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22 APR 2026

Land to the North of Little Green Lane Croxley Green WD3 3SP

Application no. 24/2073/OUT , PINS Appeal ref. 6004972

I live at 4, The Courtyard, Gloucester Court, Croxley Green, WD3 3FT. The rear of our house backs on to Little Green Lane.

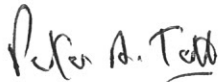
The proposed development of 600 houses on the site will add to the already traffic congestion on the local suburban roads. A survey of the number of cars parked on the forecourts and roads outside local houses shows at least 2 cars per house. Using this figure, there will be 1200 vehicles based on the proposed site of 600 houses. If, as is most likely, 75% of these vehicles exit and return to the site each day during peak times, there will be an additional 900 vehicle movements exiting and returning onto the local roads at peak times, plus service and delivery vehicles. The proposed access roads to the site, Durrants Drive and Canterbury Way, are suburban estate roads, often reduced to single lane with on-street parking. Traffic entering and exiting the site on these roads will need to cross Little Green Lane that is a narrow, single track lane with a few wider sections where vehicles can pass. The foundations of these local roads were not designed to take the wear from heavy traffic and heavy delivery, service and EV vehicles. Several are showing cracks that indicate that the foundations are too weak.

The local road system is already congested at peak times. Traffic from the proposed site will need to exit onto Baldwins Lane, that is already heavily congested at peak times with traffic going to/from local schools and commuters into/from Watford. The Green is frequently backed up for the whole length of The Green at peak times, and will be added to by the recent development of 150 houses at the north end of The Green and increased traffic from Sarratt. In addition, a new SEND school off Manor Way for 200 pupils with 100 staff has been approved that will further add to traffic congestion. The walk to Croxley underground station takes 25-30 minutes and it is a hilly cycle ride.

In conclusion, the access to the propose site will cause an enormous increased pressure on the local suburban road system that is already totally inadequate to carry the existing, let alone the increase in traffic that will arise from the already planned developments and this one for 600 houses. This increase in traffic will increase the risk of road accidents in the area.

The access to the site is inadequate and planning approval should be refused on these grounds.

In addition to the traffic issue, the land is Green Belt, valuable agricultural land that protects the woodland to the north of the site.



Peter Tett, 4, The Courtyard, Gloucester Court, Croxley Green WD3 3FT.