



Boyer

19th March 2026

Our Ref: 24.5080

120 Bermondsey Street
London
SE1 3TX

T 0203 268 2018

Matthew Roberts

Via email only: matthew.roberts@threerivers.gov.uk

Dear Matthew

Re: 25/1020/OUT – Land East of Oxhey Lane, Carpenders Park

I am writing on behalf of our client, Burlington Developments London Ltd, in relation to the letter sent from Matthew Pennycook MP (Minister of State for Housing and Planning) to the Council on 18th March 2026.

As you will be aware, Matthew Pennycook is intervening in the Local Plan given its progress and the significant need for housing in Three Rivers. He has now directed the Council to modify the Regulation 19 Local Plan to include the Applicant's site in the Local Plan (Land East of Oxhey Lane (ref: NCF512)).

It is clear from the letter that the Site must be included to ensure that the Local Plan is fit for purpose and can progress. It is also evident that the Site is considered by the Minister to be appropriate for development based on the evidence that has been reviewed. The letter sets out a very clear direction of travel.

Whilst you have already found the proposals to be acceptable as set out in your Committee Report, this is a further positive consideration in the assessment of the application. We trust that Members will be made aware of this development ahead of considering the application at Planning Committee this evening.

Yours sincerely

Alice Moore
Associate Director

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