

SARRATT PARISH COUNCIL
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BY EMAIL ONLY

Date: 18 February 2025

Statutory consultee response from Sarratt Parish Council (SPC) to the following planning application:

*24/2073/OUT - Outline Application: Development of up to 600 residential dwellings (Use Class C3(a)), construction of 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 cafe 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. (Layout, scale, appearance and landscape as reserved matters).
Land To North of Little Green Lane Croxley Green WD3 3SP*

Dear Claire,

SPC object to this application for the reasons set out below. If the officers are minded to approve this application we request that it is brought into the planning committee.

We recognise this application whilst in Sarratt Parish boundaries, would have a more significant impact on Croxley Green and its residents.

Our primary objection is that this application is overdevelopment on Green Belt land with insufficient case to apply very special circumstances.

The purpose of Green Belt is to prevent urban sprawl by protecting separation between developed areas and to protect rural setting (NPPF Paragraphs 142 & 143). This application in our opinion would go against this policy including impacting the purpose of this land as separation between Croxley Green and Chandlers Cross, as well as providing rural setting to the north of Croxley Green. We reject the applicant's submitted assessment that this plot is classed as 'Grey Belt' as this statement does not correctly consider the full context and does not provide external references or evidence, to substantiate this self-assessed position.

We welcome the applicant adhering to the affordable housing policies with this application, however the housing need (including affordable provision) for Sarratt Parish as outlined in the Housing Needs Assessment has already been satisfied by recent approved development applications. This and any other applications would exceed the housing need for the Parish.

Sarratt is a rural parish with concerning strains on its transport and services infrastructure. An application of this size is not sustainable in Sarratt Parish.

The neighbouring Croxley Green as a larger settlement has the theoretical potential to provide infrastructure for this size of development. However, the applicants own submitted expert reports identify many existing significant issues with transport infrastructure and services such as sewage capacity. Neither Sarratt Parish nor Croxley Green would be able to accommodate a development of this size which means this is an unsustainable location.

The indicative designs in the application include four story buildings. This height of building is not in keeping with Sarratt Parish buildings and is also not typical in Croxley Green. The effect of this aspect on the views and separation from settlements is a concern.

The need for the additional facilities outlined in this application has not been properly tested. One of these facilities, the NHS health and social care services duplicates provision in another already approved application in Sarratt Parish, so there is no defined need for this provision in this application.

We note the very large number of local public objections submitted on this application so far and also note the significant objections submitted by HCC highways and the local flood authority.

In conclusion we recognise the need for housing at the national, district and local level. SPC has in recent times supported new developments in our Parish where they are in appropriate locations. However, this application is for an unsustainable location on Green Belt land.

Yours sincerely,

Lee Farman
Planning lead
Sarratt Parish Council