



## LAND EAST OF OXHEY LANE, CARPENDERS PARK

### Core Documents List

#### Application Documents (CD1)

Reference	Document
<b>Application Drawings</b>	
CD1.1	Site Location Plan (P24-2204_DE_001_A_1)
CD1.2	Parameter Plan (P24-2204_DE_003_10)
CD1.3	Proposed Site Access Plan (ITL200107-GA-002C)
CD1.4	Emergency Access Plan (ITL200107-GA-007A)
CD1.5	Illustrative Landscape Plan (P24-2420_EN_08B)
<b>Post-Submission Drawings</b>	
CD1.6	Parameter Plan (P24-2204_DE_003_A_10, Nov 2025)
CD1.7	Site Visualisations (P24-2204, Dec 2025)
CD1.8	Parameter Plan (P24-2204_DE_003_B_10, Jan 2026)
CD1.9	Illustrative Landscape Proposals (P24-2420_EN_08D, Jan 2026)
CD1.10	Parameter Plan (P24-2204_DE_003_C_10, Mar 2026)
CD1.11	Illustrative Masterplan (P24-2204_DE_003_E_01, Mar 2026)
CD1.12	Illustrative Landscape Proposals (P24-2420_EN_08E, Mar 2026)
CD1.13	Proposed Site Access Plan (ITL200107-GA-002D)
CD1.14	Proposed Site Access Plan (ITL200107-GA-002E)
CD1.15	Emergency Access Plan (ITL200107-GA-007B)
<b>Application Documents</b>	
CD1.16	Affordable Housing Statement (March 2025)
CD1.17	Air Quality Assessment (March 2025)
CD1.18	Blank
CD1.19	Arboricultural Impact Assessment & Method Statement (March 2025)
CD1.20	Tree Protection Plans (Sheet 1) (PRI24711-02)
CD1.21	Tree Protection Plans (Sheet 2) (PRI24711-02)
CD1.22	Tree Protection Plans (Sheet 3) (PRI24711-02)
CD1.23	Tree Protection Plans (Sheet 4) (PRI24711-02)
CD1.24	Biodiversity Net Gain Report (March 2025)
CD1.25	Biodiversity Net Gain Metric (March 2025)
CD1.26	Biodiversity Checklist (March 2025)
CD1.27	Design and Access Statement (incl illustrative Masterplan) (March 2025)
CD1.28	Ecological Assessment (March 2025)
CD1.29	Flood Risk Assessment and Drainage Strategy (March 2025)
CD1.30	Drainage Strategy (Sheet 1) (2403160-ACE-XX-XX-DR-C-0601)
CD1.31	Drainage Strategy (Sheet 2) (2403160-ACE-XX-XX-DR-C-0602)
CD1.32	Green Belt Assessment (March 2025)
CD1.33	Health Impact Assessment (May 2025)



CD1.34	Heritage Impact Assessment (March 2025)
CD1.35	Housing with Care Needs Assessment (March 2025)
CD1.36	Landscape & Visual Impact Assessment (March 2025)
CD1.37	Phase 1 Geo-Environmental Assessment Report (March 2025)
CD1.38	Planning Statement (May 2025)
CD1.39	Draft s106 Agreement – Heads of Terms (April 2025)
CD1.40	Sequential Test (May 2025)
CD1.41	Sustainability and Energy Statement (March 2025)
CD1.42	Transport Assessment (March 2025)
CD1.43	Travel Plan (March 2025)
CD1.44	Utilities Assessment (March 2025)
<b>Post-Submission Reports / Documents</b>	
CD1.45	Tree Survey (March 2025)
CD1.46	Tree Survey Plan (PRI24711-01)
CD1.47	Health Impact Assessment (August 2025)
CD1.48	Archaeological Desk Based Assessment (August 2025)
CD1.49	iTransport Response to HCC Comments (September 2025)
CD1.50	ACD Response to Woodland Trust Comments (September 2025)
CD1.51	Flood Risk Assessment and Drainage Strategy (Rev A) (September 2025)
CD1.52	Ardent Response to HCC LLFA Consultee Comments (September 2025)
CD1.53	Boyer Letter – Additional Grey Belt Information (October 2025)
CD1.54	Boyer Letter – Appendix 1: Green Belt Purpose A Diagram (October 2025)
CD1.55	Boyer Letter – Appendix 2: Site Photos (October 2025)
CD1.56	Lord Banner KC Legal Opinion (October 2025)
CD1.57	Green Belt Assessment Addendum (October 2025)
CD1.58	Boyer Letter – Grey Belt, Sustainability and Consultees (November 2025)
CD1.59	Public Engagement Report (November 2025)
CD1.60	Sustainable Transport Improvements (November 2025)
CD1.61	Ecological Assessment (November 2025)
CD1.62	Biodiversity Net Gain Report (November 2025)
CD1.63	Biodiversity Net Gain Metric (November 2025)
CD1.64	Education Note (November 2025)
CD1.65	Health Note (November 2025)
CD1.66	LVIA Addendum (December 2025)
CD1.67	Boyer Letter – Housing with Care Affordable Housing (January 2026)
CD1.68	Addendum to FRA and Drainage Strategy (January 2026)
CD1.69	Drainage Strategy (Sheet 2) (2403160-ACE-XX-XX-DR-C-0602 Rev C)
CD1.70	Summary of Sustainable Transport Improvements (January 2026)
CD1.71	Boyer Letter – Ecology Response (February 2026)
CD1.72	Boyer Letter – Grey Belt, Golden Rules, Local Plan (February 2026)
CD1.73	Ecological Assessment (March 2026)
CD1.74	Biodiversity Net Gain Report (March 2026)



CD1.75	Biodiversity Net Gain Metric (March 2026)
CD1.76	Ecology Solutions Response Note (March 2026)
CD1.77	Bat Tree Assessment (March 2026)
CD1.78	Lord Banner KC Legal Opinion (March 2026)
CD1.79	Boyer Letter – Response to Matthew Pennycook MP Letter (March 2026)

## TRDC's Application Documents (CD2)

Reference	Document
CD2.1	Committee Preliminary Report (Oct 2025)
CD2.2	Committee Report (March 2026)
CD2.3	Committee Minutes
CD2.4	HCC Highways Comments (July 2025)
CD2.5	HCC Highways Comments (August 2025)
CD2.6	HCC Highways Comments (October 2025)
CD2.7	HCC Highways Comments (February 2026)
CD2.8	Place Services Comments (November 2025)
CD2.9	Place Services Comments (January 2026)
CD2.10	LLFA Comments (August 2025)
CD2.11	LLFA Comments (January 2026)
CD2.12	LLFA Comments (April 2026)
CD2.13	Tree Officer Comments (February 2026)
CD2.14	Woodland Trust Comments (August 2025)
CD2.15	Woodland Trust Comments (October 2025)
CD2.16	LB Harrow Comments (October 2025)

## Planning Policy / Guidance Documents (CD3)

Reference	Document
<b>National Planning Policy</b>	
CD3.1	National Planning Practice Guidance: Green Belt (2025)
CD3.2	National Planning Policy Framework (2024)
<b>TRDC Planning Policy/ Guidance Documents</b>	
CD3.3	Three Rivers Core Strategy (2011)
CD3.4	Three Rivers Development Management Policies Local Development Document (2013)
CD3.5	Three Rivers Site Allocations Local Development Document (2014)
CD3.6	TRDC Regulation 18 Draft Local Plan in (June 2021)
CD3.7	TRDC Regulation 18 Draft Local Plan (October 2023)
CD3.8	Affordable Housing SPD (June 2011)
CD3.9	Three Rivers District Local Cycling and Walking Infrastructure Plan (LCWIP) (November 2025)



## Other / Evidence Documents (CD4)

Reference	Document
CD4.1	Tree Preservation Order no.937 (Carpenders Park Dairy) Notice (February 2026)
CD4.2	TRDC Level 1 Strategic Flood Risk Assessment (January 2026)
CD4.3	Woodland Trust Merry Hill Management Plan 2013-2018
CD4.4	Three Rivers Housing Land Supply Update 2025 (April 2026)
CD4.5	Three Rivers Housing Land Supply Update 2024 (December 2024)
CD4.6	Three Rivers Housing Land Supply Update 2023 (December 2023)
CD4.7	Three Rivers Housing Land Supply Update 2022 (December 2022)
CD4.8	Three Rivers Housing Land Supply Update 2021 (December 2021)
CD4.9	Three Rivers Housing Land Supply Update 2020 (December 2020)
CD4.10	Three Rivers Housing Land Supply Update 2019 (December 2019)
CD4.11	Three Rivers Housing Land Supply Update 2018 (December 2018)
CD4.12	TRDC Annual Monitoring Report 2023-2024 (December 2024)
CD4.13	Southwest Hertfordshire Local Housing Needs Assessment Update (March 2024)
CD4.14	HCC Adult Social Care Strategy
CD4.15	Written Ministerial Statement by Minister of State for Housing and Planning (23 May 2023)
CD4.16	Officers Report to Extraordinary Full Council (27 January 2026)
CD4.17	SoS TRDC Local Plan Holding Direction letter (8 February 2026)
CD4.18	TRDC Explanatory Note to SoS (undated)
CD4.19	SoS Local Plan Intervention Letter (18 March 2026)
CD4.20	Stage 2 Green Belt Assessment for Three Rivers and Watford Borough (2019) (Part 1)
CD4.21	Stage 2 Green Belt Assessment for Three Rivers and Watford Borough (2019) (Part 2)
CD4.22	Three Rivers Stage 4 Green Belt Review (February 2026)
CD4.23	TRDC Infrastructure Delivery Plan (February 2026)
CD4.24	Written Ministerial Statement 'Building the homes we need' (30 July 2024)
CD4.25	TRDC Landscape Sensitivity Assessment Part 1 (Aug 2019)
CD4.26	TRDC Landscape Sensitivity Assessment Part 2 (Aug 2019)
CD4.27	TRDC Landscape Sensitivity Assessment Addendum III (January 2026)
CD4.28	Carpenders Park Farm Cottages, Oxhey Lane, Carpenders Park – Officers Report (ref: 17/1010/FUL)
CD4.29	National Landscape Character Assessment – H7 National Character Area (NCA) profiles 110 Chilterns and 111 Northern Thames Basin
CD4.30	Hertfordshire Landscape Character Assessment – LCA-014-Bushey-Hill-Pastures
CD4.31	Hertfordshire Sufficiency Summary (Annual Update 2025)
CD4.32	Land to the rear of Woodlands Cottage, Oxhey Lane – Committee Report (ref: 25/1055/FUL)



CD4.33	Land to the rear of Woodlands Cottage, Oxhey Lane – Committee Meeting Minutes (ref: 25/1055/FUL)
CD4.34	Watford Community Housing – Report & Financial Statement (year to 31 March 2025)
CD4.35	LTP4 Hertfordshire’s Local Transport Plan 2018 – 2031 (May 2018)
CD4.36	Guidelines for Landscape and Visual Impact Assessment 3rd Edition
CD4.37	Landscape Institute Technical Guidance Note 06/19 'Visual Representation of Development Proposals'
CD4.38	Landscape Institute Technical Guidance Note 02/21 'Assessing landscape value outside national designations'
CD4.39	Landscape Institute Technical Guidance Note 02/19 'Residential Visual Amenity Assessment'
CD4.40	Landscape Institute Technical Information Note 05/2017 'Townscape Character Assessment' (Revised April 2018)
CD4.41	National Character Area Profile 111: 'Northern Thames Basin'
CD4.42	TRDC Landscape Sensitivity Assessment Addendum 2020
CD4.43	TRDC Landscape Sensitivity Assessments Addendum II 2022
CD4.44	TRDC Outline Landscape Appraisals study (2019)
CD4.45	TRDC Green Belt Review (Stage 1) 2017 + Appendices
CD4.46	NHF Model MEC taken from NHF website
CD4.47	HCA Regulatory Judgement on Cosmopolitan Housing Group Limited – L4375 (December 2012)
CD4.48	Current Regulatory Judgement: Heylo Housing Registered Provider Limited (21 December 2022)– GOV.UK
CD4.49	GLA Practice Note - Mortgagee in Possession - Section 106 Standard Clauses (January 2019)
CD4.50	Grading Under Review: HeyloHousing Registered ProviderLimited (19 March 2026) – GOV.UK
CD4.51	Regulator of Social Housing - Rent Standard (April 2026)
CD4.52	National Housing Federation - Local Authority Mortgagee Exclusion Clause Success
CD4.53	National Housing Federation - Example Standard Mortgagee Protection Clause - covering page from NHF's website
CD4.54	National Housing Federation - Mortgagee Protection Clause – amended GLA version
CD4.55	Our role and approach to regulating landlords – GOV.UK
CD4.56	Savills Blog - Valuing a social housing portfolio is MV-STT uplift what you need (November 2025)
CD4.57	Social Housing - Special Report: trades of general needs and shared ownership homes among registered providers top £3.6bn since 2020 (July 2025)
CD4.58	Spotlight - Housing Association Finance (May 2021)



CD4.59	Withdrawn regulatory judgement - Origin Housing Limited (14 December 2023) - GOV.UK
CD4.60	Withdrawn regulatory judgement - South Yorkshire Housing Association Limited (8 June 2023) - GOV.UK
CD4.61	LI Technical Guidance Note LITGN-2024-01 (August 2024)
CD4.62	Three Rivers District Council Access to Services Study (February 2026)

## Relevant Appeal Decisions / Case Law (CD5)

Reference	Document
CD5.1	Land At Rear Of 17 - 49 Church Lane, Sarratt (PINS ref: 3311477)
CD5.2	Land Adjacent 97 Church Lane, Sarratt (PINS ref: 3311479)
CD5.3	Mead Realisations Ltd v Secretary of State for Housing, Communities and Local Government [2025] EWCA Civ 32
CD5.4	Oaklands College, St Albans (PINS ref: 3051164)
CD5.5	Land South of Shenley Hill, Radlett (PINS ref: 3374962)
CD5.6	Land at Broad Lane, Holtspur (PINS ref: 3347882)
CD5.7	Land west of Leighton Buzzard Road, Hemel Hempstead (PINS ref: 3345435)
CD5.8	Kings Farm, Thurrock (PINS ref: 3358576)
CD5.9	Shafford Knoll Farm, Hemel Hempstead (PINS ref: 3373146)
CD5.10	High Court Judgement: Euro Garages Ltd v The Secretary of State for Communities and Local Government & Anor [2018] EWHC 1753 (Admin)
CD5.11	Horsham Golf Club, Denne Park, Horsham (PINS ref:3355546)
CD5.12	Land north of Possingham Farmhouse, Ashford Road, Great Chart (PINS ref: 3345454)

## Inquiry Documents (CD6)

Reference	Document
CD6.1	Applicant Statement of Case
CD6.2	Council Statement of Case
CD6.3	Rule 6 Party Statement of Case
CD6.4	Planning Statement of Common Ground (with TRDC)
CD6.5	Landscape Statement of Common Ground (with TRDC)
CD6.7	Highways Statement of Common Ground (with HCC)
CD6.8	CMC - Post Meeting Note
CD6.9	Council Statement of Case - Addendum
CD6.10	Applicant Landscape Proof of Evidence
CD6.11	Applicant Planning Proof of Evidence
CD6.12	Applicant Traffic and Transport Proof of Evidence
CD6.13	Council Landscape Proof of Evidence
CD6.14	Council Planning Proof of Evidence



CD6.15	Rule 6 Party Landscape Proof of Evidence
CD6.16	Rule 6 Party Transport and Highways Proof of Evidence
CD6.17	Planning Benefits Table
CD6.18	Applicant MIP Proof of Evidence - Nathan Stevenson
CD6.19	Applicant MIP Proof of Evidence - Richard St John Williams
CD6.20	Council MIP Proof of Evidence - Adam Ralton
CD6.21	Council MIP Proof of Evidence - Roy Pinnock
CD6.22	Applicant Planning Rebuttal
CD6.23	Applicant Traffic and Transport Rebuttal
CD6.24	Applicant Landscape Rebuttal