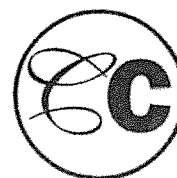


Land to rear of Burston Garden Centre, North Orbital  
Road, Chiswell Green, St Albans, Hertfordshire

LPA ref: 5/18/1324  
Appeal ref: 19/3235642





## Statement of Common Ground

### Local Need issues

Upon review of the Proof of Evidence of Shaun Greaves on behalf of St. Albans City and District Council, we consider the following items to be of common ground:

Item of Common Ground	Shaun Greaves Proof of Evidence reference	CC Proof reference	CC appended Report reference
<b>A local need for high quality care accommodation</b>			
The proposed assisted living apartments would complement the care home in providing self-contained accommodation that would encourage future residents to maintain independence whilst benefiting from a range of care and support facilities that would be provided on site.	5.4.3	7.1	8.13 & 8.14
Flexicare is akin to Extra Care	5.4.4		3.16 to 3.22
There is a need for additional care home beds and additional Flexicare/Extra Care units	5.4.4	11.1 & 11.2	Section 7 Summary
The Appellant asserts the need for care home beds and Flexicare/Extra Care units is greater than that set out in the Herts CC Market Position Statement of 2016	5.4.4	10.5 & 10.11	8.7 & 8.8 with Tables 16 & 17
<b>Release of family housing</b>			
The provision of specialist homes for older people has the potential to assist in the release of family housing earlier than would otherwise be the case. ..... This scheme may encourage older people to downsize or to downsize earlier within their life cycle would make a contribution to overall housing needs and it is appropriate to weigh this in the balance.	5.4.16	11.4	

## Signatories

	
Nigel J.W Appleton	Shaun Greaves
Contact Consulting (Oxford) Ltd	Director -G C Planning Partnership Ltd
On Behalf of the Appellant	On Behalf of the LPA
Date: 18th November 2019	Date: 19th November 2019