

CORE DOCUMENT LIST**PINS REFERENCES: APP/B1930/W/22/3313110 & APP/B1930/W/22/3312277****Appellants - Land South of Chiswell Green Only Documents**

Planning Application Documents (the drawings identified in bold below are submitted for approval, those in red have been superseded)				
Document Ref	Folder	Document Title	Document/Drawing Reference	Author
CD 1.1		Covering Letter	5 April 2022	Barton Willmore now Stantec (BWnS) & Carter Jonas (CJ)
CD 1.2		Application Form SUPERSEDED	5 April 2022	BWnS & CJ
CD 1.3		Design & Access Statement, incorporating a Landscape Strategy	LHG61860 - APRIL 2022	McBains
CD 1.4		Site Location Plan SUPERSEDED	REDC01-MCB-ZZ-ZZ-DR- A-0201-D5-P5	McBains
CD 1.5		Land Use Parameter Plan SUPERSEDED	REDC01-MCB-ZZ-ZZ-DR- A-0223-D5-P2	McBains
CD 1.6		Access and Movement Parameter Plan SUPERSEDED	REDC01-MCB-ZZ-ZZ-DR- A-0221-D5-P2	McBains
CD 1.7		Building Height Parameter Plan SUPERSEDED	REDC01-MCB-ZZ-ZZ-DR- A-0222-D5-P2	McBains
CD 1.8		Proposed Northern Access Junctions SUPERSEDED	8210856-1001-I6	Glanville
CD 1.9		Proposed Southern Access Junction SUPERSEDED	8210856-1002-I4	Glanville
CD 1.10		Proposed Forge End and Long Fallow Pedestrian & Cycle Accesses SUPERSEDED	8210856-1021-I3	Glanville
CD 1.11		Validation Covering Letter	29 April 2022	BWnS & CJ
CD 1.12		Revised Application Form	29 April 2022	BWnS & CJ
CD 1.13		Site Location Plan SUPERSEDED	REDC01-MCB-ZZ-ZZ-DR- A-0201-D5-P6	McBains
CD 1.14		Land Use Parameter Plan SUPERSEDED	REDC01-MCB-ZZ-ZZ-DR- A-0223-D5-P3	McBains
CD 1.15		Access and Movement Parameter Plan	REDC01-MCB-ZZ-ZZ-DR- A-0221-D5-P3	McBains
CD 1.16		Building Heights Parameter Plan SUPERSEDED	REDC01-MCB-ZZ-ZZ-DR- A-0222-D5-P3	McBains
CD 1.17		Proposed Northern Access Junctions	8210856-1001-I8	Glanville
CD 1.18		Proposed Southern Access Junction	8210856-1002-I6	Glanville
CD 1.19		Forge End and Long Fallow Pedestrian Accesses	8210856-1021-I5	Glanville
CD 1.20		Covering Letter (amending Description of Development)	22 June 2022	BWnS & CJ
CD 1.21		Site Location Plan	REDC01-MCB-ZZ-ZZ-DR- A-0201-D5-P7	McBains
CD 1.22		Proposed Northern Access Junctions	8210856-1001-I9	Glanville

CD 1.23		Land Use Parameter Plan SUPERSEDED	REDC01-MCB-ZZ-ZZ-DR-A-0223-D5-P4	McBains
CD 1.24		Building Heights Parameter Plan SUPERSEDED	REDC01-MCB-ZZ-ZZ-DR-A-0222-D5-P5	McBains
CD 1.25		Building Heights Parameter Plan	REDC01-MCB-ZZ-ZZ-DR-A-0222-D5-P6	McBains
CD 1.26		Confirmation of the Heads of Terms		BWnS & CJ
CD 1.27		Letter to PINS dated 9 th March 2023		BWnS & CJ
CD 1.28		Land Use Parameter Plan	REDC01-MCB-ZZ-ZZ-DR-A-0223-D5-P5	McBains
Supporting Documents (it is yet to be determined whether the drawings identified in italics below are for approval as part of the planning application. Those drawings in red have been superseded)				
Document Ref	Folder	Document Title	Document/Drawing Reference	Author
CD 2.1		<i>Illustrative Masterplan</i> SUPERSEDED	REDC01-MCB-ZZ-ZZ-DR-A-0210-D5-P1	McBains
CD 2.2		Planning Statement (including Affordable Housing Statement)	March 2022	BWnS
CD 2.3		Five Year Land Supply Statement	April 2022	CJ
CD 2.4		Statement of Community Involvement	March 2022	BECG
CD 2.5		Landscape and Visual Impact Assessment	April 2022	BWnS
CD 2.6		Green Belt Review	April 2022	BWnS
CD 2.7		Socio-Economic Assessment	April 2022	BWnS
CD 2.8		Education Report	April 2022	EFM
CD 2.9		Transport Assessment	30 March 2022	Glanville
CD 2.10		Framework Residential Travel Plan	30 March 2022	Glanville
CD 2.11		Framework School Travel Plan	30 March 2022	Glanville
CD 2.12		Flood Risk Assessment and Drainage Strategy	31 March 2022	Glanville
CD 2.13		Foul Drainage & Utility Assessment	31 March 2022	Glanville
CD 2.14		Preliminary Ecological Appraisal	September 2021	The Ecology Partnership (TEP)
CD 2.15		Reptile Survey 2021	October 2021	TEP
CD 2.16		Bat Emergence Surveys – Interim Report	October 2021	TEP
CD 2.17		Ecological Impact Assessment	February 2022	TEP
CD 2.18		Biodiversity Net Gain Assessment	March 2022	TEP
CD 2.19		Arboricultural Impact Assessment	30 March 2022	RPS

CD 2.20		Phase 1 Geo-Environmental Desk Study	March 2022	BRD
CD 2.21		Noise Assessment	30 March 2022	Cass Allen
CD 2.22		Air Quality Assessment	15 February 2022	RPS
CD 2.23		Agricultural Land Classification Report	March 2022	RPS
CD 2.24		Heritage Statement	April 2022	BWnS
CD 2.25		Archaeological Desk Based Assessment	8 March 2022	RPS
CD 2.26		Health Impact Assessment	April 2022	CJ
CD 2.27		Illustrative Masterplan	REDC01-MCB-ZZ-ZZ-DR-A-0210-D5-P2	McBains
CD 2.28		Bat Emergence Survey – Full Report	May 2022	TEP
CD 2.29		Response to National Highways	10 August 2022	Glanville
CD 2.30		Response to comments by RAB on behalf of SACDC	11 August 2022	Glanville
CD 2.31		Biodiversity Metric Excel Spreadsheet		TEP
CD 2.32		Mineral Resource Assessment	15 August 2022	CJ
CD 2.33		Drainage Strategy Update Email	1 September 2022	Glanville
CD 2.34		Covering letter with response to statutory consultees	16 September 2022	BWnS & CJ
CD 2.35a		Transport Assessment Addendum	13 September 2022	Glanville
CD 2.35b		<i>Proposed Sustainable Travel Improvements – Chiswell Green Lane</i>	<i>8210856-1012 Rev I5</i>	<i>Glanville</i>
CD 2.35c		<i>Proposed Sustainable Travel Improvements – Watford Road / Chiswell Green Lane</i>	<i>8210856-1013 Rev I4</i>	<i>Glanville</i>
CD 2.36		Health Impact Assessment Supplementary Report	September 2022	CJ
CD 2.37		LVIA Note of Clarification	September 2022	BWnS
CD 2.38		Additional Transport Assessment Information Email	26 September 2022	Glanville
CD 2.39		Additional Transport Assessment information Email	27 September 2022	Glanville
CD 2.40		Response to Ramblers Association	7 November 2022	Glanville
CD 2.41a		HCC's Statement in Support of Planning Obligations towards HCC (non-highways) Services	21 February 2023	Hertfordshire County Council (HCC)

CD 2.41b		HCC's Additional Statement in Support of Planning Obligations towards HCC (non-highways) Services	15 March 2023	HCC
Other Documents				
Document Ref	Folder	Document Title	Document Details	Author
CD 3.1		EIA Screening Request	15 October 2021	BWnS & CJ
CD 3.2		EIA Screening Opinion	9 December 2021	St Albans City & District Council (SACDC)
CD 3.3		Pre-Application Advice Report	PRE/2021/0177	SACDC
CD 3.4		Committee Report		SACDC
CD 3.5		<i>NUMBER NOT USED</i>		
CD 3.6		Extension of time until 9 December 2022		BWnS & SACDC
CD 3.7		Decision Notice		SACDC
CD 3.8		Appellants Statement of Case	December 2022	BWnS & CJ
CD 3.9		Notification of Intention to Submit an Appeal	29 November 2022	BWnS & CJ
CD 3.10		Appeal covering letter	14 December 2022	BWnS & CJ
CD 3.11		Appeal Forms	14 December 2022	BWnS & CJ
CD 3.12		Overarching Statement of Common Ground (Appellant & Council)	24 March 2023	BWnS, CJ & SACDC
CD 3.13		S106 Agreement		
CD 3.14		PINS Start Letter	17 January 2023	PINS
CD 3.15		Co-joining Correspondence		
CD 3.16		Statement of Common Ground 2 (Appellant & HCC - Education)	20 March 2023	HCC & EFM
CD 3.17		Statement of Common Ground 3 (Appellant & HCC – Highways)	11 March 2023	HCC & Glanville
CD 3.18a		Proof of Evidence of Mr Kenworthy	20 March 2023	
CD 3.18b		Proof of Evidence <u>Appendices</u> of Mr Kenworthy	20 March 2023	
CD 3.18c		<u>Summary</u> Proof of Evidence of Mr Kenworthy	20 March 2023	
CD 3.19a		Proof of Evidence of Miss Toyne	20 March 2023	
CD 3.19b		Proof of Evidence <u>Appendices</u> of Miss Toyne	20 March 2023	
CD 3.19c		<u>Summary</u> Proof of Evidence of Miss Toyne	20 March 2023	
CD 3.20a		Proof of Evidence of Mrs Tindale	20 March 2023	
CD 3.20b		Proof of Evidence <u>Appendices</u> of Mrs Tindale	20 March 2023	
CD 3.20c		<u>Summary</u> Proof of Evidence of Mrs Tindale	20 March 2023	
CD 3.21a		Proof of Evidence of Mr Hunter	20 March 2023	
CD 3.21b		<u>Summary</u> Proof of Evidence of Mr Hunter	20 March 2023	
CD 3.22a		Proof of Evidence of Mr Parker	20 March 2023	

CD 3.22b		Proof of Evidence <u>Appendices</u> of Mr Parker	20 March 2023	
CD 3.22c		<u>Summary</u> Proof of Evidence of Mr Parker	20 March 2023	
CD 3.23a		Proof of Evidence of Mr Jones	20 March 2023	
CD 3.23b		Proof of Evidence <u>Appendices</u> of Mr Jones	20 March 2023	
CD 3.23c		<u>Summary</u> Proof of Evidence of Mr Jones	20 March 2023	
CD 3.24		<u>Rebuttal</u> Proof of Evidence of Mr Kenworthy	11 April 2023	
CD 3.25		<u>Rebuttal</u> Proof of Evidence of Miss Toyne	11 April 2023	
CD 3.26		<u>Rebuttal</u> Proof of Evidence of Mr Jones	11 April 2023	
CD 3.27		Statement of Common Ground 4 (Appellants & SACDC – Affordable Housing)	6 April 2023	
CD 3.28		Statement of Common Ground 5 (Appellant & SACDC – Landscape)	11 April 2023	

Appellants - Land North of Chiswell Green

Planning Application Documents (the drawings identified in bold below are submitted for approval, those in red have been superseded)				
Document Ref	Folder	Document Title	Document/Drawing Reference	Author
		ORIGINAL APPLICATION DOCUMENTS		
CD 4.1		Affordable Housing Needs Assessment	Nov 2021	McPartland Planning Ltd
CD 4.2		Affordable Housing Statement	Nov 2021	McPartland Planning Ltd
CD 4.3		Agricultural Land Classification	Nov 2021	RSK ADAS Ltd
CD 4.4		Air Quality Assessment	Nov 2021	Hawkins Environmental
CD 4.5		Application Form		
CD 4.6		Arboricultural Report	Oct 2021	David Clarke
CD 4.7		Design and Access Statement	Nov 2021	McPartland Planning Ltd
CD 4.8		Draft S106 Heads of Terms	Nov 2021	McPartland Planning Ltd
CD 4.9		Ecology Appraisal	June 2021	Cherryfield Ecology
CD 4.10		EIA Screening Decision Ref. 5/2021/2520	Sept 2021	SACDC
CD 4.11		Flood Risk Assessment Part 1	July 2021	GeoSmart Information
CD 4.12		Flood Risk Assessment Part 2		ditto
CD 4.13		Geoenvironmental Preliminary Risk Assessment Part 1	June 2021	Structural Soils
CD 4.14		Geoenvironmental Preliminary Risk Assessment Part 2		ditto
CD 4.15		Geoenvironmental Preliminary Risk Assessment Part 3		ditto
CD 4.16		Geoenvironmental Preliminary Risk Assessment Part 4		ditto
CD 4.17		Landscape and Visual Impact Assessment	July 2021	UBU Design
CD 4.18		Local Requirements Checklist	November 2021	McPartland Planning Ltd
CD 4.19		Noise Assessment	Oct 2021	Spectrum Acoustic Consultants
CD 4.20.1		Existing Site Plan		Tom Gristwood
CD 4.20.2		Indicative Proposed Site Layout	Rev. B	Tom Gristwood
CD 4.20.3		Site Location Plan	Rev. C	Tom Gristwood
CD 4.21		Planning Statement	Nov 2021	McPartland Planning Ltd
CD 4.22		Site Photos	Nov 2021	McPartland Planning Ltd
CD 4.23		Statement of Community Involvement	Nov 2021	McPartland Planning Ltd
CD 4.24		Sustainable Drainage Assessment	July 2021	GeoSmart Information

CD 4.25		Topographical Survey	June 2021	Tower Surveys
CD 4.26		Transport Assessment Part 1	Nov 2021	Milestone Transport Planning
CD 4.27		Transport Assessment Part 2	Nov 2021	ditto
CD 4.28		Transport Assessment Part 3	Nov 2021	ditto
CD 4.29.1		Proposed Access Arrangements	Ref. 21086.001 B	ditto
CD 4.29.2		Proposed Foot Cycle Enhancement Schemes Sheet 1 Stanley Avenue	Ref. 20108 002	ditto
CD 4.29.3		Proposed Foot Cycle Enhancement Schemes Sheet 2 Watford Road	Ref 20108 002	ditto
CD 4.29.4		Swept Path Analysis Fire Tender	Ref. 21086 TK0 A	ditto
CD 4.29.5		Swept Path Analysis Refuse Vehicle	Ref. 20186 TH1 A	ditto
CD 4.30		Travel Plan Part 1	Nov 2021	ditto
CD 4.31		Travel Plan Part 2	Nov 2021	ditto
CD 4.32		Tree Protection Plan	Oct 2021	David Clarke
CD 4.33		Utilities Assessment Part 1	Sept 2021	Mewies Engineering Consultants
CD 4.34		Utilities Assessment Part 1	Sept 2021	ditto
CD 4.35		Utilities Assessment Part 1	Sept 2021	ditto
		TO MAKE VALID		
CD 4.36.1		Indicative Proposed Site Layout	Rev. C	Tom Gristwood
CD 4.36.2		Site Location Plan	Rev. D	Tom Gristwood
		ADDITIONAL DOCUMENTS SUBMITTED POST-VALIDATION		
CD 4.37		Errata to Planning Statement	Nov 2021	McPartland Planning Ltd
CD 4.38		Legal Opinion	Feb 2022	Mr Paul Stinchcombe KC
CD 4.39		Leaflet for Planning Committee Councillors	March 2022	McPartland Planning Ltd
CD 4.40		Rebuttal of Officer Report sent to Councillors	March 2022	McPartland Planning Ltd
CD 4.41		Emails referred to in CD 4.39 and CD 4.40	March 2022	McPartland Planning Ltd
CD 4.42		Minerals Resource Assessment	April 2022	RSK Environment Ltd
CD 4.43		Sustainable Drainage Assessment Revised	July 2022	GeoSmart Information
CD 4.44		Transport Assessment Addendum	May 2022	Milestone Transport Planning
CD 4.45.1		Proposed PRoW Improvements	Ref. 21086 003	ditto
CD 4.45.2		Proposed PRoW Upgrades	Ref. 21086 004	ditto

CD 4.45.3		Proposed Memorial Car Parking Allocation	Ref. 21086 005	ditto
CD 4.45.4		Proposed Pedestrian Cycling Upgrades Toucan Crossing	Ref. 21086 006	ditto
CD 4.46		Submission re: St Stephen NP	August 2022	McPartland Planning Ltd
		POST SUBMISSION OF APPEAL		
CD 4.47.1		Indicative Proposed Site Layout	Rev. D	Tom Gristwood
CD 4.47.2		Site Location Plan	Rev. E	Tom Gristwood
CD 4.47.3		Revised Proposed PRoW Improvements	22185/004 Rev A	Milestone
CD 4.47.4		Revised Proposed Memorial Car Park	22185/005 Rev B	Milestone
Other Documents				
Document Ref	Folder	Document Title	Document Details	Author
CD 4.48		Officer Report	Oct 2022	SACDC
CD 4.49		Spatial Planning Recommendation to Refuse	Feb 2022	SACDC
CD 4.50		Officer Report	March 2022	SACDC
CD 4.51		Officer Report	August 2022	SACDC
CD 4.52		Proof of Evidence of Mr Shaun Greaves on behalf of SACDC	2019	GCCP Town Planning
CD 4.53		Proof of Evidence of Mr Shaun Greaves on behalf of SACDC	2021	GCCP Town Planning
CD 4.54		Decision Notice	October 2022	SACDC
CD 4.55		Statement of Case	November 2022	MRP Planning
CD 4.56		Draft Statement of Common Ground	November 2022	MRP Planning
CD 4.57		Intentionally blank		
CD 4.57.1		Preface to above		MRP Planning
CD 4.58.1		LVIA for Sewell Park Part 1	March 2021	David Clarke
CD 4.58.2		LVIA for Sewell Park Part 2	March 2021	David Clarke
CD 4.58.3		LVIA for Sewell Park Part 3	March 2021	David Clarke
CD 4.58.4		LVIA for Sewell Park Appendices	March 2021	David Clarke
CD 4.59		Intentionally blank		
CD 4.59.1		Preface to above		MRP Planning
CD 4.60		Intentionally blank		

CD 4.61		The Council's decision-making performance	Nov 2022	MRP Planning
CD 4.62		Different Approach to similar LVIAs	Nov 2022	MRP Planning
CD 4.63		Haringey Council Housing Needs Assessment 2007	June 2007	Fordham Research
CD 4.64		St Albans City and District Council, Future Housing Targets, Tenures and Sizes Report	May 2011	Fordham Research
CD 4.65		Bullens Green Lane Statement of Common Ground	March 2021	Canton Limited and SACDC and Welwyn Hatfield Council
CD 4.66		LPAG Work Programme	June 2022	SACDC
CD 4.67		LPAG Work Programmes	September 2022	SACDC
CD 4.68		Intentionally blank as document now included elsewhere		
CD 4.69		Draft S106 Agreement	September 2022	McPartland Planning Ltd and SACDC and Hertfordshire County Council
CD 4.70		Spatial Manager at LPAG	January 2022	MRP Planning
CD 4.71		Notification of Intention to Appeal	November 2022	MRP Planning
CD 4.72		Written Ministerial Statements and PPG on unmet need and Very Special Circumstances	Nov 2022	MRP Planning
CD 4.73		Third Party Submissions	Nov 2022	MRP Planning
CD 4.74		St Albans Draft Housing Strategy	2022	SACDC
CD 4.75		St Albans Corporate Plan	2022	SACDC

Proofs of Evidence (also in Hard Copy)				
Document Ref	Folder	Document Title	Document Details	Author
		Proof of Evidence of Steve Collins		
CD 4.76		Genesis of Addison Park		The Appellant - Steve Collins, Headlands Way Ltd
		Proof of Evidence of Brian Parker		
CD 4.77		The Planning Crisis in St Albans		Brian Parker, MRP Planning
CD 4.77.1		Summary Proof		

CD 4.77.2		St Albans Housing Needs Survey Update	2006	DCA
CD 4.77.3		Armed Forces Covenant	December 2021	Various
CD 4.77.4		Affordable Housing in England	August 2006	House of Commons Library Research Paper
CD 4.77.5		Workforce: recruitment, training and retention in health and social care	July 2022	House of Commons Health and Social Care Committee
CD 4.77.6		Extracts from East of England Plan	May 2008	Government Office for the East of England
CD 4.77.7		Officer Report to Full Council	November 2012	SACDC
CD 4.77.8		A Local Housing Target	November 2012	SACDC
CD 4.77.9		No Oaklands Housing Action Group petition statement	November 2012	Gaynor Clarke, NOHAG
CD 4.77.10		Extract from 2012 Draft SLP	2012	SACDC
CD 4.77.11		Inspector Hogger letter to Council	November 2016	PINS
CD 4.77.12		Officer Report to Planning Policy Committee	May 2018	SACDC
CD 4.77.13		Examining Inspectors letter to Council	Oct 2019	PINS
CD 4.77.14		Examining Inspectors letter to Council	Jan 2020	PINS
CD 4.77.15		Examining Inspectors letter to Council	April 2020	PINS
CD 4.77.16		Examining Inspectors letter to Council	September 2020	PINS
CD 4.77.17		Dacorum Housing Needs Survey	2003	DCA
CD 4.77.18		Question to Housing and Inclusion Committee	November 2022	MRP Planning
CD 4.77.19		Answer from Housing and Inclusion Committee	January 2023	SACDC
CD 4.77.20		Council Committee Responsibilities		SACDC
CD 4.77.21		Site on Proposals Map Sheet 3		MRP Planning
CD 4.77.22		St Albans Council Plan 2023-28	February 2023	SACDC
CD 4.77.23		St Albans Council Letter to Examining Inspectors	July 2020	SACDC
CD 4.77.24		Urbanissta Planning's Case Study of St Albans	November 2016	Urbanista Planning

CD 4.77.25		Andrew Lainton's Planning Blog criticism of St Albans	November 2020	Andrew Lainton
CD 4.77.26		Key Issues for Key Workers, Housing Report	June 2017	Greater London Authority
CD 4.77.27		LB of Barnet Key Worker Housing Report	June 2017	LB of Barnet
CD 4.77.28		LB or Barnet Officer Report for 100% Key Worker housing scheme		LB of Barnet
		Proof of Evidence of Paul Gray		
CD 4.78		Landscape and Visual Assessment		Paul Gray, UBU Design
CD 4.78.1		Summary Proof		
CD 4.78.2		Appendix 1		
CD 4.78.3		Appendix 2		
CD 4.78.4		Appendix 3		
CD 4.78.5		Appendix 4		
CD 4.78.6		Appendix 5		
		Proof of Evidence of Matt Stevens		
CD 4.79		Highways Proof of Evidence (Including Appendices 1-3)		Matt Stevens, Milestone Transport Planning
CD 4.79a		Appendix 4		
		Proof of Evidence of Annie Gingell		
CD 4.80		Affordable Housing Proof		Annie Gingell, Tetlow King
CD 4.80.1		Summary Proof		
CD 4.80.2a		Appendix AG1		
CD 4.80.2b		Appendix AG2		
CD 4.80.2c		Appendix AG3		
		Proof of Evidence of Steve Fidgett		
CD 4.81		Planning Balance Proof		Steve Fidgett, Union 4
CD 4.81.1		Summary Proof		

Rebuttals				
Document Ref	Folder	Document Title	Document Details	Author

CD 4.82		Affordable Housing Rebuttal Proof of Evidence		Annie Gingell, Tetlow King
CD 4.82.1		Appendix AGr1		
CD 4.82.2		Appendix AGr2		
CD 4.83		Highways Rebuttal Proof of Evidence		Matt Stevens, Milestone Transport Planning
CD 4.84		Planning Balance Rebuttal Proof of Evidence		Steve Fidgett, Union 4
CD 4.85		Statement of Common Ground – Highways		
CD 4.86		Land North of Chiswell Green Lane Draft Planning Conditions		
CD 4.87		Land North of Chiswell Green Lane Draft S106 Agreement	11/04/23	

St Albans City & District Council Only Documents

Document Ref	Folder	Document Title	Document/Drawing Reference	Author
CD 5.1		Statement of Case North Site		Stephen Connell
CD 5.2		Statement of Case South Site		Stephen Connell
CD 5.3		Proof of Evidence North Site		Stephen Connell
CD 5.4		Proof of Evidence South Site		Stephen Connell
CD 5.5		Summary Proof North Site		Stephen Connell
CD 5.6		Summary Proof South Site		Stephen Connell
CD 5.7		Burston Nurseries Appeal Decision		PINS
CD 5.8		Draft Strategic Site Selection Evaluation Outcome Report 2018		SACDC
CD 5.9		Withdrawn Local Plan 2020-2036		SACDC
CD 5.10		SKM Green Belt review 2013		SKM
CD 5.11		SKM Green Belt review 2014		SKM
CD 5.12		Bullens Green Appeal Decision		PINS
CD 5.13		Permission 2005/2003/1343 Butterfly World		
CD 5.14		Permission 5/2008/2878		
CD 5.15		Permission 5/2008/2877		
CD 5.16		Permission 5/2010/872		
CD 5.17		Permission 5/2014/3464		
CD 5.18		Smallford Works Appeal Decision		PINS
CD 5.19		AMR 2022		SACDC
CD 5.20		South-West Hertfordshire Local Housing Needs Assessment		
CD 5.21		Letter to PINS 09/03/22		Appellants
CD 5.22		Little Chalfont Appeal Decision		PINS
CD 5.23		HCC Appeal Statement South		CC
CD 5.24		HCC Appeal Statement North		CC
CD 5.25		Letter dated 31/03/23		CC
CD 5.26		Education Report		Appellants
CD 5.27		SPD East Cambridgeshire		
CD 5.28		Appeal Decision		

CD 5.29		Appeal Decision		
CD 5.30		Butterfly World enforcement files		
CD 5.31		Letter from HCC 20/03/23		
CD 5.32		Proof of Evidence on Landscape and Visual Matters North Site		John-Paul Friend
CD 5.33		Proof of Evidence on Landscape and Visual Matters South Site		John-Paul Friend
CD 5.34		NHS Pay Scale		
CD 5.35		Tri-Service Accommodation Regulations		MoD
CD 5.36		20210816 DB Redacted		
CD 5.37		Watford Local Plan Inspector's Report		PINS
CD 5.38		Former Imperial College Appeal Decision	APP/L5810/W/18/3205616	PINS
CD 5.39		Cherry Hill Appeal Decision	APP/B1930/A/13/2209594	PINS
CD 5.40		Rebuttal Proof of Evidence North Site		Stephen Connell
CD 5.41		Rebuttal Proof of Evidence South Site		Stephen Connell
CD 5.42		Land at Lodge Farm Appeal Decision	APP/T0355/W/19/3225689	PINS
CD 5.43		Land at Boroughbridge Road Appeal Decision	APP/C2741/W/21/3271045	PINS
CD 5.44		Loxley Works Appeal Decision	APP/J4423/W/20/3262600	PINS
CD 5.45		Field South of Raughmere Drive Appeal Decision	APP/L3815/W/21/3284653	PINS
CD 5.46		Home Farm Appeal Decision	APP/R0335/W/22/3298503	PINS

Keep Chiswell Green Only Documents

Document Ref	Folder	Document Title	Document/Drawing Reference	Author
CD 6.1		Appeal Statement of Case	March 2023	Keep Chiswell Green
CD 6.2		Planning Statement – Land to the North of Chiswell Green Lane	August 2022	Keep Chiswell Green
CD 6.3		Planning Statement – Land to the South of Chiswell Green Lane	June 2022	Keep Chiswell Green
CD 6.4		Appeal submission Butterfly World	January 2023	Keep Chiswell Green
CD 6.5.1		Video – Land to the North of CGL	March 2023	Keep Chiswell Green
CD 6.5.2		Video – Land to the South of CGL	March 2023	Keep Chiswell Green
CD 6.5.3		Video – Chiswell Green Past and Present	March 2023	Keep Chiswell Green
CD 6.6		The State of the Green Belt	2018	CPRE
CD 6.7		Housing Need Hertfordshire 2020-36	October 2020	CPRE Herts
CD 6.8		4,000 Local Empty Homes could help meet housing need	26th February 2023	CPRE Herts
CD 6.9		The State of Brownfield 2022	November 2022	CPRE
CD 6.10		Brownfield – space for 20,436 homes	3rd January 2023	CPRE Herts
CD 6.11		Latest Government Data Shows Fewer Houses Needed in Hertfordshire	6th September 2022	CPRE Herts
		INTENTIONALLY BLANK		
CD 6.12		Proof of evidence of Highways		David Walpole, THaT Consultancy
CD 6.12.1		Summary Proof of Evidence		David Walpole, THaT Consultancy
CD 6.13		Transport Note	October 2022	David Walpole, THaT Consultancy
CD 6.14		FOI response from HCC relating to the proposals for Watford Road	6th March 2023	HCC
CD 6.15		Proof of evidence - Local Traffic		Stuart Fray
CD 6.16		Pictorial evidence - Local Traffic		
CD 6.17		Proof of evidence of the impact on traffic of committed development		Michael Sault
CD 6.18.1		Ashfield Land Ltd, Rail Central Briefing Note 01: Person Trip Attraction	Transport Model Stage 1 – January 2018	TPA Transport Planning Associates
CD 6.18.2		E-commerce 2022: Forecast e-commerce growth in percentage of online retail / e-commerce sales 2017 to 2023	November 2021	Dave Chaffey SmartInsights
CD 6.18.3		Grant of Permission : Burston Rose and Garden Centre – Improvement to Site Access and introduction of new signal controls	5/2014/3049 July 2015	SADC
CD 6.18.4		Officer's report : Burston Rose and Garden Centre – Improvement to Site Access and introduction of new signal controls	5/2014/3049 November 2014	SADC
CD 6.18.5		Signalised Junction Plans – Burston Rose and Garden Centre		TPA
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CD 6.19.1		Report of the Director of Environment to HCC Development Control Committee re SFRI, Radlett Airfield	16 th October 2006	Steve Bailes
CD 6.20		Proof of evidence – Local transport		Shirani St Ledger McCarthy

CD 6.21		KCG Transport Survey		
CD 6.22		Proof of evidence of Gateway development – Bullens Green Lane		John Clemow
CD 6.23		Call for Sites 2021 Submissions Map		SADC
CD 6.24		Bellway Homes Planning Statement	LPA ref 5/2022/2736	
CD 6.25		Intentionally Blank		
CD 6.26		Intentionally Blank		
CD 6.27		Tarmac Planning Statement	LPA ref 5/2022/0599	
CD 6.28		Vistry Homes Planning Statement	LPA ref 5/2022/1988	
CD 6.29		Proof of evidence of Gateway development – Chiswell Green		Shirani St Ledger McCarthy
CD 6.30		Call for Sites Chiswell Green map		
CD 6.30.1		Long Fallow Settlement Boundary		KCG
CD 6.30.2		Forge End Settlement Boundary		KCG
CD 6.30.3		Hammersgate Settlement Boundary		KCG
CD 6.30.4		Cherry Hill Settlement Boundary		KCG
CD 6.31		Butterfly World – Appeal Decision	13 th Sept 2021	PINS
CD 6.32.1		Butterfly World enforcement notice 1		
CD 6.32.2		Butterfly World enforcement notice 2		
CD 6.33		Butterfly World - image		KCG
CD 6.34		Boom Construction - image		
CD 6.35		RES & Rose Society - image		
CD 6.36		Intentionally Blank		
CD 6.37		Intentionally Blank		
CD 6.38		Intentionally Blank		
CD 6.39		Intentionally Blank		
CD 6.40		Intentionally Blank		
CD 6.41		Intentionally Blank		
CD 6.42		Intentionally Blank		
		Intentionally Blank		
CD 6.43		Intentionally Blank		
CD 6.44		Understanding the Local Impact of New Residential Development	April 2015	Christine Whitehead & Emma Sagor - LSE
CD 6.45		How private developers get out of building affordable housing		New Economics Foundation
CD 6.46		Financial Viability Assessment Summary – 5/2021/1972	August 2021	SADC
CD 6.47		Intentionally Blank		
CD 6.48		Housing and Economic Land Availability Assessment (HELAA) – Draft Outputs – Response to Member Questions – Important Information	18 th January 2022	SADC / LPAG
CD 6.49		Hertfordshire Traffic and Transport Data Report 2022	January 2023	HCC
		Intentionally Blank		
CD 6.50		Transcript of Planning Development Committee Meeting	17 th October 2022	SADC
CD 6.51		Transcript of Planning Development Committee Meeting – Part 1	28 th November 2022	SADC
CD 6.52		Transcript of Planning Development Committee Meeting – Part 2	28 th November 2022	SADC

Documents shared by all parties

National Policy/Guidance/Standards/Publications				
Document Ref	Folder	Document Title	Document Details	Author
CD 7.1		National Planning Policy Framework	July 2021	MHCLG
CD 7.2		Housing Delivery Test 2021 Results	Jan 2022	MHCLG
CD 7.3		Fixing our Broken Housing Market	Feb 2017	Department for Communities and Local Government
CD 7.4		Use of receipts from Right to Buy sales	August 2018	Ministry of Housing, Communities and Local Government
CD 7.5		National Character Area (NCA) 111: Northern Thames Basin		
CD 7.6		Building Bulletin 103		
CD 7.7		Building Bulletin 104		
CD 7.8		Securing developer contributions for education (Nov 2019)		
CD 7.9		Education Act 1996		
CD 7.10		Planning Newsletter	13th January 2023	DLUHC Chief Planner Joanna Averley
CD 7.11		National Design Guide	January 2021	DLUHC
CD 7.12		Net Zero Strategy : Build Back Greener	October 2021	H M Government
CD 7.13		Gear Change : a bold vision for cycling and walking	July 2020	Dept for Transport
CD 7.14		The second cycling and walking investment strategy (CWIS2)	March 2023	Dept for Transport & Active Travel England
CD 7.15		Local Transport Note 1/20 cycle infrastructure design	July 2020	Dept for Transport
CD 7.16		Manual for Streets 1	March 2007	DfT and Communities & Local Government
CD 7.17		Manual for Streets 2	2010	CIHT
CD 7.18		Better planning, better transport, better places	August 2019	CIHT in collaboration with TPS and RTPi
CD 7.19		Environment Act 2021	November 2021	Government bill
CD 7.21a		Freeths Article : Mandatory Biodiversity Net Gain Rules	22 nd February 2023	Freeths

CD 7.20		Written Ministerial Statement (WMS) published on Rt Hon Michael Gove MP dated 6 th December 2022		
CD 7.21		PINS Note 14/2022 dated 8 th December 2022		
CD 7.22		Draft Changes to the NPPF		
CD 7.23		School Output Specification Technical Annex 2J: Sustainability		
CD 7.24		Extract from Development Management Procedure (England) Order (DMPO) (2015)		
Local and Neighbourhood Planning Policy Documents, other guidance and evidence base documents				
Document Ref	Folder	Document Title	Document Details	Author
CD 8.1		City and District of St Albans, District Local Plan Review 1994	Saved and Deleted Policies Version (July 2020)	SACDC
CD 8.1a		Saved Policies Direction	May 2009	Government Office for East of England
CD 8.2		St Albans City & District Local Plan 2020 – 2036 Publication Draft 2018	September 2018	SACDC
CD 8.3a		Green Belt Review Purposes Assessment	November 2013	SKM
CD 8.3b		Green Belt Review Purposes Assessment: Annex 1 – Parcel Assessment Sheets for St Albans City & District Council	November 2013	SKM
CD 8.4		Green Belt Review Sites and Boundaries Study (Prepared for St Albans City & District)	December 2013	SKM
CD 8.5		Green Belt Review Sites and Boundaries Study (Prepared for St Albans City & District)	February 2014	SKM
CD 8.6		Sites and boundary study for St Albans City and District Council, Figure 10.3 Indicative Layout Site 8 Land at Chiswell Green	February 2014	SKM
CD 8.7		Authority's Monitoring Report, 2022	February 2023	SACDC
CD 8.8		Strategic Housing Land Availability Assessment, Draft Strategic Site Selection Evaluation Outcomes, Appendix 3 Site Evaluation Forms Extract: Land at Chiswell Green (CG-561)	May 2018	SACDC
CD 8.9		Draft Housing and Economic Land Availability Assessment Report	2021	SACDC
CD 8.10		Draft Housing and Economic Land Availability Assessment Annex 15 Extract: Land at Chiswell Green Lane (STS-10-21)	2021	SACDC
CD 8.11		Draft Housing and Economic Land Availability Assessment Appendix B - Urban Capacity Study	2021	SACDC
CD 8.12		St Stephen Parish Neighbourhood Plan 2019 - 2036	March 2022	St Stephen Parish Council

CD 8.13		Hertfordshire Landscape Character Assessment Extract St Stephen's Plateau		Hertfordshire County Council
CD 8.14		The Hertfordshire Minerals Local Plan	2007	Hertfordshire County Council
CD 8.15		St Albans Council Design Advice Leaflet No. 1	1998	SACDC
CD 8.16		St Albans Council Revised Parking Policies and Standards	January 2002	SACDC
CD 8.17		St Albans Council Affordable Housing Supplementary Planning Guidance	March 2004	SACDC
CD 8.18		Independent Assessment of Housing Need and SHMA, St Albans City and District	November 2013	Housing Vision
CD 8.19		St Stephen Parish Housing Needs Assessment	June 2017	AECOM
CD 8.20		South West Hertfordshire Strategic Housing Market Assessment	January 2016	GL Hearn
CD 8.21		Brownfield Register 2021	December 2021	SADC
CD 8.22		St Albans District local cycling and walking infrastructure plan (public consultation draft)	January 2023	Herts County Council & St Albans City & District Council
CD 8.22.1		St Albans District local cycling and walking infrastructure plan (public consultation draft) – Appendix H	January 2023	Herts County Council & St Albans City & District Council
CD 8.23		Local Transport Plan 4 - 2018-2031	May 2018	Hertfordshire County Council
CD 8.24		A414 Corridor Strategy Technical Report	September 2019	Hertfordshire County Council
CD 8.25		St Albans Housing Delivery Test Action Plan 2022	2022	SADC
CD 8.26		Cllr Chris White to Sec of State Simon Clarke - letter	October 2022	SADC
CD 8.27		Housing Strategy 2023-26		SADC
CD 8.28		St Albans Housing Allocations Policy	December 2021	SADC
CD 8.29		Homelessness	September 2017	National Audit Office and Department for Communities and Local Government
CD 8.30		Home Truths	September 2020	Loughborough University and Standard Life Foundation
CD 8.31		Letter to SADC re Local Plan Intervention	November 2017	Department for Communities and Local Government
CD 8.32		Letter to DCLG re Local Plan Intervention	January 2018	SACDC
CD 8.33		Letter to SADC re Local Plan Intervention	March 2018	Department for Communities and Local Government
CD 8.34		Notice of Intention to Withdraw Local Plan	November 2020	SACDC
CD 8.35		SW Hertfordshire Local Housing Needs Assessment	September 2020	GL Hearn
CD 8.36		English Housing Survey 2021-22	December 2022	ONS

Other Important Decisions				
Document Ref	Folder	Document Title	Reference Number	Author
CD 9.1a		Oaklands College, St Albans Campus Appeal Decision – SofS Letter	APP/B1930/W/15/3051164	Planning Inspectorate (PINS)
CD 9.1b		Oaklands College, St Albans Campus Appeal Decision – Inspectors Report	APP/B1930/W/15/3051164	Planning Inspectorate (PINS)
CD 9.2		Roundhouse Farm, Land off Bullens Green Lane Appeal Decision	APP/B1930/W/20/3265925	PINS
CD 9.2.1		Preface to above (re North site)		MRP Planning
CD 9.3		Land to the Rear of 112 to 156b Harpenden Road Committee Report	5/2021/0423/LSM	SACDC
CD 9.4		Land to the rear of Burston Garden Centre Appeal Decision, 2022	APP/B1930/W/21/3279463	PINS
CD 9.4.1		Preface to above (re North site)		MRP Planning
CD 9.5		Land off Orchard Drive, How Wood Committee Report	5/2021/2730	SACDC
CD 9.6		Sun Lane and Ilkley Road Appeal Decision	APP/W4705/V/18/3208020	PINS
CD 9.7		Land south of Heath Lane, Codicote Appeal Decision	APP/X1925/W/21/3273701	PINS
CD 9.8		Land at Maitland Lodge, Southend Road, Billericay Appeal Decision	APP/V105/W/22/3296116	PINS
CD 9.9		Land North of Kennel Lane, Billericay	APP/V1505/W/22/3298599	PINS
CD 9.10		Land south of Clappers Lane, Earnley, West Sussex	APP/L3815/W/22/3291160	PINS
CD 9.11		Land between Lodge Land and Burtons Lane, Little Chalfont, Amersham	APP/X0415/W/22/3303868	PINS
CD 9.12		Rectory Farm, Chescombe Road, Yatton, Bristol	APP/D0121/W/21/3286677	PINS
CD 9.13		Manor Road and Drayton Green Road, West Ealing	APP/A5270/W/21/3268157	PINS
CD 9.13.1		Preface to above (re North site)		MRP Planning
CD 9.14		Granville Road Estate, Granville Road, Childs Hill, City of London	APP/N5090/W/15/3132049	PINS
CD 9.14.1		Preface to above (re North site)		MRP Planning
CD 9.15		Land to west of A1237 and south of North Lane, Huntington	APP/C2741/W/21/3282969	PINS
CD 9.16		Land to the rear of Burston Garden Centre Appeal Decision, 2020	APP/B1930/W/19/3235642	PINS
CD 9.16.1		Preface to above (re North site)		MRP Planning
CD 9.17		Land off Aviation Lane, Burton-upon-Trent	APP/B3410/W/20/3245077	PINS
CD 9.18		Land at Filand Road/Jenner Lane, Malmesbury	APP/Y3940/W/21/3278256 APP/Y3940/Q/21/3278923 APP/Y3940/W/21/3282365	PINS

CD 9.19		Land to the East of Highgate Hill and South of Cophall Avenue, Hawkhurst	APP/M2270/W/21/3282908	PINS
CD 9.20		Land at Franklins Drive, Addlestone	APP/Q3630/A/05/1198326	Department for Communities and Local Government
CD 9.21		Haydock Point Appeal Decision	APP/H4313/W/20/325871	Department for Levelling Up, Homes and Communities
CD 9.22		North Lodge Farm Appeal Decision	APP/Y3615/W/22/3298341	PINS
CD 9.23		Land West of Limpsfield Road Appeal Decision	APP/M3645/W/22/3309334	PINS
CD 9.24		Former Fleet Police Station Appeal Decision	APP/N1730/W/20/3261194	PINS

Relevant Judgments

Document Ref	Folder	Document Title	Citation Number	Author
CD 10.1		Bloor Homes East Midlands Ltd v Secretary of State for Communities and Another	[2014] EWHC 754 (Admin)	High Court
CD 10.1.1		Preface to above (re North site)		MRP Planning
CD 10.2		R (Mansell) v Tonbridge BC	[2017] EWCA Civ. 1314	Court of Appeal
CD 10.2.1		Preface to above (re North site)		MRP Planning
CD 10.3		R (on the application of Samuel Smith Old Brewery (Tadcaster) and others) v North Yorkshire County Council	[2020] UKSC 3	Supreme Court
CD 10.3.1		Preface to above (re North site)		MRP Planning
CD 10.4		William Davis Limited and others v Charnwood Borough Council	[2017] EWHC 3006 (Admin)	High Court
CD 10.4.1		Preface to above (re North site)		MRP Planning
CD 10.5		Arthur, R (on the application of) v London Borough of Barnet	[2022] EWHC 2933 (Admin)	High Court
CD 10.5.1		Preface to above (re North site)		MRP Planning
CD 10.6		St Albans v Hunston Properties Ltd, R (On the Application Of) & Anor	[2013] EWCA Civ 1610	Court of Appeal
CD 10.7		Save North St Albans Green Belt & Ors, R (On the Application Of) v Hunston Properties Ltd & Ors	[2022] EWHC 2087 (Admin)	High Court
CD 10.8		R (on the application of Heath and Hampstead Society) v Camden London Borough Council	[2007] EWHC 977 (Admin)	
CD 10.9		R (on the application of Lee Valley Regional Park Authority) v Epping Forest District Council and another	[2016] EWCA Civ 404,	
CD 10.10		R (on the application of Luton Borough Council) v Central Bedfordshire Council	[2015] EWCA Civ 537,	
CD 10.11		R (on the application of Samuel Smith Old Brewery (Tadcaster) and others) v North Yorkshire County Council	[2020] UKSC 3	

CD 10.12		Sefton Metropolitan Council v Secretary of State for Housing, Communities and Local Government	[2021] EWHC 1082 (Admin)	
CD 10.13		Summers Poultry Products Ltd v Secretary of State for Communities and Local Government and Stratford-on-Avon District Council	[2009] EWHC 533 (Admin)	
CD 10.14		Turner v Secretary of State for Communities and Local Government and another	[2016] EWCA Civ 466,	
CD 10.15		Wychavon District Council v Secretary of State for Communities and Local Government and another	[2008] EWCA Civ 692	