



- Site Boundary: 7.82ha
- Access & Connectivity**
- ① Vehicular, pedestrian and cycle access
- ② Potential Pedestrian access/link
- Public Rights of Way
- Recreational routes
- Developable Area**
- Residential area: 3.75ha  
Up to 150 new homes @40dph
- Dwellings limited to 6.0m in height
- Proposed tree lined spine street
- Proposed shared surface
- ③ Foul pump station: 0.01ha/100m<sup>2</sup>
- Green Infrastructure**
- Existing vegetation
- Proposed thicket, hedgerow and tree planting
- Wildflower Planting
- ④ Sustainable Drainage Systems (SuDS)
- ⑤ Local Area for Play (LAP)
- ⑥ 'Play on the Way' Stations
- ⑦ Seating/Picnic Area
- ⑧ Retained Colney Heath Farm Meadows Local Wildlife Site
- Mown footways
- ⑨ Central pocket green/ seating area
- ⑩ Field gate access
- Maintenance route for access to river

Proposed vehicular and pedestrian access point from Tollgate Road.

New tree and hedgerow planting along the Site's north western boundary to screen 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.

Reinstatement and strengthening of previous hedgerow will improve the landscape and ecological value of the Site while enhancing definition and enclosure of Colney Heath Farm Meadows Local Wildlife Site.

A field gate and access track restricted for maintenance purposes only, will be provided to allow for the management of the river when required.

Colney 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 LWS also sets the new dwellings back suitably from the River.

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

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

In-fill hedgerow and tree planting will strengthen the existing hedgerow and define the Site's south eastern boundary.

Bungalows within the north eastern corner of the neighbourhood will be limited to 6.0m in height to respect the views from North Mymms House in the south east.

New dwellings to stitch into the existing urban fabric.

C	06.03.23	JC	Minor text change
B	03.03.23	JC	Amended to reflect Heritage inputs
A	29.06.22	JC	Amended to reflect minor comment
Rev	Date	By	Description

Drawing Status: **FOR PLANNING**

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Project: Land at Tollgate Road  
**COLNEY HEATH**

Drawing Title: Illustrative Masterplan

Client: Vistry Group

Scale @ A1: 1:1000      Drawing No. 3925/118  
Date: June 2022      Rev: C  
Drawn: RR      Checked: JC