

Appendix 3:

Email to the LPA 27.01.22

Paul Gray BA(Hons), BLA, CMLI

Of

UBU Landscape Architects

**Site: Land to North of Chiswell Green Lane,
Chiswell Green, St Albans**

On behalf of Appellant:

Mr S Collins, Headlands Way Limited

Appeal Reference Numbers:

APP/B1930/W/22/3312277

Planning Application Reference numbers:

5/2021/3194/LSM

March 2023

By Email - 27th January 2022

Ref: 5/2021/3194 Addison Park – up to 330 discounted affordable homes for Key Workers

FAO: Andrew Wright, SADC

Response to HCC's submission in respect of Landscaping

1. On 24th January 2022, HCC Landscaping made a submission which criticised the LVIA and bemoaned the lack of certain information such as:
 - strategic mitigation measures;
 - parameter plans;
 - landscape strategy;
 - hierarchy of open space;
 - hierarchy of movement routes; and
 - detail on the green buffer zones
2. With respect, this is an Outline Application. Landscaping and Layout, which will address all of the above, will be dealt with at the reserved Matters Stage.
3. In its response to HCC Landscaping's submission, our professional Landscaping Consultants have said the following:

"The application is in Outline and without a fully drafted masterplan or layout the content of the report is commensurate and proportionate with the available information at time of submission. This is in line with the advice provided within the Guidelines for Landscape and Visual Impact Assessments, Third Edition (GLVIA3).

The references to the methodology are unfounded as approach for the EIA is similar to a standalone LVIA, and is useful for establishing the baseline, and in keeping with the GLVIA3.

The findings of the LVIA are based on the principle of housing within the site with the assumption that appropriate and substantial mitigation can be introduced as part of the proposals. The level of requested information, analysis and assessment will be provided at the next stage when the development is either submitted as a Reserved Matters application or a Full Application."

UBU Design Ltd, 27th January 2022

Brian Parker
BA MSc MRTPI

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