

**Statement of Common Ground 5  
LANDSCAPE**

**Land south of Chiswell Green Lane,  
Chiswell Green, St Albans**

Planning Application Reference:

**5/2022/0927**

Planning Appeal Reference:

**APP/B1930/W/22/3313110 & 3312277**

**CONTENTS**

1.0	INTRODUCTION.....	1
2.0	MATTERS ADREED BETWEEN THE PARTIES .....	2

**On behalf of St Albans City and District Council**

Signed  \_\_\_\_\_  
Stephen Connell (Apr 11, 2023 04:07 PDT)

Name Stephen Connell

Dated 11/04/2023

**On behalf of Alban Development & Alban Pearson, Cala Homes (Chiltern)  
and Redington Capital Ltd**

Signed 

Name **Lisa Toyne**

Dated **11<sup>th</sup> April 2023**

## **1.0 INTRODUCTION**

- 1.1 This Statement of Common Ground ("SoCG") has been prepared jointly by St Albans City and District Council ("SACDC"), and Barton Willmore now Stantec ("BWnS") on behalf of Alban Development & Alban Pearson, CALA Homes (Chiltern) and Redington Capital Ltd ("the Appellants"). This statement concerns an appeal in relation to a site known as Land South of Chiswell Green Lane, Chiswell Green, St Albans, Hertfordshire ("the Site").
- 1.2 This SoCG relates to the planning application (5/2022/0927) submitted by the Appellants on 6th April 2022 and refused by SACDC on 6th December 2022. References to "the Parties" in this SoCG shall mean the Appellant and SACDC.
- 1.3 "The Application" in this SoCG shall mean "Outline application (access sought) - Demolition of existing structures and construction of up to 391 dwellings (Use Class C3), provision of land for a new school, open space provision and associated landscaping.
- 1.4 This SoCG supplements the wider SoCG agreed between the Appellants and SACDC. The purpose of this SoCG is to identify for the Inspector of the Planning Appeal the areas where SACDC and the Appellants are in agreement in relation to landscape and visual matters.

## **2.0 MATTERS ADREED BETWEEN THE PARTIES**

- 2.1 SACDC and the Appellant agree that the relevant published landscape character context for the Site is NCA 111: Northern Thames Basin (CD7.5), and LCA 10: St Stephen's Plateau (CD8.13).
- 2.2 The descriptions, the relative value, susceptibility and sensitivity of these areas, and the judgement of landscape effects on these areas, as set out in the BWnS LVIA (CD2.5) (Paragraphs 5.2 to 5.4 and Paragraphs 8.2 to 8.3, with regard to NCA 111: Northern Thames Basin; and Paragraphs 5.5 to 5.10 and Paragraphs 8.4 to 8.5, with regard to LCA 10: St Stephen's Plateau) and as set out in the Proof of Evidence of Mr Friend (CD5.33) at Paragraphs 4.1.2 to 4.1.5 (Published Landscape Character Sensitivity) and at 4.1.8 to 4.1.12 (Landscape Assessment - Effects on Landscape Character) are also agreed.
- 2.3 The methodology adopted for the preparation of the BWnS LVIA, as set out in full in Appendix 1 of the BWnS LVIA (CD2.5), and as summarised within the BWnS LVIA in Section 2.0, Paragraphs 2.1 to 2.16, is also agreed.