



LAND EAST OF OXHEY LANE, CARPENDERS PARK – WEIGHTING OF BENEFITS

This note has been prepared in relation to the above call-in application at Land East of Oxhey Lane, Carpenders Park (ref: APP/P1940/V/26/3378268).

It sets out the respective position of the Applicant and the Council in relation to the benefits of the proposed development and has been prepared to supplement the submitted Planning Statement of Common Ground (SoCG)(**CD6.4**).

The tables below summarise the weighting that each party considers should be attached to each of the benefits. The two areas of disagreement are in relation to:

- Weighting Scale – Specifically in relation to ‘very substantial’ weight. The Applicant uses ‘very substantial’ as the highest category of weight, whereas the Council’s highest category is ‘substantial’.
- Golden Rules – The Applicant’s position is that separate weight should be given to compliance with the Golden Rules in accordance with Paragraph 158 of the NPPF, a position not taken by the Council.

Applicant’s Position

The following scale of weighting has been used by the Applicant: very substantial, substantial, significant, moderate and limited.

Benefit	Applicant
Market Housing	Very substantial
Affordable Housing	Very substantial
Self / custom build housing	Substantial
Housing with care	Substantial
Children’s home	Significant
Economic benefits	Significant
Compliance with Golden Rules	Significant
Public open space	Moderate
Connectivity enhancements / Sustainable transport initiatives	Moderate





Council's Position

The following scale of weighting has been used by the Council: substantial, significant, moderate and limited.

Benefit	Council
Market Housing	Substantial
Affordable Housing	Substantial
Self / custom build housing	Substantial
Housing with care	Significant
Children's home	Moderate
Economic benefits	Limited
Public open space	Moderate
Connectivity enhancements / Sustainable transport initiatives	None

This statement has been agreed by:

Three Rivers District Council	
Signed	
Name	Liz Fitzgerald
Date	8 June 2026

Boyer (on behalf of Burlington Developments London Ltd)	
Signed	
Name	Philip Allin
Date	5 June 2026