

**Appendix 8 – Non-statutory consultee summaries**

**Site CFS3 Land adjacent to Fraser Crescent and Woodside Road**

- For**
- Support for site with suitable access roads.
  - Herts Wildlife monitors- there are no issues with this site at present but the area around the woodland and the woodland itself is beneficial to biodiversity and we would therefore ask that large complimentary habitat buffers would be incorporated around the woodland, mature hedgerows and small copse areas if it is retained in the plan.
  - Herts & Middx Badger Group- no issues.

- Against**
- Objections to development as it will impact resident’s quality of life. E.g., the site is used for grazing horses, bridleways running through the site are used by many residents for recreational walks including children, elderly, dog walkers etc. which has become more important since more people are working from home.
  - Objects to traffic issues e.g., the adjacent roads (Woodside leading to Chequers Lane) and High Elms Lane are both narrow, and have sharp bends. They are currently hazardous at busy times, and would be more dangerous with the addition of further traffic if this proposed development were to go ahead. The area is served by little to no public transport. High Elms lane has literally no public transport and the surrounding areas has a few overcrowded bus routes. With no train station in walking distance, there is a total disregard as to how people will get to work etc. The only thing this will do is force more people to drive and increase pollution and traffic.
  - Objections to the detrimental impact on the rural environment and wild life
  - Objections to lack of infrastructure to support new development, loss of local nature reserves, shortage of primary and secondary school places, additional pressure on the NHS, more pollution and more traffic, challenges on existing infrastructure (particularly broadband).
  - Objections to loss of green belt and not meeting national policy which seeks to protect green belt.
  - Objections to overdevelopment of Abbots Langley and Leavesden.
  - Objections to out of date census and other data.
  - Objection to the loss of the fields, which hold a memorial site for RAF servicemen.

**Site CFS4 Land at Warren Court, Woodside Road**

- For**
- Yes. Supports reuse of brownfield land
- Against**
- Objections to the loss of green belt, buildings should be limited to Brown field sites only.

	<ul style="list-style-type: none"> <li>• Objections to the proposed development of 300+ houses would mean the irreversible loss of valuable countryside and green space.</li> <li>• Objections to the loss of open space and countryside.</li> <li>• Objections to insufficient infrastructure to support further house building of this scale. Local services are already stretched for existing residents.</li> <li>• Objections to scale of development and impact of additional traffic.</li> <li>• Questions Three Rivers District Council's climate emergency declaration.</li> <li>• Objections to destroying the village in a semi-rural setting.</li> </ul>	
<b>Site CFS6 Land at Mansion House Equestrian Centre</b>		
<b>FOR</b>	<ul style="list-style-type: none"> <li>• Yes. Support redevelopment of a derelict site.</li> <li>• Herts &amp; Middx Badger Group/ Herts Wildlife monitors- no issues</li> </ul>	
<b>Against</b>	<ul style="list-style-type: none"> <li>• Objections to loss of green belt and the progressive eroding of the boundaries.</li> <li>• Questions justification for inclusion when other far less rural and key sites elsewhere in the district are available, especially as this site represents a high quality rural green belt buffer between north Watford and St Albans.</li> <li>• Objections to loss of wildlife, Skylarks (on the RSBP red list), swallows, house martins, swifts, yellow hammers, meadow pipits, kites, buzzards, sparrowhawks, kestrels, owls, partridges, badgers, foxes, roe deer and muntjac deer, stoats, and it also contains some well -established ancient hedgerows which provide habitat for many of the above.</li> <li>• Objections to loss of agricultural land, public rights of way and Local Wildlife Site (LWS), which is an area of substantive nature conservation value which makes an important contribution to local ecology.</li> <li>• Objections the need for more homes, given that the local population has decreased as EU workers have returned home due to Brexit and Covid.</li> </ul>	
<b>Site PCS21 Land at Love Lane</b>		
<b>For</b>	<ul style="list-style-type: none"> <li>• Supports suitable site subject to access</li> </ul>	
<b>Against</b>	<ul style="list-style-type: none"> <li>• Herts&amp; Middx Badgers Group – objection there is an issue regarding protected species on this site.</li> <li>• Herts Wildlife monitors- issue regarding protected species, objection.</li> <li>• Objections to loss of green belt, progressive nibbling away of green belt and coalescence of green belt especially as this site represents a high quality rural green belt buffer between north Watford and St Albans.</li> <li>• Development should be limited to Brown field sites only. Questions justification for inclusion when other far less rural and key sites elsewhere in the district are available.</li> </ul>	

	<ul style="list-style-type: none"> <li>• Objections to overdevelopment at Kings Langley. There is no infrastructure to support this potential growth, loss of wildlife, lack of good public transport, traffic congestion and pollution, low bridges e.g., Toms Lane. There is no capacity for any more cars in this area, cars park on the pavements obstructing pedestrians</li> </ul>	
<b>Site AB18 Garage Courts, Parsonage Close</b>		
<b>FOR</b>	<ul style="list-style-type: none"> <li>• Already an existing building which needs updating</li> <li>• Already built on site not affecting green belt.</li> <li>• Good use of garage land</li> </ul>	
<b>Against</b>	<ul style="list-style-type: none"> <li>• While this is already built up, garage blocks can provide space for small businesses and I do not agree with all being converted to housing.</li> <li>• This proposal will reduce the availability of off-street parking and generate yet further traffic flows along Abbots Road and into and out of the cul-de-sac of Parsonage Close.</li> </ul>	
<b>Site AB26 Garages, Tibbs Hill Road</b>		
<b>For</b>	<ul style="list-style-type: none"> <li>• Already an existing building which needs updating</li> <li>• Already built on site not affecting green belt.</li> <li>• Good use of garage land</li> </ul>	
<b>Against</b>	<ul style="list-style-type: none"> <li>• While this is already built up, garage blocks can provide space for small businesses and I do not agree with all being converted to housing.</li> </ul>	
<b>Site AB32 Yard off Tibbs Hill Road</b>		
<b>FOR</b>	<ul style="list-style-type: none"> <li>• Already an existing building which needs updating</li> <li>• Already built on site not affecting green belt.</li> <li>• Good use of garage land</li> </ul>	
<b>Against</b>	<ul style="list-style-type: none"> <li>• While this is already built up, garage blocks can provide space for small businesses and I do not agree with all being converted to housing.</li> <li>• Impact on existing residents, limited space, trees, poor access.</li> </ul>	
<b>Site AB39 Garages, Rosehill Gardens</b>		
<b>FOR</b>	<ul style="list-style-type: none"> <li>• Already an existing building which needs updating</li> <li>• Already built on site not affecting green belt.</li> <li>• Good use of garage land</li> </ul>	
<b>Against</b>	<ul style="list-style-type: none"> <li>• While this is already built up, garage blocks can provide space for small businesses and I do not agree with all being converted to housing.</li> <li>• Impact on existing residents, limited space, trees, poor access.</li> </ul>	
<b>Site H3 Pin Wei, 35 High Street</b>		
<b>For</b>	No comments	

<b>Against</b>	<ul style="list-style-type: none"> <li>This site should be safeguarded for small businesses.</li> </ul>	
<b>Site H4 Furtherfield Depot, Furtherfield</b>		
<b>For</b>	<ul style="list-style-type: none"> <li>No comments</li> </ul>	
<b>Against</b>	<ul style="list-style-type: none"> <li>While this is already built up, this could provide space for small businesses and I do not agree with all such areas being converted to housing. It is also close to the Warner Brothers site (see also H6) and so could accommodate businesses that support Warner Bros or acquire trade related to the site.</li> </ul>	
<b>Site H6 Hill Farm Industrial Estate, Leavesden</b>		
<b>For</b>	<ul style="list-style-type: none"> <li>No comments</li> </ul>	
<b>Against</b>	<ul style="list-style-type: none"> <li>While this is already built up, this could provide space for small businesses and I do not agree with all such areas being converted to housing. It is very close to the Warner Brothers site, adjacent to one of the buildings and so could accommodate businesses that support Warner Bros or acquire trade related to the site.</li> <li>Should be safeguarded for smaller businesses</li> </ul>	
<b>Site CFS65 Land at Bucknalls Lane, Garston</b>		
<b>For</b>	<ul style="list-style-type: none"> <li>Support for site as it has good access, minimal impact on existing residents.</li> <li>Supports development of golf course as these waste water and provide no benefit to general community.</li> </ul>	
<b>Against</b>	<ul style="list-style-type: none"> <li>Too much housing</li> <li>Objections to encroaching on the green belt, coalescence of towns.</li> <li>Objections to loss of local wildlife, foxes, badgers, Roe deer and bats.</li> <li>Objections to future traffic congestion, increasing air and noise pollution.</li> <li>Herts &amp; Middx Badger Group - no issues regarding protected species</li> <li>Herts Wildlife Monitors - there are no issues regarding protected species but this site area is invaluable to biodiversity and contains numerous mature trees and excellent priority habitat. If this site were to be retained we would ask that a country park/meadow area is incorporated for the biodiversity inhabiting the area.</li> <li>Objections to the reuse of land for housing, it was once used as a golf course and can still be used for recreation purposes.</li> </ul>	
<b>Site CFS20 Land at Croxley Station, Watford Road</b>		
<b>For</b>	<ul style="list-style-type: none"> <li>Already built on</li> <li>Good use of land</li> <li>Good access, next to infrastructure</li> <li>Suitable for redevelopment, but number of dwellings should be reduced.</li> </ul>	
<b>Against</b>	<ul style="list-style-type: none"> <li>Parking is the issue here and it looks like a huge overdevelopment of the site with limited access to Watford Rd.</li> </ul>	
<b>Site CFS61 Cinnamond House, Cassiobridge</b>		
<b>For</b>	<ul style="list-style-type: none"> <li>Support site as it is an industrial brown field site and in a good location</li> <li>Supports site as suitable for development as long as station parking provided.</li> </ul>	

	<ul style="list-style-type: none"> <li>• Herts Wildlife monitors/Herts &amp; Middx Badger Group -No issues</li> <li>• Support suitability of site for development, but suggests that the MLX line be protected as will need to be revisited.</li> </ul>	
<b>Against</b>	<ul style="list-style-type: none"> <li>• Objections to loss of green belt.</li> <li>• Objects to development on this site which would end the possibility of extending the Metropolitan line or creating any rail link between Croxley Green and Watford/Watford Junction.</li> <li>• Objections to vast overdevelopment of a small site.</li> <li>• Objects to environmental impact</li> </ul>	
<b>Site CG16 Garages, Owen's Way, Croxley Green</b>		
<b>For</b>	<ul style="list-style-type: none"> <li>• An ideal site for flats as this is near all the required amenities.</li> <li>• Good use of land</li> <li>• Already built on</li> </ul>	
<b>Against</b>	<ul style="list-style-type: none"> <li>• No. A very small site</li> </ul>	
<b>Site CG47 Garages off Grove Crescent</b>		
<b>For</b>	<ul style="list-style-type: none"> <li>• An ideal site for flats as this is near all the required amenities.</li> <li>• Good use of land</li> <li>• Already built on</li> </ul>	
<b>Against</b>	<ul style="list-style-type: none"> <li>• This site is required for new access to the Killingdown development</li> <li>• No. Surface water flood risk, 19 dwellings + open space, play space and parking is too much.</li> <li>• Poor access, high impact on existing residents.</li> </ul>	
<b>Site CG65 British Red Cross, Community Way</b>		
<b>For</b>	<ul style="list-style-type: none"> <li>• Yes - but I strongly urge that part of the Croxley Green library be offered as an alternative to the centre</li> <li>• Already built on site</li> <li>• Existing building- Current building serves no appealing usage and is not in keeping with other buildings.</li> <li>• Yes, ONLY if it includes a substantial community hall, kitchen, toilets and storage - to replace the existing Red Cross hall</li> </ul>	
<b>Against</b>	<ul style="list-style-type: none"> <li>• Unacceptable redevelopment of a community asset for commercial purposes</li> </ul>	
<b>Site H9 33 Baldwins Lane, Croxley Green</b>		
<b>For</b>	<ul style="list-style-type: none"> <li>• No comments</li> </ul>	
<b>Against</b>	<ul style="list-style-type: none"> <li>• This small site to have 59 dwellings again is a vast overdevelopment. This would indicate a high-rise development that is not compatible with the rest of Croxley Green.</li> <li>• Traffic issues would be a nightmare coupled with already overstretched infrastructure.</li> </ul>	

	<ul style="list-style-type: none"> <li>Development of this site (and some other sites being consulted upon in this area) would also end the possibility of a Croxley Rail Link / Metropolitan Line Extension.</li> </ul>
<b>Site CFS40a Land at Park Road, Rickmansworth</b>	
<b>For</b>	<ul style="list-style-type: none"> <li>Already built on</li> <li>Suitable site</li> <li>Good use of land</li> <li>Yes, the site is not classified as green belt, is bounded by housing and the railway so does not enhance the neighbourhood.</li> </ul>
<b>Against</b>	<ul style="list-style-type: none"> <li>Seems you will pave over most of green land and preserve the odd tree</li> <li>Development of this site will lead to additional congestion on local roads</li> <li>Herts and Middx Badger Group -We have been able to check records and survey a number of sites; there are still sites that need surveying but permission is needed to access to check on areas of woodland/scrub etc. This is one.</li> </ul>
<b>Site H22 Depot, Stockers Farm Road</b>	
<b>For</b>	No comments
<b>Against</b>	<ul style="list-style-type: none"> <li>It is not clear why the site boundary includes part of the Local Wildlife Site to the west of the existing depot. If there is no reasonable justification, the field and hedgerow should be protected and development restricted to the brownfield area only.</li> <li>A complete upgrade of the sewage system is required to ensure flooding and contamination issues affecting the bottom of Harefield Road are not exacerbated and are improved as a result of any major development.</li> </ul>
<b>Site P4a Quickwood Close Garages, Mill End</b>	
<b>For</b>	<ul style="list-style-type: none"> <li>Already built on site.</li> <li>Existing buildings so no loss of amenity</li> <li>Not GB</li> <li>good use of garages</li> </ul>
<b>Against</b>	<ul style="list-style-type: none"> <li>No site is too small</li> </ul>
<b>Site P33 Chiltern Drive Garage</b>	
<b>For</b>	<ul style="list-style-type: none"> <li>Already built on site.</li> <li>Existing buildings so no loss of amenity</li> <li>Not GB</li> <li>good use of garages</li> </ul>
<b>Against</b>	<ul style="list-style-type: none"> <li>Poor access, high impact on existing residents</li> <li>No site it too small</li> </ul>
<b>Site P38 Garages at Whitfield Way, Mill End</b>	

<b>For</b>	<ul style="list-style-type: none"> <li>• Conversion of brownfield site welcomed</li> <li>• Already in use as residential building</li> <li>• Existing buildings so no loss of amenity</li> <li>• Not GB</li> </ul>	
<b>Against</b>	<ul style="list-style-type: none"> <li>• No site is too small</li> <li>• Poor access, high impact on existing residents</li> </ul>	
<b>Site P39 The Queens Drive Garages, Mill End</b>		
<b>FOR</b>	<ul style="list-style-type: none"> <li>• Conversion of brownfield site welcomed</li> <li>• Existing buildings so no loss of amenity</li> <li>• Not GB</li> </ul>	
<b>Against</b>	<ul style="list-style-type: none"> <li>• No site is too small</li> </ul>	
<b>Site RW31 Garden land off Uxbridge Road, Mill End</b>		
<b>For</b>	<ul style="list-style-type: none"> <li>• The site is already surrounded by dwellings so no loss of amenity.</li> <li>• The site is not green belt.</li> <li>• Small plot, little effect on wildlife etc?</li> <li>• Neglected space, suitable for development</li> </ul>	
<b>Against</b>	<ul style="list-style-type: none"> <li>• No site is too small</li> </ul>	
<b>Site CFS16 Land at Chorleywood Station (station car park and adjoining land)</b>		
<b>FOR</b>	<ul style="list-style-type: none"> <li>• Supports site next to all of the amenities, already built up, good access, and suitable use of land.</li> </ul>	
<b>Against</b>	<ul style="list-style-type: none"> <li>• Objections to overdevelopment of Chorleywood. Building further houses next to the station will impact the small village aesthetic of Chorleywood.</li> <li>• Objections to the adverse impact of development on the Common, and adverse visual and harmful physical impact on the adjacent Chorleywood Common Conservation Area.</li> <li>• Objections to design and density. Particularly as it will spoil the character of the village as having an impact to views in and out of the Conservation areas. Chorleywood Neighbourhood Plan contains provisions to prevent any adverse impact to views in and out of Conservation Areas and limits on the number of storeys that development can include.</li> <li>• Objections to a reduction in parking at Chorleywood station will result in displacement parking but no consideration has been given to this. Will station car parking be maintained – parking near station already a problem with people parking on roads?</li> <li>• Questions what will ensure that these homes are available to the younger generation who have always lived in Chorleywood but can't afford to buy here?</li> </ul>	

<b>Site ACFS1 Heath House, Chorleywood</b>	
<b>For</b>	<ul style="list-style-type: none"> <li>• Support reuse of site for a mixture of flats and houses as this is near all the required amenities.</li> <li>• Support the development of brownfield land.</li> <li>• Chilterns Conservation Board- We recognise that the site is brownfield and mostly surrounded by other buildings, and design will already be influenced by nearby heritage assets. This is a prominent site, though, and could be an exemplary Chilterns Buildings Design Guide project.</li> </ul>
<b>Against</b>	<ul style="list-style-type: none"> <li>• Objections to building in the green belt.</li> <li>• Objections to the proposals size and proximity to protected areas, this development would be harmful to Chorleywood Common Conservation Area and the Chilterns AONB.</li> <li>• Objections to potential additional traffic along the narrow roads of Chorleywood High Street and residential areas and insufficient infrastructure capacity e.g., existing school.</li> <li>• Objections to impact of development on the landscape, the impact on the existing wildlife, loss of woodland.</li> <li>• It should be noted that it is a requirement of the Chorleywood Neighbourhood Plan that developments of this size be able to demonstrate that safe routes for pedestrians and cyclists to reach village / town centres are available for planning permission to be granted.</li> <li>• Concern about density.</li> </ul>
<b>Site CW9 Garages, Copmans Wick, Chorleywood</b>	
<b>For</b>	<ul style="list-style-type: none"> <li>• Support development of an existing brownfield site.</li> </ul>
<b>Against</b>	<ul style="list-style-type: none"> <li>• Objects to loss of garages as they are a community asset and that they are inaccessible</li> </ul>
<b>Site MC11 Garages to rear of Longcroft Road</b>	
<b>For</b>	<ul style="list-style-type: none"> <li>• Support brownfield site, so no impact on the green belt.</li> <li>• Support homes make a better use of land than garages.</li> <li>• Support development close to a transport hub.</li> </ul>
<b>Against</b>	<ul style="list-style-type: none"> <li>• Objections to an increase in more vehicles, more air pollution, noise, and the cumulative negative effect that the development will have when considered against the disruption already faced by HS2.</li> <li>• Objections to overdevelopment in the area, given all the other schemes proposed.</li> </ul>



<b>Site PCS16 Vivian Gardens, Oxhey Hall</b>	
<b>For</b>	<ul style="list-style-type: none"> <li>• Support site for housing as it is near the station, shops, schools and health centre so provides excellent opportunities for families.</li> <li>• Support for brownfield development.</li> </ul>
<b>Against</b>	<ul style="list-style-type: none"> <li>• Objections to building in the conservation area/ preservation area, and backland development.</li> <li>• Objections to increased traffic congestion, pollution and noise.</li> <li>• Objections to the negative impacts of development on the environment with wildlife being affected, reduction in biodiversity, increase in noise, increased pollution.</li> <li>• Concerns about the risk of flooding</li> <li>• Concerned about proposed density compared to existing area</li> <li>• Concern about increase in traffic and car parking in Vivian Gardens and Vivian Close</li> <li>• Should prioritise empty properties for development rather than green space</li> </ul>
<b>Site H24 The Fairway, Green Lane, Oxhey Hall</b>	
<b>For</b>	<ul style="list-style-type: none"> <li>• Supports development of a brownfield site.</li> </ul>
<b>Against</b>	<ul style="list-style-type: none"> <li>• Objections to building on green belt</li> <li>• Objections for reasons of ground water protection Zone 1, potential contaminated site and protected trees on the site.</li> </ul>
<b>Site AS13 Garages at Blackford Road, South Oxhey</b>	
<b>For</b>	<ul style="list-style-type: none"> <li>• Support for redevelopment of brownfield land</li> </ul>
<b>Against</b>	<ul style="list-style-type: none"> <li>• Objections to the overdevelopment of the area, plus houses should not be built near or under an overhead power network for health and safety reasons.</li> </ul>
<b>Site AS31 Garages at Woodhall Lane, South Oxhey</b>	
<b>For</b>	<ul style="list-style-type: none"> <li>• Supports reuse of brownfield site.</li> </ul>
<b>Against</b>	<ul style="list-style-type: none"> <li>• Objections to the area being overdeveloped, plus houses should not be built near or under an overhead power network for health and safety reasons.</li> <li>• Don't need more houses need infrastructure</li> <li>• Objects to impacts resulting from development such as the need to address mitigation of ground water and surface flooding, access to site.</li> <li>• Concerns about not enough parking spaces</li> </ul>

	<ul style="list-style-type: none"> <li>• Concerns about density of houses and little/no gardens</li> <li>• Concerns about the infrastructure (GPs, schools, ect)</li> </ul>	
<b>Site BR20 Northwick Day Centre, Northwick Road, South Oxhey</b>		
<b>For</b>	<ul style="list-style-type: none"> <li>• Support for redevelopment of brownfield site.</li> </ul>	
<b>Against</b>	<ul style="list-style-type: none"> <li>• Objections for reasons of surface water flood risk, protected trees, traffic congestion arising from development, local parking issues.</li> <li>• Would like to see Northwick Road Day Centre be re-provided in the local area.</li> </ul>	
<b>Site CFS12 Kebbell House and land to rear Delta Gain, Carpenders Park</b>		
<b>For</b>	<ul style="list-style-type: none"> <li>• Support for suitable location, near the station, shops, schools and health centre so provides excellent opportunities for families.</li> <li>• Support for redevelopment of a brownfield site.</li> </ul>	
<b>Against</b>	<ul style="list-style-type: none"> <li>• Objections to building on greenbelt/ Agricultural land and contrary to green belt policy, and TRDC has not demonstrated exceptional circumstances.</li> <li>• Objects to impact on wildlife.</li> <li>• Objections for reasons of flooding, local roads being to capacity (Pinner Road), environmental/ pollution problems.</li> <li>• Concerns about the infrastructure to cope with the additional residents - doctors, schools, dentists, local transport to shops &amp; work.</li> <li>• Don't need more houses need infrastructure.</li> <li>• Concerns about not enough car parking spaces</li> <li>• Concerns about not enough space for housing/play space</li> </ul>	