# List of Core Documents

## Land Lying to the East of Hartfield Avenue, Borehamwood

### 1 National Policy and Guidance Documents

CD 1.1 National Planning Policy Framework (September 2023)

CD 1.2 National Planning Policy Framework (December 2023)

CD 1.3 National Planning Practice Guidance

https://www.gov.uk/government/collections/planning-practice-guidance

CD 1.4 National Design Guide (2021)

### 2 The Development Plan and adopted SPGs/SPDs

CD 2.1 Core Strategy (January 2013)

CD 2.2 Site Allocation and Development Management Policies Plan (November 2016)

CD 2.3 Affordable Housing SPD (October 2015)

CD 2.4 Part D: Guidelines for High Quality Sustainable Development (November 2016)

CD 2.5 Hertsmere Local Plan Parking Standards SPD (July 2014)

CD 2.6 Waste Storage Provision Requirements for New Development

CD 2.7 Developer Contributions SPD

CD 2.8 Climate Change and Sustainability: Interim Planning Policy Position (November 2022)

CD 2.9 Biodiversity, Trees and Landscape SPD (December 2010)

CD 2.10 Biodiversity Net-Gain SPD 2024

### 3 Supporting Development Plan Documents

CD 3.1 Sustainable Transport and Parking Standards Draft Supplementary Planning Document (2022)

CD 3.2 Biodiversity Net Gain Draft Supplementary Planning Document (2022)

CD 3.3 Draft Carbon Offset Fund Supplementary Planning Document (2022)

CD 3.4 Hertsmere Borough Council First Homes Advisory Note (2021)

## 4 Originally Submitted Planning Application Documents

CD 4.1 Affordable Housing Statement (December 2022)

CD 4.2 Application Form

CD 4.3 Arboricultural Impact Assessment (Incorporating Tree Protection Measures) (December 2022)

CD 4.4 Archaeology and Heritage Assessment (December 2022)

CD 4.5 Climate Change and Energy Statement (December 2022)

CD 4.6 Cover Letter (December 2022)

CD 4.7 Design and Access Statement (December 2022)

CD 4.8 Draft Travel Plan (December 2022)

CD 4.9 Ecological Appraisal (December 2022)

CD 4.10 Flood Risk and Drainage Strategy (December 2022)

CD 4.11 Illustrative Site Layout (Drawing Ref. ISL.01 Rev A)

CD 4.12 Land Use Parameter Plan (Drawing Ref. LUPP-01 Rev A)

CD 4.13 Landscape, Visual and Green Belt Appraisal (December 2022)

CD 4.14 Planning Statement (December 2022)

CD 4.15 Site Location Plan (Drawing Ref. SLP-01 Rev A)

CD 4.16 Statement of Community Involvement (December 2022)

CD 4.17 Transport Assessment (December 2022)

CD 4.18 Wildlife Sites and Biodiversity Checklist (December 2022)

## 5 Additional / Amended Documents Submitted After Validation

CD 5.1 Design and Access Statement (March 2023)

CD 5.2 Illustrative Site Layout (Drawing Ref. ISL.01 Rev B)

CD 5.3 Land Use Parameter Plan (Drawing Ref. LUPP-01 Rev B)

CD 5.4 Movement Hierarchy Plan (Drawing Ref. MHP-02 Rev A)

CD 5.5 Post-Application Highways Technical Note (April 2023)

CD 5.6 Storey Height Plan (Drawing Ref. SHP-01 Rev B)

## 6 Additional / Amended Documents Submitted With Appeal

CD 6.1 Addendum Flood Risk Assessment Revision B (September 2023)

CD 6.2 Ecology Technical Note (September 2023)

CD 6.3 Land Use Parameter Plan (Drawing Ref. 01 LUPP-01 C) (September 2023)

## 7 Additional / Amended Documents Submitted During Appeal

CD 7.1 Ecology Technical Note including Biodiversity Metric (November 2023)

CD 7.2 Illustrative Site Layout (Drawing Ref. ISL.01 Rev C) (November 2023)

CD 7.3 Land Use Parameter Plan (Drawing Ref. LUPP-01 Rev D) (December 2023)

CD 7.4 Biodiversity Metric (January 2024) (Appendices to Tom Wigglesworth's Ecology Proof of Evidence)

CD 7.5 Biodiversity Metric (January 2024) (Appendices to Tom Wigglesworth's Ecology Rebuttal)

## 8 Decision Documents

CD 8.1 Committee Report (April 2023)

CD 8.2 Decision Notice (April 2023)

## 9 Statements of Case

CD 9.1 Appellant's Statement of Case (September 2023)

CD 9.2 Hertsmere Borough Council's Statement of Case (November 2023)

## 10 Statements of Common Ground

CD 10.1 Main Statement of Common Ground (between the Appellant and Hertsmere Borough Council)

CD 10.2 Flooding Statement of Common Ground (between the Appellant and the LLFA)

CD 10.3 Self and Custom Build Housing Statement of Common Ground (between the Appellant and Hertsmere Borough Council)

CD 10.4 Affordable Housing Statement of Common Ground (between the Appellant and Hertsmere Borough Council)

CD 10.5 -

CD 10.6 Landscape Statement of Common Ground (between the Appellant and Hertsmere Borough Council)

CD 10.7 Housing Land Supply Statement of Common Ground (between the Appellant and Hertsmere Borough Council)

## 11 Proofs of Evidence

CD 11.1 Andy Moger's Custom and Self-Build Housing Proof of Evidence

CD 11.2 Annie Gingell's Affordable Housing Proof of Evidence

CD 11.3 Tom Wigglesworth's Ecology Proof of Evidence

CD 11.4 Oliver Bell's Planning Proof of Evidence

CD 11.5 Will Gardner's Landscape and Green Belt Proof of Evidence

CD 11.6 Andrew Somerville's Housing Land Supply Proof of Evidence

CD 11.7 Joshua Lemm's Planning Proof of Evidence

CD 11.8 Neil Harvey's Ecology Proof of Evidence

CD 11.9 Stephen Kirkpatrick's Landscape and Green Belt Proof of Evidence

CD 11.10 Tom Wigglesworth's Ecology Rebuttal

CD 11.11 Will Gardner's Landscape Rebuttal

CD 11.12 Martin Ross' Housing Land Supply Rebuttal

## 12 Affordable Housing Documents

CD 12.1 Hertsmere Borough Council Homelessness and Rough Sleeping Strategy 2019-2023

CD 12.2 Corporate Plan 2023/24

CD 12.3 Organ Hall Farm – Committee Report

CD 12.4 Organ Hall Farm – Committee Report Extract Version

CD 12.5 Land at Little Bushey Lane – Statement of Common Ground

## 13 Ecology Documents

CD 13.1 Conservation of Habitats and Species Regulations 2017 (as amended)

CD 13.2 Natural Environment and Rural Communities (NERC) Act 2006

CD 13.3 Draft biodiversity net gain planning practice guidance Draft biodiversity net gain planning practice guidance - GOV.UK (www.gov.uk)

CD 13.4 Designating Criteria for Local Wildlife Sites

CD 13.5 The UK Habitat Classification Version 2.0

## 14 Landscape Documents

CD 14.1 The Hertsmere Landscape Sensitivity Assessment (HLSA) (September 2020)

CD 14.2 Hertsmere Borough Council Green Belt Assessment Stage 2 (March 2019)

CD 14.3 Urban Design Officer comments to the application on 08 February 2023

CD 14.4 Guidelines for Landscape and Visual Impact Assessment - Third Edition (LI/IEMA, 2013) (GLVIA3)

CD 14.5 Landscape Institute Technical Guidance Note TGN 02-21 Assessing Landscape Value Outside National Designations

CD 14.6 Hertsmere Borough Council Green Belt Assessment (Stage 1) Report: Methodology and Assessment of Green Belt Parcels, 3rd January 2017

CD 14.7 Hertsmere Borough Council Green Belt Assessment (Stage 1) Annex Report - Green Belt Parcel Assessment Pro-formas

CD 14.8 Outline Landscape Appraisals for Potential Development Sites in Hertsmere (October 2020)

CD 14.9 Hertsmere Borough Green Infrastructure Plan Hertsmere Borough Council (March 2011)

CD 14.10 Landscape Character Area Profile for LCA 23: Elstree Ridges and Slopes (Hertfordshire Landscape Character Assessment)

## 15 Planning Case Law

CD 15.1 Turner v SSCLG [2016] EWCA Civ 466

CD 15.2 Breckland DC v. Secretary of State for the Environment (1992) 65 P&CR.34)

CD 15.3 R. v. ROCHDALE METROPOLITAN BOROUGH COUNCIL ex p. MILNE 31st July 2000 (CO/292/2000) at paragraphs 49 and 50

CD 15.4 Bernard Wheatcroft Ltd v SSE [JPL, 1982, P37] which was refined by Holborn Studios Ltd

CD 15.5 R (on the application of) v London Borough of Hackney & Anor [2020] EWHC 1509 (Admin)

CD 15.6 Gallagher Estates Ltd & Lioncourt Homes Ltd v Solihull Metropolitan Borough Council [2014] EWHC 1283 (Admin)

CD 15.7 NRS Saredon Aggregates Ltd v Secretary of State & Anor [2023] EWHC 2795 (Admin)

CD 15.8 Wildie, R (on the application of Wildie) v Wakefield MDC [2013] EWHC 2769 (Admin)

## 16 Appeal Decisions

CD 16.1 Land east of Park Lane, Coalpit Heath, South Gloucestershire (September 2018)

CD 16.2 Land off Hepworth Road, Woodville (June 2019)

CD 16.3 Corner Mead, Newland Lane, Droitwich Spa (July 2020)

CD 16.4 Land at Church Lane, Whittington (November 2020)

CD 16.5 Land behind 31-33 The Causeway, Steventon (May 2021)

CD 16.6 Land off Bullen's Green Lane, Colney Heath (June 2021)

CD 16.7 Land to the rear of Brock Cottage, Burford Road, Brize Norton (July 2022)

CD 16.8 Land adjacent to Walton Hall, Chapel Lane, Walton (September 2022)

CD 16.9 Land South of (East of Griffin Place) Radwinter Road, Seward's End, Saffron Walden (October 2022)

CD 16.10 Land at Little Bushey Lane, Bushey (July 2023)

CD 16.11 Limagrain UK Ltd, Station Road, Docking, Norfolk (October 2023)

CD 16.12 Land adjacent to Cornerways, High Street, Twyning, Tewkesbury (July 2015)

CD 16.13 Oving Road, Chichester (August 2017)

CD 16.14 Land to the west of Langton Road, Norton (September 2018)

CD 16.15 Land to the rear of the former Dylon International Premises, Station Approach, Lower Sydenham, London (June 2019)

CD 16.16 Oxford Brookes University, Wheatley Campus, Wheatley, Oxford (April 2020)

CD 16.17 Land off Aviation Lane, Burton-upon-Trent (October 2020)

CD 16.18 Land at Filands Road/Jenner Lane, Malmesbury, Wiltshire (January 2022)

CD 16.19 Maitland Lodge, Billericay (November 2022)

CD 16.20 Land between Lodge Lane and Burtons Lane, Little Chalfont, Buckinghamshire (March 2023)

CD 16.21 Land Rear of 248 Hart Road, Thundersley, Benfleet (May 2023)

CD 16.22 Sondes Place Farm, Westcott Road, Dorking, Surrey (November 2023)

CD 16.23 Land at Pear Tree Lane, Euxton, Chorley (August 2020)

CD 16.24 Land at Duckmoor, East of Billingshurst (January 20223)

CD 16.25 Land West of Suffolk House, Ixworth Road, Norton, Suffolk (October 2022)

CD 16.26 Land adjacent and to the rear of 52 Harris Lane, Shenley (May 2023)

CD 16.27 Smallford Works, Smallford Lane, Smallford, St Albans (May 2021)

CD 16.28 Land North of Bradmore Way, Brookmans Park (July 2023)

CD 16.29 Land on east side of Green Road, Woolpit, Suffolk (September 2018)

CD 16.30 Land at Farleigh Farm and Farleigh Road, Backwell (June 2022)

CD 16.31 Land off Colchester Road, Bures Hamlet, Essex (March 2019)

CD 16.32 Land at Witney Road, Ducklington, Oxfordshire (January 2023)

CD 16.33 Land south of Coles Lane, Ockley, Dorking (December 2022)

CD 16.34 Dunton Road, Basildon (December 2023)

CD 16.35 Land south of Shenley Road, Radlett, Hertfordshire (January 2024)

## 17 Secretary of State Decisions

CD 17.1 Land off Darnhall School Lane, Winsford, Cheshire (November 2019)

CD 17.2 Franklands Drive, Addlestone, Surrey (December 2006)

## 18 Other Planning Documents

CD 18.1 Hertsmere Borough Council Local Development Scheme (November 2023)

CD 18.2 South West Hertfordshire Strategic Housing Market Assessment (2016)

CD 18.3 South West Hertfordshire Local Housing Needs Assessment (2020)

CD 18.4 Five Year Housing Land Supply Statement (2022)

CD 18.5 Hertsmere Local Plan (2003)

CD 18.6 Examining Inspectors Report for the Hertsmere Core Strategy (5th December 2012)

CD 18.7 Hertsmere Five Year Housing Land Supply Assessment 2022/23

CD 18.8 5 year Housing Land Supply Breakdown

CD 18.9 Council's Spreadsheet of Housing Supply

CD 18.10 East of England Plan

CD 18.11 Housing Delivery Test (HDT) results 2022

CD 18.12 Regulation 18 Draft Hertsmere Local Plan

CD 18.13 Michael Gove's Speech on 19th December 2023 titled 'Falling back in love with the future'

CD 18.14 Reports Pack to Full Council on 22nd November 2023

CD 18.15 The Economic Footprint of UK House Building (March 2018)

CD 18.16 Written Ministerial Statement of December 2015

CD 18.17 Landscape and Green Belt Round Table Discussion

CD 18.18 Ecology Round Table Discussion

CD 18.19 Housing Land Supply Round Table Discussion