

List of Core Documents

Land to the rear of 42-100 Tollgate Road & 42 Tollgate Road, Colney Heath

1 National Policy and Guidance Documents

CD 1.1 National Planning Policy Framework (2021)

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)

2 The Development Plan and adopted SPGs/SPDs

CD 2.1 Saved Policies of the St. Albans District Local Plan Review (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 Revised Parking Policies and Standards (2002)

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 Alban District Council's Local Development Scheme (September 2022)

CD 3.4 Stage 2 Green Belt Review 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

4 Originally Submitted Planning Application Documents

- CD 4.1 Application form
- CD 4.2 Air Quality Assessment (June 2022)
- CD 4.3 Arboricultural Impact Assessment (June 2022)
- CD 4.4 Arboricultural Survey Report (March 2022)
- CD 4.5 Archaeology and Heritage Assessment (June 2022)
- CD 4.6 Design and Access Statement (June 2022)
- CD 4.7 Draft Heads of Terms for Section 106 Agreement
- CD 4.8 Ecological Impact Assessment (July 2022)
- CD 4.9 Flood Risk Assessment, Surface Water and Foul Water Drainage Strategy (June 2022)
- CD 4.10 Landscape and Visual Impact Assessment and Green Belt Assessment (June 2022)
- CD 4.11 Noise Impact Assessment (June 2022)
- CD 4.12 Planning Statement (including affordable housing statement) (June 2022)
- CD 4.13 Statement of Community Involvement (June 2022)
- CD 4.14 Transport Assessment (June 2022)
- CD 4.15 Travel Plan (June 2022)
- CD 4.16 Utilities Appraisal Report (June 2022)
- CD 4.17 Concept Masterplan (drawing no. CSA/3925/117 Rev B) (June 2022)
- CD 4.18 Existing Elevations and Floor Plan (drawing no. TR/01) (December 2015)
- CD 4.19 Existing Features Plan (drawing no. CSA/3925/122 Rev A) (June 2022)
- CD 4.20 Illustrative Masterplan (drawing no. 3925/118 Rev A) (June 2022)
- CD 4.21 Opportunity and Constraint Plan (drawing no. CSA/3925/108 Rev A) (December 2020)
- CD 4.22 Parameter Plan (drawing no. CSA/3925/120 Rev B) (June 2022)
- CD 4.23 Proposed Access and Layout Plan (drawing no. JNY11289-RPS-0100-001 Rev A) (April 2022)
- CD 4.24 Site Location Plan (drawing no. CSA/3925/109 Rev E) (March 2021)

5 Additional / Amended Documents Submitted After Validation

- CD 5.1 Drainage Letter from Stantec (November 2022)
-

- CD 5.2 EIA Screening Opinion (February 2023)
 - CD 5.3 Health Impact Assessment (December 2022)
 - CD 5.4 Heritage Setting Addendum (December 2022)
 - CD 5.5 Hertfordshire Ecology Response Letter (December 2022)
 - CD 5.6 Mineral Assessment Desk Study (December 2022)
 - CD 5.7 Phase 1 Ground Conditions Assessment (May 2022)
 - CD 5.8 Phase 2 Ground Investigation Report (June 2022)
 - CD 5.9 Technical Note – Response to HCC Highways (November 2022)
 - CD 5.10 Technical Note – Response to HCC Highways (February 2023)
 - CD 5.11 Technical Note – Response to Resident Objection in relation to underground stream (January 2023)
 - CD 5.12 Transport Assessment (November 2022)
 - CD 5.13 Travel Plan (November 2022)
 - CD 5.14 Concept Masterplan (drawing no. CSA/3925/117 Rev E) (June 2022)
 - CD 5.15 Concept Masterplan (drawing no. CSA/3925/117 Rev F) (June 2022)
 - CD 5.16 Illustrative Landscape Cross-Section (drawing no. CSA/3925/123 Rev A) (December 2022)
 - CD 5.17 Illustrative Masterplan (drawing no. CSA/3925/118 Rev C) (June 2022)
 - CD 5.18 Illustrative Masterplan (drawing no. CSA/3925/118 Rev D) (June 2022)
 - CD 5.19 Parameter Plan (drawing no. CSA/3925/120 Rev C) (June 2022)
 - CD 5.20 Parameter Plan (drawing no. CSA/3925/120 Rev F) (June 2022)
 - CD 5.21 Parameter Plan (drawing no. CSA/3925/120 Rev G) (June 2022)
 - CD 5.22 Photosheets (drawing no. CSA/3925/121) (August 2022)
 - CD 5.23 Photosheets (drawing no. CSA/3925/121 Rev A) (December 2022)
 - CD 5.24 Photosheets (drawing no. CSA/3925/121 Rev B) (March 2023)
 - CD 5.25 Photosheets (drawing no. CSA/3925/121 Rev E) (April 2023)
 - CD 5.26 Proposed Access and Layout Plan (drawing no. JNY11289-RPS-0100-001 Rev B) (April 2023)
 - CD 5.27 View from North Mymms House (drawing no. CSA/3925/124) (February 2023)
-



6 Decision Documents

CD 6.1 Committee Report (May 2023)

CD 6.2 Decision Notice (May 2023)

7 Statements of Case

CD 7.1 Appellants' Statement of Case

CD 7.2 St Alban 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 Affordable Housing Statement of Common Ground (between the Appellant and St Alban District Council)

CD 8.2 Highway's Statement of Common Ground (between the Appellant and HCC)

CD 8.3 Statement of Common Ground (between the Appellant and St Alban District Council)

CD 8.4 Heritage Statement of Common Ground (between the Appellant and St Alban District Council)

CD 8.5 Landscape Statement of Common Ground (between the Appellant and St Alban District Council)

CD 8.6 Flooding Statement of Common Ground (between the Appellant and the LLFA)

9 Proofs of Evidence

CD 9.1 Annie Gingell's Affordable Housing Proof of Evidence

CD 9.2 Andy Moger's Custom and Self Build Housing Proof of Evidence

CD 9.3 Gail Stoten's Heritage Proof of Evidence

CD 9.4 Ian Dimbylow's Highways Proof of Evidence

CD 9.5 Clive Self's Landscape Proof of Evidence

CD 9.6 Oliver Bell's Planning Proof of Evidence

CD 9.7 Nick Collins' Heritage Proof of Evidence

CD 9.8 Chris Carr's Highways Proof of Evidence

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 Rule 6 Green Belt Openness and Impact on Landscape Character and Appearance Proof of Evidence
- CD 9.12 Colney Heath Parish Council Rule 6 Previously Developed Land Proof of Evidence
- CD 9.13 Colney Heath Parish Council Rule 6 Planning History Proof of Evidence
- CD 9.14 Colney Heath Parish Council Rule 6 Sustainability of Location Proof of Evidence
- CD 9.15 Colney Heath Parish Council Rule 6 Highways and Active Transport Proof of Evidence
- CD 9.16 Colney Heath Parish Council Rule 6 Relevant Planning Matters
- CD 9.17 Colney Heath Parish Council Rule 6 ASSESSMENT OF CYCLING ROUTES TO FACILITIES
- CD 9.18 Colney Heath Parish Council Rule 6 Walking Route Assessment
- CD 9.19 Colney Heath Parish Council Rule 6 Flooding Proof of Evidence
- CD 9.20 Colney Heath Parish Council Rule 6 Affordability Proof of Evidence
- CD 9.21 Colney Heath Parish Council Rule 6 Community Infrastructure Proof of Evidence
- CD 9.22 Colney Heath Parish Council Rule 6 Planning Proof of Evidence
- CD 9.23 Ron Henry's Flooding Rebuttal Proof of Evidence
- CD 9.24 Oliver Bell's Planning Rebuttal
- CD 9.25 Annie Gingell's Affordable Housing Rebuttal
- CD 9.26 Clive Self's Landscape Rebuttal

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)
-

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
- CD 11.4 Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment
- CD 11.5 Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137
- CD 11.6 Jones v Mordue [2015] EWCA Civ 1243
- CD 11.7 Historic England, Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2 (2nd edition, Swindon, July 2015)
- CD 11.8 Historic England, The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (2nd edition, Swindon, December 2017)
- CD 11.9 Historic England, Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12 (Swindon, October 2019)
- CD 11.10 English Heritage, Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment (London, April 2008)
- CD 11.11 Historic England, GPA 3
- CD 11.12 Catesby Estates Ltd. V. Steer [2018] EWCA Civ 1697
- CD 11.13 EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council
- CD 11.14 R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin)
- CD 11.15 Historic England, GPA 2
- CD 11.16 Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061

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 Green Belt Review Purposes Assessment Final Report November 2013

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)

14 Appeal Decisions

- CD 14.1 Land East of Park Lane, Coalpit Heath, South Gloucestershire (September 2018)
 - CD 14.2 Land off Hepworth Road, Woodville (June 2019)
 - CD 14.3 Land at Pear Tree Lane, Euxton, Chorley (August 2020)
 - CD 14.4 Land at Church Lane, Whittington (November 2020)
 - CD 14.5 Land behind 31-33 The Causeway, Steventon (May 2021)
 - CD 14.6 Land off Bullens Green Lane, Colney Heath (June 2021)
 - CD 14.7 Land to the rear of Brock Cottage, Burford Road, Brize Norton (July 2022)
 - CD 14.8 Land adjacent to Walton Hall, Chapel Lane, Walton (September 2022)
 - CD 14.9 Land South of (East of Griffin Place) Radwinter Road, Seward's End, Saffron Walden (October 2022)
 - CD 14.10 Land at Duckmoor, East of Billingshurst (January 2023)
 - CD 14.11 Land Adjoining Pondview, Sturt Green, Holyport, Berkshire
-

- CD 14.12 Land West of Suffolk House, Ixworth Road, Norton, Suffolk (June 2023)
- CD 14.13 Oving Road, Chichester (August 2017)
- 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 Oxford Brookes University, Wheatley Campus, Wheatley, Oxford (April 2020)
- CD 14.17 Land off Aviation Lane, Burton-upon-Trent (October 2020)
- CD 14.18 Winterfield Lane, East Malling (March 2021)
- CD 14.19 Land at Filands Road/Jenner Lane, Malmesbury, Wiltshire (January 2022)
- CD 14.20 Maitland Lodge, Billericay (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 Bradmans Way, Brookmans Park (APP/C1950/W/22/3307844) (July 2023)
- CD 14.28 Land north of Berkey Road Needham Market (March 2023)
- CD 14.29 Land at Little Bushey Lane Bushey (July 2023)
- CD 14.30 22a Staveley Road Leicester (March 2022)
- CD 14.31 9 Boscundle Close St Austell (January 2022)
- CD 14.32 Land north of Plumbley Meadows Winterbourne Kingston (September 2022)
- CD 14.33 Land adjacent to Cornerways, High Street, Twyning, Tewkesbury (13 July 2015)
- CD 14.34 Clover Court, Clanfield Appeal ref: APP/D3125/W/19/3235474 (May 2020)
- CD 14.35 Lavendon, Olney Appeal Ref: APP/Y0435/W/17/3178790 (November 2017)

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)

16 Other Planning Documents

CD 16.1 Housing Delivery Test (HDT) results 2021

CD 16.2 'The Economic Footprint of UK House Building' published in March 2018 by the House Builders Federation

CD 16.3 DfT 'Inclusive Mobility' 12/2021

CD 16.4 Local Transport Note 1/20 Cycle Infrastructure Design Guide

CD 16.5 Roads in Hertfordshire Design Guide

CD 16.6 Planning for Walking (CIHT, 2015)

CD 16.7 Travel to school for children of compulsory school age (DfE, 2023)

CD 16.8 Manual for Street

CD 16.9 Welsh Active Travel Act guidance: walking and cycling route audit tools July 2021

CD 16.10 Sustrans Walking Neighborhoods 16 May 2022 Appendix IV

CD 16.11 The Town and Country Planning Association, 2021 20 Minute Neighborhoods

CD 16.12 Written Ministerial Statement of December 2015

CD 16.13 HMWT Colney Heath Management Plan 2022

CD 16.14 Guidelines for Providing Journeys on Foot (IHT, 2000)

CD 16.15 Place & Movement Planning and Design Guide (HCC, 2023)

17 Highways 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

18 Flooding Documents

CD 18.1 Flood Risk Assessments - Climate Change Allowances (May 2022)

CD 18.2 PPG Flood risk and coastal change (August 2022)

