**CORE DOCUMENTS LIST – 06.11.24**

**PINS Ref:** APP/N1920/W/24/3346928

**LPA Ref:** 23/0937/OUT

**Appeal by BDW Trading Ltd**

**Land at Barnet Lane, Borehamwood**

|  |  |
| --- | --- |
| **CD Ref** | **Document** |
| **CD1** | **Application Documents and Plans – Originally Submitted May 2023** |
| **CD1.1** | Planning Application Form & Ownership Certificate |
| **CD1.2** | CIL Form |
| **CD1.3** | Cover Letter |
| **CD1.4** | Accessibility Assessment and Audit |
| **CD1.5** | Air Quality Assessment |
| **CD1.6** | Arboricultural Impact Assessment |
| **CD1.7** | Archaeological Assessment |
| **CD1.8** | Archaeological Geophysical Survey |
| **CD1.9** | Design and Access Statement |
| **CD1.10** | Design Code Document |
| **CD1.11** | Ecological Assessment (Incl. Biodiversity Net Gain Report) |
| **CD1.12** | Flood Risk and Drainage Assessment |
| **CD1.13** | Phase 1 Ground Investigation Report |
| **CD1.14** | Landscape and Visual Impact Assessment |
| **CD1.15** | Noise Assessment |
| **CD1.16** | Planning Statement |
| **CD1.17** | Statement of Community Involvement |
| **CD1.18** | Climate Change, Energy and Sustainability Strategy |
| **CD1.19** | Transport Assessment |
| **CD1.20** | Travel Plan |
| **CD1.21** | Drawing No. P22-2492\_DE\_001\_12\_A – Site Location Plan |
| **CD1.22** | Drawing No. P22-2492\_DE\_001\_3\_J – Parameter Plan |
| **CD1.23** | Drawing No. 18-157/001F - Proposed Furzehill Road Site Access |
| **CD1.24** | Drawing No. 18-157/002H - Proposed Carrington Avenue Site Access |
| **CD1.25** | Drawing No. P22-2492\_DE\_001\_2\_E - Opportunities & Constraints Plan |
| **CD1.26** | Drawing No. P22-2492\_DE\_001\_1\_I – Development Framework Plan |
| **CD1.27** | Drawing No. P22-2492\_DE\_006\_1\_E - Illustrative Layout |
| **CD1.28** | Drawing No. D3229-FAB-00-XX-RP-L-0004B – Landscape Strategy |
|  |  |
| **CD2** | **Application Documents & Plans – Submitted Post Validation/Determination** |
| **CD2.1** | Health Impact Assessment |
| **CD2.2** | Response to Herts Middlesex Wildlife Trust |
| **CD2.3** | Flood Risk Assessment and Drainage Strategy – Addendum No.1 |
| **CD2.4** | Flood Risk Assessment and Drainage Strategy – Addendum No.2 |
| **CD2.5** | Updated Biodiversity Net Gain Report |
| **CD2.6** | Updated Biodiversity Metric 3.1 |
| **CD2.7** | Highways Response Technical Note |
| **CD2.8** | Arboricultural Addendum – October 2023 |
| **CD2.9** | Phase 2 Survey Results |
| **CD2.10** | Great Crested Newt Technical Note |
| **CD2.11** | Updated Biodiversity Net Gain Report |
| **CD2.12** | Grassland Survey Note |
| **CD2.13** | Updated Biodiversity Metric 4.0 |
| **CD2.14** | Drawing No. 18-157/001G - Proposed Furzehill Road Site Access |
| **CD2.15** | Drawing No. P22-2492\_DE\_001\_3\_K - Parameter Plan |
| **CD2.16** | Drawing No. P22-2492\_DE\_001\_1\_J – Development Framework Plan |
| **CD2.17** | Drawing No. P22-2492\_DE\_006\_1\_F – Illustrative Layout |
| **CD2.18** | Drawing No. P22-2492\_DE\_006\_1\_H – Illustrative Layout |
| **CD2.19** | Drawing No. D3229-FAB-00-XX-RP-L-0004 F - Landscape Strategy |
| **CD2.20** | Drawing No. P22-2492\_DE\_001\_13\_A – Site Location Plan |
| **CD2.21** | Drawing No. P22-2492\_DE\_001\_3\_L - Parameter Plan |
| **CD2.22** | Drawing No. P22-2492\_DE\_001\_2\_F - Opportunities & Constraints Plan |
| **CD2.23** | Drawing No. P22-2492\_DE\_001\_1\_M – Development Framework Plan |
| **CD2.24** | Drawing No. P22-2492\_DE\_006\_1\_I – Illustrative Layout |
| **CD2.25** | Drawing No. D3229-FAB-00-XX-RP-L-0004 G - Landscape Strategy |
| **CD2.26** | Flood Risk Assessment and Drainage Strategy – Addendum No.3 |
|  |  |
| **CD3** | **Committee Report & Decision Notice** |
| **CD3.1** | Committee Report – 18th January 2024 |
| **CD3.2** | Committee Minutes – 18th January 2024 |
| **CD3.3** | Addendum Committee Report – 11th March 2024 |
| **CD3.4** | Committee Minutes – 11th March 2024 |
| **CD3.5** | Decision Notice |
|  |  |
| **CD4** | **The Development Plan & Evidence Base** |
| **CD4.1** | Core Strategy (January 2013) |
| **CD4.2** | Site Allocation and Development Management Policies Plan (November 2016) |
| **CD4.3** | Policies Plan  [Policies Map (Whole Borough) Local Plan 2012-2027 (hertsmere.gov.uk)](https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/Policies-Map-Whole-Borough-2012-27.pdf) |
| **CD4.4** | Inspector’s Report for the Hertsmere Core Strategy (5th December 2012) |
| **CD4.5** | Hertsmere Local Plan (2003) |
| **CD4.6** | East of England Plan |
| **CD4.7** | Hertsmere Five Year Housing Land Supply Assessment 2022/23 |
|  |  |
| **CD5** | **Supplementary Planning Guidance** |
| **CD5.1** | Affordable Housing SPD (2015) |
| **CD5.2** | Biodiversity and Trees SPD (2010) |
| **CD5.3** | Parking Standards SPD (2014) |
| **CD5.4** | Planning and Design Guide SPD (2006) |
| **CD5.5** | Part D: Guidelines for High Quality Sustainable Development 2016 |
| **CD5.6** | Biodiversity Net Gain SPD (2024) |
| **CD5.7** | Developer Contributions Framework  [Developer Contributions Framework (DCF) - Hertsmere Borough Council](https://www.hertsmere.gov.uk/Planning--Building-Control/Planning-Policy/Developer-Contributions-Framework/000-Developer-Contributions-Framework.aspx) |
| **CD5.8** | Draft Carbon Offsetting SPD (2022) |
| **CD5.9** | Draft Sustainable Transport and Parking Standards SPD (2022) |
| **CD5.10** | Hertsmere Borough Council First Homes Advisory Note (2021) |
|  |  |
| **CD6** | **New Local Plan 2040 & Evidence Base** |
| **CD6.1** | Potential Sites for Housing and Employment (October 2018) |
| **CD6.2** | Issues and Options (September 2017) |
| **CD6.3** | ‘Set Aside’ Regulation 18 Draft Hertsmere Local Plan (September 2021) |
| **CD6.4** | Hertsmere Local Plan – Additional (Regulation 18) Public Consultation (April 2024) |
| **CD6.5** | Hertsmere Borough Council Local Development Scheme (November 2023) |
| **CD6.6** | Hertsmere Borough Council Green Belt Assessment (Stage 1) Report: Methodology and Assessment of Green Belt Parcels, 3rd January 2017 |
| **CD6.7** | Hertsmere Borough Council Green Belt Assessment (Stage 1) Annex Report - Green Belt Parcel Assessment Pro-formas |
| **CD6.8** | Hertsmere Borough Council Green Belt Assessment Stage 2 (March 2019) |
| **CD6.9** | Assessment and Comparison of Green Belt Housing and Employment Sites (March 2024) |
| **CD6.10** | South West Hertfordshire Local Housing Needs Assessment (2020) |
| **CD6.11** | South West Hertfordshire Local Housing Needs Assessment (March 2024) |
| **CD6.12** | Draft Housing and Economic Land Availability Assessment 2024 |
| **CD6.13** | Landscape Sensitivity Assessment (HLSA) (September 2020) |
| **CD6.14** | Outline Landscape Appraisals for Potential Development Sites in Hertsmere (October 2020) |
| **CD6.15** | Landscape Character Area Profile for LCA 23: Elstree Ridges and Slopes (Hertfordshire Landscape Character |
| **CD6.16** | South West Hertfordshire Joint Strategic Plan - Regulation 18: Issues and Options: Communications and Engagement Plan |
| **CD6.17** | South West Hertfordshire Strategic Housing Market Assessment (2016) |
| **CD6.18** | Settlement Hierarchy and Accessibility Mapping Analysis Technical study |
| **CD6.19** | Hertsmere Housing Delivery Test Action Plan (September 2022) |
|  |  |
| **CD7** | **National Advice and Technical Guidance** |
| **CD7.1** | National Planning Policy Framework (December 2023) |
| **CD7.2** | National Planning Practice Guidance  <https://www.gov.uk/government/collections/planning-practice-guidance> |
| **CD7.3** | Housing Delivery Test 2022 |
| **CD7.4** | Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013) (GLVIA3) – Landscape Institute/ Institute of Environmental Management and Assessment |
| **CD7.5** | National Planning Policy Framework: draft text for consultation, July 2024 |
| **CD7.6** | Proposed Reforms to the National Planning Policy Framework and Other Changes to the Planning System – Consultation Document, July 2024 |
| **CD7.7** | Written Ministerial Statement: “Building the homes we need”, 30th July 2024 |
| **CD7.8** | Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third Edition - LITGN 2024 01 August 2024 |
| **CD7.9** | An Approach to Landscape Character Assessment, Natural England, October 2014 |
| **CD7.10** | Letter from Housing Minister to all Local Authority Leaders – Building the homes we need |
|  |  |
| **CD8** | **Other Documents** |
| **CD8.1** | Bleak Houses; Childrens’ Commissioner, 2019 |
| **CD8.2** | Denied the Right to a Safe Home – Exposing the Housing Emergency, Shelter (May 2021) |
| **CD8.3** | Hertsmere’s Homelessness and Rough Sleeping Strategy 2019-2023 |
| **CD8.4** | Inspector’s Report relating to the Examination of the Elmbridge Local Plan, 11th September 2024 |
|  |  |
| **CD9** | **Appeal Decisions & Judgements** |
| **CD9.1** | Appeal Ref: 3311193 - Land at Harris Lane, Shenley |
| **CD9.2** | Appeal Ref: 3314268 - Land at Little Bushey Lane, Bushey |
| **CD9.3** | Appeal Ref: 3320599 - Land South of Shenley Road, Radlett |
| **CD9.4** | Appeal Ref: 3329947 - Land lying to east of Hartfield Avenue and fronting onto Barnet Lane, Elstree |
| **CD9.5** | Appeal Ref: 3278256 - Land at Filands Road/Jenner Lane, Malmesbury SN16 9HZ |
| **CD9.6** | Appeal Ref: 3230827 - Oxford Brookes University, Wheatley Campus |
| **CD9.7** | Appeal Ref: 3165228 - Land at the corner of Oving Road and A27, Chichester PO20 2AG |
| **CD9.8** | Appeal Ref: 3192918 - North Worcestershire Golf Club Ltd |
| **CD9.9** | Appeal Ref: 3265925 - Bullens Green Lane, Colney Heath |
| **CD9.10** | Committee decision: 24/0451/FUL - Lyndhurst Farm, Green Street, Borehamwood, Hertfordshire |
| **CD9.11** | Cornwall Council v Corbett [2020] EWC Civ 508 |
| **CD9.12** | Appeal Ref: 3324631 – Land at Sondes Place Farm, Westcott Road, Dorking |
| **CD9.13** | Appeal Ref: 3136237 & 3136233 - Land to the west of Langton Road, Norton |
| **CD9.14** | Appeal Ref: 2228089 - Land at Firlands Farm, Hollybush Lane, Burghfield Common, Reading, Berkshire |
| **CD9.15** | Appeal Ref: 3146156 - Land south of Man’s Hill, Burghfield Common, Reading RG7 3BD |
| **CD9.16** | Appeal Ref: 3282908 - Land to the East of Highgate Hill and South of Copthall Avenue, Hawkhurst |
| **CD9.17** | Appeal Ref: 3247136 - Land at Pear Tree Lane, Euxton, Chorley |
| **CD9.18** | Appeal Ref: 3241879 - Corner Mead, Newland Lane, Droitwich Spa |
| **CD9.19** | Appeal Ref: 3255350- Church Lane, Whittington |
| **CD9.20** | Appeal Ref: 3265465- 1-33 The Causeway, Steventon |
| **CD9.21** | Appeal Ref: 3335737- 110 Ribchester Road, Clayton Le Dale |
| **CD9.22** | Appeal Ref: 3191477- East of park Lane, Coalpit Heath |
| **CD9.23** | Appeal Ref: 3214451 & 3214498 - Hepworth Road, Woodville |
| **CD9.24** | Appeal Ref: 3296353 & 3300240 - Walton Hall, Chapel Lane, Walton |
| **CD9.25** | Appeal Ref: 3296426 - South (east of Griffin Place) Radwinter Road, Sewards End, Saffron Walden |
| **CD9.26** | Appeal Ref: 3303868- Lodge Lane and Burtons Lane, Little Chalfont, Amersham |
| **CD9.27** | Appeal Ref: 3309281 & 3314990 - Pondview, Sturt Green Holyport |
| **CD9.28** | Appeal Ref: 3316136- West of Suffolk House, Ixworth Road, Norton |
| **CD9.29** | Appeal Ref: 3340441 & 3340449 - Langton Hall, West Langton |
| **CD9.30** | Appeal Ref: 2212671 - Darnall School Lane, Winsford |
| **CD9.31** | Appeal Ref: 3310483 - Land Rear of 248 Hart Road, Thundersley, Benfleet |
| **CD9.32** | Appeal Decision: Maitland Lodge, Billericay |
| **CD9.33** | Appeal Decision: Land between Lodge Lane and Burtons Lane, Little Chalfont, Buckinghamshire |
| **CD9.34** | Turner v SSCLG [2016] EWCA Civ 466 |
| **CD9.35** | Appeal Ref: 3000634 -Seghill Caravan Park, Seghill, Cramlington |
|  |  |
| **CD10** | **Statements of Case** |
| **CD10.1** | Appellants’ Statement of Case |
| **CD10.2** | Council’s Statement of Case |
|  |  |
| **CD11** | **Statements of Common Ground** |
| **CD11.1** | Planning Statement of Common Ground |
| **CD11.2** | Landscape Statement of Common Ground |
| **CD11.3** | Affordable Housing Statement of Common Ground |
| **CD11.4** | Self-Build and Custom Build Statement of Common Ground |
|  |  |
| **CD12** | **Evidence on Behalf of the Appellants** |
| **CD12.1** | Proof of Evidence of Geoff Armstrong – Planning |
| **CD12.2** | Appendices to Proof of Evidence of Geoff Armstrong – Planning |
| **CD12.3** | Proof of Evidence & Appendices of Will Gardner – Landscape & Green Belt |
| **CD12.4** | Summary Proof of Evidence of Will Gardner – Landscape & Green Belt |
| **CD12.5** | Proof of Evidence of James Stacey – Affordable Housing |
| **CD12.6** | Appendices to Proof of Evidence of James Stacey – Affordable Housing |
| **CD12.7** | Proof of Evidence of Andrew Moger – Self-building & Custom Build Housing |
| **CD12.8** | Appendices to Proof of Evidence of Andrew Moger – Self-building & Custom Build Housing |
| **CD12.9** | Summary Proof of Evidence of Andrew Moger - Self-building & Custom Build Housing |
|  |  |
| **CD13** | **Evidence on Behalf of Hertsmere Borough Council** |
| **CD13.1** | Proof of Evidence of Trevor Faulkner - Planning |
| **CD13.2** | Proof of Evidence of Stephen Kirkpatrick - Landscape |
| **CD13.3** | Rebuttal Proof of Evidence of Trevor Faulkner on Self-Build Matters |
|  |  |
| **CD14** | **Other Inquiry Documents** |
| **CD14.1** | Agreed Planning Conditions |
| **CD14.2** | S106 Agreement |
| **CD14.3** | CIL Compliance Statement |
|  |  |
| **CD15** | **Statutory Consultee Responses to Planning Application** |
| **CD15.1** | Water Officer (Fire Hydrants) 10.07.23 |
| **CD15.2** | HCC Minerals and Waste 10.07.24 |
| **CD15.3** | Herts & Middlesex Wildlife Trust July 2023 |
| **CD15.4** | Forestry Commission 18.07.23 |
| **CD15.5** | Waste Management Services (Refuse) July 2023 |
| **CD15.6** | Natural England 18.07.23 |
| **CD15.7** | Thames Water 18.07.23 |
| **CD15.8** | Met Office 19.07.23 |
| **CD15.9** | National Highways 21.07.23 |
| **CD15.10** | Hertsmere Environmental Protection (Noise Contamination Air Quality) July 2023 |
| **CD15.11** | HCC Archaeology 26.07.23 |
| **CD15.12** | Active Travel England 27.07.23 |
| **CD15.13** | Affinity Water 27.07.23 |
| **CD15.14** | Transport for London 27.07.23 |
| **CD15.15** | HCC Growth and Infrastructure Unit 27.07.23 |
| **CD15.16** | CPRE 28.07.23 |
| **CD15.17** | CPZ Parking Operations August 2023 |
| **CD15.18** | HCC Healthy Places 31.07.23 |
| **CD15.19** | Herts Constabulary 07.08.23 |
| **CD15.20** | NHS 08.08.23 |
| **CD15.21** | Elstree and Borehamwood Green Belt Society 10.08.23 |
| **CD15.22** | Elstree & Borehamwood Town Council August 2023 |
| **CD15.23** | Place Services (Trees) August 2023 |
| **CD15.24** | Lead Local Flood Authority 14.08.23 |
| **CD15.25** | HCC Highways 16.08.23 |
| **CD15.26** | HBC Design 07.09.23 |
| **CD15.27** | Hertsmere Affordable Housing 07.09.23 |
| **CD15.28** | HCC Highways Final Response 10.10.23 |
| **CD15.29** | Place Services (Landscape) 13.10.23 |
| **CD15.30** | Herts Ecology 23.10.23 |
| **CD15.31** | Herts Healthy Places 23.10.23 |
| **CD15.32** | Lead Local Flood Authority 21.12.23 |
| **CD15.33** | Lead Local Flood Authority 19.02.24 |
| **CD15.34** | Lead Local Flood Authority (Final response) 04.03.24 |
| **CD15.35** | HBC Climate Change 05.12.24 |