

CD11.4

Proof of Evidence Appendices

**Green Belt Purposes, the Green Belt
Reviews, Draft Local Plan and the
District and Neighbourhood Plans**

From

Greenbelt (Rule 6 Party)

**Presented by David Yates
(Chair of St Stephens Parish Council)**



In the appeal: APP/B1930/W/24/3343986

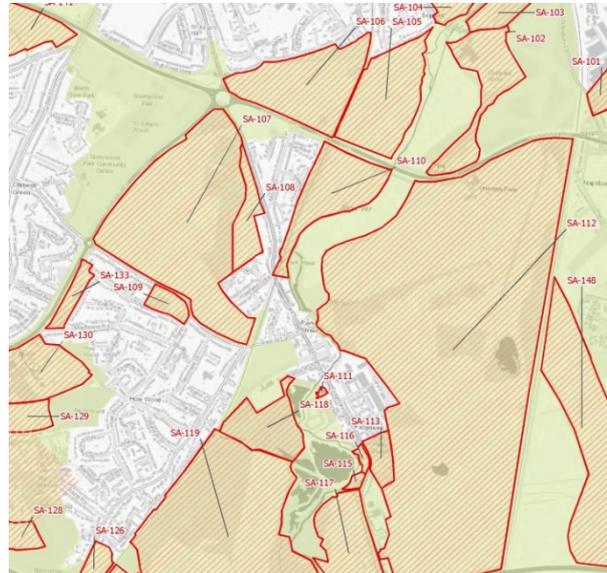
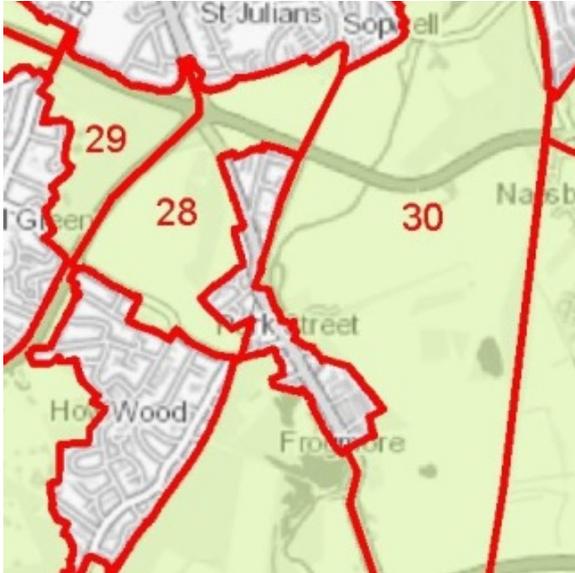
Planning Application Reference: 22/0267

**Land between caravan site and Watling Street,
Park Street, St Albans, AL2 2PZ**

Appendix A - The land displays outstanding visual aspect of openness



Appendix B – Strategic Land Parcel 28 comprises a large triangle of land, bounded by long standing and very clear defensible boundaries



Appendix C – The six sections that could have been analysed separately



<u>Section</u>		
A	Arable land worked by the same farmer as C	18.4 ha
B	Woodland including travellers' site	9.6 ha
C	Arable land, including a wildlife reserve to the south	5.0 ha
D	Open land used for grazing	2.8 ha
E	Open land used for grazing	11.5 ha
F	Open land used for grazing	6.0 ha

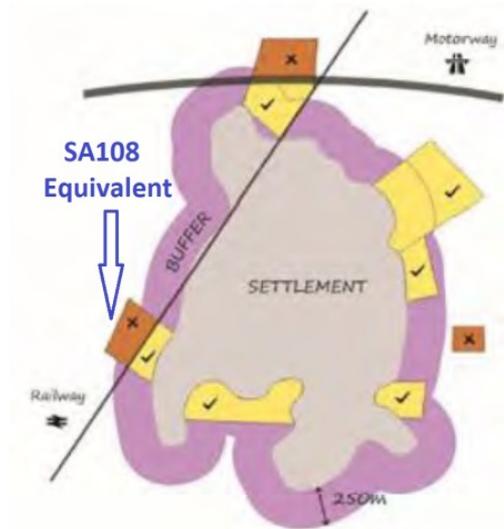
The appellant land is approximately 85% of area “C”, ie area “C” excluding the “wildlife reserve” to the south and a small 0.13 ha area on the eastern edge.

Appendix D – The thin treeline suggested would be a strong defensible boundary



Appendix E – Arup’s buffer methodology, which they breached

Figure 4.3 Application of a Settlement Buffer



The area marked on ARUPs example, is equivalent to the position of SA108 within the buffer around Park Street. Based on their own example and methodology, they should not have assessed it for release from the Green Belt buffer.



If ARUPs diagram is "flipped", and the railway line replaced with Watling Street, the plan replicates the precise positioning of SA108. This illustrates very clearly, the misapplication of their own methodology.

Appendix F – If this scheme proceeded, this 165m would be the only remaining buffer

