

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) |

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

| REF | REFERENCE/AUTHOR | DOCUMENT |
|-------|--|--|
| 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

| REF | REFERENCE/AUTHOR | DOCUMENT |
|-------------------------------------|--------------------------------|--|
| LPA Appeal Submissions | | |
| 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 |
| Appellant Appeal Submissions | | |
| 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 |