

APPEAL REFs:

WHBC Appeal Ref: APP/B1930/W/20/3265925

SADC Appeal Ref: APP/C1950/W/20/3265926



Appeal by Canton Ltd

Land off Bullens Green Lane, Colney Heath

LPA Ref No: 5/2020/1992 (St Albans City and District Council)

LPA Ref No: 6/2020/2248/OUTLINE (Welwyn Hatfield Borough Council)

APPENDICES TO PROOF OF EVIDENCE

**Landscape and Visual matters and to the
openness of the Green Belt**

Gary Holliday, B.A (Hons).MPhil, CMLI

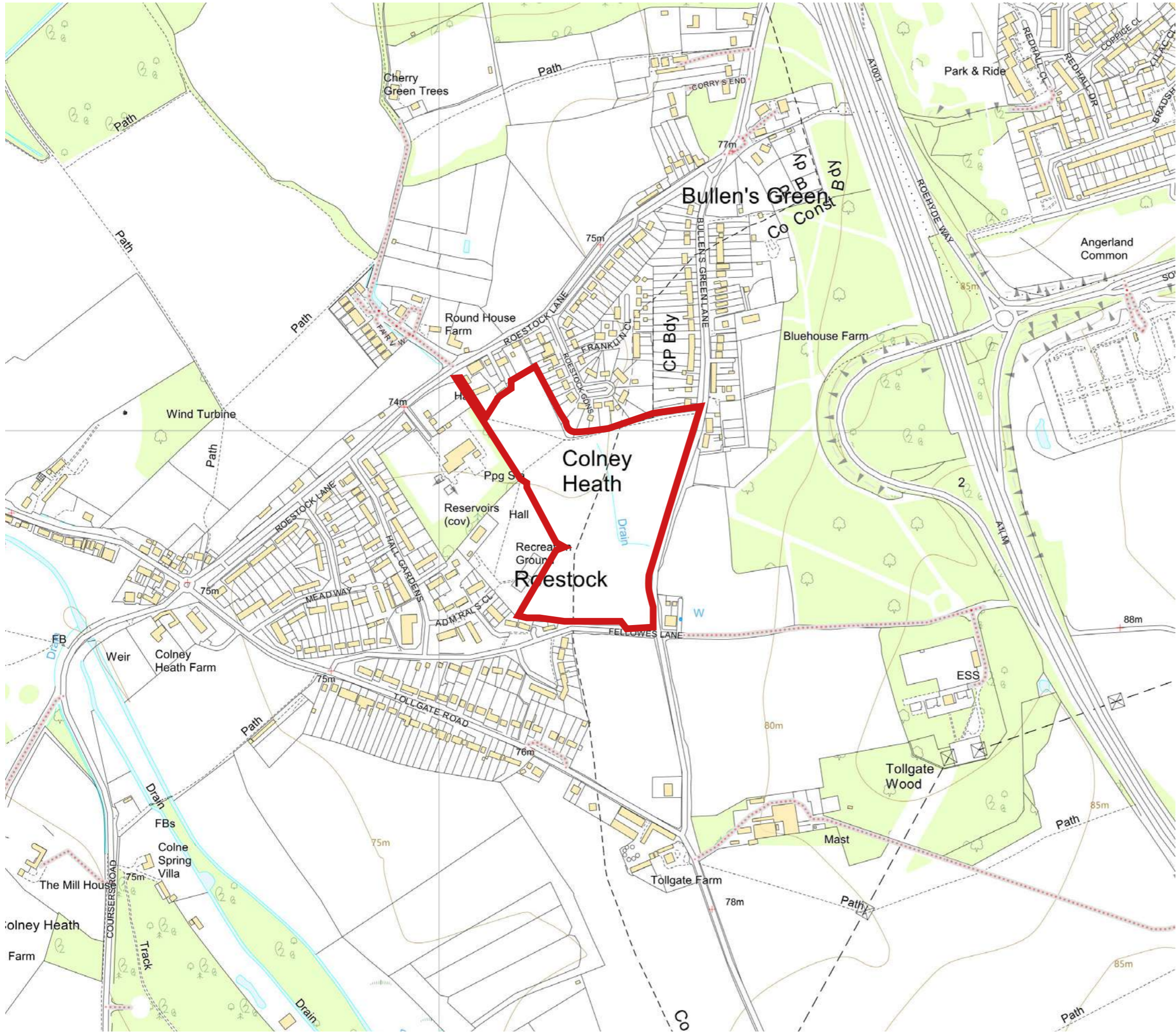
March 2021

Appendix 1: Gary Holliday Background and Experience

Appendix 1: Gary Holliday Background and Experience

- 1.1 My name is Michael Gary Holliday. I have a degree BA (Hons) and a Master of Philosophy degree (MPhil) in Landscape Design from Newcastle University. I am a Chartered Member of the Landscape Institute and a Director in FPCR Environment and Design Ltd, a multi-disciplinary design partnership with 60 years' experience of, landscape, ecology, urban design, masterplanning arboriculture and environmental assessment. The Practice is a member of the Landscape Institute, the Institute of Environmental Assessment and Management and The Urban Design Group. I have been a partner/director of the practice for over 21 years. I am a Professional Practice examiner on behalf of the Landscape Institute. I am also a registered assessor for Building with Nature.
- 1.2 I have over 33 years' experience of landscape and development projects from initial conceptual design through to final completion and long-term aftercare. I am involved in site selection, constraints analysis, environmental assessment, and detailed landscape design. I have advised on landscape and visual impact issues on a wide range of residential development schemes and have given evidence at over 50 public inquiries. I have completed landscape character assessment work, and landscape capacity studies for local authority and private sector clients.
- 1.3 FPCR has received numerous design awards over the years, including a Civic Trust Partnership Award for "Conkers", the National Forest Discovery Centre, in recognition of its contribution to the regeneration of the former Leicestershire Coalfield. I was the lead designer for the project. We have prepared numerous Design and Access Statements & Design Codes in support of masterplanning applications, together with the accompanying Environmental Statements where these have been required.
- 1.4 The practice acts as a consultant to government bodies such as, Natural England, English Heritage and the Environment Agency. FPCR also acts as consultant to many local authorities across the United Kingdom. I led the team which prepared the Charnwood Forest Landscape Character Assessment, which was a finalist in the Landscape Planning category at the Landscape Institute Awards in 2019.


Appendix 2: Figures and photographs from the LVA, including updated winter viewpoints



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 Site Boundary



client
Canton Ltd

project
Land off Bullens Green Lane,
Coney Heath

drawing title
SITE LOCATION

scale
1:25,000 @ A3
drawing / figure number

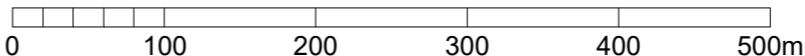
drawn
HGK

issue date
13 August 2020
rev

Figure 1

A

Scale: 1:5000 @ A3






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client
Canton Ltd

project
Land off Bullens Green Lane,
Coney Heath

drawing title
TOPOGRAPHY

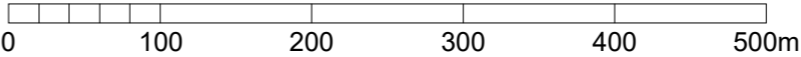
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drawing / figure number

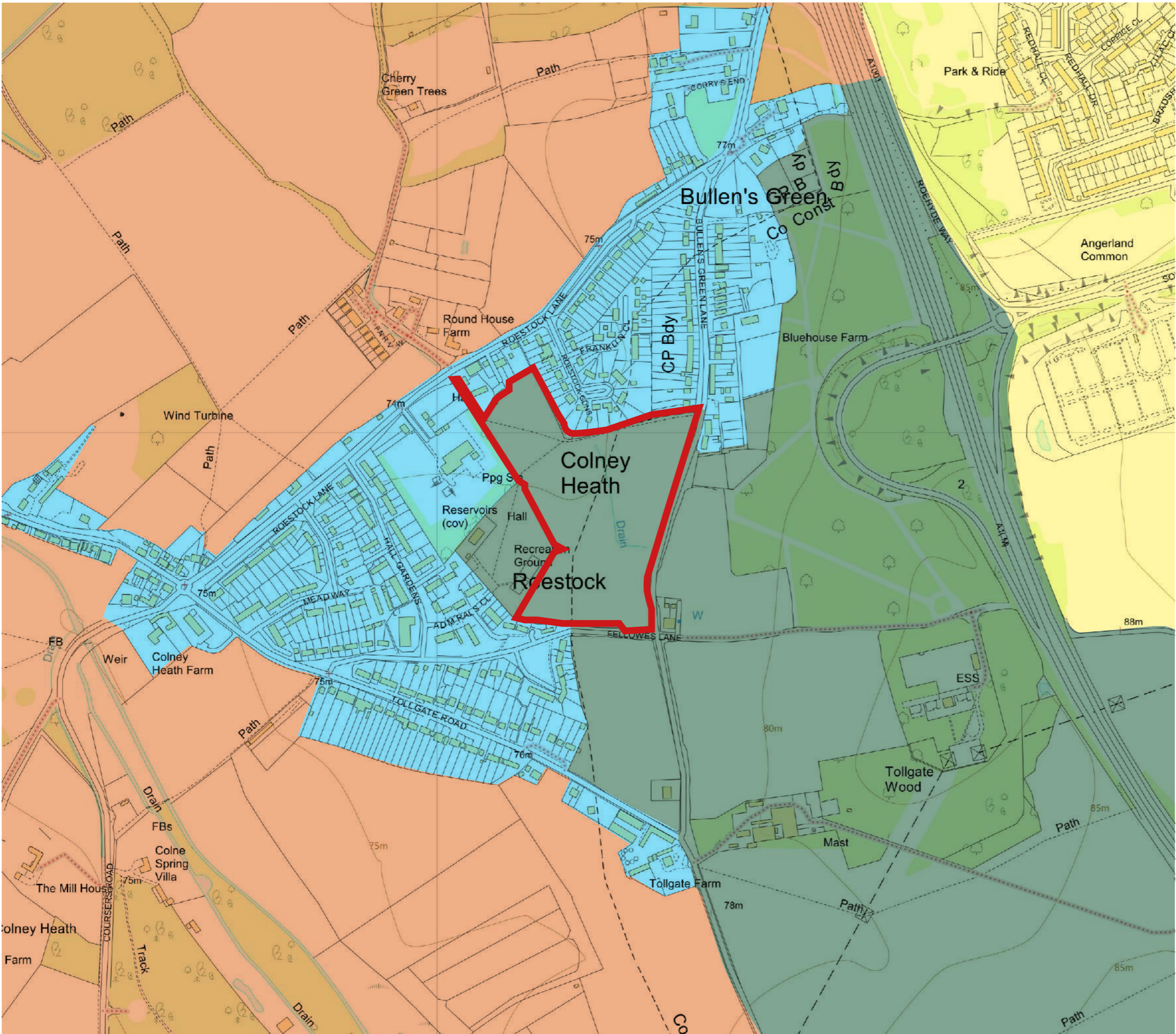
drawn
HGK

issue date
13 August 2020
rev

Figure 2

A





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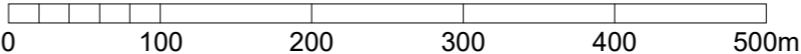


Hertfordshire Landscape Character Assessment

- 29 - Mimmshall Valley
- 30 - Colney Heath Farmland
- Colney Heath
- Hatfield

National Character Area (NCA) 111: Northern Thames Basin covers all extents of mapping shown.

Scale: 1:5000 @ A3



client
Canton Ltd
project
Land off Bullens Green Lane,
Coney Heath
drawing title
LANDSCAPE CHARACTER

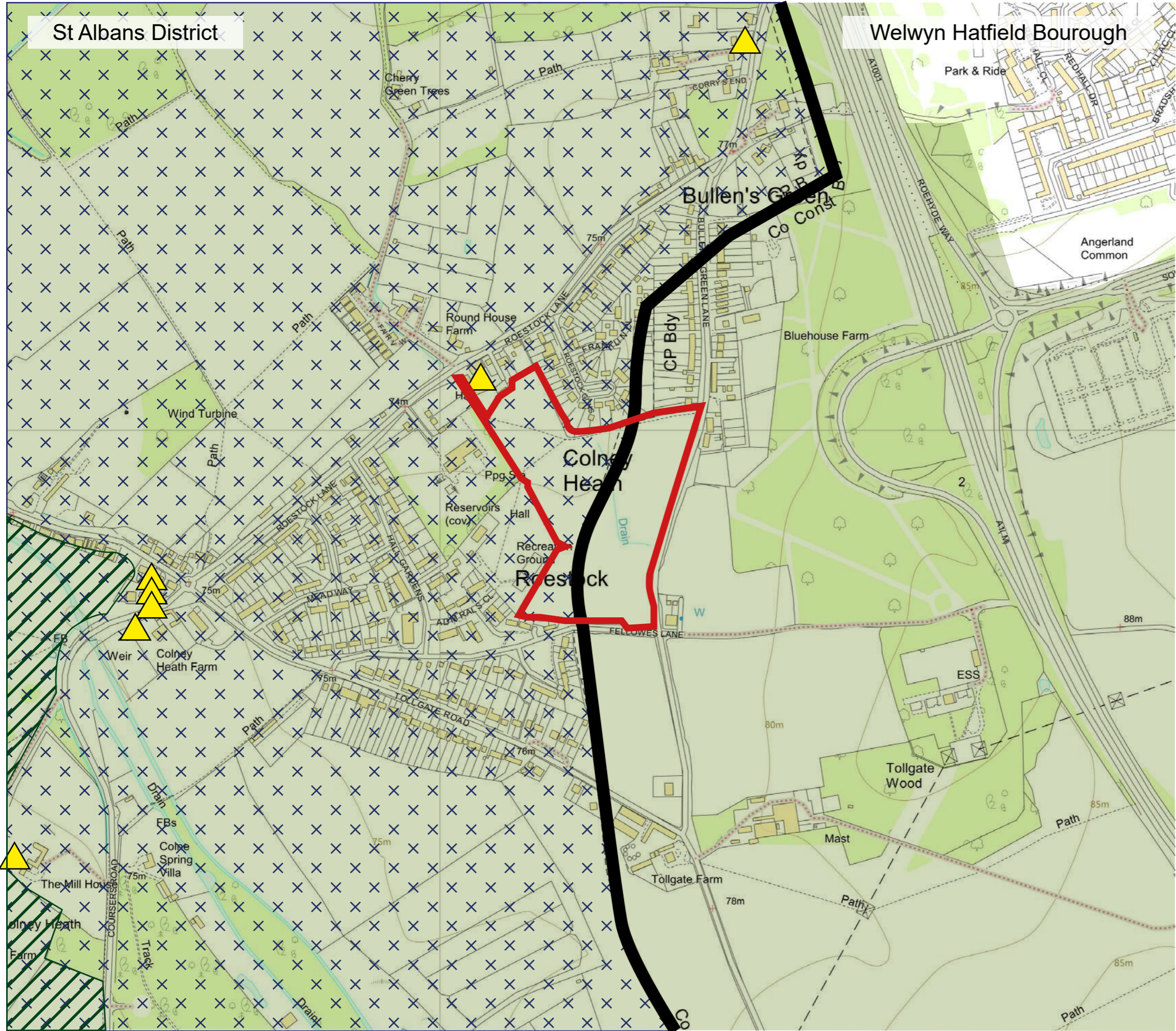
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drawing / figure number

drawn
HGK

issue date
13 August 2020
rev







Figure 3

A




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-  Site Boundary
-  Green Belt
-  District Boundary
-  Local Nature Reserve
-  Listed Building
-  Landscape Development Area

The City and District of St Albans
District Local Plan Review (Adopted November 1994)



client
Canton Ltd

project
**Land off Bullens Green Lane,
Coney Heath**

drawing title
DESIGNATIONS

scale
1:25,000 @ A3
drawing / figure number

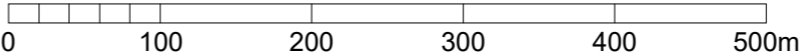
drawn
HGK

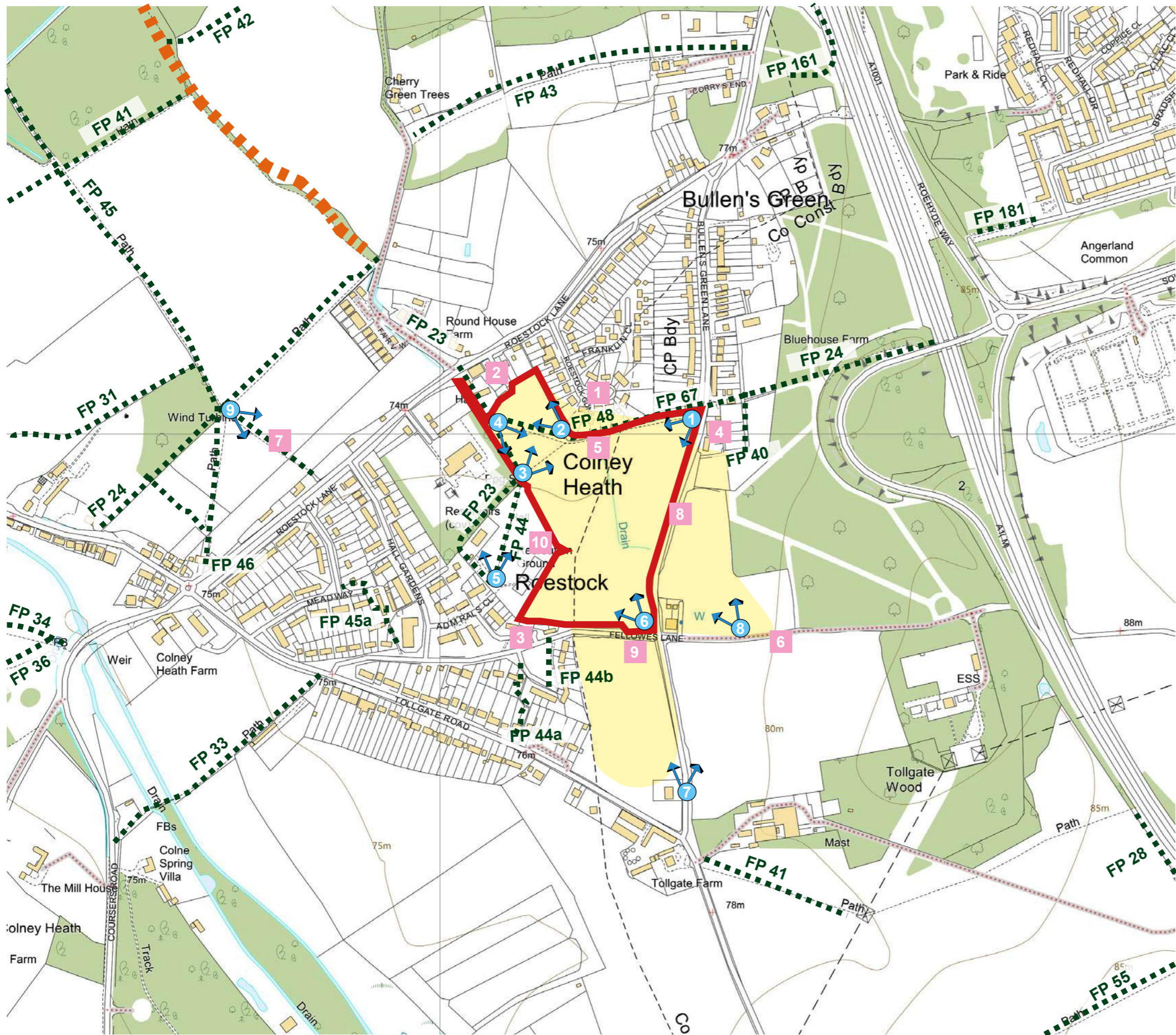
issue date
13 August 2020
rev

Figure 4

A

Scale: 1:5000 @ A3





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Site Boundary

Photo Viewpoint Locations

Public Footpath

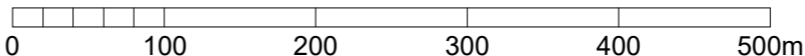
Bridleway

Visual Envelope

Receptors

- 1 - Residents of Roestock Gardens
- 2 - Residents of Roestock Lane
- 3 - Residents Fellows Lane
- 4 - Residents Bullens Green Lane
- 5 - Users of the footpaths across the site
- 6 - Users of Dellsome Lane
- 7 - Users of footpaths north of Roestock Lane
- 8 - Users of Bullens Green Lane
- 9 - Users of Fellows Lane
- 10 - Users of the Recreation Ground

Scale: 1:5000 @ A3



client
Canton Ltd

project
Land off Bullens Green Lane,
Coney Heath

drawing title
**VIEWPOINT LOCATION & VISUAL
RECEPTORS PLAN**

scale
1:25,000 @ A3
drawing / figure number

drawn
HGK

issue date
13 August 2020
rev

Figure 5

A



Photo Viewpoint 1: View south from Footpath 67



Photo Viewpoint 1 Continued: View south from Footpath 67

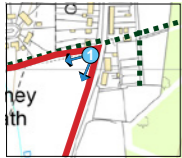


Photo Viewpoint 1
Date & time of photo: 17 June 2020, 11:08
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 75°

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Photo Viewpoint 2: View north from Footpath 67/48

K:\50025650\LANDSL\000001\Fig 13 - Photo Viewpoints - View 2.indd

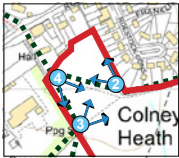


Photo Viewpoint 2
Date & time of photo: 17 June 2020,10:48
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 75°

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Informal path across
the site

Housing at Roestock
Gardens



Photo Viewpoint 3: View north west from Footpath 23
Bullens Green Lane



Photo Viewpoint 3 Continued: View north west from Footpath 23

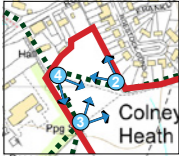


Photo Viewpoint 3
Date & time of photo: 17 June 2020, 11:04
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 75°

Printing note: To give the correct viewing distance
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To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Photo Viewpoint 4: View south east from Footpath 48 and 23



Photo Viewpoint 4 Continued: View south east from Footpath 48 and 23

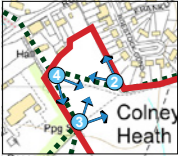


Photo Viewpoint 4
Date & time of photo: 17 June 2020,10:52
Camera make & model, & sensor format:
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Horizontal Field of View: 75°

Printing note: To give the correct viewing distance
the sheet should be printed at a scale of 1:1 on A1.
To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Site behind trees



Photo Viewpoint 5: View north from Footpath 44 across play area

Direction of the site



Photo Viewpoint 5 Continued: View north from Footpath 44 across play area

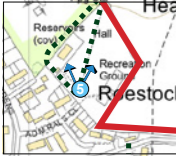


Photo Viewpoint 5
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Camera make & model, & sensor format:
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Horizontal Field of View: 75°

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Housing at Hall Gardens



Housing at Roestock
Gardens

Photo Viewpoint 6: View north from Fellowes Lane

Site



Photo Viewpoint 7: View north along Bullens Green Lane

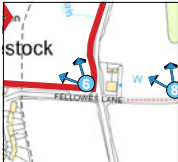


Photo Viewpoint 6
Date & time of photo: 17 June 2020,11:13
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 75°



Photo Viewpoint 7
Date & time of photo: 17 June 2020,11:29
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 75°

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Photo Viewpoint 8: View North from Dellsome Lane
Housing at Fair View



Photo Viewpoint 9: View south from junction of Footpaths 24 and 45

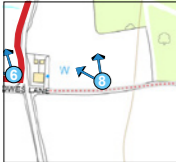


Photo Viewpoint 8
Date & time of photo: 17 June 2020, 11:44
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 75°



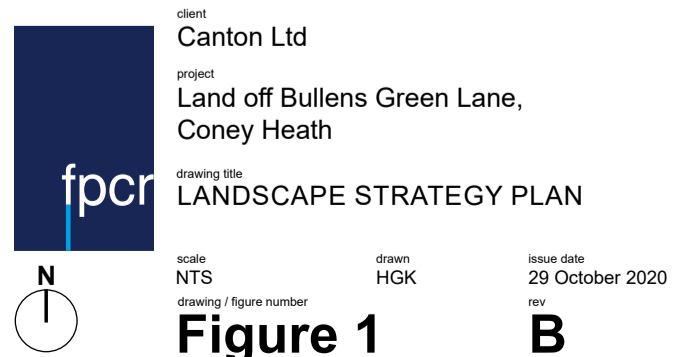
Photo Viewpoint 9
Date & time of photo: 17 June 2020, 11:59
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 75°

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Appendix 3: Green Infrastructure Plan and Sections

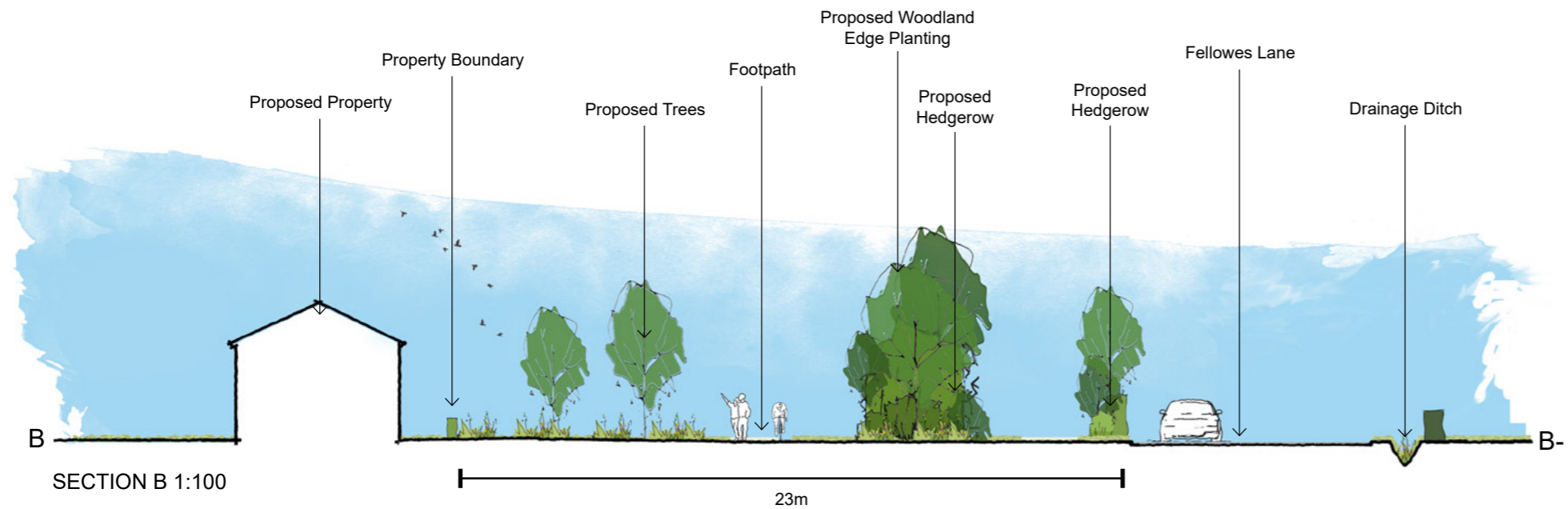
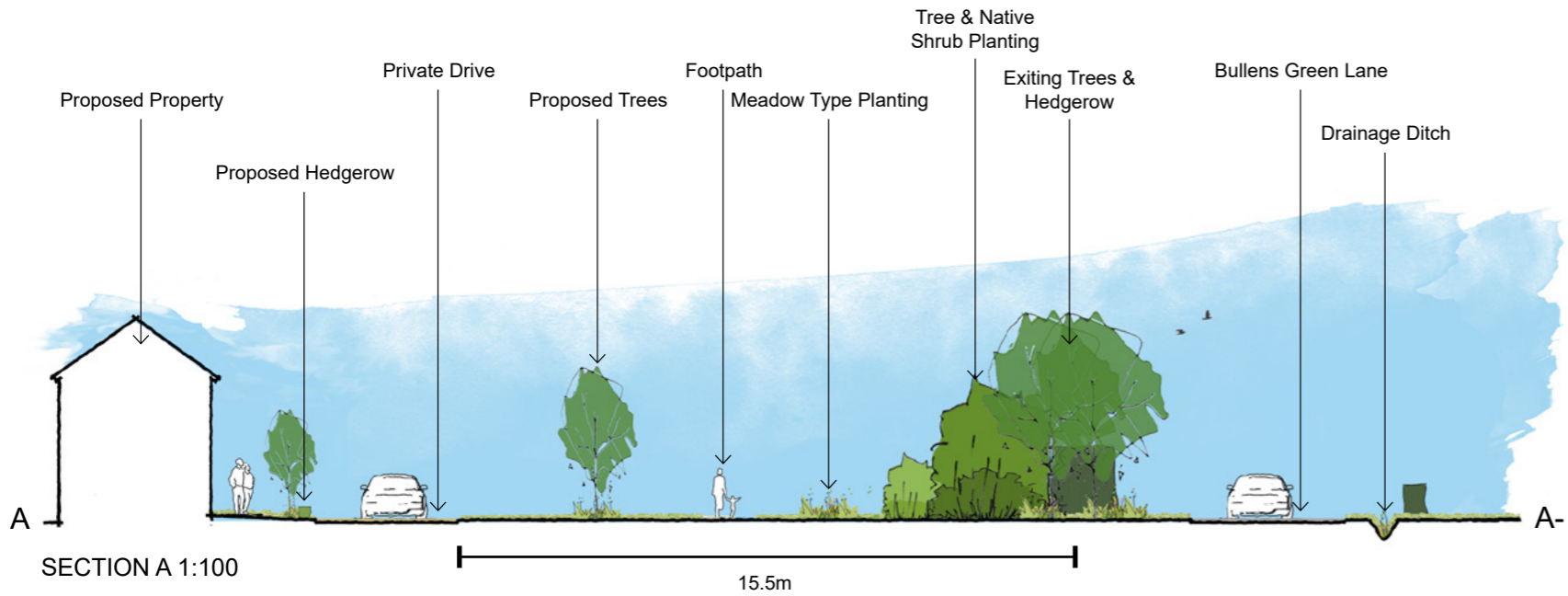



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Site Boundary





client
Canton Ltd

project
Land off Bullens Green Lane,
Coney Heath

drawing title
CROSS SECTIONS

scale
1:25,000 @ A3

drawn
HGK

issue date
25th February 2021

Figure 2

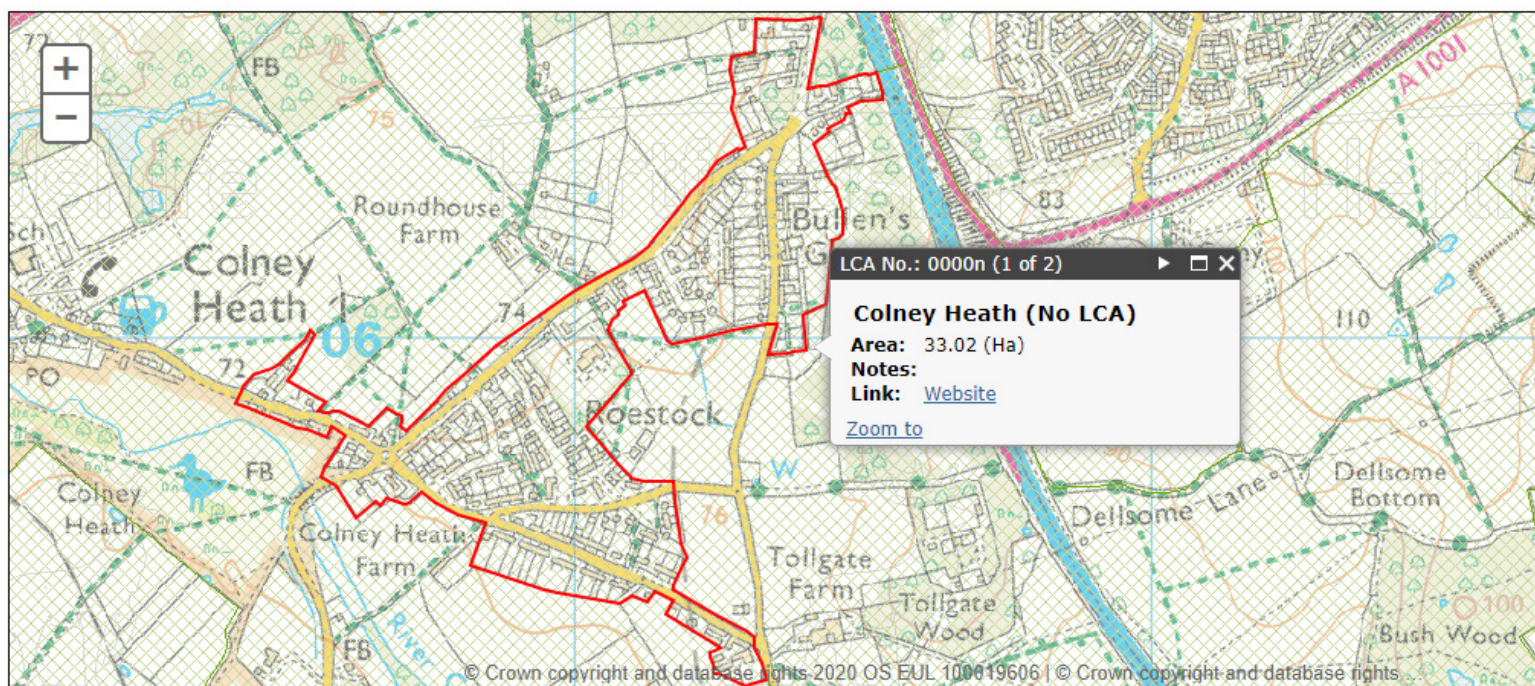
Appendix 4: Screenshot from the Hertfordshire Landscape character assessment



Maps and Geographic Information

[Maps Home](#) [Public Sector Geospatial Agreement](#) [OS Copyright](#) [Disclaimer](#) [Metadata](#)

Environment and Infrastructure Services Map



Legend

- Landscape Character Areas
☒ Landscape Character Area

Available Layers

Hertfordshire

- ☐ HCC Offices
- ☐ Libraries
- ☐ Register Offices
- ☐ HCC Schools
- ☐ Settlements
- ☐ The County Council

Planning Constraints

- ☒ Landscape Character Areas
- ☐ Regional Parks

Data

To download compliant HCC data, click [here](#).

Find Settlement or Postcode:

Enter Postcode with space (e.g. AL4 9EB or SG13 8DQ)

☐ Settlement ☒ Postcode ☐ County Councillor ☐ Division ☐ Highway ID ☐ Road Name

Using the map

To zoom in and out use your mouse wheel or the zoom controls on the map.

You can drag the map to move to a different location.

Click on a symbol on the map to see the details of that location. Where there are two records at the same location there are 2 pages of details to see, click on the to see the next page.

If all the details are not all visible drag the map to bring them into view.