

From: [Helen Skinner](#)
To: [Evans, Christian](#)
Cc: TRDC.Appeals@ThreeRivers.gov.uk
Subject: FW: Planning Appeal 6004972 – Land North of Little Green Lane, Croxley Green, WD3 3SP Planning Application 24/2073/OUT – Proposed development of up to 600 dwellings
Date: 12 August 2026 15:27:05
Attachments: [image001.png](#)
[image002.png](#)

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Good afternoon,

Please see the representation below, for your information.

Kind regards

Helen



Planning
Inspectorate

Helen Skinner

Operations Manager – Inquiries & Costs

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From: Helen Skinner <HELEN.SKINNER@planninginspectorate.gov.uk>

Sent: 12 August 2026 15:25

To: Helen Skinner <HELEN.SKINNER@planninginspectorate.gov.uk>

Subject: FW: Planning Appeal 6004972 – Land North of Little Green Lane, Croxley Green, WD3 3SP Planning Application 24/2073/OUT – Proposed development of up to 600 dwellings

From: John Finnegan >

Sent: 11 August 2026 16:36

To: PlanningApplicationsService <planningapplicationservice@planninginspectorate.gov.uk>

Subject: Fwd: Planning Appeal 6004972 – Land North of Little Green Lane, Croxley Green, WD3 3SP Planning Application 24/2073/OUT – Proposed development of up to 600 dwellings

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From: John Finnegan < >

Sent: 11 August 2026 15:17

To: TRDC Appeals <TRDC.Appeals@ThreeRivers.gov.uk>

Subject: Re: Planning Appeal 6004972 – Land North of Little Green Lane, Croxley Green, WD3 3SP Planning Application 24/2073/OUT – Proposed development of up to 600 dwellings

John Finnegan

44 Copthorne Road

Croxley Green

Herts WD3 4AQ

Dear Sir/Madam,

I am writing as a long-standing resident of Croxley Green, where I have lived for more than 20 years, to express my strong objection to the appeal against the refusal of planning permission for the proposed development of up to 600 homes on land north of Little Green Lane.

I wish to make a representation in relation to Appeal 6004972. I understand that the general deadline for representations has passed, but as the inquiry is due to commence on 27th August 2026, I would be grateful if you could advise whether my attached representation can be accepted and placed before the Inspector.

I fully support Three Rivers District Council's decision to refuse planning permission.

Having lived in Croxley Green for over two decades, I have seen the area develop and change over that time. I fully recognise that new homes are needed and that development has an important role to play. However, I believe this particular proposal is fundamentally inappropriate for this location, both because of its scale and because of the impact on the open countryside that would be lost.

Loss of Green Belt and open countryside

One of my greatest concerns is the loss of this beautiful area of open countryside.

I regularly walk through these fields using the public footpaths and have done so for many years. They are not simply undeveloped land on a plan. They are a valued part of the local landscape and provide an important opportunity for residents to experience open countryside close to where they live.

The fields have far-reaching views across the surrounding countryside and are bordered by ancient woodland. This combination gives the area a particular character and sense of openness which I believe would be permanently damaged by a development of this scale.

I do not accept that the site should simply be regarded as land suitable for urban development because of the way its

boundaries have been assessed. From the perspective of someone who has lived in Croxley Green for more than 20 years and regularly uses this countryside, its contribution to the openness and character of the Green Belt is very clear.

The proposed country park and other areas of landscaping would not compensate for the loss of the existing open countryside. A managed area of open space within or around a new housing development is fundamentally different from the existing undeveloped Green Belt landscape.

The scale of the proposal

I am particularly concerned by the sheer scale of the proposal.

Up to 600 dwellings, together with a primary school, local centre, healthcare provision, community facilities, roads, parking and associated infrastructure, would create a substantial new urban development.

This is not simply a modest extension to Croxley Green. It would represent a significant change to the character and scale of the community.

The development would bring a large increase in the number of people living in the area, together with additional vehicle movements, deliveries, visitors, school

traffic and pressure on local facilities.

I believe the scale of the proposal is out of character with Croxley Green and with the surrounding area. The existing relationship between the village, the open countryside and the woodland is an important part of what makes this area distinctive. I am concerned that this proposal would fundamentally alter that relationship.

Traffic and congestion

I am also concerned about the additional traffic that the development would generate, particularly because of the proposed access arrangements from Little Green Lane.

This is a matter that would affect me personally. I regularly travel in the area to access the golf club, and I also visit family members who live on nearby streets. I therefore experience the existing local road conditions and congestion as part of my normal day-to-day life. The addition of traffic generated by up to 600 homes, alongside a school, local centre and other facilities, would inevitably increase activity on the surrounding roads.

I am particularly concerned about the cumulative effect of this traffic during peak periods, including school drop-off and collection times. I also believe the impact on pedestrians and cyclists needs to be considered carefully, rather than looking solely at whether individual junctions can technically accommodate additional vehicles.

The fact that the development proposes pedestrian and cycle links is welcome in principle, but it does not remove the substantial increase in vehicular traffic that would accompany a development of this size.

Woodland, landscape and environmental impact

I am also deeply concerned about the relationship between the proposed development and the surrounding woodland, including the ancient woodland bordering the site.

The existing fields and woodland form a coherent landscape. Increasing residential activity immediately adjacent to this environment would introduce considerably more people, lighting, noise, traffic and recreational pressure.

These impacts should not be considered individually. The cumulative effect of replacing open fields with a major residential development would be significant and, once undertaken, effectively irreversible.

Community character

After more than 20 years living in Croxley Green, I believe I have a good understanding of the character of the community and the importance of the surrounding

countryside to local residents.

I am not opposed to appropriate development or to providing homes for people who want to live locally. My objection is to the scale and location of this particular proposal.

There is a significant difference between accommodating appropriate growth within an existing community and creating what would effectively be a substantial new urban extension into open countryside.

The proposal would change the character of the area in a way that I believe is disproportionate to the benefits claimed for it.

Conclusion

I respectfully ask the Planning Inspector to dismiss Appeal 6004972 and uphold the refusal of planning permission.

I support the Council's concerns regarding the Green Belt, the impact on adjacent woodland and the infrastructure implications of the proposal.

For me, this is also a personal issue. After more than 20 years of living in Croxley Green, I value like many others, the open countryside north of Little Green Lane and the

opportunity to walk through these fields, enjoy the far-reaching views and experience the landscape alongside the surrounding woodland.

I believe that this is an important part of the local environment and community that should be protected for existing residents and future generations. Once it is gone it isn't coming back!

The provision of housing, a school and other facilities may bring benefits, but I do not believe those benefits outweigh the permanent loss of open countryside, the impact on the Green Belt, the additional traffic and congestion, the pressure on the surrounding woodland, and the fundamental change to the character of this part of Croxley Green.

My understanding is that the developer has to demonstrate "Very Special Circumstances" to justify inappropriate development on the Green Belt. In my opinion this threshold has not been met. For this and the reasons cited above I respectfully request that the Inspector dismisses the appeal.

Yours faithfully,

John Finnegan

Croxley Green resident for over 20 years

Sent from my iPad

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