

Our Ref: 26041

11 August 2026

The Planning Inspectorate
c/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN

By Email Only: [REDACTED]



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Dear Sir

APP/P1940/V/26/3378268 – Land East of Oxhey Lane, Carpenders Park.
Emerging Local Plan – Regulation 19 Consultation

Further to your recent request, we are pleased to set out the Council's response to the impact of the commencement of consultation on the Regulation 19 Pre-Submission Emerging Local Plan (ELP) on the consideration of this application.

The Council is consulting on the Three Rivers Local Plan 2026-2042 for a period of eight weeks from 31 July 2026 - 25 September 2026. Following this consultation period, the Minister of State for Housing and Planning has directed the Council to submit the ELP for Examination by no later than the 30 November 2026.

Having regard to Paragraph 49 of the NPPF, weight can be given to the policies of an ELP subject to the stage of preparation (the more advanced the greater the weight that may be given); the extent of unresolved objections to the relevant policies and; the degree of consistency with the NPPF.

It is acknowledged that the Application site is included within the ELP and proposed for allocation. However, as set out in the Minister's letter of the 15 April 2026 (ID 7):

Examination remains the appropriate forum for testing individual site allocations and the supporting evidence base in a transparent and impartial manner. As you know, relevant stakeholders will have the opportunity to engage through the forthcoming consultation and examination hearings.

The extent of objection to the proposed allocation is as yet unknown and there are numerous stages upon which the ELP is required to go through prior to it being found sound and the site formally being allocated.

Steven Barker

Director
MA (Cantab) MA

Liz Fitzgerald

Managing Director
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At this time, it is therefore considered that no weight can be afforded to the Regulation 19 consultation document, as it still needs to be formally tested at Examination.

We trust this assists, if you require anything further please do not hesitate to contact us.

Yours faithfully,



Liz Fitzgerald

Managing Director