# List of Core Documents - APP/N1920/W/25/3365681

**49, Longview, And Land to the Rear, London Road, Shenley**

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### National Policy and Guidance Documents

* 1. National Planning Policy Framework (2024)
	2. National Planning Practice Guidance
	3. National Design Guide (2021)
	4. Trees in relation to design, demolition and construction – Recommendations (BS5837 2012)
	5. Procedural Guide: Planning appeals – England (June 2025)
	6. CIEEM EcIA Guidelines September 2024

### The Development Plan and adopted SPGs/SPDs

* 1. Hertsmere Core Strategy 2013
	2. Inspectors Final Report on the examination of the Hertsmere Core Strategy
	3. Site Allocations and Development Management Policies Plan (Hertsmere)
	4. Planning and Design Guide Part D (2013)
	5. Planning and Design Guide Part E (2006)
	6. Biodiversity, Trees and Landscape – Part A-D
	7. Shenley Plan and Design Code Checklist
	8. Shenley Neighbourhood Plan
	9. Local Plan Policy Map
	10. Local Development Scheme (2025)
	11. Hertsmere Emerging Local Plan 2024 Reg.18 Consultation Document
	12. Local Development Scheme (2013)
	13. Shenley Conservation Area Appraisal
	14. Biodiversity Net Gain SPD

### Other Material Considerations & Supporting Documents

* 1. Angela Rayner’s Written Ministerial Statement (WMS – ref. HCWS48) on 30th July 2024
	2. Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013) - Landscape Institute / Institute of Environmental Management and Assessment
	3. Technical Guidance Note 02/21: Assessing landscape value outside national designations (2021) - Landscape Institute
	4. An Approach to Landscape Sensitivity Assessment - To Inform Spatial Planning and Land Management (2019) - Natural England
	5. An Approach to Landscape Character Assessment (2014) - Natural England
	6. Technical Guidance Note 120 Reviewing Landscape Visual Impact Assessments (LVIAs and Landscape and Visual Appraisals - Landscape
	7. Technical Guidance Note 06/19: Visual Representation of Development Proposals (2019) - Landscape Institute
	8. Technical Guidance Note LITGN-2024-01: Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition (GLVIA3) (2024) - Landscape Institute
	9. National Character Area (NCA) 111 ‘Northern Thames Basin’.
	10. Hertfordshire’s Landscape Character Assessments
	11. Landscape Sensitivity to Residential and Employment Development in Hertsmere (September 2020)
	12. Case Management Conference Summary Note
	13. East of England Plan (2008) (abandoned)
	14. Hertsmere Local Plan (2003) (superseded)
	15. Hertsmere Green Belt Assessment Stage 1 (January 2017)
	16. Proposed reforms to the National Planning Policy Framework and other changes to the planning system
	17. Outline Landscape Appraisals for potential development sites in Hertsmere (October 2020)
	18. Hertsmere Green Belt Assessment Stage 2 (March 2019)
	19. Draft Hertsmere Local Plan Regulation 18 Consultation September 2021 (now set aside)
	20. The Hertsmere Landscape Sensitivity Assessment (2020)
	21. Outline Landscape Appraisals for Potential Development Sites in Hertsmere (2020)
	22. Baseline Infrastructure Capacity Report (2021)

### Relevant Housing Needs and Supply Documents

* 1. Five Year Housing Land Supply Assessment 2022-2023
	2. Five Year Housing Land Supply Assessment 2018-2019
	3. Five Year Housing Land Supply Update 2019/20
	4. Five Year Housing Land Supply Update 2021-2022
	5. Our Future Homes Housing that promotes wellbeing and community for an ageing population
	6. South West Herts Local Housing Needs Assessment Update
	7. Strategic Housing for Older People
	8. Housing in Later Life
	9. Market Assessment of Housing Options for Older People
	10. Healthier and Happier
	11. Housing for Older People (Second Report of Session 2017-2019)
	12. Future of an Ageing Population
	13. The business case for extra care housing in adult social care: an evaluation of extra care housing in East Sussex
	14. Action To Prevent Falls
	15. Making the Case for Retirement Villages
	16. Identifying the Health Gain from Retirement Housing
	17. Housing Markets and Independence in Old Age
	18. All the Lonely People - Loneliness in Later Life
	19. Is social exclusion still important for older people
	20. Improving housing with care choices for older people an evaluation of extra care housing
	21. UK Seniors Housing Report 2024
	22. Fixing our Broken Housing Market 2017
	23. Older Persons and Adult Disability Care Housing Need (2020)

### Originally Submitted Planning Application Documents

* 1. Arboricultural Report and Tree Survey (ref: 0123-10133 Rev 1) prepared by Ruskins Tree Consultancy, dated October 2023
	2. Building Heights Parameter Plan (Drawing No. 113 Rev C) prepared by RM Architects, dated October 2023
	3. Design and Access Statement 1 (pp. 1-20 Rev A) prepared by RM Architects, dated October 2023
	4. Design and Access Statement 2 (pp. 21-28 Rev A) prepared by RM Architects, dated October 2023
	5. Design and Access Statement 3 (pp. 29-38 Rev A) prepared by RM Architects, dated October 2023
	6. Foul & Surface Water Drainage Strategy (Ref: 020\_8220519\_BW\_Drainage\_Statement Issue 4) prepared by Glanville, dated 19 December 2023
	7. Ecological Assessment, prepared by Ecology Solutions, dated December 2023
	8. No.49 & Longview Elevations (Drawing No. LUG/9.1) prepared by Land Utility Group LTD, dated September 2022
	9. Environmental and Geotechincal Desk Study & Site Assessment Report (Project ID: J15189 Issue 1) prepared by ST Consultants, dated 14 September 2022
	10. Existing Demolition 49 London Road (Drawing No. 122 Rev C) prepared by RM Architects, dated February 2023
	11. Existing Site Analysis (Drawing No. 107) prepared by RM Architects, dated December 2022
	12. Financial Viability Assessment, prepared by Gerald Eve, dated December 2023
	13. Flood Risk Assessment (Ref: 019\_8220519\_BW\_Flood\_Risk\_Assessment Issue 4) prepared by Glanville, dated 19 December 2023
	14. Framework Travel Plan (Ref: 018\_8220519\_MB\_Travel\_Plan Issue 5) prepared Glanville, dated December 2023
	15. Green Belt Assessment (Ref: P22-2386) prepared Pegasus, dated 12 December 2023
	16. Green Infrastructure Parameter Plan (Drawing No. 115 Rev C) prepared RM Architects, dated October 2023
	17. Heritage Desk-Based Assessment (Ref: P22-2386) prepared Pegasus Group, dated December 2023
	18. Proposed Elevations and Plans 49 London Road Proposed Garage Drawings (Drawing No. 124 Rev B) prepared RM Architects, dated February 2023
	19. Land Use & Development Area Parameter Plan (Drawing No. 111 Rev C) prepared RM Architects, dated October 2023
	20. Landscape & Visual Impact Assessment Part 1 (pp. 1-28 Ref: P22-2386) prepared by Pegasus Group, dated December 2023
	21. Landscape & Visual Impact Assessment Part 2 (Ref: P22-2386EN) prepared by Pegasus Group, dated 23 October 2023
	22. Landscape & Visual Impact Assessment Part 3 (Ref: P22-2386\_05) prepared by Pegasus Group, dated 16 January 2023
	23. Landscape & Visual Impact Assessment Part 4 (Ref: P22-2386\_05) prepared by Pegasus Group, dated 16 January 2023
	24. Landscape & Visual Impact Assessment Part 5 (Ref: P22-2386\_05) prepared by Pegasus Group, dated 16 January 2023
	25. Landscape & Visual Impact Assessment Part 6 (Ref: P22-2386EN) prepared by Pegasus Group, dated 23 October 2023
	26. Landscape & Visual Impact Assessment Part 7 (Ref: P22-0820\_EN\_006) prepared by Pegasus Group, dated 2023
	27. Landscape Masterplan (Drawing No. P22-2386\_EN\_04 Rev D) prepared by Pegasus Group, dated 20 October 2023
	28. Location Plan (Drawing No. 100 Rev A) prepared by RA Architects, dated 22 December 2022
	29. Need Assessment for Specialist Housing for Older People in Hertsmere (Ref: P22-2386) prepared by Pegasus Group, dated 20 December 2023
	30. Proposed Fire Strategy (Drawing No. 108 Rev C) prepared by RM Architects, dated October 2023
	31. Proposed Site Plan Coloured layout (Drawing No. 125 Rev C) prepared by RM Architects, dated October 2023
	32. Proposed Site Layout (Drawing No. 126) prepared by RM Architects, dated October 2023
	33. Proposed Site Plan Colour Layout (Drawing No. 121 Rev C) prepared by RM Architects, dated October 2023
	34. Proposed Site Layout Level 1 (Drawing No. 102 Rev C) prepared by RM Architects, dated October 2023
	35. Proposed Site Layout Level 2 (Drawing No. 103 Rev C) prepared by RM Architects, dated October 2023
	36. Proposed Site Layout Level 3 (Drawing No. 104 Rev C) prepared by RM Architects, dated October 2023
	37. Proposed Site Layout Level 4 (Drawing No. 105 Rev C) prepared by RM Architects, dated October 2023
	38. Proposed Site Layout Level 5 (Drawing No. 106 Rev C) prepared by RM Architects, dated October 2023
	39. Proposed Site Layout (Drawing No. 101 Rev C) prepared by RM Architects, dated October 2023
	40. Shenley Plan and Design Code Compliance Checklist, prepared by Shenley Parish Council, dated December 2022
	41. Site Plan Demolition (Drawing No. 117) prepared by RM Architects, dated February 2023
	42. Site Survey (Drawing No. LUG/9.0) prepared by Land Utility Group LTD, dated September 2022
	43. Transport Assessment (Ref: 017\_8220519\_MB\_Transport\_Assessment Issue 5) prepared by Glanville, dated 12 December 2023
	44. Application Form
	45. Cover Letter prepared by Pegasus Group, dated 22 December 2023
	46. Planning Statement prepared by Pegasus Group, dated December 2023

### Additional / Amended Documents Submitted After Validation and HBC Produced Documents

* 1. Proposed Plans Block G & H (Rev A) prepared by RM Architects, dated December 2022
	2. Proposed Bin Store Types (Drawing No. 109B) prepared by RM Architects, dated February 2024
	3. Proposed Refuse Strategy (Drawing No. 109 Rev D) prepared by RM Architects, dated March 2024
	4. TW Pumping Station Correspondence with Thames Water, dated November 2022
	5. Committee Report Dated November 2024
	6. Decision Notice

### Consultation Comments Received During Application

* 1. LLFA Checklist, published 15 February 2024
	2. LLFA Comment, published 15 February 2024
	3. HBC Waste Management Comments, published 2 February 2024
	4. Environmental Health Comments, published 1 February 2024
	5. Private Sector Housing Enforcement Officer Comments, published 31 January 2024
	6. HBC Parking Manager Comments, published 25 January 2024
	7. Public Sector Housing Enforcement Officer Comments, published 17 January 2024
	8. Active Travel England Comments, published 19 January 2024
	9. Arboricultural Adviser Comments, published 6 February 2024
	10. Arboriculture Response, published 6 February 2024
	11. Built Heritage Response, published 11 March 2024
	12. CPRE Response, published 16 February 2024
	13. Environment Agency Response, published 6 February 2024
	14. HBC Sustainability Officer Comment, published 15 February 2024
	15. HCC Archaeology Response, published 23 February 2024
	16. HCC Growth and Infrastructure Comments, published 28 February 2024
	17. HCC Highways Response, published 21 February 2024
	18. HCC Minerals & Waste Response, published 26 January 2024
	19. HCC Public Health Comments, published 19 February 2024
	20. Heritage Adviser Comments, published 11 March 2024
	21. Herts Ecology Response, published 6 February 2024
	22. Landscape Adviser Comments, published 8 March 2024
	23. Met Office Comments, published 19 January 2024
	24. National Highways Response, published 17 January 2024
	25. Natural England Response Annex A, published 31 January 2024
	26. Natural England Response, published 31 January 2024
	27. NHS Integrated Care Board Comments, published 8 February 2024
	28. Rights of Way Countryside Access Response (Map), published 19 January 2024
	29. Rights of Way Countryside Access Response, published 19 January 2024
	30. Countryside and Rights of Way Service (Non-Motorised Routes: A Design Guide), published 19 January 2024
	31. Shenley Parish Council Comments, published 15 February 2024
	32. Thames Water Response, published 6 February 2024
	33. Cadent Gas Response, published 17 January 2024
	34. Hertfordshire Fire and Rescue Response, published 17 January 2024
	35. TFL Response, published 17 January 2024

### Additional Documents Submitted During Appeal

* 1. Appeal Cover Letter (Ref: P22-2386PL) prepared by Pegasus Group, dated 14 May 2025
	2. Appeal Form (Appeal Ref: APP/N1920/W/25/3365681) prepared by Pegasus Group, dated 14 May 2025
	3. Appeal Questionnaire (Appeal Ref: APP/N1920/W/25/3365681) prepared by Pegasus Group, dated 16 June 2025
	4. Building Heights Parameter Plan (Drawing No. PL.BH\_01 Rev A), dated 17 April 2025
	5. Land Use Parameter Plan (Drawing No. PL.BH\_01 Rev C) dated 12 February 2025
	6. Representation provided by Warner Planning on behalf of SPC (Interested Party), dated September 2025
	7. Biodiversity Gain Information prepared by Logika Group, dated October 2024
	8. P22\_2386\_EN\_07A\_Photomontages\_LR Prepared by Pegasus Group

### Statements of Case

* 1. Appellant’s Statement of Case (Ref: P22-2386) prepared by Pegasus Group, dated 7 May 2025
	2. Hertsmere Borough Council’s Statement of Case (Ref: 23/1795/OUT) prepared by Hertsmere Borough Council, dated July 2025
	3. Shenley Parish Council’s Statement of Case (APP/N1920/W/25/3365681) prepared by Shenley Parish Council, dated 16 July 2025

### Statements of Common Ground

* 1. Planning / Main Statement of Common Ground (Between the Appellant and Hertsmere Borough Council)
	2. Housing Supply/ Need Statement of Common Ground (Between the Appellant and Hertsmere Borough Council)
	3. Urban Design Statement of Common Ground (Between the Appellant and Hertsmere Borough Council)
	4. Ecology Statement of Common Ground (Between the Appellant and Hertsmere Borough Council)
	5. Drainage/ Flood Risk Statement of Common Ground (Between the Appellant and Hertfordshire County Council LLFA)
	6. Landscape/ Green Belt Statement of Common Ground (Between the Appellant and Hertsmere Borough Council)

### Proofs of Evidence

* 1. Oliver Bell Proof of Evidence
	2. Neil Tiley Proof of Evidence
	3. Colin Pullan Proof of Evidence
	4. Alan Kirby Proof of Evidence
	5. Julian Forbes-Laird Proof of Evidence
	6. Radek Chanas Proof of Evidence
	7. Emily Stafford Proof of Evidence (LPA)
	8. Stephen Kirkpatrick Proof of Evidence (LPA)
	9. Lawrence Sherwood Proof of Evidence (LPA)

### Relevant Plans, Reports, Documents associated with development at Shenley Grange (ref: 24/1618/FUL)

* 1. Design and Access Statement (App. 24-1618-FUL) prepared by Griggs, dated November 2024
	2. Proposed Site Layout (Coloured) (Drawing No. 24-J4580-01-003 Rev A) prepared by Ascot Design, dated November 2024
	3. Proposed Site Layout (B&W) (Drawing No. 24-J4580-01-002 Rev A) prepared by Ascot Design, dated November 2024
	4. Draft S106 Agreement dated 9 July 2025
	5. Amended Phasing Plan (Drawing No. 24-J4580-01-008) prepared by Ascot Design, dated November 2024
	6. Superseded Phasing Plan (Drawing No. 24-J4580-01-008) prepared by Ascot Design, dated November 2024
	7. Planning Statement (Planning 24-1618-FUL) prepared by Woolf Bond Planning, dated December 2024
	8. Planning Committee Public Report Pack, prepared by Hertsmere Borough Council, dated April 2025
	9. Addendum LVIA prepared by Leyton Place Limited, dated February 2025

### Relevant Planning Case Law

* 1. Court of Appeal Judgment of Hallam Land Management Ltd vs Secretary of State for Communities and Local Government & Anor [2018] EWCA Civ 1808
	2. R. v. ROCHDALE METROPOLITAN BOROUGH COUNCIL ex p. MILNE 31st July 2000 (CO/292/2000)
	3. BDW Trading Limited’ Judgement
	4. Bernard Wheatcroft Ltd v SSE [JPL, 1982, P37]
	5. Holborn Studios Ltd, R (on the application of) v London Borough of Hackney & Anor [2020] EWHC 1509 (Admin)
	6. Breckland DC v. Secretary of State for the Environment (1992) 65 P&CR.34)
	7. Mole Valley District Council v Secretary of State for Housing, Communities and Local Government, Margaret Meloney

### Relevant Appeal Decisions

* 1. Land lying to the east of Hartfield Avenue and fronting on to Barnet Lane, Elstree
	2. Land at Barnet Lane and Furzehill Road, Borehamwood
	3. Potters Bar Station Car Park
	4. Little Sparrows, Sonning Common
	5. Land south and north of Chiswell Green Lane
	6. Land to the West of Burley-in-Wharfedale at Sun Lane and Ilkley Road
	7. Land bound by Bulbourne Road and Station Road, Tring
	8. 160 Stanley Road, Stockport
	9. Land south of A46, Shurdington
	10. Land to the east of New Lane, Huntington
	11. Land off Papist Way, Cholsey
	12. Former Police Station, Fleet
	13. Land at Crowell Road, Chinnor
	14. Land to the east of Lidl, Shaftesbury
	15. Land to the rear of 163 to 187 High Street and east of Rowan Close, Bottisham
	16. Jewson Ltd, Exmouth
	17. Essex Police, Harlow
	18. Land at Former Staple Hill Infant School, Bristol
	19. Seaford District Constitutional Club, Seaford
	20. 11, The Village, Wigginton
	21. Land adjacent to Cidermill Hatch, Partridge Lane, Newdigate, Dorking
	22. Land South of Dunton Road, Basildon, Essex
	23. Mole Valley District Council v SSHCLG [2025] EWHC 2127 (Admin)