SP - 24/2073/OUT

Dear all

Following discussions both internally and with the developer, we would like to reiterate some points regarding this application:

The Forestry Commission is a non-statutory consultee on developments in or within 500m of ancient woodland. As a Government department we can neither support nor object to planning applications but endeavour to supply the necessary information to help inform your decision on the application. Ultimately the decision whether to approve or not, lies with the Local Authority, we can only provide advice.

Please consider all the points made in our previous consultation responses as still valid. Concerns remain about the long term effects on all of the Ancient Woodlands affected by this development.

Full assessment of the potential effects on each Ancient woodland habitat has not been undertaken, therefore it is difficult to assess whether a 30m buffer is appropriate and what the effects of new development including dust, noise, people and pets etc would have.

Whilst an application should be considered on its merits, in the case of ancient woodland as irreplaceable habitats, the integrity of the woodland should take priority except when the exceptional reasons test applies.

Due to the irreplaceable nature of ancient woodland and ancient and veteran trees, most temporary effects will result in irreplaceable damage.

If the Local Authority is minded to approve this application, we have made some recommendations regarding the landscape plan, (attached) which we feel may help mitigate some of our concerns.

This includes increased woodland planting in the country park area to ensure that functional connectivity between the Ancient Woodlands is enhanced and that wildlife has a greater 'refuge area'. (It might be argued that the creation of a country park would provide more connectivity than at present but this should be weighed against the increase in disturbance from people, pets, noise, light and in unvegetated open space versus the existing connectivity via field margins, hedges and fallow land at present.) A restriction in access through to the Ancient Woodlands in the northern area by the erection of chestnut paling fences to minimise disturbance and anti-social behaviour from people and dogs, plus a much larger buffer zone between the ancient woodland within the site and the housing development.

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

Best wishes

Sandra Squire

Local Partnership Advisor
East & East Midlands



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