



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



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

**Visualisation Type 3 - Proposed Massing Model 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>Drawing Title</b>  | Photosheets                            | <b>Date</b> April 2023   |                   |              |
| <b>Client</b>   | Vistry Group                           | <b>Drawn</b> PH  | <b>Checked</b> BS | <b>Rev</b> E |



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

**Visualisation Type 3 - Proposed Massing Model 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**

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



**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

|   |  |  |            |       |
|---|--|--|------------|-------|
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| Project   | Land at Tollgate Road,<br>Colney Heath | Drawing No. CSA/3925/121   |            |       |
| Drawing Title   | Photosheets                            | Date April 2023  |            |       |
| Client  | Vistry Group                           | Drawn PH   | Checked BS | Rev E |



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

**Visualisation Type 3 - Proposed Massing Model 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**

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



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

**Visualisation Type 3 - Proposed Massing Model 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**

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



**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

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



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

**Visualisation Type 3 - Proposed Massing Model 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**

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





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

**Visualisation Type 3 - Proposed Massing Model 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**

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

No.100 Tollgate Road



Zoomed-in extract of the below photograph



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

|   |                 |  |                          |  |
|---|-----------------|--|--------------------------|--|
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|   |                 | Project Land at Tollgate Road,<br>Colney Heath   | Drawing No. CSA/3925/121 |  |
| Drawing Title Photosheets   | Date April 2023 |  |                          |  |
| Client Vistry Group   | Drawn PH        | Checked BS   | Rev E                    |  |

Proposed bungalows  
at the Site

No.100 Tollgate  
Road



Zoomed-in extract of the below photomontage



Fully rendered photomontage from the central bay of the first floor window at North Mymms House - Year 1

**Visualisation Type 3 - Proposed Fully Rendered 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

|   |                 |  |                          |  |
|---|-----------------|--|--------------------------|--|
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|   |                 | Project Land at Tollgate Road,<br>Colney Heath   | Drawing No. CSA/3925/121 |  |
| Drawing Title Photosheets   | Date April 2023 |  |                          |  |
| Client Vistry Group   | Drawn PH        | Checked BS   | Rev E                    |  |

Proposed mitigation planting,  
screening the proposed bungalows

No.100 Tollgate  
Road



Zoomed-in extract of the below photomontage



Fully rendered photomontage from the central bay of  
the first floor window at North Mymms House - Year 15

**Visualisation Type 3 - Proposed Fully Rendered 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

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



**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

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



**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**

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| Project   | Land at Tollgate Road, Colney Heath | Drawing No.  | CSA/3925/121 |                  |
| Drawing Title   | Photosheets                         | Date   | April 2023   |                  |
| Client  | Vistry Group                        | Drawn  | PH           | Checked BS Rev E |