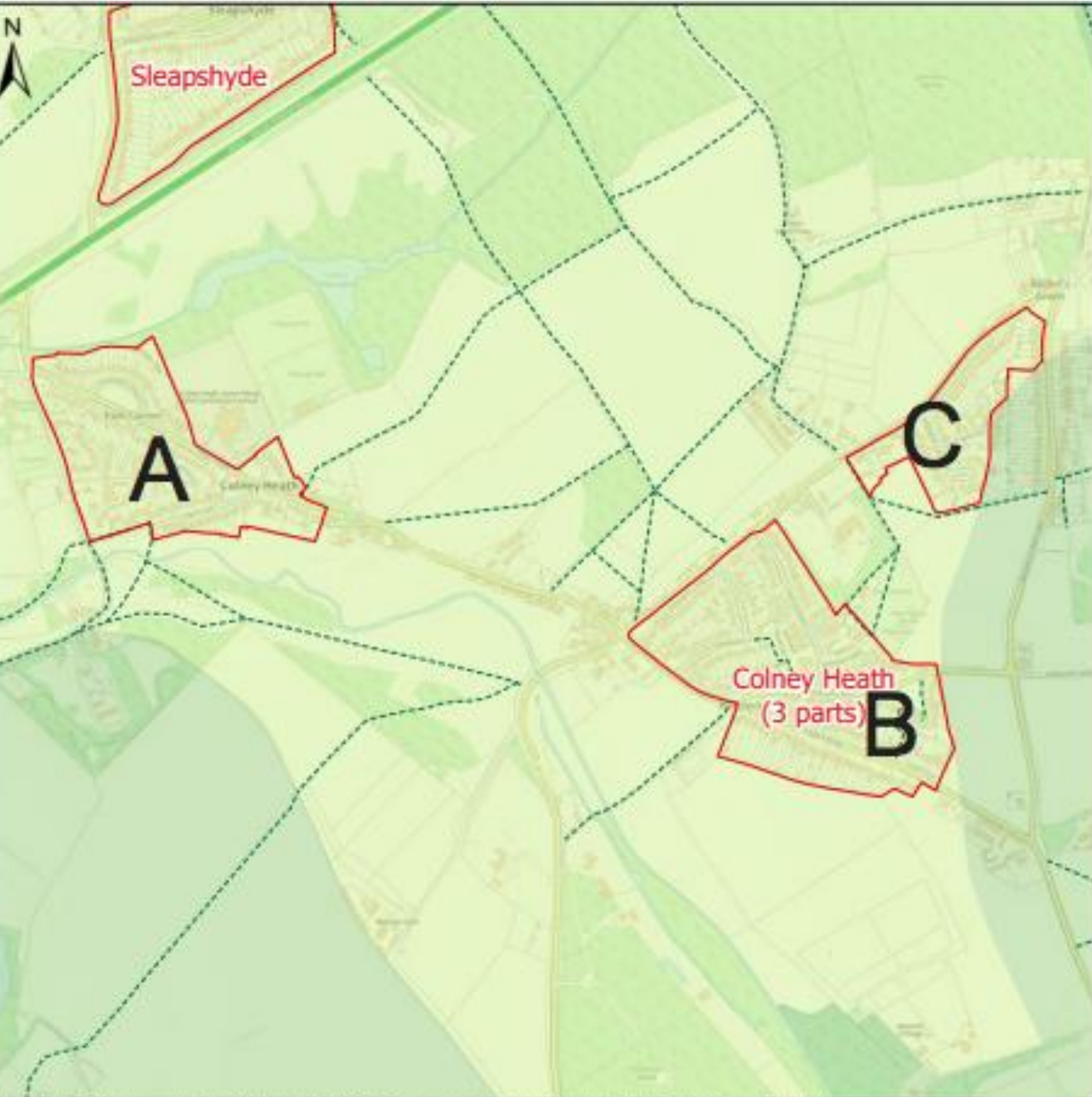


Tollgate Road Public Inquiry

Images from Colney Heath Parish
Council / John Clernow

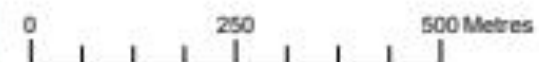
22 September 2023

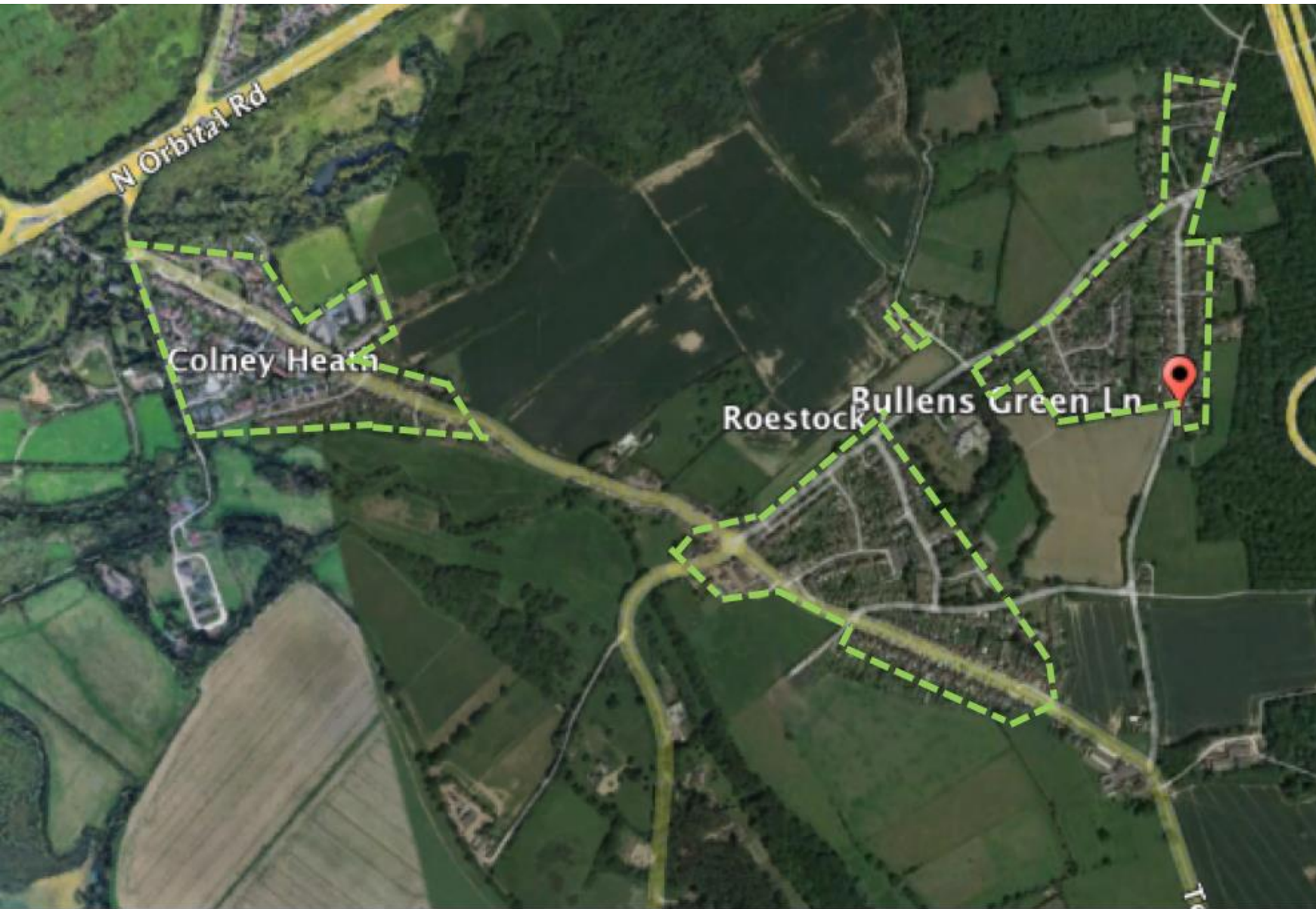




Legend

- Public Rights of Way
- Neighbouring Green Belt
- St Albans Green Belt
- Sub-area for assessment







Proposed vehicular and pedestrian access point from Tollway Road.

New tree and hedgerow planting along the site's north western boundary is shown and filter views from the north and east.

New recreational routes within the site could potentially connect with the existing public footpath adjacent to the site's north western boundary.

Potential location for a children's play area.

Reinforcement and strengthening of existing hedgerow will improve the landscape and ecological value of the site while enhancing definition and enclosure of Coaley Heath Farm Meadows Local Wildlife Site.

Coaley Heath Farm Meadows Local Wildlife Site will be retained and protected, with controlled access for local residents to include interpretation boards/signage. The retention of the site will also allow the new dwellings back hallway from the river.

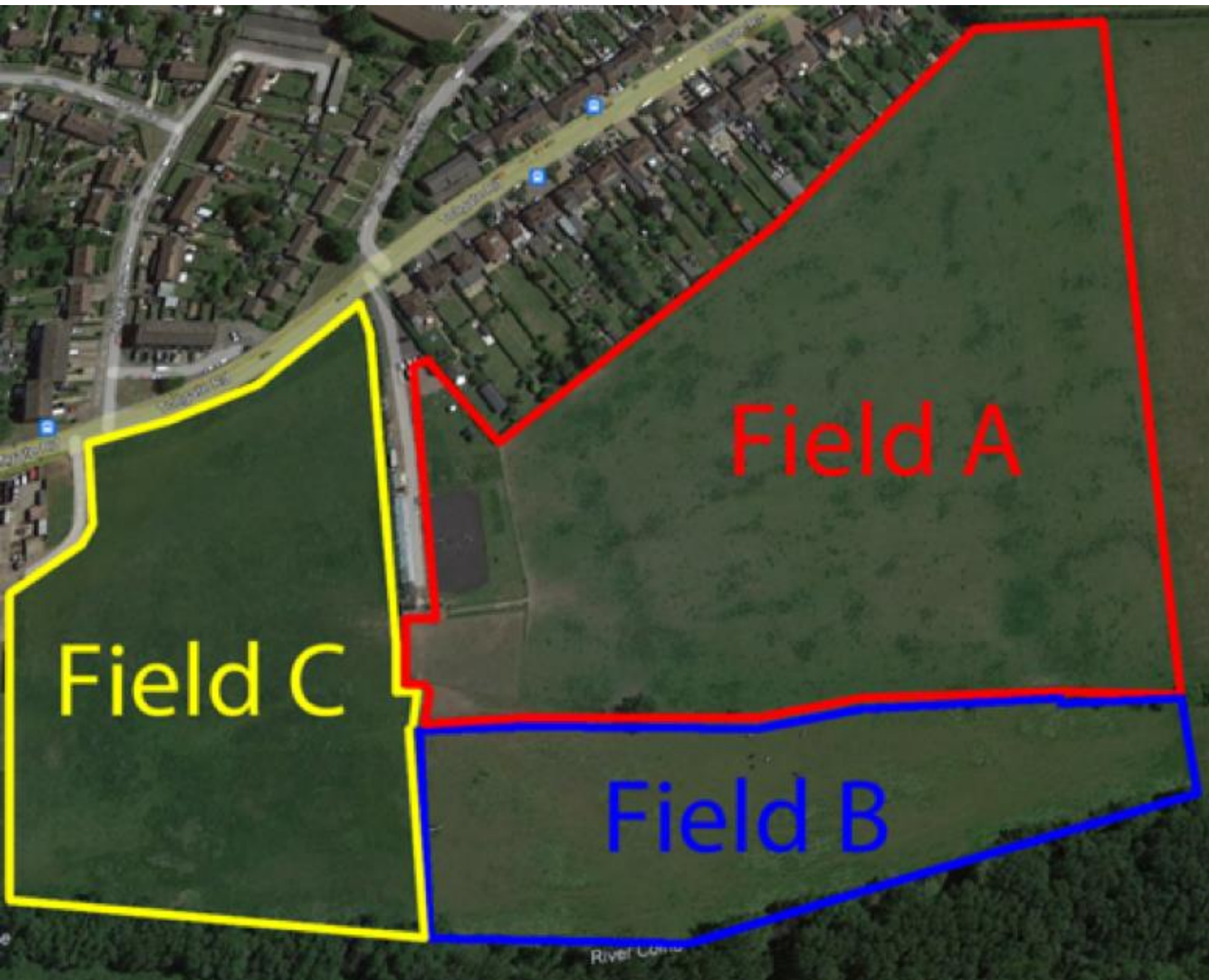
New dwellings to sit back into the existing urban fabric.

Infill hedgerow and tree planting will strengthen the existing hedgerow and define the site's south eastern boundary.

New dwellings should be orientated to provide overlooking and attractive aspects.

Native species-rich grassland seeding will provide an ecotone edge to the hedgerow and will create landscaped backdrops to the new homes.





Stables behind appeal
site boundary hedge





12/11/2000
2000 2000

A horizontal slider for historical imagery. It shows a date of 12/11/2000 and a range from 2000 to 2000. The slider is currently positioned at the right end, indicating the current view is from the most recent date.

A vertical navigation control panel on the right side of the map. It includes a compass for orientation, a street view pegman icon, and a vertical zoom slider with '+' and '-' buttons.



© 2005 Google LLC & others

Google Earth



12/11/2005
2005 2015

A historical imagery slider with a play button icon on the left and a close button icon on the right. The timeline shows a date of 12/11/2005 and a range from 2005 to 2015.

Imagery ©2005 GeoMedia/Esri

Google Earth



FIG. 6

Land Colney Heath

NOTES

5 96/ 1240

GEOGRAPHIC INFORMATION



DRAWN CPH

SCALE 1: 2500

DATE 12/08/96

REF No.

PLAN NO.

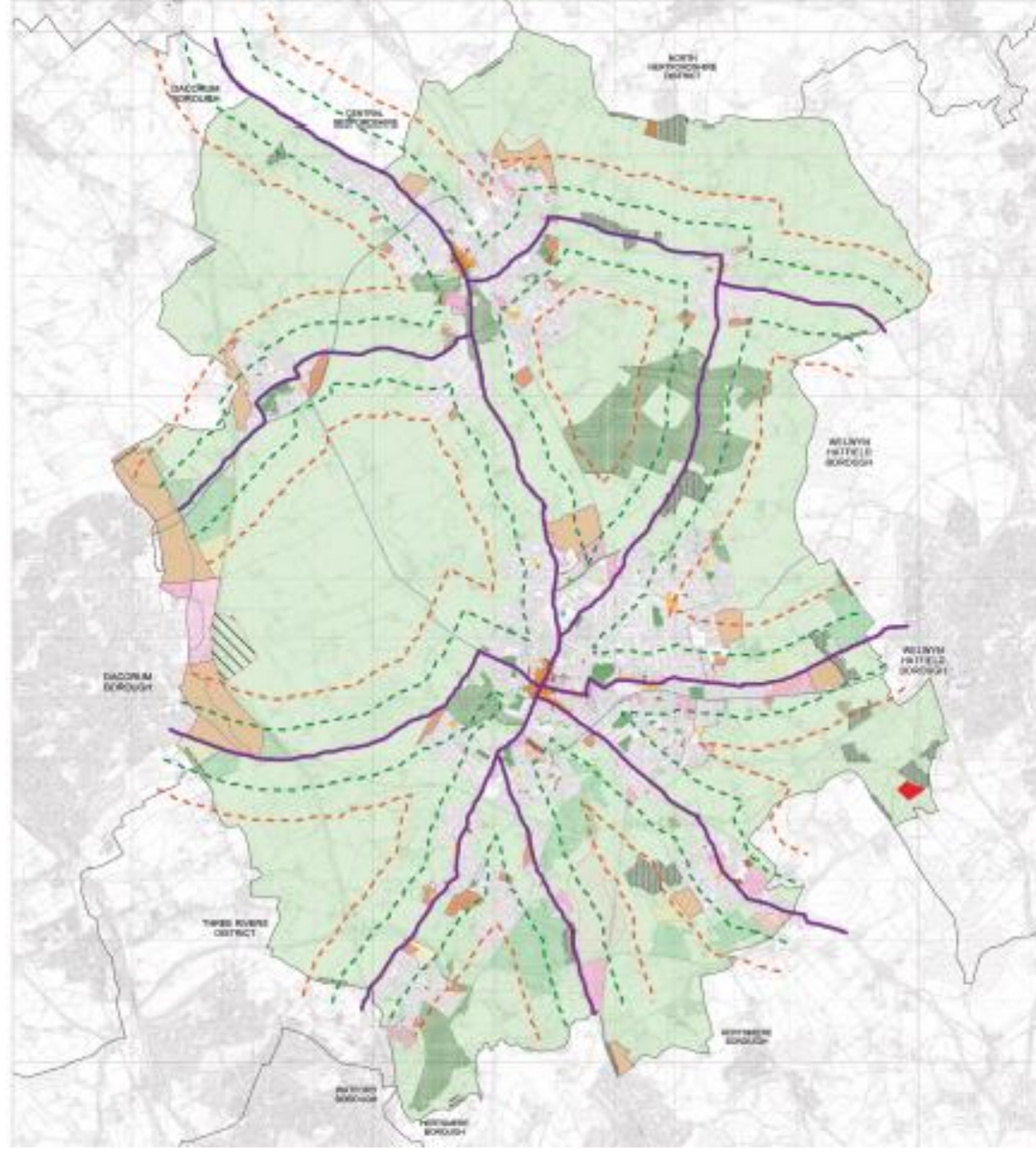
Reproduced from the Ordnance Survey map with interpretation of the character of the building boundary lines as shown on the map.
 Reproduced with permission of the Ordnance Survey. Crown Copyright. All Rights Reserved.

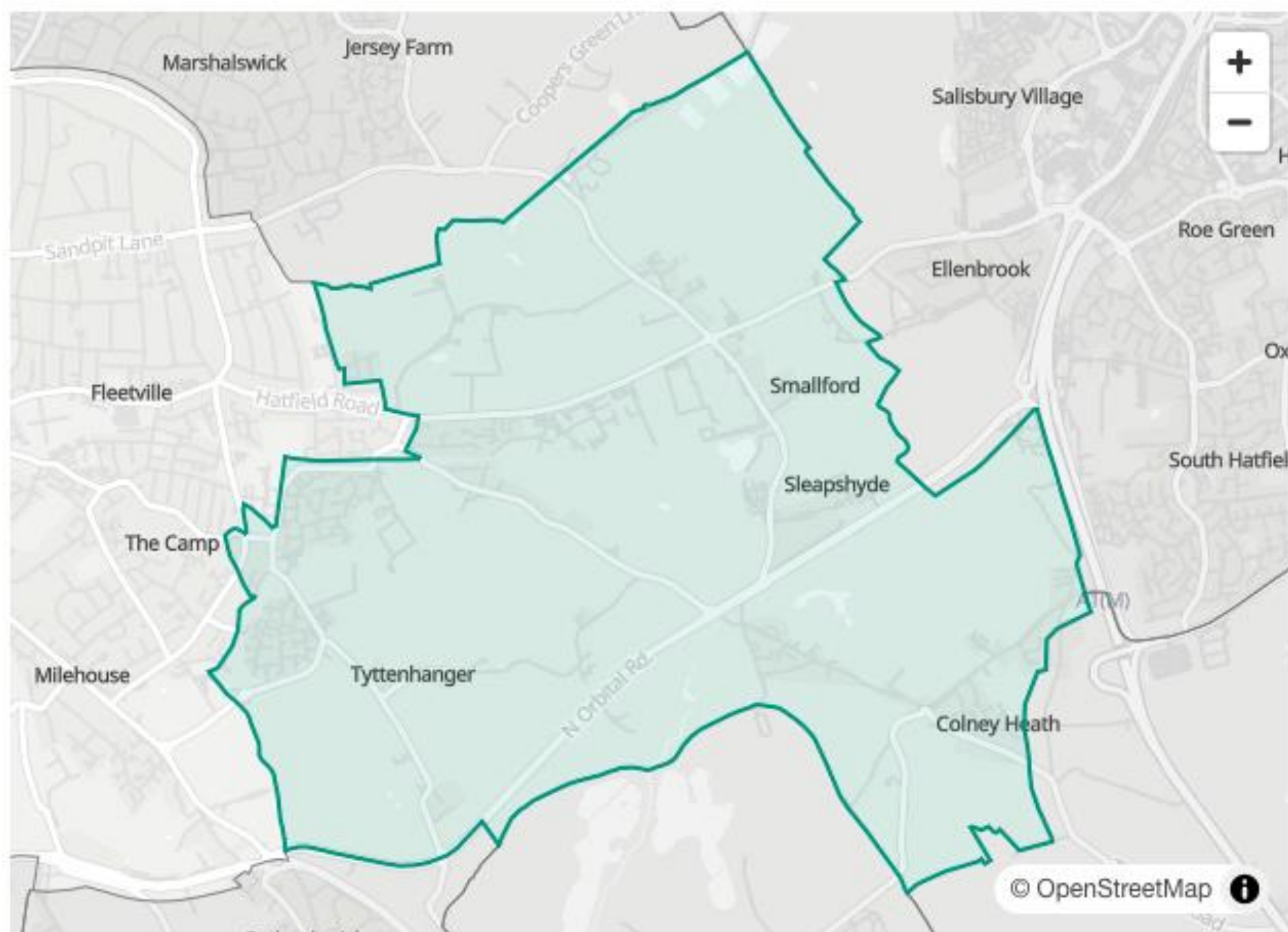












Marshalswick

Jersey Farm

Salisbury Village

Sandpit Lane

Roe Green

Ellenbrook

Fleetville

Hatfield Road

Smallford

Sleepshyde

South Hatfield

The Camp

Milehouse

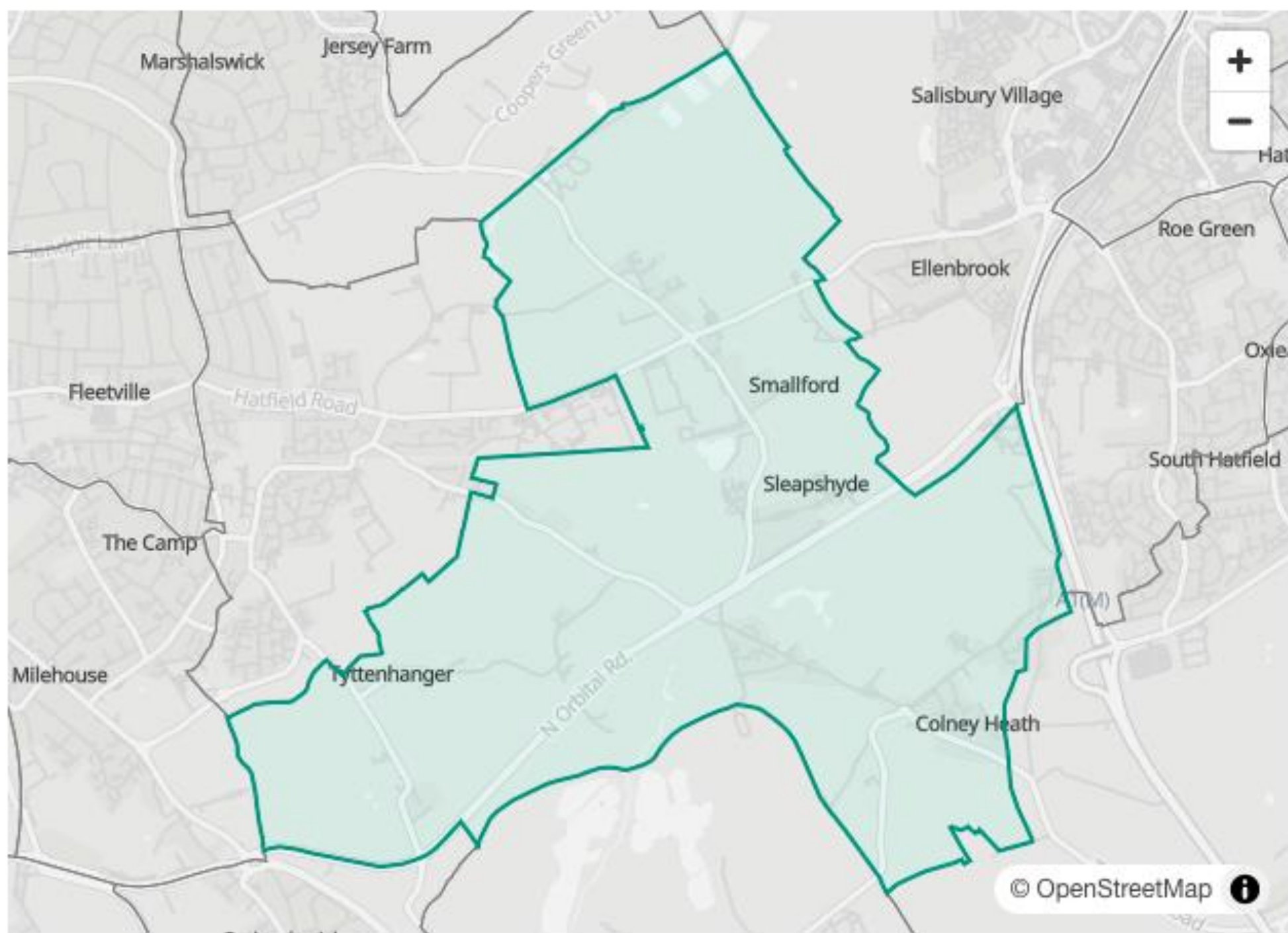
Tyttenhanger

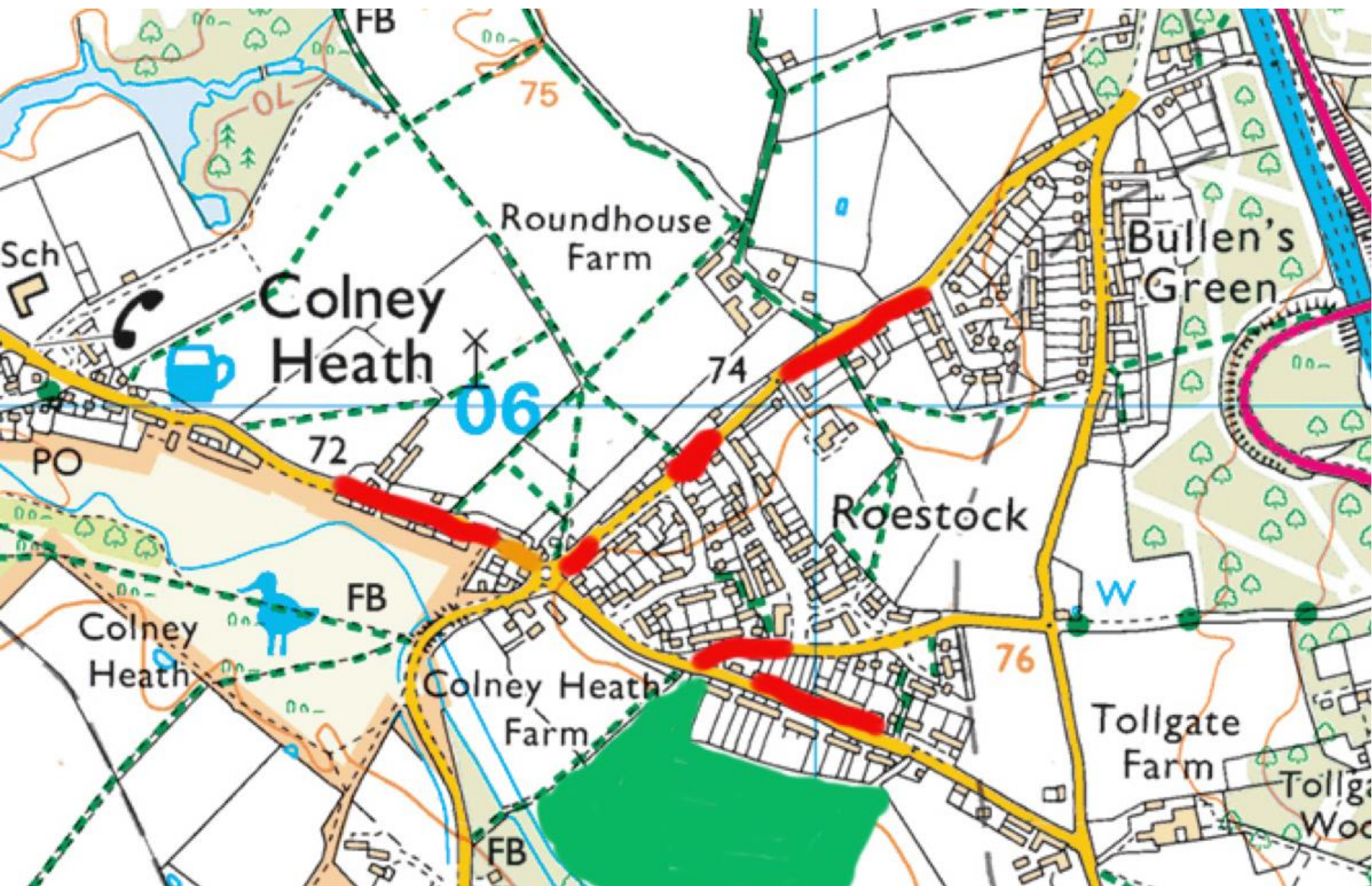
N Orbital Rd

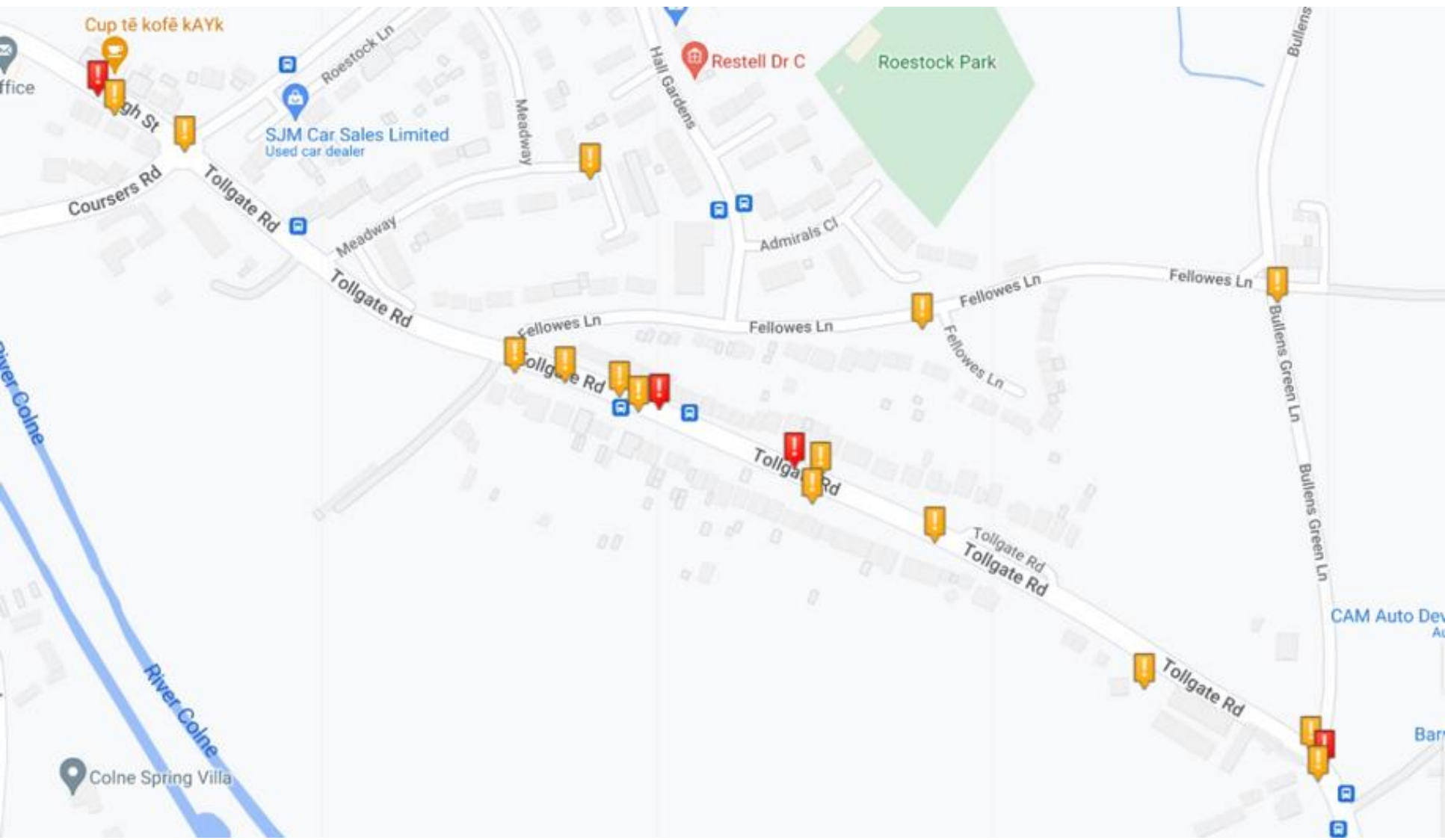
Colney Heath

© OpenStreetMap









Cup tē kofē kAYk

SJM Car Sales Limited
Used car dealer

Restell Dr C

Roestock Park

Colne Spring Villa

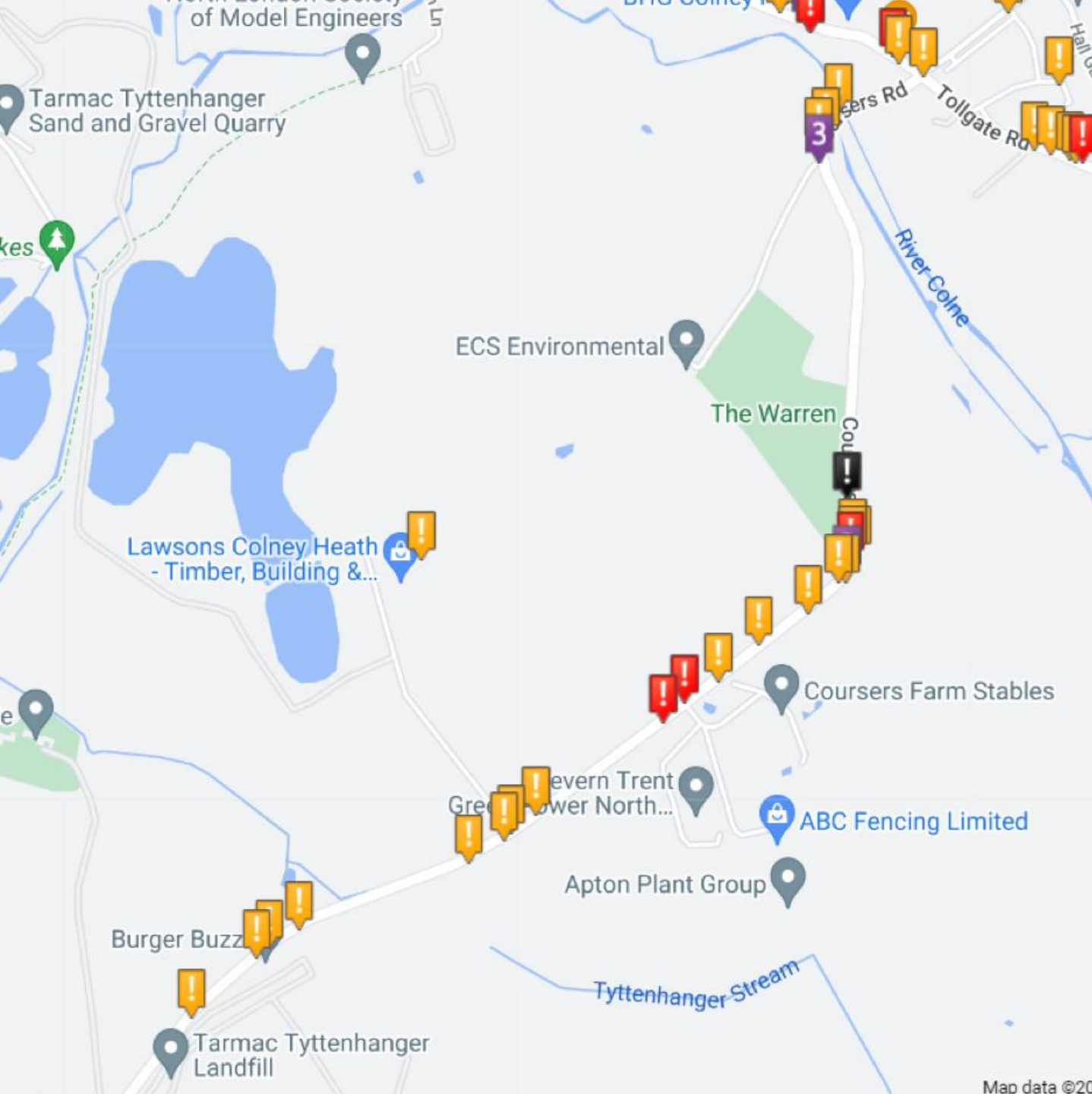
CAM Auto Dev
Au

Bar



13-03-2023 Mon 07:59:44

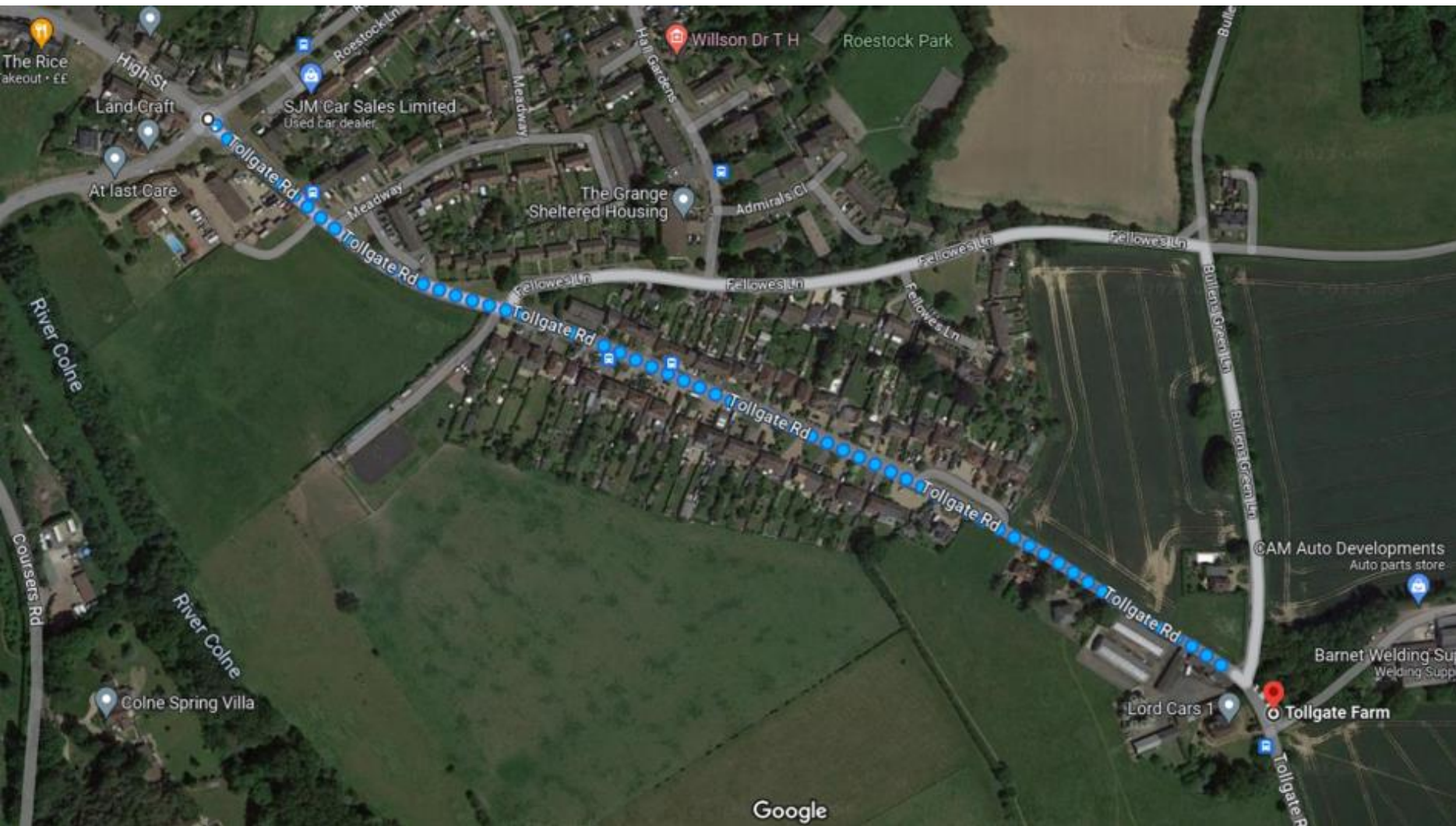


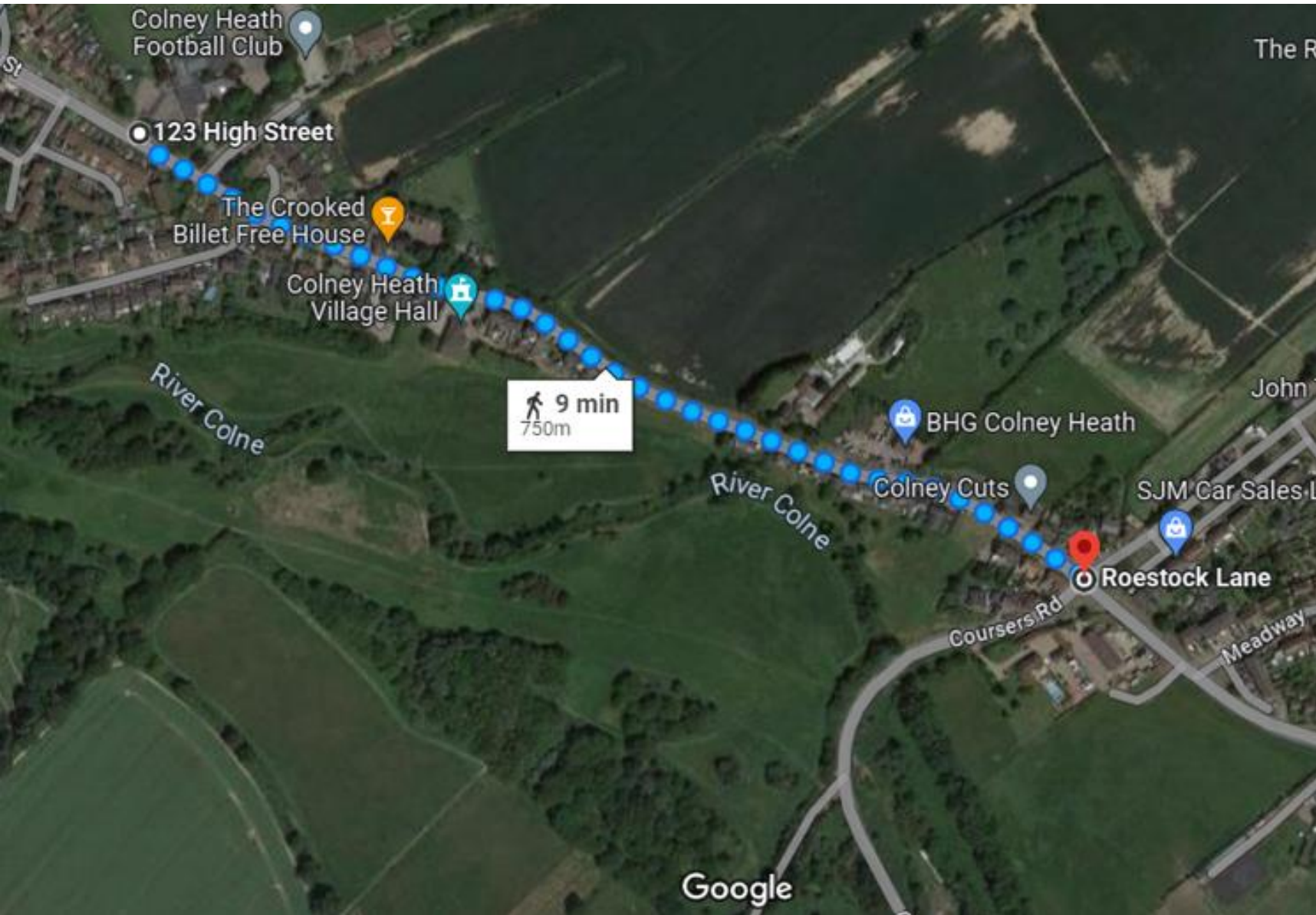


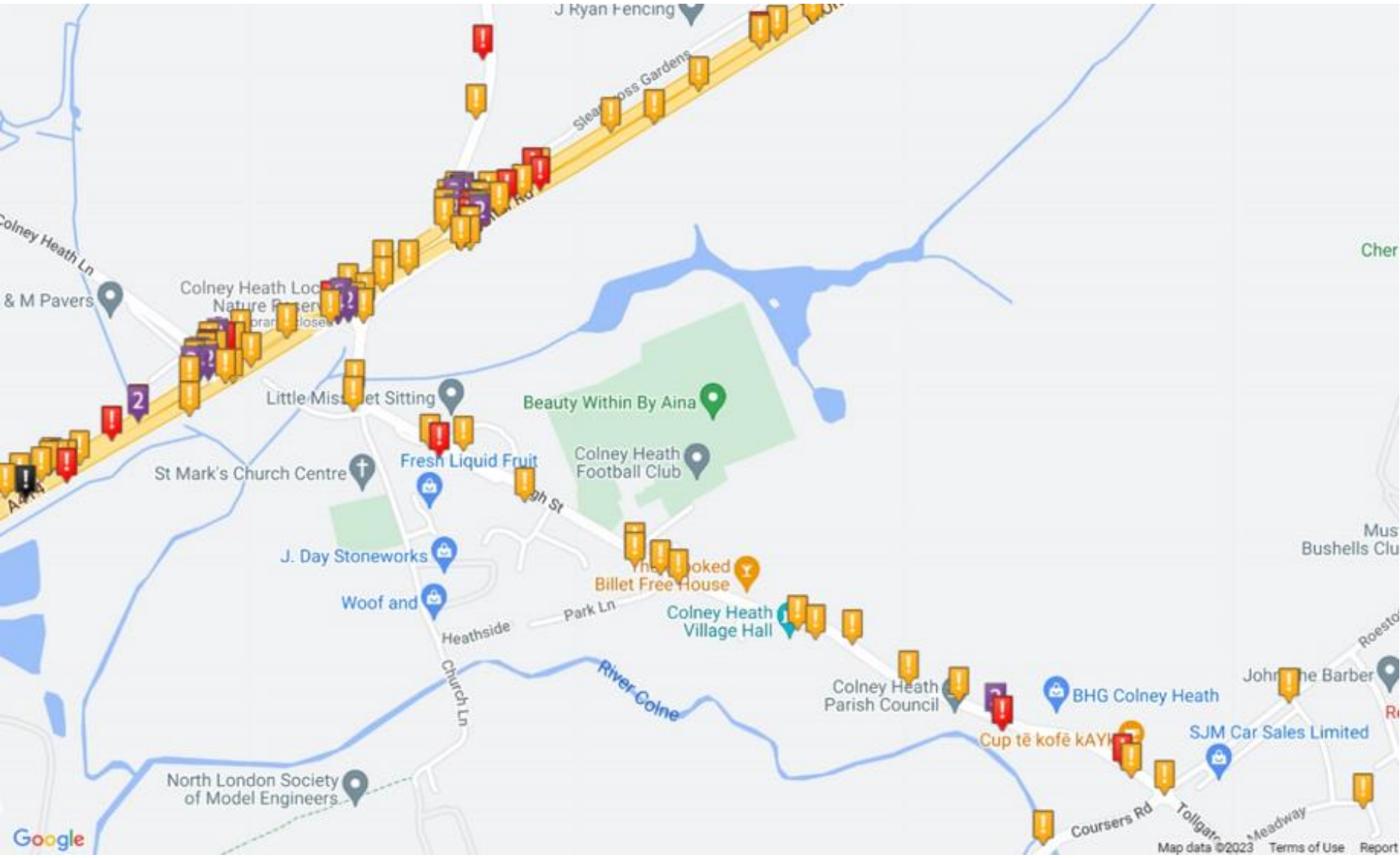
A score of 28 or 70% should normally be regarded as minimum level of provision overall (max score of 40 equates to 100%).

Route	Road/s	Score	
Route 1	Tollgate Road (within the village)	13	21%
Route 2	High Street - Queens Head to Colney Heath school	23	57.5%
Route 3	Bullen Green to Hilltop Hatfield via A1(M) subway	17	42.5%
Route 4	Bullen Green Lane to <u>Roehyde</u> via A1(M) subway	23	57.5%
Route 5	Roestock Lane	21	52.5%
Route 6	High Street Crooked Billet to A414	18	45%
Route 7	A414 Colney Heath Lane to Smallford Lane	27	67.5%
Route 8	Colney Heath Lane	18	45%
Route 9	Smallford Lane - Station Road	17	42.5%

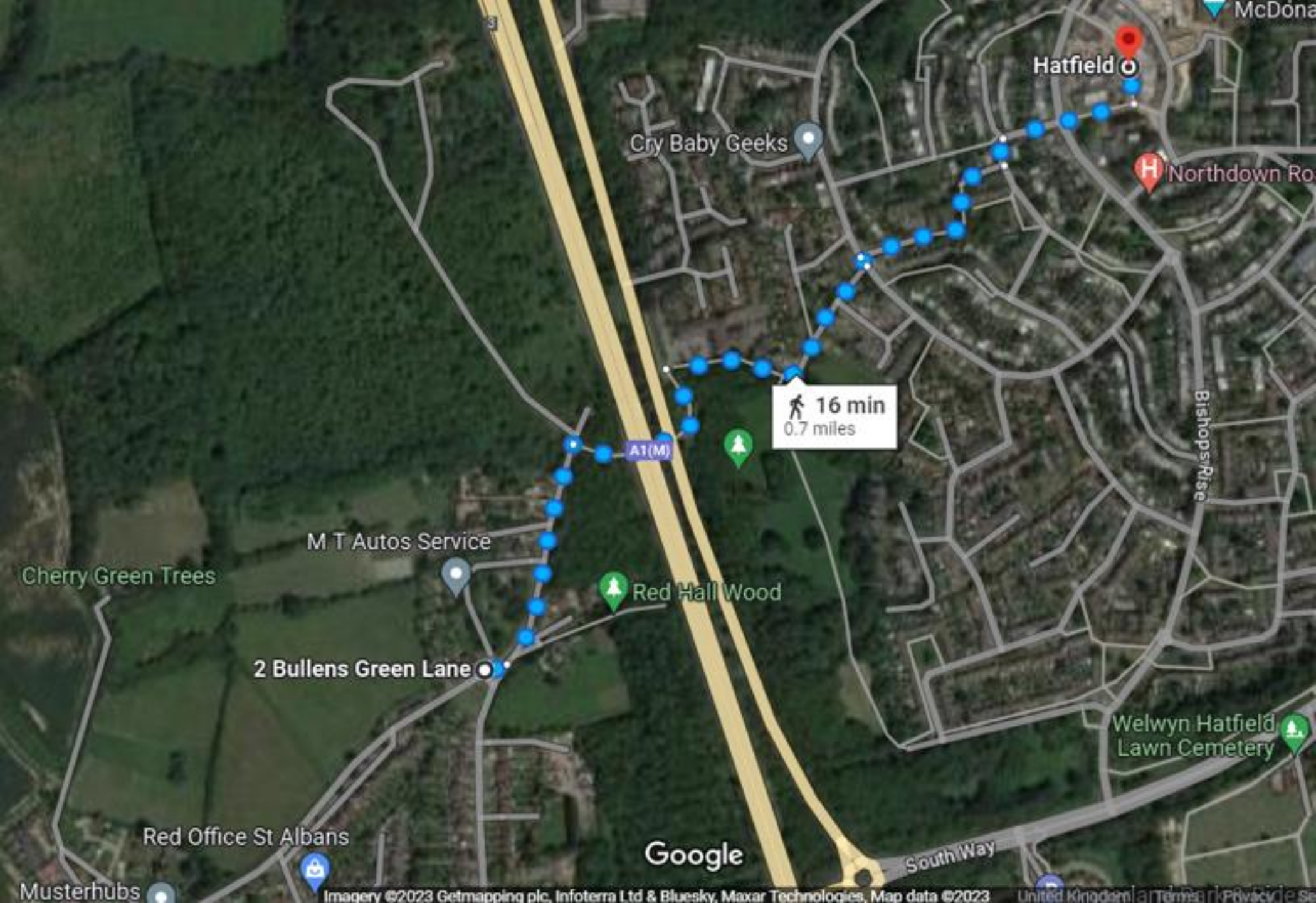












Hatfield

Cry Baby Geeks

Northdown Road

16 min
0.7 miles

Red Hall Wood

M T Autos Service

Cherry Green Trees

2 Bullens Green Lane

Red Office St Albans

Welwyn Hatfield
Lawn Cemetery

Google

Musterhubs

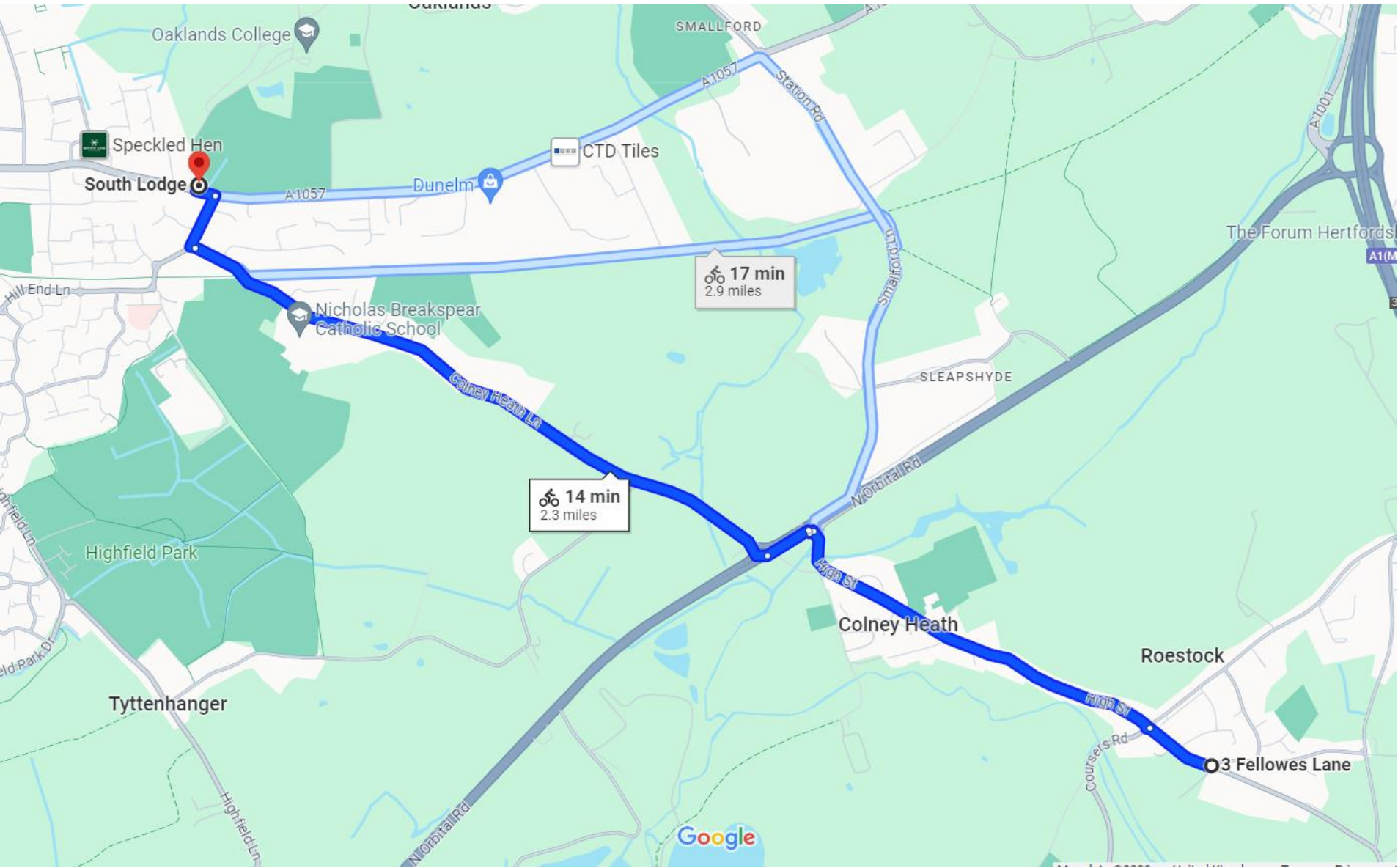
Imagery ©2023 Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, Map data ©2023

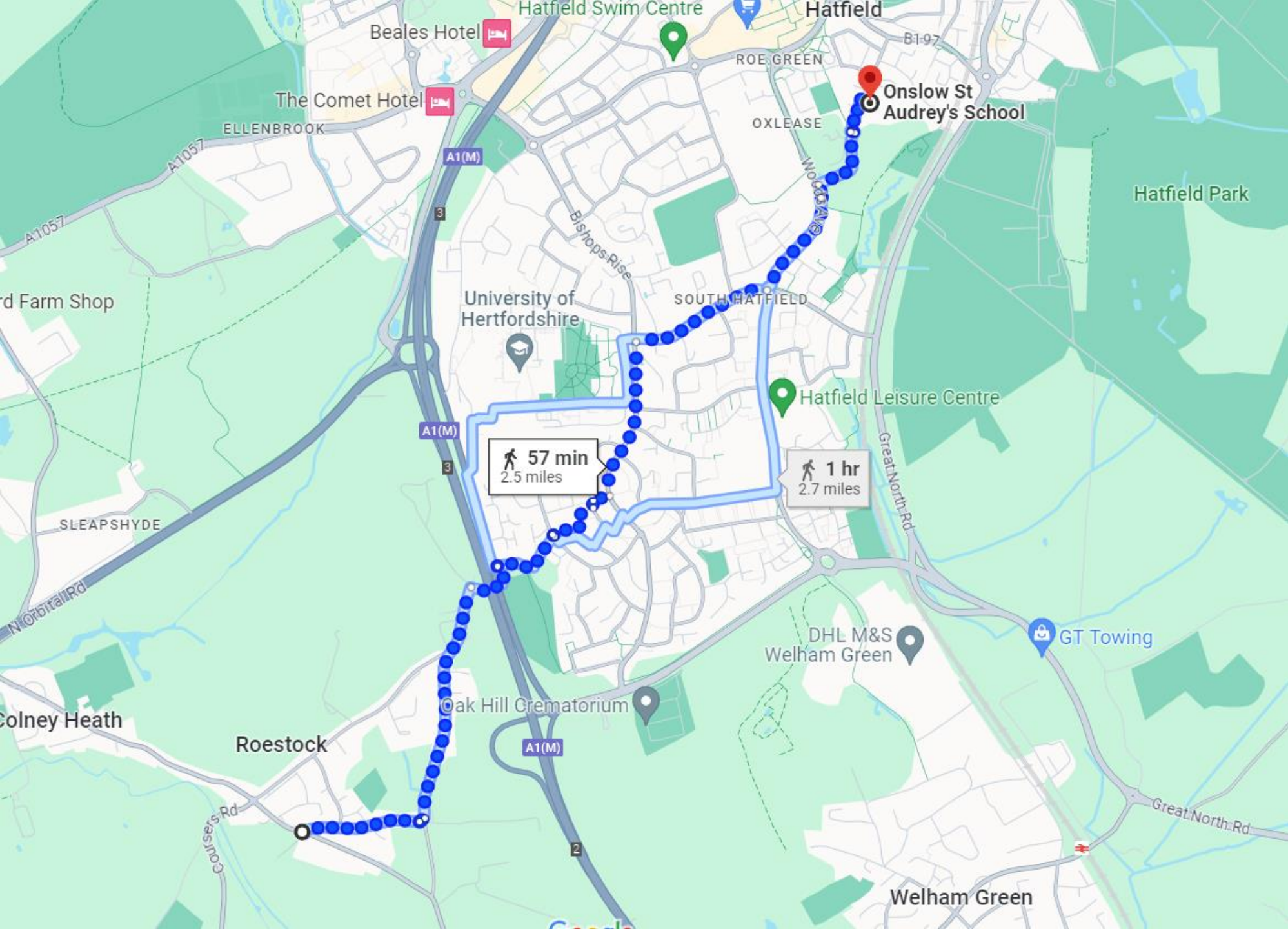
United Kingdom | Terms | Privacy | Settings



No	Route	Assessment	%	LTN 120 Standard	Critical factors failed
1	Welham Green via Tollgate Road 3.54km (2.2 miles)	Dangerous and strenuous	26%	Failed	9, 10, 12, 15
2	Welham Green via Southway and Travellers Lane 5.15km (3.2 miles)	High Risk	26%	Failed	9, 10, 12
3	Colney Fields via Coursers Road 3.38km (2.1 miles)	Dangerous	14%	Failed	9, 10, 11, 12, 15
4	Colney Heath Lane via High Street (1.9 miles)	High Risk	26%	Failed	15
4.1	<u>Smallford Lane</u> via High Street 3.06km (1.9 miles)	High Risk	27%	Failed	9, 10, 12, 15
5	South Hatfield (Hilltop) 2.25km (1.4 miles)	Strenuous and prohibited	Not scored too strenuous and prohibited	Failed	
6	Hatfield Town Centre 4km (2.5 miles)	High Risk	24%	Failed	9, 10, 12, 15

For routes to meet the LTN 1/20 standard they must achieve a 70% pass rate





Beales Hotel

The Comet Hotel

Onslow St
Audrey's School

University of
Hertfordshire

Hatfield Leisure Centre

57 min
2.5 miles

1 hr
2.7 miles

DHL M&S
Welham Green

GT Towing

Oak Hill Crematorium

Roestock

Welham Green

Best 9 min 39 min 57 min 16 min

3 Fellowes Ln, Colney Heath, St Albans AL
 Onslow St Audrey's School, Old Rectory D
 Add destination

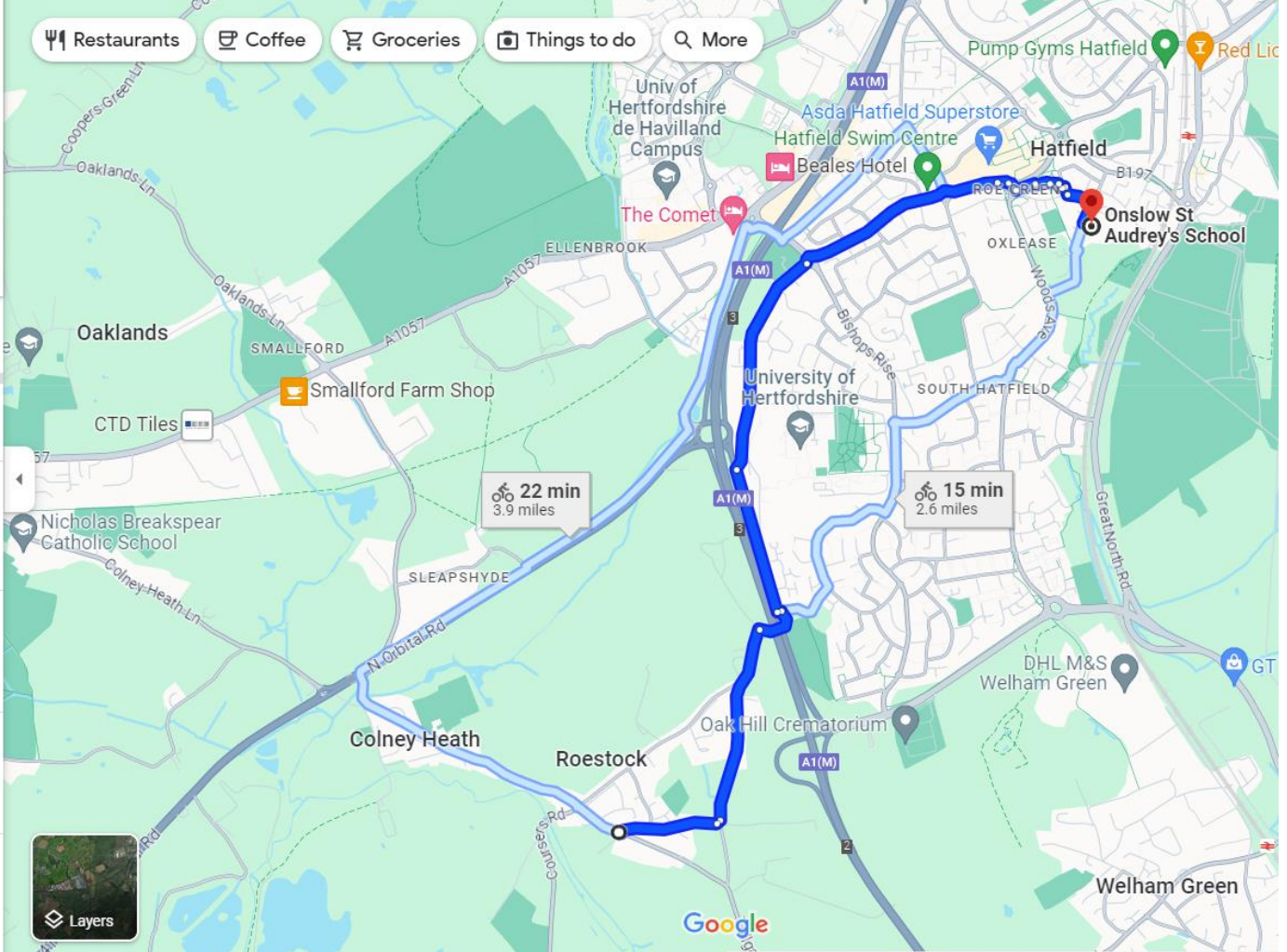
Options

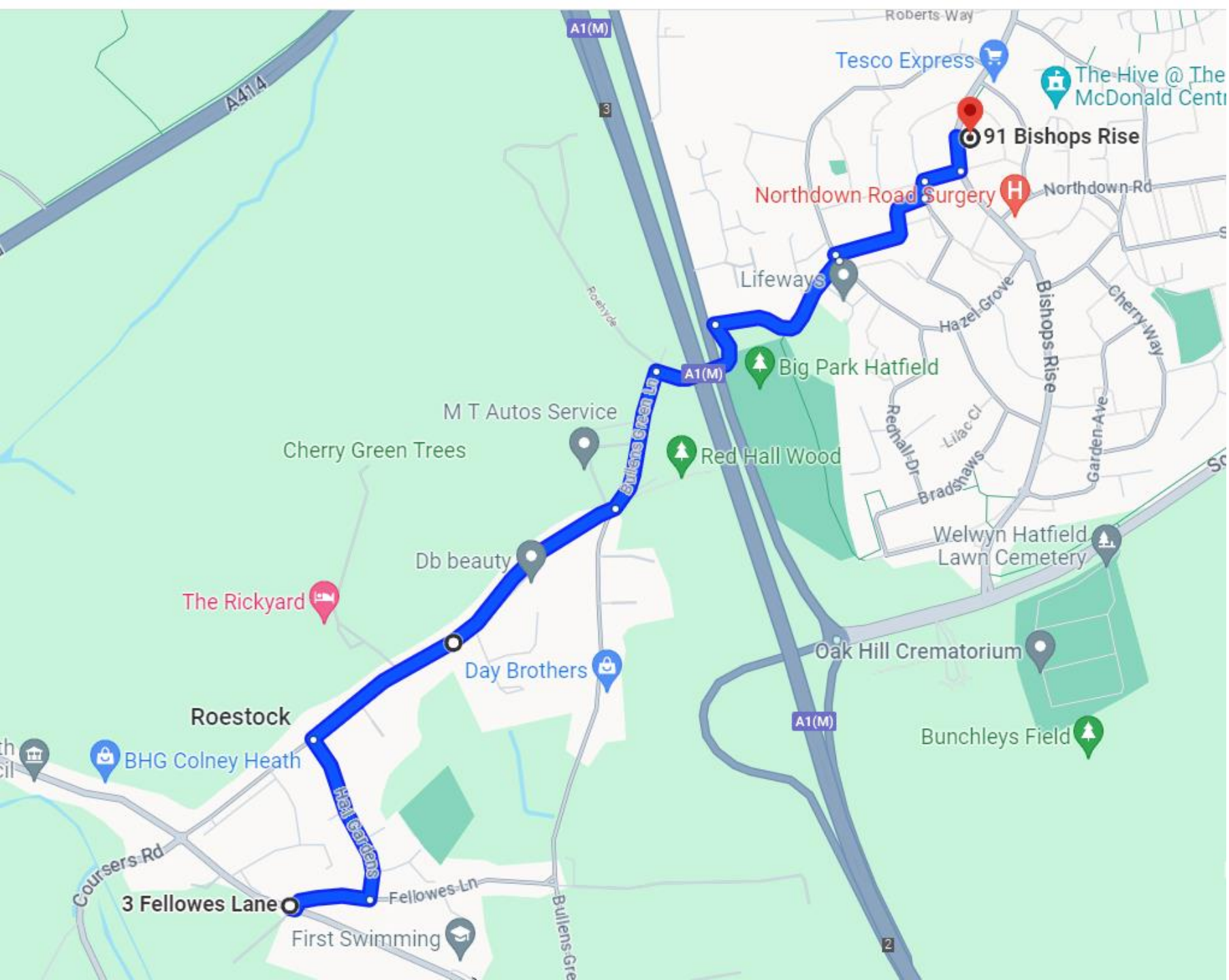
Send directions to your phone

via College Ln 16 min
 2.9 miles
[Details](#)

via Bullens Green Ln 15 min
 2.6 miles

via 61 22 min
 3.9 miles





The Rickyard

Roestock

BHG Colney Heath

3 Fellowes Lane

First Swimming

Db beauty

Day Brothers

Cherry Green Trees

M T Autos Service

Lifeways

Northdown Road Surgery

Big Park Hatfield

Red Hall Wood

Oak Hill Crematorium

Bunchleys Field

Welwyn Hatfield Lawn Cemetery

Tesco Express

91 Bishops Rise

The Hive @ The McDonald Centre

A414

A1(M)

A1(M)

A1(M)

Coursers Rd

Fellowes Ln

Bullens Gre

Roehyde

Bullens Green Ln

2

Redhall Dr

Lilac Cl

Bradshaws

Garden Ave

Cherry Way

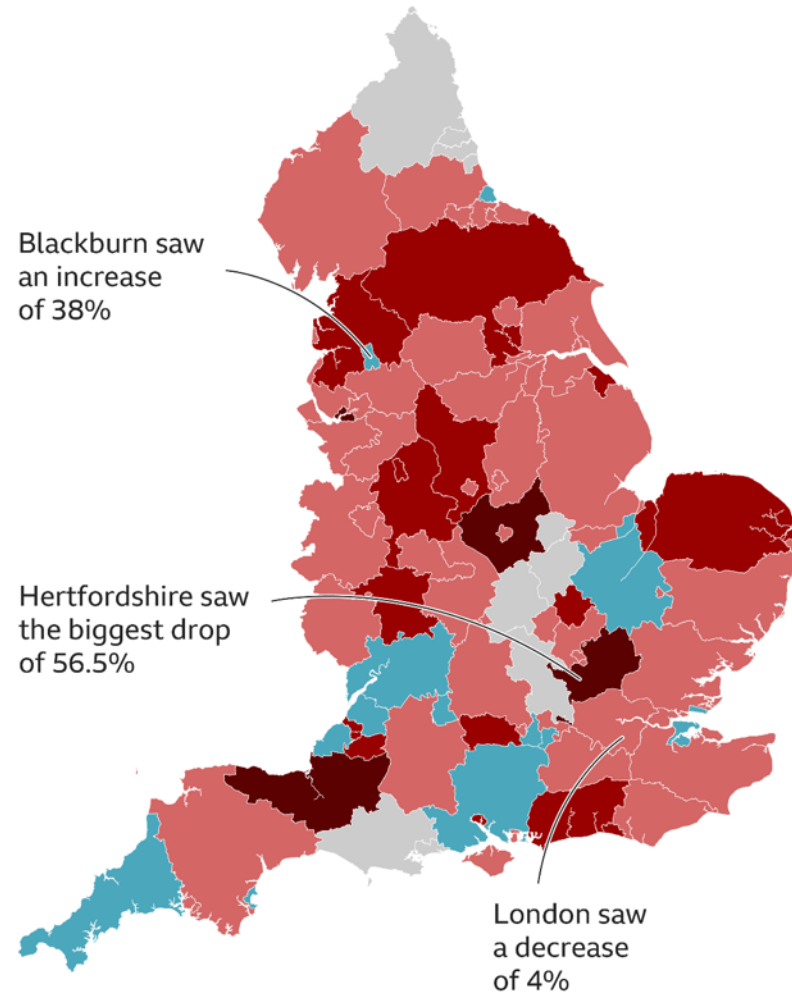
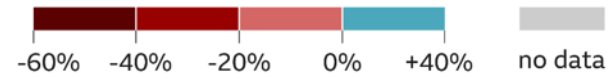
Hazel Grove

Bishops Rise

Roberts Way

Bus services have been cut across England

Percentage change in vehicle miles on bus services in 2021-22 compared with 2016-17, by transport authority



Note: Data unavailable for newly formed or merged local authorities

Source: Department for Transport

Purpose of travel	Mode of access				
	walking	cycling	Car/taxi	Public bus	Private bus
Work	5%	3%	92%		
Volunteering	16%	2%	82%		
Primary education	15%	3%	82%		
Secondary/higher education	13%	4%	78%	4%	
Main food shopping			100%		
Top-up food shopping	12%	3%	84%	1%	
Visit family	6%	3%	91%		
Visit friends	14%	3%	84%		
Casual exercise	48%	10%	42%		
Organised sport	7%	7%	87%		
Recreation, clubs	8%	3%	78%		11%
Medical			100%		

Purpose of travel	mode of access			
	walking	cycling	car/taxi	bus
work	3%		97%	
volunteering	15%		85%	
nursery/pre-school			100%	
junior school	25%		75%	
senior school/university	8%		92%	
main food shopping			99%	1%
top up food shopping	14%	1%	84%	1%
visiting family	5%		95%	
visiting friends	5%		95%	
main sporting	15%	13%	72%	
exercise	61%	7%	32%	
medical			100%	



N Orbital Rd

Colney Heath

Roestock Bullens Green Ln