

09, 0163



Title: Request for planning advice
Location: Croxley Green Watercress Farm and Fisheries
Address: Rousebarn lane, Rickmansworth, Hertfordshire, WD3 3GG
Date: 10 January 2009
Version: 502 – application 08/1640/FUL

This document is to be read in conjunction with the whole planning application – specifically the following documents which are referenced in the text:

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1 Introduction

The farm is between 14 and 15 acres and is based in both Watford and Three Rivers. It has a fishing lake of 3.5 acres, watercress beds of 6.5 acres, and land of 5 acres. The farm currently grows watercress and has been growing watercress since 1820. The lake has been used for fishing since the early 1900s.

The purpose of this planning application is to improve the security of Croxley Green Watercress Farm and Fisheries. The improved security will then enable improvements in environmental management and good farming compliance. The end result will lead to the creation of new farming jobs and an increased supply of watercress for the domestic market.

The river Gade, and a tributary of the Gade cuts across the land resulting in riparian rights and responsibilities.

The main access to the farm since 1820 has been via boat from the Grand Union canal. There is an agreement in place with British Waterways to access the grand union canal from the farm. There is pedestrian access and limited vehicle access to the farm from Rousebarn lane.

There are 7 water pumping sheds, a watercress processing building, a submerged functioning air raid shelter over 40feet in length, and various other buildings on the site in various states of order.

The farm had been subject to asbestos cement fly tipping. This area has now been cleared and is undergoing bio-remediation (planting of rye grass) to regenerate the soil. After seven years of managed pasture the land is hoped to be ready for planned plant growth. The pasture planting programme commenced in April 2008.

1.1 Items covered in the application

Please note:

- a.) Planning Policy Statement - PPS
- b.) Statutory Instrument 1995 No. 418 The Town and Country Planning (General Permitted Development) Order 1995 - SI 95
- c.) Current Planning policy statements are accessed at the following web site -
<http://www.communities.gov.uk/planningandbuilding/planning/planningpolicy/guidance/planningpolicystatements/planningpolicystatements/>

- 1.) Renewal of boundary fence and gate (in accordance with SI 95 permitted development Part 6 section A)
- 2.) Relocation of watercress processing plant (in accordance with PPS25, and in accordance with SI 95 permitted development Part 6 section A)
- 3.) Part - retrospective application for the removal of asbestos cement and the replacement with timber for the water pump houses and processing plant (in accordance with SI 95 permitted development Part 6 section A)
- 4.) Retrospective application for the addition of watercress silt pits (in accordance with Section 85 of the Water Resources Act 1991 and in accordance with SI 95 permitted development Part 6 section A)

1.2 Items covered in the application by council location

Watford

- 1.) Renewal of boundary fence and gate (in accordance with SI 95 permitted development Part 6 section A)
- 2.) Relocation of watercress processing plant (in accordance with PPS25, and in accordance with SI 95 permitted development Part 6 section A)
- 3.) Part - retrospective application for the removal of asbestos cement and the replacement with timber for the water pump houses and processing plant (in accordance with SI 95 permitted development Part 6 section A)

Three Rivers

- 1.) Renewal of boundary fence and gate (in accordance with SI 95 permitted development Part 6 section A)
5. Retrospective application for the addition of watercress silt pits (in accordance with Section 85 of the Water Resources Act 1991 and in accordance with SI 95 permitted development Part 6 section A)

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2 Aerial location map

The picture is reference of:

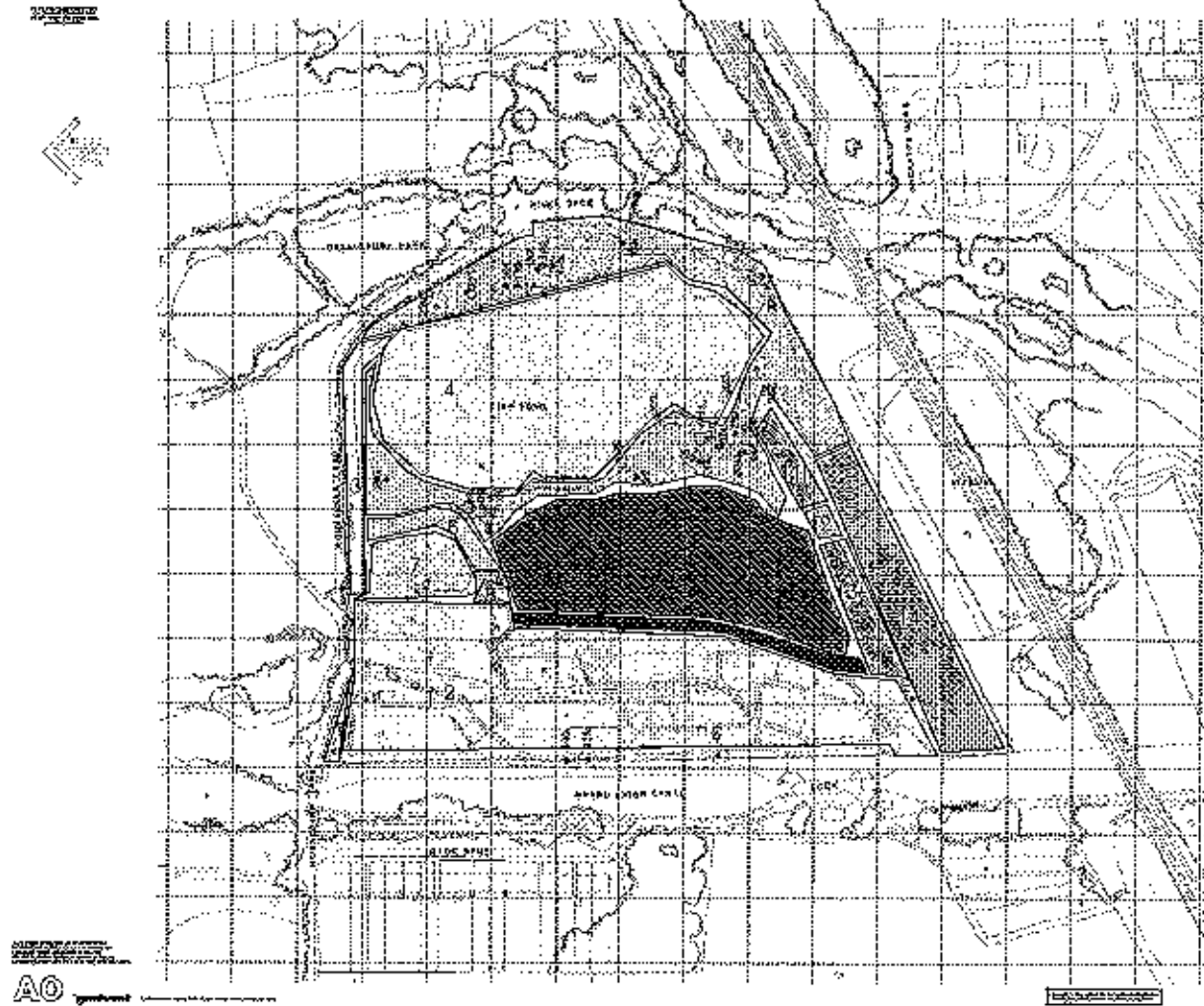
<http://www.aerialmap.com/maps/?qs=wd33gg&countryCode=GB#map=51.65498,-0.42585|10|32&loc=GB:51.65722;-0.43018;16;wd33gg;WD33%203GG>



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3 Plan of the site by location description

Site Plan of the site by location description.



Key

- 1 = roadside border free lined - see tree survey
- 2 = watercress beds - with boat basin at end
- 3 = watercress beds
- 4 = lake
- 5 = trees and some wetland (to north) around lake
- 6 = trees around car park
- 7 = car park
- 8 = trees around car park
- 9 = area to be converted to pasture, and then to agricultural land
- 10 = composting area between watercress beds and pasture -
- 11 = closed silt pit
- 12 = silt pit operation area
- 13 = Open to closed silt pit
- 14 = tree area to house livestock