

APPEAL BY WATFORD FC: APPEAL REF: APP/N1920/W/23/3335284
BELL LANE, LONDON COLNEY,
ST ALBANS, AL2 1BZ
CORE DOCUMENT LIST (APRIL 2024)

A. Planning Application Documents

REF	REFERENCE / AUTHOR	DOCUMENT
Documents Originally Submitted		
CD.A1	Savills	Application forms
CD.A2	Savills	Planning Statement
CD.A3	Savills	Cover Letter
CD.A4	4G Architects	Design and Access Statement
CD.A5	Solid Structures	Flood Risk Assessment and Drainage Strategy
CD.A6	Pell Frischmann	Transport Statement Technical Note (April 2021)
Documents Submitted Following Validation		
CD.A7	Pell Frischmann	Transport Statement Technical Note (July 2021)
CD.A8	Pell Frischmann	Transport Statement Technical Note (October 2021)
CD.A9	Aspect Landscape Planning Ltd	Landscape and Visual Appraisal
CD.A10	Watford FC	Excel- Trust dome usage (August 2022)
CD.A11	Watford FC	Dome trust usage July 2022
CD.A12	Watford FC	Excel- Trust dome usage (January 2023)
CD.A13	Aspect Landscape Planning Ltd	Landscape and Visual Appraisal Addendum
CD.A14	Aspect Landscape Planning Ltd	LVIA Woodland Green Camo Pic
CD.A15	Watford FC	Letter from Watford FC Chairman
CD.A16	Watford FC	Trust Dome Document (June 2022)
CD.A17	Watford FC	Excel- Trust dome usage (May 2023)
Final Planning Application Drawings		
CD.A18	4G Architects	Location and Block Plans (Drawing Ref. WFCTD-4GA-00-00-DR-A-0001-P01)
CD.A19	4G Architects	Proposed Pitch Cover (Drawing Ref. WFCTD-4GA-00-00-DR-A-0002-P01)
CD.A20	4G Architects	Site Sections and Elevations (Drawing Ref. WFCTD-4GA-00-00-DR-A-0003-P01)
Decision Documents		
CD.A21	HBC	Committee Report for the Planning Committee on 15 June 2023
CD.A22	HBC	Committee Minute Meetings for the Planning Committee on 15 June 2023
CD.A23	HBC	Decision Notice for planning permission 21/0811/FUL issued 26 June 2023

B. Planning Application Consultee responses and 3rd party comments

REF	REFERENCE/AUTHOR	DOCUMENT
Consultee responses		
CD.B1	TFL	Response Dated 13.05.21
CD.B2	Sport England	1 st Response Dated 13.05.21
CD.B3	HCC Planning Obligations Officer	Response Dated 13.05.21
CD.B4	Tree Officer	Response Dated 16.05.21
CD.B5	Natural England Consultation	Response Dated 18.05.21
CD.B6	Drainage Services	Response Dated 25.05.21
CD.B7	Sport England	2 nd Response Dated 25.05.21
CD.B8	Environment Agency	Response Dated 25.05.21
CD.B9	HCC Highways	1 st Response Dated 27.05.21
CD.B10	Highways England	Response Dated 28.05.21

CD.B11	Place services (Landscape Consultant)	Response Dated 02.06.21
CD.B12	Historic England	1 st Response Dated 04.06.21
CD.B13	Landscape / SuDS Officer	Response Dated 07.06.21
CD.B14	Place services (Heritage)	Response Dated 01.07.21
CD.B15	HCC Highways	2 nd Response Dated 04.08.21
CD.B16	Historic England	2 nd Response Dated 30.05.23
CD.B17	Places Services (Landscape Consultant)	2 nd Response Dated 04.11.21

C. Planning History

REF	REFERENCE/AUTHOR	DOCUMENT
CD.C1	HBC	Delegated Report for planning permission 17/0952/FUL issued 04 December 2017
CD.C2	HBC	Decision Notice for planning permission 17/0952/FUL issued 04 December 2017
CD.C3	HBC	Committee Report for the Planning Committee on 11 October 2018
CD.C4	HBC	Committee Minute Meetings for the Planning Committee on 11 October 2018
CD.C5	HBC	Decision Notice for planning permission 17/2417/FUL issued 27 November 2018
CD.C6	HBC	Delegated Report for planning permission 19/0380/VOC issued 07 June 2019
CD.C7	HBC	Decision Notice for planning permission 19/0380/VOC issued 10 June 2019

D. National Planning Policy Framework and Guidance

REF	REFERENCE/AUTHOR	DOCUMENT
CD.D1	DLUHC	NPPF (December 2023)
CD.D2	DLUHC	National Planning Practice Guidance (2014 – 2018) (online only)

E. The Development Plan

REF	REFERENCE/AUTHOR	DOCUMENT
CD.E1	HBC	Core Strategy (January 2013)
CD.E2	HBC	Site Allocations and Development Management Policies Plan (November 2016)
CD.E3	HBC	Shenley Neighbourhood Plan (May 2021)

F. Adopted Supplementary Planning Documents / Guidance

REF	REFERENCE/AUTHOR	DOCUMENT
<i>Supplementary Planning Documents / Guidance Documents</i>		
CD.F1	HBC	Interim Planning Policy Position Statement - Climate Change and Sustainability
CD.F2	HBC	Hertsmere Climate Change Action Plan 2020

G. Emerging Policy and Guidance

REF	REFERENCE/AUTHOR	DOCUMENT
CD.G1	HBC	HBC Regulation 18 Draft Local Plan 2024: A new sustainable Local Plan for Hertsmere

H. Current Local Plan Evidence Base Documents

REF	REFERENCE/AUTHOR	DOCUMENT
CD.H1	LUC on behalf of HBC	Draft Local Plan Sustainability Appraisal Report (Oct 2021)
CD.H2	LUC on behalf of HBC	Draft Local Plan Sustainability Appraisal Report Appendices (Oct 2021)
CD.H3	Arup on behalf of HBC	Hertsmere Green Belt Assessment Stage 1 Report (3 January 2017)
CD.H4	Arup on behalf of HBC	Hertsmere Green Belt Assessment Stage 1 Annex Report – Green Belt Parcel Assessment Pro-formas (4 January 2017)
CD.H5	Arup on behalf of HBC	Hertsmere Green Belt Assessment Stage 2 Report (5 March 2019)
CD.H6	Arup on behalf of HBC	Hertsmere Green Belt Assessment Stage 2 Annex Report (9 January 2019)
CD.H7	Arup on behalf of HBC	Hertsmere Green Belt Assessment stage 2 Appendix B Maps - HELAA, Garden Village and Further Sites considered
CD.H8	Arup on behalf of HBC	Hertsmere Green Belt Assessment stage 2 Appendix C Maps - Sub-areas and Garden Village site
CD.H9	Arup on behalf of HBC	Hertsmere Green Belt Assessment stage 2 Appendix D Maps - Settlement level Purpose 1 Score maps
CD.H10	Arup on behalf of HBC	Hertsmere Green Belt Assessment stage 2 Appendix E Maps - Settlement level Purpose 2 Score maps
CD.H11	Arup on behalf of HBC	Hertsmere Green Belt Assessment stage 2 Appendix F Maps - Settlement level Purpose 3 Score map
CD.H12	Arup on behalf of HBC	Hertsmere Green Belt Assessment stage 2 Appendix G Maps - Settlement level Purpose 4 Score maps
CD.H13	Arup on behalf of HBC	Hertsmere Green Belt Assessment stage 2 Appendix H Maps - Recommendation maps
CD.H14	Arup on behalf of HBC	Hertsmere Green Belt stage 2 additional sites report
CD.H15	Arup on behalf of HBC	Draft Additional Sites Assessment 2024 (Issue 270324)
CD.H16	Arup on behalf of HBC	Hertsmere Green Belt Assessment Stage 3 Report – Washed Over Villages (27 August 2020)
CD.H17	Arup on behalf of HBC	Hertsmere Green Belt Assessment Stage 4 Report – Inset Village Boundary Assessment (March 2021)
CD.H18	Knight, Kavanagh & Page Ltd on behalf of HBC	HBC Indoor Leisure Facilities Needs Assessment (March 2019)
CD.H19	Knight, Kavanagh & Page Ltd on behalf of HBC	Hertsmere Leisure facilities strategy (May 2019)
CD.H20	Knight, Kavanagh & Page Ltd on behalf of Three Rivers, Dacorum and Hertsmere	Three Rivers, Dacorum and Hertsmere Playing Pitch Strategy Stage A report (September 2018)
CD.H21	Knight, Kavanagh & Page Ltd on behalf of Three Rivers, Dacorum and Hertsmere	Three Rivers, Dacorum and Hertsmere Playing Pitch Strategy Stage B Consultation Summary (December 2018)
CD.H22	Knight, Kavanagh & Page Ltd on behalf of HBC	HBC Playing Pitch Strategy Assessment Report (March 2019)
CD.H23	Knight, Kavanagh & Page Ltd on behalf of HBC	HBC Playing Pitch Strategy & Action Plan (April 2019)
CD.H24	LUC on behalf of HBC	HBC Landscape Sensitivity Assessment (September 2020)
CD.H25	LUC on behalf of HBC	HBC Outline Landscape Appraisals Report (October 2020)

I. Draft Local Plan Evidence Base Documents

REF	REFERENCE/AUTHOR	DOCUMENT
CD.I1	LUC on behalf of HBC	HBC Draft Interim Sustainability Appraisal (March 2024)
CD.I2	HBC	Hertsmere Assessment and comparison of Green Belt housing and employment sites (March 2024)

J. Other Material Considerations

CD.J1	Historic England	Historic England 2017 Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (GPA 3)
CD.J2	Historic England	Historic England 2019 Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12.
CD.J3	HBC	Hertsmere Community Strategy 2023 – 2027
CD.J4	Herts Sports and Physical Activity Partnership	The Herts Sport & Physical Activity Partnership's Strategy 2022-2027
CD.J5	HCC	Hertfordshire Landscape Character Assessment: LCA 19: Vale of St Albans (undated)
CD.J6	HBC	Physical Activity and Wellbeing strategy 2023-2027
CD.J7	HCC	Hertfordshire Health and Wellbeing strategy 2022-2026
CD.J8	HCC	Diversity and Inclusion Strategy 2021-2024
CD.J9	HBC and WFC	Unilateral Undertaking (dated 28 November 2018)
CD.J10	Savills	WFC Masterplan - Pre-Application Statement
CD.J11	Football Association (FA)	Elite Player Performance Plan (EPPP)
CD.J12	National Highways	National Highways Planning Response to application Ref. 21/0811/FUL
CD.J13	HBC	LPA response to National Highways Planning Response to application Ref. 21/0811/FUL
CD.J14	RICS	Whole Life Carbon Assessment for the Built Environment
CD.J15	Savills	Section 73 (Ref. 19/0380/VOC) Cover Letter

K. Appeal Documents

CD.K1	HBC	LPA's Statement of Case
CD.K1A	HBC	Proof of Evidence of Emily Stafford
CD.K2	Peter Radmall on behalf of HBC	Landscape Proof of Evidence
CD.K3	Appellant	Planning Appeal Form
CD.K4	Appellant	Statement of Case (and appendices) (Date: December 2023)
CD.K5	Appellant	Proof of Evidence of Nick Green with appendices (including Sustainability Statement prepared by Dan Jestico)
CD.K6	Appellant	Proof of Evidence of Ruth Bishop
CD.K7	Appellant	Proof of Evidence of Steve Handforth
CD.K8	Appellant	Proof of Evidence of Wesley Ankrah
CD.K9	Appellant	Proof of Evidence of Richard Walker
CD.K10	HBC	Statement of Case (Date: February 2024)
CD.K11	Appellant / HBC	Statement of Common Ground
CD.K12	Handforth Heritage	Heritage Impact Assessment