

Appeal Reference: 6004972

Appeal relating to land at Little Green Lane, Croxley Green.

Ruling on the admissibility of late evidence submitted to the inquiry by Transport for London (TfL).

This Ruling is made in the context of

1. The appellant accepts the principle of a financial contribution towards the provision of step-free access to Croxley Green Station i.e. that a contribution meets the CIL Regulation 122 tests of 1. necessary to make the development acceptable in planning terms and 2. directly related to the development the evidence produced by TfL is, given the narrowness of the matters in dispute between the Council and the appellant, a material consideration.
2. I accept Mr Young KC's point that it appears that TfL has had the evidence the subject of this late submission for more than 12 months and despite repeated requests by his client has, for whatever reason, failed to produce it. I agree it is not the behaviour one expects from a major public entity.
3. Given that a decision on this appeal rests with the Secretary of State and not me, I consider that to allow me to provide her with a comprehensive assessment of this proposal it is important that we both have the full evidence before us.
4. TfL's evidence is material to assessing whether the requested financial contribution meets the third CIL Regulation test of it being fairly and reasonably related in scale and kind to the development.
5. Accordingly, recognising the implications this may have for the inquiry programme, under Rules 15 (1) and (12) of The Town and Country Planning (Inquiries Procedure) (England) Rules 2000, I am going to accept the evidence submitted by Transport for London.
6. I disagree with Mr Young that accepting the evidence would be without consequences. There are avenues that his client can legitimately explore to mitigate the impact of TfL's behaviour.

George Baird

Inspector

27 August 2026