

Land North of Little Green Lane, Croxley Green – appeal update

The Council have given careful consideration to the remainder of the issues that were to be considered as part of the Little Green Lane Public Inquiry, specifically around the delivery of affordable housing and the relevant requirements in the draft legal agreement (s106). This is particularly in light of the Government's consultation (<https://www.gov.uk/government/consultations/standard-planning-agreements-for-medium-sized-sites/standard-planning-agreements-for-medium-sized-sites>) on Standard S106 Agreements, published on the 25 August 2026, just two days before the Inquiry opened. The consultation deals with details around the formation and content of legal agreements for small to medium size residential developments, having particular regard to affordable housing delivery. Whilst this is a consultation, the Council is required to give consideration to the content as a material consideration in the determination of any planning application or appeal. The consultation clearly represents the Government's direction of travel at this time on legal agreements securing affordable housing.

For the purposes of this appeal, the timing of the consultation is unfortunate but sets a direction of travel which is contrary to that being promoted by the Council. Having taken advice on this matter, it is not considered prudent to risk substantial public funds in defending this specific matter around affordable housing delivery.

The Council takes very seriously its duty to be prudent with public funds to ensure they can be spent wisely and the in the best interests of our residents and always keep matters under review accordingly. This is not a decision taken lightly, but one that is sound in respect of this appeal and in light of matters outside the Council's control.

The Council will be considering and appropriately respond to the government's consultation within published timescales.