

Thank you.

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STRATEGIC HOUSING
AND ECONOMIC LAND AVAIL. ASSESS.

I was on the Local Plan Sub-Committee, as a Councillor from February 2019 to February 2021. We received detailed presentations on the SHELAA site assessment. We all then drew up an eligibility spreadsheet, with weighed scores. This 40 hectare Metropolitan Green Belt site, dividing Sawatt and Coxley Green received one of the lowest scores regarding suitability for ANY kind of development. The 2025 Green Belt Review clearly states this is NOT grey belt + this site was assessed as NOT suitable for development.

So why, only one year later, does one Cllr designate it as ^{grey belt} such?

The Dev. Control Committee unanimously rejected this recommendation from the Officer. (+ rightly so)

There are a host of issues that need consideration which add to the conclusion that this ~~OUTLINE~~ application should be refused, including transport, water, sewage, waste management, parking. There are 10 trees with TPO's on this site + many more to ramble, cycle and ride their horses along the country lanes adjoining the site. ^(it is also a valuable agric. land.)

I am a retired public health nurse and know how important the built environment is to our health and wellbeing. TRDC has an allocated Councillor as a Public Health Lead, and the Council have a duty of care to its residents with this regard. This has not been addressed at all in the application response.

Public health harm has not been included + needs to be.

TRANSPORT AND PARKING: The area already has a traffic flow problem, especially during the school run + when residents are ~~travelling~~ to work. It beggars belief that a suggested bus service with free bus passes will mitigate traffic congestion. Car ownership would be high; the idea that people living on this site would stand by a bus-stop is laughable. On-road parking will not be permitted along Links Way + Duvants Drive - some houses have ^{garages} go through + speed bumps - ^{noise pollution} damage. Inevitably, there will be ^{massive} overspill onto adjoining narrow roads.

EDUCATION

Richborough say that secondary school provision can be accommodated by enlarging Coxley Dene. This school is already operating at very near full capacity. Latest statistics are:-

- i) Coxley Dene - Capacity 900 - Pupils: 895
- ii) Westfield: Capacity: 1,200 - pupils: 1,173.

C. Dene already has 6 form entry. ~~The only way it could be extended is by using up all its sporting facilities.~~

HEALTHCARE

Richborough's solution to health provision is to amalgamate ~~centralise~~ all health services into this estate + base New Road and Baldwins Lane surgeries. To develop a health hub on the northern perimeter of Coxley Green, will mean residents have to travel up to this site - where traffic flow will be an added nightmare.

It would add to traffic ^③ congestion and parking problems.

SCALE

This part of Croxley Green has already had its fair share of development + cannot accommodate any more. 160 houses have been built on the Killingdown farm site and a new Special School is soon to be built by Little Green School. 3 or 4 storey houses are not in keeping with the appearance and the character of Croxley Green. Three Rivers Brownfield Register has identified 53 hectares of brownfield land, appropriate for development, so this should be looked at when TRDC merges with Watford and Herts mere, as a Unitary Authority in 2028, there will be more brownfield site options.

CONCLUSION.

Richborough are just trying to get "a foot in the door" with this OUTLINE application. On their website they state "we secure planning permission on "RAW" land and then sell on "build-ready" sites to major housebuilders.

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There are NO special circumstances, this is Metropolitan Green Belt, despite whatever label a Case Officer ^{decided} gives it.

We must not get blind-sided by this OUTLINE application + allow infilling between communities. Approval will result in daily misery for many of our residents.

An online petition has received ¹⁷⁰⁰ ~~nearly~~ 2000 signatures, which demonstrates the huge strength of feeling. This area is a precious community asset.

~~PLEASE OPPOSE~~

✓ It is A VALUED LANDSCAPE! (M. Keen) Contrary to comments
Have ~~not~~ been comprehensively measured
(~~and people have not been even mentioned~~
~~in the Appellants report~~
and this is simply land grabbing.

PLEASE OPPOSE!