

Appendix 2:

Winter Viewpoints

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Of

UBU Landscape Architects

**Site: Land to North of Chiswell Green Lane,
Chiswell Green, St Albans**

On behalf of Appellant:

Mr S Collins, Headlands Way Limited

Appeal Reference Numbers:

APP/B1930/W/22/3312277

Planning Application Reference numbers:

5/2021/3194/LSM

March 2023

Chiswell Green Lane

Site screened behind vegetation and timber fenced site boundary

St Stephen FP 082

48 Chiswell Green Lane



VIEWPOINT 01	
DESCRIPTION OF RECEPTOR	Located on Chiswell Green Lane at junction with PRoW FP082
RECEPTOR TYPE	Recreational, Transport
LOCATION OS GRID	TL 13068 04550
ELEVATION IN METRES	103 AOD
APPROXIMATE DISTANCE FROM SITE	5m

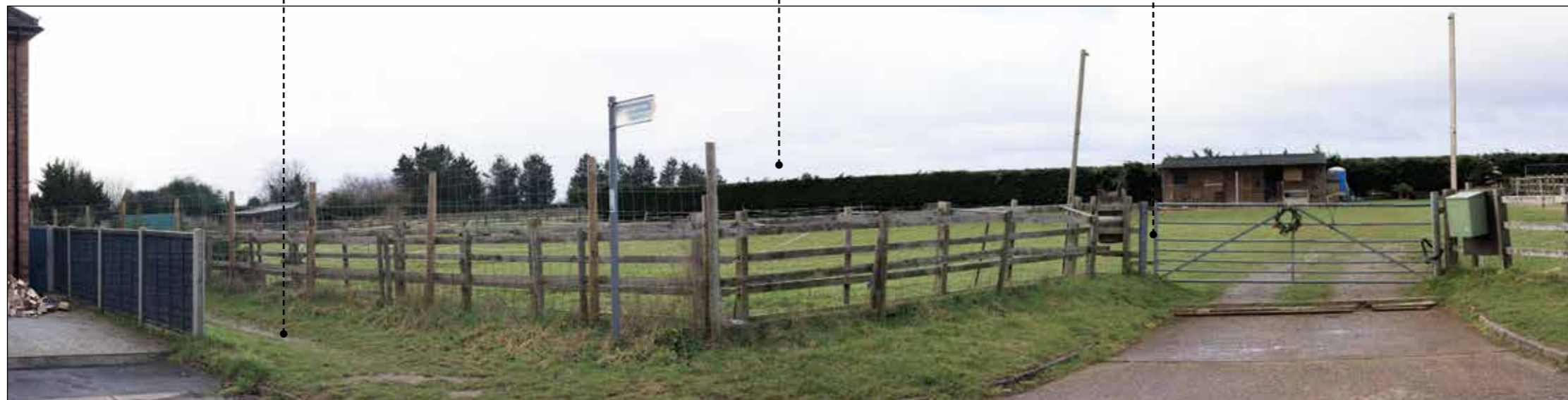


Viewpoint 01

PRoW St Stephen FP 082

Hedgerow screening the polo field

Site



VIEWPOINT 02	
DESCRIPTION OF RECEPTOR	Located on The Croft with junction with PRoW FR St Stephen 082
RECEPTOR TYPE	Transport, Recreational
LOCATION OS GRID	TL 13070 04648
ELEVATION IN METRES	105 AOD
APPROXIMATE DISTANCE FROM SITE	0km



Viewpoint 02

Site beyond line of vegetation

Cherry Hill



VIEWPOINT 03	
DESCRIPTION OF RECEPTOR	Located on Cherry Hill
RECEPTOR TYPE	Residential
LOCATION OS GRID	TL 13094 04714
ELEVATION IN METRES	105 AOD
APPROXIMATE DISTANCE FROM SITE	0.07km



Viewpoint 03

Cherry Hill

Site beyond line of vegetation

PRoW St Stephen FP 080



VIEWPOINT 04	
DESCRIPTION OF RECEPTOR	Located on Cherry Hill
RECEPTOR TYPE	Residential
LOCATION OS GRID	TL 13116 04856
ELEVATION IN METRES	105 AOD
APPROXIMATE DISTANCE FROM SITE	0.07km



Viewpoint 04

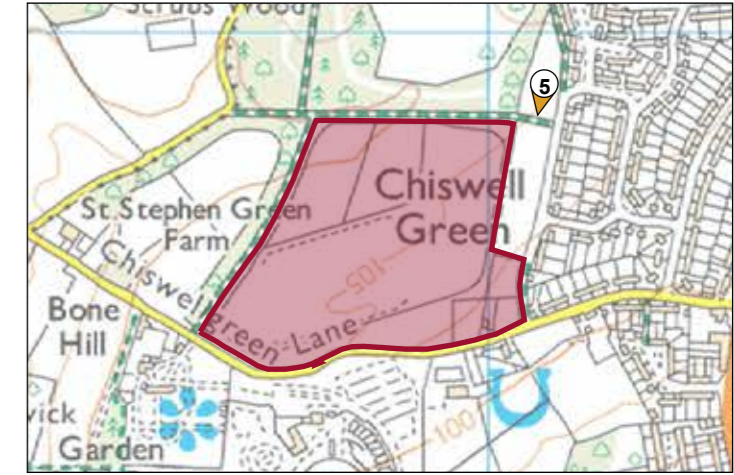
Site beyond line of vegetation

Play area off Cherry Hill



Viewpoint 05

VIEWPOINT 05	
DESCRIPTION OF RECEPTOR	Located at the play ground on Cherry Hill
RECEPTOR TYPE	Recreational
LOCATION OS GRID	TL 13102 04895
ELEVATION IN METRES	105 AOD
APPROXIMATE DISTANCE FROM SITE	0.05km



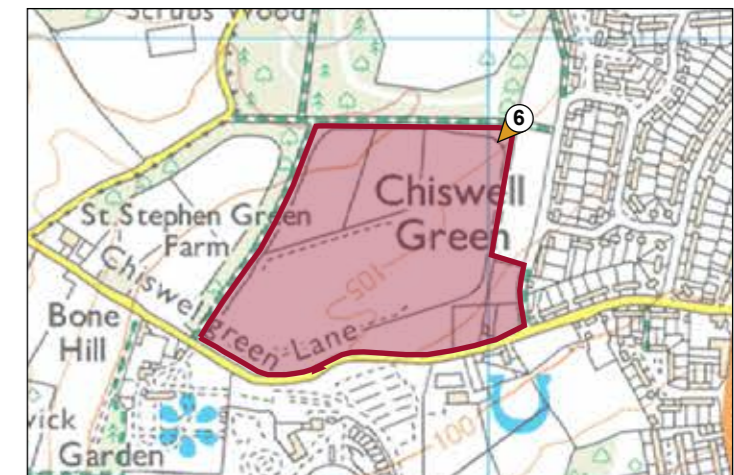
Site beyond line of vegetation

PRoW St Stephen FP 080



Viewpoint 06

VIEWPOINT 06	
DESCRIPTION OF RECEPTOR	Located on PRoW St Stephen FP 080
RECEPTOR TYPE	Recreational
LOCATION OS GRID	TL 13103 04857
ELEVATION IN METRES	105 AOD
APPROXIMATE DISTANCE FROM SITE	0.05km



**PRoW St Stephen
FP 080**

Site beyond hedgerow



Viewpoint 07

VIEWPOINT 07	
DESCRIPTION OF RECEPTOR	Located on PRoW FP 080
RECEPTOR TYPE	Recreational
LOCATION OS GRID	TL 12894 04873
ELEVATION IN METRES	101 AOD
APPROXIMATE DISTANCE FROM SITE	0km



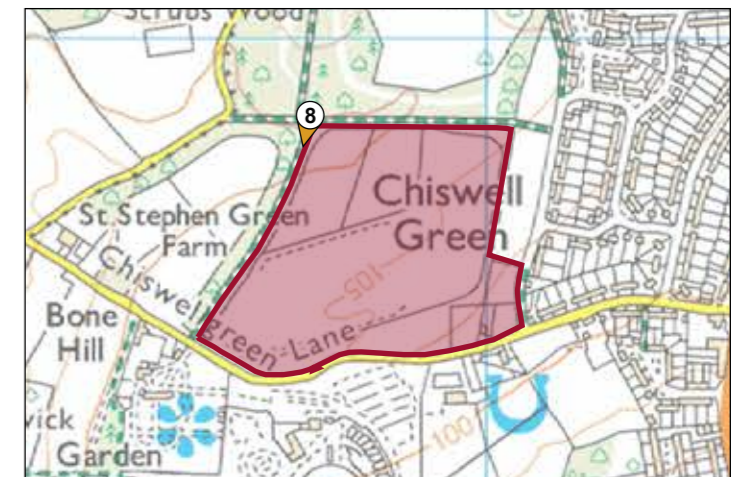
**Site behind
vegetation**

**PRoW St Stephen
FP 021**



Viewpoint 08

VIEWPOINT 08	
DESCRIPTION OF RECEPTOR	Located on PRoW St Stephen FP021
RECEPTOR TYPE	Residential
LOCATION OS GRID	TL 12742 04877
ELEVATION IN METRES	99 AOD
APPROXIMATE DISTANCE FROM SITE	0km

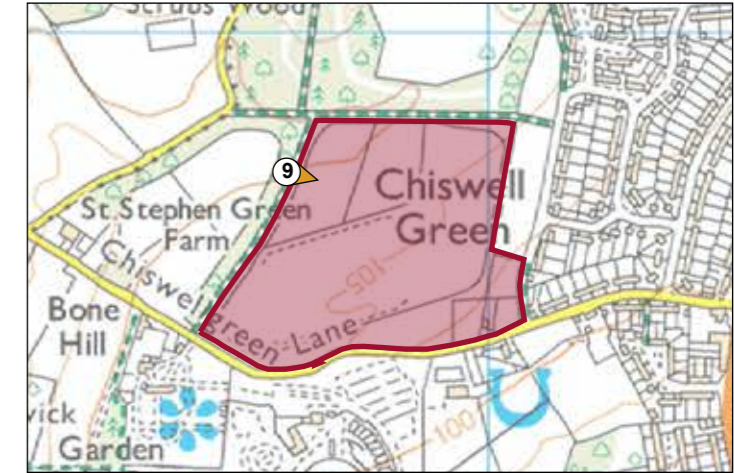


Site behind boundary
vegetation



Viewpoint 09

VIEWPOINT 09	
DESCRIPTION OF RECEPTOR	Located on PRow FP St Stephen 021
RECEPTOR TYPE	Recreational
LOCATION OS GRID	TL 12711 04854
ELEVATION IN METRES	100
APPROXIMATE DISTANCE FROM SITE	0 km



PRow St Stephen
FP 021

Agricultural building
associated with the
Polo Club

Site



Viewpoint 10

VIEWPOINT 10	
DESCRIPTION OF RECEPTOR	Located on PRow FP St Stephen 021
RECEPTOR TYPE	Recreational
LOCATION OS GRID	TL 12539 04540
ELEVATION IN METRES	105 AOD
APPROXIMATE DISTANCE FROM SITE	0 km

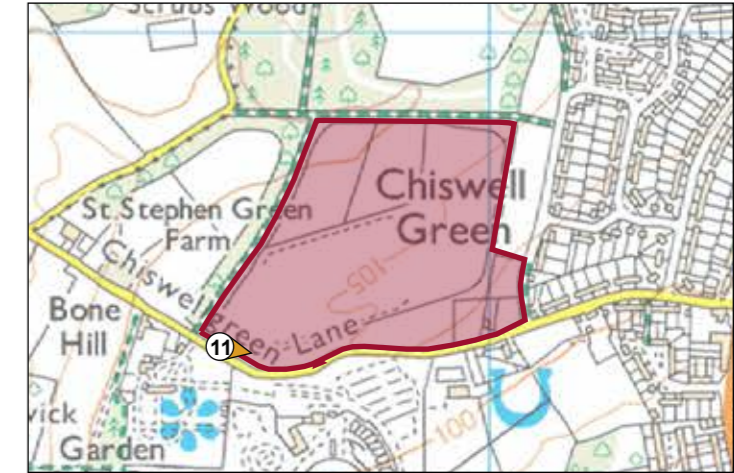


Site behind boundary vegetation

Chiswell Green Lane



VIEWPOINT 11	
DESCRIPTION OF RECEPTOR	Located on Chiswell Green Lane
RECEPTOR TYPE	Transport
LOCATION OS GRID	TL 12541 04519
ELEVATION IN METRES	95 AOD
APPROXIMATE DISTANCE FROM SITE	3 m



Viewpoint 11

Agricultural barn on site for associated Polo Club activities

Existing site entrance

Chiswell Green Lane



VIEWPOINT 12	
DESCRIPTION OF RECEPTOR	Located on Chiswell Green Lane at the existing site entrance
RECEPTOR TYPE	Transport
LOCATION OS GRID	TL 12748 04494
ELEVATION IN METRES	105 AOD
APPROXIMATE DISTANCE FROM SITE	3m



Viewpoint 12

Chiswell Green Lane

Site behind vegetation

Entrance to 73
Chiswell Green Lane



Viewpoint 13

VIEWPOINT 13	
DESCRIPTION OF RECEPTOR	Located on Chiswell Green lane opposite property no 73
RECEPTOR TYPE	Transport / Residential
LOCATION OS GRID	TL 12973 04521
ELEVATION IN METRES	104 AOD
APPROXIMATE DISTANCE FROM SITE	3m



2 Hawthorn Way

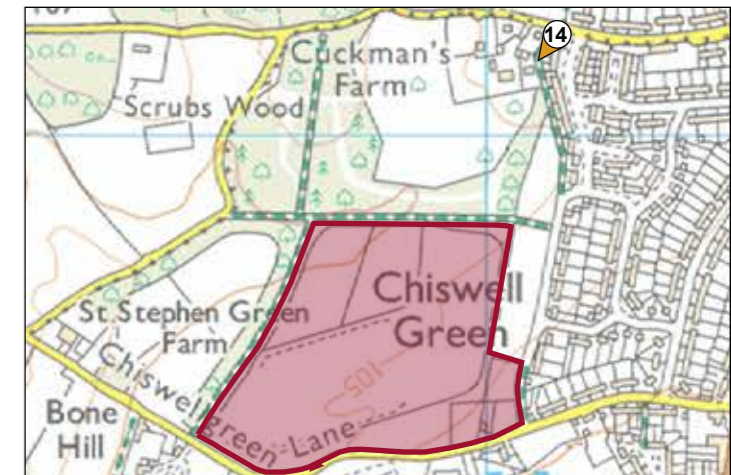
PRoW St Stephen FP 020

61 Ragged
Hall Lane



Viewpoint 14

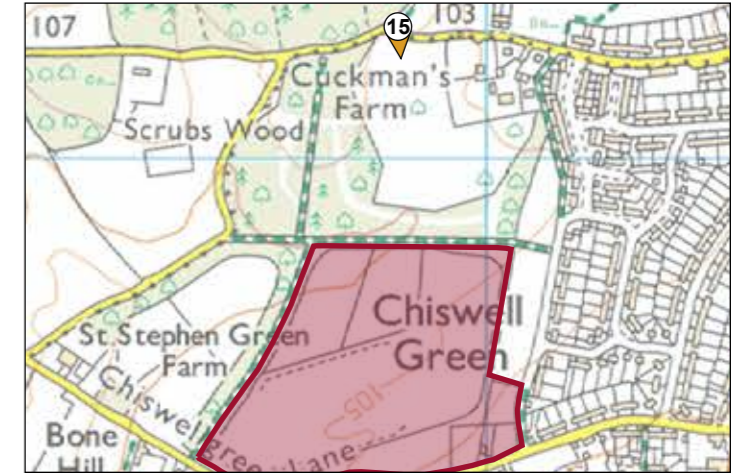
VIEWPOINT 14	
DESCRIPTION OF RECEPTOR	Located
RECEPTOR TYPE	Transport / Recreational / Residential
LOCATION OS GRID	TL 13118 05165
ELEVATION IN METRES	109 AOD
APPROXIMATE DISTANCE FROM SITE	310m



Ragged Hall Lane



VIEWPOINT 15	
DESCRIPTION OF RECEPTOR	Located on Ragged Hall Lane and junction of St Michaels Rural 008
RECEPTOR TYPE	Transport / Recreational
LOCATION OS GRID	TL 12845 05197
ELEVATION IN METRES	106 AOD
APPROXIMATE DISTANCE FROM SITE	320m



Viewpoint 15

PRoW Stephen FP 28



VIEWPOINT 16	
DESCRIPTION OF RECEPTOR	Located at junction of PRoW St Stephen FP 28 and FP 44
RECEPTOR TYPE	Recreational
LOCATION OS GRID	TL 12378 04327
ELEVATION IN METRES	102 AOD
APPROXIMATE DISTANCE FROM SITE	280km



Viewpoint 16

PRoW St Stephen FP 080



VIEWPOINT 17	
DESCRIPTION OF RECEPTOR	Located on PRoW St Stephen FP080 at junction with Furzebushes Lane
RECEPTOR TYPE	Recreational
LOCATION OS GRID	TL 12596 04877
ELEVATION IN METRES	98 AOD
APPROXIMATE DISTANCE FROM SITE	140m



Viewpoint 17

Approximate Site Location

Plaistows Farm
Chiswell Green Lane



VIEWPOINT 18	
DESCRIPTION OF RECEPTOR	Located on PRoW St Michael Rural FP 012
RECEPTOR TYPE	Recreational
LOCATION OS GRID	TL 12047 05012
ELEVATION IN METRES	113 AOD
APPROXIMATE DISTANCE FROM SITE	400m



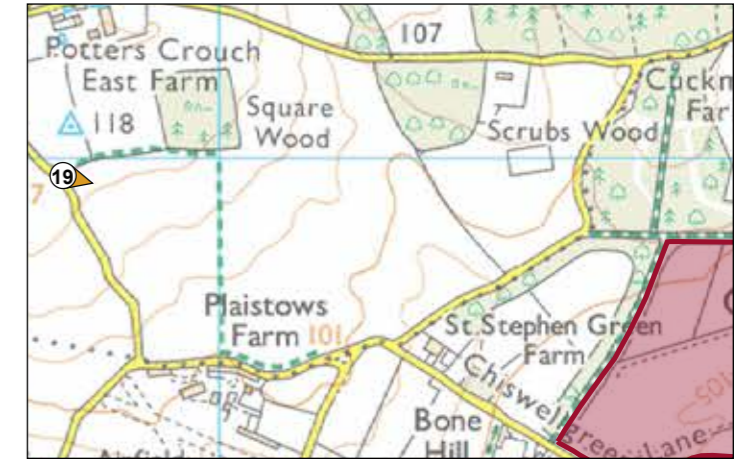
Viewpoint 18

PRoW St Michaels Rural FP 012

Approx. Site location



VIEWPOINT 19	
DESCRIPTION OF RECEPTOR	Located on Blunts Lane and junction with PRoW St Michaels Rural 012
RECEPTOR TYPE	Transport / Recreational
LOCATION OS GRID	TL 11762 04972
ELEVATION IN METRES	116 AOD
APPROXIMATE DISTANCE FROM SITE	920 m



Viewpoint 19

Approx site location beyond landform and vegetation

PRoW St Stephen FP 043



VIEWPOINT 20	
DESCRIPTION OF RECEPTOR	Located on Blunts lane and junction with St Stephen FP 043
RECEPTOR TYPE	Recreational
LOCATION OS GRID	TL 11723 04461
ELEVATION IN METRES	
APPROXIMATE DISTANCE FROM SITE	

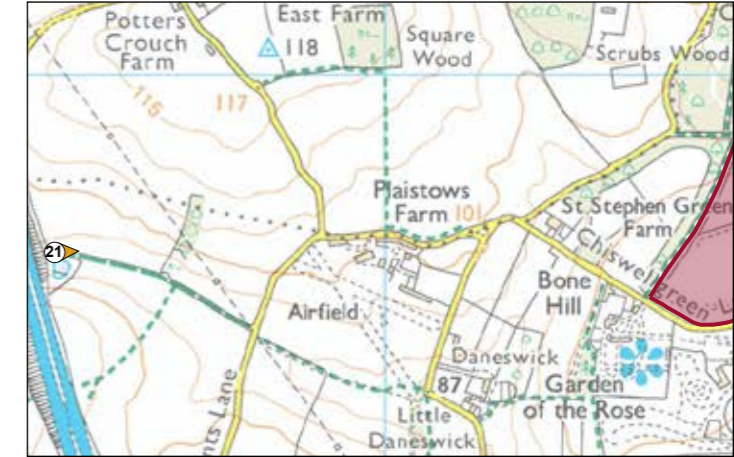


Viewpoint 20

Approx site location beyond landform and vegetation



VIEWPOINT 21	
DESCRIPTION OF RECEPTOR	Located St Stephen FP 0496
RECEPTOR TYPE	Recreational
LOCATION OS GRID	TL 11397 04613
ELEVATION IN METRES	91 AOD
APPROXIMATE DISTANCE FROM SITE	1.17km



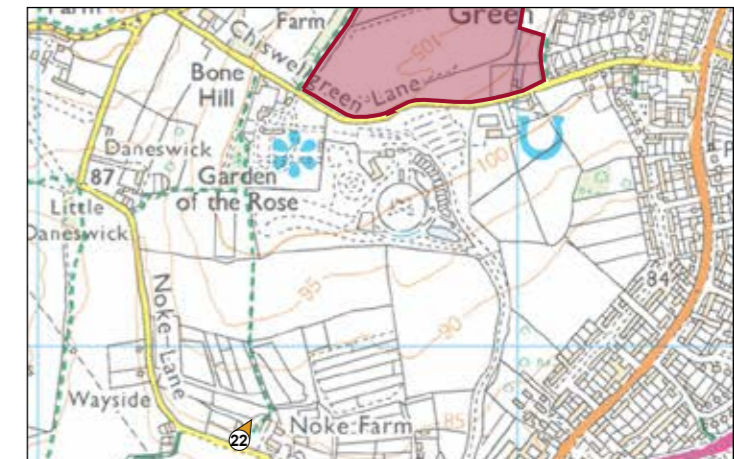
Viewpoint 21

Noke Farm

Approx site location beyond landform and vegetation



VIEWPOINT 22	
DESCRIPTION OF RECEPTOR	Located on PRow St Stephen FP 082
RECEPTOR TYPE	Recreational
LOCATION OS GRID	TL 12408 03797
ELEVATION IN METRES	83m
APPROXIMATE DISTANCE FROM SITE	730m



Viewpoint 22

PRoW Bridleway St Stephen 001



Viewpoint 23

VIEWPOINT 23	
DESCRIPTION OF RECEPTOR	Located on PRoW Bridleway St. Stephen 001
RECEPTOR TYPE	Recreational
LOCATION OS GRID	TL 11877 03382
ELEVATION IN METRES	89 AOD
APPROXIMATE DISTANCE FROM SITE	1.37km



Vegetation along River Ver Corridor



Viewpoint 24

VIEWPOINT 24	
DESCRIPTION OF RECEPTOR	Located on RoW St. S/084 (Ver-Colne Valley Walk)
RECEPTOR TYPE	Recreational
LOCATION OS GRID	TL 14953 04318
ELEVATION IN METRES	70 AOD
APPROXIMATE DISTANCE FROM SITE	2km

