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CC: narrinder.sian@threerivers.gov.uk, cheryl.stungo@threerivers.gov.uk
Date: Feb 2, 2025 10:54:21 AM
Subject: **Objection to Planning Application 24/2073.OUT**

Dear Sirs, Objection to Planning Application 24/2073/OUT

I am writing to object to the above Planning Application for land to the north of Little Green Lane. The land is firmly green belt, used for agricultural purposes and provides a buffer between the urban development and the woodland. As such, it should not be used for housing.

My main objection is based on the adverse impact this development would cause on the local roads and traffic.

The local roads (Baldwins Lane, Links Way, Durrants Drive, The Green ,plus others) are already congested at peak hours: traffic across The Green often extends across the entire Green and Baldwins Lane and Manor Way are blocked. We have not yet seen the full impact on these roads from the recent and continuing Killingdown Farm site of 150 (?) houses and the SEND school for 200 pupils and 100 staff at the end of Manor Way.. These will increase congestion even further.

The proposed development of 600 houses will add to this already unacceptable congestion. Most houses have 2 cars per house so there will be an additional 1200 vehicles on the site, plus delivery vehicles and visitors to the site. Assuming that 75% of the residents' vehicles leave and return to the site each day, there will be 1800 vehicle movements per day leaving/entering the site. The proposed access roads are Canterbury Way and Durrants Drive. These are both narrow suburban roads built to service the immediate houses. They are not suitable for the level or weight (e.g. heavy delivery trucks) of traffic that will be generated by the development. And I doubt whether the road foundations will support the weight of this traffic- I have noticed many cracks already in the road surface of these roads. The road across The Green is repeatedly having to be repaired. From these two access roads, traffic will join Baldwins Lane and then onto The Green or Watford Road, both already congested before the impact of the SEND school and Killigdown Farm . Little Green Lane is a single track lane. The developers said in their October 2024 webinar that they would conduct traffic surveys: but these would only be relevant after the impact of the two previously mentioned developments. Much is made of people using bicycles , but this is unrealistic and unlikely to have a significant impact on the increase in vehicle movements-Croxley station is a long and hilly bike ride! I do not see many commuter people cycling in the area. The station car park

at Croxley is already full so additional cars driving to the station will be parking on local roads, adding to parking pressure, pollution and traffic safely.

I understand the need for additional housing in the country, but this is not a suitable site and will cause untold harm to the local community.

Peter Tett

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