

Comments for Planning Application 24/2073/OUT

Application Summary

Application Number: 24/2073/OUT

Address: Land To North Of Little Green Lane Croxley Green WD3 3SP

Proposal: 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).

Case Officer: Claire Westwood

Customer Details

Name: Not Available

Address: The Chilterns Conservation Board The Lodge Station Road Chinnor OX39 4HA

Comment Details

Commenter Type: Other

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment:By upload to the TRDC planning portal

21st October 2025 (updated)

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)

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Three Rivers DC reference: 24/2073/OUT

21st October 2025. Updated Comment. Thank you for the LPA's further consultation on the applicant's submission of a Woodland Recreation Management Plan, in which Appendix 4 deals with the previous CCB comments on the River Gade. We have noted this, but we have no further comments to make on this matter. The applicants are not offering anything tangible, as far as the River Gade's habitat is concerned. They note the benefits of further dialogue with the CCB.

21st July 2025 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.

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)

Station Road

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