
Land at Little Bushey Lane, Bushey: Landscape Statement of Common Ground

Between Redrow Homes Ltd;

and

Hertsmere Borough Council

Application Reference: 22/1071/OUT

Appeal Reference: APP/N1920/W/23/3314268

April 2023

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APPENDICES

Appendix 1: Extracts of Published Character Assessments

Appendix 2: Comparison of Parties' Assessment of Landscape and Visual Effects

1.0 INTRODUCTION

- 1.1 This Landscape Statement of Common Ground has been prepared by Patrick Clark of Barton Willmore now Stantec, on behalf of Redrow Homes Ltd ('the Appellant'); and Peter Radmall of Peter Radmall Associates, on behalf of Hertsmere Borough Council ('the Council'), in respect of an appeal made by the Appellant against the non-determination by the Council of outline planning permission for the proposed development predominantly comprising residential, school and green and blue infrastructure uses ('the Proposed Development') at land at Little Bushey Lane, Bushey ('the Appeal Site').
- 1.2 This Statement sets out Landscape and Visual matters that agreed between the parties and those matters that remain in dispute. The Statement covers the following matters:
- Published Landscape Character Assessments;
 - The matters on which the parties are agreed; and
 - The matters on which the parties are not agreed.
- 1.3 This Statement does not repeat matters set out in the general SoCG.
- 1.4 This Statement makes reference to the Landscape and Visual Impact Assessment (LVIA) prepared by Barton Willmore now Stantec to accompany the outline planning application, dated June 2022 (Core Document **A15**).

2.0 PUBLISHED LANDSCAPE CHARACTER ASSESSMENTS

- 2.1 LVIA Figure 3 illustrates the extents of landscape character areas from published assessments, in the vicinity of the Appeal Site.
- 2.2 It is agreed that the following published Landscape Character Assessments and associated documents are relevant to this Appeal:
- Natural England, National Character Area 111, Northern Thames Basin
 - Hertfordshire County Landscape Character Assessment, Landscape Character Areas 22: Borehamwood Plateau; and 23: Elstree Ridge and Slopes
- 2.3 **Appendix 1** of this Statement includes relevant extracts from the published assessments.

3.0 AREAS OF AGREEMENT BETWEEN THE PARTIES

- 3.1 It is agreed that the LVIA methodology in accordance with the principles of Guidelines for Landscape and Visual Impact Assessment 3rd Edition, 2013 (GLVIA3). Matters on which the Council disagrees on the application of the LVIA methodology and its terminology are included in the Council's evidence.
- 3.2 It is agreed that neither the Appeal Site nor its immediate surroundings are located within a landscape designated for landscape quality at a local, national or international level, in terms of the hierarchy set out in NPPF (2021) paragraph 175.
- 3.3 It is agreed that the Appeal Site and its vicinity do not constitute a valued landscape in the terms of NPPF (2021) Paragraph 174a. However, it is also agreed that this does not mean that the Appeal Site is devoid of landscape value.
- 3.4 It is agreed that the character areas to be used for consideration of landscape character effects are Hertfordshire County Landscape Character Assessment, LCA 22: Borehamwood Plateau and LCA 23: Elstree Ridge and Slope, in addition to the character of the Appeal Site Vicinity, albeit the parties define this vicinity differently.
- 3.5 As shown in the scheme parameters, it is agreed that the Proposed Development would locate built development within the existing vegetated framework, which would be almost entirely retained and also reinforced; and that an area of accessible open space and structural planting would be provided in the eastern area of the Appeal Site.
- 3.6 It is agreed that built form within the Proposed Development would be predominantly up to two storeys, but that up to 2.5 storeys is proposed at lower elevations to the north-east and east and around the Appeal Site entrance including the western extent of the main access road; and that up to three storeys is proposed at the mobility hub. It is agreed that built form in the vicinity is predominantly of 2 storeys but that 2.5 storeys are also present, notably on Wayside Avenue to the south of the Appeal Site; as are 3 storeys, notably at Rossway Drive, to the north of the Appeal Site; as well as some 1/1.5 storey dwellings.
- 3.7 It is agreed that the Proposed Development would result in localised effects on landscape character, contained within the area broadly to the south-west of the road corridors of the M1/A41, and that these effects would also have implications for the relevant Hertfordshire landscape character areas.
- 3.8 It is agreed that the viewpoints used in the LVIA for the assessment of visual effects that are relevant for consideration as part of this Appeal are 1-6, 14, 17, 18, 20 and 21. This reflects consideration of the visibility of the Appeal Site and the role of representative images, including

LVIA viewpoints 14 and 17 which have limited visibility but are considered at this Appeal as they are representative of the different types of landscape to the north-east of the M1-A41 corridor.

3.9 It is agreed that other views, where there is no view or no appreciable visual effect, can be excluded from consideration as part of this Appeal, based on the effects noted for these receptors in the LVIA.

3.10 As such, it is agreed that visual effects are localised to the Appeal Site and its vicinity, largely contained within the area broadly to the south-west of the road corridors of the M1/A41, and nearby parts of the settlement edge.

4.0 AREAS OF DISAGREEMENT BETWEEN THE PARTIES

- 4.1 The degree of impact of the Proposed Development on features and attributes of the Appeal Site, local character, views (discounting those excluded from further consideration as set out above), the Hertfordshire character areas and the Green Belt, is not agreed between the parties. As part of this, whilst both parties' evidence demonstrates that effects are reduced by the proposed green infrastructure mitigation, the degree of mitigation of such effects that is achieved is not agreed.
- 4.2 A comparison between the parties' conclusions on landscape and visual effects is provided in **Appendix 2**.

5.0 SIGNATURES

Signed by Patrick Clark of Barton Willmore now Stantec, for the Appellant:

PATRICK CLARK

Date: 19th April 2023

and by Peter Radmall of Peter Radmall Associates, for the Council:

PETER RADMALL

Date: 19th April 2023