

Guy Parks - Notes for Planning Appeal commencing 27 August 2026

The local community maintains its strong objection to the proposed development.

NEIGHBOURHOOD PLAN

Croxley Green or Sarratt?

The development is within the area of Sarratt Parish Council but is really an extension of Croxley Green. The impact of a development of this scale will be felt throughout Croxley Green and beyond, but it ignores the Croxley Green Neighbourhood Plan.

In response to the Sarratt Neighbourhood Plan, the developer states Policy 1(b) is not relevant. However, it is relevant as the proposed development is on the edge of a village and is not small scale.

Policy 1(c) has not been complied with. The developer has not successfully engaged with the community, indeed over 600 objections have been lodged from the community. There is no evidence that the community is satisfied with the proposal and the provisions offered.

Policy 3 Heritage context. The proposal does not protect the setting of Durrants House. The current views across open countryside will be severely limited to a narrow view between new buildings, up to 4 storeys high. This doesn't protect the setting at all.

I would also point out that the proposed access at the end of Links Way requires the removal of a section of historic hedge to one side of Little Green Lane, as there is currently no opening or gate at that point. This is very disappointing and contrary to heritage legislation.

TRANSPORT

We've already heard about the expected increase in car movement from the site, and resultant local road congestion. The site is at least 30 minutes' walk from the nearest tube station. The latest NPPF requires all development to be close to a station. This development is not. To be sustainable and reduce car use, it would require a new bus service. I would request that should the appeal be allowed, a condition be imposed requiring the new bus service to be operational prior to the completion of the 60th dwelling on the site.

The proposal does not show how the site would be accessed by construction traffic, all of which will have to use minor residential roads which are currently, in effect, culs de sac, linked by the narrow Little Green Lane. I would request that should the appeal be allowed, a condition be imposed requiring a construction management plan before any work is commenced on the site.

GREEN BELT

This development is proposed on a site that is literally a green field site, having been used continuously for agriculture successfully for many generations. Indeed, it is still being farmed successfully, even after the setback of a recent wildfire the fields have been since re ploughed.

We do not agree that this land is “grey belt”, as defined by the updated NPPF. As demonstrated by the developer’s own landscape strategy plan (Illustrative Drawing DL02 revision G) the edge of the Green Belt is defined by a clear physical boundary, Little Green Lane and its historic hedgerows.

Whilst the proposed total site is somewhat defined by existing features, in fact one must look at the proposed built area shown in white on the applicant’s plan. The built area stops well short of the existing physical boundaries, such as the roads and woods on all sides, and is not clearly contained. It does not meet the test for “grey belt”.

One definition of sprawl is a development reaching out as a finger into the Green Belt. The landscape plan shows that the proposed built areas will reach out into the green area as fingers. They will create a series of built areas stretching out into the green area with a rough or untidy outline, meeting the definition of sprawl. The proposed development does not meet the test for “grey belt” under this heading.



RPS landscape strategy plan (Drawing DL02 revision G)
Shows the proposed built area (in white) extending as fingers into the green belt

INFRASTRUCTURE

Water supply

TRDC's Infrastructure Delivery Plan notes that Affinity Water's water supply relies upon imports from other water companies. Resources were stated in 2017 to be sufficient, (almost 10 years ago – with climate change since) but are a constraint on future development, especially if growth is concentrated, as in this case. Two options are proposed to meet demand. I would request that should the appeal be allowed a condition be imposed requiring those options to be implemented to ensure supply before any work is commenced on site.

Waste water

TRDC's Infrastructure Delivery Plan notes that The Hertfordshire Water Cycle Study (2017) confirms that wastewater treatment capacity is available to support current growth levels in Hertfordshire to 2031. However, investment in capacity will be required to service growth beyond that period. This development is likely to be completed after 2031. I would request that should the appeal be allowed a condition be imposed requiring the investment in capacity to be implemented to ensure capacity before any work is commenced on site.

GP/27 August 2026

Cllr Guy Parks – Croxley Green Parish Council