

# **Landscape and Visual Impact Appraisal (LVIA) and Green Belt Appraisal**

## **Land off High Street Colney Heath**

January 2022

**Turley**

# Contents

1.	Introduction	1
2.	Appraisal Methodology	2
3.	Planning Policy and Designations	5
4.	Baseline Landscape Appraisal	6
5.	Baseline Visual Amenity Appraisal	17
6.	Green Belt Context	26
7.	Assessment of Effects	28
8.	Summary and Conclusions	39
Appendix 1: Legislation, Planning Policy and Guidance Context		42
Appendix 2: Landscape and Visual Impact Appraisal Methodology		48
Appendix 3: Appendix 3 : Supporting Figures		57

**Client**

Tarmac Trading Ltd

**Our reference**

TARC3006

January 2022

# 1. Introduction

- 1.1 This Landscape and Visual Impact Appraisal (LVIA), and Green Belt Appraisal has been prepared by Chartered Landscape Architects at Turley Landscape and VIA on behalf of Tarmac Trading Ltd (Applicant) to assess the effect of the application proposal for residential development at Land adjacent to Colney Heath Football Club, St Albans. The description of development for planning purposes is as follows:

*Outline planning application for up to 45 new homes, including 40% affordable new homes and 10% self-build and custom housing, new landscaping and public open space and associated infrastructure works, with all matters reserved except for the mean of access.'*

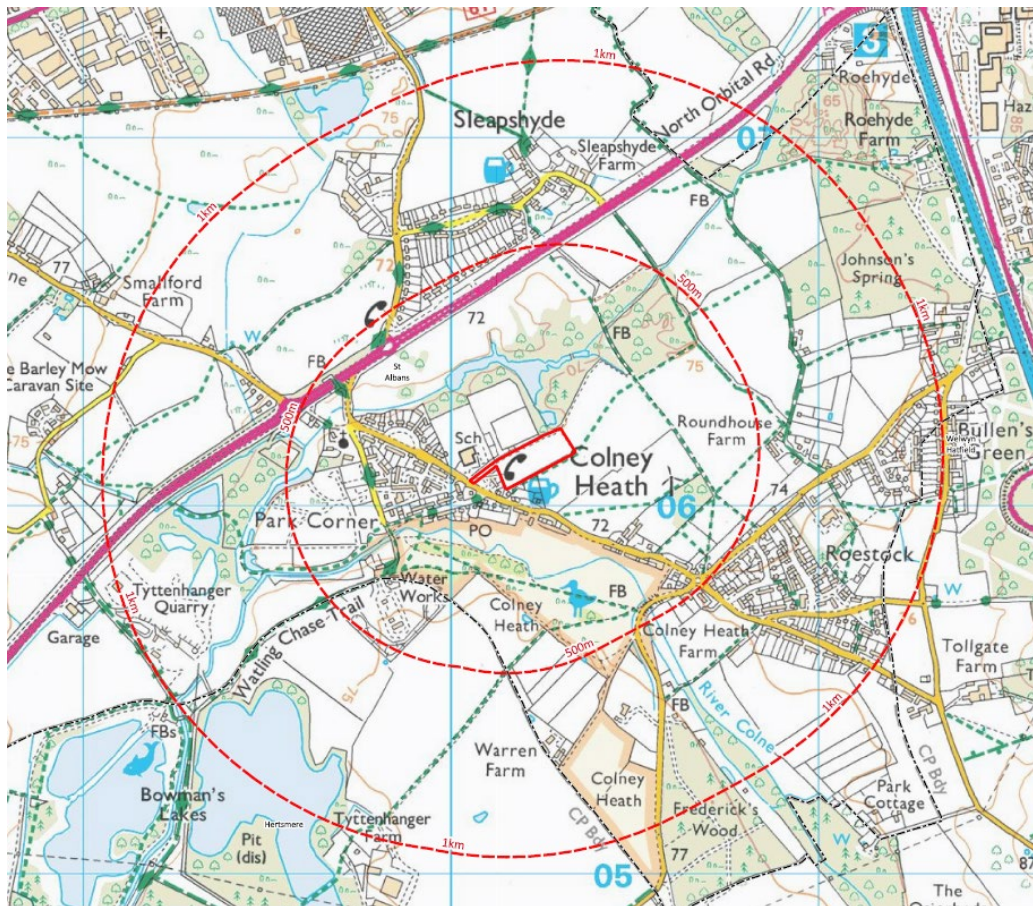
- 1.2 For the purpose of the LVIA the site is referred to as the 'Application Site' or the 'Site' and the application proposal is referred to as the 'Scheme Proposal'.
- 1.3 The LVIA is set out in eight sections. Section two provides a summary of the methodology used for the appraisal and section three identifies the relevant national and local planning policy and designations. The fourth, fifth and sixth sections discuss the baseline situation of the Application Site and the surrounding area in terms of 'landscape character', 'landscape elements', 'visual amenity' and 'Green Belt Openness'.
- 1.4 The penultimate section provides an appraisal of effects of the Scheme Proposal on the identified baseline situation. Finally, a summary of the appraisal and conclusion is provided in section eight. The LVIA should be read in conjunction with the information produced to support the planning application including the Proposed Concept Masterplan (Drawing no. TARC3006\_3001-D); the Design and Access Statement, and the Planning Statement prepared by Turley. The LVIA is supported by a series of appendices, which include figures and photos, and can be found within and at the end of this document.

## 2. Appraisal Methodology

- 2.1 The methodology and approach adopted in undertaking this appraisal uses structured, informed and reasoned professional judgement taking into account a combination of quantitative and qualitative factors.

### Site Location and Description

- 2.2 The Application Site is located on the north-eastern edge of Colney Heath and extends along the southern edge of Colney Heath Football Club. The Site falls within the Civil Parish boundary of Colney Heath which is located in the District of St Albans Council (see **Figure 2.1** for Site boundary). The Site is located entirely within the Green Belt.



**Figure 2.1:** Application Site Location indicative Site Boundary shown in red, 500m and 1km study area indicated with dashed red line

- 2.3 The Application Site forms part of a larger arable field and as such the north-eastern boundary is open. A hedgerow runs along the south-eastern boundary following the route of a public footpath which connects the High Street with the wider public rights of way network. Hedgerow and tree planting continue along the south-western boundary within the back gardens of residential properties at the settlement edge. An access track to Colney Heath De Havilland Fishing Lakes runs



along the north-western boundary delineated by a row of trees and with Colney Heath Football Club situated beyond.



**Figure 2.2: View looking west from eastern corner of the to the Site**

### **Study Area**

- 2.4 The study area for this LVIA includes both the Application Site and the surrounding wider context within a 1km radius, as illustrated in **Figure 1** of **Appendix 3** (and Figure 2.1 above). This is considered an appropriate area of study in terms of the enclosure of the Application Site and the scale of the Scheme Proposal.
- 2.5 The extent of the study area was informed by the field study and review of available mapping data to determine the approximate Zone of Visual Influence (ZVI) of the Application Site. The ZVI represents the approximate extent of area clearly visible from within the site and from which development on the Site is likely to be noticeable. Within this there are also areas where there is no inter-visibility with the Application Site due to the localised screening effect of vegetation and built form. There may also be more distant areas beyond this with some inter-visibility with the Application Site. However, it is considered that the effects on receptors beyond these areas would be so minor that detailed assessment is not warranted. This approach is supported by GLVIA3 which states that the scale of assessment should be appropriate and proportional to the nature of the proposed development. The Study Area for the landscape assessment was therefore identified as an area within 500m from the Application Site boundary, whereas the Study Area for the visual assessment was identified as an area within 1km from the Application Site boundary.

## Surveys

- 2.6 A preliminary desk study was undertaken to establish the physical components of the Application Site and its surroundings. Potential visual receptors with views towards the Application Site from the surrounding area were identified, along with a number of representative views. Ordnance Survey (OS) maps and aerial photography were utilised to identify these features, supplemented by aerial photography.
- 2.7 A field study was undertaken by a chartered landscape architect from Turley Landscape and VIA on the 11<sup>th</sup> October 2021, during which the visibility was good. The key features of the Site were verified, and the representative viewpoints were explored and confirmed as appropriate. This was accompanied by the identification of local landscape character areas within the Study Area to help describe the wider surroundings of the Site and understand how the development may affect the wider landscape. It also involved travelling throughout the study area and producing a working photographic record.

## Methodology

- 2.8 The appraisal is carried out in accordance with the following guidance:
- Guidelines for Landscape and Visual Impact Assessment, Third Edition<sup>1</sup>;
  - An Approach to Landscape Character Assessment<sup>2</sup>;
  - the Landscape Character Assessment: Technical Information Note 08/2015<sup>3</sup>; and,
  - Visual Representation of Development Proposals<sup>4</sup>.
- 2.9 The LVIA methodology is set out in full at **Appendix 2**. In summary, the approach is to establish the baseline condition of the existing landscape character and visual receptors of the Application Site and its surroundings. The Scheme Proposal is then discussed and the potential degree of 'effect' it will have is predicted. Consideration is then given to the 'residual effect' of the Scheme Proposal once proposed landscape planting has matured.
- 2.10 The Green Belt assessment has been undertaken in accordance with the methodology as set out within the St Albans Green Belt Assessment <sup>5</sup>

---

<sup>1</sup> The Landscape Institute and the Institute of Environmental Management and Assessment (Third Edition 2013) *Guidelines for Landscape and Visual Assessment*

<sup>2</sup> Christine Tudor, Natural England (2014) *An Approach to Landscape Character Assessment*

<sup>3</sup> Landscape Institute (2016) *LI Technical Information Note 08/2015*

<sup>4</sup> Landscape Institute (2019) *Visual Representation of Development Proposals, Technical Information Note 06/19*

<sup>5</sup> SKM (2013) *Green Belt Purposes Assessment*

## 3. Planning Policy and Designations

### Legislative Framework

- 3.1 The European Landscape Convention (ELC) provides a basis for closer co-operation on landscape issues across Europe and was signed and ratified in the UK. This provides recognition of the importance of landscape matters and aims to improve approaches to the planning, management and protection of landscapes throughout Europe.
- 3.2 The ELC defines landscape as *“an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors”*. It includes ‘townscape’, as well as all forms of rural landscape.

### Planning Policy

- 3.3 A full summary of the adopted planning policy, relating to landscape and visual matters is provided in **Appendix 1** and a summary of key policies is provided below. The following are of relevance to this TVIA:
  - National Planning Policy Framework (NPPF) 2021
  - Hertfordshire Structure Plan Review 1991-2011 (Adopted 1998)
  - City and District of St Albans District Plan Review 1994 (Adopted 30 November 1994) Saved and Deleted Policies Version (July 2020)
  - Watling Chase Community Forest. A guide for Landowners, Developers and Users (2003) Supplementary Planning Guidance.

### Designations

- 3.4 The Application Site is located within the **Green Belt**, and inside **Watling Chase Community Forest**. Within the study area there are a number of designations relating to ecological, landscape or heritage value which are identified at **Appendix 3: Figure 2** and include:
  - Colney Heath Common (Registered Common Land, Local Nature Reserve and Hertfordshire Heritage site) approximately 100m to the south of the Site.
  - Public rights of way – Public footpath No. 041 passes along the south-east boundary of the Site. Further footpaths cross Colney Heath to the south, east and west of the Site.
  - Heritage Assets - A group of grade II listed buildings are located immediately to the south of the Site. Namely The Crooked Billet Public House, Apsley Cottage (no.90), and no. 94 High Street.

## 4. Baseline Landscape Appraisal

### Landscape Character Context

- 4.1 A review has been undertaken of the national and district landscape character assessments and the associated character areas that the Application Site falls within. Consideration has then been given to whether the Application Site's landscape elements reflect and contribute to the characteristics of the recognised areas at a district level.
- 4.2 The key landscape character assessments of relevance to the Application Site were identified as:
- National level: National Character Area (NCA) Profiles prepared by Natural England;
  - Regional level: East of England Landscape Framework, prepared by Landscape East.
  - County Level: Hertfordshire's Landscape Character Assessment.

### National Landscape Character Assessment

- 4.3 At a national level the Application Site is located within 'NCA111: Northern Thames Basin. The National Character Area (NCA) profile for this area, prepared by Natural England, describes it as *varied landform with a wide plateau divided by river valleys. Acidic soils allow the retention of considerable areas of ancient woodland, and a diverse range of habitats, to include ancient woodland, lowland heath, and floodplain grazing marsh.*
- 4.4 The NCA profile provides a high level overview of the landscape characteristics and sets the context for landscape character assessments at a finer scale.

### Regional Landscape Framework

- 4.5 Within the East of England Landscape Framework, the Application Site falls within Landscape Typology 'Lowland Settled Farmlands'. Key characteristics relevant to Site and Study Area include:
- *Low-lying, gently rolling topography associated with deposits of glacial sand and gravel, often associated with river valleys and adjoining areas of gently rolling ground;*
  - *Predominately arable land use;*
  - *Extensive network of hedged and occasionally sunken lanes;*
  - *Rural settlement is dense and clustered with a mixture of riverside towns, small nucleated villages/hamlets and many individual farms.*

## County Landscape Character Assessment

- 4.6 Within the Hertfordshire's Landscape Character Assessment, the Application Site falls within Landscape Character Area (LCA) '30: Colney Heath Farmland' which is located between London Colney and St Albans in the west and Hatfield in the east.



**Figure 4.1: Landscape Character Area 30: Colney Heath Farmland** (Extract from Hertfordshire's Landscape Character Assessment – approximate location of Site identified with red star)

- 4.7 LCA 30: Colney Heath Farmland is described as:

*“A medium-scale landscape contained by adjacent urban areas and transport routes. There is a good network of hedges, field trees and tree belts to the urban areas that visually contain the largely arable character. Mineral extraction has created a number of disturbed and new landscapes that are still young. Areas of heath and semi natural grassland are locally important at Colney Heath and Smallford gravel pits.”*

- 4.8 The condition of the landscape and strength of character is described as ‘moderate’. The overall management strategy for the area is to ‘improve and conserve’.
- 4.9 In terms of representativeness of the Site to the character of LCA30: Colney Heath Farmland, it is considered in this appraisal that the Site contributes to the identified characteristics of: being of a medium scale arable farmland, and influenced by close transport corridors, namely the A414. However it does not demonstrate or contribute to other key characteristics, notably it is not an area of restored mineral works, nor is an identified heath habitat. Overall, it is considered that the Site makes a moderate contribution to the identified characteristics of LCA30: Colney Heath Farmland.

4.10 The management guidelines for managing change in the area that are relevant to the Site include:

- *support the Watling Chase Community Forest in the realisation of its objectives for the area,*
- *promote new woodland planting to maintain and improve visual separation from the adjacent urban uses and transport corridors, including A414. Scale of planting to typically comprise small woods, copses and shelterbelts,*
- *reduce the visual impact of adjacent built areas,*
- *encourage maintenance of the existing pattern and scale of hedgerows and field trees that provide enclosure,*
- *promote hedgerow restoration and creation throughout the area to provide visual and ecological links between existing and proposed woodland areas. Pattern to follow historic field boundaries where possible,*
- *encourage planting of new hedges adjacent to rights of way*
- *support the retention and management of heath habitats including Colney Heath. Encourage opportunities of extending this habitat,*
- *develop appropriate management strategies to maintain and improve the mosaic of wildlife habitats areas including wetland and semi-improved grassland,*
- *promote the creation of buffer zones between intensive arable production and important semi-natural habitats and the creation of links between semi-natural habitats,*
- *encourage the restoration of ditches and discourage the enclosure of existing open drainage systems*
- *provide new uncropped or grass field margins to link areas of wildlife importance and/or existing and proposed rights of way*
- *promote both the creation of new ponds and the retention/enhancement of existing ponds for wildlife,*
- *where hedgerow removal is deemed to be unavoidable, replacement planting should use locally native species of local provenance to maintain local distinctiveness.*

### **Local Landscape Elements**

4.11 Analysis has been undertaken of the key characteristics and features which influence the Application Site and contribute to the local landscape character and visual amenity. These are set out below, together with identification of the key landscape receptors with potential to be affected by the Scheme Proposal.



### **Application Site Features**

- 4.12 The Site predominantly comprises a small rectangular arable field with an access road in the west shared with the adjacent football club and fishing lakes. The boundaries of the Application Site are varied, and are influenced by the adjacent land uses. To the north-east there is no physical boundary separating the Site from further arable farmland; To the south-east, an unmanaged hedgerow with infrequent hedgerow trees runs along the route of the public right of way; To the south-west, garden plots of residential properties with closeboard timber fences and boundary hedges mark the boundary; To the north-west Colney Heath football club, separated from the Site by post and wire fencing and a row of trees.

### **Topography**

- 4.13 The topography of the Application Site is broadly level at c.75m AOD. Beyond the Site and within the Study Area, the local area is gently undulating with variation ranging between 70m closer to the River Colne, and 76m AOD near Roundhouse Farm.

### **Hydrology**

- 4.14 Field ditches run along the north-west and south-east site boundaries. Further water bodies within the study area include the River Colne which runs c.160m to the south of the Site at its closest point, and a small lake immediately to the north of the Site associated with a former gravel pit, and now used for private fishing.

### **Land Cover**

- 4.15 The Site comprises a medium size agricultural field of rectangular shape and a paved access road. Residential properties share a boundary with the Site to the south-west; Colney Heath School is located to the north-west, while Colney Heath football club and a private fishing lake surrounded by woodland are located to the north, providing sports and recreational uses; agricultural fields surround the Application Site to the east and south.
- 4.16 Away from the Site Boundary there are a number of uses associated with Colney Heath and surrounding landscape. To the south-west, residential properties constitute the village of Colney Heath, and to the north-east, the landscape is characterised by an extensive area of agricultural fields.

### **Vegetation and Open Space**

- 4.17 Running alongside the north-west and south-east boundaries there are unclipped hedgerows with trees running along a ditch. Hedge species include Hawthorn (*Crataegus monogyna*), Hazel (*Corylus avellana*), Hornbeam (*Carpinus betulus*) and Holly (*Ilex aquifolium*). The hedge running along the south-east field boundary is identified on historic OS maps dating back to 1879. A public footpath runs along the boundary which is also identified on the historic maps delineated by a line of trees. This field boundary create a screen between the Site and the wider landscape to the south.
- 4.18 In the wider area to the east and south are open arable fields. Field boundaries are typically defined by hedgerows with trees, and with occasional wooden post and wire fence sub divisions. To the northwest of the Site, there are sports pitches, and a small woodland with a private fishing lake is located north of the Site. Colney

Heath Common occupies the southwest portion of the study area. The Common is characterised by grassland, the River Colne runs through it to the south-east, with small pockets of woodland along the associated pathway.



**Figure 4.2: View from south corner of the Site showing the south-eastern field boundary vegetation.**

#### **Settlement Pattern**

- 4.19 Colney Heath is a civil parish located to the southeast of St Albans, the area is divided by the linear A414 dual carriageway. The settlement in the area has a dispersed pattern with a number of clusters including Smallford and Sleepshyde to the north of A414, and Colney Heath to the south.
- 4.20 The Application Site is located to the eastern side of the village of Colney Heath. The current settlement expands to the west of the Site, terminating at the Church of St Mark (Grade II). Properties include bungalows, semi-detached and terraced houses with back gardens, and properties tend to be set back from the street with front gardens or driveways. A number of more traditional cottages flank the High Street to the southeast.
- 4.21 The town has associations with former mineral works which are evident by the numerous water bodies and surrounding woodland occupying the landscape.

#### **Built Form**

- 4.22 There are no buildings within the Site. In the surrounding village residential properties are typically one or two storey modern houses constructed in red brick with some weatherboarding or rendered facades and pitched tiles roofs. Distinguishable buildings include a row of early 18<sup>th</sup> century period cottages and the early 19<sup>th</sup> century Crooked Billed Pub to the south of the Site. A mixture of modern and traditional cottages skirt the High Street to the southeast.

- 4.23** Boundary treatments include hedging, picket fencing and low brick walls with higher piers to front gardens, and close board fencing to back gardens, reflecting the mixture of urban and rural character of the village.

#### **Accessibility and Movement**

- 4.24 The Site is located within 500m of the junction of North Orbital Road (A414) to the north-west and the High Street of Colney Heath to the south. The Site is currently accessed via a field gate off the road that connects the High Street to the Football Club. This road also acts as bay parking and informal drop off/pick up to Colney Heath School. The High Street runs northwest - southeast between the A414 and the M1 connecting St Albans to Colney Heath and Roestock.
- 4.25 There are no public rights of way crossing the Site. Within the local context there are a number of public rights of way, including Public footpath No. 041, which runs along the south-eastern boundary of the Site, crossing the garden of the Crooked Billet Public House towards the High Street. An unregistered footpath runs along the north-western boundary of the Site, starting at the access road (and car park), edging the woods in a north-easterly direction. It was observed during the Site visit that this second footpath is more widely use than No. 041.
- 4.26 Within the local context there are a number of public rights of way, as identified at **Appendix 3: Figures 2, 4 and 5**. This includes footpaths nos. 005 and 045 running northwest - southeast connecting the A414 to Roestock Lane, and footpaths 031, 024 and 046 running southwest – northeast. Other public rights of way close to the Site include footpaths nos. 032, 034, 035 and 036 crossing Colney Heath Common in different directions. The network of public footpaths and bridleways, provide connections between nearby settlements.

#### **Landscape Receptor Summary**

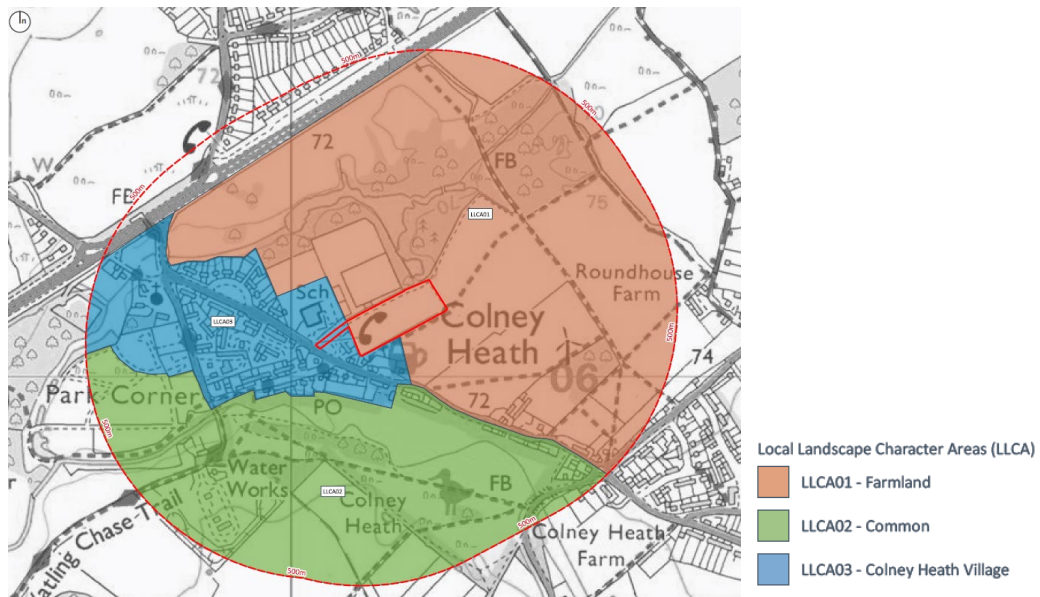
- 4.27 The landscape character context of the Application Site at a national and county level is set out earlier in this Section. The Landscape Character Area at a County level (LCA 30: Colney Heath Farmland) will form a landscape character receptor to consider the effects on landscape character at a wider scale.

#### ***Hertfordshire's Landscape Character Assessment - Landscape Character Area (LCA) 30: Colney Heath Farmland***

- 4.28 LCA 30 is considered to be of **Medium-High Value** as it contains a number of designations, including listed buildings; Colney Heath Common, a Local Nature Reserve and locally valued green space; and Watling Chase Community Forest.

#### **Local Landscape Character Areas**

- 4.29 Local scale analysis has also been undertaken to identify Local Landscape Character Areas (LLCAs) which will be used to determine the effects on landscape character at a local level. Three LLCAs have been identified based on an understanding of the landscape elements such as land use, topography, built form and access. The location of these three LLCAs are demonstrated on **Figure 3 at Appendix 3**, and the key characteristics are summarised below along with an identification of landscape value.



**Figure 4.3: Local Landscape Character Areas: Site Boundary shown in red**

**LLCA1 : Farmland**

4.30 This Local Landscape Character Area is located between the A414 and the High Street and is defined by the open fields of Colney Heath and Roundhouse Farm. The key characteristics for this area include:

- Medium scale arable farmland with ditches and hedgerows with trees along field boundaries.
- Gently undulating landform with little variation contributing to a strong sense of openness.
- As result of restored mineral working, there is a lake and a small woodland on the north part of this LCA, which provides a wooded background to views looking north.
- Numerous public footpaths cross the area, some are open while others enclosed in boundary vegetation.
- Scattered built form edging the road.

4.31 LLCA1 is considered to have **Medium Value** due to its notable recreational value and moderate scenic quality.





**Figure 4.4: Typical views within LCA1 Farmland**

**LLCA2 : Common**

4.32 This Local Landscape Area is located to the south of the High Street and the urban settlement of Colney Heath Village and is defined by the Colney Heath Common. The key characteristics for this area include:

- Undulating Grassland with small pocket of woodland.
- The River Colne in an east-west direction, with trees and riparian vegetation perpendicular to the river. This appears as a tree line in views from the surrounding area.
- Colney Heath common and public footpaths provide recreational access to the wider countryside. The Common is a Local Nature Reserve and Hertfordshire Heritage site, comprising a large area of acid heathland.

4.33 LLCA2 is considered to have a **Medium-High Value**, as it is covered by a number of designations, including Local Nature Reserve, Local Heritage Site, and Common Land of moderate scenic quality.



**Figure 4.5: Colney Heath Common and the River Colne.**

### **LLCA3 : Colney Heath Village**

4.34 This Local Landscape Character Area is located to the south east of the junction of A414 and High Street and is defined by the urban settlement of Colney Heath Village. The key characteristics for this area include.

- Largely residential uses, with a mixture of bungalows, semi-detached and terraced houses, the properties tend to set back from the street with front gardens or car parking fronting the houses.
- The Church of St Mark is an attractive grade II listed building constructed in an early Gothic style with yellow stock brick and stone dressings.
- Access to the properties are through paved roads off the High Street.
- Wistlea Crescent, and intermittent grass verges along the high street provide open green space to the centre of the village.

4.35 LLCA3 is considered to have an **Ordinary Value** due to having some listed buildings, but generally little scenic quality with potential for substitution.



**Figure 4.6: LCA3 Colney Heath Village**

### **Trees and Vegetation**

4.36 One individual feature of the landscape that is considered to require assessment in more detail as separate landscape receptor is the 'trees and hedgerows' on Site. The tree line that runs along the north-western boundary, joins the woodland to the north providing a wooded backdrop to views from the south. The native hedgerow that runs along the south-eastern boundary is fragmented at the base, however, it forms a significant feature and heavily filter views to the south, and together with the species rich hedgerow that runs along the south-western boundary it has been noted in the Ecological Impact Assessment by Ramm Sanderson *'for their ecological value due to providing linear features for commuting and foraging species'*<sup>6</sup>

4.37 Overall, the trees and hedgerows are considered to be of **Medium-High Value**, because they contribute to the character of the area, with limited potential for substitution but with potential for enhancement of the landscape structure.

---

<sup>6</sup> Hedgerows are also listed as a Habitat of Principal Importance under the NERC Act 2006



**Table 4.1: Summary of Landscape Receptors**

Landscape Character Receptor	Landscape Value
LCA 30 : Colney Heath Farmland	Medium-High
LLCA1 : Farmland	Medium
LLCA2 : Common	Medium-High
LLCA3 : Colney Village	Ordinary
Trees and hedgerows	Medium-High

### Valued Landscape Assessment

- 4.38 An assessment of the Value of each of the local landscape character areas is provided above. The final stage of assessment involved considering whether the Application Site and surrounding context could be considered to form a ‘Valued Landscape’ under the meaning of NPPF para 170 and should therefore be afforded additional protection from development.
- 4.39 No guidance is provided within the NPPF on what constitutes a ‘Valued Landscape’. The presence or absence of landscape designations contributes to this judgement but this alone is not sufficient grounds on which to make this judgement and although designated landscapes would generally constitute a Valued Landscape, some non-designated landscapes can also be considered to be ‘Valued’ and therefore falling under NPPF para 170 as well. It is widely accepted that a judgement on whether an area constitutes a ‘Valued Landscape’ can be made on the basis of the factors set out in Box 5.1 of GLVIA3 which includes: landscape quality (condition), scenic quality, rarity, representativeness, conservation interests, recreation value and perceptual aspects.
- 4.40 The Application Site and its immediate landscape context do not fall within an area of designated landscape and has been considered against ‘Box 5.1’ criteria for landscape value. Although the Site has positive attributes and characteristics, it is considered that these are not beyond the ordinary in landscape terms and should not be considered as forming a ‘Valued Landscape’ that requires additional protection. A summary of the assessment in relation to Box 5.1 is provided below.

**Table 4.2: Assessment of landscape value of the Application Site and its surroundings**

Factor	Commentary
Landscape quality (condition)	The landscape is typically in moderate condition with some areas considered to be in a poor condition. This includes the fragmented hedgerow along the southeast boundary
Scenic quality	The scenic quality of the Site and immediate context is moderate. The flat open expanse of farmland to the east of the Site, contribute positively to scenic quality in the surrounding

	area, as do the field hedgerows, and the Listed Old Crooked Pub along the High Street.
Rarity	The site and surrounding area are not considered to constitute a rare landscape.
Representativeness	The Application Site and wider landscape is considered to be fairly representative of LCA 30: Colney Heath Farmland, being a medium scale arable farm influenced by close transport corridors.
Conservation Interests	There are a number of historical and ecological features of note within the Study Area, including listed buildings, and Local Nature Reserve.
Recreation value	There are a number of public rights of way adjacent to the Site and in the surrounding area. Other nearby recreational assets include Colney Common to the south of the Site, and Colney Heath football club and private fishing lake to the north.
Perceptual aspects	The Application Site and immediate area has a moderate sense of tranquillity.

## 5. Baseline Visual Amenity Appraisal

- 5.1 The visibility of the Application Site has been established through both a desktop analysis of the surrounding area and by confirming on site the localised screening effect of the landform, vegetation and built form.
- 5.2 An approximate zone of visual influence (ZVI) of the Application Site was identified which represents the extent of area clearly visible from within the site and from which development on the site is likely to be noticeable. Within this there are also areas where there is no intervisibility with the Application Site due to the localised screening effect of vegetation. There may also be more distant areas beyond this with some intervisibility with the Application Site, however, visual changes arising from development on the site in these areas are not considered likely to result in changes to visual amenity and have therefore not been considered further.
- 5.3 Annotated photographs taken from within the Application Site looking out to the surrounding landscape are provided below. This provides an indication of the key visual receptors that are likely to have views of the Application Site.

### Existing Visibility

- 5.4 The extent of visibility of the Site is limited by its topography and the influence of surrounding mature vegetation and built form. Views of the surrounding landscape are mostly to the east where there is no boundary vegetation, but occasional gaps in the existing vegetation allow for limited views in other directions. This is demonstrated by photographs looking out of the Application Site to the surrounding area and the existing visibility is summarised below.
  - Views looking north from within the Site (**Figure 5.1**) are partly contained by the line of trees on the northwest Site boundary. Elsewhere along the boundary, vegetation is fragmented and glimpsed views are possible of the buildings within Colney Heath Football Club.
  - Views looking southwest from within the Site are demonstrated in **Figure 5.2**. Views are partially contained by the boundary vegetation, beyond which it is possible to see the residential properties on the High Street.
  - Views looking east from within the Site are demonstrated in **Figure 5.3**. To the east, the Application Site is open to views from the adjacent fields, wider views are contained by the woodland to the north, and the vegetation along footpath 005.
  - Views looking south from within the Site are filtered by the hedgerow along the south-east boundary. Partial views are possible through gaps in the vegetation (**Figure 5.4**).



**Figure 5.1: Looking north within the Site towards Colney Heath football club**



**Figure 5.2: Looking south-west from within the Site towards High Street**



**Figure 5.3: Looking east from within the Site across the wider arable field**



**Figure 5.4: Looking south from within the Site**

### **Key visual receptors and representative views**

- 5.5 Visual receptors are defined as individuals and/or defined groups of people who have the potential to be affected by changes in views and visual amenity as a result of development on the Application Site. These include people passing through an area (e.g. by foot, car, bicycle or public transport), people working in an area, and people visiting or engaged in recreational activities.
- 5.6 Residents living in an area are also a receptor group but it is commonly accepted due to case law that the impact of development on private views is not a planning



consideration<sup>7</sup> unless the development is likely to be so overbearing or dominating that it could result in unacceptable living conditions. The closest residential properties to the Site are located to the southwest (adjacent to Site). Due to boundary vegetation and the fairly generous plot sizes of properties adjoining the Site boundary, it is not anticipated that any proposed development would be overbearing or result in unacceptable effects on visual amenity for these properties. Consequently, these receptors are not considered further in the LVIA.

5.7 The key visual receptors with existing views towards the Application Site or those that are likely to experience the Scheme Proposal are listed below:

- Pedestrian and motorists on High Street
- Users of Colney Heath Common
- Users of surrounding public right of way network.
- Local Community of Colney Heath

5.8 Key visual receptors with existing views towards the Application Site have been identified and the existing views from these are summarise in Table

**Table 5.1: Visual receptors baseline assessment**

Receptor and representative view (RV)	Comments on existing views (s)
Pedestrians and motorist on the High Street (RV 1,2,3)	The High Street passes to the south-west of the Site and is the main vehicular access through the village. Views towards the Site from the High Street are typically screened by vegetation. Closer to the Site, gaps in roadside trees allow for glimpsed views towards the Site ( <b>Representative view 2</b> ), which is experienced in oblique views to the direction of travel.
Local community of Colney Heath (RV 1,2, 3, 4, 5)	The local community of Colney Heath experience glimpsed and filtered views of the Site from the eastern approach and from residential streets aligned towards the Site. Direct views can also be achieved from private gardens adjacent to, or close to the Site boundary, albeit partly filtered by varying degrees of tree cover.
Users of Colney Heath Common (RV 6)	The Common is situated on lower grounds and south of the High Street, views towards the Site are largely screened by vegetation.
Users of the surrounding public right of way network	Most of the local public rights of way follow field boundaries and the visual experience is influenced by the respective boundary treatment. Where fields are open there are unrestricted views towards the Site from the

<sup>7</sup> Aldred’s Case in 1610 established the principle that private individuals do not have a legal right to a view.



(RV 7,8,9)

east (**Representative viewpoint 7**). Hedges and trees are common features with several gaps in vegetation providing filtered views towards the Site (**Representative viewpoints 8 & 9**).

---

- 5.9 In order to recognise and assess the likely effects of the Scheme Proposal on the identified visual receptors, nine representative views from these visual receptors have been identified. The locations of the viewpoints are set out in **Figure 5** of **Appendix 3**. Photographs of the existing view and wider context of the view from each of the representative viewpoints are provided at full size in **Appendix 3: Figure 6**.
- 5.10 Descriptions of the existing view from each of the representative viewpoints are provided below together with a reduced scale photograph of the view.

**RV 1 – View from High Street looking north-west c. 300 m from Site.**



- 5.11 **Representative View 1** is taken near no.41 High Street, and is representative of pedestrian and motorist travelling in a north-westerly direction towards the North Orbital Road/A414. The view comprises a semi urban street scene. The southern side of the road (left of the view) is defined by low density residential dwellings. To the north (right) of the view, mature vegetation and a native hedge which forms the boundary of agricultural fields beyond, contribute positively to the appearance of the view. The view is typical of the approach to Colney Heath from the east and is well enclosed by development to the south and the intact hedgerow to the north. From this view the Site is obscured by the intervening roadside vegetation.

**RV 2 – View from High Street, opposite the Crooked Billet Free House, looking north-east c. 30 m from the Site.**



- 5.12 **Representative View 2** is taken c.30m away from the Site on the High Street and is representative of pedestrians and motorists travelling in a north-westerly direction towards the North Orbital Road/A414. The foreground of the view comprises the road and the access way to the Crooked Billet Pub's car park, beyond which a large conifer and boundary hedging block views of Apsley Cottage beyond. The listed Crooked Billet Pub is visible to the east (right of the view), beyond which the mature trees within the pub's garden are visible in the background of the view. The listed properties on no.94 are visible to the west (left of the view). The view is typical of the local character, with features that contribute positively to the local visual amenity. From this view the Site is obscured by the intervening mature vegetation.

**RV 3 – View from High Street, near Colney Heath School & Nursery entrance, looking east c. 85 m from Site access**



- 5.13 **Representative View 3** is located on the northern pavement of the High Street, near the entrance to Colney Heath School and Nursery. The northern side of the road (left of the view) comprises a grass verge with trees, beyond which the school building is visible. To the right of the view, views along the road are well contained by a brick wall delineating the back gardens of the residential properties along the High Street. The school's signage, street lights, a pedestrian crossing, and railings create visual clutter in the view. The mature trees within the school grounds provide a treed backdrop and screen views towards the Site.

**RV 4 – View from High Street, opposite properties 98 to 106, looking north-east c. 36 m from Site.**



5.14 **Representative View 4** is located on a cul-de-sac off the High Street, approximately 36m from the Site's south-western boundary. The road extends across much of the foreground and is fronted by two storey residential buildings towards the middle ground. Gaps in built form allow for glimpses of taller vegetation within back gardens. The Site is not currently visible from this location.

**RV 5 – View from Park Lane looking north-east towards the Site c. 165 m from Site.**



5.15 **Representative View 5** is taken on Park Lane and is representative of the local community of Colney Heath. The view has a domestic character, framed by two storey residential buildings on either side of the road. There is a lack of street trees, an unmanaged hedge is visible towards the middle ground of the view. The Site is not visible from this location due to the intervening built form and vegetation.



**RV 6 – View from Colney Heath Common along footpath 034 looking north-west looking north-west c. 370 m from Site.**



- 5.16 **Representative View 6** is taken on Colney Heath Common and is representative of views experienced by users of the common. The foreground of the view is dominated by open grassland beyond which the mature trees bordering the properties along the High Street filter views beyond the common. The view is open in character with high scenic quality. The properties along the High Street in white render are visible in the centre, towards the background of the view. A belt of mature trees around the fishing lake is visible on the horizon. The Site is not visible from this location due to the intervening built form and vegetation.

**RV 7 – View from junction of footpaths 041 and 045 looking south-west c. 250 m from Site**



- 5.17 **Representative View 7** is located approximately 250m north-east from the Site, at the junction of Public Rights of Way 041 and 045, and is representative of views experienced by pedestrians and recreational users of the public right of way network. The view is rural in character, dominated by flat arable fields contained by a woodland to the northwest (right) of the view. The Site is visible towards the background, in the centre of the view partially screened by the intervening vegetation. The properties along the High Street are visible beyond the Site in the background. Mature trees along the High Street and within Colney Heath Common, form a strong wooded backdrop to the view.

**RV 8 – View from junction of footpaths 005 and 024 looking west c. 570 m from Site**



- 5.18 **Representative View 8** is located approximately 570m north-east from the Site, at the junction of Public Rights of Way 005 and 024, and is representative of views experienced by pedestrians and recreational users of the public right of way network. The view is dominated by large scale arable fields, partly contained by a boundary hedge along footpath no.024 and adjacent properties along Roundhouse Farm to the south-east (left) of the view. To the north-west (right) a field hedge contains wider views along footpath no. 005. The Site is discernible towards the background in the centre of the view. Mature woodland surrounding the fishing lake, and along the High Street provide a wooded backdrop to the view.

**RV 9 – View from junction of footpaths 042 and 054 looking south-west c. 720 m from Site**



- 5.19 **Representative View 9** is located at the junction of public footpaths 042 and 054, approximately 720m north-east of the Site and is representative of views experienced by pedestrians and recreational users of the public right of way network. The view is orientated in a south-westerly direction and is rural in character. The foreground of the view comprises open arable fields contained by woodland along footpath no.042 to the north-west (right) of the view. The Site is visible in the background beyond which the properties along the High Street are visible. The mature trees along the High Street and within Colney Heath Common, provide a wooded backdrop to the view.

## 6. Green Belt Context

### St Albans Green Belt Review

- 6.1 St Albans City and District Council with Dacorum and Welwyn Hatfield jointly commissioned Sinclair Knight Merz to prepare a Green Belt Study to inform the future planning strategies for each authority.

### Part 1: Purposes Assessment

- 6.2 Part 1 of the Green Belt Assessment identified strategic parcels and assessed the level of contribution these make to the nationally-defined Green Belt purposes. A three point scale was used to rate the parcel's contribution: Limited; Partial; Significant.
- 6.3 The Site is situated within Strategic Parcel 34 (GB34) which extends between London Colney and Hatfield, and is defined around the Colne Valley. The Strategic Parcel includes three 3<sup>rd</sup> tier settlements (settlement washed over by the Green Belt) with Colney Heath being one of them.
- 6.4 Key findings of the Study that are relevant to the Site include:
- GB34 makes a 'Limited or No Contribution' towards checking unrestricted sprawl of large built-up areas (Purpose 1)
  - GB34 makes a 'Partial Contribution' towards preventing neighbouring towns from merging (Purpose 2)
  - GB34 makes a 'Significant Contribution' towards assisting in safeguarding the countryside from encroachment (Purpose 3)
  - GB34 makes 'Partial Contribution' towards preserving setting and special character of historic towns (Purpose 4)
  - The Site was not identified as, or part of, land which contributes least towards the national Green Belt purposes.
- 6.5 The Study acknowledges the strategic level of assessment and notes it is possible that additional potential small-scale boundary changes would not compromise the overall function of the Green Belt subject to more detailed analysis.
- 6.6 Further analysis of the contribution of the Site to the Green Belt has been undertaken as part of this appraisal. Key conclusions from this are:
- When assessed separately, the Site makes Limited or No Contribution checking the unrestricted sprawl of large built-up areas (Purpose 1). The Site is located adjacent to Colney Heath, a washed-over settlement, and is sufficiently separated from a large built up area for there to be no significant potential for urban sprawl.



- The Site is considered to make a notably lower contribution to Purpose 2 than the wider GB34 parcel. The western part of the site is well enclosed by existing development; the gently rising landform to the north east provides a separating feature and reduces intervisibility between the Tier 1 settlements meaning that it makes only a very limited contribution to the perceived gap between St Albans and Hatfield. The eastern part of the site makes a greater contribution to the perceived gap between towns due to it being more clearly visible from the public footpaths. However, the gap is relatively large in this area and the Site is not critical to maintaining this gap; a strong actual and perceived gap would remain if development were introduced. Overall, the Site's contribution to Purpose 2 is considered to be 'Limited'.
- The Site contains an absence of built development and urbanising uses and is located adjacent to the Tier 3 washed over settlement of Colney Heath. The Site demonstrates a strong relationship with the countryside through its arable land use, and overall, the site's contribution to Purpose 3 is considered to be 'Significant'.
- The Site is been assessed as having 'Limited or No Contribution' to Purpose 4, due to not being part of the setting of any historic town. The nearest Conservation Area is Sleafshyde Conservation Area 500m to the north, however, the North Orbital Road/A414, and the vegetation along the carriageway, together with the woodland to the north of the Site, provides strong separating features.

6.7 In summary, it is considered that the Site makes the same or a lower contribution to the Green Belt purposes as the wider G34 Green Belt parcel. Development of the Site would result in the loss of openness by default however given its location on the edge of Colney Heath, there are opportunities through design to limit harm to the wider Green Belt.

## 7. Assessment of Effects

- 7.1 The effect of the Scheme Proposal is assessed by predicting the magnitude of the change on the previously identified landscape character and key visual receptors. The visual assessment does not attempt to predict the visual effects of seasonal changes throughout the year but describes the 'worst case' position in terms of the greatest potential visibility of the development i.e. in winter when the trees would have lost their leaves.
- 7.2 The assessment of effects is based on the Proposed Concept Masterplan (Drawing no. TARC3006\_3001-D); and the Design and Access Statement produced by Turley.

### Overview of Scheme Proposal

- 7.3 The Scheme Proposal for the application submission is described for planning purposes as:

*'Outline planning application for up to 45 new homes, including 40% affordable new homes and 10% self-build and custom housing, new landscaping and public open space and associated infrastructure works, with all matters reserved except for the mean of access.'*

- 7.4 The supporting Design and Access Statement prepared by Turley provides a comprehensive description of the scheme design and its approach. This includes a review of how the proposals have responded to the particular constraints and opportunities of the Site. A summary of the key elements of the Scheme Proposal which are of relevance to this landscape and visual assessment is provided below:
- A total of up to 45 new residential units would be provided in a variety of types.
  - Residential development would typically be of 2 or 2.5 storeys.
  - Higher density development comprising terraced and semi-detached homes will be located on the western part of the site, against existing development. Lower densities of predominately semi-detached homes will be provided towards the centre of the Site, leaving the eastern part of the Site free from built form.
  - Areas for built development would be set away from the eastern edge of the Application Site with provision of public open space creating a positive transition to the rural edge to the east.
  - An attenuation basin Sustainable Drainage System (SuDS) located at the south eastern edge of the development would provide amenity to the public open space as well as a valuable wetland habitat area.
  - Existing vegetation would be retained and reinforced with additional planting including infilling gaps of existing hedgerows, structural planting along the north-east and south-eastern edge, and street trees within the development area to soften and integrate built development in to the landscape. A Tree Survey will

accompany this application, with detailed landscape design to be confirmed as part of a reserved matters application.

## **Sensitivity of the Landscape Character and Visual Receptors**

### **Landscape Character Receptor's Sensitivity**

7.5 **Table 7.1** summarises the identified landscape receptors sensitivity to change which is described in the following paragraphs.

#### ***LCA30: Colney Heath Farmland***

7.6 Due to presence of similar scale developments, as well as the abundance of mature tree belts and hedgerows, LCA 30 is considered to have **Low Susceptibility to Change** and therefore **Medium Sensitivity**.

#### ***LLCA1 : Farmland***

7.7 The Site is located within LLCA1. This area provides the wider rural setting to Colney Heath and was identified in the baseline section as being of Medium Value. Trees and hedges along field boundaries offer a degree of containment to the landscape. However, key factors that reduce the ability of the landscape to accommodate change include the open character of the area, and the scattered built form mainly edging the roads. LLCA1 is considered to have a **Medium Susceptibility to Change** and therefore **Medium Sensitivity**.

#### ***LLCA2 : Common***

7.8 This area provides recreational value and was identified in the baseline section as being of Medium-High Value. The notable scenic quality of this area increases its susceptibility, but the mature tree cover within the Common gives potential to accommodate new development of the type and scale proposed and reduces the potential susceptibility of the landscape to accommodate change. LLCA2 is considered to have a **Low Susceptibility to Change** and therefore **Medium Sensitivity**.

#### ***LLCA3 : Colney Village***

7.1 LLCA3 is a predominantly residential area and has been identified in the baseline section as having Ordinary Value. LLCA3 is a built up area located on relatively flat topography. The mix of housing typologies and the mature planting mainly along the High Street indicate that the landscape could accommodate development of the type and scale proposed without undue negative consequences for the maintenance of the baseline landscape character. LLCA3 is considered to have **Low Susceptibility to Change** and therefore **Low Sensitivity**.

#### ***Trees and hedgerows***

7.2 The existing trees within the Site strongly contribute to the local landscape character, particularly the tree line along the north-west boundary, and the hedge along the south-east boundary. It is noted that boundary vegetation to the south-east is fragmented and totally lost such as along the north-east boundary, however there is potential for retention and enhancement of trees and hedgerows within the type of development proposed. Overall, this receptor is considered to have a **Medium Susceptibility to Change** and a **Medium Sensitivity**.

**Table 7.1: Sensitivity of Landscape Receptors**

Landscape Character Receptor	Landscape Value	Susceptibility to Change	Sensitivity
LCA 30 : Colney Heath Farmland	Medium	Low	Medium
LLCA1 : Farmland	Medium	Medium	Medium
LLCA2 : Common	Medium-High	Low	Medium
LLCA3 : Colney Village	Ordinary	Low	Low
Trees and hedgerows	Medium	Medium	Medium

**Visual Receptor’s Sensitivity**

7.3 The Value of the visual receptor’s view relates to whether the views are associated with designated landscapes, protected views or designated heritage assets and the quality of the view in terms of visual amenity. The susceptibility of the visual receptor to change considers the occupation or activity of people experiencing the view; and extent of attention or interest that may therefore be focused on the views; and, visual amenity they experience. **Table 7.2** summarises the sensitivity of each of the previously identified visual receptors. This is based on the combined evaluation of susceptibility and value attached to the receptor together with informed professional judgement and guidance provided in GLVIA3.

**Table 7.2: Sensitivity of Visual Receptors**

Receptor and Representative Viewpoint (RV)	Value	Susceptibility to change	Sensitivity
Pedestrians and motorists on the High Street <i>RVs 1,2 &amp; 3</i>	<b>Ordinary</b> – Views contribute positively to the visual amenity, but are not protected or associated with designated or non-designated assets.	<b>Medium</b> – views and visual amenity likely to be of moderate importance to pedestrian and motorists on the High Street	<b>Medium-Low</b>
Local community of Colney Heath <i>RVs 1,2,3,4,5</i>	<b>Ordinary</b> – Views contribute positively to the visual amenity, but are not protected or associated with designated or non-designated assets.	<b>High</b> – views and visual amenity likely to be of high importance to the community of Colney Heath Village	<b>Medium</b>

Users of Colney Heath Common <i>RV 6</i>	<b>Medium</b> – Views contribute positively to the visual amenity and the enjoyment of the Common Land.	<b>High</b> - views and visual amenity likely to be of high interest to recreational users of the Common.	<b>Medium-High</b>
Users of the surrounding public right of way network <i>RVs 7, 8, 9</i>	<b>Ordinary</b> – Views contribute positively to the visual amenity, but are not protected or associated with designated or non-designated assets.	<b>High</b> - views and visual amenity likely to be of high importance to users of the public footpaths.	<b>Medium</b>

### Effects during the Construction Phase: Short Term

- 7.4 The key aspects of the construction phase which have potential to affect the previously identified landscape character areas, landscape receptors and visual receptors have been identified as:
- Topsoil stripping of agricultural field to enable construction
  - The temporary effect of the construction plant and traffic, which will include small site compounds; and, protective fencing to the Application Site’s boundary vegetation.
  - The progressive construction of the features present within the Scheme Proposal.
- 7.5 The effect on the landscape character and visual receptors would be similar to those changes experienced during the operational phase, as the progressive construction of the features present within the Scheme Proposal. The additional noticeable difference would be the presence of construction vehicles using the road network; and, the presence of construction plant and vehicles within the Application Site which would slightly increase the visual envelope of the Scheme Proposal during the construction phase.
- 7.6 These effects would be experienced directly on the features of the Application Site, ‘LLCA 1 – Farmland’ with the change of land use from agricultural land to that of a construction site. The main groups of visual receptors affected by the presence of construction plant; and, movement of construction vehicles would be pedestrians using the surrounding public right of way network, and motorist on the High Street. These effects would be short term and temporary.

### Effects during the Operational Phase: Medium/Long Term

- 7.7 The effects of the Scheme Proposal in its first year of operation (when the development is complete and occupied) would be permanent. Within the appraisal



of effects, consideration has been given to the effects on the Scheme Proposal at year 1 when buildings would be implemented but the landscape proposals would not yet be matured. Consideration has also been given as to whether the effects on landscape and visual receptors would change by year 15 on account of the establishment of this planting. The effects are set out in **Tables 7.3** and **7.4** and the changes experienced are described in the following paragraphs.

#### **Summary of changes to landscape features**

- 7.8 **Settlement pattern and Built Form**– The developable area, as defined by the Building Heights and Density Parameters plan within the Design and Access Statement, is located at the centre and on the western side of the Application Site, closest to the existing development. The location of public open space to the eastern edge of the Site would create a positive settlement edge and transition to the surrounding countryside. The development would integrate with the existing settlement pattern creating a robust edge in line with existing residential areas.
- 7.9 Buildings would be of 2 and 2.5 storeys, the latter contained within the western side of the Site. The scale and density of development would reflect surrounding residential areas. Details of housing styles and elevation design would be confirmed at reserved matters but would be expected to respond positively to local context in accordance with Local Plan Policies 69 and 70.
- 7.10 **Topography** – The scheme proposal would not significantly alter the topography of the Application Site or surrounding area’s topography other than minor grading works required to accommodate the new built form and infrastructure, including the construction of an attenuation pond to the eastern side of the Site.
- 7.11 **Land use** – The Scheme Proposal would permanently change the land use of the Application Site from agricultural field to residential development and areas of open space/green Infrastructure. The Scheme Proposal would be adjacent to further residential development to the south-west, and would relate to the character of the village of Colney Heath.
- 7.12 **Vegetation and Open Space** –The Landscape Parameters Plan within the Design and Access Statement, demonstrates retention and enhancement of boundary vegetation. Development areas would be set away from root protection areas of retained vegetation. Additional planting includes structural planting on north-east and south-east boundaries, street tree planting, wildflower meadows, and aquatic planting throughout the attenuation pond. Retained trees would be protected in accordance BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'.
- 7.13 **Accessibility and Movement** – Vehicular access would remain from the road that currently connects the High Street to the Football Club. The proposed scheme would enhance the access by creating a bell mouth junction with footpaths on both sides of the carriageway. There would be no alterations to the public right of way, but the proposal would provide additional informal footpaths that link the development to the existing footpath network, improving access routes to open space.

### **Changes to Landscape Character Areas and Landscape Receptors**

- 7.14 Effects on landscape character are both direct i.e. on the LCA that the Application Site is located within, and indirect i.e. changes to characteristics that occur beyond the boundary of the LCA.

#### ***LCA 30: Colney Heath Farmland***

- 7.15 Once completed, the Scheme Proposal would directly affect a small part of the identified LCA30: Colney Heath Farmland. There would be a change in use from farmland to residential resulting in an increased amount of activity within a localised part of the character area. The key characteristics of the landscape character area relate to the generally intact network of hedges, field trees and tree belts to the urban areas that visually contain the largely arable character. These characteristics would be preserved. The Scheme Proposal would affect a small contained area that is adjacent to existing development and within a residential settlement. It is considered that the Scheme Proposal would integrate with the existing settlement pattern and would result in little change to the landscape context. At year 1 and year 15 the Scheme Proposal would have a **Neutral** effect of **Very Low** magnitude due to introduction of new built form on the settlement edge and the retention and enhancement of landscape features. Due to the containment of the Site, there would be little perception of change away from the Site itself.

#### ***LLCA1: Farmland***

- 7.16 The Scheme Proposal would directly affect the characteristics of LLCA1 through the change in land use of the Application Site that would have an urbanising influence on the area. The hedgerows that are key contributors to the character of the area would be retained. The new residential development would be read in context with surrounding development to the settlement edges of Colney Heath and sit within the existing settlement pattern. The areas to be kept free from development, as shown on the Parameter Plan and demonstrated on the Master Plan, would provide some enclosure to the Scheme Proposal from the wider network of public footpaths to the north-east. Away from the Site itself, there would be limited perception of change. Overall, at year 1 the magnitude of change and effect on the landscape character of LLCA1 would be **Low** and **Adverse**.
- 7.17 Following the establishment of proposed planting areas, the Scheme Proposal would bring wider landscape benefits through the enhancement of boundary planting that reinforces an existing characteristic of the landscape. The proposed new green infrastructure would break up the extent of built form and introduce greater containment from surrounding rural areas and create a positive and robust settlement edge. This would slightly reduce the magnitude of change in the surrounding parts of the LLCA. It is considered that by year 15, the magnitude of change on the character of LLCA1 – Farmland would reduce to **Low** and the overall effect would be **Neutral**.

#### ***LLCA2: Common***

- 7.18 There would be no direct change to the character of LLCA2 – Common, and the visual containment of the Site provided by intervening vegetation and built form would restrict any further indirect changes to the key characteristics. At year 1 and

year 15 the Scheme Proposal would result in a **Negligible** magnitude on the character of LLCA2 and the effect would be **Neutral**.

**LLCA3: Colney Village**

7.19 From most of LLCA3 – Colney Village the Scheme Proposal would not be visible and there would be no changes to the character of the area. There would be some indirect changes where the Scheme Proposal would be noticeable in a small number of views from residential areas bordering the Application Site. The extent of these views would be limited by mature planting to the settlement fringe. The new development would complement the existing settlement pattern of Colney Heath. There would be a slight reduction in the rural setting experienced by areas adjacent to the Site. The magnitude and type of effect would be **Very Low** at both year 1 and year 15, and the overall effect would be **Neutral**.

**Trees and Hedgerows**

7.20 All existing trees and hedgerows within the Site would be preserved. The Landscape Parameter Plan within the Design and Access Statement, indicates new planting within the development include street trees and wildflower meadows in addition to structural planting along the Site boundaries, which would reinforce the containment of the development from the open arable fields to the east. This would result in a net increase in the number of trees and species variety within the Site.

7.21 At year 1, prior to the establishment of the proposed planting the type of effect on this receptor is consider **Beneficial** and of **Low** Magnitude. By year 15, the planting to the Site boundaries and within the development, private gardens and common areas would have established reinforcing the landscape structure of the Site and increasing the canopy cover and species diversity. These trees and hedge planting would contribute to the character of the local area. The type of effect would continue to be **Beneficial**, and of **Medium** Magnitude by year 15.

**Table 7.3: Summary of effects on landscape receptors**

Landscape Character Receptor	Sensitivity	Magnitude / Type of Effect Year 1	Magnitude / Type of Effect Year 15
LCA 30 – Colney Heath Farmland	Medium	Very Low / Neutral	Very Low / Neutral
LLCA1 – Farmland	Medium	Low / Adverse	Low / Neutral
LLCA2 – Common	Medium	Negligible / Neutral	Negligible / Neutral
LLCA3 – Colney Village	Low	Very Low / Neutral	Very Low / Neutral
Trees and hedgerows	Medium-High	Low / Beneficial	Medium / Beneficial

## Effects on Visual Receptors and Representative Views

- 7.22 The likely key effects of the Scheme Proposal on the visual receptors identified during the baseline study are discussed below and summarised in **Table 7.4**. Reference is made to the changes experienced to the associated representative views within this analysis and a magnitude of change and type of effect for each view is also set out in **Table 7.4**. Where changes are anticipated by year 15 on account of the establishment of the landscape strategy, these are also identified.

### ***Pedestrians and motorists on High Street (Representative Views 1, 2 and 3)***

- 7.23 For the majority of the High Street, views would continue to be framed by built form and roadside vegetation. The Scheme Proposal would be largely obscured by the Site's retained boundary vegetation as well as the mature hedgerows and trees along the High Street, and would only become discernable when closer to the Site as demonstrated by RV2. Where visible, it would be read in context with existing glimpses of built form within the village. The magnitude of change would range from **Very Low** (near site access road from High Street) to **Negligible** (majority of the High Street) and the Type of Effect would be **Neutral**.

- **Representative View 1** - The view would continue to be enclosed by development and vegetation along the road. The proposed built form would be obscured due to roadside vegetation and areas of settlement in the intervening landscape. The magnitude of change and type of effect would be **Negligible** at year 1 and year 15.
- **Representative View 2**- Due to the set back of development areas from the road, the Scheme Proposal would result in little change to the view. The roadside vegetation and overall character of the view would remain. Limited filtered views of the top storeys of residential dwellings would be possible during winter. This would result in a barely discernible change to the character of the view. The magnitude of change and type of effect would be **Negligible** at year 1 and year 15.
- **Representative View 3**- The view would continue to be enclosed by development and vegetation along the road. The proposed built form would be obscured by the school buildings and the mature vegetation both along the High Street and within the school grounds. The magnitude of change and type of effect would be **Negligible** at year 1 and year 15.

### ***Local Community of Colney Heath (Representative Views 4 and 5)***

- 7.24 The Scheme Proposal would be obscured by intervening built form and the mature vegetation both within the Site and the residential streets and back gardens. Glimpsed and filtered views of the top storeys of the new residential dwellings could be glimpsed closer to the Site and aligned towards the development. The magnitude of change and type of effect would range between **Very Low** and **Negligible**

- **Representative View 4**- From this viewpoint there will be no change to the composition of the view. The proposed scheme would be obscured by the

existing residential buildings in the view. The magnitude of change and type of effect would be **Negligible** at year 1 and year 15.

- **Representative View 5** - The Scheme Proposal would be obscured by the intervening built form and vegetation, and there will be no change to the character of the view. The magnitude of change and type of effect at both year 1 and year 15 would be **Negligible**.

#### ***Users of Colney Heath Common (Representative View 6)***

7.25 The Scheme Proposal would be obscured by intervening built form and mature vegetation. The magnitude of change and type of effect at both year 1 and year 15 would be **Negligible**

- **Representative View 6**- In this view the Scheme Proposal would be largely screened by the existing built form and mature vegetation within the Common, along the High Street, and within private gardens. Limited filtered views of the top storeys of the new residential dwellings could be glimpsed during winter. This would constitute a barely discernible change that would not noticeably alter the character of the view. The magnitude of change and type of effect would be **Negligible** at year 1 and year 15.

#### ***Users of the surrounding public right of way network (Representative Views 7, 8 and 9)***

7.26 The Scheme Proposal would be visible from parts of the surrounding public footpaths. In views experienced from routes to the east and south-east, the retained hedge and boundary vegetation along the south-eastern boundary would filter views into the Site. Further away from the Site, hedgerows delineating other field boundaries would further filter views towards the Site. The greatest extent of change to views would be where there are unrestricted views towards the Site on footpath 041, which runs along the south-eastern boundary of the Site and crosses the farmland further to the east. From this footpath, built form would appear closer in views which would be experienced across the proposed planting and open space along the perimeter of the Site. The wider characteristics of the views related to the open agricultural farmland would generally remain and the new built form would be experienced in context with the existing built form at Colney Heath. Over time, the proposed planting to the eastern side of the Site would establish and soften these views. The magnitude of change and type of effect would vary between **Medium Adverse** (from sections of footpath 041 closest to the Site) and **Low** (further beyond where the Scheme is obscured by intervening vegetation), reducing to **Very Low Adverse** and **Negligible** by year 15.

- **Representative View 7**- The Scheme Proposal would increase the amount of built form visible in this view bringing the edge of development closer to the footpath. From this view the Scheme Proposal would be noticeable toward the middle distance, and experienced in context with existing development along the High Street beyond. At year 1 the magnitude of change and type of effect would be **Medium** and **Adverse**. By year 15, the continued growth of the proposed vegetation within public open space along the north-eastern boundary would help to integrate the new built form in the view. The magnitude of change would reduce to **Low** and the effect would remain **Adverse**.



- **Representative View 8-** The Scheme Proposal would increase the presence of residential development in the background of the view, and would be experienced in context with the existing settlement along the High Street. However, the composition and key attributes of the view extending across a large arable field with a largely wooded backdrop would remain the same. At year 1, the magnitude of change would be **Low** and the type of effect **Neutral**. By year 15, the planting to the south-eastern and north-eastern boundary would have established which would soften views of proposed built form and integrate with the existing landscape framework. The magnitude of change would reduce to **Very Low** and the type of effect would be **Neutral**.
- **Representative View 9-** Similar to RV 8, the Scheme Proposal would increase the presence of residential development in the background and would be experienced in context with the existing settlement along the High Street. The character of the view would remain the same. At year 1, the magnitude of change would be **Very Low** and the type of effect **Neutral**. By year 15, the planting to the south-eastern and north-eastern boundary would have established which would soften views of proposed built form and integrate with the existing landscape framework. The magnitude of change and type effect would be **Negligible**.

**Table 7.4: Assessment of Effects on Visual Receptors**

Receptor and representative viewpoint (RV)	Sensitivity	Year 1 Magnitude of change / Effect	Year 15 Magnitude of change / Effect
Pedestrians and motorists on the High Street <i>RVs 1, 2 &amp; 3</i>	Medium-Low	Varying between <b>Very Low</b> (closer to the Site) and <b>Negligible</b> (majority of the High Street) / <b>Neutral</b> <b>RV 1: Negligible</b> <b>RV 2: Negligible</b> <b>RV 3: Negligible</b>	Varying between <b>Very Low</b> (closer to the Site) and <b>Negligible</b> (majority of the High Street) / <b>Neutral</b> <b>RV 1: Negligible</b> <b>RV 2: Negligible</b> <b>RV 3: Negligible</b>
Local community of Colney Heath <i>RVs 4 &amp; 5</i>	Medium	Varying between <b>Very Low</b> when aligned towards the Site, and <b>Negligible</b> <b>RV 4: Negligible</b> <b>RV 5: Negligible</b>	Varying between <b>Very Low</b> when aligned towards the Site, and <b>Negligible</b> <b>RV 4: Negligible</b> <b>RV 5: Negligible</b>
Users of Colney Heath Common <i>RV 6</i>	Medium-High	<b>Negligible</b> (not visible) <b>RV 6: Negligible</b>	<b>Negligible</b> (not visible) <b>RV 6: Negligible</b>
Users of the surrounding public right of way network <i>RVs 7,8,9</i>	Medium	<b>Varying between Medium (close to the Site) and Very Low / Adverse</b> <b>RV 7: Medium/Adverse</b> <b>RV 8: Low/Neutral</b> <b>RV 9: Very Low/Neutral</b>	<b>Varying between Low (close to the Site) and Negligible</b> <b>RV 7: Low/Adverse</b> <b>RV 7: Very Low/Neutral</b> <b>RV 9: Negligible</b>

## 8. Summary and Conclusions

- 8.1 The LVIA has been founded on a thorough study of the Application Site and its landscape and visual context. Through understanding these features and resources, a robust impact appraisal of the Scheme Proposal has been undertaken in line with good practice principles and planning policy. The LVIA has been prepared to accompany an full planning application for residential development which consists of:

*'Outline planning application for up to 45 new homes, including 40% affordable new homes and 10% self-build and custom housing, new landscaping and public open space and associated infrastructure works, with all matters reserved except for the mean of access.'*

- 8.2 The assessment identifies the baseline situation of the Application Site and its surroundings in terms of 'landscape elements', 'landscape character areas', 'visual amenity' and 'contribution to Green Belt purposes. This takes into account the baseline position of the Application Site at the time of the field study on the 11<sup>th</sup> October 2021.
- 8.3 The Site comprises a small arable field with an access road from the High Street. The Application Site is located within the Green Belt, and inside the Watling Chase Community Forest.
- 8.4 Within the study area there are a number of designations relating to ecological, landscape or heritage value, including: Colney Heath Common to the south, which is Registered Common Land, Local Nature Reserve and Hertfordshire Heritage Site; and a number of Listed Buildings also to the south of the Site. Although the Site and immediate context has positive attributes and characteristics, it is considered that these are not beyond the ordinary in landscape terms and should not be considered as forming a 'Valued Landscape' that requires additional protection under the NPPF.
- 8.5 The LVIA has identified that the Scheme Proposal would result in a change in land use from farmland to residential development and associated open space / green infrastructure. This would have an urbanising influence on the Site itself within a landscape which is of Medium Sensitivity. The height and scale of proposed development would be similar to existing built form in the surrounding context with the details of the development to be confirmed at reserved matters stage. Away from the Site itself, effects on landscape character would be limited. The Scheme Proposal would sit within a largely retained and enhanced landscape structure that would reduce the prominence of built form in the surrounding landscape. In the long term, following the establishment of proposed planting, the following magnitude and type of effects on landscape receptors have been identified:
- **Very Low / Neutral** – LCA 30 : Colney Heath Farmland
  - **Low / Neutral** – LLCA1 : Farmland
  - **Negligible** – LLCA2 : Common
  - **Very Low/Neutral** – LLCA3 : Colney Village
  - **Medium / Beneficial** – Trees and hedgerows

- 8.6 Visually, the Application Site is relatively well contained on three sides by the existing hedgerow structure; the surrounding mature tree belts; and, surrounding development to the south and west. The north-eastern boundary is currently open and follows an arbitrary line. Key visual receptors with views towards the Application Site include pedestrians and road users on the High Street; users of Colney Heath Common; the local community of Colney Heath; and, users of the local public right of way network.
- 8.7 The areas proposed for development, as set out in the Design and Access Statement which support this planning application have been informed by early stage landscape and visual analysis. The susceptibility of adjacent residential properties and the importance of the boundary hedgerows to the character of the area were also identified. Design principles for mitigating the impact on landscape and visual receptors have been incorporated as part of the iterative design process, as set out in the Design and Access Statement and illustrative Master Plan. This includes a set back from the eastern edge of the Application Site with provision of structural planting along the outer Site boundaries interfacing with adjacent farmland, and a public open space creating a positive transition on the rural edge to the east. All trees and hedgerows would be retained. The retained boundary hedgerow structure would be preserved and strengthened with additional planting.
- 8.8 There would be limited viewing opportunities of the Scheme Proposal due to the established landscape framework and adjoining settlement edge which provides containment to the Site. At year 1, the implementation of the Scheme Proposal would change the appearance of some close proximity views along public rights of way to the north and east as they pass close to the Site. In these views, new built form would be noticeable, sometimes filtered by field boundaries and in the context with existing built form at Colney Heath. In more distance views, the Scheme Proposal would typically be obscured by existing built form and vegetation, with further enclosure provided by new structural vegetation as part of the Scheme Proposal. In the long term (year 15), the following effects on the representative views experienced by key visual receptors have been identified.
- **Negligible** – Representative Views 1 and 3 (pedestrians and motorists on the High Street)
  - **Very Low / Neutral** – Representative View 2 (pedestrians and motorists on the High Street)
  - **Negligible** – Representative Views 4 and 5 (local community of Colney Heath)
  - **Negligible** - Representative View 6 (users of Colney Heath Common)
  - **Very Low/ Adverse** - Representative Views 7 and 8 (users of the surrounding public right of way network)
  - **Negligible** - Representative View 9 (users of the surrounding public right of way network)
- 8.9 In relation to Green Belt openness, the Scheme Proposal would introduce development into previously undeveloped land. The existing access routes through the Site would be maintained.
- 8.10 It is considered that due to the arrangement of built form within the Site, the overall settlement pattern and character of Colney Heath, as a village that is washed

over by the Green Belt, would be preserved and the built form would reflect the residential character of the area.

- 8.11 The use of the Site would change and as a result of this, so would activity within the Site. The residential uses would reflect the existing residential uses in this part of the Green Belt. It is not considered that the change in use would influence the wider Green Belt that surrounds the settlement and its function.
- 8.12 The proposed tree planting across the Site would provide a substantial increase in the tree canopy cover within the Site. This would break up areas of hard surfacing within the Site and reduce the perceived height and massing of the proposed dwellings. This is likely to have a positive influence on the condition of this localised part of Green Belt and an improvement of its ecological value.
- 8.13 The development would be contained within the perceived settlement area and is not considered to encroach on the open landscape that is considered to have a critical role in preserving the separation between St Albans and Hatfield. Whilst there would be a change to the physical openness of the Site itself, it is not considered that the Scheme Proposal would have a greater impact on the physical openness of the wider Green Belt.

#### **Visual Openness**

- 8.14 As described in the visual assessment, there would be minimal or no changes to many of the views experienced from the surrounding area. Travelling on the High Street, proposed built form would typically be enclosed by existing built form and vegetation. Limited views of the roofs of buildings would be read in context with existing views of the existing buildings and would result in little change to the character of views. The open qualities of the views, associated with the arable fields and shrouding public rights of way network would be maintained.
- 8.15 The existing field boundary hedgerows and vegetation would continue to filter views of the Site. Through breaks in vegetation, there would be some views of the proposed buildings. This would not be a significant change given the existing built form in views, and the new houses would reflect the character of existing buildings. Following establishment, the strengthening of boundary hedgerows and new tree planting to north-east and south-eastern boundaries reinforce existing characteristics of the landscape, and soften the appearance of both existing and proposed built form. In the long term, this would preserve the level of visual openness experienced in views towards the Site. The Scheme Proposal would not cut off any wider views of open countryside, which are already prevented by existing buildings.
- 8.16 The Scheme Proposal would be perceived as part of the existing settlement and would not sever wider views across the Green Belt or result in a perceived reduction in openness to views. The enhancements to the existing landscape structure would reduce the extent of built form visible in views in the long term. The open fields within Colney Heath, which are the key contributors to the visual openness of the area, would be preserved. The Scheme Proposal would not alter the perception of openness as experienced in the wider countryside.



## **Appendix 1: Legislation, Planning Policy and Guidance Context**

### **National Planning Policy Framework (2021)**

The National Planning Policy Framework (NPPF) was introduced in March 2012 and provided a full statement of the Government's planning policies. A revision to the NPPF was adopted by MHCLG in July 2018, with further revisions in February 2019 and July 2021. At the heart of the National Planning Policy Framework (NPPF) is '*a presumption in favour of sustainable development*' (para 10). Three overarching objectives for achieving sustainable development are identified (para 8) as: an economic objective; a social objective; and an environmental objective.

The NPPF sets out a hierarchical approach to landscape protection. Paragraph 174 states that the planning system should '*contribute to and enhance the natural and local environment*' by a number of things including:

*a) protecting and enhancing valued landscapes...(in a manner commensurate with their statutory status or identified quality in the development plan);*

*b) recognising the intrinsic character and beauty of the countryside .*

No specific guidance is provided on what constitutes a 'valued landscape'. However, paragraph 175 states that '*Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries*'. Paragraph 176 states that the highest status of protection should be afforded to National Parks, the Broads and Areas of Outstanding Natural Beauty.

The NPPF also sets out that development proposals should be sensitive to local character and the landscape setting of surrounding built environment with Chapter 12 of the Framework outlining Government's guidance regarding a requirement for good design. Within this, paragraph 124 establishes that the Government attaches great importance to the design of the built environment. It states that '*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*.

Section 13 of the NPPF sets out guidance for protecting Green Belt land and states that the fundamental aim of Green Belt policy is "*to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence*". Paragraph 149 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, unless it corresponds with a series of exceptions which includes:

*"limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*

- *not have a greater impact on the openness of the Green Belt than the existing development; or*
- *not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting*

*an identified affordable housing need within the area of the local planning authority.*

### **National Planning Practice Guidance**

National Planning Practice Guidance (PPG) has been issued by the Government as a web based resource. This is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the NPPF.

In the Natural Environment guidance category of the NPPG, Paragraph 006 (Reference ID: 8-006-20190721) refers to green infrastructure and states:

*‘The built environment can be enhanced by features such as green roofs, street trees, proximity to woodland, public gardens and recreational and open spaces. More broadly, green infrastructure exists within a wider landscape context and can reinforce and enhance local landscape character, contributing to a sense of place and natural beauty’.*

Paragraph 037 (ID: 8-037-20190721) supports the use of Landscape Character Assessment as a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It also supports the use of LVIAs to demonstrate the likely effects of a proposed development on a landscape.

Paragraph: 001 (ID: 64-001-20190722) describes the factors that should be taken into account when considering the potential impact of development on the openness of the Green Belt and states that openness is capable of having both spatial and visual aspects.

In the Design guidance category of the PPG, (Paragraph 001 Reference ID: 26-001-20191001) the guidance supports paragraph 130 of the NPPF which states that *‘permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents’.* It also refers to the accompanying National Design Guide<sup>8</sup> which sets out ten characteristics for a well-designed place:

- Context – enhances the surroundings.
- Identity – attractive and distinctive.
- Built form – a coherent pattern of development.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.
- Public spaces – safe, social and inclusive.
- Uses – mixed and integrated.
- Homes and buildings – functional, healthy and sustainable.
- Resources – efficient and resilient.
- Lifespan – made to last.

---

<sup>8</sup> Ministry for Homes, Communities & Local Government (2019) *National Design Guide: Planning practice guidance for beautiful, enduring and successful places*

## **Local Planning Context**

The Application Site falls within Hertfordshire County Council, St Albans City and District Council and within the Watling Chase Community Forest.

### ***St Albans City and District Council***

The current adopted Local Plan is The District Local Plan Review 1994 (adopted November 1994), which is being replaced by a New Local Plan. The Council has prepared a version of the adopted St Albans District Local Plan Review 1994, Saved and Deleted Policies Version (July 2020) that shows the policies that remain operational. These documents are supported by a series of Policies Maps. The policies that are relevant to the Application Site and this assessment are summarised below.

Policy 2 – Settlement Strategy. *“The District Council will seek to protect and enhance the essential character of existing settlements (...) In particular the Council will seek to safeguard (i) the character of specified settlements and Green Belt settlements; (ii) green spaces within settlements; (iii) Conservation areas.”*

Policy 2 classifies settlements into Towns, Specified Settlements, and Green Belt Settlements. Colney Heath is classified as a Green Belt Settlement, where *“development will not normally be permitted: except (for) the local facilities and service needs of the settlement in which the development is proposed.”* Furthermore, *“development must not detract from the character and setting of these settlements within the Green Belt”.*

Policy 69 - General Design and Layout. *“All developments shall have an adequate high standard of design taking into account the following factors: i) Context – The scale and character of its surroundings in terms of height, size, scale, density or plot to floor space ratio; ii) Materials Shall normally relate to adjoining buildings (...)”*

Policy 70 – Design and Layout of New Housing. *“The design of new housing development should have regard to its setting and the character of its surrounding (...)”*

Policy 74 – Landscaping and Tree Preservation. *“The Council will take account of the following landscaping factors when considering planning applications: (i) Retention of existing landscaping: Significant healthy trees and other important landscape features, such as hedgerows, ponds and watercourses shall normally be retained unless it can be shown that retention is incompatible with overall design quality and/or economic use of the site (...) ii) Provision of new landscaping; a) where appropriate, adequate space and depth of soil for planting must be allowed within the development. In particular screen planting including large trees will normally be required at the edge of settlements; b) detailed landscaping schemes will normally be required as part of full planning applications (...) c) wildlife corridors shall be established in accordance with Policy 75, wherever opportunities occur.”*

Policy 97- Existing Footpaths, Bridleways and Cycleways. *“The District Council will resist applications for developments which would result in the loss of definitive rights of way (...) permanent diversions will be acceptable only if they compare favourably with the original route in terms of distance, gradients, grounds conditions and amenity ...”*

Policy 143 A – *“...Within the Community Forest, the Council will welcome detailed proposals for the purposes of landscape conservation, recreation, nature conservation and timber production...”*

### New Local Plan

St Albans City and District Council is preparing a new Local Plan 2020-2038 which will replace the District Local Plan Review 1994. The proposed timescale for adoption of the New Local Plan is by the end of 2023<sup>9</sup>.

### ***Watling Chase Community Forest***

The Site is located within the Watling Chase Community Forest. The Watling Chase Community Forest Plan was adopted in 1995 and a review was produced in 2001, these documents set the background and vision of the Forest as a *well-wooded landscape for work, wildlife, education and recreation*.

The Guide for Landowners, Developers and Users SPG (2003)<sup>10</sup> explains how developments can contribute to this vision and prevent harm to the Watling Chase Community Forest. The contributions that are relevant to the Application Site and this assessment are summarised below.

#### Wildlife/habitat creation

- *Creating new woodland or extending or forming links to existing woodland,*
- *helping to maintain and enhance existing woodland areas and other wildlife habitats, including rivers and ponds,*
- *creating new wildlife habitats, including hedgerows, grasslands and other priority habitats*

#### Improving access

- *providing and improving access routes from the development site to woodland, open space, the countryside and housing areas, whilst minimising any likely impact on wildlife of increased visitor numbers,*
- *providing and improving access routes that allow shared use by different non-motorised users including users who have a disability,*
- *linking up new and existing footpaths, cyclepaths and bridleways with the existing network in the area and with other forms of transport, such as buses and trains,*
- *providing and improving facilities around the network such as cycle storage, signage, crossings etc.*

#### Promoting the use and enjoyment of the Forest

---

<sup>9</sup> St.Albans City & District Council Local Development Scheme 2020-2023 (2021)  
<https://www.stalbans.gov.uk/new-local-plan> [accessed November 2021]

<sup>10</sup> Watling Chase Community Forest – A Guide for Landowners, Developers and Users, Supplementary Planning Guidance (June 2003) Herts County Council and Hertsmere Borough Council



- *providing appropriate outdoor recreation and sports facilities and informal open space or enhancing existing facilities,*
- *fostering a greater sense of community and improving community links.*

Ensuring that development has an acceptable impact

- *ensuring an acceptable visual impact of a proposal through the appropriate planting and retention of trees and woodland,*
- *protecting existing trees, habitats and species from the construction process,*
- *undertaking to plant and manage an appropriate number of trees within the Forest to help mitigate against the polluting effects of new development,*
- *providing informal open space within the development site, or making a contribution towards off-site provision,*
- *where there is a potential loss of amenity in an area, provision may be made to compensate the loss by providing open space, planting trees, improving access arrangements etc.*

Furthermore, the guidance provide example of good design and practice, to include:

- *planting native, locally present species of trees and other vegetation in the vicinity of ancient semi-natural woodland and important broadleaved settings,*
- *ensuring a diversity of species and ages within woodlands creating a balance of woodland and open space, including wildlife-rich grassland,*
- *maintaining, framing or enhancing views to and from significant viewpoints,*
- *ensuring any newly planted trees or newly created habitats become established by planning and implementing a maintenance programme,*
- *taking into account landscape character assessments.*

## **Appendix 2: Landscape and Visual Impact Appraisal Methodology**

The methodology for landscape and visual assessment is based on current best practice as set out in:

- *Guidelines for Landscape and Visual Impact Assessment, 3rd edition, 2013 (Landscape Institute and Institute for Environmental Management and Assessment) (GLVIA3);*
- *Landscape Character Assessment, 2016 (Landscape Institute Technical Information Note 08/2015); and*
- *Visual Representation of Development Proposals, 2019 (Landscape Institute Technical Information Note 06/19).*

The Guidelines for Landscape and Visual Impact Assessment (GLVIA) states that this type of appraisal provides a tool for identifying and assessing the “*the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people’s views and visual amenity*” (Para. 1.1). It goes on to emphasise that the appraisal has two interlinked elements of: landscape, as a resource; and visual amenity, including views. The effects of both must be addressed in the assessment.

#### **Baseline landscape appraisal methodology**

The baseline landscape appraisal included a mixture of desk study and field work to identify and record the key landscape features and character of the landscape within the study area. A preliminary desk study of Ordnance Survey (OS) maps and aerial photography was undertaken to establish the physical components of the Site and its surroundings. A review of the landscape character context of the Site was undertaken which referenced the current published landscape character studies relating to the study area at national, regional and local level. This was followed by fieldwork to assess the key characteristics of the local landscape character and identify local landscape character areas within the study area. The key landscape receptors (landscape character areas, landscape features or landscape characteristics) with potential to be affected by the proposed development were then identified and a judgement was made on the Value of each of these. This judgement is made based on the approach set out in GLVIA3 and as described below.

The Value of each of the identified landscape receptor was assessed with reference to the following criteria and the definitions of level of value set out in **Table 8.1**:

- *Any designations or policies (both national and local) which may be present; and,*
- *The presence or absence of other attributes which contribute to landscape value such as landscape condition, scenic quality, rarity, representativeness, conservation interests, recreation value, perceptual aspects or associations e.g. with writers, artists or historic events*

**Table 8.1: Value of Landscape Receptors**

Value	Typical Level of Designation/ Rarity	Typical Examples
Very High	International, National	World Heritage Sites, and/or key features of World Heritage Sites. No potential for substitution.
High	National, Regional	National Parks or AONBs and/or key features of these, Scheduled Monuments, some Conservation Areas, and landscape areas with typically a significant number of Grade I/II* listed buildings, and/or Registered Historic Park and Gardens. No or limited potential for substitution.
Medium	Regional, Local	Landscape areas designated at local level e.g. Special Landscape Areas and other undesignated areas or features of notable scenic quality or recreational value with value perhaps expressed through non-official publications or demonstrable use. Limited potential for substitution.
Ordinary	Local	Landscape features or character areas which are not related to designated, or non-designated heritage assets, or a planning designation; and/or mentioned in guidebooks or on tourist maps; and/or referenced in art and literature; and/or is of little scenic or landscape importance. Considerable potential for substitution.
Low	Local	Landscape features or local character areas in poor condition or quality and/or identified for recovery.

### Baseline visual appraisal methodology

The baseline visual appraisal established the area in which the Site, and emerging scheme proposals, may be visible; the different groups of people who may experience the views of the development (defined as visual receptors); and, the nature of these views. These factors interrelate, but for the purpose of the assessment are dealt with in that order.

The visibility of the Site was assessed by a walkover survey which established the area within the study area from which the Site is currently visible. The key visual receptors within this area were then identified (i.e. groups of people within this area who experience (or may experience) views of the Site).

In most assessments, unless specifically requested by the LPA, visual receptors are restricted to groups of people in publically accessible places. Normally, views from private residential properties are not included as changes to private views are not a planning consideration<sup>11</sup> unless the development is likely to be so overbearing or dominating that they could result in unacceptable living conditions. Where this is possible, a separate residential visual amenity

<sup>11</sup> Aldred's Case in 1610 established in English law that views from private property cannot be protected.

assessment is undertaken. In this case it was established that assessment of impacts on views from private residential properties was not required.

Following identification of the key visual receptors, representative viewpoints were identified to reflect typical views from the key visual receptors. A description and evaluation of the identified views was then undertaken which took into account the following:

- *type and relative numbers of people, and their occupation or activity*
- *location, nature and characteristics*
- *nature, composition and characteristics of the views (including directions)*
- *elements which may interrupt, filter or otherwise influence the views*
- *seasonal changes in the view*

#### **Assessment of Landscape Effects**

Landscape effects include:

- *Changes to, and/or complete or partial loss of features, elements, characteristics or perceptual aspects that contribute to the character and distinctiveness of the Landscape/local Landscape area; and/or,*
- *Introduction of new elements or features that influence the character and distinctiveness of the Landscape/local Landscape area;*

The assessment of landscape effects considered the sensitivity of the landscape receptor and the magnitude of the predicted effect.

The sensitivity of landscape receptors relates to the value attached to that receptor (which was established as part of the baseline assessment) and the susceptibility of the receptor to the type of change or development proposed. GLVIA3 defines landscape susceptibility as “*the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the Proposed Development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies*” (Para. 5.40).

Judgements on the susceptibility to change of each of the identified landscape receptors were made based on the scale set out in **Table 8.2**.

**Table 8.2: Susceptibility to change of landscape receptors**

Susceptibility to change	Description
High	Landscape receptor <sup>12</sup> would be unlikely to accommodate the type of development proposed without undue negative consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies. Landscape receptor has little or no relationship to the type of development proposed and/or would be difficult to replace or substitute if lost e.g. ancient woodland, veteran trees and historic parkland. Landscape receptor is highly sensitive and would be fundamentally altered by the type of development proposed.
Medium	Landscape receptor would be compromised by the type of development proposed and/or the achievement of landscape planning policies and strategies would be compromised. Landscape receptor has some relationship to the type of development proposed and/or could be partially replaced or substituted if lost. Landscape receptor is moderately sensitive and characteristics of the receptor would be altered by the type of development proposed. The general features or character of the receptor would remain but would be weakened by the type of development proposed.
Low	Landscape receptor would be likely to accommodate the type of development proposed without undue negative consequences for the maintenance of the baseline landscape character and/or the achievement of landscape planning policies and strategies. Landscape receptor has a close relationship to the type of development proposed and could be easily replaced or substituted if lost. Landscape receptor is of low sensitivity and characteristics of the receptor would not be significantly altered by the type of development proposed. The general landscape character is resilient to change.

A judgement on the overall sensitivity of each landscape receptor (ranging from Very High to Very Low) was made based on the combined evaluation of susceptibility and value attached to the receptor together with informed professional judgement and guidance provided in GLVIA3.

The magnitude of landscape effect considered the size or scale of the effect, the geographical extent of the effect and the duration and reversibility of the effect.

Judgements on the magnitude of Landscape effect were broadly based on the descriptions of magnitude set out in **Table 8.3** below.

<sup>12</sup> Includes landscape character areas, landscape elements or features and particular aesthetic or perceptual aspects of the landscape.



**Table 8.3: Magnitude of Landscape Effects**

Magnitude of Effect	Definition
High	Permanent loss of all or most of the key characteristics of a landscape receptor and/or addition of major new elements which would be dominant features with little or no relationship to the landscape receptor. Changes would substantially alter the character of a large area.
Medium	Permanent partial loss or change to some of the key characteristics of a landscape receptor and/or addition of new elements which would be prominent features. Changes would result in a large change to the character of a small area or a noticeable change to a larger area.
Low	Permanent limited/localised loss or change to common characteristics of a landscape receptor and/or addition of new elements which would be noticeable features but largely in keeping with the existing character. Changes would result in a small change to the character of a large area or a noticeable change to a small area. Also includes temporary and/or reversible changes of larger scale or extent.
Very Low	Small scale changes to common characteristics of a landscape receptor and/or small scale additions of new elements which are in keeping with the existing character. Changes would not noticeably alter the character of the area. Also includes temporary and/or reversible changes of small or medium scale and extent.
Negligible / None	No, or barely discernible, change to landscape receptor

Consideration was also given to the Type of Effect in terms of whether it is Adverse, Beneficial or Neutral. Often, effects will include a combination of both beneficial and adverse effects. However, a judgement is made on the nature of the overall effect which is based on the following terms:

- *Adverse: overall harm to Landscape character/feature*
- *Beneficial: overall improvement to Landscape character/feature*
- *Neutral: a combination of both adverse and beneficial effects with no overall harm or improvement to Landscape character/feature*

#### **Assessment of Visual Effects**

Visual effects include:

- *Changes to, and/or complete or partial loss of features, elements, characteristics or perceptual aspects that contribute to the character and distinctiveness of the view; and/or,*
- *Introduction of new elements or features that influence the character and distinctiveness of the view;*

The assessment of visual effects considered the sensitivity of the visual receptor and the magnitude of the predicted effect.

The sensitivity of the visual receptor comprised a judgement on the value attached to the views and an assessment of the susceptibility of each receptor to the type of change proposed.

A judgement on the value attached to the views was made with reference to the following criteria and the definitions of value set out in **Table 8.4**.

- *Planning designations e.g. Designated Views or Protected Vistas identified in local or regional planning policy'*
- *Other designations relating to landscape features or heritage assets e.g. key views identified in conservation area appraisals or recorded in citations for listed buildings or registered parks and gardens; and,*
- *Indicators of the value attached to views by visitors e.g. views identified in guidebooks or on tourist maps, official viewpoints (often with sign boards and interpretive material) or views referenced in literature or art*

**Table 8.4: Value attached to views**

Value	Typical level of designation / Rarity	Typical Examples
Very High	International, National	Views associated with sites of international importance e.g. World Heritage sites
High	National, Regional,	Designated views of national or regional importance e.g. views of noted importance to sites of national importance e.g. Scheduled Monuments, AONBs, Grade I/Grade II* listed buildings, and/or Registered Historic Park and Gardens
Medium	Regional, Local	Views identified or protected at local level e.g. identified in local planning policy or guidance and views associated with heritage or landscape features of regional or local importance e.g. some Conservation Areas and Grade II/II* listed buildings. May also include views which are undesignated but value perhaps expressed through non-official publications or its contribution to enjoyment of a designated or non-designated heritage asset.
Ordinary	Local	The view from the identified visual receptor is not related to designated, or non-designated, heritage assets, or a planning designation; and/or mentioned in guidebooks or on tourist maps; and/or referenced in art and literature; but contributes positively to the visual amenity experienced by the receptor.
Low	Local	The view from the identified visual receptor does not make a positive contribution to local visual amenity.

The assessment of susceptibility of visual receptors was based on the approach set out in para 6.32 of GLVIA3 which notes that:

- *‘the susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:*
- *The occupation or activity of people experiencing the view at particular locations: and,*
- *The extent to which their attention or interest may therefore be focussed on the views and the visual amenity they experience at particular locations’.*

Judgements on the susceptibility of a visual receptor to change are broadly based on the descriptions of susceptibility set out in **Table 8.5** below.

**Table 8.5: Susceptibility to change of visual receptors**

Susceptibility	Description
High	Receptors for whom the view and visual amenity is of high importance to the experience or activity including: people engaged in outdoor recreation whose attention or interest is likely to be focused on the landscape and on particular views e.g. waymarked walks through the landscape; and visitors to heritage assets or other attractions where views of the surroundings are an important contributor to the experience.
Medium	Receptors for whom the view and visual amenity is of moderate importance to the experience or activity including: Travellers on most road or rail routes
Low	Receptors for whom the view and visual amenity is of low importance to the experience or activity including: people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape; and, people at their place of work whose attention may be focussed on their work, not on their surroundings, and where the setting is not important to the quality of working life.

A judgement on the overall sensitivity of each visual receptor (ranging from Very High to Very Low) was made based on the combined evaluation of susceptibility and value attached to the receptor together with informed professional judgement and guidance provided in GLVIA3.

The magnitude of visual effect considered the size or scale of the effect, the geographical extent of the effect, and the duration and reversibility of the effect.

Judgements on the magnitude of visual effect were broadly based on the descriptions of magnitude set out in **Table 8.6** below.

**Table 8.6: Magnitude of Visual Effects**

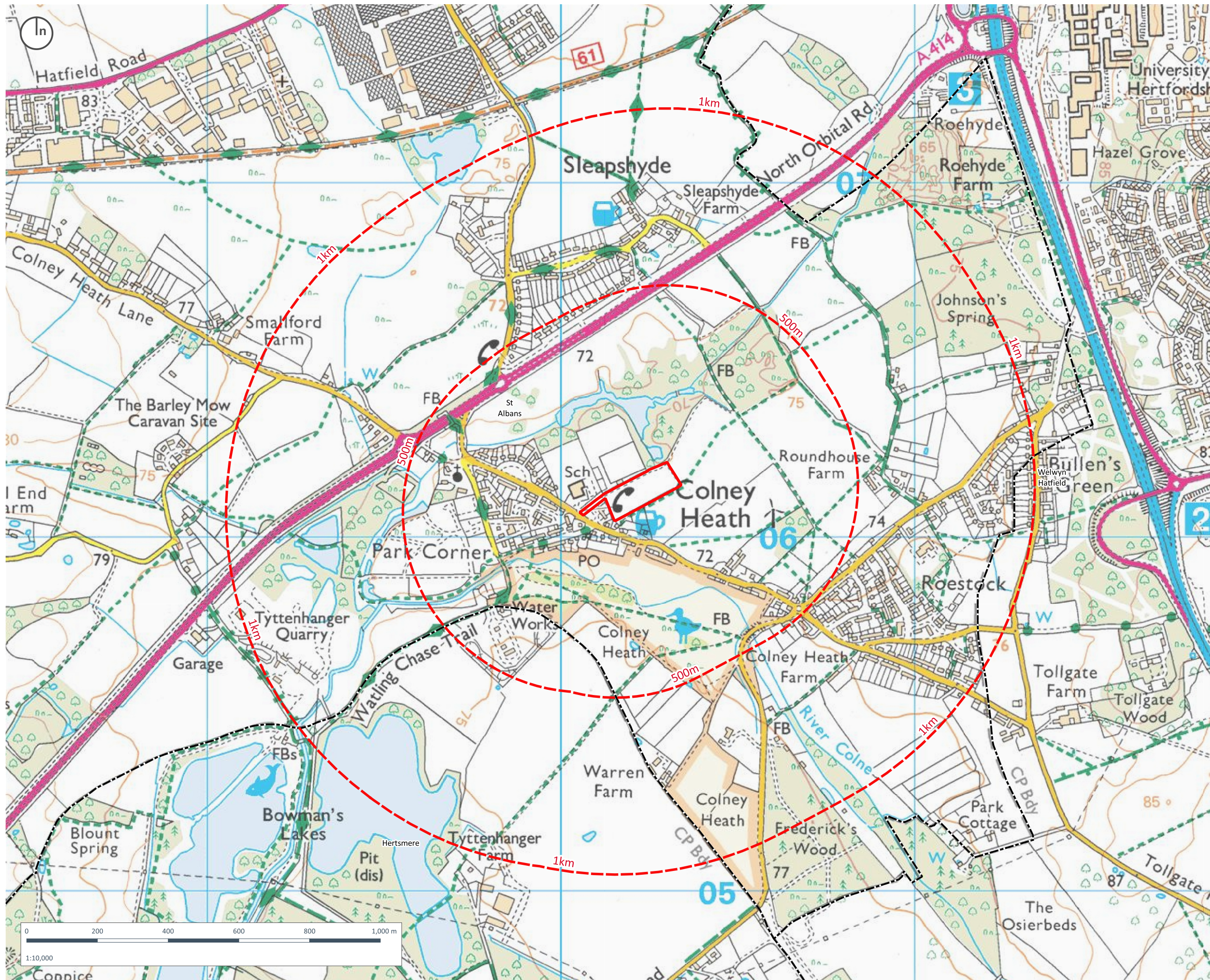
Magnitude of Effect	Definition
High	Permanent loss of all or most of the key characteristics of a view and/or addition of major new elements which would be dominant features. Changes would substantially alter the character of the view.
Medium	Permanent partial loss or change to some of the key characteristics of the view and/or addition of new elements which would be prominent features. Changes would result in a large change to the character of a small part of the view or a noticeable change to a larger part of the view.
Low	Permanent limited/localised loss or change to a view and/or addition of new elements which would be noticeable features but largely in keeping with the existing character of the view. Changes would result in a small change to the character of a large part of the view or a noticeable change to a small part of the view. Also includes temporary and/or reversible changes of larger scale or extent within the view.
Very Low	Small scale changes to common characteristics and/or small scale additions of new elements to the view. Changes would not noticeably alter the character of the view. Also includes temporary and/or reversible changes of small or medium scale and extent.
Negligible / None	No, or barely discernible, change to the view.

Consideration is also given to the Type of Effect in terms of whether it is Adverse, Beneficial or Neutral. Often, effects will include a combination of both beneficial and adverse effects. However, a judgement is made on the nature of the overall effect which is based on the following terms:

- **Adverse:** overall harm to the character/quality of the view and loss of visual amenity
- **Beneficial:** overall improvement to the character/quality of the view and improvement of visual amenity
- **Neutral:** no overall harm or improvement to the view or visual amenity (likely to be the result of a combination of both adverse and beneficial effects or very small changes)

## **Appendix 3: Appendix 3 : Supporting Figures**





Copyright of Turley  
 This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.  
 Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2022]. All rights reserved. Ordnance Survey Licence number [100020449]

- Site Boundary
- Local authority districts

CLIENT:  
 Tarmac Trading Ltd

PROJECT:  
 Land adjacent to Colney Heath Football Club, St Albans

DRAWING:  
 Figure 1: Site location

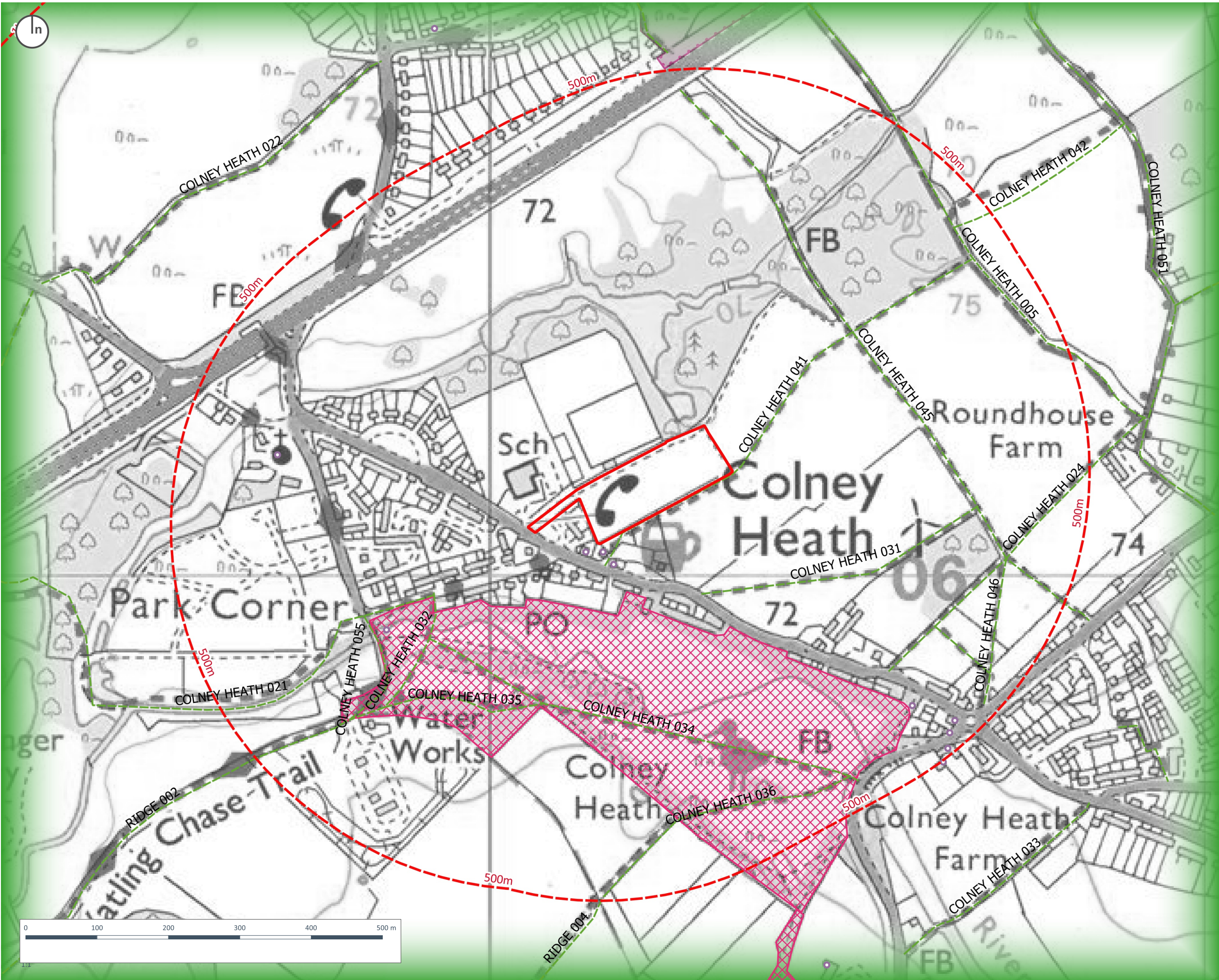
PROJECT NUMBER:  
 TARC3006

DRAWING NUMBER: GIS\_01      CHECKED BY: BG

REVISION: 1.0      STATUS: Final

DATE: January 2022      SCALE: 1:10,000 @ A3





Copyright of Turley  
 This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.  
 Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2022]. All rights reserved. Ordnance Survey Licence number [100020449]

- Site Boundary
- Study Area
- Green Belt
- Local Nature Reserve
- Listed Buildings
- II
- Public Rights of Way (PRoW)
- Conservation Area

Source Note:  
 © Historic England . Contains Ordnance Survey data © Crown copyright and database right .  
 © Natural England copyright. Contains Ordnance Survey data © Crown copyright and database right .

CLIENT:  
 Tarmac Trading Ltd

PROJECT:  
 Land adjacent to Colney Heath Football Club, St Albans

DRAWING:  
 Figure 2 - Landscape Designations

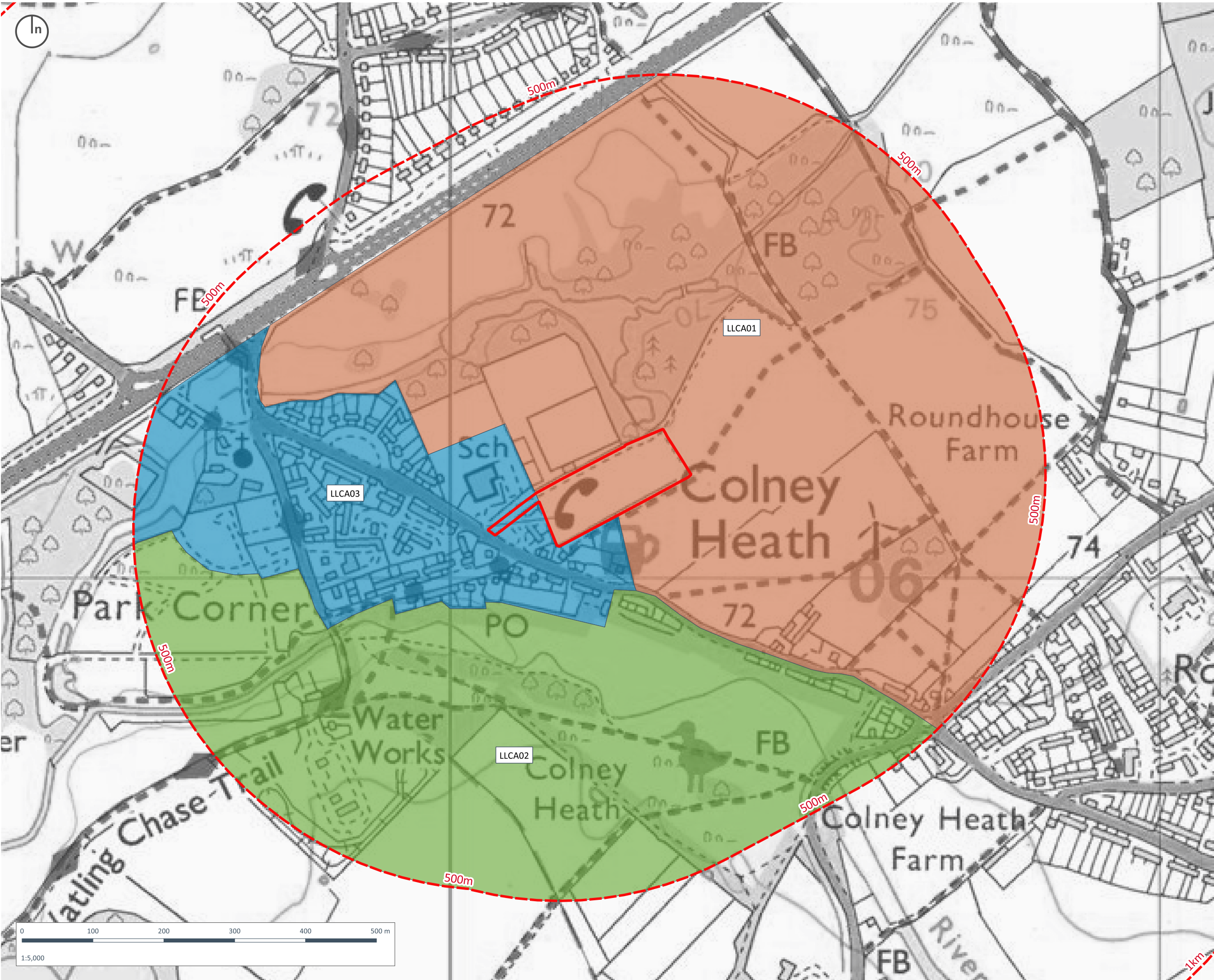
PROJECT NUMBER:  
 TARC3006

DRAWING NUMBER: GIS\_02      CHECKED BY: BG

REVISION: 1.0      STATUS: Final

DATE: January 2022      SCALE: 1:5,000 @ A3





Copyright of Turley  
 This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.  
 Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2022]. All rights reserved. Ordnance Survey Licence number [100020449]

- Site Boundary
  - Study Area
- Local Landscape Character Areas (LLCA)
- LLCA01 - Farmland
  - LLCA02 - Common
  - LLCA03 - Colney Heath Village

CLIENT:  
 Tarmac Trading Ltd

PROJECT:  
 Land adjacent to Colney Heath Football Club, St Albans

DRAWING:  
 Figure 3 - Local Landscape Character Areas

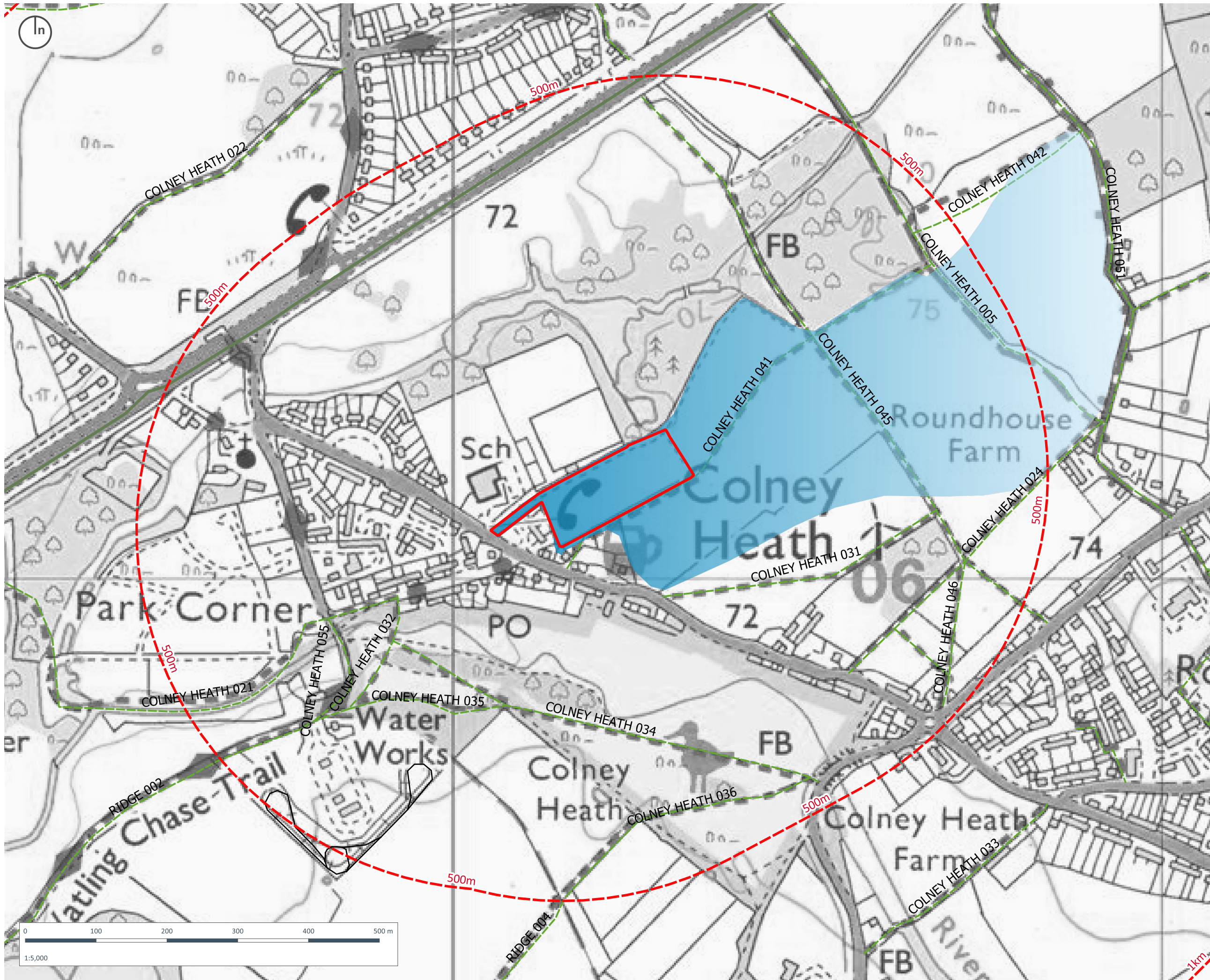
PROJECT NUMBER:  
 TARC3006

DRAWING NUMBER: GIS\_03  
 CHECKED BY: BG

REVISION: 1.0  
 STATUS: Final

DATE: January 2022  
 SCALE: 1:5,000 @ A3





Copyright of Turley  
 This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.  
 Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2022]. All rights reserved. Ordnance Survey Licence number [100020449]

- Site Boundary
- Study Area
- Zone of Visual Influence (ZVI)

CLIENT:  
 Tarmac Trading Ltd

PROJECT:  
 Land adjacent to Colney Heath Football Club, St Albans

DRAWING:  
 Figure 4 - Zone of Visual Influence

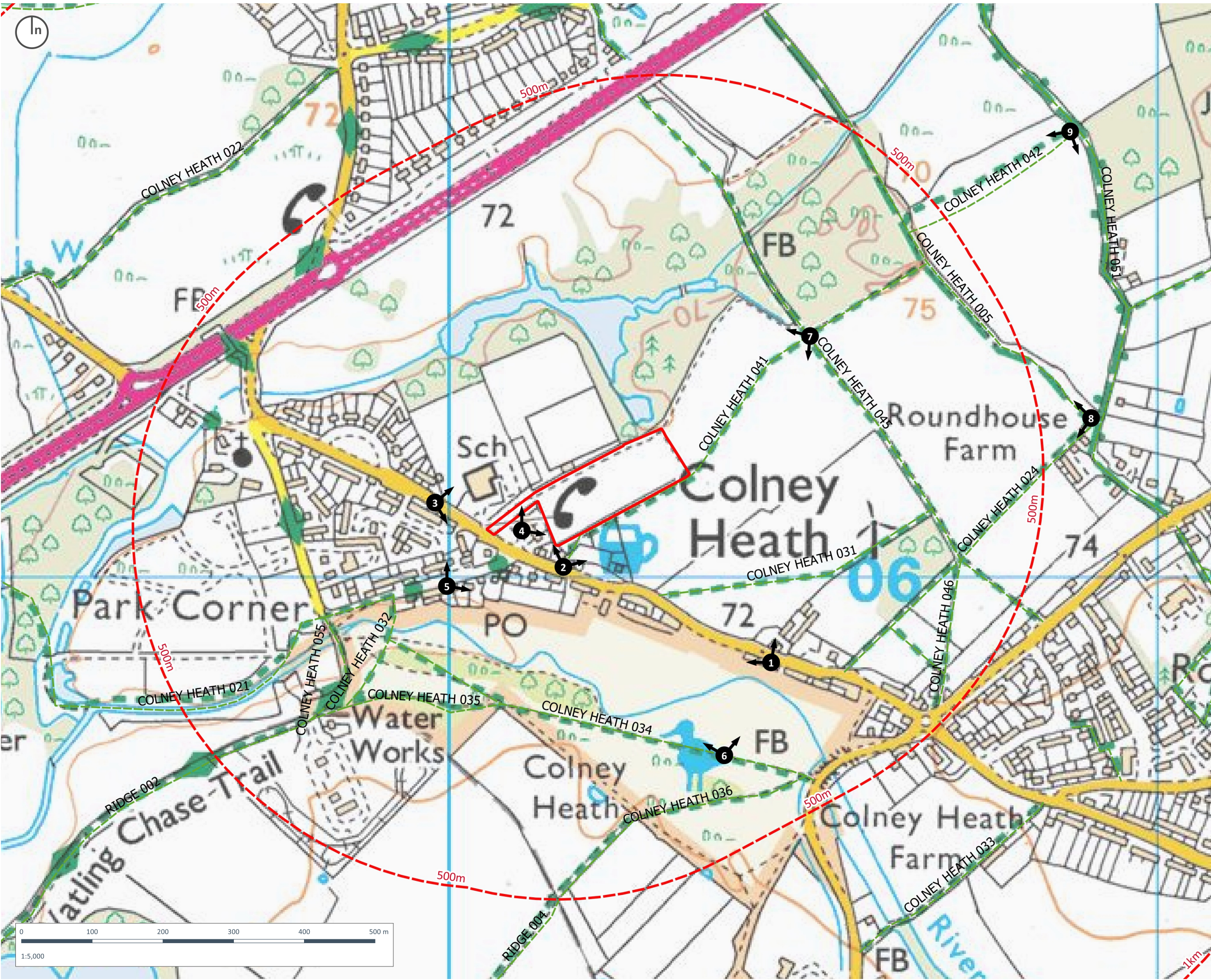
PROJECT NUMBER:  
 TARC3006

DRAWING NUMBER: GIS\_04  
 CHECKED BY: BG



REVISION: 1.0  
 STATUS: Final

DATE: January 2022  
 SCALE: 1:5,000 @ A3





Copyright of Turley  
 This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.  
 Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2022]. All rights reserved. Ordnance Survey Licence number [100020449]

 Site Boundary  
 Views

CLIENT:  
 Tarmac Trading Ltd

PROJECT:  
 Land adjacent to Colney Heath Football Club, St Albans

DRAWING:  
 Figure 5 - Representative Viewpoints Location

PROJECT NUMBER:  
 TARC3006

DRAWING NUMBER: GIS\_05      CHECKED BY: BG

REVISION: 1.0      STATUS: Final

DATE: January 2022      SCALE: 1:5,000 @ A3





**REPRESENTATIVE VIEWPOINT 1:** View from High Street looking north-west c. 300 m from Site



Approximate extent of Site



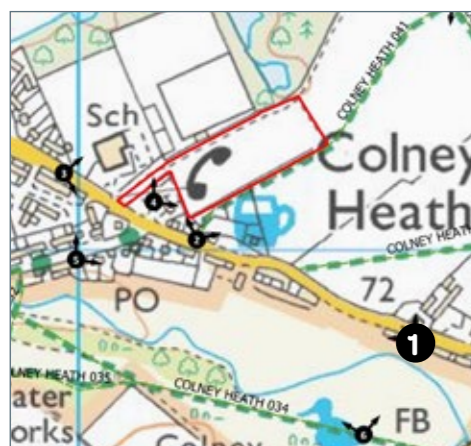
Copyright of Turley

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2019]. All rights reserved. Ordnance Survey Licence number [100020449]

REPRESENTATIVE VIEWPOINT 1: FOR WIDER CONTEXT ONLY

VIEWPOINT LOCATION



VIEWPOINT INFORMATION

VISUALISATION TYPE: Annotated viewpoint photograph (Type 1)
PROJECTION: Cylindrical
ENLARGEMENT FACTOR: 100% @ A3
DATE/TIME OF CAPTURED PHOTOGRAPHY: 11/10/2021 12:18 hrs
CAMERA MAKE & MODEL: Canon EOS 200D DSLR
CAMERA LENS: Canon APS-C standard - Cropped frame + 35mm lens
HORIZONTAL FIELD OF VIEW: 39.6°
DIRECTION OF VIEW: North-West

CLIENT: Tarmac Trading Ltd

PROJECT: Land adjacent to Colney Heath Football Club,

DRAWING: Figure 6 - Viewpoint photography

PROJECT NUMBER: TARC3006

DRAWING NUMBER: 06.1 CHECKED BY: BG

REVISION: 00 STATUS: Final

DATE: January 2022 SCALE: NTS





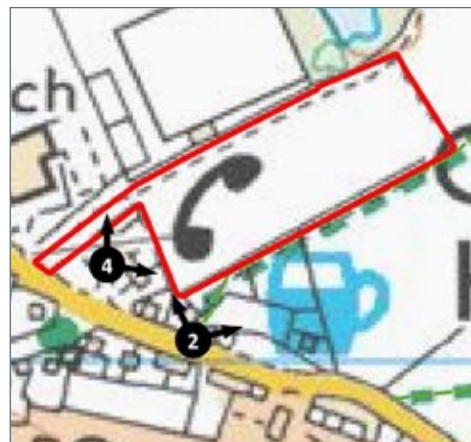
**REPRESENTATIVE VIEWPOINT 2:** View from High Street, opposite the Crooked Billet Free House, looking north-east c. 30 m from the Site





**REPRESENTATIVE VIEWPOINT 2: FOR WIDER CONTEXT ONLY**

**VIEWPOINT LOCATION**



**VIEWPOINT INFORMATION**

**VISUALISATION TYPE:** Annotated viewpoint photograph (Type 1)  
**PROJECTION:** Cylindrical  
**ENLARGEMENT FACTOR:** 100% @ A3  
**DATE/TIME OF CAPTURED PHOTOGRAPHY:** 11/10/2021 12:28 hrs  
**CAMERA MAKE & MODEL:** Canon EOS 200D DSLR  
**CAMERA LENS:** Canon APS-C standard - Cropped frame + 35mm lens  
**HORIZONTAL FIELD OF VIEW:** 39.6°  
**DIRECTION OF VIEW:** North-East

**Copyright of Turley**  
 This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.  
 Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2019]. All rights reserved. Ordnance Survey Licence number [100020449]

**CLIENT:**  
 Tarmac Trading Ltd

**PROJECT:**  
 Land adjacent to Colney Heath Football Club,

**DRAWING:**  
 Figure 6 - Viewpoint photography

**PROJECT NUMBER:**  
 TARC3006

**DRAWING NUMBER:** 06.2  
**CHECKED BY:** BG

**REVISION:** 00  
**STATUS:** Final

**DATE:** January 2022  
**SCALE:** NTS





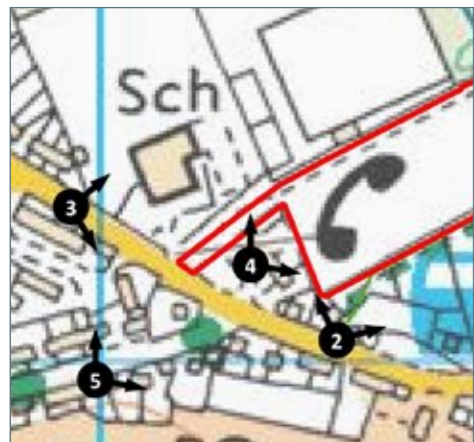
**REPRESENTATIVE VIEWPOINT 3:** View from High Street, near Colney Heath School & Nursery entrance, looking east c. 85 m from Site





**REPRESENTATIVE VIEWPOINT 3: FOR WIDER CONTEXT ONLY**

**VIEWPOINT LOCATION**



**VIEWPOINT INFORMATION**

**VISUALISATION TYPE:** Annotated viewpoint photograph (Type 1)  
**PROJECTION:** Cylindrical  
**ENLARGEMENT FACTOR:** 100% @ A3  
**DATE/TIME OF CAPTURED PHOTOGRAPHY:** 11/10/2021 12:40 hrs  
**CAMERA MAKE & MODEL:** Canon EOS 200D DSLR  
**CAMERA LENS:** Canon APS-C standard - Cropped frame + 35mm lens  
**HORIZONTAL FIELD OF VIEW:** 39.6°  
**DIRECTION OF VIEW:** East

**Copyright of Turley**  
This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.  
Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2019]. All rights reserved. Ordnance Survey Licence number [100020449]

**CLIENT:**  
Tarmac Trading Ltd

**PROJECT:**  
Land adjacent to Colney Heath Football Club,

**DRAWING:**  
Figure 6 - Viewpoint photography

**PROJECT NUMBER:**  
TARC3006

**DRAWING NUMBER:** 06.3  
**CHECKED BY:** BG

**REVISION:** 00  
**STATUS:** Final

**DATE:** January 2022  
**SCALE:** NTS





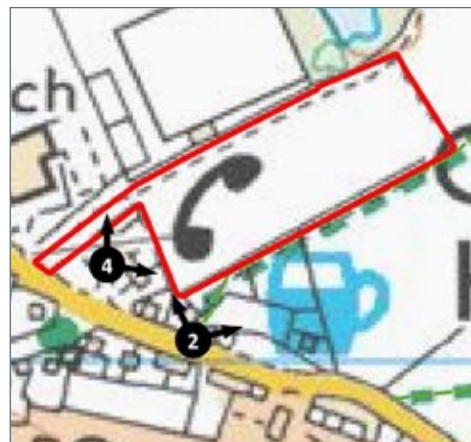
**REPRESENTATIVE VIEWPOINT 4:** View from High Street, opposite properties 98 to 106, looking north-east c. 36 m from Site





**REPRESENTATIVE VIEWPOINT 4: FOR WIDER CONTEXT ONLY**

**VIEWPOINT LOCATION**



**VIEWPOINT INFORMATION**

**VISUALISATION TYPE:** Annotated viewpoint photograph (Type 1)  
**PROJECTION:** Cylindrical  
**ENLARGEMENT FACTOR:** 100% @ A3  
**DATE/TIME OF CAPTURED PHOTOGRAPHY:** 11/10/2021 12:30 hrs  
**CAMERA MAKE & MODEL:** Canon EOS 200D DSLR  
**CAMERA LENS:** Canon APS-C standard - Cropped frame + 35mm lens  
**HORIZONTAL FIELD OF VIEW:** 39.6°  
**DIRECTION OF VIEW:** North-East

**Copyright of Turley**

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2019]. All rights reserved. Ordnance Survey Licence number [100020449]

**CLIENT:**

**Tarmac Trading Ltd**

**PROJECT:**

**Land adjacent to Colney Heath Football Club,**

**DRAWING:**

**Figure 6 - Viewpoint photography**

**PROJECT NUMBER:**

**TARC3006**

**DRAWING NUMBER:**

**06.4**

**CHECKED BY:**

**BG**

**REVISION:**

**00**

**STATUS:**

**Final**

**DATE:**

**January 2022**

**SCALE:**

**NTS**





**REPRESENTATIVE VIEWPOINT 5:** View from Park Lane looking north-east towards the Site c. 165 m from Site

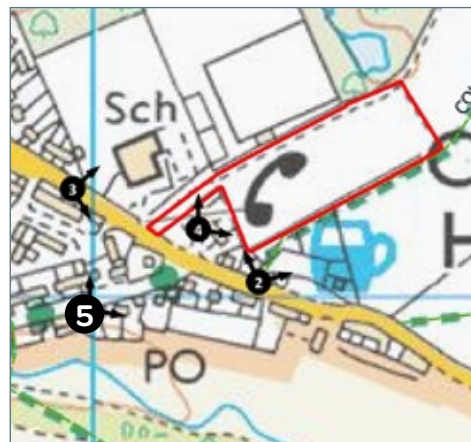


Approximate extent of Site



**REPRESENTATIVE VIEWPOINT 5: FOR WIDER CONTEXT ONLY**

**VIEWPOINT LOCATION**



**VIEWPOINT INFORMATION**

**VISUALISATION TYPE:** Annotated viewpoint photograph (Type 1)  
**PROJECTION:** Cylindrical  
**ENLARGEMENT FACTOR:** 100% @ A3  
**DATE/TIME OF CAPTURED PHOTOGRAPHY:** 11/10/2021 13:00 hrs  
**CAMERA MAKE & MODEL:** Canon EOS 200D DSLR  
**CAMERA LENS:** Canon APS-C standard - Cropped frame + 35mm lens  
**HORIZONTAL FIELD OF VIEW:** 39.6°  
**DIRECTION OF VIEW:** North-East

**Copyright of Turley**

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2019]. All rights reserved. Ordnance Survey Licence number [100020449]

**CLIENT:**

**Tarmac Trading Ltd**

**PROJECT:**

**Land adjacent to Colney Heath Football Club,**

**DRAWING:**

**Figure 6 - Viewpoint photography**

**PROJECT NUMBER:**

**TARC3006**

**DRAWING NUMBER:**

**06.5**

**CHECKED BY:**

**BG**

**REVISION:**

**00**

**STATUS:**

**Final**

**DATE:**

**January 2022**

**SCALE:**

**NTS**





**REPRESENTATIVE VIEWPOINT 6:** View from Colney Heath Common along footpath 034 looking north-west looking north-west c. 370 m from Site

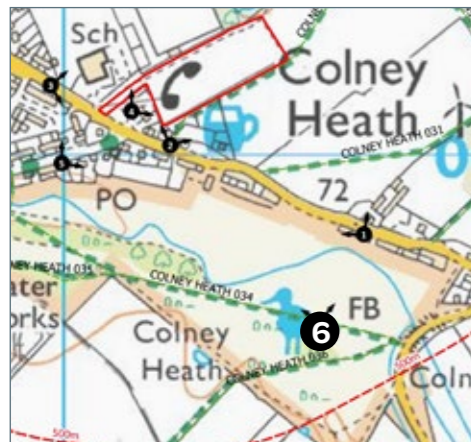


Approximate extent of Site



**REPRESENTATIVE VIEWPOINT 6: FOR WIDER CONTEXT ONLY**

**VIEWPOINT LOCATION**



**VIEWPOINT INFORMATION**

**VISUALISATION TYPE:** Annotated viewpoint photograph (Type 1)  
**PROJECTION:** Cylindrical  
**ENLARGEMENT FACTOR:** 100% @ A3  
**DATE/TIME OF CAPTURED PHOTOGRAPHY:** 11/10/2021 14:20 hrs  
**CAMERA MAKE & MODEL:** Canon EOS 200D DSLR  
**CAMERA LENS:** Canon APS-C standard - Cropped frame + 35mm lens  
**HORIZONTAL FIELD OF VIEW:** 39.6°  
**DIRECTION OF VIEW:** North-West

**Copyright of Turley**

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2019]. All rights reserved. Ordnance Survey Licence number [100020449]

**CLIENT:**

**Tarmac Trading Ltd**

**PROJECT:**

**Land adjacent to Colney Heath Football Club,**

**DRAWING:**

**Figure 6 - Viewpoint photography**

**PROJECT NUMBER:**

**TARC3006**

**DRAWING NUMBER:**

**06.6**

**CHECKED BY:**

**BG**

**REVISION:**

**00**

**STATUS:**

**Final**

**DATE:**

**January 2022**

**SCALE:**

**NTS**

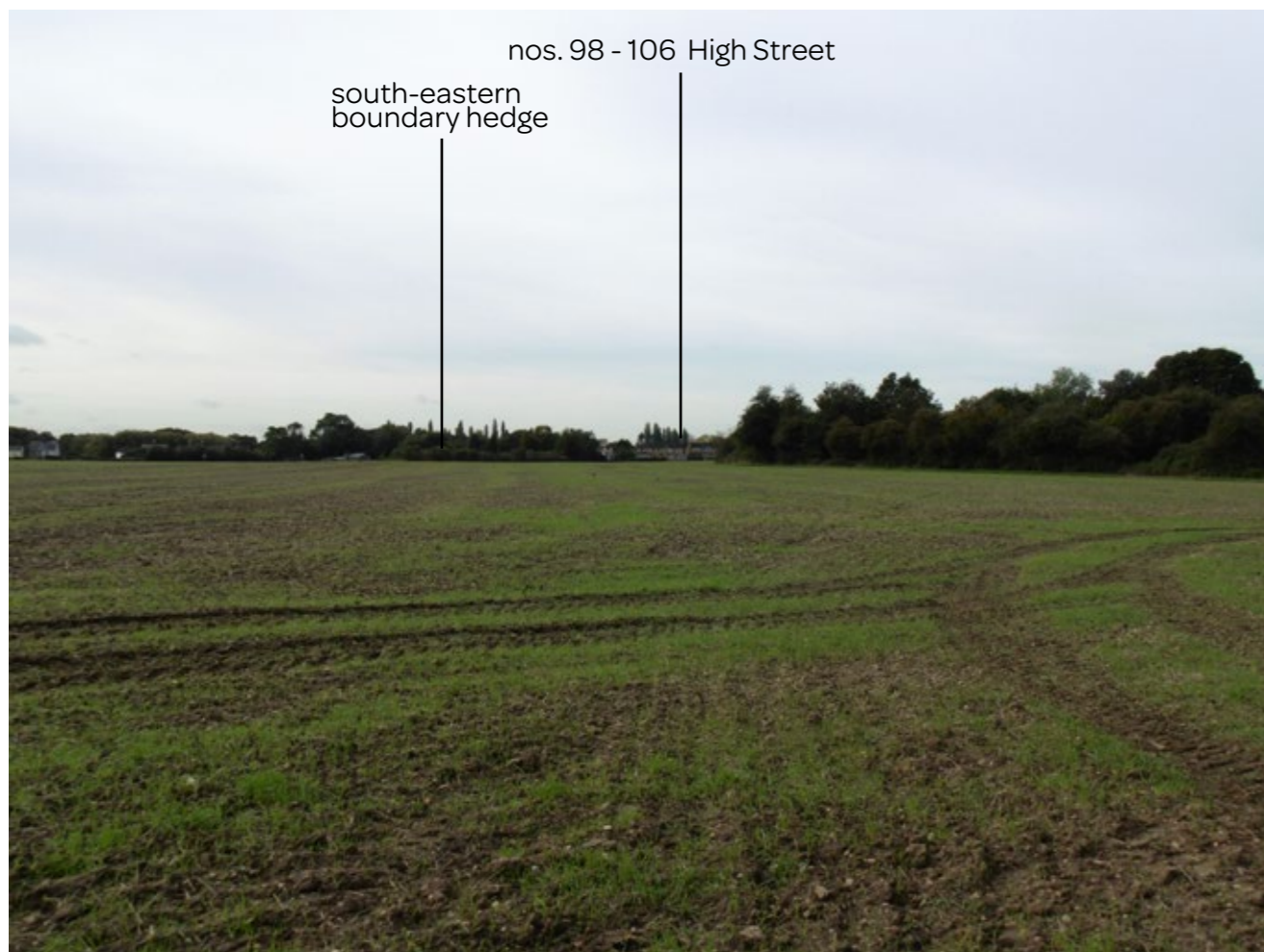




**REPRESENTATIVE VIEWPOINT 7:** View from junction of footpaths 041 and 045 looking south-west c. 250 m from Site

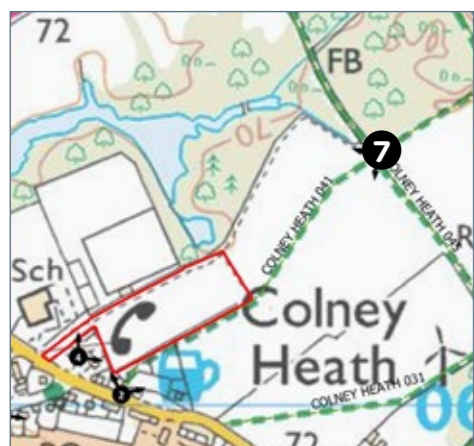


Approximate extent of Site



**REPRESENTATIVE VIEWPOINT 7: FOR WIDER CONTEXT ONLY**

**VIEWPOINT LOCATION**



**VIEWPOINT INFORMATION**

**VISUALISATION TYPE:** Annotated viewpoint photograph (Type 1)  
**PROJECTION:** Cylindrical  
**ENLARGEMENT FACTOR:** 100% @ A3  
**DATE/TIME OF CAPTURED PHOTOGRAPHY:** 11/10/2021 11:30 hrs  
**CAMERA MAKE & MODEL:** Canon EOS 200D DSLR  
**CAMERA LENS:** Canon APS-C standard - Cropped frame + 35mm lens  
**HORIZONTAL FIELD OF VIEW:** 39.6°  
**DIRECTION OF VIEW:** South-West

**Copyright of Turley**

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2019]. All rights reserved. Ordnance Survey Licence number [100020449]

**CLIENT:**

**Tarmac Trading Ltd**

**PROJECT:**

**Land adjacent to Colney Heath Football Club,**

**DRAWING:**

**Figure 6 - Viewpoint photography**

**PROJECT NUMBER:**

**TARC3006**

**DRAWING NUMBER:**

**06.7**

**CHECKED BY:**

**BG**

**REVISION:**

**00**

**STATUS:**

**Final**

**DATE:**

**January 2022**

**SCALE:**

**NTS**





**REPRESENTATIVE VIEWPOINT 8:** View from junction of footpaths 005 and 024 looking west c. 570 m from Site



Approximate extent of Site



**REPRESENTATIVE VIEWPOINT 8: FOR WIDER CONTEXT ONLY**

**VIEWPOINT LOCATION**



**VIEWPOINT INFORMATION**

**VISUALISATION TYPE:** Annotated viewpoint photograph (Type 1)  
**PROJECTION:** Cylindrical  
**ENLARGEMENT FACTOR:** 100% @ A3  
**DATE/TIME OF CAPTURED PHOTOGRAPHY:** 11/10/2021 14:30 hrs  
**CAMERA MAKE & MODEL:** Canon EOS 200D DSLR  
**CAMERA LENS:** Canon APS-C standard - Cropped frame + 35mm lens  
**HORIZONTAL FIELD OF VIEW:** 39.6°  
**DIRECTION OF VIEW:** West

**Copyright of Turley**

This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2019]. All rights reserved. Ordnance Survey Licence number [100020449]

**CLIENT:**

**Tarmac Trading Ltd**

**PROJECT:**

**Land adjacent to Colney Heath Football Club,**

**DRAWING:**

**Figure 6 - Viewpoint photography**

**PROJECT NUMBER:**

**TARC3006**

**DRAWING NUMBER:**

**06.8**

**CHECKED BY:**

**BG**

**REVISION:**

**00**

**STATUS:**

**Final**

**DATE:**

**January 2022**

**SCALE:**

**NTS**





**REPRESENTATIVE VIEWPOINT 9:** View from junction of footpaths 042 and 054 looking south-west c. 720 m from Site



Approximate extent of Site



**REPRESENTATIVE VIEWPOINT 9: FOR WIDER CONTEXT ONLY**

**VIEWPOINT LOCATION**



**VIEWPOINT INFORMATION**

**VISUALISATION TYPE:** Annotated viewpoint photograph (Type 1)  
**PROJECTION:** Cylindrical  
**ENLARGEMENT FACTOR:** 100% @ A3  
**DATE/TIME OF CAPTURED PHOTOGRAPHY:** 11/10/2021 15:00 hrs  
**CAMERA MAKE & MODEL:** Canon EOS 200D DSLR  
**CAMERA LENS:** Canon APS-C standard - Cropped frame + 35mm lens  
**HORIZONTAL FIELD OF VIEW:** 39.6°  
**DIRECTION OF VIEW:** South-West

**Copyright of Turley**  
 This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. To be scaled for planning application purposes only. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.  
 Plans reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2019]. All rights reserved. Ordnance Survey Licence number [100020449]

**CLIENT:**  
 Tarmac Trading Ltd

**PROJECT:**  
 Land adjacent to Colney Heath Football Club,

**DRAWING:**  
 Figure 6 - Viewpoint photography

**PROJECT NUMBER:**  
 TARC3006

**DRAWING NUMBER:** 06.9      **CHECKED BY:** BG

**REVISION:** 00      **STATUS:** Final

**DATE:** January 2022      **SCALE:** NTS

**Turley Office**  
8th Floor  
Lacon House  
84 Theobald's Road  
London  
WC1X 8NL

T 020 7851 4010