

I am:

- A Croxley Green Parish Councillor
- A Three Rivers District Councillor representing Dickinsons Ward in Croxley Green
- Vice Chair of Governors at Breakspeare School

I want to talk about how this land functions in real life and why building 600 homes here simply does not work.

If you walk across these fields today, you see open, agricultural countryside and hedgerows doing what Green Belt is meant to do—preventing urban sprawl and keeping our communities separate. Calling this 'grey belt' to justify a major development does not fit what is on the ground.

The core issue I want to raise is the **border disconnect**.

On the map, this land belongs to Sarratt. But in daily life, it is entirely connected to Croxley Green.

Every single car from these 600 homes will drive onto Croxley Green's quiet residential streets—like Little Green Lane, Links Way, Durrants Drive, and Baldwins Lane. Every new family looking for a bus, a train, a school, or a doctor will turn straight to Croxley Green.

This creates a real geographic disconnect. Sarratt holds the land on paper, but Croxley Green absorbs 100% of the daily traffic, safety risks, and infrastructure pressure. Sarratt feels none of the disruption, while Croxley Green must live with all of it.

This disconnect shows up clearly when you look at our two local Neighbourhood Plans side by side.

- **Sarratt's plan** protects quiet, rural countryside, dark night skies, and small village character.
- **Croxley Green's plan** manages a suburban edge—protecting remaining green gaps and keeping local roads safe and moving.

This project fails both plans. It drops tall, four-storey London-style blocks onto Sarratt's open countryside, while dumping all the practical traffic consequences onto Croxley Green's residential streets.

It creates a mismatch where Croxley bears 100% of the physical harm without direct governance or local infrastructure mitigation.

Section 106 infrastructure funding and community contributions risk being misallocated or failing to directly mitigate the severe, immediate operational impacts felt entirely by Croxley Green's roads and health services.

Inspector, lines on a parish map do not stop traffic jams or ease pressure on local surgeries.

When you make your decision, we ask you to look at the real-world impact on the people who will have to live with it every day—the residents of Croxley Green.

This scheme breaks Green Belt rules, conflicts with both local plans, and places an unfair burden on our community.

In all honesty the access to this site is rubbish.

Breakspeare School:

- Caters for Children with profound and multiple learning difficulties
- Access to the site through Manor way is challenging and not ideal
- Vital for children to remain regulated in the journeys to and from school
- This proposal risks making the situation unmanageable

Thank you for your time.