THREE RIVERS DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
REFUSAL OF PERMISSION TO DEVELOP LAND

To :

Mr Philip Brown
Philip Brown Associates Limited
74 Park Road
Rugby
Warwickshire
CV21 2QX

On behalf of: Mr John Cash

Site :	**Land At Long Spring Sarratt Lane Loudwater**
Proposed Development :	**Change of use of land to use as a residential caravan site comprising 2no. Gypsy/Traveller pitches, each accommodating 2 caravans including no more than 1 static caravan/mobile home, together with the laying of hardstanding and construction of new access.**
Ref No :	**26/0849/FUL**
Date Received Valid :	**14 August 2026**

In pursuance of its powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council as Local Planning Authority hereby **REFUSES planning permission, for** the development proposed by you in your application as set out above and shown on: **TRDC 001 (Location Plan), P1, PBA 2** accompanying the application.

Permission is refused for the following reason(s):-

1 The proposed development, by virtue of the change of use and associated structures, paraphernalia and operational development within the woodland of Long Spring would fundamentally undermine the positive contribution that the existing parcel of ancient/semi-natural woodland makes to the verdant setting and significance of the Outer Loudwater Conservation Area, which would be further exacerbated by the removal of a number of protected of trees to facilitate the development. The proposed development would fail to preserve or enhance the character of the conservation area thus leading to harm to a designated heritage asset. The identified public benefits do not outweigh the identified harm. The proposal would be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policies DM3 and DM6 of the Development Management Policies LDD (adopted July 2013), The Outer Loudwater Conservation Area Appraisal (2007) and Policy HE6 of the NPPF (2026).

2 The proposed development, by virtue of the change of use and associated structures, paraphernalia and operational development within the woodland of Long Spring would result in an urbanising and incongruous form of development to the detriment of the visual amenity of the area and rural characteristics of the site, eroding the clear defined rural edge which is created by the woodland. The proposal would be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DP3 of the NPPF (2026).

3 It has not been demonstrated that the vehicular access would provide a safe and useable access to the site for all vehicles associated with the proposed development. The proposed development would be harmful to highway safety and the free flow of traffic. As such the development would be contrary to Policy CP10 of the Core Strategy (adopted October 2011) and Policy TR6 of the NPPF (2026).

4 It has not been demonstrated that the development would not have a detrimental impact on the ancient/semi-natural woodland, an irreplaceable habitat, its biodiversity and protected species on the site. The development would also fail to provide biodiversity net gain. Therefore, the necessary consideration and appropriate mitigation cannot be given to the impact of the development on biodiversity and protected species, which is contrary to Policy CP9 of the Core Strategy (adopted October 2011), Policy DM6 of the Development Management Policies LDD (adopted July 2013) and Policy N6 of the NPPF (2026).

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INFORMATIVES :-

1 The Local Planning Authority has been positive and proactive in considering this planning application in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority encourages applicants to have pre-application discussions as advocated in the NPPF. The applicant and/or their agent did not have formal pre-application discussions with the Local Planning Authority and the proposed development fails to comply with the requirements of the Development Plan and does not maintain/improve the economic, social and environmental conditions of the District.

Dated: 23 November 2026

Signed …K. Rowley……
Kimberley Rowley
Associate Director of Planning and Regulatory Services
Three Rivers District Council, Three Rivers House, Northway, Rickmansworth, Herts WD3 1RL

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NOTES

Appeals to the Secretary of State

HOUSEHOLDER APPEALS ONLY

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice

Appeals can be made online at: https://appeal-planning-decision.service.gov.uk/before-you-start. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at http://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries

ALL OTHER TYPES OF APPEALS

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice, other than in the circumstances below.

If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

Appeals can be made online at: https://appeal-planning-decision.service.gov.uk/before-you-start. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at http://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

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The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.

You are advised that should this decision be subject to a planning appeal, that regard should be had to the Planning Appeals Procedural Guidance which is published by The Planning Inspectorate at https://www.gov.uk/guidance/planning-appeals-procedural-guide-for-appeals-relating-to-applications-dated-on-or-after-1-april-2026 for applications dated on/after 1 April 2026. Where any appeal is likely to require the completion of a planning obligation (S106 unilateral undertaking/planning agreement) please have regard to the timescales at Chapter 18 of the guide, where for appeals following the written representations procedure the appellant must ensure that PINS receive an executed and certified copy of the planning obligation at the time of making their appeal. If you intend on submitting an appeal, accompanied by a S106 agreement, please have regard to the PINS good practice guide which can be found via the above website. You are also encouraged to submit a draft copy of the S106 to us to review, to avoid any potential delays should there be any deficiencies. There may be a charge payable for this work.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park Authority for that Park, or in any other case the district council or country council which is exercising the functions of a district council in relation to an area for which there is no district council, London Borough Council or Common Council of the City of London in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part 6 of the Town and Country Planning Act 1990.

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