

34785/A3/SL/HM/bc

April 2023

LAND AT LITTLE BUSHEY LANE, BUSHEY – APPEAL CORE DOCUMENTS LIST

APPEAL REFERENCE: APP/N1920/W/23/3314268

LPA REFERENCE: 22/1071/OUT

SECTION A: PLANNING APPLICATION DOCUMENTS (AS SUBMITTED ORIGINALLY)

Ref.	Document Name	Date	Revision
A1.	Application Form and Ownership Certificates	14 th June 2022	
A2.	CIL Additional Information Form		
A3.	Covering Letter	14 th June 2022	
A4.	Planning Statement	June 2022	
A5.	Design and Access Statement	June 2022	
A6.	Noise Impact Assessment	June 2022	
A7.	Transport Assessment	June 2022	
A8.	Residential Travel Plan	June 2022	
A9.	Environmental Impact Assessment Screening Report	April 2022	
A10.	Pre-Development Utilities Appraisal	April 2022	
A11.	Air Quality Assessment	April 2022	
A12.	Flood Risk Assessment	June 2022	
A13.	Arboricultural Impact Assessment	June 2022	
A14.	Ecological Appraisal	June 2022	
A15.	Landscape Visual Impact Assessment	June 2022	
A16.	Health Impact Assessment	June 2022	
A17.	Phase 1 – Desk Study and Preliminary Risk Assessment	October 2020	
A18.	Historic Environment Desk-Based Assessment	May 2022	
A19.	Climate Change and Energy Statement	June 2022	
A20.	Site Ownership Plan (Drawing No. BM-M-15)	16 th March 2022	
A21.	Preliminary Ghost Island Site Access Junction and Emergency Access (Drawing No. 172919_A02)	23 rd September 2020	
A22.	Parameter Plans: Legibility (Drawing No. BM-M-22)	13 th June 2022	
A23.	Parameter Plans: Landscape (Drawing No. BM-M-21)	13 th June 2022	
A24.	Parameter Plans: Land Use (Drawing No. BM-M-20)	13 th June 2022	
A25.	Parameter Plans: Character Areas (Drawing No. BM-M-19)	13 th June 2022	
A26.	Parameter Plans: Density (Drawing No. BM-M-24)	13 th June 2022	
A27.	Parameter Plans: Storey Heights (Drawing No. BM-M-23)	13 th June 2022	
A28.	Parameter Plans: Access and Movement (Drawing No. BM-M-18)	13 th June 2022	
A29.	Indicative Land Use Plan (Drawing No. BM-M-12)	11 th January 2021	F
A30.	Indicative Masterplan (Drawing No. BM-M-13-01)	22 nd March 2021	J
A31.	Proposed Drainage Strategy	24 th May 2022	P01
A32.	Hertsmere Borough Council Screening Opinion	1 st June 2022	

SECTION B: PLANNING APPLICATION DOCUMENTS (ADDITIONAL DRAWINGS AND REPORTS)

Ref.	Document Name	Date	Revision
B1.	Biodiversity Net Gain Assessment	July 2022	
B2.	Biodiversity Net Gain Assessment Calculations	27 th July 2022	
B3.	Biodiversity Net Gain Assessment	August 2022	
B4.	Biodiversity Net Gain Assessment Calculations	22 nd August 2022	
B5.	Design and Access Statement Addendum	November 2022	
B6.	Ecological Appraisal Addendum	October 2022	
B7.	Health Impact Assessment Update	27 th October 2022	

B8.	Hertfordshire County Council School Land Specification Template		
B9.	Mode Shift Evidence (172919C/N03)	1 st December 2022	
B10.	Response to National Highways (172919C/N01)	18 th October 2022	
B11.	Response to Consultee Comments	21 st November 2022	
B12.	Surface Water Drainage Strategy Addendum	16 th November 2022	
B13.	Updated Transport Assessment	November 2022	
B14.	Written Scheme of Investigation	November 2022	
B15.	Indicative Masterplan (Drawing No. BM-M-13)	22 nd March 2021	L
B16.	Concept Plan School Site (Drawing No. BM-M-28)	17 th August 2022	
B17.	Site Boundary Plan School Site (Drawing No. BM-M-26)	17 th August 2022	
B18.	Parameter Plans: Density (Drawing No. BM-M-24)	13 th June 2022	B
B19.	Parameter Plans: Land Use (Drawing No. BM-M-20)	13 th June 2022	B
B20.	Parameter Plans: Storey Heights (Drawing No. BM-M-23)	13 th June 2022	B
B21.	Preliminary Ghost Island Site Access Junction and Emergency Access (Drawing No. 172919_A02)	23 rd September 2020	C
B22.	Upgrade of Existing Speed Cushion to Raised Table (Drawing No. 172919-D102)	15 th November 2022	A

SECTION C: OFFICER REPORT AND DECISION NOTICE

Ref.	Document Name	Date	Revision
C1.	Committee Report for application 22/1071/OUT	23 rd February 2023	
C2.	Update Sheet for Committee	23 rd February 2023	

SECTION D: APPEAL DOCUMENTS

Ref.	Document Name	Date	Revision
D1.	Appellant Statement of Case	December 2022	
D2.	HBC Statement of Case	February 2023	
D3.	Indicative Masterplan (Drawing No. BM-M-13)	22 nd March 2021	N
D4.	Parameter Plans: Land Use (Drawing No. BM-M-20)	13 th June 2022	C
D5.	Parameter Plans: Storey Heights (BM-M-23)	13 th June 2022	C
D6.	Parameter Plans: Density (Drawing No. BM-M-24)	13 th June 2022	C
D7.	Flood Risk Assessment	March 2023	
D8.	Main Statement of Common Ground	24 th March 2023	
D9.	Landscape Statement of Common Ground		

SECTION E: NATIONAL POLICY, GUIDANCE AND MINISTERIAL STATEMENTS

Ref.	Document Name	Date	Revision
E1.	National Planning Policy Framework (NPPF)	July 2021	
E2.	Planning Practice Guidance (relevant extracts)		
E3.	Prime Minister Foreword to the White Paper	August 2020	
E4.	White Paper – Fixing our Broken Housing Market	February 2017	
E5.	National Design Guide	January 2021	
E6.	Living with Beauty; Promoting Health, Well-Being and Sustainable Growth	January 2020	
E7.	Environmental Improvement Plan	2023	

SECTION F: DEVELOPMENT PLAN DOCUMENTS AND ASSOCIATED REPORTS

Ref.	Document Name	Date	Revision
F1.	Hertsmere Local Plan Development Plan Document – Core Strategy	January 2013	
F2.	Hertsmere Local Plan - Site Allocations and Development Management Policies Plan	November 2016	
F3.	Biodiversity Trees and Landscape SPD - Part A	December 2010	
F4.	Biodiversity Trees and Landscape SPD - Part B	December 2010	
F5.	Biodiversity Trees and Landscape SPD - Part C	December 2010	
F6.	Planning and Design Guide SPD – Part D (Guidelines for High Quality Sustainable Development	September 2016	
F7.	Hertsmere Local Plan Parking Standards SPD	July 2014	
F8.	Waste Storage Provision Requirements for New Residential Developments		
F9.	Climate Change and Sustainability – Interim Planning Policy Position Statement	November 2020	
F10.	Hertsmere Local Plan Affordable Housing SPD	November 2015	
F11.	Biodiversity Net Gain Draft SPD	September 2022	
F12.	Carbon Offsetting Draft SPD	September 2022	
F13.	Sustainable Transport and Parking Standards Draft SPD	September 2022	
F14.	Hertsmere Community Infrastructure Levy (CIL) Charging Schedule	September 2014	
F15.	Hertsmere Infrastructure Funding Statement (IFS) 1st April 2021 – 31st March 2022	December 2022	
F16.	Annual Monitoring Report (AMR) 1st April 2018 – 31st March 2019	2018/2019	
F17.	Hertsmere Borough Council Local Plan Local Development Scheme	April 2021	
F18.	Watling Chase Community Forest SPD	June 2003	
F19.	East of England Regional Plan		
F20.	Inspectors Report, Report on the Examination into the Hertsmere Revised Core Strategy	February 2012	
F21.	Inspectors Report, Report on the Examination into the Hertsmere Local Plan (Site Allocations and Development Management Policies)	September 2016	

SECTION G: EMERGING PLAN DOCUMENTS

Ref.	Document Name	Date	Revision
G1.	Call for Sites and Housing and Economic Land Availability Assessment (HELAA) Methodology Consultation	December 2022	
G2.	South West Hertfordshire Local Housing Needs Assessment	September 2020	
G3.	Hertsmere Full Council Meeting Decision – 27th April 2022	April 2022	
G4.	Draft Hertsmere Local Plan (Regulation 18)	September 2021	
G5.	Landscape Sensitivity to Residential and Employment Development in Hertsmere	September 2020	
G6.	Outline Landscape Appraisals for Potential Development Sites in Hertsmere	October 2020	
G7.	Hertsmere Borough Council Green Belt Assessment (Stage 1)	3 rd January 2017	B
G8.	Hertsmere Green Belt Assessment Stage 2	5 th March 2019	C
G9.	Hertsmere Green Belt Assessment Stage 2 Annex Report	9 th January 2019	A
G10.	Local Plan Launch Newsletter	2016/2017	
G11.	Local Plan Issues and Options	September 2017	
G12.	Potential Sites for Housing and Employment	October 2018	
G13.	Housing and Economic Land Availability Assessment (HELAA)	2019	
G14.	Landscape and Visual Sensitivity Assessment (LVSA)	2020	
G15.	Settlement Hierarchy and Accessibility Mapping Analysis		

G16.	Strategic Flood Risk Assessment (SFRA)	May 2018
G17.	Promotional Site Submissions	December 2019
G18.	Promotional Site Submissions	November 2020
G19.	Promotional Site Submissions	February 2021

SECTION H: POLICY AND OTHER DOCUMENTS RELATING TO HOUSING AND HOUSING NEED

Ref.	Document Name	Date	Revision
H1.	Five Year Housing Land Supply Update 2021 / 2022	September 2022	
H2.	Hertsmere Borough Council Housing Delivery Test Action Plan	September 2022	
H3.	Strategic Housing Land Availability Assessment	2019	
H4.	Hertsmere Housing Trajectory 1st April 2022 – 31st March 2027	September 2022	
H5.	Housing White Paper - Fixing our broken housing market	2017	
H6.	Statement by former Planning Minister, Nick Boles on the need for more affordable housing		
H7.	Children's Commissioner Report, Bleak Houses: Tackling the Crisis of Family Homelessness in England	August 2019	
H8.	Shelter Report, Denied the Right to a Safe Home – Exposing the Housing Emergency	May 2021	
H9.	Hertsmere Borough Council Corporate Plan 2022 / 2023	2022	
H10.	Shelter Report, Unlocking Social Housing: How to fix the rules that are holding back building	April 2022	
H11.	South West Hertfordshire Strategic Housing Market Assessment	2016	
H12.	Hertsmere Borough Council First Homes Advisory Note	2021	
H13.	Hertsmere's Homelessness and Rough Sleeping Strategy 2019-2023		

SECTION I: OTHER APPEAL DECISIONS

Ref.	Document Name	Date	Revision
I1.	Land off Purn Way, Weston-Super-Mare (3259109)	January 2021	
I2.	Roundhouse Farm, Land off Bullens Green Lane, Colney Heath (3265925 and 3265926)	June 2021	
I3.	Oving Road and A27, Chichester (3165228)	August 2017	
I4.	Secretary of State, Oxford Brooks University, Wheatley Campus (3230827)	April 2020	
I5.	Secretary of State, Franklands Drive, Addlestone, Surrey (1198326)	December 2006	
I6.	Land at Filands Road / Jenner Lane, Malmesbury, Wilshire (3278256)	January 2022	
I7.	Land off Aviation Lane, Burton-upon-Trent (3245077)	October 2020	
I8.	Land to the west of Langton Road, Norton (3136237)	July 2016	
I9.	Land at Firlands Farm, Hollybush Lane, Burghfield Common, Reading, Berkshire (2228089)	July 2015	
I10.	Mans Hill, Burghfield Common, Reading, Berkshire (2226342)	March 2015	
I11.	Hawkhurst, Kent (3282908)	March 2022	
I12.	Maitland Lodge, Billericay (3296116)	November 2022	
I13.	Land between Lodge Lane and Burtons Lane, Little Chalfont, Amersham (3303868)	March 2023	
I14.	Secretary of State, Hanging Lane, Birmingham (3192918)	July 2019	
I15.	Land on East Side of Green Road, Woolpit, Suffolk (3194926)	September 2018	
I16.	Sonning Common, Oxfordshire (3265861)	June 2021	
I17.	Brereton Heath, Cheshire (2192192)	February 2014	
I18.	Old Crawley Road, Horsham (3266503)	July 2021	

I19.	Land at Pear Tree Lane, Euxton (3173275)	August 2020
I20.	Corner Mead, Newland Lane, Droitwich Spa (3241879)	July 2020
I21.	Land east of Park Lane, Coalpit Heath (3191477)	September 2018
I22.	Land off Hepworth Road, Woodville (3214451)	June 2019
I23.	Land off Darnhall School Lane, Winsford (2212671)	November 2019
I24.	Land at Church Lane, Whittington (3255350)	November 2020
I25.	Land behind 31-33 The Causeway, Steventon (3265465)	May 2021
I26.	Land to the rear of Brock Cottage, Burford Road, Brize Norton (3274197)	July 2022
I27.	Land adjacent to Walton Hall, Chapel Lane, Walton (3296353)	September 2022
I28.	Land south east of Radwinter Road, Swards End, Saffron Walden (3296426)	October 2022
I29.	Land at Duckmoor, East of Billinghamurst (3283823)	January 2023
I30.	Land opposite Rose Cottages, Holmes Chapel Road, Brereton Heath (2192192)	February 2014
I31.	Land south of Heath Lane, Codicote (3273701)	September 2021
I32.	Land off Mytham Road, Prestolee Road, Boscow Road, Hall Lane and Newbury Road, Little Lever, Bolton (3301093)	January 2023
I33.	World of Pets, Thorley Lane, Timperley (3306715)	February 2023
I34.	Land North of Kennel Lane, Billericay (3298599)	December 2022
I35.	Smallford Works, Smallford Lane, Smallford, St Albans (3260479)	May 2021
I36.	Burston Nurseries Ltd, Chiswell Green, St. Albans (3279463)	January 2022
I37.	Pulley Lane, Droitwich Spa (2199085 and 2199426)	July 2014

SECTION J: SUPREME COURT AND HIGH COURT JUDGEMENTS

Ref.	Document Name	Date	Revision
J1.	Suffolk Coastal District Council (Appellant) v Hopkins Homes Ltd and another (Respondents) Richborough Estates Partnership LLP and another (Respondents) v Cheshire East Borough Council (Appellant) [2016] EWCA Civ 168, [2015] EWHC 132 (Admin) and [2015] EWHC 410 (Admin)	May 2017	
J2.	East Bergholt Parish Council v Babergh District Council [2019] EWCA Civ 2200 – C1/2019/0140	December 2019	
J3.	Hallam Land Management Ltd v Secretary of State for Communities And Local Government & Anor [2018] EWCA Civ 1808 – C1/2017/3339	July 2018	
J4.	Cornwall Council v Corbett [2020] EWC Civ 508	April 2020	
J5.	Compton Parish Council & Ors v Guildford Borough Council & Anor [2019] EWHC 3242 (Admin)	December 2019	
J6.	Bloor Homes East Midlands Limited & Secretary of State for Communities and Local Government & Hinckley and Bosworth Borough Council [2014] EWHC 754 (Admin)	March 2014	
J7.	Peel Investments (North) Limited & Secretary of State for Housing Communities and Local Government (1) Salford City Council (2) [2020] EWCA Civ 1175	September 2020	
J8.	Wavendon Properties Limited & Secretary of State of Housing Communities and Local Government & Milton Keynes Council [2019] EWHC 1524 (Admin)	June 2019	
J9.	Cawrey Ltd v SSCLG and Hinkley and Bosworth Borough Council [2016] EWHC 1198 (Admin)	May 2016	

SECTION K: LANDSCAPE DOCUMENTS

Ref.	Document Name	Date	Revision
K1.	'Guidelines for Landscape and Visual Impact Assessment' (Landscape Institute and Institute for Environmental Management and Assessment), 3rd edition, 2013 (GLVIA3)	2013	
K2.	Hertfordshire Landscape Character Assessment		
K3.	Land at Little Bushey Lane, Landscape and Visual Appraisal	May 2016	