

Our Ref: EF/Ig/26025_RfR1

24 June 2026

Ms A Bell
The Planning Inspectorate
c/o Quadient
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Dear Ms Bell

Appeal by Richborough

Land to North of Little Green Lane, Croxley Green, WD3 3SP

Appeal Ref: 6004972

As part of the Local Planning Authority's sensible on-going case management, having regard to the letter dated 18 March from the Minister of State for Housing and Planning in respect of the emerging Local Plan and the Leader's letter in response dated 26 March, Counsel advice, expert witness advice and a thorough review of the merits of the case in respect of this appeal, we write to advise you that the Local Planning Authority wish to formally withdraw Reason for Refusal no1 (Green Belt). As a consequence, the Local Planning Authority do not intend to adduce evidence against the appeal on either RfR1 or RfR2 (Ancient Woodland - previously withdrawn on 24 April 2026), and therefore would not oppose the grant of planning permission, subject to the imposition of appropriately worded conditions and s106 obligations to secure the necessary requirements to make the development acceptable in planning terms (which would address RfR3).

As discussed at the CMC, the Council understood two matters to remain in issue in relation to s106 obligations: a contribution toward step-free access at Croxley Green tube station and a secondary education contribution sought by the County Education Authority (see the Inspector's CMC Note dated 2 June 2026 at paragraphs 17 and 32-35).

The CMC Note requires areas of agreement / disagreement in relation to s106 / other infrastructure requirements (in RfR3) with the District Council, County Council Education

Steven Barker

Director

MA (Cantab) MA

Liz Fitzgerald

Managing Director

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and TfL to be set out, and confirmation of any evidence and witnesses in relation to infrastructure matters needed at the Inquiry by 29 June 2026.

The Local Planning Authority are of the opinion that s106 matters can be dealt with as part of a s106 roundtable discussion/in writing (see CMC Note paragraph 20) if not resolved prior to the Inquiry.

Accordingly, the Council will now seek further co-ordination between the parties to establish the extent of any remaining issues and the evidence required for the Inquiry. The Council anticipates that a further SoCG(s) can be discussed, agreed and submitted within the timeframe set out in the CMC Note, to focus on remaining points of disagreement. This should enable the Inquiry to be dealt with in a much shorter timescale than scheduled.

If we can be of any further assistance, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Liz Fitzgerald'.

Liz Fitzgerald
Managing Director