

Core Document List

PINS Ref: APP/N1920/W/22/3311193

**LPA Ref: 22/0971/OUT
21st March 2023**

CDA Planning Application Documents

CDA.1	Covering Letter (1 June 2022) (Woolf Bond Planning)
CDA.2	Planning Application Form and Certificates
CDA.3	Supporting Planning Statement (Woolf Bond Planning)
CDA.4	Design and Access Statement (Warner)
CDA.5	Site Location Plan No. 1908-PL1000
CDA.6	Topographical Survey (Stamford Topographical)
CDA.7	Illustrative Landscape Strategy Plan No. CSA/4132/112 (March 2022)
CDA.8	Off-site Biodiversity Net Gain – Ecological Management Plan. Plan No. CSA/4132/113 (April 2022)
CDA.9	Tree Protection Plan. Plan No. TPP/LHLSH/010 A. (DCCLA) (April 2022)
CDA.10	Density Comparison Map 1 – PL01 Rev A (13 July 2022)
CDA.11	Density Comparison Map 2 – PL02 (15 July 2022)
CDA.12	Density Comparison Map 3 – PL03 (15 July 2022)
CDA.13	Ecological Impact Assessment Report CSA 4132/07 (CSA) (April 2022)
CDA.14	Biodiversity Net Gain Spreadsheet Matrix
CDA.15	Archaeology and Heritage Assessment (BSA) (May 2022)
CDA.16	Arboricultural Impact Assessment and Method Statement (David Clarke) (March 2022)
CDA.17	Flood Risk Assessment and SuDS Strategy Report (EAS) (May 2022)
CDA.18	Transport Statement (EAS) (April 2022)
CDA.19	Neighbourhood Plan Assessment (Warner) (May 2022)
CDA.20	Landscape and Visual Impact Assessment Report CSA/4132/06. (CSA) (April 2022)
CDA.21	Climate Change and Energy Statement (Love Design Studio) (May 2022)
CDA.22	Construction Management Plan (Griggs) (May 2022)
CDA.23.1	Desktop Phase I Geo Environmental and Geotechnical Site Assessment (TRC) (May 2022) 1 of 3
CDA.23.2	Desktop Phase I Geo Environmental and Geotechnical Site Assessment (TRC) (May 2022) 2 of 3
CDA.23.3	Desktop Phase I Geo Environmental and Geotechnical Site Assessment (TRC) (May 2022) 3 of 3
CDA.24	CSA Response to Place Services dated 8 September 2022
CDA.25	Noise Impact Assessment (TRC) (September 2022)
CDA.26	Cover Letter 'Applicant Response to Consultee Comments upon the application accompanied by plans and particulars' (Woolf Bond Planning) (9 September 2022)
CDA.27	Warner Planning Response to Imagine Places Report (5 October 2022)
CDA.28	TRC Response to Environmental Health Comments (30 September 2022)

CDA.29	TRC Additional Noise Monitoring (October 2022)
CDA.30	Cover letter 'Planning Application Particulars' (Woolf Bond Planning) (6 October 2022)
CDA.31	Illustrative Site Layout Plan OPTION 1. 1908-PL1004 (5 October 2022)
CDA.32	Illustrative Site Layout Plan OPTION 2. 1908-PL1003 (5 October 2022)
CDA.33	Indicative Storey Height Plan OPTION 1 1908-PL006 (5 October 2022)
CDA.34	Indicative Storey Height Plan OPTION 2 1908-PL005 (5 October 2022)

CDB Planning Application Consultation Responses, Officer Report & Decision Notice

CDB.1	Officer Committee Report and Update upon the Appeal Application (22/0971) (20 October 2022).
CDB.2	Decision Notice dated 28 October 2022.
CDB.3	HCC's Growth & Infrastructure Unit (13 June 2022)
CDB.4	Terry Batchelor – Drainage Services (13 June 2022)
CDB.5	Thames Water Response (14 June 2022)
CDB.6	Environmental Health Officer response (16 June 2022)
CDB.7	Met Office response (17 June 2022)
CDB.8	NHS Herts Valley Clinical Commissioning Group Response (22 June 2022)
CDB.9	Minerals & Waste Response (24 June 2022)
CDB.10	Hertfordshire Fire and Rescue Service (20 June 2022)
CDB.11	Built Heritage Response (23 June 2022)
CDB.12	Private Sector Housing Officer (30 June 2022)
CDB.13	Urban Design Comments (1 July 2022)
CDB.14	CPRE response (6 July 2022)
CDB.15	Shenley Parish Council (08 July 2022)
CDB.16	Urban Design Comments (11 July 2022)
CDB.17	Place Services Response (12 July 2022)
CDB.18	HCC Highways Response (14 June 2022)
CDB.19	HCC Historic Environment Advisor, Hertfordshire (5 August 2022)
CDB.20	Hertfordshire Ecology (9 August 2022)
CDB.21	Arboriculture Comments Place Services (15 August 2022)
CDB.22	Senior Landscape Consultant Place Services (17 August 2022)
CDB.23	imagine Places for Shenley Parish Council (10 August 2022)
CDB.24	Environmental Health officer (16 September 2022)
CDB.25	CPRE (16 September 2022)
CDB.26	Urban Design Comments (7 October 2022)
CDB.27	Shenley Parish Council (10 October 2022)
CDB.28	Minerals & Waste Response (11 October 2022)
CDB.29	Thames Water (11 October 2022)
CDB.30	HCC Growth & Infrastructure Unit (10 October 2022)
CDB.31	NHS (7 October 2022)
CDB.32	Terry Batchelor – Drainage Services (24 October 2022)
CDB.33	NHS Ambulance (27 October 2022)
CDB.34	Senior Landscape Consultant Place services (20 October 2022)

CDC Statements of Case

CDC.1	Appellant's Statement of Case (November 2022)
CDC.2	Hertsmere Borough Council's Statement of Case (February 2023)
CDC.3	Shenley Parish Council Statement of Case (February 2023)

CDD **Statements of Common Ground**

- CDD.1 Planning (10 February 2023)
- CDD.2 Landscape, Character and Appearance (14 March 2023)
- CDD.3 Noise (14 March 2023)
- CDD.4 Five Year Housing Land Supply (17 March 2023)
- CDD.5 Planning Addendum (**Awaited**)

CDE **Local Planning Policy and Guidance**

Development Plan

- CDE.1 Hertsmere Core Strategy (CS) (January 2013)
- CDE.2 Site Allocations and Development Management Policies Plan (adopted November 2016)
- CDE.2.1 Elstree Way Corridor Area Action Plan (adopted July 2015)
- CDE.3 Shenley Neighbourhood Plan 2019 – 2036 (May 2021).

Guidance

- CDE.4 Part D: Guidelines for High Quality Sustainable Development 2016
- CDE.5 Hertsmere Local Plan Parking Standards SPD (2014)
- CDE.6 Interim Planning Policy Position Statement (2020)
- CDE.7 Affordable Housing SPD

Housing Supply

- CDE.8 Housing Delivery Test Action Plan 2022
- CDE.9 Housing Delivery Test Results 2021
- CDE.10 Five Year Housing Land Supply 2021/2022 – September 2022
- CDE.11 Five Year Housing Land Supply 2020/2021
- CDE.12 Five Year Housing Land Supply 2019/2020
- CDE.13 Five Year Housing Land Supply 2018/2019
- CDE.14 Five Year Housing Land Supply 2017/2018
- CDE.15 Five Year Housing Land Supply 2016/2017

Self-Build

- CDE.16 Hertsmere Self and Custom Build Register
- CDE.17 Self-build and custom housebuilding data: 2016 to 2020-21

Emerging Local Plan

- CDE.18 Potential Sites for Housing and Employment – Public Engagement (October 2018)
- CDE.19 Local Development Scheme (April 2021)
- CDE.20 Draft Hertsmere Local Plan Regulation 18 (September 2021)
- CDE.21 Report to Council 27 April 2022. Hertsmere Local Plan: Summary of Regulation 18 draft Local Plan public engagement and way forward.
- CDE.22 Minutes from Council meeting 27 April 2022.
- CDE.23 Appeal for Sites for Hertsmere’s new Local Plan (27 October 2022)
- CDE.24 Minutes from Policy Review Committee 27 October 2022

Emerging Local Plan – Evidence Base Documents

CDE.25	South West Hertfordshire Local Housing Needs Assessment GL Hearn (September 2020)
CDE.26	Housing and Economic Land Availability Assessment 2019 (HELAA)
CDE.27	HELAA Site Maps 2019 – Shenley
CDE.28	SW-Herts-SHMA-Final-Report-Jan16
CDE.29	SW-Herts-SHMA-Exec-Sum-19-02-16
CDE.30	SW-Herts-SHMA-Appendices (January 2016)
CDE.31	Draft-Local-Plan-Sustainability-Appraisal-Report (LUC) (October 2021)
CDE.32	Draft-Local-Plan-Sustainability-Appraisal-Report-Appendices (LUC) (October 2021)
CDE.33	Hertsmere Green Belt Assessment Stage 1 Report (2016)
CDE.34	Hertsmere Green Belt Assessment Stage Annex Report (2016)
CDE.35	Hertsmere Green Belt Assessment Stage 2 Report (2019)
CDE.36	Hertsmere Green Belt Assessment Stage 2 Annex Report (2019)]
CDE.37	Hertsmere Green Belt Assessment Stage 2 Appendix B Maps – HELAA Garden Village and Further Sites Considered
CDE.38	Hertsmere Green Belt Assessment Stage 2 Appendix C Maps – Sub areas and Garden Village
CDE.39	Hertsmere Green Belt Assessment Stage 2 Appendix D Maps – Settlement level Purpose 1 Score Maps.
CDE.40	Hertsmere Green Belt Assessment Stage 2 Appendix E Maps – Settlement level Purpose 2 Score Maps.
CDE.41	Hertsmere Green Belt Assessment Stage 2 Appendix F Maps – Settlement level Purpose 3 Score Maps.
CDE.42	Hertsmere Green Belt Assessment Stage 2 Appendix G Maps – Settlement level Purpose 4 Score Maps.
CDE.43	Hertsmere Green Belt Assessment Stage 2 Appendix H Maps – Recommendation Maps.
CDE.44	Hertsmere Green Belt Stage 2 Additional Sites Report (2020)
CDE.45	Hertsmere Green Belt Stage 3 – Washed over villages (2020)
CDE.46	Hertsmere Green Belt Stage 4 - Inset Village Boundary Assessment 2021
CDE.47	HELAA Draft 2018 Site Maps – Shenley
CDE.48	Settlement Hierarchy and Accessibility Mapping Analysis
CDE.49	High Level Transport Assessment of potential sites for housing and employment
CDE.50	Landscape-Sensitivity-Assessment-Final-Report (LUC) (September 2020)
CDE.51	Outline-Landscape-Appraisals-Report-Sept-2020
CDE.52	Shenley Housing Needs Assessment (AECOM) (May 2018)
CDE.53	Hertsmere Borough Council Open Space Assessment Report July 2019
CDE.54	Hertsmere Borough Council Open Space Study Standards Paper July 2019
CDE.55	Hertsmere Borough Council Annual Monitoring Report 18-19

CDF Noise Guidance and Related Information

CDF.1	BS4142:2014+A1:2019 “Methods for rating and assessing industrial and commercial sound”
CDF.2	British Standard BS8233: 2014 – Guidance on sound insulation and noise reduction for buildings, BSI Standards Publication 2014
CDF.3	International Standard ISO 9613-2:1996 - Acoustics — Attenuation of sound during propagation outdoors — Part 2: General method of calculation

CDG.4 Noise Policy Statement for England (DEFRA) (March 2010)

CDG Landscape Guidance and Related Information

CDG.1 Guidelines for Landscape and Visual Impact Assessment 3rd Edition - Landscape Institute and IEMA (2013)

CDG.2 Landscape Institute. (2015). GLVIA3 – Statements of clarification. Available at: <https://www.landscapeinstitute.org/technical-resource/glvia3-clarifications/#:~:text=GLVIA3%20Statement%20of%20Clarification%20%2F14%2028%2D01%2D14&text=The%20assessor%20should%20be%20clear,a nd%20visual%20impact%20assessment%2Fappraisal>

CDG.3 Landscape Institute. (2021). Technical Guidance Note 02/21: Assessing landscape value outside national designations. Available at: <https://www.landscapeinstitute.org/publication/tgn-02-21-assessing-landscape-value-outside-national-designations>

CDG.4 Natural England. (2014). An Approach to Landscape Character Assessment.

CDG.5 Natural England. (2019). An approach to landscape sensitivity assessment.

CDG.6 BS5837:2012 'Trees in Relation to Design, Demolition and Construction'

CDG.7 Hertfordshire County Council Landscape Character Assessment – High Canons Valleys and Ridges – 021

CDG.8 Shenley Conservation Area Appraisal (2012). Available at: <https://www.hertsmere.gov.uk/Planning--Building-Control/Building--Tree-Conservation/Conservation-areas/Shenley-Conservation-Area.aspx>

CDH Highways Guidance and Related Information

CDH.1 Chartered institute of Highways and Transport (CIHT) 'Planning for Walking' (2015)

CDH.2 CIHT 'Providing for Journeys on Foot' (2000)

CDI Court Judgments and Consent Orders

CDI.1 High Court Judgment of Phides Estates (Overseas) Limited vs the Secretary of State for Communities and Local Government et al [2015] EWHC 827 (Admin) *Clarifies the considerations to be taken into account when determining the weight afforded to a housing land supply shortfall (paragraph 60).*

CDI.2 Supreme Court Judgement of Suffolk Coastal District Council v Hopkins Homes Ltd and Richborough Estates Partnership LLP and another v Cheshire East Borough [2017] UKSC 37 *Weight to be given to settlement boundary policies based on an out-of-date housing need (Paragraphs 45 and 63)*

CDI.3 Hallam Land Management Ltd v SSCLG [2018] EWCA Civ 1808 *Considering the extent of the housing land supply shortfall – paras 50 to 52.*

- CDI.4 Oxtan Farm v Harrogate BC [2020] EWCA Civ 805
Weight to be given to out of date policies is a matter of judgement – para 52
- CDI.5 Gallagher Homes Limited (2) Lioncourt Homes Limited v Solihull Metropolitan Borough Council [2014] EWHC 1283 (Admin)
Sets out valuable guidance for all involved in the plan-making process on the objective assessment of housing need
- CDI.6 Wood v Gravesham [2015] EWCA Civ 195 and [2014] EWHC 683
- CDI.7 East Northants Consent Order CO/917/2020) (7th May 2020)
- CDI.8 Bedford Borough Consent Order (CO/164/2020) (2nd July 2020)
- CDI. 9 High Court Judgement of Compton Parish Council & Ors v Guildford Borough Council & Anor [2019] EWHC 3242 (Admin).

CDJ Appeal Decisions

- CDJ.1 9 December 2022 - Land North of Kennel Lane, Billericay CM12 9RR. Appeal reference APP/V1505/W/22/3298599 - outline planning application with all matters reserved, except means of access, for the erection of up to 200 homes; new vehicular access comprising a new arm off the Laindon Road, A176 and Noak Hill Road roundabout; realignment of Kennel Lane to join the new access and associated closure of the Kennel Lane spur; together with car parking, landscaping, surface water drainage basins and associated works.
- CDJ.2 14 June 2021 - Bullens Green Lane, Colney Heath (St Albans and Welwyn-Hatfield). Appeal Reference APP/B1390/W/20/3265925 – up to 100 dwellings
- CDJ.3 28 September 2021 - on land south of Heath Lane, Codicote (North Hertfordshire) Appeal Reference - APP/X1925/W/21/3273701 – UPTO 167 Dwellings.
- CDJ.4 8 March 2023. Land between Lodge Lane and Burtons Lane, Little Chalfont, Amersham, HP4 4AJ (Appeal Ref: APP/X0415/W/22/3303868)
- CDJ.5. 16 July 2021 – Bowden Fencing, Leicester Lane, Great Bowden (APP/F2415/W/20/32362726)
- CDJ.6. 10 Aug 2022 – Land East of Ashford Road, Kingsnorth (APP/E2205/W/21/3284706)
- CDJ.7. 18 November 2019 Sunny Bank Junior and Infant School, Field View Road, Potters Bar (APP/N1920/W/19/3229315)
- CDJ.8 28 November 2022 Northaw House, Coopers Lane, Northaw, Potters Bar (APP/C1950/Y/22/3298284)
- CDJ.9 29 November 2022 Land at Great North Road, Stanborough, Welwyn Garden City (APP/C1950/W/22/3300873)
- CDJ.10 13 February 2017 – Land and buildings off Watery Lane, Curborough, Lichfield (APP/K3415/A/14/2224354)

- CDJ.11 20th December 2018 - Land at Satchell Lane, Hamble-le-Rice. (APP/W1717/W/18/3194846)
- CDJ.12 25th June 2021 - Little Sparrows, Sonning Common, Oxfordshire (APP/Q3115/W/20/3265861)
- CDJ.13 15th July 2020 – Land off Audlem Road/Broad Lane, Stapeley, Nantwich and land off Peter De Stapleleigh Way, Nantwich (APP/R660/A/13/2197532 & APP/R660/A/13/2197529)
- CDJ.14 28th September 2018 – Land on east side of Green Road, Woolpit, Suffolk (APP/W3520/W/18/3194926)
- CDJ.15 10th January 2019 - Longdene House, Hedgehog Lane, Haslemere (APP/R3650/W/16/3165974)
- CDJ.16 25th June 2014 – land west of Cody Road, Waterbeach, Cambridge (APP/W0530/A/13/2207961)
- CDJ.17 26th May 2021 - Smallford Works, Smallford Lane, Smallford, St Albans AL4 0SA (APP/B1930/W/20/3260479)
- CDJ.18 31st January 2022 - Burston Nurseries Ltd, North Orbital Road, Chiswell Green, St. Albans, AL2 2DS (APP/B1930/W/21/3279463)
- CDJ.19 29th January 2014 – Land at Crewe Road, Crewe (APP/R0660/A/12/2170820)
- CDJ.20 27 May 2022 – North of Madgwick Lane, Chichester (APP/L3815/W/21/3270721)
- CDJ.21 23 October 2019. South of Millfield Lane, York. (APP/C2741/W/19/3227359)

CDK Gristwood & Toms Site Information

- CDK.1 Planning Permission TP/97/0008 (13 March 1998)
- CDK.2 Approved Site Plan for TP/97/0008
- CDK.3 Planning Statement for 22/0926/FUL
- CDK.4 Transport Statement Update for 22/0926/FUL
- CDK.5 Original Site Plan No. P02B submitted with 22/0926/FUL
- CDK.6 As Built Site Plan No. P05C submitted with 22/0926/FUL
- CDK.7 Use Areas Site Plan No. P07A submitted with 22/0926/FUL

CDL National Planning Policy Documents and Guidance

- CDL.1 National Planning Policy Framework (July 2021)
- CDL.2 Planning Practice Guidance: Green Belt

- CDL.3 Planning Practice Guidance: Housing Supply and Delivery
- CDL.4 Planning Practice Guidance: Noise (including noise exposure hierarchy table)
- CDL.5 Gove Ministerial Statement (December 2022)
- CDL.6 PINS NOTE 14/2022
- CDL.7 Levelling-up and Regeneration Bill: reforms to national planning policy (December 2022).
- CDL.8 Planning Practice Guidance: Self build and Custom Build Guidance
- CDL.9 Statement made by Baroness Williams of Trafford 17 December 2015

CDM Affordable Housing Documents and Guidance

- CDM.1 House of Commons Debate (24 October 2013)
- CDM.2 Children’s Commissioner Report “Bleak Houses: Tackling the Crisis of Family Homelessness in England (April 2019)
- CDM.3 Shelter Report “Denied the Right to a Safe Home; Exposing the Housing Emergency” (May 2021)
- CDM.4 Shelter Report “Unlocking Social Housing: How to fix the rules are holding back building” (April 2022)
- CDM.5 House of Commons ‘Rising Cost of living in the UK’ briefing report (November 2022)
- CDM.6 Shelter Briefing Report ‘Briefing: Cost of Living Crisis and the Housing Emergency’ (September 2022)
- CDM.7 National Audit Office Homelessness Report Executive Summary (13 September 2017)
- CDM.8 White Paper: Fixing Our Broken Housing Market (February 2017)
- CDM.9 Regulator of Social Housing: Rent Standard (April 2020)
- CDM.10 Bacon Review (Aug 2021)
