

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

PRP

LPA ref: 5/18/1324

Appeal ref: 19/3235642

Statement of Common Ground

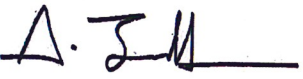


Design and LVIA issues

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	PRP Written Statement LVIA reference	PRP Written Statement Design reference
LVIA methodology and extent of study area			
The methodology for the LVIA is acceptable and the extent of the study area is acceptable			
Landscape Character Baseline Assessment			
The landscape character baseline assessment is acceptable.		3.3	
Within the application site there is a perception of openness in those parts of the site not currently occupied by glass houses and polytunnels.	5.1.8	2.1	
The appeal site is relatively well contained within the landscape and would not be prominent from wider views.	5.1.8		2.3.1
There are some agricultural buildings on the site that diminish openness.	5.1.8		
Visual Baseline Assessment			
The baseline assessment is acceptable	5.2.6		
The appeal site is relatively well contained within the landscape	5.2.6	4.2	
The existing close boarded fence along the boundary with the bridleway has a visual impact on users.	5.2.5	2.1, 4.6.2	
Landscape Character Assessment			
It is common ground that the operational development will result in a degree of loss of openness caused by the development.	5.1.9	3.6	
Visual Impact			
The landscape and visual impact of the Application site is localised	5.1.8, 5.2.6	4.4.1, 4.6.1, 6.1, 6.2	

Mitigation Measures			
Agreement as to the mitigation measures suggested within the LVIA	5.2.9	3.4, 4.3	
Sustainable Location			
There is good access to the local and strategic road network in this part of the Green Belt, and the site is close to railway stations and services and facilities.	5.1.17		
Site Access			
The proposed development would deliver improvements to the site access, that would benefit the existing garden centre.	5.4.19		

Signatories

Adam Judd, Director 	Shaun Greaves 
Jenny Buterchi, Partner 	
PRP	Director -G C Planning Partnership Ltd
On Behalf of the Appellant	On Behalf of the LPA
Date: 19/11/19	Date: 19/11/19.