

Presentation for the 600 houses off little Green Lane in Croxley Green

I was born in Watford and I went to Rickmansworth school; I studied Chemistry at Bristol University. My wife and I came back to Croxley Green where we brought up our three children.

- I'm a county councillor for Croxley.
- I was first elected to Three Rivers District Council in 1991.
- I have been a school governor at Little Green Junior School since 1990 and chairman of governors for over 20 years .
- I was first on a planning committee in the Bristol Area in the early 1980's. The new developments there had proper road and cycling infrastructure

I run and walk the Green Belt surrounding Croxley Green. I could not attend last week as we were away for my wife's birthday. Yesterday I had other meetings.

Request for the Planning Inspector Team

I had hoped to submit this Wednesday last week before you started but the Hotel Wifi was not working with my devices. I will share it later today.

- 1) The inspectors team do a walk down both Durrants Drive and Links way .
- 2) Visit the application site. Note there was a fire on this land earlier this year.
- 3) Walk along Rousebarn Lane below application site. The lane often floods in the winter along this stretch.
- 4) Walk surrounding footpaths to understand the importance of this site in the greenbelt and wider footpath network including the Croxley Boundary Path.
- 5) Visit Croxley Station to understand the need for Steep Free Access.

Why do people live in Croxley Green – they were born locally or they want to get out of London and enjoy the rural environment. As we looking as a nation to be more sustainable, building on every field where need to grow food is not the answer. Building houses on greenbelt in a non sustainable location is not the answer.

Councillors discussed on 17th July 2025 considering preliminary Planning application . on 22nd January 2026 we took another 2.5 hours to discuss the application.

I'm going to focus my comments in two parts the first part is why fundamentally this is the wrong application in the wrong location for the community of Croxley Green . The main issues

- Greenbelt issues – I would like to refer to and support statements from Cllr Chris Mitchell and Parish Cllr Guy Parks and Chair of the Croxley Residents Association . Little Green Lane is the clear Boundary of the Green Belt. The footpath is used by Walkers , Dog Walkers and Runners. The evidence for Grey belt. In January the Planning committee resolved
 - *The development would constitute inappropriate development in the Green Belt, harms openness and conflicts with purposes (a) and (c) of the Green Belt. Very special circumstances would not exist to outweigh the harm to the Green Belt and any other harm identified.*
 - *The following points were raised at January planning - Matters raised by speakers against the proposal included: the lack of a viability assessment to protect the quality of the development; that the site location is Green Belt and not Grey Belt and would result in a harmful impact on the Green Belt; encroachment and urban sprawl and the impact of the scale of the development on Croxley Green; lack of compliance with the Sarratt Neighbourhood Plan; potential impact on the Whippendell Wood SSSI; lack of community satisfaction with the proposal as evidenced by the number of objections submitted; impact on the setting of Durrants House, a heritage asset; highways implications arising from the volume of traffic which the development would generate and a lack of assessment of current travel patterns from neighbouring areas; the unsustainable nature of the site location; and deficiency in the amount of on-site parking and the resulting likelihood of displaced parking.*
- Putting double yellow lines in Links Way and Durrants drive means that the roads are not off the right standard to support a development of this size. Many residents do not have anywhere else to park. Where to visitors park visiting elderly residents.
- During Covid the Footpaths round Croxley became even more important to the community. The footpath became as wide as a track.
- This route is used by walkers and runners aim to get further into the Country Side. The shape of the landscape is important on the edge of the Chilterns.
- For people's mental Health the views from the Grade 2 listed building and from the housing in Little Green Lane are important to people.
- I walk and run a lot. The nearest property will be distance that people will not walk.
- On a wet day like today parents are taking their child by car to School and observed traffic chaos. It is also bin today.

- Over 30 years ago Rousebarn Lane was closed to Traffic as Residents in Links Way could not get off their drive.
- Little Green Lane from Little Green Lane to Sarratt Road has been closed to Traffic.

I call on you to reject the outline appeal. It should be considered when the Local Plan is being debated.

Part 2 of comments related to possible future applications on this site.

If get a future Application Planners would need to consider the following conditions

- Discussions with HCC on the suitability of the roads – width and strength. I think there should be a Highways objection.
- Supply of water (we have 3 chalk streams in TR)
- Disposal of waste water – the current infrastructure from Thames is not coping with current loading
- No Construction vehicles to use Little Green Lane or Sarratt Road
- A larger contribution for Step Free Access at Croxley Station
- More than 5 years support for the Bus service.
- As the County Councillor and someone who has grown up in Croxley Green and had a family in Croxley Green – the access to the site is not suitable on Highways grounds. I would be more than happy to walk with HCC and the applicant why this is the case.
- Dust and Wheel washing.
- Communication strategy with residents.
- County to adopt roads.
- Medical Centres need to be central.

I am sorry I could not be present for previous two days due to existing commitments. Thank you for coming to Three Rivers to listen and weigh the evidence.

More notice of the dates for Cllrs and the public would have been useful.

Chris Lloyd – 4th September 2026