



**Photograph 07** View south east over the Site from public footpath 33

**Visualisation Type 3 - Existing View**

Planar projection

75% @ A3, 150% @ A1

08.09.2020, 10:21

Canon 1100D 1.6x, Canon EF-S 18-55mm

HfoV 90°

Viewpoint Location (Long, Lat): 51.735477, -0.254003

Viewpoint altitude 75m AOD plus 1.5m (approx, rounded to nearest 0.5m)

Location data based on Google Earth

Distance to closest boundary edge (approx): 2m

Looking direction: south east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
<b>Project</b>	Land at Tollgate Road, Colney Heath	<b>Drawing No.</b> CSA/3925/121		
<b>Drawing Title</b>	Photosheets	<b>Date</b> March 2023		
<b>Client</b>	Vistry Group	<b>Drawn</b> PH	<b>Checked</b> BS	<b>Rev</b> B



**Photomontage from Viewpoint 07 - Year 1** View south east over the Site from public footpath 33

**Visualisation Type 3 - Proposed View Year 1**

Planar projection  
 75% @ A3, 150% @ A1  
 Based on photography taken on 08.09.2020, 10:21  
 Canon 1100D 1.6x, Canon EF-S 18-55mm  
 Hfov 90°  
 Viewpoint Location (Long, Lat): 51.735477, -0.254003  
 Viewpoint altitude 75m AOD plus 1.5m (approx, rounded to nearest 0.5m)  
 Location data based on Google Earth  
 Distance to closest boundary edge (approx): 2m  
 Looking direction: south east

**Proposals shown are based on the CSA Environmental Illustrative Masterplan 3925/118/C and Parameters Plan 3925/120/F**

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<b>Project</b>	Land at Tollgate Road, Colney Heath	<b>Drawing No.</b> CSA/3925/121		
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<b>Client</b>	Vistry Group	<b>Drawn</b> PH	<b>Checked</b> BS	<b>Rev</b> B



**Photomontage from Viewpoint 07 - Year 15** View south east over the Site from public footpath 33

**Visualisation Type 3 - Proposed View Year 15**

Planar projection

75% @ A3, 150% @ A1

Based on photography taken on 08.09.2020, 10:21

Canon 1100D 1.6x, Canon EF-S 18-55mm

Hfov 90°

Viewpoint Location (Long, Lat): 51.735477, -0.254003

Viewpoint altitude 75m AOD plus 1.5m (approx, rounded to nearest 0.5m)

Location data based on Google Earth

Distance to closest boundary edge (approx): 2m

Looking direction: south east

**Proposals shown are based on the CSA Environmental Illustrative Masterplan 3925/118/C and Parameters Plan 3925/120/F**

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
<b>Project</b>	Land at Tollgate Road, Colney Heath	<b>Drawing No.</b> CSA/3925/121		
<b>Drawing Title</b>	Photosheets	<b>Date</b> March 2023		
<b>Client</b>	Vistry Group	<b>Drawn</b> PH	<b>Checked</b> BS	<b>Rev</b> B



**Photograph 13** View south towards the Site from Tollgate Road

**Visualisation Type 3 - Existing View**

Planar projection  
 75% @ A3, 150% @ A1  
 08.09.2020, 10:45  
 Canon 1100D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Viewpoint Location (Long, Lat): 51.737331, -0.252842  
 Viewpoint altitude 76m AOD plus 1.5m (approx, rounded to nearest 0.5m)  
 Location data based on Google Earth  
 Distance to closest boundary edge (approx): 110m  
 Looking direction: south

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
<b>Project</b>	Land at Tollgate Road, Colney Heath	<b>Drawing No.</b> CSA/3925/121		
<b>Drawing Title</b>	Photosheets	<b>Date</b> March 2023		
<b>Client</b>	Vistry Group	<b>Drawn</b> PH	<b>Checked</b> BS	<b>Rev</b> B



Photomontage from Viewpoint 13 - Year 1 View south towards the Site from Tollgate Road

**Visualisation Type 3 - Proposed View Year 1**

Planar projection  
 75% @ A3, 150% @ A1  
 Based on photography taken on 08.09.2020, 10:45  
 Canon 1100D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Viewpoint Location (Long, Lat): 51.737331, -0.252842  
 Viewpoint altitude 76m AOD plus 1.5m (approx, rounded to nearest 0.5m)  
 Location data based on Google Earth  
 Distance to closest boundary edge (approx): 110m  
 Looking direction: south

**Proposals shown are based on the CSA Environmental Illustrative Masterplan 3925/118/C and Parameters Plan 3925/120/F**

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Tollgate Road, Colney Heath	Drawing No. CSA/3925/121		
Drawing Title	Photosheets	Date March 2023		
Client	Vistry Group	Drawn PH	Checked BS	Rev B



Photomontage from Viewpoint 13 - Year 15 View south towards the Site from Tollgate Road

**Visualisation Type 3 - Proposed View Year 15**

Planar projection  
 75% @ A3, 150% @ A1  
 Based on photography taken on 08.09.2020, 10:45  
 Canon 1100D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Viewpoint Location (Long, Lat): 51.737331, -0.252842  
 Viewpoint altitude 76m AOD plus 1.5m (approx, rounded to nearest 0.5m)  
 Location data based on Google Earth  
 Distance to closest boundary edge (approx): 110m  
 Looking direction: south

**Proposals shown are based on the CSA Environmental Illustrative Masterplan 3925/118/C and Parameters Plan 3925/120/F**

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Land at Tollgate Road, Colney Heath	<b>Drawing No.</b> CSA/3925/121	
<b>Drawing Title</b> Photosheets	<b>Date</b> March 2023			
<b>Client</b> Vistry Group	<b>Drawn</b> PH	<b>Checked</b> BS	<b>Rev</b> B	



**Photograph 16** View towards the Site from Tollgate Road south of Tollgate Farm

**Visualisation Type 3 - Existing View**

Planar projection  
 75% @ A3, 150% @ A1  
 08.09.2020, 11:15  
 Canon 1100D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Viewpoint Location (Long, Lat): 51.732184, -0.244208  
 Viewpoint altitude 80m AOD plus 1.5m (approx, rounded to nearest 0.5m)  
 Location data based on Google Earth  
 Distance to closest boundary edge (approx): 253m  
 Looking direction: west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
<b>Project</b>	Land at Tollgate Road, Colney Heath	<b>Drawing No.</b> CSA/3925/121		
<b>Drawing Title</b>	Photosheets	<b>Date</b> March 2023		
<b>Client</b>	Vistry Group	<b>Drawn</b> PH	<b>Checked</b> BS	<b>Rev</b> B



**Photomontage from Viewpoint 16 - Year 1** View towards the Site from Tollgate Road south of Tollgate Farm

**Visualisation Type 3 - Proposed View Year 1**

Planar projection

75% @ A3, 150% @ A1

Based on photography taken on 08.09.2020, 11:15

Canon 1100D 1.6x, Canon EF-S 18-55mm

Hfov 90°

Viewpoint Location (Long, Lat): 51.732184, -0.244208

Viewpoint altitude 80m AOD plus 1.5m (approx, rounded to nearest 0.5m)

Location data based on Google Earth

Distance to closest boundary edge (approx): 253m

Looking direction: west

**Proposals shown are based on the CSA Environmental Illustrative Masterplan 3925/118/C and Parameters Plan 3925/120/F**

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
<b>Project</b>	Land at Tollgate Road, Colney Heath	<b>Drawing No.</b> CSA/3925/121		
<b>Drawing Title</b>	Photosheets	<b>Date</b> March 2023		
<b>Client</b>	Vistry Group	<b>Drawn</b> PH	<b>Checked</b> BS	<b>Rev</b> B





**Photomontage from Viewpoint 16 - Year 15** View towards the Site from Tollgate Road south of Tollgate Farm

**Visualisation Type 3 - Proposed View Year 15**

Planar projection  
 75% @ A3, 150% @ A1  
 Based on photography taken on 08.09.2020, 11:15  
 Canon 1100D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Viewpoint Location (Long, Lat): 51.732184, -0.244208  
 Viewpoint altitude 80m AOD plus 1.5m (approx, rounded to nearest 0.5m)  
 Location data based on Google Earth  
 Distance to closest boundary edge (approx): 253m  
 Looking direction: west

**Proposals shown are based on the CSA Environmental Illustrative Masterplan 3925/118/C and Parameters Plan 3925/120/F**

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
<b>Project</b>	Land at Tollgate Road, Colney Heath	<b>Drawing No.</b> CSA/3925/121		
<b>Drawing Title</b>	Photosheets	<b>Date</b> March 2023		
<b>Client</b>	Vistry Group	<b>Drawn</b> PH	<b>Checked</b> BS	<b>Rev</b> B



View of the window from the interior



Existing View from the central bay of the first floor window at North Mymms House

**Visualisation Type 3 - Existing View**

Planar projection  
 75% @ A3, 150% @ A1  
 08.12.2022, 11:07  
 Canon 1100D 1.6x, Canon EOS 4000D 18-55mm  
 HfoV 40°  
 Viewpoint Location (Long, Lat): 51.724021, -0.238280  
 Viewpoint altitude 87m AOD plus 1.5m (approx, rounded to nearest 0.5m)  
 Location data based on Google Earth  
 Distance to closest boundary edge (approx): 1.39km  
 Looking direction: north

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Land at Tollgate Road, Colney Heath	<b>Drawing No.</b> CSA/3925/121	
<b>Drawing Title</b> Photosheets	<b>Date</b> March 2023			
<b>Client</b> Vistry Group	<b>Drawn</b> PH	<b>Checked</b> BS	<b>Rev</b> B	



**Photomontage from the central bay of the first floor window at North Mymms House - Year 1**

**Visualisation Type 3 - Proposed View Year 1**

Planar projection  
 75% @ A3, 150% @ A1  
 Based on photography taken on 08.12.2022, 11:07  
 Canon 1100D 1.6x, Canon EOS 4000D 18-55mm  
 HfoV 40°  
 Viewpoint Location (Long, Lat): 51.724021, -0.238280  
 Viewpoint altitude 87m AOD plus 1.5m (approx, rounded to nearest 0.5m)  
 Location data based on Google Earth  
 Distance to closest boundary edge (approx): 1.39km  
 Looking direction: north

**Proposals shown are based on the CSA Environmental Illustrative Masterplan 3925/118/C and Parameters Plan 3925/120/F**

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Land at Tollgate Road, Colney Heath	<b>Drawing No.</b> CSA/3925/121	
<b>Drawing Title</b> Photosheets		<b>Date</b> March 2023		
<b>Client</b> Vistry Group	<b>Drawn</b> PH	<b>Checked</b> BS	<b>Rev</b> B	



**Photomontage from the central bay of the first floor window at North Mymms House - Year 15**

**Visualisation Type 3 - Proposed View Year 15**

Planar projection  
 75% @ A3, 150% @ A1  
 Based on photography taken on 08.12.2022, 11:07  
 Canon 1100D 1.6x, Canon EOS 4000D 18-55mm  
 HfoV 40°  
 Viewpoint Location (Long, Lat): 51.724021, -0.238280  
 Viewpoint altitude 87m AOD plus 1.5m (approx, rounded to nearest 0.5m)  
 Location data based on Google Earth  
 Distance to closest boundary edge (approx): 1.39km  
 Looking direction: north

**Proposals shown are based on the CSA Environmental Illustrative Masterplan 3925/118/C and Parameters Plan 3925/120/F**

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		<b>Project</b> Land at Tollgate Road, Colney Heath	<b>Drawing No.</b> CSA/3925/121	
<b>Drawing Title</b> Photosheets		<b>Date</b> March 2023		
<b>Client</b> Vistry Group	<b>Drawn</b> PH	<b>Checked</b> BS	<b>Rev</b> B	



**Existing View from public footpath North Mymms 029 within North Mymms Park**

**Visualisation Type 3 - Existing View**

Planar projection  
 75% @ A3, 150% @ A1  
 08.12.2022, 12:17  
 Canon 1100D 1.6x, Canon EOS 4000D 18-55mm  
 HfoV 40°  
 Viewpoint Location (Long, Lat): 51.729273, -0.237963  
 Viewpoint altitude 77m AOD plus 1.5m (approx, rounded to nearest 0.5m)  
 Location data based on Google Earth  
 Distance to closest boundary edge (approx): 925m  
 Looking direction: north west

	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk	

<b>Project</b>	Land at Tollgate Road, Colney Heath	<b>Drawing No.</b>	CSA/3925/121
<b>Drawing Title</b>	Photosheets	<b>Date</b>	March 2023
<b>Client</b>	Vistry Group	<b>Drawn</b>	PH
		<b>Checked</b>	BS
		<b>Rev</b>	B



**Wireline Photomontage from public footpath North Mymms 029 within North Mymms Park (proposals are not visible due to intervening landform)**

**Visualisation Type 3 - Proposed Wireline View**

Planar projection  
 75% @ A3, 150% @ A1  
 Based on photography taken on 08.12.2022, 12:17  
 Canon 1100D 1.6x, Canon EOS 4000D 18-55mm  
 Hfov 40°  
 Viewpoint Location (Long, Lat): 51.729273, -0.237963  
 Viewpoint altitude 77m AOD plus 1.5m (approx, rounded to nearest 0.5m)  
 Location data based on Google Earth  
 Distance to closest boundary edge (approx): 925m  
 Looking direction: north west

**Proposals shown are based on the CSA Environmental Illustrative Masterplan 3925/118/C and Parameters Plan 3925/120/F**

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
<b>Project</b>	Land at Tollgate Road, Colney Heath	<b>Drawing No.</b>	CSA/3925/121	
<b>Drawing Title</b>	Photosheets	<b>Date</b>	March 2023	
<b>Client</b>	Vistry Group	<b>Drawn</b>	PH	<b>Checked</b> BS <b>Rev</b> B