

STATEMENT OF CASE to Planning Appeal

From CROXLEY GREEN PARISH COUNCIL

Land To North of Little Green Lane Croxley Green WD3 3SP Ref 24/2073/OUT

Introduction

Thank you for inviting the Parish Council to comment on the Planning Appeal submitted by the RPS Group on behalf of the developer, Richborough.

We will be making the following points in our case

Sarratt Neighbourhood Plan

We will show that policies 1(c) [Engagement with the community] and 3 [Heritage context] have not been complied with

HOUSING AND COMMUNITIES

We will show that the proposal does not match or fit in with the local design, layout and density of housing.

INFRASTRUCTURE AND UTILITIES

We will show that acknowledged shortfalls in current provision in many areas including, but not limited to, education, health services, water supply, water treatment, and power networks have not been addressed by the developer.

The inspector should satisfy themselves that the necessary investment is planned and will be forthcoming before any development on this scale is approved.

ENVIRONMENTAL PROTECTION

We will show that the proposal affects the setting of Durrants House.

TRANSPORT AND ACCESSIBILITY

We will show that the development is not accessible and relies on optimistic assessments of the likely volumes of traffic, and the extent to which sustainable travel modes will be used.

We will show that the development will significantly increase the volume of traffic along Links Way and Durrants Drive, increasing congestion at the junctions with Baldwins Lane.

We will show that it will be difficult for the site to be accessed by construction traffic

GREEN BELT

We will show that the site is not grey belt as defined by NPPF, by reference to the developer's drawings.

21 May 2026

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