



P&D Meeting –5 May 2022

Agenda Item PD4104/22

Land Adjacent 62-84 & 99-121 Sycamore Road

Discussion

As members will be aware, the appeal regarding a development on the amenity space at the Sycamore Road flats was recently dismissed. Despite this ruling, the site still features in the draft Three Rivers District Council (TRDC) Local Plan and therefore at risk from future development.

The inspector commented that development on the site would negatively effect the “character and appearance of the area”, and would conflict with Policies CP1 and CP12 of the Three Rivers Core Strategy (CS), Appendix 2 and Policy DM1 of the Three Rivers Development Management Policies Local Development Document, and Policy CA1 of the Croxley Green Neighbourhood Plan.

The full decision notice can be read @ <https://acp.planninginspectorate.gov.uk/ViewCase.aspx?CaseID=3276715&CoID=0>

The inclusion of the site in the draft Local Plan is also preventing residents from registering the space as a village green, which would grant it further protections.

TRDC refused planning permission on the site but continue to include it in their plan. Members are asked to agree that the Clerk writes to TRDC to formally request the removal of the site from the draft Local Plan.

Recommendations

1. That the Council formally writes to Three Rivers District Council to request the removal of the land adjacent 62-84 & 99-121 Sycamore Road (CFS19) from the draft Local Plan.

Ryan Bennet
Clerk to the Council
April 2022