

April 2020

Dear resident,

New homes for Chorleywood – Chiltern Hills Golf Club

We write on behalf of Chiltern Hills Golf Club Ltd. You may be aware that in November 2019 we consulted on a proposal for 800 new homes to the east of Green Street.

After careful consideration of the feedback received at that consultation, we have decided to amend our proposals. We are aware that some residents feel that the proposed 800 homes amounted to too many additional houses for a village the size of Chorleywood. Therefore we now propose to submit:

- An outline planning application for 300 new homes
- An outline planning application for 800 new homes (which will be withdrawn if the 300 new homes application is approved by Three Rivers District Council).

You can find more details about the two proposals at our website: www.greenstreeteast.co.uk



300 Unit Scheme



800 Unit Scheme

We believe there is a significant need for housing in Three Rivers, Chorleywood and nationwide. Additional homes at Green Street would:

- Help meet the shortfall of housing in Three Rivers.
- Provide new opportunities for Chorleywood residents, where there is currently a shortage of smaller and affordable homes.
- Provide new homes in a sustainable location – within easy walking distance of Chorleywood's village centre.
- Generate additional residents to support village services, shops and facilities.
- Help us develop the sporting facilities on the opposite side of Green Street (see below).

We consider Green Street to be the best site for new housing in Chorleywood. The site is of course Green Belt, but already has built development around it. St Clement Danes School and the Chorleywood Road are to the north. To the west is existing housing development on Green Street. Our site is also the only large site realistically able to deliver development in a location where new residents can walk to local facilities.

We hope that by submitting two planning applications, we will enable residents that agree with the principle of new housing in Chorleywood to support an application for a smaller number of new homes and affordable homes.

Both schemes will bring a number of additional benefits for Chorleywood residents:

- The football pitches (on the west side of Green Street) currently proposed to be leased at market rates to Chorleywood Common Youth Football Club (CCYFC) will be given to the club on a long peppercorn leasehold.
- The nine hole golf course (also proposed on the west side of Green Street) will be given, on a long lease, to Chorleywood Golf Club. This will enable the Golf Club to use a brand new course, away from the constraints of the current Common location. It will also have training and practice facilities.
- The new homes will subsidise the provision of a new clubhouse for both football and golf. This has the potential to allow CCYFC, in particular, to expand its current offering, and create a community sports hub that can provide football for all, including adults and those with disabilities. It will also enable the provision of new sports clubs beyond football – for example running and cycling clubs – and classes for activities such as yoga and dancing.
- The applications will provide affordable housing, including shared ownership and discount market housing (homes sold at a discount) some of which we hope to prioritise for people with local connections in need of affordable housing.
- The development will provide new open space for all of Chorleywood (not just new residents). It will deliver improved walking and cycling links and ecological improvements.
- The parking for the sports facilities on the west of Green Street can be used as a drop off and pick up area for St Clement Danes pupils, which will be much safer than the current informal use of Green Street for this purpose.

Overall, we accept that the development will of course lead to the loss of green belt and countryside. But we consider that the benefits that the development brings will far outweigh that loss and provide significant new opportunities for Chorleywood.

For the avoidance of doubt, only one of these proposals will be built. Should the Council's Planning Committee consider that the 300 unit scheme is preferable and resolve to grant planning permission for that scheme, we will commit to withdraw the 800 unit scheme and to not seek planning permission for the additional units for ten years.

Three Rivers District Council will notify residents once the applications have been validated and residents and statutory consultees can formally submit representations.

We had hoped to deliver this letter to all Chorleywood residents, but have been prevented from doing so by the current circumstances. If you would like to be kept updated via email or have any further queries, please contact Robert Laird at SP Broadway on robert@spbroadway.com or call 07722 014 914. For more information on the two applications, you can also visit www.greenstreeteast.co.uk.