

**Local Planning Authority Response on Mortgagee in Possession Matter****APP/P1940/V/26/3378268****Land East of Oxhey Lane, Carpenders Park**

This note has been produced following a request from the Inspector on the 1 September 2026 seeking comments on the Council's position in respect of the Mortgagee in Possession Clause.

The Council have been recently engaged in a Public Inquiry (6004972) pertaining to Land To North Of Little Green Lane, Croxley Green. The Mortgage in Possession (MiP) Clause has been a matter in debate as part of this appeal, as it was in the Carpenders Park appeal, with the Council seeking a 5-month MiP clause, whilst the Appellant was seeking a 3-month MiP clause. Two days prior to the opening of the current Appeal, the Government published a consultation on 'Standard planning agreements for medium-sized sites'. Whilst this document carries limited weight and relates to medium sized sites (10-49 units inclusive), it does include a proposed MiP period of 3 months and not 5 months.

The Council are intending to engage with this consultation, but acknowledge that, at the time of writing, this consultation represents the Government's direction of travel, such that it is considered appropriate to accept a 3-month MiP clause until such time as the outcome of the consultation is known. The Council remains of the opinion that the 5-month MiP clause is appropriate to optimise the ability to retain affordable housing, but in light of the consultation document, it has decided to follow that published position at this time.

**4 September 2026**