

Shenley Hill, Radlett

Core Document List – 29 January 2026

Application Documents (CD1)

CD1	Documents
Application Drawings	
CD1.1	Location Plan (2421/pl.01)
CD1.2	Shenley Road Access Plan (ITB13085-GA-028, Rev C)
CD1.3	Theobald Street Access Plan (ITB13085-GA-036, Rev A)
CD1.4	Parameters Plan (2421/pl.03, Rev B)
CD1.5	Illustrative Masterplan (2421/pl.04, Rev A)
CD1.6	Illustrative Context Plan (2421/pl.05)
CD1.7	Landscape Strategy (CSA/4964/104, Rev C)
CD1.8	Constraints and Opportunities Plan (2421/PL.02, Rev A)
Application Documents	
CD1.9	Affordable Housing Statement (August 2024)
CD1.10	Agricultural Land Considerations (December 2022)
CD1.11	Air Quality Assessment (July 2022)
CD1.12	Arboricultural & Planning Integration Report (August 2024)
CD1.13	Archaeological Evaluation - Written Scheme of Investigation (February 2023)
CD1.14	Biodiversity Impact Calculation (August 2024)
CD1.15	BNG Metric (August 2024)
CD1.16	Cavities Occurrence Assessment (October 2020)
CD1.17	Design and Access Statement
CD1.18	Design Code Document (Rev B)
CD1.19	Ecological Impact Assessment (August 2024)
CD1.20	Energy and Sustainability Statement (July 2022)
CD1.21	Flood Risk Assessment and Drainage Scheme (July 2023)
CD1.22	Historic Environment Desk- Based Assessment (June 2022)
CD1.23	Geo Conservation Strategy (July 2020)
CD1.24	Geo Conservation Enhancement and Management Plan (January 2023)
CD1.25	Green Belt Review (July 2024)
CD1.26	Landscape and Visual Impact Assessment, Parts 1 and 2 (August 2024)
CD1.27	Landscape and Ecology Management Plan (August 2022)
CD1.28	Land Quality Desk Study, Parts 1 – 10 (July 2020)
CD1.29	Noise Impact Assessment (July 2022)
CD1.30	Planning Statement (September 2024)
CD1.31	Socio-Economic Statement (September 2024)
CD1.32	Transport Assessment, Parts 1 – 5 (August 2024)
CD1.33	Framework Travel Plan (August 2024)
CD1.34	Bat Survey Addendum Note (October 2024)
CD1.35	Boyer NPPF Grey Belt Letter (6 th January 2025)
CD1.36	Boyer NPPF Golden Rules Letter (17 th February 2025)
CD1.37	Rapid Health Impact Assessment, Rev A (February 2025)
CD1.38	Legal Opinion Rupert Warren KC (3 rd August 2025)
CD1.39	Legal Opinion Lord Banner KC (29 th July 2025)
CD1.40	Technical Note: Response to Affinity Water Objection (November 2024)

Council's Application Documents (CD2)

CD2	Documents
CD2.1	Decision Notice
CD2.2	Committee Report – June 2025
CD2.3	Committee Report – September 2025
CD2.4	Committee Minutes – June 2025
CD2.5	Committee Minutes – September 2025
CD2.6	Legal Opinion Josef Cannon KC (26 th August 2025)

Planning Policy / Guidance Documents (CD3)

CD3	Document
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: Regulation 18 Consultation (2021)
CD3.4	HBC: Draft Local Plan: Additional Public Consultation, Reg 18 (2024)
CD3.5	HBC: Local Development Scheme (March 2025)
CD3.6	National Planning Policy Framework (2024)
CD3.7	Radlett Neighbourhood Plan (2021)
CD3.8	Addendum to Radlett Neighbourhood Plan Character Assessment (2019)
CD3.9	National Planning Practice Guidance: Green Belt (2025)
CD3.10	Watling Chase Community Forest: A Guide for Landowners, Developers and Users (updated)
CD3.11	Radlett Neighbourhood Plan Character Assessment (2016)

Other / Evidence Documents (CD4)

CD4	Documents
CD4.1	Guidance for Landscape and Visual Impact Assessment, third edition, LI and IEMA (2013)(GLVIA 3)
CD4.2	An Approach to Landscape Character Assessment, Natural England (AALCA) (2014)
CD4.3	Notes and Clarification on Aspects for Landscape and Visual Impact Assessment Third Edition - Technical Guidance Note LITGN (2024)
CD4.4	Hertsmere Stage 1 Green Belt Assessment & Annex Report – Green Belt Parcel Assessment Pro-formas (2017)
CD4.5	Hertsmere Stage 2 Green Belt Assessment & Annex Report (2019)
CD4.6	Hertfordshire Landscape Character Assessment (undated)
CD4.7	Hertsmere Landscape Sensitivity Assessment (2020)
CD4.8	Outline Landscape Appraisals Report for potential development sites in Hertsmere (2020)
CD4.9	Assessing Landscape Value outside National Designations, Landscape Institute (2021)
CD4.10	HBC 5YHLS Statement (2023)
CD4.11	DfE: 'Securing developer contributions for education' (2023)
CD4.12	Hertfordshire and West Essex (HWE) Integrated Care Board (ICB) Consultation Response (15/01/2025)
CD4.13	HCC Place Services Landscape Response (27/02/2025)
CD4.14	HCC Highways Response (13/01/2025)
CD4.15	HCC Growth and Infrastructure Consultation Response (25/10/2022)
CD4.16	HCC Growth and Infrastructure Consultation Response (20/06/2025)
CD4.17	Transport and Highways Statement of Common Ground, 2023 (11/08/2023)
CD4.18	Visual Representation of Development Proposals – Technical Guidance Note 06/19 (17 September 2019)
CD4.19	HCC Statement of Case and Appendices A-T (17/12/2025)

Relevant Appeal Decisions / Case Law (CD5)

CD5	Documents
CD5.1	Land south of Shenley Road 2024 (Ref: 3320599)
CD5.2	Land lying to the East of Hartfield Avenue (Ref: 3329947)
CD5.3	Land at Barnet Lane and Furzehill Road (Ref: 3346928)
CD5.4	Land at and to the west of Longview and 49 London Road, Shenley (Ref: 3365681)
CD5.5	Oaklands College, St Albans (Ref: 3051164)
CD5.6	Land adjacent to A4155 Marlow Road and Westhorpe Farm Lane (Ref: 3351904)
CD5.7	Mead Realisations Ltd v Secretary of State for Housing, Communities and Local Government [2025] EWCA Civ 32
CD5.8	Fairfax Acquisitions Ltd v SSLuHC [2024] EWHC 2088 (Admin)
CD5.9	Land west of Sea View Drive, Lancaster (Ref: 3350855)
CD5.10	Horsham Golf Course, Horsham (Ref: 3355546)

Inquiry/ Appeal Documents (CD6)

CD6	Documents
CD6.1	Appellant's Statement of Case
CD6.2	Council's Statement of Case
CD6.3	Rule 6 Party's Statement of Case
CD6.4	Planning Statement of Common Ground
CD6.5	Landscape Statement of Common Ground
CD6.6	Statement of Common Ground Rule 6 Party (Landscape)
CD6.7	Appellant's Planning Proof of Evidence
CD6.8	Appellant's Landscape Proof of Evidence Parts 1 – 2
CD6.9	Agreed Benefits Table
CD6.10	Inspector's CMC Note
CD6.11	Council's Planning Proof of Evidence
CD6.12	Council's Landscape Proof of Evidence Parts 1 – 3
CD6.13	Rule 6 Planning Proof of Evidence
CD6.14	Rule 6 Landscape Proof of Evidence Parts 1 – 3
CD6.15	Appellant's Landscape Rebuttal
CD6.16	Appellant's Planning Rebuttal
CD6.17	Proposed Conditions
CD6.18	Proposed Inquiry Timetable
CD6.19	Inspector Pre Inquiry Familiarisation Site Visit Itinerary