

# Appeal APP/B1930/W/22/3312277

## Land North of Chiswell Green Lane

### Planning Statement of Common Ground 2

	Appellant's Opinion		Chief Planning Officer's Opinion		Council's Expert Witness Opinion	
<b>Harm</b>	Degree	Weight	Degree	Weight	Degree	Weight
Green Belt:						Substantial
- Definitional		Substantial		Substantial		
-Openness	Moderate	Moderate to substantial	Significant	Very substantial	Very Substantial	
-Urban Sprawl	None	No weight	None	None	Moderate	
-Merger of Towns	None	No weight	Limited	Substantial	Limited	
-Countryside	Limited	Moderate	Significant		Very substantial	
Local Landscape Character	Limited	No weight	Significant			Substantial
Agricultural Land	Very limited	No or very limited	Limited			Limited
<b>Benefits</b>						
Housing	Significant	Very Substantial				Substantial
Key Worker Housing	Significant	Very Substantial				
Affordable Housing	Significant	Very Substantial	Very significant	Very substantial		
Self and Custom Build Plots	Significant	Substantial				Limited
Economic benefits	Significant	Substantial				Moderate
Public access and recreation	Significant	Moderate	Significant	Limited		Limited
Pedestrian, cycle and bus accessibility	Significant	Moderate				(Counted as above public access)



Steven Fidgett

For the Appellant, Headlands Way Ltd



Steve Connell

For St Albans City and District Council