



**Chilterns**  
National  
Landscape

Contact: Michael Stubbs MRTPI  
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**By portal upload to**

My Ref: F:\Planning\DM\Three Rivers\Little Green lane Croxley Green.  
21<sup>st</sup> July 2025

**By email to the planning case officer.**

Outline Application: Development of up to 600 residential dwellings (Use Class C3(a)), construction of a 5-bedroom property for childrens 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**

Three Rivers DC reference: 24/2073/OUT

**CCB Comments.**

Thank you for consulting the Chilterns Conservation Board (CCB). Our duties and responsibilities are set out in the Countryside and Rights of Way Act 2000, at section 87, and we have confined our scrutiny of this application to ensuring it falls within this duty.

The statutory boundary of the Chilterns AONB/National Landscape is set away from the application site and lies some 2.4 to 2.6km to the west of the submitted red line. The landscape within and surrounding the application site shares several characteristics with the Chilterns landscape, notably narrow and partly sunken lanes, dry chalk valley features, and a chalk plateau landscape. The River Gade, a Chilterns Chalk stream and valley landscape, is located approximately 2-3 km to the east of the application site. This flows from within a source within the National Landscape.

It is material that in the Spring of 2025, Natural England ceased work on the Chilterns boundary extension review, along with other candidate projects. The distance and intervening topography to the east of this application site result in a very marginal impact upon the setting of the Chilterns, and we accept that this would not harm the special qualities following an appraisal of visual impacts alone.

In taking a more holistic view of the impacts upon the Chilterns, we would seek assurances that the River Gade's ecology is not impacted. The applicants within their submitted landscape and visual impact assessment and/or ecological assessment are welcome to comment on the wider implications upon the River Gade and the recreational impacts upon footpaths and green infrastructure more generally. We would welcome an addendum to the landscape assessment with a Chilterns perspective.



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To assist all parties, we have recently produced the Chilterns Chalk Streams Planning Guidance (in collaboration with Land Use Consultants), which was released a few weeks ago. This specifically sets out development management policies, and we welcome assurances that the Gade is unaffected.

This new guidance may be accessed at  
<https://www.chilterns.org.uk/news/new-planning-guidance-launched-to-protect-fragile-chalk-streams/>

Yours faithfully

Chilterns Conservation Board (Chilterns National Landscape)

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21<sup>st</sup> July 2025



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**From:** Planning <[Planning@chilterns.org.uk](mailto:Planning@chilterns.org.uk)>

**Sent:** 21 July 2025 17:16

**Subject:** Re: 24/2073/OUT

Dear Claire,

Many thanks for this. I had initially reviewed this back in Feb and screened it for 'no comment', but should have informed TRDC of that - apologies.

Fortuitously, we have just produced Chalk Streams planning guidance (published two weeks ago). In view of the River Gade, which is located some distance to the east, we thought it useful to obtain, and if it is the applicant's reassurance on that. The new guidance is linked and set out in the attached pdf.

I hope this may assist and if easier for me to load to the TRDC portal, feel free to let me know.

Many thanks and also for this opportunity to add a few comments. We can confirm, as in the attached letter, that there would be no physical impact upon the visual setting of the NL/AONB (following the Landscape Institute's approach).

All best wishes

Michael

**Dr Michael Stubbs MRTPI**

**Planning Adviser**

**Chilterns National Landscape**

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