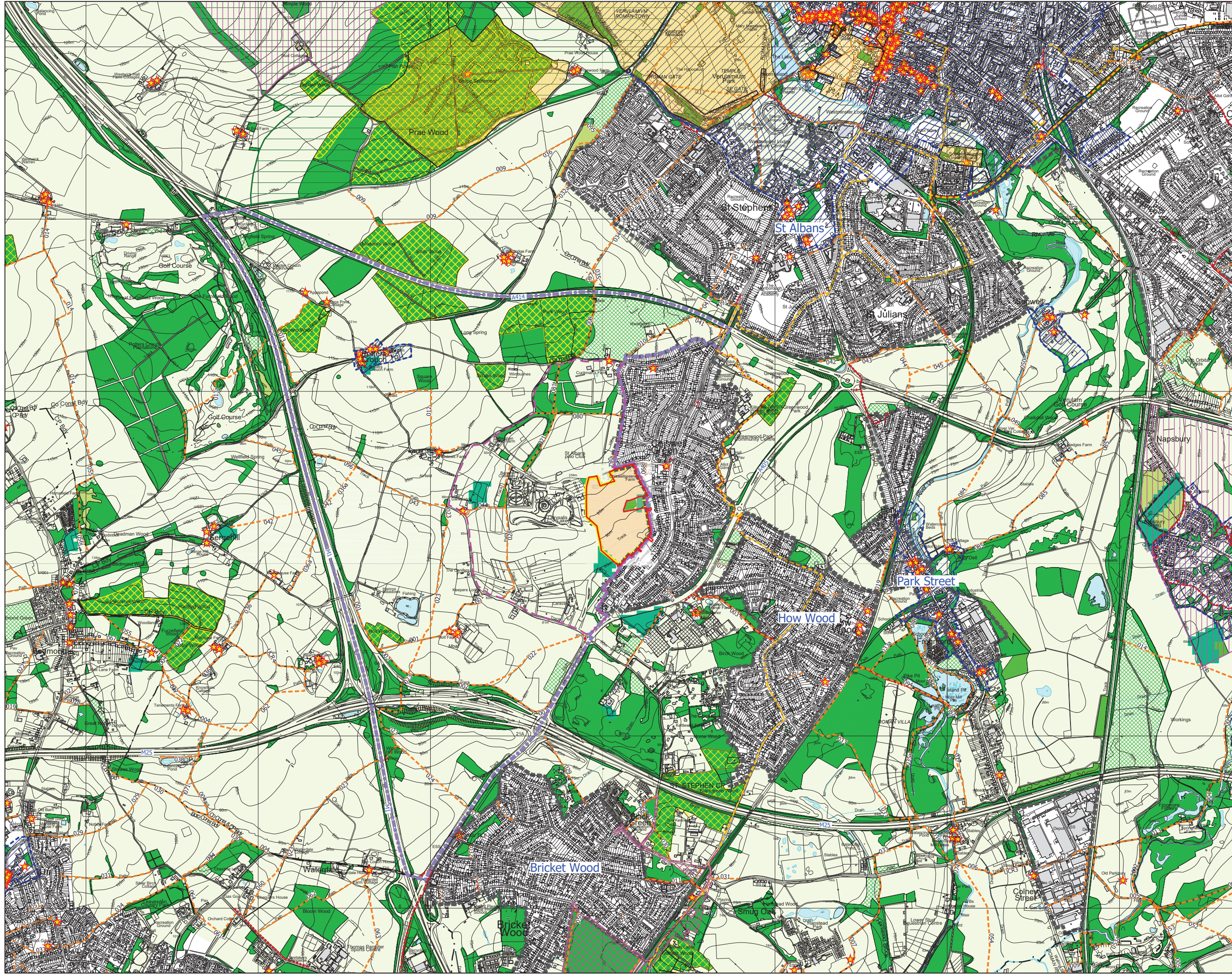


CD 3.19b

Appendix LT-1: Appeal Site Context Plan

APPENDIX LT-1: ILLUSTRATIVE MATERIAL

- Figure LT1: Appeal Site Context Plan
- Figure LT2: Topographical Features Plan
- Figure LT3: Landscape Character Plan
- Figure LT4: Appeal Site Appraisal Plan
- Figure LT5: Visual Appraisal Plan
- Figure LT6: Landscape and Visual Opportunities and Constraints Plan
- Figure LT7: Landscape Framework Plan
- Figure LT8: Publicly Accessible Green Space Strategy Plan



-  Appeal Site Boundary
-  Land for potential Green Belt release †
-  Sub-Area S8 (St Albans Green Belt Review: Sites and Boundary Study, December 2013)
-  Strategic Parcel GB25 (Green Belt Review Purposes Assessment, November 2013)
-  Existing Woodlands, Copses and Tree Belts ^
-  Ancient Woodland #
-  Existing Scrub ^
-  Existing Water Courses and Features ^
-  Contours/Spot Heights (Metres AOD) ^
-  Public Rights of Way *
-  Sustrans Cycle Route ^^
-  Cycle Route ^^
-  Green Belt **
-  Specified Settlement Boundary ++
-  Listed Buildings ~
-  Registered Parks and Gardens ~
-  Scheduled Monument ~
-  Conservation Area +
-  Landscape Conservation Area +, ++

Sources:
 ^ OS Mapping
 # Natural England GIS Data Set
 * Hertfordshire County Council
 * Sustrans National Cycle Network GIS Data Set
 ~ English Heritage National Monument Record GIS Data Set
 + St Albans City and District Council
 + St Albans City and District Council Online Mapping
 ++ St Albans City and District Local Plan Review 1994 - Saved Policies September 2007
 † Sites and boundary study for St Albans City and District Council

FIGURE LT1

Project
 Chiswell Green,
 St Albans
 Drawing Title
 Appeal Site Context Plan

Date	23.02.2023	Scale	1:10,000 @A1 1:20,000 @A3	Drawn by	MN/OF	Check by	LT
Project No	23536	Drawing No	LN-LP-01	Revision			A




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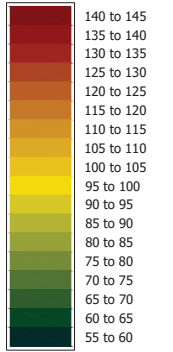
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Legend

-  Appeal Site Boundary
-  Existing Water Courses and Features ^
-  Contours/Spot Heights (Metres AOD) ^

Elevation (Metres AOD)



Sources:
 ^ OS Mapping
 * Sites and boundary study for St Albans City and District Council

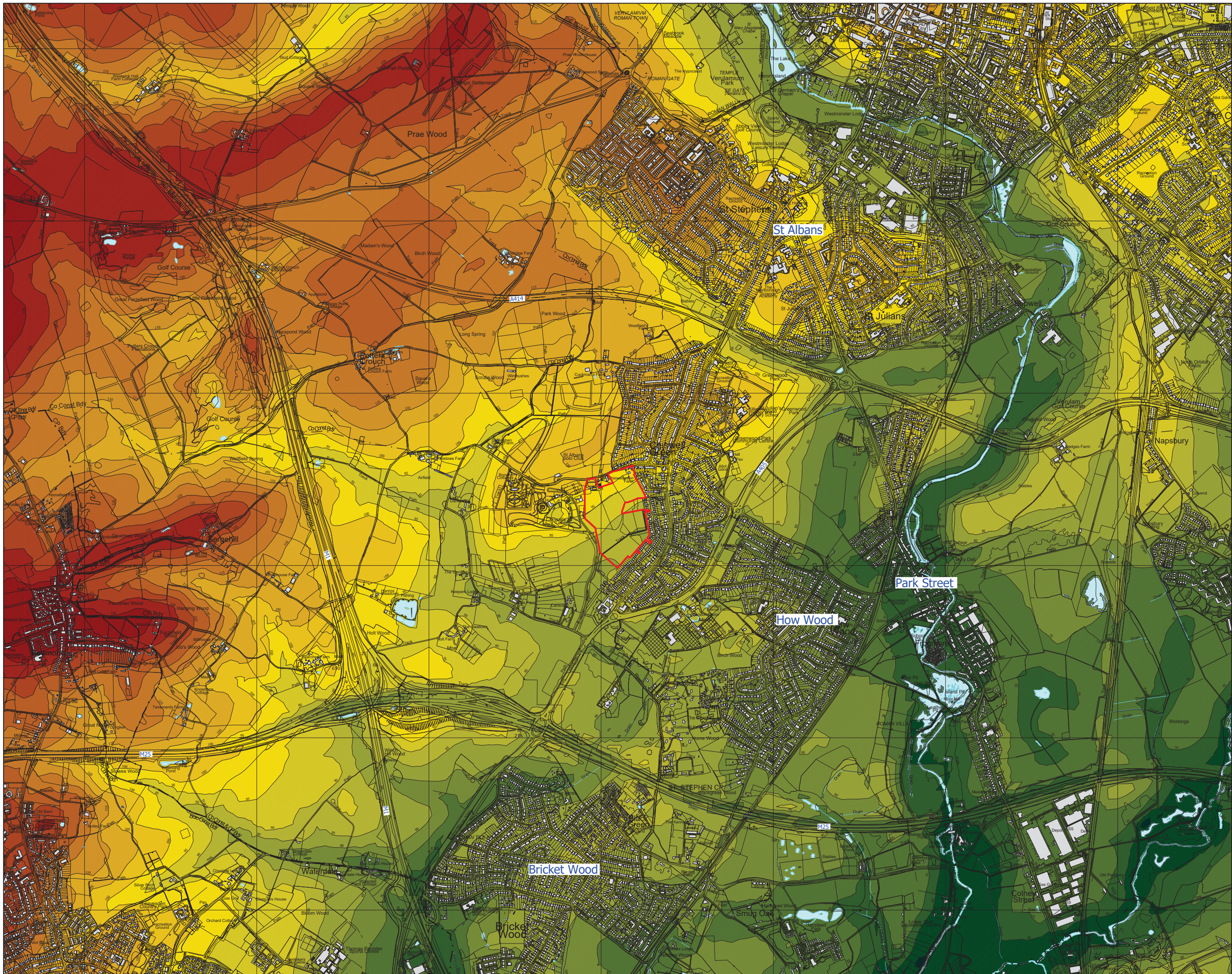


FIGURE LT2

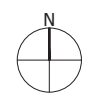
Project
**Chiswell Green,
 St Albans**
 Drawing Title
Topographical Features Plan

Date 23.02.2023	Scale 1:10,000@A1	Drawn by MN/OF	Check by LT
Project No 23536	Drawing No LN-LP-04	Revision A	



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Legend

- Appeal Site Boundary
- Land for potential Green Belt release †
- Existing Water Courses and Features ^

- National Landscape Character Areas #**
- Area 110: Chilterns
- Area 111: Northern Thames Basin

- County Landscape Character Regions ##**
- The Chilterns
- The Northern Vale Salients

- District Landscape Character Areas ###**
- Area 09: Bedmond Plateau
- Area 10: St Stephens Plateau
- Area 17: Ver / Colne River Valley
- Area 18: Bricket Wood
- Area 19: Vale of St Albans
- Area 94: Bunfield Plateau
- Area 97: Gorhambury Estate
- Area 98: Verulamium
- Settlements

Sources:
 ^ OS Mapping
 # Natural England GIS Data Set
 ## Landscape Strategy for Hertfordshire - 1998
 ### Hertfordshire County Council GIS Data
 † Sites and boundary study for St Albans City and District Council

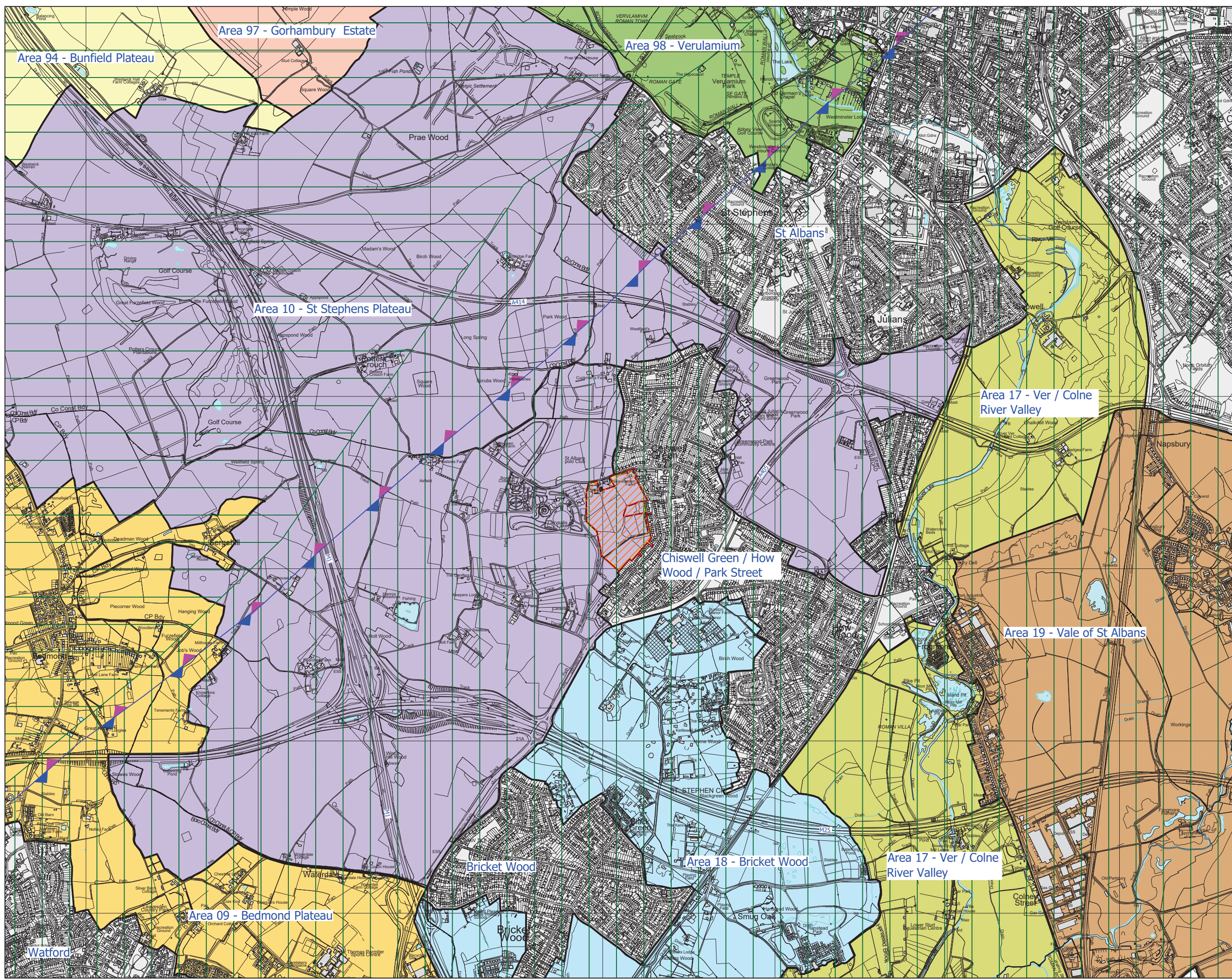


FIGURE LT3

Project
 Chiswell Green,
 St Albans
 Drawing Title
 Landscape Character Plan

Date 23.02.2023	Scale 1:10,000@A1	Drawn by MN/OF	Check by LT
Project No 23536	Drawing No LN-LP-03	Revision A	

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






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The scaling of this drawing cannot be assured

Revision	Date	Drn	Ckd
A Site boundary and TPO updated	31.03.22	AK	DP

LEGEND

-  Appeal Site Boundary
-  Existing Water Courses ^
-  Contours/Spot Heights (Metres AOD) ^
-  Public Rights of Way *
-  Tree Preservation Order + Area and Woodland
-  Listed Building ~
-  Location of Photographic Viewpoints (Appeal Site Appraisal Photographs: A-K)

Sources:
 ^ OS Mapping
 * Hertfordshire County Council
 + St Albans City and District Council Online Mapping
 ~ English Heritage National Monument Record GIS Data Set

Notes:
 Google Earth Aerial Photograph dated 13 June 2021.

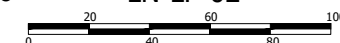


FIGURE LT4

Project
**Chiswell Green,
 St Albans**
 Drawing Title
Appeal Site Appraisal Plan

Date	Scale	Drawn by	Check by
23.02.2023	1:2,500@A3	MN/OF	LT

Project No	Drawing No	Revision
23536	LN-LP-02	A

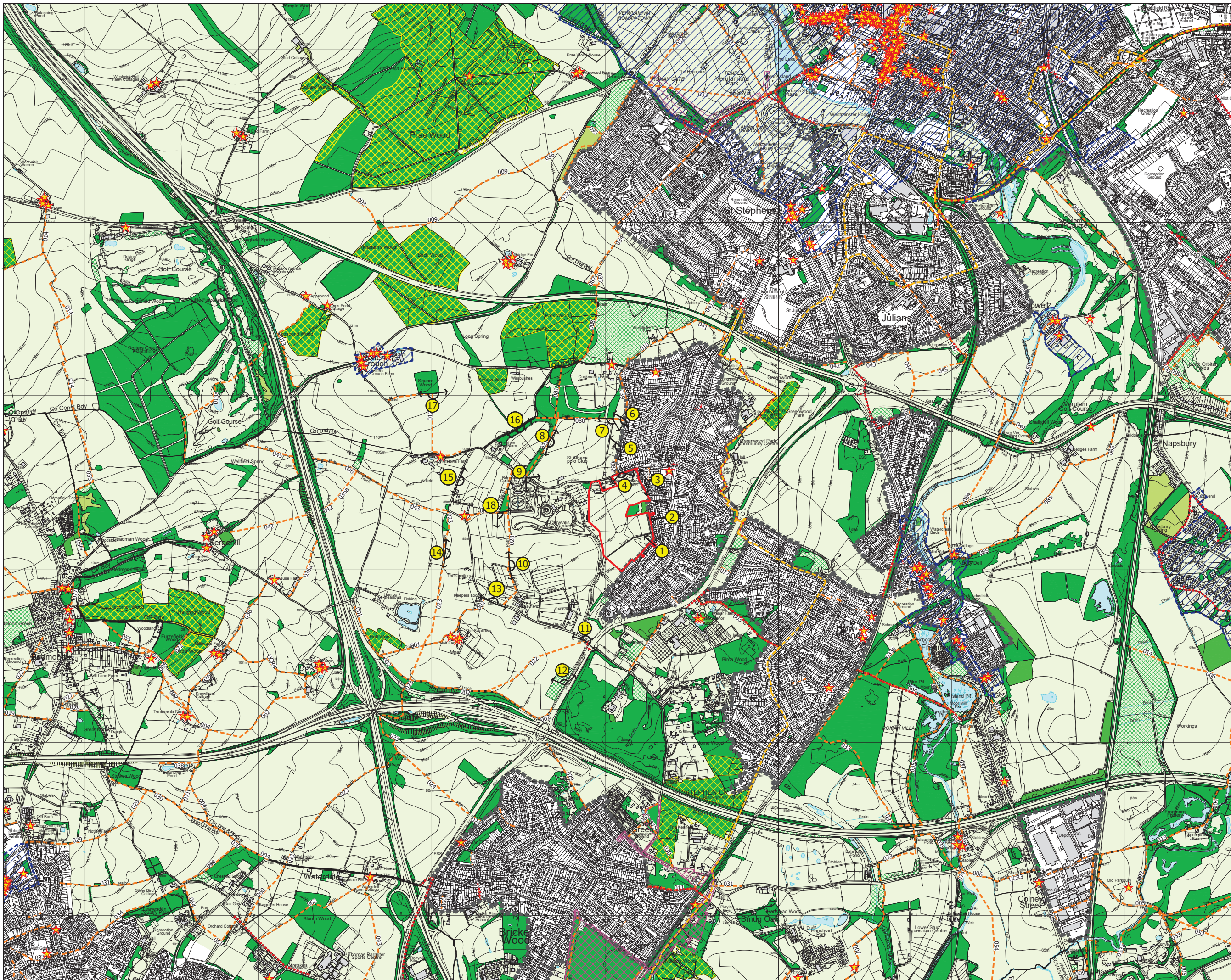


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Legend

- Appeal Site Boundary
- Existing Woodlands, Copses and Tree Belts ^
- Ancient Woodland #
- Existing Scrub ^
- Existing Water Courses ^
- Contours/Spot Heights (Metres AOD) ^
- Public Rights of Way *
- Sustrans Cycle Route ^^
- Cycle Route ^^
- Listed Buildings ~
- Green Belt **
- Conservation Area +
- Specified Settlement Boundary ++
- Location of Photographic Viewpoints (Appeal Site Context Photographs: 1-18)

Sources:
 ^ OS Mapping
 # Natural England GIS Data Set
 * Hertfordshire County Council
 ^^ Sustrans National Cycle Network GIS Data Set
 ~ English Heritage National Monument Record GIS Data Set
 ** St Albans City and District Council
 ++ St Albans City and District Council Online Mapping
 +++ St Albans City and District Local Plan Review 1994- Saved Policies September 2007

FIGURE LT5

Project
 Chiswell Green,
 St Albans
 Drawing Title
 Visual Appraisal Plan

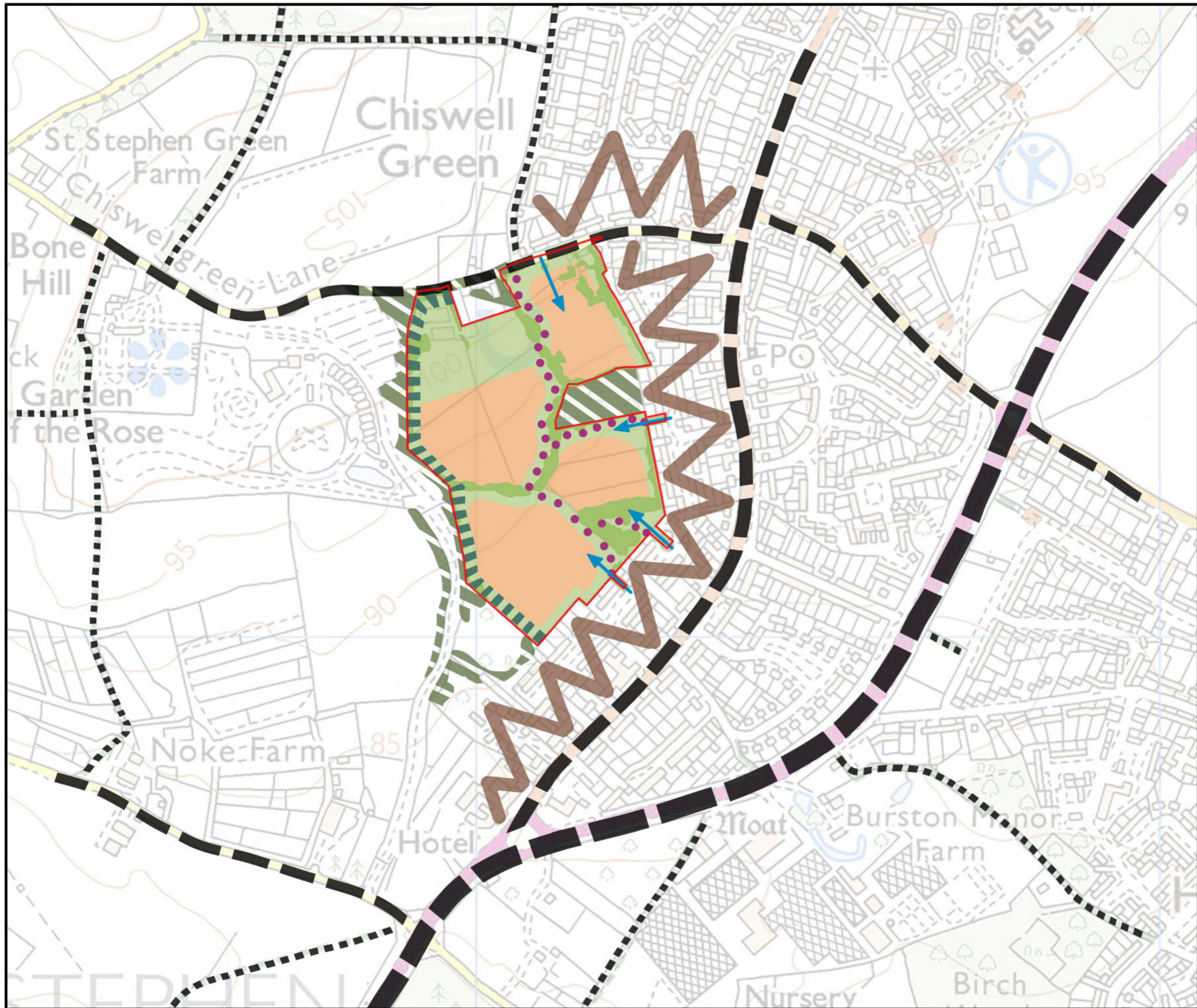
Date 23.02.2023	Scale 1:5,000@A1	Drawn by AS/OF	Check by LT
Project No 23536	Drawing No LN-LP-07	Revision A	

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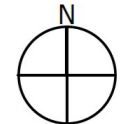
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Revision	Date	Drn	Ckd
-	-	-	-



LEGEND











-  Appeal Site Boundary
- Existing**
-  Vehicular circulation
-  Public rights of way
-  Built form
-  Structural vegetation external to Site
-  Structural vegetation internal to Site
-  Views into Site from publicly accessible areas
- Proposed**
-  Built form
-  Pedestrian/cycle links
-  Structural vegetation creating defensible Green Belt boundary

FIGURE LT6

Project
**Chiswell Green,
 St Albans**
 Drawing Title
Opportunities and Constraints Plan

Date 04.04.2022	Scale Not to scale	Drawn by DP	Check by LT
Project No 23536	Drawing No LN-LP-06	Revision B	

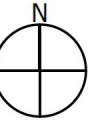


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LEGEND



 Site Boundary

Existing
 Structural Vegetation


Proposed
 Reinforced Defensible Green Belt Boundary

 Rear Gardens as Buffer Against Existing Settlement Boundary

 Feature Trees

 Parkland Trees

 Street Trees (Broad Canopy)

 Street Trees (Narrow Canopy)

 Orchard Trees



Community Play Area to Front of School

Primary School

← Green Spine →

Central Hub / Green Core

SuDS Features

Orchard

Strategic / Community Amenity Area

Southern Space

FIGURE LT7

Project
Chiswell Green, St Albans
Drawing Title
Landscape Framework Plan

Date	Scale	Drawn by	Check by
04.04.2022	Not to scale	DP	LT
Project No	Drawing No	Revision	
23536	LN-LP-08	C	



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Landscape Strategy

The overall landscape design principles for the proposed development have been informed by a thorough understanding of the site and its context and include the following aims:

- Integrate the proposed built form with that of Chiswell Green to the east, providing a new boundary to the Green Belt to the west
- Provide a positive outlook for existing residents of Hammers Gate and Forge End
- Enhance the attractiveness and sense of place of the proposed development through creation of a landscape framework of green infrastructure
- Retain and enhance existing features including healthy trees and hedgerows
- Enhance the biodiversity and ecological value of the site through establishment of a network of species rich habitats
- Provide an attractive and accessible wetland habitat integrating SuDS on the southern part of the site.
- Provide an attractive central open space as a focus for the proposed development.

In order to provide variety and interest across the site, and to enable a strong landscape response to the existing characteristics and future uses, a landscape character area strategy has been established, with five areas identified:

Area 1- Central Hub / Green Core

A central open space designed with shallow mounding, trees, shrubs and native hedgerows to create an attractive amenity feature and wildlife habitat integrated with the key green route running through the Site. This will provide the main open space in the development.

This area will have a semi-formal character with a mixture of native hedgerows, small native and ornamental trees, meadow and amenity grassland to create a landscape framework within which amenity areas of varying sizes to provide play space and larger expanses of open space for recreation are set.

The landscape character zone will incorporate:

- Native hedgerows
- Species rich meadow
- Earth bunding features with shrub planting
- Formal and informal play areas
- Footpaths/cycle routes
- Opportunity for creation of focal points through use of land art



Area 2 – Southern Space - Swale / Meadow

An accessible and attractive wetland area comprising SuDS, meadow planting and pathways and provide opportunities for recreation and relaxation.

SuDS to be designed as a functional flood attenuation area incorporating wetland habitat to create a rich biodiverse landscape of ponds and wetland, accessible by raised walkways where necessary.

The landscape character area will incorporate:

- Reed bed planting
- Marsh meadow grassland
- Species rich dry grassland
- Footpath linkages
- Raised boardwalks
- Natural play



Existing features

- Trees
- Shrubs

Proposed features

- Native parkland trees
- Ornamental street trees
- Orchard
- SuDS with marginal planting and nearby play areas
- Footpaths
- Reinforced defensible Green Belt boundary

Area 3 - Orchard

A central orchard to provide community involvement, encourage and sustain the active engagement of residents with the landscape.

The landscape character area will incorporate:

- Native fruit trees
- Species rich meadow
- Informal footpaths
- Seasonal interest



Area 4 - Community Play Area to Front of School

An accessible and attractive informal open space to front of the Primary School with active travel routes to integrate with the adjacent neighbourhood and provide opportunities for recreation and relaxation.

The landscape corridor character area will incorporate:

- Meadow grassland
- Natural play equipment
- Sensory planting



Area 5 - Strategic / Community Amenity Area

A landscape transition between Forge End and the proposed development to discreetly sit within the existing and enhanced landscape framework.

Planting to provide screening of filtering of views from residential properties on Forge End with informal and organic landscape design. The naturalistic swathes of mostly native tree and shrub planting will be interwoven with areas of SuDS and ecological features, wildflower grassland and woodland buffers.

The landscape character area will incorporate:

- Low earth bunding features with hedgerows and shrub planting
- SuDS
- Species Rich Meadow
- Footpaths



Green Belt Boundary

Landscape to enhance the existing defensible boundary with the reinforcement of the framework of vegetation. Planting will provide substantial visual screening along the western edge of Chiswell Green.

The landscape character area will incorporate:

- Native tree and shrub planting
- Habitat corridor



Figure LT8

Project Chiswell Green, St Albans			
Drawing Title Publicly Accessible Greenspace Strategy Plan			
Date 04.04.2022	Scale NTS	Drawn by OF	Check by DP
Project No 23536	Drawing No LN-LP-09	Revision B	

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