

Croxley Green Parish Council

The Council Offices
Community Way
Croxley Green
Rickmansworth
Hertfordshire, WD3 3SU
22 June 2026

Alison Bell
The Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol, BS1 6PN
By email via the Appeals Casework Portal

Dear Ms Bell

Re: Appeal Ref: 6004972 – Land To North Of Little Green Lane, Croxley Green, WD3 3SP

TRDC Planning Application Ref: 24/2073/OUT | TRDC Appeal Ref: 26/0012/REF

Withdrawal of Rule 6 Party Status and Request for Registration as an Interested Party

We write further to the Case Management Conference (CMC) held on 1 June 2026 and the Inspector's note of that conference, dated 2 June 2026. We are writing to formally notify the Planning Inspectorate that Croxley Green Parish Council ("the Parish Council") wishes to withdraw its status as a Rule 6 Party to the above appeal, and to be registered instead as an Interested Party.

Reasons for this decision

Costs risk. We note that, as recorded in the Inspector's CMC note, the Appellants have confirmed their intention to make full costs applications against both Three Rivers District Council and the Parish Council. Having given careful consideration to the financial exposure this creates for the Parish Council, and weighing this against the resources available to us, the Parish Council has concluded that continuing as a Rule 6 Party is not a proportionate or sustainable position to maintain through to the close of the inquiry.

Community representation. The Parish Council also considers that the interests of local residents will be served more effectively by enabling a range of community representatives to attend and speak at the inquiry across its sitting days, rather than being confined to the formal evidential and procedural obligations attached to Rule 6 Party status. We believe this approach will allow a broader cross-section of community concerns to be heard directly by the Inspector throughout the inquiry.

Other Matters

The Parish Council wishes to draw the Inspector's attention to the following matters, previously raised in its Statement of Case dated 21 May 2026, which the Council considers remain relevant to the Inspector's consideration of the appeal:

Sarratt Neighbourhood Plan. The Parish Council remains concerned that the proposal does not comply with policies 1(c) (Engagement with the Community) and 3 (Heritage Context) of the Sarratt Neighbourhood Plan.

Housing and Communities. The Parish Council remains concerned that the design, layout and density of the proposed housing do not reflect the established character of the surrounding area.

Infrastructure and Utilities. The Parish Council remains concerned that acknowledged shortfalls in current provision – including, but not limited to, education, health services, water supply, water treatment and power networks – have not been adequately addressed by the Appellants. The Parish Council would invite the Inspector to satisfy themselves that the necessary investment is planned and will be forthcoming before any development of this scale is approved.

Transport and Highways. The Parish Council notes that the statutory transport and highway consultees (Hertfordshire County Council, National Highways, Active Travel England and Transport for London) have each reached a position of no objection, subject to conditions and Section 106 obligations. The Parish Council does not seek to reopen that settled position. It remains concerned, however, to ensure that the mitigation package relied upon – including the Travel Plan's modal-shift target, the wide-area 20mph Traffic Regulation Order, and the associated Section 106 obligations – is properly secured, funded, monitored and enforceable, particularly given that elements of this package remain unresolved at the time of writing.

The Parish Council raises these matters as an Interested Party for the Inspector's consideration, and does not intend to adduce further expert evidence or call witnesses in relation to them.

Consequential matters

We understand that, as a Rule 6 Party, the Parish Council was required to submit a further, full Statement of Case by today's date, 22 June 2026. We are submitting this letter on that date specifically so that the position is clear before that deadline passes. As the Statement of Case requirement relates specifically to Rule 6 Party status, we would be grateful for confirmation that it no longer applies to the Parish Council following our withdrawal, although we may in due course submit further written representations as an Interested Party.

We would also be grateful for confirmation of the procedure for registering individual community members who may wish to speak at the inquiry, and for this letter to be passed to Inspector Baird in advance of the inquiry opening on 18 August 2026.

Please do not hesitate to contact us if any further information is required to process this change of status.

Yours sincerely,

Francesca Pridding
Locum Clerk
On behalf of Croxley Green Parish Council

cc: Three Rivers District Council (Development Management)
cc: RPS Group, on behalf of the Appellants (Richborough)