

## **Core Document List**

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

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

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### **CDA Planning Application Documents**

|          |  |
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| 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)  |

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| 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**

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|--------|--|
| 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) (7<sup>th</sup> May 2020)
- CDI.8 Bedford Borough Consent Order (CO/164/2020) (2<sup>nd</sup> 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 20<sup>th</sup> December 2018 - Land at Satchell Lane, Hamble-le-Rice. (APP/W1717/W/18/3194846)
- CDJ.12 25<sup>th</sup> June 2021 - Little Sparrows, Sonning Common, Oxfordshire (APP/Q3115/W/20/3265861)
- CDJ.13 15<sup>th</sup> 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 28<sup>th</sup> September 2018 – Land on east side of Green Road, Woolpit, Suffolk (APP/W3520/W/18/3194926)
- CDJ.15 10<sup>th</sup> January 2019 - Longdene House, Hedgehog Lane, Haslemere (APP/R3650/W/16/3165974)
- CDJ.16 25<sup>th</sup> June 2014 – land west of Cody Road, Waterbeach, Cambridge (APP/W0530/A/13/2207961)
- CDJ.17 26<sup>th</sup> May 2021 - Smallford Works, Smallford Lane, Smallford, St Albans AL4 0SA (APP/B1930/W/20/3260479)
- CDJ.18 31<sup>st</sup> January 2022 - Burston Nurseries Ltd, North Orbital Road, Chiswell Green, St. Albans, AL2 2DS (APP/B1930/W/21/3279463)
- CDJ.19 29<sup>th</sup> 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)

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