

Land to the north of Bradmore Way, Brookmans Park (BrP12a)

Landscape Statement of Common Ground

Matters of Agreement

1 *Baseline*

- 1.1 It is agreed that the Appeal Site is approximately 8ha in size.
- 1.2 It is agreed that the Appeal Site adjoins the northern edge of the existing settlement of Brookmans Park.
- 1.3 It is agreed that the Appeal Site lies within the LCA54 Potters Bar Parklands Landscape Character Area (LCA). LCA54 is split into two distinct parcels, with the Appeal Site located in the northern parcel.
- 1.4 It is agreed that the Appeal Site is contained by woodland to the north and west and that the landform slopes down from north-east to south-west (c.105m AOD to c.90m AOD).
- 1.5 It is agreed that the Appeal Site contains no trees.
- 1.6 It is agreed that the Appeal Site is not publicly accessible and there are no public rights of way/recreation routes that pass through it.
- 1.7 It is agreed that in relation to the Appeal Site there is no intervisibility to or from other character areas.
- 1.8 As set out in the LCA, it is agreed that the Appeal Site sits within a character area that is in poor condition and of moderate robustness (strength of character). Furthermore, the parties agree the LCA's stated aims are for a strategy to improve and restore.

2 *LVIA*

- 2.1 It is agreed that the LVIA and methodology is broadly in accordance with GLVIA3 (Guidelines for Landscape and Visual Impact Assessment, 3rd Edition).
- 2.2 It is agreed that the Appeal Site is not a Valued Landscape for the purposes of the Framework (para 170a).

3 *Landscape Officer Consultation Response*

- 3.1 It is agreed that the WHBC Landscape and Ecology Manager provided a consultation response on 1st July 2022, his comments were as follows:
- 3.2 *“Further to our discussion I have taken a look at the above application with regard its impact on the landscape. There will be obvious impacts on the character of the land within the Green Belt due to the change of use of the site. A decision as to whether the development meets the criteria for development within the Green Belt will need to be made. However, my comments related to the impact of the existing vegetation and landscape opportunities.*

The applicant has supplied a Tree Survey and Arboricultural Impact Assessment by Underhill Tree Consultancy. Within the report the trees have assessed the trees in and around the site in accordance with BS:5837:2012. The assessment and categorisation of the trees is considered a fair appraisal.

The trees and vegetation are located around the boundary of the site should remain relatively unaffected by the proposal. The arboricultural report states that no trees need to be removed to facilitate the development. To the north and west of the site is Peplins wood which is classified as Ancient Semi-natural Woodland . The proposed layout provides a landscape buffer between the housing and woodland (this is set out in the Design Proposals within the Design and Access Statement) which should minimise the impact on the woodland

The proposal has no significant impact on the existing vegetation. If the proposal meets the criteria for development within the Green Belt there is no objection, in principle, on landscape grounds.

If approved a detailed Tree Protection Plan and Arboricultural Method Statement in accordance with BS:5837:2012 should be requested. In addition a robust landscape scheme will be require. The landscape scheme should adhere to the principles set out within the Design and Access Statement.”

4 *Landscape Effects*

- 4.1 It is agreed that there will be a loss of open agricultural land.
- 4.2 It is agreed that there will be landscape effects on the northern parcel of LCA54: Potters Bar Parklands (located north of the Brookmans Estate).
- 4.3 It is agreed that there would be no effect on,
 - LCA29: Mimmshall Valley
 - LCA46: Hatfield Park
 - LCA51: North Mymms Common and Newgate Street Farmed Plate
 - The southern parcel of LCA54: Potters Bar Parklands (located south of the Brookmans Estate)
- 4.4 It is agreed between the parties that the proposed landscape scheme (as shown on the landscape masterplan) contains a number of beneficial features.
- 4.5 It is agreed between the parties (and as agreed in the main SoCG) that the proposed scheme will not cause coalescence between Brookmans Park and Welham Green.

5 *Visual Effects*

- 5.1 The viewpoints included in the appellant’s LVIA with the 4 additional viewpoints from Mr Browne are sufficient to assess the visual effects of the appeal scheme.
- 5.2 Following receipt of Mr Browne’s 4 additional views (by email 6th December 2022), it is agreed that the visual impact of the proposed scheme is localised.
- 5.3 It is agreed there are no visual effects arising from the west of the Appeal Site.

- 5.4 It is agreed that there are no visual effects arising from the north of the Appeal Site.
- 5.5 It is agreed that there are visual effects to properties along Bradmore Way and Peplins Way.
- 5.6 It is agreed that there are visual effects to pedestrians using the public footway along Bradmore Way and Peplins Way.
- 5.7 It is agreed that there are visual effects to users of the golf course east of the Appeal Site.

6 *Effects on Openness in the Green Belt*

- 6.1 It is agreed that the concept of openness has a visual as well as a spatial dimension, as set out in PPG paragraph 001,
“openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume”.
- 6.2 It is agreed that there are no long distance views from where the Appeal Site/ development would be seen.
- 6.3 It is agreed (as in the main SoCG) that the appeal scheme will lead to a loss of openness on the Appeal Site. This loss will be both visual and spatial.

7 Matters of Disagreement

- 7.1 The parties disagree as to the extent that the Appeal Site is contained by a combination of woodland, housing and landform.
- 7.2 The parties disagree on the landscape value of the Appeal Site and surroundings. The appellant considers the landscape of the Appeal Site is of moderate value and, taking into account various landscape and visual factors, it is of moderate sensitivity overall, as set out in the LVIA, the Council disagrees..
- 7.3 The parties disagree on the sensitivity of visual receptors.
a) The appellant considers, as set out in GLVIA3 (6.34), that the golf course is a visual receptor of low sensitivity, the Council disagrees.
- 7.4 The parties disagree on the extent and level of visual effects.
- 7.5 The parties disagree on the extent and level of landscape effects.
- 7.6 The appellant considers that the effect on character will be limited and localised to the Appeal Site itself and furthermore that the effects would be a slight adverse effect on LCA54: Potters Bar Parklands (parcel located north of the Brookmans Estate), the Council disagrees.
- 7.7 The appellant considers that the landscape scheme provides the opportunities to deliver the LCA Strategy and Guidelines for Managing Change: Improve and Restore, as set out in the LCA. The Council disagrees.
- 7.8 The parties disagree on the extent and impact of loss of Green Belt openness.
- 7.9 The Appellant considers that the perceived change in openness will be largely restricted to within the Appeal Site itself. The Council disagrees.

- 7.10 The appellant considers that the integrity of the wider Green Belt would remain intact and unaffected by the development. The Council disagrees.
- 7.11 The appellant considers that the scheme includes a number of landscape and ecological measures set out in section 3 above, which contribute to paragraph 145 of the NPPF and the overarching aims of the PPG paragraph 001, including,

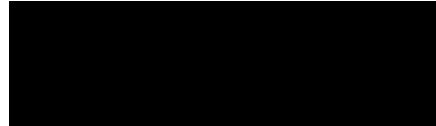
“new or enhanced green infrastructure; woodland planting; improvements to biodiversity, habitat connectivity and natural capital; new or enhanced walking and cycle routes; and improved access to new, enhanced or existing recreational and playing field provision”.

The Council disagrees.

This Landscape Statement of Common Ground agreed today 6th January 2023, between the parties as follows,



Mark Flatman
Chartered Landscape Architect, Director
Liz Lake Associates
On behalf of the Appellant



Bobby Browne
Chartered Landscape Architect, Director
Wynne Williams Associates
On behalf of Welwyn Hatfield BC