

Our ref: MNP-00124.C8651

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Date: 19 December 2024

Development Management
Three Rivers District Council
Three Rivers House
Northway
Rickmansworth
Herts
WD3 1RL

Dear Sir/Madam,

Outline Planning Application – Land to North of Little Green Lane, Croxley Green

RPS Consulting Services Ltd (“RPS”) is pleased to submit, on behalf of Richborough (“the Applicant”), an outline application for up to 600 dwellings, together with vehicular access details, pedestrian/cycleway accesses, primary school, mixed-use local centre, a country park, and associated infrastructure on Land to North of Little Green Lane, Croxley Green.

The description of development is as follows:

“Outline Application: Construction of up to 600 residential dwellings (Use Class C3(a)), 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 café 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. (All matters are reserved except for vehicular access).”

The application follows the undertaking of pre-application discussions with Planning Officers at Three Rivers District Council which took place under the reference number 24/1367/PREAPP. An Environmental Impact Assessment (EIA) Screening Request was also submitted by the Applicant on 31 July 2024 and determined under reference number 24/1220/EIA. A decision issued on 15 August 2024 confirmed that the proposed development would not result in significant environmental effects and would not require an EIA to be carried out.

Accordingly, the application contains the following supporting documents:

Plans

Application Plans for Approval

- P24-1200_DE_001B - Site Location Plan
- T24544.001 – Proposed Site Access Durrants Drive
- T24544.002 – Proposed Site Access Links Way
- P24-1200_DE_0015_Rev C – Land Use Parameter Plan

Supporting Documents

Covering Letter (this letter)

Planning Statement (including S106 Heads of Terms) (RPS) – December 2024

Design and Access Statement and Design Code (Pegasus) – December 2024

Landscape and Visual Impact Assessment (LVIA) (Iceni) – December 2024

Heritage Impact Assessment including Archaeological Assessment (Pegasus) – December 2024

Ecological Impact Assessment (RammSanderson) – December 2024

Biodiversity Checklist (dated 04.11.2024)

Statutory Biodiversity Metric Calculator (RammsSanderson) – RSE_8239_BIA_V1R4

Flood Risk Assessment (BWB) – December 2024

Sustainable Drainage Strategy (BWB) – December 2024

Transport Assessment (Hub Transport Planning) – December 2024

- o Appendices A to B
- o Appendices C to F
- o Appendices G to R
- o Text Figures Drawings

Travel Plan (Hub Transport Planning) – December 2024

Phase 1 Geo-Environmental Assessment (BWB) – December 2024

Noise Impact Assessment (BWB) – December 2024

Energy Statement (Greengage) – December 2024

Sustainability Statement (Greengage) – December 2024

Arboricultural Impact Assessment (incorporating Tree Protection Measures) (Tyler Grange) – December 2024

Agricultural Land Assessment (Reading-ag) – July 2024

Air Quality Assessment (BWB) – December 2024

Utilities Assessment (BWB) – December 2024

Affordable Housing Statement (Tetlow King Planning) – December 2024

Education Report (EFM) – December 2024

Statement of Community Involvement (Cratus) – December 2024

Sport and Leisure Strategy (Sports Planning Consultants) – December 2024

Local Centre Capacity Statement (Lambert Smith Hampton) – December 2024

Health Impact Assessment (RPS) – December 2024

The application has been submitted electronically via the Planning Portal under the reference number **PP-13629536** and the requisite fee of **£86,555.00** (including VAT and £70 service charge), calculated based on a site area of 40.69ha, has been paid by the client.

Our ref: MNP-00216.C8554

The statutory time limits for applications for planning permission are set out in article 34 of the Town and Country Planning (Development Management Procedure (England) Order 2015 (as amended). They are 13 weeks for applications for major development. Based on a start date of 19th December 2024, we presume the statutory determination target date will be 20 March 2025.

I trust that the submitted documents will allow your Authority to validate this application and we look forward to receiving formal acknowledgement in due course. Should you require any further information please do not hesitate to contact me.

Yours sincerely,
for RPS Consulting Services Ltd



Paul Hill | BA (Hons) MA MRTPI

Senior Director - Planning
RPS | Consulting UK & Ireland

