

CORE DOCUMENTS LIST

Appeal Ref: 6004972

CD1 Application Documents and Plans

- 1.1 Application form (19/12/24)
- 1.2 Covering letter (RPS, 19/12/24)
- 1.3 Location plan (12/08/24) (P24-1200-DE_001 Rev E)
- 1.4 Proposed Site Access Durrants Drive (17.12.2024) (T24544.001)
- 1.5 Proposed Site Access Links Way (17.12.2024) (T24544.002)
- 1.6 Ecological Impact Assessment and Biodiversity Impact Assessment (Rammsanderson, December 2024)
- 1.7 Education Report (EFM, December 2024)
- 1.8 Energy Statement (Greengage, December 2024)
- 1.9 Flood Risk Assessment (BWB, December 2024, 233574_FRA)
- 1.10 Health Impact Assessment (RPS, December 2024, 1.0)
- 1.11 Air Quality Assessment (BWB, December 2024, 233574-01-AQA)
- 1.12 Sustainable Drainage Strategy (BWB, December 2024, 233574-SDS)
- 1.13 Utilities Statement (BWB, December 2024, 233574)
- 1.14 Agricultural land classification and soil resources report (24/12/24)
- 1.15 Sustainable Drainage Strategy (BWB, December 2024, 233574-SDS)
- 1.16 Heritage Statement (Pegasus Group, December 2024, P24-1200)
- 1.17 Landscape and Visual Impact Assessment (iceni, December 2024)
- 1.18 Noise Impact Assessment (BWB, December 2024, 233574_002)
- 1.19 Sports and Leisure Strategy (Sports Planning Consultants, December 2024)
- 1.20 Planning Statement (RPS, December 2024)
- 1.21 Phase 1 GEO-Environmental Assessment (BWB, December 2024, 233574)
- 1.22 Affordable Housing Statement (Tetlow King Planning, December 2024, M24/0511 01.RPT)
- 1.23 Biodiversity checklist (24/12/24)
- 1.24 Biodiversity Calculation Metric (24/12/24)
- 1.25 Local Centre Capacity Statement (Lambert Smith Hampton, December 2024)
- 1.26 TRDC 5 Year Housing Land Supply Assessment (Emery Planning, December 2024, 24-305)
- 1.27 Statement of Community Involvement (Cratus Group, December 2024)
- 1.28 Sustainability Statement (Greengage, December 2024)
- 1.29 Design and Access Statement and Design Code (19.12.2024)
- 1.30 Preliminary Arboricultural Impact Assessment (Tyler Grange, December 2024, 11702_R02_NC RevD)
- 1.31 Transport Assessment (hub, 16/12/2024)
- 1.32 Travel Plan (hub, December 2024)
- 1.33 HCC Highways Notice Letter (RPS, 16/01/2025)

CD2 Additional/Amended Reports and/or Plans submitted after validation and/or the decision

- 2.1 Land use parameter plan (06/01/26) (P24-1200-DE-0014-S1-Rev F)

- 2.2 Indicative building heights (06/01/26) (P24-1200-DE-0016-S1-Rev B)
- 2.3 Indicative placemaking (06/01/26) (P24-1200-DE-0024-S1)
- 2.4 Indicative street hierarchy (06/01/26) (P24-1200-DE-0023-S1)
- 2.5 Proposed Site Access Durrants Drive (T24544.001 Rev E)
- 2.6 Proposed Site Access Links Way (T24544.002 Rev D)
- 2.7 Proposed Site Access Shared Footway / Cycleway (T24544.004 Rev B)
- 2.8 Potential Parking Provision (09.06.2025) (T24544.005 Rev C)
- 2.9 Green Belt Addendum Assessment (Iceni, March 2025).
- 2.10 Planning Statement Addendum (RPS October 2025). Including (2) 'Planning Policy Changes and Implications' such as the Sarratt Neighbourhood Plan and (3) Response to themes and matters raised at the preliminary Planning Committee, by consultees and public consultation.
- 2.11 Amended Transport Assessment and Appendices (hub Transport Planning Ltd, Rev C 3/7/25).
- 2.12 Amended Transport Assessment and Appendices (hub Transport Planning Ltd, Rev E 23/10/25).
- 2.13 Stage 1 Road Safety Audit Report (hub Transport Planning Ltd, July 2025).
- 2.14 Amend Travel Plan (hub Transport Planning Ltd, 26/6/2024) (NB. The agent has confirmed that the amended travel plan received July 2025 should be dated 26/6/2025).
- 2.15 Active Travel Route Audit (hub Transport Planning Ltd, 2/7/25).
- 2.16 Response to TRDC Stage 4 Green Belt Review (iceni, September 2025).
- 2.17 Addendum to M1 J5 Vissim model tests report (16/12/25)
- 2.18 Updated Affordable Housing Position Statement (Email from RPS, 15/12/2025).
- 2.19 Amended design and access statement and design code part 1 of 2 (24/10/25) (Revision C, October 2025)
- 2.20 Amended design and access statement and design code part 2 of 2 (24/10/25) (Revision C, October 2025)
- 2.21 Amended Landscape Strategy (iceni, ref. DL02 G – previously Appendix 11 of LVIA).
- 2.22 Amended Preliminary Arboricultural Impact Assessment (Tyler Grange, 11702_R02_NC, 9 October 2025)
- 2.23 Woodland Recreational Management Plan (Outline), ref. RSE_8239_R2_V2 October 2025.
- 2.24 Technical Note TN3 – All Modes Travel Demand (hub Transport Planning Ltd, 1/9/25).
- 2.25 Technical Note TN2 – Impact on the SRN (hub Transport Planning Ltd, 18/8/25).
- 2.26 Transport Assessment Addendum (hub Transport Planning Ltd, 10/12/2025).
- 2.27 M1 J5 Vissim Model Tests (WSP, 13/11/2025)
- 2.28 Response to TRDC Heritage Officer comments (Pegasus Group 27/03/25 received 28/03/25).
- 2.29 Response to Lead Local Flood Authority comments (BWB Ref. 233574-BWB-ZZ XX-T-W-0005_LLFA received 07/05/25).
- 2.30 Applicant response to Herts Ecology (17/02/25)

- 2.31 Applicant response to Sport England comments (RPS 22/05/25).
- 2.32 Green belt purpose A note. Response to TRDC Stage 4 Green Belt Review (iceni, September 2025).
- 2.33 Proposed Site Access Shared Footway Cycleway (T24544_003 Rev F).

CD3 Consultation Responses

- 3.1 Check list from HCC Flood Risk Management Team (07/02/25)
- 3.2 HCC Flood Risk Management Team
- 3.3 from HCC Flood Risk Management Team (2)
- 3.4 Comments from Transport for London
- 3.5 Transport for London (2)
- 3.6 Transport for London (3)
- 3.7 Transport for London (4)
- 3.8 National Highways
- 3.9 National Highways (2)
- 3.10 National Highways (3)
- 3.11 National Highways (4)
- 3.12 National Highways (5)
- 3.13 National Highways (6)
- 3.14 National Highways (7)
- 3.15 Comment from Forestry Commission
- 3.16 Forestry Commission (2)
- 3.17 Forestry Commission (3)
- 3.18 Forestry Commission (4)
- 3.19 Forestry Commission (4) – Attachment
- 3.20 Comment from Hertfordshire County Highways (07/01/26)
- 3.21 Herts Highways (07/01/26) (2)
- 3.22 Herts Highways (07/01/26) (3)
- 3.23 Sport England (12/03/26)
- 3.24 Sport England (28/05/26) (2)
- 3.25 Croxley Green Parish Council (21/02/25)
- 3.26 Croxley Green Parish Council re planning addendum (14/11/25) (2)
- 3.27 Active Travel England (11/02/25)
- 3.28 Active Travel England (28/07/25) (2)
- 3.29 Woodland Trust (18/02/25)
- 3.30 Woodland Trust (13/11/25) (2)
- 3.31 Trees and Landscapes Officer (02/04/25)
- 3.32 Trees and Landscape Officer (04/11/25) (2)
- 3.33 Housing Strategy and Development Manager (23/01/25)
- 3.34 Housing Strategy (16/12/25) (2)
- 3.35 Herts and Essex ICB (18/02/25)
- 3.36 Hertfordshire and West Essex Integrated Care Board (15/12/25) (2)
- 3.37 TRDC Local Plans (24/02/25)
- 3.38 TRDC Local Plans (16/12/25) (2)

- 3.39 Environmental Protection (20/02/25)
- 3.40 Conservation Officer (21/02/25)
- 3.41 Herts Ecology (10/02/25)
- 3.42 Herts Ecology (27/02/25) (2)
- 3.43 Natural England (05/02/25)
- 3.44 Affinity Water (13/03/25)
- 3.45 British Pipeline Agency Ltd (28/01/25)
- 3.46 Chilterns Conservation Board (21/07/25)
- 3.47 Chilterns Conservation Board (21/10/25)
- 3.48 HCC Growth and Infrastructure Unit (14/02/25)
- 3.49 HCC Growth and Infrastructure Unit (07/08/25) (2)
- 3.50 HCC Growth and Infrastructure Unit (13/11/25) (3)
- 3.51 HCC Growth and Infrastructure Unit (22/01/26) (4)
- 3.52 Fire Officer (18/07/25)
- 3.53 HCC Minerals and Waste Policy Team (22/01/25)
- 3.54 HCC Highways (07/01/26)
- 3.55 Hertfordshire Healthy Places (23/07/25)
- 3.56 Herts Archaeology (27/01/25)
- 3.57 Herts Constabulary Crime Prevention (28/07/25)
- 3.58 Herts Constabulary Crime Prevention (22/09/25)
- 3.59 London Underground (26/02/25)
- 3.60 National Grid (22/07/25)
- 3.61 Sarratt Parish Council (21/02/25)
- 3.62 Thames Water (03/02/25)
- 3.63 The Ramblers (25/01/25)
- 3.64 Three Rivers Leisure Department (10/02/25)
- 3.65 Watford Environmental Health Team (11/02/25)

CD4 Committee Reports and Decision Notice

- 4.1 TRDC July 2025 Preliminary Committee Report (17 July 2025)
- 4.2 TRDC January 2026 Committee Report (22/01/26)
- 4.3 TRDC Decision notice (16/01/26)
- 4.4 TRDC July 2025 Preliminary Planning Committee Printed Minutes
- 4.5 TRDC January 2026 Planning Committee Printed Minutes

CD5 The Development Plan

- 5.1 Three Rivers Core Strategy (adopted 2011) (2001-2026)
- 5.2 Three Rivers Development Management Policies Local Development Document (2013)
- 5.3 Sarratt Neighbourhood Plan (2025)

CD6 Emerging Development Plan / Local Plan Process

- 6.1 Matthew Pennycook MP TRDC Local Plan Intervention Letter (18 March 2026)
- 6.2 TRDC Local Plan 2026 – 2042 (Part 1)
- 6.3 TRDC Local Plan 2026 – 2042 (Part 2)

- 6.4 Matthew Pennycook MP TRDC Local Plan Intervention Letter (15 April 2026)

CD7 Other Local Planning Guidance and Evidence

- 7.1 Three Rivers Affordable Housing Supplementary Planning Document (2011)
- 7.2 Three Rivers Council Plan 2026 – 2029
- 7.3 Three Rivers Housing, Homelessness and Rough Sleeping Strategy 2023 – 2028
- 7.4 Three Rivers Temporary Accommodation Placement Policy (December 2018, reviewed May 2024)
- 7.5 London Commuter Belt (West) Sub-Region Strategic Housing Market Assessment (2008) (published 2010)
- 7.6 South West Herts Local Housing Needs Assessment Update (2024)
- 7.7 TRDC Housing Land Supply Update (April 2026)
- 7.8 Three Rivers District Council & Watford Borough Council, Green Belt Review: Strategic Analysis (2017)
- 7.9 Stage 2 Green Belt Assessment for Three Rivers District and Watford Borough (2019)
- 7.10 Stage 4 Green Belt Review (February 2026)
- 7.11 Pages from TRDC Annual Monitoring Report 2023-24
- 7.12 TRDC Annual Monitoring Report 2023-24 (December 2024)
- 7.13 Three Rivers District Council Brownfield Land Register

CD8 National Policy and Guidance

- 8.1 National Planning Policy Framework (NPPF, December 2024)
- 8.2 National Planning Policy Framework (NPPF, August 2026)
- 8.3 "Building the Homes We Need" Written Ministerial Statement (30 July 2024)
- 8.4 "Building the Homes We Need" Written Ministerial Statement (12 December 2024)
- 8.5 "Further Support for Social and Affordable Housebuilding and Next Steps on Supported Housing" Written Ministerial Statement (12 February 2025)
- 8.6 "Social and Affordable Housing Renewal" Written Ministerial Statement (2 July 2025)
- 8.7 Ancient woodland, ancient trees and veteran trees: advice for making planning decisions
- 8.8 Policy statement: a roadmap for Section 106 delivery in England (24 March 2026)

CD9 Appeal Documents

- 9.1 Appellant Statement of Case (11.02.2026)
- 9.2 Three Rivers District Council Statement of Case (05.05.2026)
- 9.3 Croxley Green Parish Council Statement of Case (29.05.2026)
- 9.4 Statement of Common Ground (8th May 2026)
- 9.5 Statement of Common Ground (7th July 2026)
- 9.6 S106 Statement of Common Ground (07.07.2026)
- 9.7 INSPECTOR'S NOTE OF CASE MANAGEMENT CONFERENCE (CMC) HELD AT 2PM ON MONDAY 1 JUNE 2026

- 9.8 Croxley Green Parish Council Rule 6 Party Withdrawal (24.06.2026)
- 9.9 LPA Reason for Refusal 2 Withdrawal Letter (24.04.2026)
- 9.10 LPA Reason for Refusal 1 Withdrawal Letter (24.06.2026)
- 9.11 Draft Conditions (14.08.2026)
- 9.12 Draft Conditions Reasons (14.08.2026)
- 9.13 Draft Conditions – Inspectors Comments (20.08.26)
- 9.14 Joint Notice on 5YHLS
- 9.15 LPA Note on Withdrawal of Reason(s) for Refusal 1 & 2
- 9.16 CIL Compliance Statement
- 9.17 Thames Water Requested Planning Conditions – August 2026
- 9.18 Joint Topic Policy SoCG (Implications of NPPF 2026)
- 9.19 Statement on approach to weighting scale (Tetra Tech, XX August 2026)
- 9.20 Appeal Timetable
- 9.21 Note on LPA weighting afforded to the benefits
- 9.22 Letter from TfL 'Croxley Station Step-Free Access Section 106 Contribution (£1,065,000)'
- 9.23 TfL Step Free Access Croxley Station Estimate Report (Dated 27.05.2026)
- 9.24 Croxley Station – Step Free Access Project Single Preferred Option Report (Ref. UIP3744-TWBN-ZZZ-M043-RPT-ZZ-00002 P02 – Dated 11.09.2025).
- 9.25 Draft Planning Obligations Agreement under Section 106 of the Town and Country Planning Act 1990 (dated 26.08.2026)

CD10 Relevant Appeal Decisions

- 10.1 APP/C3620/W/23/3324631 Land at Sondes Place Farm, Westcott Road, Dorking (28 November 2023)
- 10.2 APP/M2270/W/21/3282908 Land to the East of Highgate Hill and South of Copthall Avenue, Hawkhurst, Kent (22 March 2022)
- 10.3 APP/P1940/W/22/3311477 Land rear of 17-49 Church Lane, Sarratt & APP/P1940/W/22/3311479 Land adjacent to 97 Church Lane Sarratt. Dated: 10 June 2026
- 10.4 SoS APP/P1940/W/24/3346061 – Bedmond Road. Dated 12 May 2025.
- 10.5 APP/P1940/W/25/3370028 - Little Green Street Farm, Chorleywood. Dated 2 December 2025.
- 10.6 APP/W3520/W/18/3194926. Land on East Side of Green Road, Woolpit, Suffolk. Dated 28 September 2018
- 10.7 APP/Y0435/W/17/3169314. LAND TO THE EAST OF NEWPORT ROAD AND TO THE EAST AND WEST OF CRANFIELD ROAD, WOBURN SANDS, BUCKINGHAMSHIRE. Dated 25 June 2020
- 10.8 APP/C3105/W/24/3355576 Land west of Fringford Road, Caversfield. Dated: 16 December 2025.
- 10.9 APP/A0665/W/14/2212671. LAND OFF DARNHALL SCHOOL LANE, WINSFORD, CHESHIRE. Dated 4 November 2019.
- 10.10 APP/V4630/W/25/3369937 Land West of Longwood Lane, Walsall. Dated 11 February 2026

- 10.11 APP/P0119/W/24/3357956 Land south of Hencliffe Way and west of Castle Farm Road, Hanham. Dated 4 July 2025.
- 10.12 APP/M1710/W/23/3329928 Mount Royal, 46 Lymington Bottom, Four Marks, Alton, Hampshire. Dated 10 April 2024.
- 10.13 APP/P1940/Q/17/3181213. Leavesden Aerodrome, Aerodrome Way, Leavesden, Hertfordshire WD25 7NL. Dated 22 March 2018.
- 10.14 APP/A1910/W/25/3373146. Land at Shafford Knoll Farm, Lower Road, Nash Mills, Hemel Hempstead. Dated 06 March 2026.
- 10.15 APP/J1915/W/24/3340497. Land east of A10, Buntingford, Hertfordshire

CD11 Relevant Court Judgements

- 11.1 City of Edinburgh Council v Secretary of State for Scotland [1997] 1 WLR 1447
- 11.2 R v Rochdale MBC ex parte Milne [2000] EWHC 650
- 11.3 Lindblom LJ in Hallam Land vs SSCLG
- 11.4 Suffolk Coastal District Council v Hopkins Homes Ltd [2017] UKSC 37)

CD12 Local Planning Authority and Other Authority Proofs of Evidence & Rebuttals

- 12.1 Planning Proof of Evidence (Liz Fitzgerald – Barker Parry)
- 12.2 S106/MiP Rebuttal (Liz Fitzgerald)
- 12.3 MIP Proof of Evidence (Adam Ralton – Three Rivers District Council)
- 12.4 S106/MIP Proof of Evidence (Roy Pinnock – Dentons UK and Middle East LLP)
- 12.5 MiP Rebuttal (Roy Pinnock)
- 12.6 HCC Appeal Statement – CIL Compliance Statement
- 12.7 Appendix 1 – Guide to Developer Infrastructure Contributions
- 12.8 Appendix 2 - Guide to Developer Infrastructure Contributions Legal Pack
- 12.9 Appendix 3 - Guide to Non-Education Model and Indicative Section 106 Contributions Calculator
- 12.10 Appendix 4 - Department for Education School Scorecards
- 12.11 Appendix 5 - Securing Developer Contributions for Education
- 12.12 Appendix 6 - Estimating Pupil Yield from Housing Development
- 12.13 Appendix 7 - Guide to the Hertfordshire Demographic Model
- 12.14 Appendix 8 - Pupil Yield Survey Methodology
- 12.15 Appendix 9 - Appeal Decision: Land east of A10, Buntingford, Hertfordshire
- 12.16 Appendix 10 - Response to Planning Application 24/2073/OUT dated 11 November 2025
- 12.17 Appendix 11 - Officer's Report for Planning Application 24/2073/OUT dated 22 January 2026
- 12.18 Appendix 12 - Technical Appendix 11 – Land Matters
- 12.19 Appendix 13 - Technical Appendix 3 – Education (Mainstream Schools)
- 12.20 Appendix 14 - SEND Special School Place Planning Strategy
- 12.21 Appendix 15 - Technical Appendix 4 – Education (Special Schools and Specialist Provision)
- 12.22 Appendix 16 - Technical Appendix 2 – Education (Early Years)
- 12.23 Appendix 17 - Collected Waste Spatial Strategy

- 12.24 Appendix 18 - Technical Appendix 7 – Waste Management
- 12.25 Appendix 19 - Technical Appendix 8 – Fire and Rescue Service
- 12.26 Appendix 20 - South West Herts Local Housing Needs Assessment
- 12.27 Appendix 21 - Technical Appendix 10 – Children’s Homes
- 12.28 Rebuttal to Appellant S106 Evidence (Christopher Martin)
- 12.6 Appendix A HCC Appeal Statement
- 12.29 Appendix B HCC Email Exchange
- 12.30 Appendix C DfE Guidance
- 12.31 Appendix D Watford Borough Council Authority Monitoring Report 2024-2025
- 12.32 Appendix E Three Rivers District Council Infrastructure Delivery Plan

CD13 Appellant Proofs of Evidence & Rebuttals

- 13.1 Planning Proof of Evidence (Cameron Austin-Fell – Tetra Tech)
- 13.2 Planning Rebuttal (Cameron Austin Fell – Tetra Tech)
- 13.3 Landscape Proof of Evidence (Silke Gruner – Icení)
- 13.4 5YHLS Proof of Evidence (Stephen Harris – Emery Planning)
- 13.5 Appellant’s Self-Build and Custom Housebuilding Statement (Andy Moger – Tetlow King Planning) (to be read with CD13.1)
- 13.6 Affordable Housing Proof of Evidence (Delivery) (James Stacey – Tetlow King Planning)
- 13.7 Affordable Housing Rebuttal (James Stacey – Tetlow King Planning)
- 13.8 Arboriculture Proof of Evidence (Julian Forbes-Laird – FLAC)
- 13.9 Appendices to Arboriculture Proof of Evidence (Julian Forbes-Laird – FLAC)
- 13.10 Transport Proof of Evidence (James Parker – Ridge)
- 13.11 Mortgagee in Possession Proof of Evidence (moratorium period) (John Gordon Baird – Osborne Clarke)
- 13.12 MiP Rebuttal (John Gordon Baird – Osborne Clarke)
- 13.13 Appellant’s Mortgagee in Possession Statement (valuation) (Giles Sutcliffe – Savills)
- 13.14 Valuation Rebuttal (Giles Sutcliffe - Savills)
- 13.15 Mortgagee in Possession (affordable housing) Proof of Evidence (James Bullivent – Pioneer) (3 parts, a, b, c)
- 13.16 Mortgagee in Possession Proof of Evidence (regulatory framework) (Richard St John Williams – Addleshaw Goddard LLP)
- 13.17 Appendices to the Appellant’s Mortgagee in Possession Proof of Evidence (regulatory framework) (Richard St John Williams – Addleshaw Goddard LLP)
- 13.18 Applicant Mortgagee in Possession Rebuttal (Richard St John Williams – Addleshaw Goddard LLP)
- 13.19 Appendices to the Rebuttal of the Richard St John Williams
- 13.20 Education Proof of Evidence (Matthew Kingham – Icení)
- 13.21 Appendix A2 to Matthew Kingham Rebuttal
- 13.22 Appendix A3 to Matthew Kingham Rebuttal

CD14 Other Documents

- 14.1 House of Commons Debate (24 October 2013)

- 14.2 Bleak Houses: Tackling the Crisis of Family Homelessness in England (August 2019)
- 14.3 Denied the Right to a Safe Home – Exposing the Housing Emergency (May 2021)
- 14.4 Unlocking Social Housing: How to fix the rules that are holding back building (April 2022)
- 14.5 Draft Section 106 Planning Obligation (26.06.2026) – Osborne Clarke first draft
- 14.6 Draft Section 106 Planning Obligation (07.08.2026) – Osborne Clarke markup
- 14.7 Interested Party – Appeal - IP1
- 14.8 Interested Party – Appeal - IP2
- 14.9 Interested Party – Appeal - Allum (IP3)
- 14.10 Interested Party – Appeal - IP4
- 14.11 Interested Party – Appeal - IP5
- 14.12 Interested Party – Appeal - Thames Water (IP6)
- 14.13 Interested Party – Appeal - IP7
- 14.14 Interested Party – Appeal - Allum (IP8)
- 14.15 Interested Party – Appeal - IP9
- 14.16 Interested Party – Appeal - IP10
- 14.17 Interested Party – Appeal - Tett (IP11)
- 14.18 Interested Party – Appeal - IP12
- 14.19 Interested Party – Appeal - IP13
- 14.20 Interested Party – Appeal - Hertfordshire County Council (IP14)
- 14.21 Interested Party – Appeal - Berry
- 14.22 Interested Party – Appeal - Brew
- 14.23 Interested Party – Appeal - Finnegan
- 14.24 Interested Party – Appeal - Goode
- 14.25 Interested Party – Appeal - Transport for London

CD15 Documents submitted during the Inquiry

- 15.1 Save Our Green Belt Petition. Available at: <https://c.org/c2MCJwHjGj>
- 15.2 Draft Conditions with Markup – Appellant and LPA responses to Inspector’s Comments (CD9.13)
- 15.3 Draft Reasons for Draft Conditions (aligned to CD15.2 but no text changes from CD9.12)
- 15.4 LPA Opening
- 15.5 Appellant Opening