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| **Reference** | **Document** |
| **1** | **National Policy and Guidance Documents** |
| **CD 1.1** | Not used |
| **CD 1.2** | National Planning Practice Guidance<https://www.gov.uk/government/collections/planning-practice-guidance>  |
| **CD 1.3** | National Design Guide (2021) |
| **CD 1.4** | National Planning Policy Framework (2023) |
| **CD 1.5** | Draft NPPF  |
| **CD 1.6** | Letter from the Housing Minister to Stakeholders – Building the homes we need |
| **CD 1.7** | Outcome of proposed revised method |
| **CD 1.8** | Written Ministerial Statement |
| **2** | **The Development Plan and adopted SPGs/SPDs** |
| **CD 2.1** | Saved Policies of the St. Albans District Local Plan Review (1994) |
| **CD 2.1A** | District Local Plan Review Written Statement (1994) |
| **CD 2.2** | HCC’s Waste Core Strategy & Development Management Policies DPD (2012) |
| **CD 2.3** | HCC’s Hertfordshire Minerals Local Plan 2007 |
| **CD 2.4** | Affordable Housing Supplementary Planning Guidance (2004) |
| **CD 2.5** | Not used |
| **CD 2.6** | Design and Layout of New Housing Advice Leaflet No 1 (1998) |
| **CD 2.7** | Design and Layout of New Housing Advice Leaflet No 2 (1998) |
| **3** | **Emerging Local Plan Documents** |
| **CD 3.1** | Draft Local Plan Regulation 18 Public Consultation (June 2023) |
| **CD 3.2** | Draft Policies Map (June 2023) |
| **CD 3.3** | St Albans District Council’s Local Development Scheme (February 2024) |
| **CD 3.4** | St Albans Stage 2 Green Belt Review (June 2023) |
| **CD 3.5** | Green Belt Review: Washed Over Villages Study 2023 |
| **CD 3.6** | Settlement Hierarchy Study Part 1 Baseline (June 2023) |
| **CD 3.7** | St Albans and District Council Open Space Study Draft Final June 2023 |
| **CD 3.8** | Green Belt Review Purposes Assessment Final Report November 2013 |
| **CD 3.9** | Green Belt Review Purposes Assessment Annex 1 |
| **CD 3.10** | Draft Local Plan Report |
| **CD 3.11** | Draft Regulation 19 Consultation Plan |
| **4** | **Originally Submitted Planning Application Documents** |
| **CD 4.1** | Air Quality Statement (February 2022) |
| **CD 4.2** | Arboricultural Impact Assessment (January 2022) |
| **CD 4.3** | Biodiversity Impact Assessment (January 2022) |
| **CD 4.4** | Biodiversity Proposal Plan (January 2022) |
| **CD 4.5** | Biodiversity Net Gain Assessment (January 2022) |
| **CD 4.6** | Concept Masterplan (January 2022) |
| **CD 4.7** | Design and Access Statement (February 2022) |
| **CD 4.8** | Ecological Impact Assessment (January 2022) |
| **CD 4.9** | Flood Risk Assessment and Drainage Strategy (January 2022) |
| **CD 4.10** | Heritage Statement (January 2022) |
| **CD 4.11** | Illustrative Layout (January 2022) |
| **CD 4.12** | Landscape and Visual Impact Appraisal (LVIA) and Green Belt Appraisal (January 2022) |
| **CD 4.13** | Phase 1 Ground Investigation Study (January 2022) |
| **CD 4.14** | Planning Statement (including Affordable Housing Statement) (February 2022) |
| **CD 4.15** | Site Location Plan (January 2022) |
| **CD 4.16** | Soils and Agricultural Report (May 2022) |
| **CD 4.17** | Statement of Community Involvement (January 2022) |
| **CD 4.18** | Transport Assessment (February 2022) |
| **CD 4.19** | Travel Plan (February 2022) |
| **CD 4.20** | Tree Constraints Plan (January 2022) |
| **CD 4.21** | Tree Protection Plan |
| **CD 4.22** | Tree Survey |
| **CD 4.23** | UCML Utility Study – Level 1  |
| **CD 4.24** | Planning Application Form (February 2022) |

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| **5** | **Additional** **/ Amended Documents Submitted After Validation** |
| **CD 5.1** | Updated Transport Note (August 2022) |
| **6** | **Decision Documents** |
| **CD 6.1** | Committee Report (May 2023) |
| **CD 6.2** | Decision Notice (May 2023) |
| **7** | **Statements of Case** |
| **CD 7.1** | Appellant’s Statement of Case |
| **CD 7.2** | St Albans District Council’s Statement of Case |
| **CD 7.3** | Rule 6 Party Colney Heath Parish Council’s Statement of Case |
| **8** | **Statements of Common Ground** |
| **CD 8.1** | Original Draft Statement of Common Ground submitted on Appeal (between the Appellant and St Albans District Council) |
| **CD 8.2** | Affordable Housing Statement of Common Ground (between the Appellant and St Albans District Council) |
| **CD 8.3** | Housing Land Supply Statement of Common Ground (between the Appellant and St Albans District Council) |
| **CD 8.4** | Heritage Statement of Common Ground (between the Appellant and St Albans District Council) |
| **CD 8.5** | Landscape and Green Belt Statement of Common Ground (between the Appellant and St Albans District Council) |
| **CD 8.6** | Planning Statement of Common Ground (between the Appellant and St Albans District Council) |
| **CD 8.7** | Statement of Agreed Planning Conditions (between the Appellant and St Albans District Council) |
| **9** | **Proofs of Evidence** |
| **CD 9.1** | Annie Gingell’s Affordable Housing Proof of Evidence |
| **CD 9.1A** | Annie Gingell’s Affordable Housing Proof of Evidence Summary |
| **CD 9.2** | Andrew Josephs’ Heritage Proof of Evidence |
| **CD 9.3** | Joanna Ede’s Landscape and Green Belt Proof of Evidence |
| **CD 9.4** | Simon Tucker’s Transport Proof of Evidence |
| **CD 9.4A** | Simon Tucker’s Transport Proof of Evidence Summary |
| **CD 9.5** | Steve Kosky’s Planning Proof of Evidence |
| **CD 9.5A** | Steve Kosky’s Planning Proof of Evidence Summary |
| **CD 9.6** | Not Used |
| **CD 9.7** | Not Used |
| **CD 9.8** | Not Used |
| **CD 9.9** | John Paul Friend’s Landscape Proof of Evidence |
| **CD 9.10** | Phillip Hughes’ Planning Proof of Evidence |
| **CD 9.11** | Colney Heath Parish Council’s Rule 6 Proof of Evidence:1. Green Belt, Openness and Visual Impact, and Landscape Character and Appearance
2. Heritage
3. Highways
4. Sustainability
 |
| **CD 9.12** | Nick Collin’s Heritage Proof of Evidence |
| **CD 9.13** | Colney Heath Parish Council’s Proof of Evidence - Heritage – Additional Evidence |
| **CD 9.14** | Joanna Ede’s Landscape Rebuttal Proof of Evidence |
| **CD 9.15** | Simon Tucker’s Transport Rebuttal Proof of Evidence |
| **CD 9.16** | Steve Kosky’s Rebuttal Proof of Evidence |
| **10** | **Affordable Housing Documents** |
| **CD 10.1** | South West Hertfordshire Strategic Housing Market Assessment (January 2016) |
| **CD 10.2** | South West Hertfordshire Local Housing Need Assessment (September 2020) |
| **CD 10.3** | St Albans City and District Authority’s Monitoring Report (February 2022) |
| **CD 10.4** | St Albans City and District Housing Strategy 2023-2026 |
| **CD 10.5** | St Albans City and District Homelessness Strategy 2022-2025 |
| **CD 10.6** | St Albans City and District Corporate Plan 2021-2026 |
| **CD 10.7** | Government consultation - Use of receipts from Right to Buy Sales (August 2018) |
| **CD 10.8** | SADC Housing Allocations Policy (December 2021) |
| **CD 10.9** | St Albans City and District Council Housing Department Statutory Consultee Comment (April 2022) |
| **CD 10.10** | St Albans Annual Monitoring Report and Four Year Housing Land Supply Position and Housing Trajectory (April 2023) |
| **CD 10.11** | St Albans City and District Authority’s Monitoring Report 2023 |
| **11** | **Heritage Documents** |
| **CD 11.1** | Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment |
| **CD 11.2** | Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second Edition) 11, the Key Guidance of Assessing Setting |
| **CD 11.3** | Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12 (October 2019) |
| **CD 11.4** | English Heritage Conservation Principles: Polices and Guidance for the Sustainable Management of the Historic Environment (London, April 2008) |
| **12** | **Landscape Documents** |
| **CD 12.1** | Hertfordshire Landscape Character Assessment |
| **CD 12.2** | Guidelines on Landscape and Visual Impact Assessment 3rd Edition |
| **CD 12.3** | Not Used |
| **CD 12.4** | HCC Landscape Consultation Response |
| **13** | **Planning Case Law** |
| **CD 13.1** | R. v. Rochdale Metropolitan Borough Council ex p. Milne 31st July 2000 (CO/292/2000) |
| **CD 13.2** | Cawrey Ltd and SoSCLG and Hinkley and Bosworth BC [2016] EWHC 1198 (Admin) |
| **CD 13.3** | Timmins and Anr and Gedling Borough Council [2014] EWHC 654 (Admin) |
| **CD 13.4** | R (Lee Valley RPA) v Epping Forest DC [2016] EWCA Civ 404 |
| **CD 13.5** | Turner v SSCLG [2016] EWCA Civ 466 |
| **CD 13.6** | R (Samuel Smith Old Brewery (Tadcaster) & Ors) v N. Yorks CC [2020] UKSC 3 |
| **CD 13.7** | Dartford BC and SoSCLG and Ors [2017] EWCA Civ 141 |
| **CD 13.8** | SoSCLG, Reigate and Banstead BC, Tandridge DC and Redhill Aerodrome Ltd [2014] EWCA Civ 1386 |
| **CD 13.9** | R (Chelmsford) v First Secretary of State and Draper [2003] EWHC 2978 |
| **CD 13.10** | R (Basildon District Council) v First Secretary of State and Temple [2004] EWHC 2759 (Admin) |
| **CD 13.11** | Wychavon District Council v Secretary of State and Butler [2008] EWCA Civ 692 |
| **CD 13.12** | St Albans v Hunston Properties Ltd and Anor EWCA Civ. 1610 |
| **CD 13.13** | R (Hampshire County Council) v Secretary of State for Environment, Food and Rural Affairs [2021] EWCA Civ 398 |
| **CD 13.14** | Gallagher Estates Ltd & Lioncourt Homes Ltd v Solihull Metropolitan Borough Council [2014] EWHC 1283 (Admin) |
| **CD 13.15** | Sykes v Secretary of State for the Environment (1981) 1 AII ER 954 |
| **CD 13.16** | Euro Garages Limited v Secretary of State for Communities and Local Government [2018] EWHC 1753 (Admin) |
| **CD 13.17** | Goodman Logistics Development (UK) Ltd v SoS CLG [2017] EWHC 947 (Admin) |
| **CD 13.18** | Vistry Homes v SoS Levelling Up, Housing and Communities and St Albans City DC; and Fairfax Acquisitions v SoS Levelling Up, Housing and Communities and Hertsmere BC [2024] EWHC 2088 (Admin) |
| **14** | **Appeal Decisions** |
| **CD 14.1 - 5** | Not Used |
| **CD 14.6** | Land off Bullens Green Lane, Colney Heath (June 2021) |
| **CD 14.7 - 13** | Not Used |
| **CD 14.14** | Land to the west of Langton Road, Norton (September 2018) |
| **CD 14.15** | Land to the rear of the former Dylon International Premises, Station Approach, Lower Sydenham, London (June 2019) |
| **CD 14.16** | Not Used here – moved to CD 15.4 (see below) |
| **CD 14.17 - 18** | Not Used |
| **CD 14.19** | Land at Filands Road/Jenner Lane, Malmesbury, Wiltshire (January 2022) |
| **CD 14.20** | Maitland Lodge, Billericay, Basildon (November 2022) |
| **CD 14.21** |  Land at Dene Road, Cotford St Luke (February 2023) |
| **CD 14.22** | Land between Lodge Lane and Burtons Lane, Little Chalfont, Buckinghamshire (March 2023) |
| **CD 14.23** | Burstons Garden Centre Chiswell Green, St Albans (APP/ B1930/W/19/3235642) (January 2020) |
| **CD 14.24** | Land at Roestock Deport Colney Heath (APP/B1930/W/15/3137409) |
| **CD 14.25** | Haydock Point - Land at A580 East Lancashire Road / A49 Lodge Lane (APP/H4315/W/20/3256871) (November 2021) |
| **CD 14.26** | Land at Little Bushey Lane, Bushey (APP/N1920/W/23/3314268) (July 2023) |
| **CD 14.27** | Land to the North of Bradmore Way, Brookmans Park (APP/C1950/W/22/3307844) (July 2023) |
| **CD 14.28 - 31** | Not Used |
| **CD 14.32** | Land adjacent to Cornerways, High Street, Twyning, Tewkesbury (13 July 2015) |
| **CD 14.33** | Not Used |
| **CD 14.34** | Lavendon, Olney Appeal Ref: APP/Y0435/W/17/3178790 (November 2017) |
| **CD 14.35** | Sondes Place Farm, Westcott Road, Dorking, Surrey (28 November 2023) |
| **CD 14.36** |  Land Rear of 248 Hart Road, Thundersley, Benfleet (23 May 2023) |
| **CD 14.37** | Land to the rear of 42-100 Tollgate Road & 42 Tollgate Road, Colney Heath, St Albans AL4 0PY Appeal Ref: APP/B1930/W/23/3323099 (26 January 2024) |
| **CD 14.38** |  Land Parcel 0088, Willow Bank Road, Alderton Appeal Ref: APP/G1630/W/20/3259637 (21 September 2021) |
| **CD 14.39** | Land at Smallford Works, St Albans (26 January 2021) |
| **CD 14.40** | Land at Harris Lane, Bushey (25 May 2023) |
| **CD 14.41** | Land East of Glenwood Drive Irby and 6 other sites by the Appellant Leverhulme Estates Ltd (13 September 2023) |
| **CD 14.42** | Not Used here – moved to CD 15.5 (see below) |
| **CD 14.43** | Land lying to the east of Hartfield Avenue and fronting on to Barnet Lane, Elstree, Hertfordshire (25 March 2024) |
| **CD 14.44** | Land Rear Of 28-74 Ragged Hall Lane, Chiswell Green AL2 3LD (3 May 2024) |
| **CD 14.45** | Home Farm, Kemnal Road, Chislehurst BR7 6LY |
| **CD 14.46** | Land to the East of Main Street, Bishampton  WR10 2NL |
| **CD 14.47** | Darrington Service Station, Great North Road (A1), Pontefract,Darrington WF8 3HU |
| **CD 14.48** | 55 Bucknalls Drive, Bricket Wood, Hertfordshire AL2 3XJ |
| **15** | **Secretary of State Decisions** |
| **CD 15.1** | Land off Darnhall School Lane, Winsford, Cheshire (November 2019) |
| **CD 15.2** | Franklands Drive (December 2006) |
| **CD 15.3** | Land North of Viaduct adj. Orchard Business Park, Ledbury (March 2021) |
| **CD 15.4** | Oxford Brookes University, Wheatley Campus, Wheatley, Oxford (April 2020) |
| **CD 15.5** | Land South of Chiswell Green Lane and Land North of Chiswell Green Lane, Chiswell Green, St Albans (22 March 2024) |
| **16** | **Other Planning Documents** |
| **CD 16.1** | Housing Delivery Test (HDT) results 2021 |
| **CD 16.2** | Housing Delivery Test (HDT) results 2022 |
| **CD 16.3** | St Albans Housing Delivery Test Action Plan 2022 |
| **CD 16.4** | St Albans Four Year Housing Land Supply Position and Housing Trajectory 2023 |
| **CD 16.5** | ‘The Economic Footprint of UK House Building’ published in March 2018 by the House Builders Federation |
| **CD 16.6** | DfT ‘Inclusive Mobility’ 12/2021 |
| **CD 16.7** | Local Transport Note 1/20 Cycle Infrastructure Design Guide |
| **CD 16.8** | Roads in Hertfordshire Design Guide |
| **CD 16.9** | Planning for Walking (CIHT, 2015) |
| **CD 16.10** | Travel to school for children of compulsory school age (DfE, 2023) |
| **CD 16.11** | Manual for Streets |
| **CD 16.12** | Welsh Active Travel Act guidance: walking and cycling route audit tools July 2021 |
| **CD 16.13** | Sustrans Walkable Neighbourhoods 16 May 2022 Appendix IV |
| **CD 16.14** | The Town and Country Planning Association, 2021 20 Minute Neighbourhoods |
| **CD 16.15** | Written Ministerial Statement of December 2015 |
| **CD 16.16** | HMWT Colney Heath Management Plan 2022 |
| **CD 16.17** | Guidelines for Providing Journeys on Foot (IHT, 2000) |
| **CD 16.18** | Place & Movement Planning and Design Guide (HCC, 2023) |
| **CD 16.19** | ‘Agricultural Land Classification: protecting the best and most versatile agricultural land’ published 19 December 2012 by Natural England |
| **CD 16.20** | Hertsmere Local Plan Additional public consultation April 2024 document Reg18 |
| **CD 16.21** | Hertsmere Infrastructure Development Plan phase 2 September 2021 |
| **CD 16.22** | COMET Hertsmere 2036 Local Plan Scenarios September 2018 |
| **CD 16.23** | Rochford DC Parking Standards Design and Good Practice Supplementary Planning Document |
| **17** | **Highways and Transport Documents** |
| **CD 17.1** | HCC Local Transport Plan LTP4 (May 2018) |
| **CD 17.2** | St Albans Local Cycling and Walking Infrastructure Plan (February 2023) |
| **CD 17.3** | National Travel Survey England 2022 Main Results |
| **CD 17.4** | HCC Highway Authority Response (11 April 2022) |
| **CD 17.5** | HCC Highway Authority Response (22 November 2022) |
| **CD 17.6** | 4ColneyHeath Residents’ Association Travel Survey 2024 |
| **CD 17.7** | Appellants response to Inspector Transport Queries |
| **18** | **Other Inquiry Documents**  |
| **CD 18.1** | Planning Inquiry Start Letter - LPA |
| **CD 18.2** | Planning Inquiry Start Letter - Appellant |
| **CD 18.3** | Post CMC Note |
| **CD 18.4** | Draft Inquiry Timetable – agreed between main and R6 parties and Inspector |
| **CD 18.5** | Inquiry Date Letter 5.22.0599 |
| **19** | **Planning Obligations**  |
| **CD 19.1** | Draft - S106 Agreement - Land to the rear of High Street Colney Heath - 9.04.24 |
| **CD 19.2** | CIL Compliance Statement by SADC |
| **CD 19.3** | HCC CIL Statement |
| **CD 19.4** | HCC AppendicesAppendix A. HCC GuideAppendix B. HCC Cabinet Meeting MinutesAppendix C. Officer committee reportAppendix D. Response\_5-2022-0599Appendix E. HCC Guide to HDM 2021Appendix F. HCC Pupil Yield Survey 2021Appendix G. Securing Developer Contributions for EducationAppendix H. DfE Scorecard cost 2022Appendix I. Basic Need Allocation 2023-24 and 2024-25Appendix J. Technical app 3 - education mainstream schoolsAppendix K. Appeal Decision for Land to the west of Lytton Way,Appendix L. 12.4 Colney HeathAppendix M. 12.0 St AlbansAppendix N. SEND StrategyAppendix O. Technical app 4Appendix P. Technical app 2Appendix Q. Technical app 5Appendix R. Inspiring LibrariesAppendix S. Libraries and the cost of living crisisAppendix T. Technical app 6Appendix U. Technical app 7Appendix V. Hertfordshire Fire & Recue Services Integrated Risk Management Plan 2019-2023Appendix W. HFRS IsochroneAppendix X. Technical app 8 |
| **CD 19.5** | Final agreed draft s.106 Agreement – 8.10.2024 |
| **CD 19.6** | Updated CIL Compliance Statement by SADC |