

Radlett

Core Document List

Application Plans and Documents

- CD1.1 – Planning Statement
- CD1.2 – Design and Access Statement
- CD1.3 – Landscape Strategy
- CD1.4 – Landscape and Visual Impact Assessment
- CD1.5 – Green Belt Review
- CD1.6 – Transport Assessment
- CD1.7 – Framework Travel Plan
- CD1.8 – Highways Response (Dec 22)
- CD1.9 – Stage 1 Road Safety Audit including Designers Response
- CD1.10 – Site Location Plan (PL01 Rev C)
- CD1.11 – Parameter Plan (PL03 Rev C)
- CD1.12 – Illustrative Masterplan (PL04 Rev G)
- CD1.13 – Shenley Road Access Plan (ITB13085-GA-028C)
- CD1.14 – Theobald Street Access Plan (ITB13085-GA-036A)
- CD1.15 – Tree Report
- CD1.16 – Sustainability Report
- CD1.17 – Air Quality Assessment
- CD1.18 – Archaeological Desk based Assessment
- CD1.19 – Biodiversity Impact Calculation
- CD1.20 – Cavities Occurrence Assessment
- CD1.21 – Ecological Impact Assessment
- CD1.22 – Flood Risk Assessment and Drainage Strategy
- CD1.23 – Geo Conservation Strategy
- CD1.24 – Geo Conservation Enhancement and Management Plan
- CD1.25 – Land Quality Desk Study
- CD1.26 – Landscape and Ecology Management Plan
- CD1.27 – Noise Impact Assessment
- CD1.28 – Arboricultural Report (Updated Dec 22)
- CD1.29 – Biodiversity Net Gain Metric (Updated Dec 2022)
- CD1.30 – Biodiversity Impact Calculation (Updated Dec 2022)
- CD1.31 – Ecological Impact Assessment (Updated Dec 2022)
- CD1.32 – Flood Risk Assessment and SuDS Scheme (Updated Feb 2023)
- CD1.33 – Design Code

Council Documents

- CD2.1 – Decision Notice
- CD2.2 – Committee Report
- CD2.3 – Natural England Consultation Response (30/09/2022)
- CD2.4 – Herts and Middx Wildlife Trust Comments (03/10/2022)
- CD2.5 – Aldenham Parish Council Consultation Response (12/10/2022)

- CD2.6 – Environmental Health Officer Consultation Response (14/10/2022)
- CD2.7 – Terry Batchelor (Drainage Services) Consultation Response (17/10/2022)
- CD2.8 – Shenley Parish Council Consultation Response (27/10/2022)
- CD2.9 – Place Services Landscape Officer Consultation Response (11/11/2022)
- CD2.10 – HBC Housing Officer Consultation Response (16/01/2023)
- CD2.11 – Sports England Consultation Response (22/09/2022)
- CD2.12 – Cadent Gas Consultation Response (23/09/2022)
- CD2.13 – Met Office Consultation Response (23/09/2022)
- CD2.14 – HCC Water Officer Consultation Response (04/10/2022)
- CD2.15 – HCC Minerals and Waste Consultation Response (26/09/2022)
- CD2.16 – Thames Water Consultation Response (11/10/2022)
- CD2.17 – National Highways Consultation Response (17/10/2022)
- CD2.18 – CPRE Consultation Response (21/10/2022)
- CD2.19 – Hertfordshire Geological Society Comments (21/10/2022)
- CD2.20 – HCC Growth and Infrastructure Comments (25/10/2022)
- CD2.21 – HBC Principal Urban Design Officer Comments (03/10/2022)
- CD2.22 – NHS Ambulance Service Comments (23/09/2022)
- CD2.23 – NHS Consultation Response (07/10/2022)
- CD2.24 – Herts and Middx Wildlife Trust Further Comments (16/11/2022)
- CD2.25 – HCC Highways Comments (29/11/2022)
- CD2.26 – Place Services Heritage Officer Consultation Response (08/12/2022)
- CD2.27 – HCC Ecology Officer Consultation Response (22/12/2022)
- CD2.28 – NHS Ambulance Service Further Comments (23/12/2022)
- CD2.29 – NHS Further Comments (04/01/2023)
- CD2.30 – Affinity Water Comments (10/01/2023)
- CD2.31 – HCC Lead Local Flood Authority Consultation Response (10/01/2023)
- CD2.32 – HCC Highways Further Comments (17/01/2023)
- CD2.33 – National Highways Further Comments (17/01/2023)
- CD2.34 – HCC Ecology Officer Further Comments (18/01/2023)
- CD2.35 – Aldenham Parish Council Consultation Response (11/01/2023)

Planning Policy / Guidance Documents

- CD3.1 – Hertsmere Borough Council (HBC): Core Strategy (2013)
- CD3.2 – HBC: Site Allocations and Development Management Policies Plan (2016)
- CD3.3 – HBC: Draft Local Plan: Issues and Options (2017)
- CD3.4 – HBC: Draft Local Plan: Reg 18 (2021)
- CD3.5 – HBC: Affordable Housing SPD (2015)
- CD3.6 – HBC: Draft Revised Radlett District Centre Key Locations SPD (2016)
- CD3.7 – HBC: First Homes Advisory Note (2021)
- CD3.8 – Hertsmere's Homelessness and Rough Sleeping Strategy (2019-2023)
- CD3.9 – National Planning Policy Framework (2021)
- CD3.10 – National Planning Practice Guidance: Housing and Economic Needs Assessment (2019)
- CD3.11 – Radlett Neighbourhood Plan (2021)
- CD3.12 – HBC: Draft Biodiversity Net Gain Supplementary Planning Guidance (2022)
- CD3.13 – HBC: Draft Carbon Offsetting Supplementary Planning Guidance (2022)

- CD3.14 – HBC: Interim Planning Policy Position Statement – Climate Change and Sustainability (2020)
- CD3.15 – HBC: Allocation Policy Summary Document (2019)
- CD3.16 – National Planning Practice Guidance: Green Belt (2019)
- CD3.17 – National Design Guide (2021)
- CD3.18 – National Model Design Code (2021)
- CD3.19 – HBC Draft Revised Planning and Design Guide Part D – The Guidelines for High Quality Sustainable Development (2016)
- CD3.20 – HBC Parking Standards Supplementary Planning Document (2014)

Other / Evidence Documents

- CD4.1 – White Paper: “Fixing Our Broken Housing Market” (February 2017)
- CD4.2 – House of Commons Debate (24 October 2013)
- CD4.3 – Children’s Commissioner Report: “Bleak Houses: Tackling the Crisis of Family Homelessness in England (August 2019)
- CD4.4 – Shelter Report: “Denied the Right to a Safe Home; Exposing the Housing Emergency” (May 2021)
- CD4.5 – Shelter Report: “Unlocking Social Housing: How to fix the rules are holding back building” (April 2022)
- CD4.6 – House of Commons Briefing Report: “Rising Cost of living in the UK” (November 2022)
- CD4.7 – Shelter Briefing Report: “Cost of Living Crisis and the Housing Emergency” (September 2022)
- CD4.8 – South West Hertfordshire Strategic Housing Market Assessment (2016)
- CD4.9 – South West Hertfordshire Local Housing Needs Assessment (2020)
- CD4.10 – HBC Housing and Economic Land Availability Assessment (2019)
- CD4.11 – HBC 5YHLS Statement (2022)
- CD4.12 – HBC Housing Delivery Test Action Plan (2022)
- CD4.13 – Healthy Urban Development Unit: “Planning Contribution Model Guidance Notes” (2009)
- CD4.14 – House of Commons Health and Social Care Committee: “The Future of General Practice” (2022)
- CD4.15 – OBR: “Fiscal Sustainability and Public Spending on Health” (2016)
- CD4.16 – South West Hertfordshire Retail and Leisure Study (2018)
- CD4.17 – DLUHC: “Appraisal Guide” (2023)
- CD4.18 – DfE DHSC and DCMS: “School Sport and Activity Action Plan” (2019)
- CD4.19 – DHSC: Childhood Obesity: A Plan for Action Chapter 2 (2017)
- CD4.20 – DfE: Capital Funding for New School Places (2013)
- CD4.21 – HBC: Infrastructure Delivery Plan Stage 1 Report (2018)
- CD4.22 – Hertfordshire County Council (HCC): School planning: 2022 Primary School Area Forecast (2022)
- CD4.23 – Officer Report: Full Council Committee (30th September 2021)
- CD4.24 – Officer Report: Full Council Committee (27th April 2022)
- CD4.25 – HBC Landscape Sensitivity Assessment (2020)
- CD4.26 – Hertsmere Stage 1 Green Belt Assessment (2017)
- CD4.27 – Hertsmere Stage 2 Green Belt Assessment (2019)
- CD4.28 – Watling Chase Community Forest: A guide for landowners, developers and users
- CD4.29 – HCC: Pupil Yield Methodology (2021)
- CD4.30 – HCC: CIL Compliance Letter from Growth and Infrastructure Unit (July 2023)
- CD4.31 – HCC: Integrated Plan Part A – Overview (2023)

- CD4.32 – HBC: Health and Wellbeing Strategy (2018-22)
- CD4.33 – Office for Health Improvement and Disparities: Physical activity: applying All Our Health (2022)
- CD4.34 – Royal College of Practitioners: Fit for the Future: Reshaping general practice infrastructure in England (2023)
- CD4.35 – Homes and Community Agency: Additionality Guide (2014)
- CD4.36 – HCC: CIL Compliance Letter (July 2023)
- CD4.37 – HBC: Infrastructure Delivery Plan Part 1: Baseline Infrastructure Capacity Report (2021)
- CD4.38 – BRE: The Cost of Poor Housing in England (2021)
- CD4.39 – Health and Place: Early onset of care needs in the older population: The protective role of housing conditions (2021)
- CD4.40 – Housing and Children’s Health and Social Care (2020)
- CD4.41 – HBC: Infrastructure Delivery Plan Part 2: Infrastructure Schedule (2021)
- CD4.42 – Radlett Neighbourhood Plan Character Assessment (2016)
- CD4.43 – Radlett Neighbourhood Plan Character Assessment (2019)
- CD4.44 – Design Guidelines for LCA High Canons Valleys and Ridges
- CD4.45 – Letter from Red House Group (August 2023)

Appeal Decisions

- CD5.1 – Appeal Decision: Land Off Bullens Green Lane, Colney Heath (3265925 and 3265926)
- CD5.2 – Appeal Decision: Land at Maitland Lodge, Southend Road, Billericay (3298599)
- CD5.3 – Appeal Decision: Oving Road, Chichester (3165228)
- CD5.4 – Secretary of State Decision: Franklands Drive, Addlestone, Surrey (1198326)
- CD5.5 – Appeal Decision: Land at Filands Road/Jenner Lane, Malmesbury, Wiltshire (3278256)
- CD5.6 – Appeal Decision: Land off Aviation Lane, Burton-upon-Trent (3245077)
- CD5.7 – Appeal Decision: Park Lane, Coalpit Heath, South Gloucestershire (3191477)
- CD5.8 – Appeal Decision: Winterfield Lane, East Malling (3256877)
- CD5.9 – Appeal Decision: Land to West of Langton Road, Norton (3136237)
- CD5.10 – Appeal Decision: Land at Firlands Farm, Hollybush Lane, Reading (228089)
- CD5.11 – Appeal Decision: Mans Hill, Burghfield Common (226342)
- CD5.12 – Appeal Decision: Hawkhurst, Kent (3282908)
- CD5.13 – Appeal Decision: Land North of Kennel Lane, Billericay (3298599)
- CD5.14 – Appeal Decision: Land between Lodge Lane and Burtons Lane, Little Chalfont (3303868)
- CD5.15 – Secretary of State Decision: Pulley Lane, Droitwich Spa (2199426)
- CD5.16 – Appeal Decision: Rectory Farm, Chescombe Road, Yatton, Bristol (3286677)
- CD5.17 – Appeal Decision: Land South of Clappers Lane, Earnley, West Sussex (3291160)
- CD5.18 – Appeal Decision: Land Adjacent to 52 Harris Lane, Shenley (3320599)
- CD5.19 – Appeal Decision: Land West of Limpsfield Road, Warlingham, Tandridge (3309334)
- CD5.20 – Appeal: Housing Land Supply Statement of Common Ground: Little Bushey Lane, Bushey (3314268)
- CD5.21 – Secretary of State Decision: Oxford Brookes University Campus at Wheatley (3230827)
- CD5.22 – Appeal Decision: Burston Nurseries Ltd, Chiswell Green, St. Albans (3279463)
- CD5.23 – Appeal Decision: Land at Little Bushey Lane, Bushey (3314268)
- CD5.24 – Appeal Decision: Land to North of Bradmore Lane, Brookmans Park (3307844)

Court Judgements

- CD6.1 – Wavendon Properties Ltd and SoS for Housing Communities and Local Government and Milton Keynes Council (2019)
- CD6.2 – Cornwall Council v Corbett (2020)
- CD6.3 – Compton Parish Council & Ors v Guildford Borough Council & Anor (2019) EWHC 3242 (Admin)
- CD6.4 – Phides Estates (Overseas) Limited vs the Secretary of State for Communities and Local Government et al (2015) EWHC 827 (Admin)
- CD6.5 – R (on the application of Wright) (Respondent) v Resilient Energy Severdale Ltd and Forest of Dean District Council (2019) UKSC 53

Appeal Documents

- CD7.1 – Appellant’s Statement of Case
- CD7.2 – Council’s Statement of Case
- CD7.3 – Rule 6 Party’s Statement of Case
- CD7.4 – Statement of Common Ground
- CD7.5 – Appellant’s Planning Proof of Evidence
- CD7.6 – Appellant’s Landscape Proof of Evidence
- CD7.6A – Appellant’s Landscape Proof of Evidence Appendices
- CD7.7 – Appellant’s Socioeconomic Proof of Evidence
- CD7.8 – Appellant’s Affordable Housing Proof of Evidence
- CD7.8A – Appellant’s Affordable Housing Proof of Evidence Appendices
- CD7.8B – Appellant’s Affordable Housing Proof of Evidence Summary
- CD7.9 – Appellant’s Health Proof of Evidence
- CD7.10 – Council’s Planning Proof of Evidence
- CD7.11 – Rule 6 Party’s Planning Proof of Evidence
- CD7.11A – Rule 6 Party’s Summary Proof of Evidence
- CD7.12 – Draft Unilateral Undertaking
- CD7.13 – Draft Conditions
- CD7.14 – Council’s Landscape Proof of Evidence
- CD7.15 – Appellant’s Highways Proof of Evidence
- CD7.15A – Appellant’s Non Technical Transport Summary
- CD7.16 – Proposed Pedestrian / Cycle Improvement Scheme along Theobald Street (ITB13085-GA-038 Rev A)

Promotion Documents

- CD8.1 – Boyer Cover Letter (30th October 2020)

Ministerial Statements

- CD9.1 – Ministerial Statement of Michael Gove MP, Secretary of State for Housing and Communities, dated 6.12.2022 ‘Update on Levelling Up Bill Statement (UIN HCWS415)
- CD9.2 – Oliver Dowden CBE MP Article: ‘Oliver Raises Concerns About Planning Applications on Local Green Spaces’