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From:

Sent: 25 August 2026 20:32

To: Enquiries (Three Rivers) <Enquiries@threerivers.gov.uk>

Subject: 24/2073/OUT Land to the North of Little Green Lane

REFERENCE:

24/2073/OUT Land to the North of Little Green Lane

I write with reference to the proposed development of 600 houses plus various other buildings and commercial properties on land to the north of Little Green Lane, Croxley Green

The proposal for this enormous development which borders ancient Whippendell Woods and ancient trackway should not be permitted.

The supposedly arbitrary renaming of greenbelt land to 'greybelt' land has encouraged every developer to submit plans on our green fields and woodland that have intentionally been designated and kept as 'greenbelt' for a reason - so that there is green space between towns and villages.

- Reasons against this development are:

The 'rarely if never fulfilled' claims by developers to provide a school and a health centre as if they will be recruiting and providing the doctors, physios, practice nurses, teachers and their support staff, etc out of their own pockets.

The significant concerns raised by Thames Water regarding the feasibility of providing water and sewage to such a large scale development on the edge of Croxley Green, bounded on two sides by Ancient Woodland and track.

Will any of these new houses be fitted with renewable energy sources or grey water storage, in light of the increasingly scarce water supply in this area?

The extraordinary assumption that access to and from this huge development of 600 dwellings is manageable, with the possibility that 1200 plus cars will be using the access route along relatively small residential roads twice a day to go to work; plus of course additional traffic ferrying children to the new school, attending healthcentre appointments, using the 'eco-cafe' etc.

The irreparable harm to wildlife during and after the development which will take several years as has been the case with the Killingdown Farm development just off the Green in Croxley Green.

The noise, lights, pollution, soil and tree disturbance. Much of this will never recover at a time when it is recognised that we are the 'poor man' of Europe when it comes to green areas, wildlife, woodlands, open spaces.

If a greenfield/woodland has to be changed one might have thought that in the days of food insecurity, it may have been developed for farmland and food production.

The irony of the developers wanting to provide play areas, allotments and an orchard presumably on the green fields they have just torn up.

It's a shocking thought that much as we need housing for young families, first time buyers etc which really are affordable, most of this development - because of its desirable location adjacent to Ancient Woodland and green fields, will be 4/5 bedroom houses, not the much needed smaller homes, social housing or council housing.

I strongly believe that this oversized development should not be permitted at all.

J King

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