

REBUTTAL

Site: Land to the North of
Little Green Lane
Croxley Green
WD3 3SP

For: Three Rivers District Council

Appeal Ref: 6004972

Date: August 2026

Prepared by:

Liz Fitzgerald BA (Hons) Dip TP MRTPI
Managing Director
Barker Parry Town Planning Ltd
33 Bancroft, Hitchin, Herts SG5 1LA
T: 01462 420224 / E: office@barkerparry.co.uk



RTPI

Chartered Town Planners

Qualifications And Experience

My name is Elizabeth Fitzgerald. My qualifications and experience are set out in my main Proof of Evidence submitted on the 21 July 2026.

The evidence which I have prepared and provided for this appeal is true and has been prepared and is given in accordance with the guidance of my professional institution and I confirm that the opinions expressed are my true and professional opinions.

This rebuttal has been prepared in response to points raised by the Appellant in respect of Five Year Land Supply matters and the Affordable Housing cascade.

This rebuttal is deliberately limited in scope to those matters identified and it should not be taken that I agree with the wider evidence presented to points not raised here.

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1.0 **Further Comments**

Five Year Housing Land Supply

- 1.1 I set out my further comments in respect of those matters where I consider a rebuttal is necessary. I also provide a brief update on information received in respect of 5yr land supply.
- 1.2 I have read the evidence of Mr Harris in respect of 5yr land supply and note his section 4 which is described as a "Matters Agreed" section. Whilst much of the content of section 4 of Mr Harris' Proof of Evidence is not in issue, Mr Harris has not engaged directly with the Local Planning Authority or myself on 5yr land supply matters and one particular matter stated at paragraph 4.10 by Mr Harris to be agreed is not; Mr Harris's figure upon which the 5yr housing land supply should be measured against (752 dpa) is not correct.
- 1.3 The agreement on housing land supply matters is at paragraph 6.36 and 6.37 of the SoCGv2 (**CD8.1**) and paragraph 7.5 of SoCGv1 (**CD8.21**).
- 1.4 The base date remains the same, 1 April 2025 – 31 March 2030, however the Council published an updated Housing Land Supply position in April 2026 (**CD7.11**). As part of this update, the Local Planning Authority acknowledge an annualised local housing need figure of 832 dwellings per annum (paragraph 2.3) and a reduced housing land supply figure of 1.185yrs.
- 1.5 The increase in the number of dwellings required per annum based on the standard method does make it more challenging for the Local Planning Authority to demonstrate a 5yr housing land supply, but it is important that the correct base date and annual need figure is used for these purposes.

1.6 Mr Harris does not identify where the 752 dwellings per annum figure is sourced from. Having regard to the Annual Monitoring Report 2023/24 (**CD7.25**) paragraph 4.24 identified an annualised need of 640 dwellings.

1.7 Since the submission of my Proof of Evidence, two further responses have been received in respect of the disputed sites. For completeness these are included at **Appendix 5 & 6**.

H17 – Police Station, Rectory Road, Rickmansworth

1.8 The housing trajectory allows for the development of 20 dwellings on this site. My Proof of Evidence removed these 20 dwellings.

1.9 The proforma received provides a clear indication of the owner's intent to pursue pre-application discussions later this year and submit an application in early 2027 for an increase in dwellings from 20 to 30. Given there is no indication as to how advanced the pre-application work is, or exactly when any submissions are to be submitted, I do not propose to add this allocation back into the trajectory at this time.

H22 – Depot, Stockers Farm Road, Rickmansworth

1.10 The housing trajectory allows for the development of 60 dwellings on this site. My Proof of Evidence removed these 60 dwellings.

1.11 The proforma received provides a clear indication of the intent to submit commence pre-application engagement in September 2026 with a reduction in the number of dwellings from 60 to 30. Given there is no indication on the progress of the pre-application work or whether Affinity Water intend to submit an application or sell the site with pre-application advice, I do not propose to add this allocation back into the trajectory at this time.

1.12 Based on the above assessment, I remain of the opinion that it is appropriate to remove 149 dwellings from the trajectory, not 651 suggested by the Appellant, resulting in agreement on 6 of the 13 sites identified and a disagreement on 7 of the sites plus the windfall allowance. It is therefore my position that the 5yr housing land supply calculation should be as follows:

	Requirement	Council
A	Annual local housing need figure	832
B	Five year requirement	4,160
C	20% buffer	832
D	Total five year requirement including 20% buffer	4,992
E	Annual housing requirement including 20% buffer	998.4
	Supply	
F	Deliverable supply at 1 st April 2025	1,035
G	Supply in years (F / E)	1.036
H	Under/oversupply against the five year requirement (F – D)	-3,957

1.13 Regardless of whether the Inspector in due course prefers the Council's position (1.036 years), or the Appellant's position (0.59 years), or concludes it lies with the range of the two positions, the Council considers, (and it is common ground (SoCG paragraph 6.36 (**CD8.1**)) that the under-delivery of housing and lack of 5yr housing land supply is substantial.

Affordable Housing

1.14 Since the submission of my Proof of Evidence, I have been provided with an updated copy of the draft s106 Agreement (28 July 2026) and note that the latest draft does not include the cascade mechanism previously proposed.

This is welcomed. Consequently, section 6 of my main Proof no longer needs to be considered, if this remains the case.



APPENDIX 5
H17 – Police Station, Rectory Road, Rickmansworth Response

**Residential Site Assessment
Deliverability Questionnaire 2026**

Trajectory Code (if applicable)	Application Number	Site Location	Site Capacity
	No extant PP exists	Former Police Station, Rickmansworth	20

Contact Name and Job Title	Sales Division
Mark Krassowski Director	N/A
Address	Email and Telephone
Walsingham Planning Brandon House, King Street Knutsford WA16 6DX	Mark.krassowski@walsingplan.co.uk 01565 757500

Section 1

Milestone	Anticipated date MM/YY
If outline: Submission of first/subsequent reserved matters/full application	A fresh full application is to be submitted pending pre-app advice on a mixed use scheme involving residential apartments and a Lidl supermarket. Estimated submission date: 1/27.
Commencement of site marketing	N/A
Work commences on site	1/28
First completions	2029

Anticipated end date for competitions on site	2029
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Section 2

Please provide a build rate trajectory of net completions for this site.

To note - our monitoring year runs from 1st April – 31st March.

	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
April							
May							
June							
July							
Aug							
Sept							
Oct							
Nov							
Dec							
Jan							
Feb							
Mar							
Totals					20		

Developers' delivery intentions including anticipated start and build out rates

As a mixed-use apartment scheme the residential units will be delivered in one go.

Current planning status and progress towards the submission of an application

See above comments. A new mixed use scheme is proposed for the site, subject to receipt of full planning permission. Lidl are working with a JV developer partner and plan to engage with the Council for pre-app advice in autumn 2026. Subject to advice, an application is likely in early 2027.

Progress with site assessment work Ongoing
Site viability TBA
Availability: ownership, any existing uses, etc Lidl own the freehold of the site
Infrastructure provision TBC

APPENDIX 5
H17 – Police Station, Rectory Road, Rickmansworth Response



Residential Site Assessment
Deliverability Questionnaire 2026

Trajectory Code (if applicable)	Application Number	Site Location	Site Capacity
		H22	30

Contact Name and Job Title	Sales Division
Reuel Thompson Land and Development Manager Affinity Water	N/A
Address	Email and Telephone
Tamblin Way Hatfield Hertfordshire AL10 9EZ	Reuel.thompson@affinitywater.co.uk 07542 458632

Section 1

Milestone	Anticipated date MM/YY
If outline: Submission of initial Pre-App	September 2026
Commencement of site marketing	September 2027
Work commences on site	September 2028
First completions	September 2030
Anticipated end date for competitions on site	September 2031

Section 2

Please provide a build rate trajectory of net completions for this site.

To note - our monitoring year runs from 1st April – 31st March.

	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Sept					15	15	
Totals							

Developers' delivery intentions including anticipated start and build out rates

Affinity Water will not be developing the site for housing. It will be sold to a Developer to deliver the housing.

Current planning status and progress towards the submission of an application

Pre-App to be submitted in September 2026

Progress with site assessment work

On-going. Drainage Survey due in July 2026

Site viability

Good – Already an Affinity Water Storage Yard, so good existing use.

Availability: ownership, any existing uses, etc

Affinity Water own the entire footprint of the site, in addition to land lying to the West, which will also be included in our development plans.

Infrastructure provision

No embedded infrastructure on site – Concrete hard standing throughout.