

CORE DOCUMENT LIST - LAND OFF BULLENS GREEN LANE, COLNEY HEATH**FOLDER 1 Essential Supporting Documents (6/2020/2248/OUTLINE)**

CD1	Submitted Planning Application Documents	
	1.01	WHBC Planning Application Forms
	1.02	SADC Planning Application Forms
	1.03	Covering Letter to SADC
	1.04	17981 1002 - Site Location Plan
	1.05	17981-1003 District Boundary Line Plan
	1.06	17981 1004 - Land Use Parameters Plan
	1.07	17981 1005 - Illustrative Site Layout Plan
	1.08	17981-7-855 Topographic Survey Overall Plan
	1.09	17981-7-851 Topographic Survey Sheet 1 of 4
	1.10	17981-7-852 Topographic Survey Sheet 2 of 4
	1.11	17981-7-853 Topographic Survey Sheet 3 of 4
	1.12	17981-7-854 Topographic Survey Sheet 4 of 4
	1.13	Landscape Strategy Plan
	1.14	18770-FELL-5-500 A - Access Plan
	1.15	Planning Statement
	1.16	Housing Land Supply Statement
	1.17	Affordable Housing Statement
	1.18	Preliminary Ecological Appraisal
	1.19	Archaeological Assessment & Heritage Statement
	1.20	Design & Access Statement
	1.21	Noise Assessment
	1.22	Tree Survey & Arboricultural Impact Assessment
	1.23	Transport Assessment
	1.24	Green Travel Plan
	1.25	Utilities & Foul Assessment
	1.26	Flood Risk Assessment & Surface Water Drainage Strategy
	1.27	Site Investigation Report
	1.28	Agricultural Land Classification Report
	1.29	Landscape & Visual Appraisal
	1.30	Self-Build and Custom Housebuilding Statement

FOLDER 1 Essential Supporting Documents

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CD2	Additional Documents	
	New Plans and Documents Not Previously Seen or Consulted on by The LPAs	
	2.01	18770-FELL-5-501 Rev A - Proposed Footpath Connection
	2.02	17981/1004 Rev E - Proposed Parameters/Schematic Plan
	2.03	17981/1005 Rev F - Proposed Illustrative Layout
	2.04	Landscape Strategy Plan Rev B
	2.05	Updated Arboricultural Assessment
	2.06	Transport Assessment Addendum
	2.07	18770-FELL-5-500 Rev B - Revised Site Access
	2.08	18770-FELL-5-502 - Refuse Vehicle Tracking
	2.09	Building Heights Limit Parameters Plan
	2.10	Updated Ecological Impact Assessment
	2.11	Archaeological Trial Trenching Report
	2.12	Pedestrian Link Road Safety Audit Stage 1
	2.13	Site Access Road Safety Audit Stage 1

FOLDER 1 Essential Supporting Documents

CD3	Consultation Responses	
	Welwyn Hatfield Borough Council Consultation Responses	
	3.01	Screening Opinion 27 November 2020
	3.02	Hertfordshire County Council Highways 28 September 2020
	3.03	Affinity Water 23 October 2020
	3.04	Affordable Housing 8 October 2020
	3.05	Cadent Gas 1 October 2020
	3.06	Waste and Recycling 29 September 2020
	3.07	Environmental Health 6 November 2020
	3.08	Hertfordshire and North Middlesex Area Ramblers Association 5 October 2020
	3.09	Highways England 16 October 2020
	3.10	Historic Buildings and Conservation 16 November 2020
	3.11	Landscape and Trees 4 November 2020 & 27 November 2020
	3.12	Lead Local Flood Authority 19 October 2020
	3.13	Minerals and Waste 24 November 2020
	3.14	Parking Services 4 October 2020
	3.15	Wildlife Trust 30 September 2020
	St Albans City and District Council Consultation Responses	
	3.16	Screening Opinion 8 December 2020
	3.17	Affinity Water 23 October 2020
	3.18	Archaeology 6 November 2020
	3.19	Herts Valleys Clinical Commissioning Group 20 October 2020
	3.20	NHS East and North Herts Clinical Commissioning Group 20 October 2020
	3.21	CPRE Hertfordshire 16 October 2020
	3.22	Environment Agency 12 October 2020
	3.23	Hertfordshire Ecology 16 October 2020
	3.24	Environmental Health 23 October 2020
	3.25	Herts and Middlesex Wildlife Trust 29 September 2020
	3.26	Hertfordshire County Council Highways 25 September 2020
	3.27	Affordable Housing 15 October 2020
	3.28	Hertfordshire County Council Fire Hydrant 14 October 2020
	3.29	Lead Local Flood Authority 19 October 2020
	3.30	Parking Services 28 September 2020
	3.31	Thames Water 28 September 2020
	3.32	Waste and Recycling 13 October 2020
	Additional Welwyn Hatfield Borough Council Consultation Responses	
	3.33	Environment Agency 22 October 2020
	3.34	Thames Water 15 October 2020

	3.35	North Mymms Parish Council 05 October 2020
	3.36	Councillor P Zukowskyj 29 September 2020
	3.37	Hertfordshire County Council Growth & Infrastructure Team 14 October 2020 & 27 October 2020
	3.38	Hertfordshire Ecology 16 October 2020
	3.39	Planning Policy 09 October 2020
	3.40	Hertfordshire County Council Historic Environment 16 November 2020
	3.41	Campaign to Protect Rural England Hertfordshire 16 October 2020
	3.42	NHS 04 November 2020

FOLDER 1 Essential Supporting Documents

CD4	Decision Notice and Committee Reports	
	4.01	WHBC's Decision Notice
	4.02	SADC Officer's Report to Planning Referrals Committee
	4.03	WHBC Delegated Report 2 December 2020

FOLDER 2 Policies

CD5	Current Development Plan	
	5.01	Welwyn Hatfield District Plan 2005
	5.02	St Albans District Local Plan Review 1994 and Deleted Policies Version July 2020

FOLDER 2 Policies

CD6	Documents relevant to the preparation of the Emerging Welwyn Hatfield Local Plan 2013-2032	
	6.01	Draft Local Plan Proposed Submission August 2016
	6.02	Inspector's Interim Report 16 October 2020
	6.03	Green Belt Review Note December 2017
	6.04	WHBC SHMA Update May 2017
	6.05	Stage 6 Strategic Matters Inspector's Post Hearing Advice
	6.06	WHBC Letter to Inspector on OAN 18 November 2020
	6.07	Inspector's Reply to WHBC 30 November 2020 and Technical Note
	6.08	WHBC Letter to Inspector on Local Plan and Additional Sites 30 November 2020
	6.09	Inspector's Reply 22 December 2020 to Council's Letter 30 November 2020
	6.10	Inspector's Letter on OAN 4 February 2021
	6.11	WHBC's Reply 15 February 2021 to Inspector's Letter 4 February 2021
	6.12	Welwyn Hatfield Green Belt Study Stage 3 Final Report (March 2019)
	6.13	Welwyn Hatfield Green Belt Study Stage 3 Figures (August 2018)
	6.14	Welwyn Hatfield Green Belt Study Stage 3 Appendices (August 2018)
	6.15	Welwyn Hatfield Green Belt Study - Stage 3 Addendum (12th June 2019)
	6.16	Welwyn Hatfield Green Belt Review Stage 2 October 2014
	6.17	Welwyn Hatfield Green Belt Review November 2013
	6.18	Annual Monitoring Report 2019/20 (January 2021)
	6.19	The Inspector's Interim - Preliminary Conclusions and Advice - October 2020 eWHLP Document EX212
	6.20	Housing Delivery Test Action Plan August 2019
	6.21	Brownfield Land Register
	6.22	Housing and Economic Land Availability Assessment 2019
	6.23	Site Selection Background Paper 2019
	6.24	Consultation on sites promoted through the Call for Sites 2019
	6.25	Consultation on proposed changes to the submitted Draft Local Plan 2016 (site allocations) 2020
	6.26	Local Plan Examination Draft Programme (V15) 9 January 2021
	6.27	Inspector Interim Findings 22 December 2020
	6.28a	Report to Cabinet Planning and Parking Panel 23 January 2020
	6.28b	Report to Cabinet Planning and Parking Panel 29 Jan 2020
	6.28c	Report to Cabinet Planning and Parking Panel November 2020
	6.29	Stage 9 Hearing Session Inspector Round-up Notes 18 March 2021
	6.30	Landscape Sensitivity Assessment July 2019
	6.31	Green Gap Assessment Final Draft Report August 2019
	6.32	Inspector's Stage 9 Round-Up Notes 18th March 2021
	6.33	WHBC Note on Birchall Garden Suburb December 2020

	6.34	WHBC Note on Policy 24 New Village at Symondshyde December 2020
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FOLDER 2 Policies

CD7	Documents relevant to the preparation of the St Albans City and District Local Plan 2020-2038	
	7.01	Inspector's Post Hearings Letter 14 April 2020
	7.02	Inspector's Response to SADC 1 September 2020
	7.03	Local Plan Publication 2020-2036
	7.04	Green Belt Review February 2014
	7.05	Emerging Draft Windfall Topic Paper
	7.06	Extract from Annex 1.3 of Green Belt Review: Parcel 34
	7.07	Extract from SADC SHLAA 2009 as updated 2016, 2017, 2018 - Land at Roundhouse Farm, Roestock Lane, Colney Heath (north of Fellowes Lane and West of Bullen's Green)

FOLDER 2 Policies

CD8	WHBC and SADC Five Year Land Supply Documents	
	8.01	WHBC Annual Monitoring Report 2019/20 - January 2021
	8.02	SADC Authority's Monitoring Report 2020 - December 2020 (Base Dated 31.03.2020)

FOLDER 2 Policies

CD9	Additional Policy Information and Guidance	
	9.01	Ministerial Statement 19 January 2021
	9.02	South West Hertfordshire Strategic Housing Market Assessment January 2016
	9.03	Welwyn Hatfield Strategic Housing Market Assessment Update May 2017
	9.04	SKM Green Belt Review Purposes Assessment November 2013
	9.05	SADC's Affordable Housing SPG 2004
	9.06	DfT Inclusive Mobility
	9.07	Homes England Strategic Plan 2018 to 2023
	9.08	Housing White Paper: Fixing out broken housing market
	9.09	Manual for Streets
	9.10	Minister of State for Housing RESI Convention 16 September 2019
	9.11	PM Speech to National Housing Federation 19 September 2018
	9.12	Providing for Journeys on Foot Section 3
	9.13	The Autumn Budget 2017
	9.14	The Conservative and Unionist Party Manifesto 2019
	9.15	WHBC Supplementary Design Guidance 2005
	9.16	PPG Reference ID: 61-062-20190315
	9.17	PPG Para 001 Reference ID: 64-001-20190722
	9.18	Housing Delivery Test 2020 Measurement
	9.19	Historic England - The Setting of Heritage Assets
	9.20	South West Hertfordshire Local Housing Needs Assessment September 2020
	9.21	Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990
	9.22	PPG Conserving and Enhancing the Historic Environment
	9.23	Welwyn Hatfield Landscape Character Assessment April 2005
	9.24	Welwyn Hatfield Planning Obligations Supplementary Planning Document February 2012
	9.25	Hertfordshire Landscape Character Appraisal 2005
	9.26	Planning obligations guidance - toolkit for Hertfordshire January 2008
	9.27	Draft Guide to Developer Infrastructure Contributions February 2021
	9.28	Watling Chase Community Forest Plan 1995 and Forest Plan Review 2001
	9.29	Watling Chase Community Forest A Guide for Landowners, Developers and Users
	9.30	National Planning Policy Framework
	9.31	Written Ministerial Statement issued in December 2015 by the Minister of State for Housing and Planning Rt Hon Brandon Lewis MP
	9.32	Roads in Hertfordshire Highway Design Guide 3 rd Edition Section 4 Design Standards and Advice
	9.33	Highway Authority Pre-Application Response 11 August 2020
	9.34	Welwyn Hatfield Landscape Character Assessment
	9.35	National Character Area Profile 111 Northern Thames Basin

	9.36	Hertfordshire County Council's LTP4 Policy 5
	9.37	Manual for Streets 2
	9.38	Green Infrastructure Plan 2011
	9.39	Green Infrastructure Plan 2011 Appendices

FOLDER 3 Appeal Decisions, Secretary of State Decisions & Court Judgements

CD10	Appeal Decisions	
	10.01	Application Reference E6/1973/3202
	10.02	Application Reference E6/1954/0860
	10.03	Land to the rear of Burston Garden Centre, North Orbital Road, Chiswell Green, St Albans (3235642)
	10.04	Land at Brickhill Street, South Caldecotte, Milton Keynes (3251121)
	10.05	North of Boroughbridge Road, South of Millfield Lane, York (3227359)
	10.06	Land at Pear Tree Lane, Euxton, Chorley (3247136)
	10.07	Land East of Park Lane, Coalpit Heath, South Gloucestershire (3191477)
	10.08	The Meadows, Bromsberrow Heath, Ledbury, Forest of Dean (3213122)
	10.09	Land off Hepworth Road, Woodville (3214451 and 3214498)
	10.10	Green End/Heath Road, Gamlingay (3230103)
	10.11	Land West of Parsonage Road, Takeley (3234530)
	10.12	Land North of Nine Mile Ride, Finchampstead (3238048)
	10.13	Land at Church Lane, Whittington (3255350)
	10.14	Land North of Asher Lane, Ruddington (3185493)
	10.15	Land at the Corner of Oving Road, Chichester (3165228)
	10.16	Land North of Upper Chapel, Launceston (2209757)
	10.17	Land Adjacent to Cornerways, High Street, Twynning, Tewkesbury (3001706)
	10.18	Land to the rear of Former Dylon International Premises, Station Approach, Lower Sydenham (3144248)
	10.19	Land to the rear of Former Dylon International Premises, Station Approach, Lower Sydenham (3206569)
	10.20	Land North West of Swanland Equestrian, West Field Lane, Swanland, East Riding of Yorkshire (3250240)
	10.21	Land at Roestock Depot, Colney Heath (3137409)

FOLDER 3 Appeal Decisions, Secretary of State Decisions & Court Judgements

CD11	Secretary of State Decisions	
	11.01	Sun Lane and Ilkley Road, Land to the West of Burley-in-Wharfedale (3208020)
	11.02	Oxford Brookes University, Wheatley Campus, College Road, Oxford (3230827)
	11.03	160 Stanley Road, Cheadle Hulme, Stockport (3205559)
	11.04	Land off Driffield Road, Allaston Road and Court Road, Lydney, Forest of Dean (2218921)
	11.05	Land off Darnhall School Lane, Winsford, Cheshire (2212671)
	11.06	Land at Pulley Lane, Droitwich Spa (2212671)
	11.07	Former North Worcestershire Golf Club, Hanging Lane, Birmingham (3192918)
	11.08	Franklands Drive, Addlestone, Surrey (1198326)
	11.09	Land North of Viaduct, Adjacent to Orchard Business Park, Ledbury (3244410)

FOLDER 3 Appeal Decisions, Secretary of State Decisions & Court Judgements

CD12	Court Judgements	
	12.01	Bloor Homes v SoS for Community and Local Government and Hinckley and Bosworth District Council [2014] EWHC 754 (Admin)
	12.02	R (Samuel Smith Old Brewery (Tadcaster) and others) v North Yorkshire County Council [2020] UKSC 3
	12.03	Turner v Secretary of State for Communities and Local Government and East Dorset Council [2016] EWCA Civ 466
	12.04	Wavendon Properties Ltd and SoS for Housing Communities and Local Government and Milton Keynes Council [2019] EWHC 1524 Admin
	12.05	Suffolk Coastal District Council v Hopkins Homes Ltd: Richborough Estates Partnership LLP v Cheshire East Borough Council [2017] UKSC 37
	12.06	Gallagher Estates and Lioncourt Homes v Solihull Metropolitan Brough Council [2014] EWHC 1283 (Admin)
	12.07	Barnwell Manor Wind Energy v East Northants, English Heritage and National Trust [2014] EWCA Civ 137
	12.08	South Lakeland District Council v Secretary of State for the Environment [1992] 2 WLR 204
	12.09	R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (admin)
	12.10	Forest of Dean District Council v SoS for Community and Local Government [2013] EWHC 4052 (Admin)
	12.11	Bedford Borough Council v SoS for Community and Local Government [2013] EWHC 2847
	12.12	Cawrey Ltd and SoSCLG and Hinckley and Bosworth BC [2016] EWHC 1198 (Admin)

FOLDER 4 Miscellaneous

CD13	Miscellaneous	
	13.01	The Rt Hon Sajid Javid MP Letter on Local Plan Intervention 16 November 2017
	13.02	The Rt Hon Sajid Javid MP Letter on Local Plan Intervention 23 March 2018
	13.03	Councils Joint Statement of Case
	13.04	4 Colney Heath Residents Association Statement of Case
	13.05	SADC HELAA Call For Sites form submitted by Canton Ltd 8.03.21
	13.06	Appellant's Statement of Case