



August 2023

Land to the rear of 42 – 100
Tollgate Road, Colney Heath

**Appendices to
Landscape and Green Belt
Proof of Evidence**

by:

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MA (Urb Des) Dip LA CMLI

PINS Ref: APP/ B1930/W/23/3323099
LPA Ref: 5/2022/1988

on behalf of:
Vistry Group

Report No: CSA/3925_15

Report Reference	Revision	Date	Prepared by	Approved by	Comments
CSA/3925/15		09/08/2023	CS		First Draft



Appendices

Appendix A: Site Location Plan

Appendix B: Aerial Photograph

Appendix C: Photographs

Appendix D: MAGIC Map

Appendix E: Concept Masterplan

Appendix F: Summary of landscape and visual effects

Appendix G: Illustrative Site Sections

Appendix H: Photomontages and view corridor from North Mymms House

Appendix I: Extract from Green Belt Review: Washed Over Villages Study 2023

Appendix J: Extract from Hertfordshire Landscape Character Assessment



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Project	Land at Tollgate Road, Colney Heath	Date	June 2022	Drawing No.	CSA/3925/114
Drawing Title	Site Location Plan	Scale @ A4	NTS	Rev	B
Client	Vistry Group	Drawn	SG	Checked	CA

Appendix B
Aerial Photograph



 Site Boundary  Photo Locations



Dixies Barns, High Street,
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Project Land at Tollgate Road, Colney Heath

Drawing Title Aerial Photograph

Client Vistry Group

Date June 2022

Scale @ A4 NTS

Drawn SG

Drawing No. CSA/3925/115

Rev B

Checked CA

Appendix C

Photographs



Photograph View from Tollgate Road towards the Site

Visualisation Type 1
 Cylindrical projection
 48 A3, 9 A1
 08 09 2020, 10:14
 Canon EOS 1100D 1 x, Canon EF S 18 55mm
 HfoV 90
 Looking direction: West

		Dixies Barns, High Street, Ashwell, Hertfordshire SG 5NT t 014 2 43 4 e ashwell@csaenvironmental.co.uk csaenvironmental.co.uk		
		Project Land at Tollgate Road, Colney Heath	Drawing No CSA/3925/103	
Drawing Title Photosheets		Date May 2022		
Client Vistry Group	Drawn SG	Checked CA	Rev B	

No 42 Tollgate Road

Woodland on western Site boundary



Photograph View from within the Site looking west along existing Site access

		Dixies Barns, High Street, Ashwell, Hertfordshire SG 5NT t 014 2 43 4 e ashwell@csaenvironmental.co.uk csaenvironmental.co.uk		
Project	Land at Tollgate Road, Colney Heath	Drawing No	CSA/3925/103	
Drawing Title	Photosheets	Date	May 2022	
Client	Vistry Group	Drawn	SG	Checked CA Rev B

North western Site boundary

Public footpath 33



Photograph View south west along public footpath 33 towards the Site

Visualisation Type 1
Cylindrical projection
48 A3, 9 A1
08/09/2020, 10:15
Canon EOS 1100D 1 x, Canon EF S 18 55mm
Hfov 90
Looking direction: south west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG 5NT t 014 2 43 4 e ashwell@csaenvironmental.co.uk csaenvironmental.co.uk		
Project	Land at Tollgate Road, Colney Heath	Drawing No	CSA/3925/103	
Drawing Title	Photosheets	Date	May 2022	
Client	Vistry Group	Drawn	SG	Checked CA Rev B



Panorama For context only



Photograph

View south from public footpath 33, through gap in the hedge

Visualisation Type 1
 Planar projection
 5 A3, 150 A1
 08/09/2020, 10:1
 Canon EOS 1100D 1 x, Canon EF S 18 55mm
 HfoV 40
 Looking direction: south

		Dixies Barns, High Street, Ashwell, Hertfordshire SG 5NT t 014 2 43 4 e ashwell@csaenvironmental.co.uk csaenvironmental.co.uk		
		Project Land at Tollgate Road, Colney Heath	Drawing No CSA/3925/103	
Drawing Title Photosheets		Date May 2022		
Client Vistry Group	Drawn SG	Checked CA	Rev B	



Photograph View over the Site from public footpath 33

Visualisation Type 1
 Cylindrical projection
 48 A3, 9 A1
 08/09/2020, 10:18
 Canon EOS 1100D 1 x, Canon EF S 18 55mm
 Hfov 90
 Looking direction: south west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG 5NT t 014 2 43 4 e ashwell@csaenvironmental.co.uk csaenvironmental.co.uk		
		Project Land at Tollgate Road, Colney Heath	Drawing No CSA/3925/103	
Drawing Title Photosheets		Date May 2022		
Client Vistry Group	Drawn SG	Checked ed CA	Rev B	



Photograph View from within the Site looking eastwards across the Site

		Dixies Barns, High Street, Ashwell, Hertfordshire SG 5NT t 014 2 43 4 e ashwell@csaenvironmental.co.uk csaenvironmental.co.uk		
		Project Land at Tollgate Road, Colney Heath	Drawing No CSA/3925/103	
Drawing Title Photosheets		Date May 2022		
Client Vistry Group	Drawn SG	Checked CA	Rev B	

Public footpath 33

Houses on Tollgate Road

Southern Site boundary



Photograph View south east over the Site from public footpath 33

Visualisation Type 1
 Cylindrical projection
 48 A3, 9 A1
 08/09/2020, 10:21
 Canon EOS 1100D 1 x, Canon EF S 18 55mm
 Hfov 90
 Looking direction: east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG 5NT t 014 2 43 4 e ashwell@csaenvironmental.co.uk csaenvironmental.co.uk		
		Project Land at Tollgate Road, Colney Heath	Drawing No CSA/3925/103	
Drawing Title Photosheets		Date May 2022		
Client Vistry Group	Drawn SG	Checked CA	Rev B	

Western Site boundary

Stables within Site

Houses on Tollgate Road

Southern Site boundary



Photograph a View from within the south of the Site north east across the Site

Paddocks south of the Site

Southern Site boundary



Photograph b View from within the south of the Site looking southwards (showing context)

		Dixies Barns, High Street, Ashwell, Hertfordshire SG 5NT t 014 2 43 4 e ashwell@csaenvironmental.co.uk csaenvironmental.co.uk		
		Project Land at Tollgate Road, Colney Heath	Drawing No CSA/3925/103	
Drawing Title Photosheets		Date May 2022		
Client Vistry Group	Drawn SG	Checked CA	Rev B	

Southern Site boundary in the east

Houses on Tollgate Road



Photograph View from easternmost corner of the Site, north westwards

Rear boundaries of adjoining properties on Tollgate Road

Southern Site boundary

Woodland on western boundary

Stables within Site

Tollgate Road



Photograph View south west across Site from near the stables

		Dixies Barns, High Street, Ashwell, Hertfordshire SG 5NT t 014 2 43 4 e ashwell@csaenvironmental.co.uk csaenvironmental.co.uk		
Project	Land at Tollgate Road, Colney Heath	Drawing No	CSA/3925/103	
Drawing Title	Photosheets	Date	May 2022	
Client	Vistry Group	Drawn	SG	Checked CA Rev B

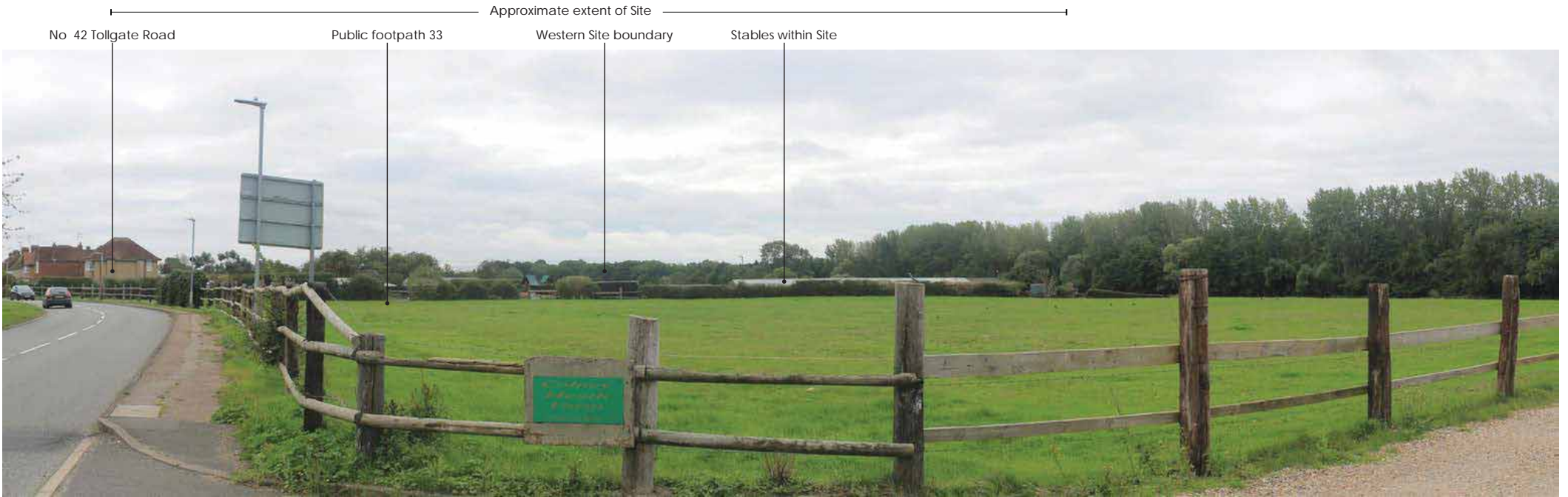


Photograph View south across Site, from the access track



Photograph View north westwards from public footpath 33 (showing context)

		Dixies Barns, High Street, Ashwell, Hertfordshire SG 5NT t 014 2 43 4 e ashwell@csaenvironmental.co.uk csaenvironmental.co.uk		
		Project Land at Tollgate Road, Colney Heath	Drawing No CSA/3925/103	
Drawing Title Photosheets		Date May 2022		
Client Vistry Group	Drawn SG	Checked CA	Rev B	



Photograph View south towards the Site from Tollgate Road

Visualisation Type 1
 Cylindrical projection
 48 A3, 9 A1
 08 09 2020, 10:14
 Canon EOS 1100D 1 x, Canon EF S 18 55mm
 HfoV 90
 Looking direction: south

		Dixies Barns, High Street, Ashwell, Hertfordshire SG 5NT t 014 2 43 4 e ashwell@csaenvironmental.co.uk csaenvironmental.co.uk		
		Project Land at Tollgate Road, Colney Heath	Drawing No CSA/3925/103	
Drawing Title Photosheets		Date May 2022		
Client Vistry Group	Drawn SG	Checked CA	Rev B	

Approximate extent of Site

Barn at Colney Heath Farm



Photograph View towards the Site from Coursers Road to the north west

Visualisation Type 1
Cylindrical projection
48 A3, 9 A1
08/09/2020, 10:48
Canon EOS 1100D 1 x, Canon EF S 18 55mm
Hfov 90
Looking direction: north west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG 5NT t 014 2 43 4 e ashwell@csaenvironmental.co.uk csaenvironmental.co.uk		
		Project Land at Tollgate Road, Colney Heath	Drawing No CSA/3925/103	
Drawing Title Photosheets		Date May 2022		
Client Vistry Group	Drawn SG	Checked CA	Rev B	

Colney Heath Farm



Photograph View towards the Site from Colney Heath Common

Visualisation Type 1
Cylindrical projection
48 A3, 9 A1
08/09/2020, 10:14
Canon EOS 1100D 1 x, Canon EF S 18 55mm
HfoV 90
Looking direction: west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG 5NT t 014 2 43 4 e ashwell@csaenvironmental.co.uk csaenvironmental.co.uk		
Project	Land at Tollgate Road, Colney Heath	Drawing No	CSA/3925/103	
Drawing Title	Photosheets	Date	May 2022	
Client	Vistry Group	Drawn	SG	Checked CA Rev B

Approximate extent of Site
(hidden behind hedge)

Tollgate Farm



Panorama For context only

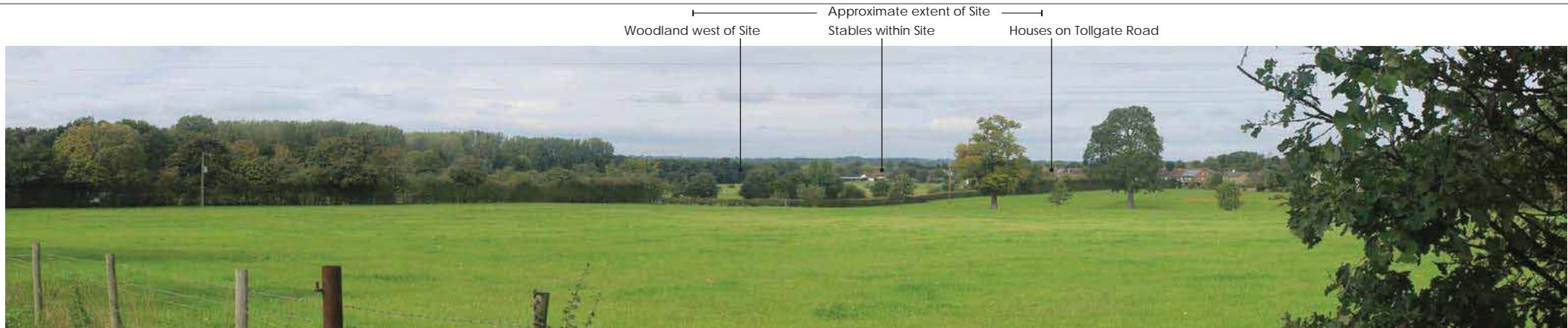


Photograph

View towards the Site from Tollgate Road south of Tollgate Farm

Visualisation Type 1
Planar projection
5 A3, 150 A1
08 09 2020, 11:25
Canon EOS 1100D 1 x, Canon EF S 18 55mm
HfoV 40
Looking direction: south east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG 5NT t 014 2 43 4 e ashwell@csaenvironmental.co.uk csaenvironmental.co.uk	
Project	Land at Tollgate Road, Colney Heath	Drawing No	CSA/3925/103
Drawing Title	Photosheets	Date	May 2022
Client	Vistry Group	Drawn SG	Checked CA Rev B



Panorama For context only



Photograph

View from private access track to Par Cottages

Visualisation Type 1
 Planar projection
 5 A3, 150 A1
 08 09 2020, 11:25
 Canon EOS 1100D 1 x, Canon EF S 18 55mm
 HfoV 40
 Looking direction: south east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG 5NT t 014 2 43 4 e ashwell@csaenvironmental.co.uk csaenvironmental.co.uk		
		Project Land at Tollgate Road, Colney Heath	Drawing No CSA/3925/103	
Drawing Title Photosheets		Date May 2022		
Client Vistry Group	Drawn SG	Checked CA	Rev B	

Approximate extent of Site

Stables within Site



Photo rap

View from Tollgate Road, south of Tollgate Farm

Visualisation Type 1
Planar projection
5 A3, 150 A1
08 09 2020, 11:2
Canon EOS 1100D 1 x, Canon EF S 18 55mm
HfoV 40
Looking direction: north west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG 5NT t 014 2 43 4 e ashwell@csaenvironmental.co.uk csaenvironmental.co.uk	
Project	Land at Tollgate Road, Colney Heath	Drawing No	CSA/3925/103
Drawing Title	Photosheets	Date	May 2022
Client	Vistry Group	Drawn SG	Checked CA Rev B

Approximate extent of Site

Tollgate Farm



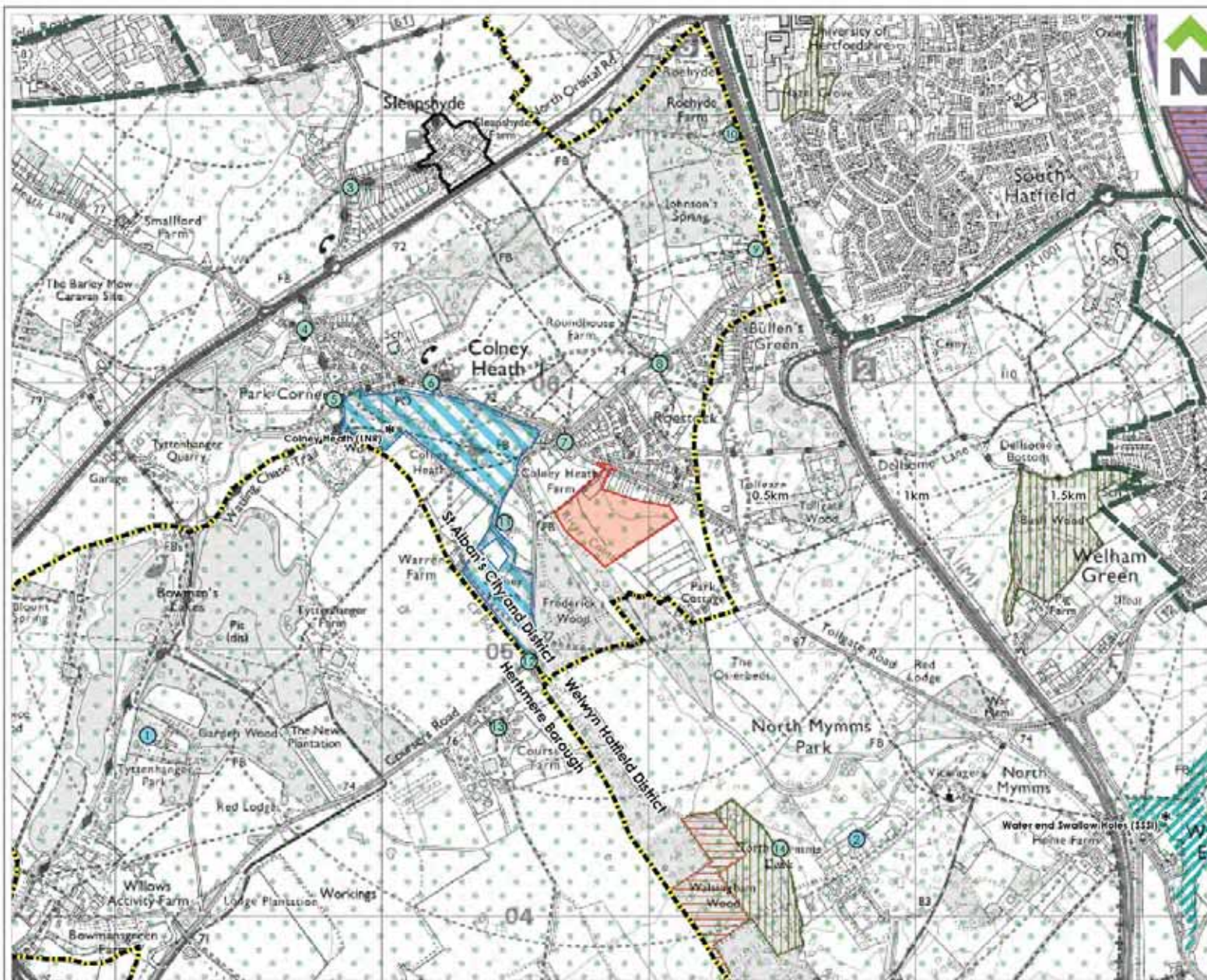
Photograph
View from footbridge over the A1(M), on public footpath 55

Visualisation Type 1
Planar projection
5 A3, 150 A1
08/09/2020, 11:15
Canon EOS 1100D 1 x, Canon EF S 18 55mm
Hfov 40
Looking direction: west

	Dixies Barns, High Street, Ashwell, Hertfordshire SG 5NT t 014 2 43 4 e ashwell@csaenvironmental.co.uk csaenvironmental.co.uk		
	Project Land at Tollgate Road, Colney Heath	Drawing No CSA/3925/103	
Drawing Title Photosheets	Date May 2022		
Client Vistry Group	Drawn SG	Checked ed CA	Rev B

Appendix D

MAGIC Map



- Legend:**
- Site Boundary
 - District Boundary
 - Green Belt
 - Local Nature Reserve (LNR)
 - Site of Special Scientific Interest (SSSI)
 - Registered Parks and Gardens (REG)
 - Sleepshyde Conservation Area
 - Ancient Woodland
 - Ancient Replanted Woodland
 - X Grade I Listed Buildings & Structures within 2.0km
 1. Tyttenhanger House
 2. North Myms Park with Adjoining Garden Walls and ha-ha
 - X Grade II Listed Buildings & Structures within 1.5km (Outside Conservation Areas)
 3. Ye Old House
 4. Church of St Mark
 5. London Coal Duty Marker
 6. Group of 3: The Crooked Billet Public House, Apsley Cottage & 94 High Street
 7. Group of 5: London Coal Duty Marker on Colney Heath, Queens Head Public House, London Coal Duty Marker adjoining south corner of garden to Queens Head Public House, Barn at Colney Heath Farm & Colney Heath Farmhouse
 8. 68 Raestock Lane
 9. The Grave
 10. Group of 2: Roehyde Farmhouse & adjoining Barn and Stable
 11. Mill of Mill House
 12. London Coal Duty Marker at Southern Boundary of Parish
 13. Barn 60 metres north west of Coursers Farm House
 14. Ice House at North Myms Park



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Project Land at Tollgate Road, Colney Heath

Drawing Title Designations and Local Plan Extract

Client Vistry Group

Date June 2022

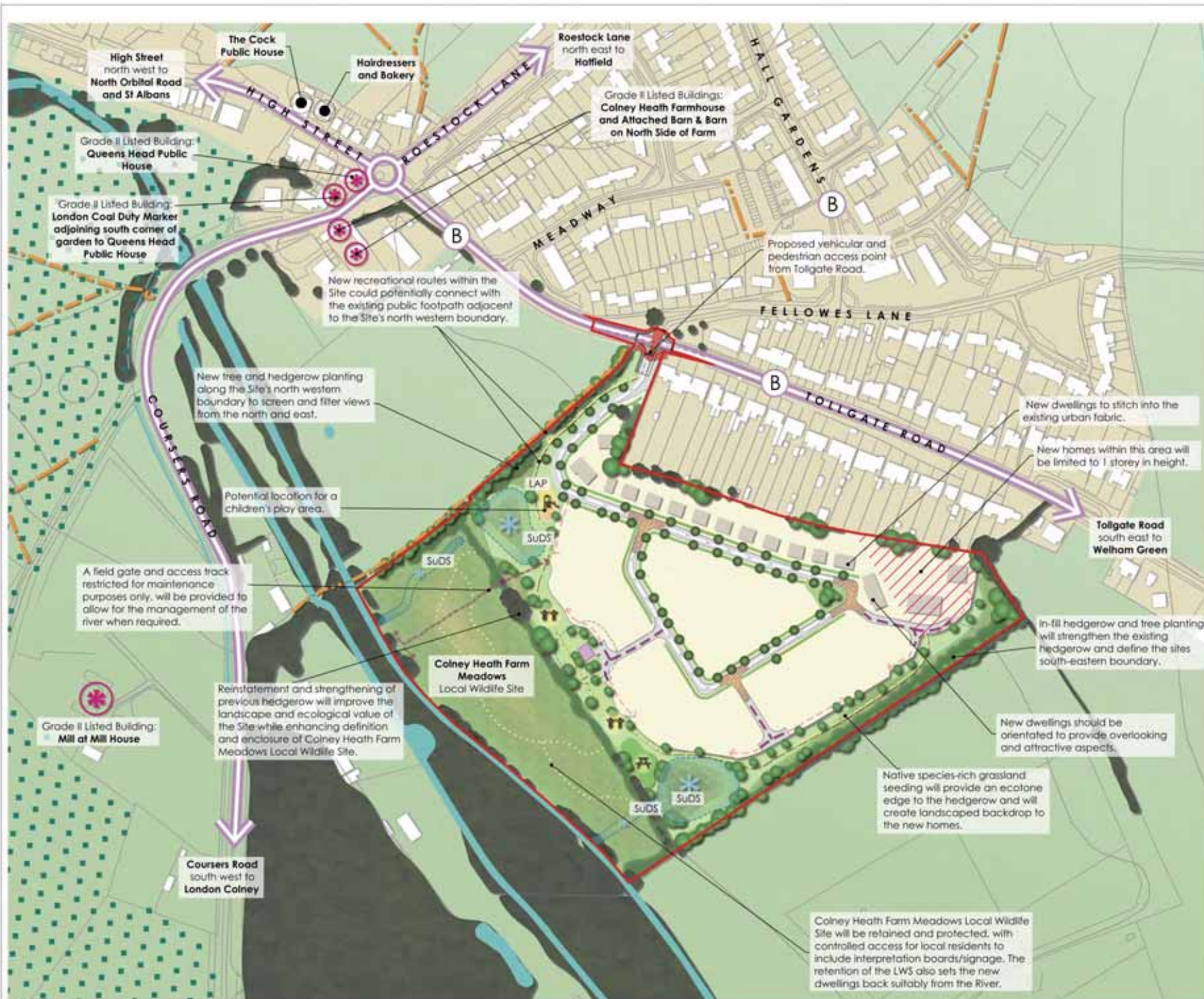
Scale A4 NIS

Drawn SG

Drawing No. CSA/3925/116

Rev. -

Checked CA



N

0 30 100 metres

Site Boundary: 7.82ha

Developable Area

- Proposed residential area: 5.12ha (Up to 150 dwellings @ 33 dph)
- New homes limited to 4.2m in height within the case

Movement & Circulation

- Proposed primary vehicular access point
- Proposed gate street through the development
- Proposed secondary streets
- Proposed lanes and private drives
- Recreational routes and footpath network
- Minor paths
- Potential pedestrian links
- Public Rights of Way
- Reinstated maintenance track and field gate

Green & Blue Infrastructure

- Public open space to serve the new development
- Avenue street tree planting
- Proposed new boundary hedgerow planting
- Proposed play provision for children and young people
- Proposed sustainable drainage basins and water (SuDS)
- Existing vegetation
- Potential woodland/pond area
- Proposed location for jumping station and 15m canyon structure

Heritage & Context

- Existing waterbodies and water structures
- Listed Buildings
- Colney Heath Local Nature Reserve
- Existing bus route and bus stops

Rev	Date	By	Description
F	04/05/2023	JC	Minor area amendment
E	04/03/2023	JC	Minor text amendment
D	03/03/2023	JC	Actioned Heritage Comments
C	02/02/2023	JC	Actioned EA Comments
B	29/04/2022	JC	Minor text updates

CSA environmental

Project: Land at Tollgate Road COLNEY HEATH

Title: Concept Masterplan

Client: Vistry Group

Scale: 1:2500 @ A3 Drawn: KP

Date: June 2022 Checked: JC

Drawing No: CSA/3925/117 Rev: F

LANDSCAPE/TOWNSCAPE EFFECTS

Direct effects on landscape features	Quality & Sensitivity	Existing Conditions	Impact and Mitigation	Magnitude of Change	Effect Year 1	Effect Year 15
Trees and hedgerows	Medium	The Site is bound by a range of managed hedgerows, with a remnant internal gappy hedgerow. The eastern boundary comprises an outgrown hedgerow. There are some scattered hedgerow trees.	Sections of hedgerow along the house's boundary will require removal, in order to facilitate access and to rationalise the layout of the proposed development. The remnant hedgerows along the north western and south eastern boundaries are proposed to be retained and strengthened with new native hedgerow, thicket and tree planting. The remnant sections of hedgerow separating the two paddocks will be retained where possible, and enhanced with new native planting. The Development Framework Plan shows how new tree and thicket planting can be incorporated within the areas of open space within the development, to mitigate for the losses associated with the access point.	Moderate	Negligible beneficial	Moderate beneficial
Public footpaths and public access	n/a	There is no public access to the Site, and no public rights of way cross it.	n/a	n/a	n/a	n/a
Land Use (paddocks, stables, and residential property)	Medium to low	The Site comprises two fields of horse paddocks, comprising a smaller western and a larger eastern field, as well as the house and garden at No. 42 Tollgate Road. Within the north of the Site in the eastern field is a linear stable block and a manège, with associated storage containers and trailers. The property at No. 42 comprises a detached, 2 storey house, with a detached single garage and several outbuildings, with a deep rear garden located west of the house.	The house and garden at No. 42 Tollgate Road, as well as the stables and associated facilities/storage areas, will be demolished. The paddocks will be lost and will become a new residential development with associated open space.	Substantial	Moderate adverse	Moderate adverse
Indirect effects on landscape / townscape character	Quality & Sensitivity	Existing Conditions	Impact and Mitigation	Magnitude of Change	Effect Year 1	Effect Year 15
Landscape character the Site	Medium to Low	The Site does not carry any statutory or non-statutory designations for landscape or heritage value or quality. It comprises horse paddocks, which are ordinary in character. The	The horse paddocks, stables and associated paraphernalia, and the house and garden at No. 42 Tollgate Road, will be lost/demolished, and replaced with a new residential	Substantial	Moderate adverse	Slight adverse as the proposed vegetation

		<p>house and garden at No. 42 date from the early 20th Century, and are not of particular architecture value or interest. There is no structural landscape features on the Site of value, with only small lengths of remnant hedgerow remaining. The Site has an edge-of-settlement character due to the stables and paddocks, as well as the clearly evident residential development adjacent and in the near vicinity of the Site.</p> <p>It is not of particular scenic value. There is no public access to the Site, although there are some views of it from the adjoining public footpath to the north west. The Site is not a rare landscape type, nor can it be described as wild or tranquil. No elements on the Site have been identified as being particularly important examples of landscape features or characteristics. The western part of the Site lies within the Local Wildlife Site. There are no known associations with the Site which would elevate its value. Overall, the Site is assessed as being of medium landscape value.</p>	<p>development, including housing and open space. Large new areas of public open space, including new native planting, will be provided as part of the development, as well as new children's play area. While the effects on the landscape character of the Site have been assessed as being adverse (due to the loss of the open character of the Site), this does not mean that the development will be unattractive. In fact, the new homes, streets and open spaces will be designed to be beautiful, as set out within the Design and Access Statement and as required by the NPPF. The homes will be designed to reflect the high quality elements of the local vernacular, and the development will be well-landscaped.</p> <p>New recreational facilities will be provided on the Site, and the new landscaping will be designed to create habitat and provide wildlife benefit, whilst also creating an attractive environment.</p>			matures and the homes become assimilated into the surrounding landscape/townscape
Landscape/ Townscape character of immediate surroundings	Medium	The houses which back onto the Site to the north east are also ordinary in character, with most separated from the Site by their long rear gardens. The adjoining paddocks to the north and south of the Site are not of particular landscape quality, with the character of the paddock to the north similar to that at the Site, and the landscape south of the Site is of higher quality than that to the north. The woodland and river west of the Site are attractive landscape features, with the floodplain, including that within the Site, designated as a Local Wildlife Site.	Given the Site's edge-of-settlement character (which extends to the fields to the north and south of the Site as well), alongside the settled character clearly evident alongside the Site and on Tollgate Road and Coursers Road in the immediate vicinity, the proposed development at the Site will not appear out of character, and will be well related to the adjoining settlement.	Slight	Moderate adverse	Slight adverse
Wider Landscape Character	Medium	The landscape around Colney Heath includes higher quality elements,	The development will remain separated from the more rural	Negligible	Negligible adverse	Neutral as the

		such as the Common and the landscape at North Mymms. However, it is also influenced by the mineral workings, the A1(M), and suffers from fly-tipping. Many paddocks and single modern properties on large grounds, affect the rural character of the wider area. Colney Heath is ordinary in townscape character.	countryside around Colney Heath, by the intervening development to the north and east, by the woodland to the west, and by the paddocks to the south (with these paddocks also displaying a character more akin to the edge of a settlement, than to the rural countryside). Views from the wider area will also be very limited.			proposed vegetation matures and the homes become assimilated into the surrounding landscape/ townscape
Heritage Assets e.g. Registered Park and Garden, Conservation Areas, Scheduled Monuments & Listed Buildings	High	The farmhouse and barn to the north at Colney Heath Farm, are both Grade II Listed, as is the Queen's Head Public House and two London Coal Duty markers to the north of the farm.	A full assessment of the effects on heritage assets is contained in the Heritage Assessment which is submitted with the application. The proposed development will remain separated from the Listed Buildings to the north by the intervening paddock, and the new vegetation along the north west of the Site will create a firm edge to the development, clearly separating it from the Listed Buildings to the north. The new homes will also be located adjacent to existing modern development, with the heritage assets to the north similarly located adjacent to modern development.	Negligible	Negligible adverse	Negligible adverse
Other Effects						
Cumulative impacts	<p>The land at Roundhouse Farm, off Bullens Green Lane in Colney Heath, on the south eastern side of the settlement, has planning permission for up to 100 dwellings and associated infrastructure (application reference: 5/2020/1992/LSM). Similarly to the Site, this land has a clear edge-of-settlement character, and development at this site will be very well related to the existing settlement at Colney Heath. That site also benefits from strong, defensible boundaries.</p> <p>It is unlikely that there will be views in which both developments are visible together, however, even if there were, the new homes on both sites will be seen within the context of the existing settlement, and will not appear out of character. Sequential views are most likely from Fellowes Lane, which is already a residential street. Again, development on both sites will be seen within the context of the existing settlement, and will not appear out of character.</p> <p>Development on both sites will increase the settlement size materially. Nevertheless, both developments are very well related to the existing settlement form, and both are well contained by defensible boundaries, from the wider rural landscape beyond. While there will be material change to the character of Colney Heath, there will be no material effects to the character of the wider countryside.</p>					
Lighting	The Site is currently unlit, except for the house at No. 42 Tollgate Road. The residential area to the immediate north east of the Site has background lighting from properties. Tollgate Road north and east of the Site is lit, as is a section of Coursers Road north of Colney Heath Farm. The paddocks north and south of the Site, as well as the woodland to the west, are unlit. The proposal is for a medium density residential development with associated lighting. The development is not anticipated to give rise to any abnormal night time effects and will result in a moderate increase in background lighting levels which will be seen in the context of existing lighting within the adjoining residential area.					

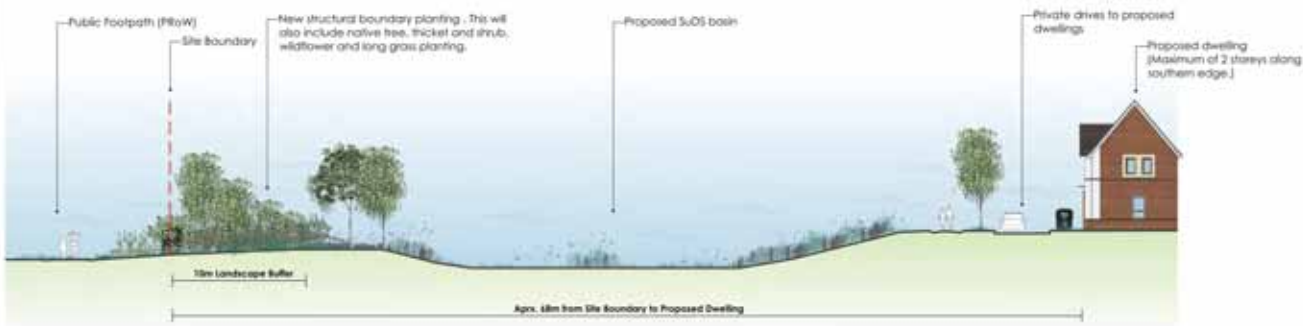
Construction Phase	There will be temporary landscape and visual effects arising from the construction phase of the scheme. These will include, amongst other things, stock piling of materials, temporary hoardings/fencing and vehicle and plant movements, both on Site and on the surrounding road network. It is not anticipated that the scheme will give rise to any abnormal landscape or visual effects above those that would be expected from a development of this nature. It is anticipated that the extent and timing of these effects will be controlled through a Construction Management Plan.
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VISUAL EFFECTS

Views	Sensitivity	Existing Conditions	Proposals and mitigation	Magnitude of Change	Visual Effect Year 1	Visual Effect Year 15
Near distance views from Tollgate Road (Photographs 1, 13)	Medium	In views from Tollgate Road adjacent to the Site, and for a short section of Fellowes Lane east of the Site, there are views through the field access gate towards the woodland along the river in the west. The Site is seen adjacent to the existing houses to the north east of it, and also adjacent to the grassland field north of the Site. No. 42 Tollgate Road is visible from along Tollgate Road, when near to it. From further north along Tollgate Road, the Site's north western boundary hedge is visible, with the stables partially visible over the top of the hedge. The northern elevation of No. 42 Tollgate Road is partially visible.	The new homes in the north of the Site, as well as the new access, will be visible from Tollgate Road adjacent to the Site. The new homes will be seen adjacent to the existing houses on the road, and will not appear out of character in these views. The tops of the new homes will be visible from further north along Tollgate Road, over the intervening hedgerow along the Site boundary. Additional native tree and thicket planting along this north western boundary will further filter views of these houses as it matures. The new homes will be seen adjacent to the existing houses on Tollgate Road, and will not appear incongruous.	Moderate	Moderate adverse	Slight adverse as the proposed boundary planting matures and the houses become assimilated into the surrounding landscape/ townscape
Fellowes Lane (Photograph 1)	Medium	Views are only available from the northernmost section of Fellowes Lane, in the near vicinity of its junction with Tollgate Road. Views will be similar to those from Tollgate Road adjacent to the Site, as set out above.	From the northernmost section of the road, the new homes in the north of the Site, as well as the new access, will be visible from Tollgate Road adjacent to the Site. The new homes will be seen adjacent to the existing houses on the road, and will not appear out of character in these views.	Negligible	Negligible adverse	Negligible adverse
Coursers Road (Photograph 14)	Medium	Views from Coursers Road to the north are mostly prevented by the intervening built form, although there are filtered views of the Site and the houses adjacent to it, from the bridge along the road where it crosses the river. From sections of Coursers Road west of the Site, the dense woodland and intervening properties prevent most views, although there may be filtered, winter views.	There will be filtered views of the tops of the new homes from the section of Coursers Road to the north, at the bridge over the river. In these views, the new homes will replace the filtered views of the existing houses on Tollgate Road, and will similarly be filtered by the intervening existing and proposed vegetation within the west and north of the Site.	Negligible	Negligible adverse	Negligible adverse
Footbridge over A1(M) (Photograph 19)	Medium	In middle distance views, the Site is just visible through and over the intervening vegetation and built form, from the elevated footbridge which crosses over the A1(M) to the south east of the Site.	There may be middle distance, filtered, winter views of the new homes, from the elevated footbridge over the A1(M), over and through the intervening development. The existing houses on Tollgate Road will similarly be partially visible, and the new homes will be seen adjacent to these.	Negligible	Negligible adverse	Negligible adverse

Middle distance views from Tollgate Road (Photographs 16, 18)	Medium	In middle distance views from Tollgate Road to the south east of the Site, the intervening hedgerow on a low bank alongside Tollgate Road to the south, prevents views towards the Site, although there may be winter views through gaps in the hedge.	The tops of the new homes may be visible in limited, filtered winter views from the middle distance. The new vegetation along the south eastern Site boundary will further filter these views as it matures.	Negligible	Negligible adverse	Negligible adverse
Colney Heath Common (Photograph 15)	High	Views from Colney Heath Common to the north are prevented by the intervening raised embankment along Courses Road, where it crosses the river, as well as the vegetation along this higher ground. Views from the Common to the west are prevented by the intervening woodland.	There may be limited, middle distance, heavily filtered views of the new homes from the Common to the west, during the winter months.	Negligible	Negligible adverse	Negligible adverse
Public footpath 33 (Photographs 3, 4, 5, 7)	Medium to High	In views from public footpath 33 adjacent to the Site, the hedgerow along the north western boundary is visible, although there are framed views into the Site where there are gaps in the hedgerow. The top of the house at No. 42 is partially visible over the intervening hedgerow in places. From further west along this path, from adjacent to the part of this north western boundary which is marked by a fence only, there are views across the Site towards the houses which back onto it to the north east. These views become filtered and then screened once the footpath enters and leads through the woodland over the river. The dense woodland and intervening properties prevent most views from further west, although there may be filtered, winter views from the properties to the west of the woodland, east of Coursers Road, as well as from sections of Coursers Road west of the Site.	The tops of the new homes will be partially visible over the intervening existing and proposed hedgerows, in views from the adjoining public footpath (33). The new homes will be seen in front of the existing houses at Tollgate Road, and the proposed planting within the areas of open space in the west and north of the Site, will filter and/or screen views of the houses as the vegetation matures. There may be heavily filtered, winter views of the new homes from a short section of this footpath further west within the woodland area.	Moderate	Moderate to Substantial adverse	Moderate adverse as the proposed planting matures
Residential Views						
Park Cottages (Photograph 17)	Medium	Views from the houses are largely prevented by intervening vegetation, although there may be partial, middle distance views of the Site during the winter, from the gardens of these properties and from the upper storey of the Grade I Listed North Mymms Park house. There are views towards the Site from the private drive that serves these properties.	There will be filtered views of the new homes, seen against the backdrop of the existing adjoining houses, in private views from the access track to the Park Cottages, as well as from the northernmost extent of the grounds and upper floor windows of the Grade I Listed North Mymms Park country house (with the Listed Building located around 1.4km south of the Site).	Negligible	Negligible adverse	Negligible adverse

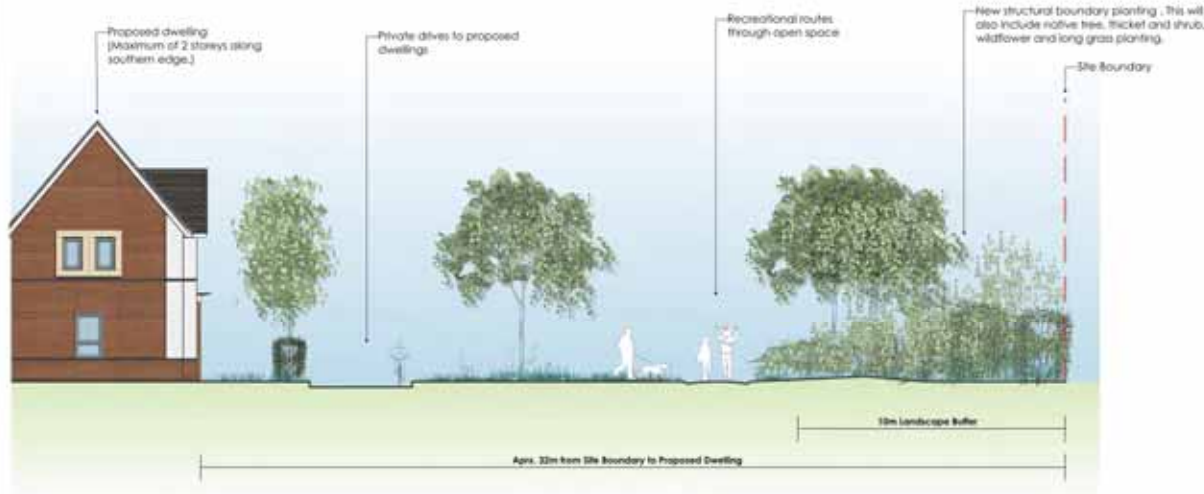
<p>Houses on Tollgate Road adjacent to the Site (Photographs 7, 8, 9)</p>	<p>High</p>	<p>The Site is partially visible in filtered views from the rear gardens and some rear windows of the houses which bound it to the north east, along Tollgate Road. The adjoining house at No. 44 Tollgate Road, has views northwards from its garden, but there are no windows on the house's north-facing façade.</p>	<p>The tops of the new homes within the north east of the Site will be visible from the rear windows and gardens of the houses on Tollgate Road which back onto the Site. These properties have deep rear gardens for the most part, and the new homes will be filtered in views by the existing and proposed garden and boundary vegetation.</p>	<p>Moderate</p>	<p>Moderate adverse</p>	<p>Moderate adverse</p>
<p>Houses along the northern side of Tollgate Road, north of the Site, and along the south of Coursers Road, north of the Site (as seen in photographs 6, 12, 13)</p>	<p>Medium to High</p>	<p>The Site's north western boundary hedge is visible, with the stables partially visible over the top of the hedge. The northern elevation of No. 42 Tollgate Road is partially visible. The north westernmost part of the Site will be visible where there is no hedgerow along the boundary, from the first and second floor windows of some of these houses.</p>	<p>The new homes in the north of the Site, as well as the new access, will be visible. The new homes will be seen adjacent to the existing houses on the road, and will not appear out of character in these views. The tops of the new homes will be visible from further north along Tollgate Road, over the intervening hedgerow along the Site boundary. Additional native tree and thicket planting along this north western boundary will further filter views of these houses as it matures. The new homes will be seen adjacent to the existing houses on Tollgate Road, and will not appear incongruous.</p>	<p>Slight</p>	<p>Moderate adverse</p>	<p>Slight adverse as the proposed boundary planting matures and the houses become assimilated into the surrounding landscape/ townscape</p>
<p>Seasonal Variation</p>						
<p>While the site visit was undertaken in the summer, the appraisal of effects considers winter views, when the development would be at its most visible.</p>						



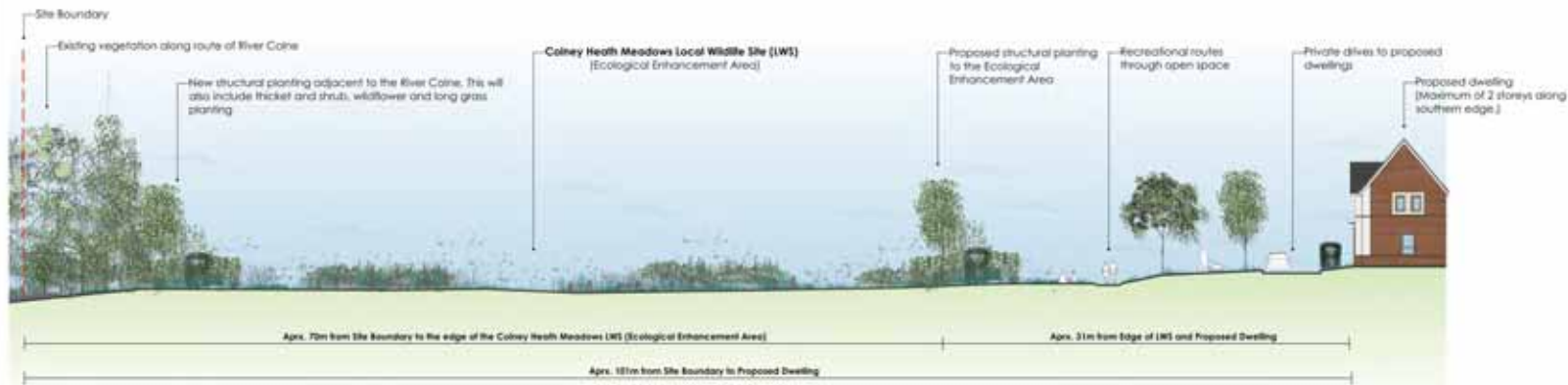
ILLUSTRATIVE LANDSCAPE SECTION A-AA 1:200 Positioning of proposed built form and proposed ground levels is indicative and subject to detailed design.



Illustrative Masterplan Extract - Not to Scale



ILLUSTRATIVE LANDSCAPE SECTION B-BB 1:200 Positioning of proposed built form and proposed ground levels is indicative and subject to detailed design.



ILLUSTRATIVE LANDSCAPE SECTION C-CC 1:200 Positioning of proposed built form and proposed ground levels is indicative and subject to detailed design.

Rev	01/12/22	CC	Added with new changes
Rev	01/12/22	CC	Added with new changes
CSA environmental			
Oliver Barns, High Street Aldwell, Hertfordshire SG11 9AT			
T: 01462 743647 E: oliver@csaenvironmental.co.uk W: csaenvironmental.co.uk			
Project: Land of Tolpits Road COURT HEATH			
Site: Illustrative Landscape Cross Section			
Client: Willy Group			
Scale:	Refer to Aug 2022	Sheet:	02
Date:	Dec 2022	Checked:	SB
Working on:	CSA/19/0122	Rev:	4



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		
		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	



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

		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 April 2023		
Client Vistry Group	Drawn PH	Checked BS	Rev 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

		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 April 2023		
Client Vistry Group	Drawn PH	Checked BS	Rev 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

		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 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

		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 April 2023		
Client Vistry Group	Drawn PH	Checked BS	Rev 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

		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 April 2023		
Client Vistry Group	Drawn PH	Checked BS	Rev 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

		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 April 2023		
Client Vistry Group	Drawn PH	Checked BS	Rev 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

		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 April 2023		
Client Vistry Group	Drawn PH	Checked BS	Rev 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

		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 April 2023		
Client Vistry Group	Drawn PH	Checked BS	Rev 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

		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 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

		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 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, 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 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

	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	April 2023			
Client	Vistry Group	Drawn PH	Checked BS	Rev 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

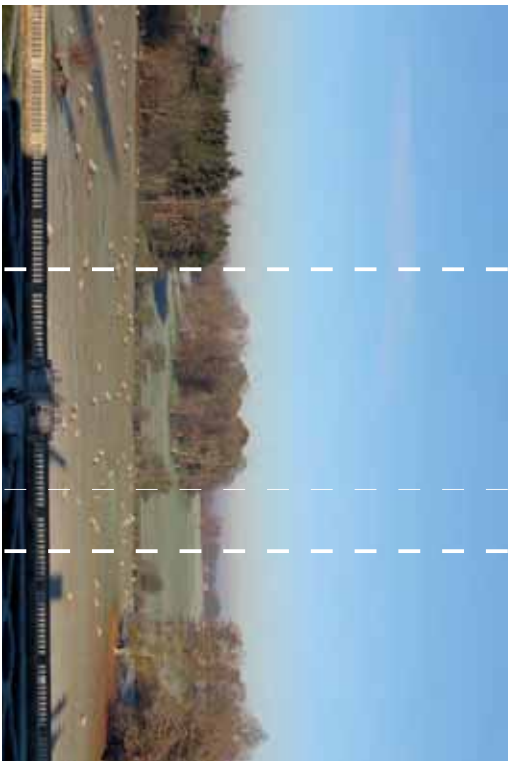
Looking direction: north west

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



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
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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		



Dikes Bams, High Street,
Ashwell, Hertfordshire SG7 5NJ
t 01462 713647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project Land at Tollgate Road, Cooney Heath
Drawing Title View from North Mymms House
Client Vistry Group

Date Feb 2023
Scale @ A3 NIS
Drawn CC
Checked BS
Drawing No. CSA/3925/124
Rev. -

St Albans City & District Council

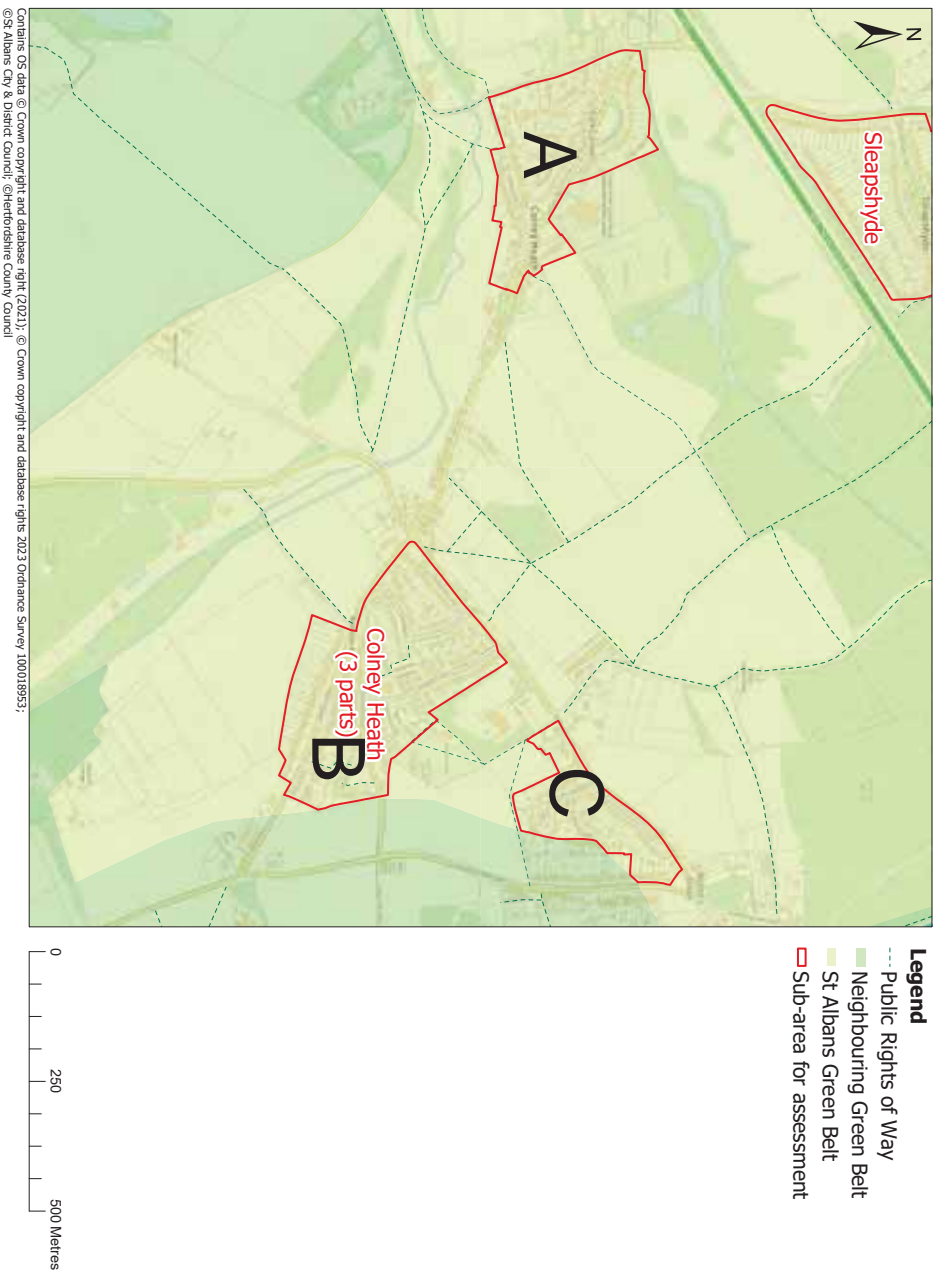
Green Belt Review: Washed Over Villages Study

Annex Report

June 2023



Colney Heath



Village map



A view looking north eastward across Wistlea Crescent with two storey dwellings behind a large green open space.



A southward view from Meadway showing the three storey buildings, wide green verges and visually permeable boundaries allowing views to Green Belt beyond.

Assessment of village against NPPF Paragraph 144

Part 1: Assessment of 'open character' of the village

Element	Degree of Contribution Description	Conclusion & Justification
1. Settlement Form and Scale	<p>The settlement is in three separate nucleated clusters:</p> <p>The western area of Colney Heath (A) is a small cluster of development located along High Street and the adjacent Wistlea Crescent. There is infill development south of the High Street on Cutmore Drive. The development is moderately dense with moderately sized gardens. Built form is generally up to two storeys with a mixture of detached, semi-detached and a small number of terraced houses.</p> <p>The largest area (B) to the south, is a cluster of development along looping lanes and cul-de-sacs between Tollgate Road and Roestock Lane. This area has some localised three storey development with moderate density and moderately sized gardens. The development is a mixture of detached, semi-detached and terraced houses.</p> <p>The third nucleated cluster (C) is located along Roestock Lane and Bullens Green Lane with some infill development along a cul-de-sac. This area has moderate density and moderately sized gardens. The built development is predominantly semi-detached two storey dwellings.</p>	<p>Area B scores low resulting from the development density and infill development. The score for areas A and C is moderate as they are smaller and have a lower development density with a greater proportion of the built form facing onto the surrounding Green Belt.</p> <p>Overall the settlement score is moderate</p>
2. Key Open Spaces	<p>All three areas of Colney Heath have generous green verges, mostly on the primary access roads, which contribute to the legibility and intervisibility of the settlement. Vegetated front gardens also contribute to the open character within all three clusters of the settlement and whilst there are moderate to large back gardens, they are not visually prominent.</p> <p>The crescent is a prominent greenspace in area A which is visually open on a key route through the settlement. There are numerous informal open green spaces which also contribute to the legibility and open character, scattered around the settlement south of Fellowes Lane.</p>	<p>The score is moderate for areas A B and C and is therefore moderate overall. This is a result of the generous green verges but lack of frequent informal greenspaces.</p>

Part 1 Conclusion: Does the village have an open character?

The village scored moderate for both criteria and therefore is considered to have an open character.

Assessment of village against NPPF Paragraph 144

Part 2: Assessment of 'openness' contribution to the Green Belt

Element	Degree of Contribution Description	Conclusion & Justification
Key views to/from settlement	<p>In area A there are glimpsed views of St Mark's Church spire, a local landmark feature.</p> <p>Linear views along the High Street are typical, with glimpses of trees in back gardens and the wider Green Belt particularly to the north. Views from Park lane have a particularly close relationship to the surrounding landscape around the River Colne.</p> <p>In the development away from the settlement edge, the sloping topography to the south creates glimpsed views of the wooded skyline of the wider landscape to the south.</p> <p>In area B most views are internal along the looping roads of the settlement structure. They typically feature vegetated green verges and front gardens but have little connection to the wider Green Belt landscapes.</p> <p>Views from the southern boundary, however, have very strong connections to the wider landscape with open arable fields and wooded blocks in the background as there is a visually permeable boundary with no adjacent development along Tollgate Road.</p> <p>There are glimpsed views of the fields and wooded blocks in the wider Green Belt landscapes from Roestock Lane through gaps in development.</p> <p>In area C there are glimpsed views westward to the fields and wooded areas of the wider landscape along Roestock Lane.</p> <p>Views from internal cul-de-sacs of area C are short and enclosed by the surrounding development but often contain glimpses of trees of the surrounding landscape.</p> <p>Views from Bullens Green Lane south feature a continuation of the settlement outside the study area.</p>	<p>The score is moderate for areas A B and C and is therefore moderate overall. This is because all areas of the settlement have mixed boundaries with some degree of intervisibility and relationship with the wider landscape.</p>

Assessment of village against NPPF Paragraph 144

Settlement edge characteristics and setting	Area A is surrounded to the west by woodland which is mostly unbroken but to the south the boundaries are particularly intermittent with low garden hedges which expose the settlement to the wider landscape and create a strong localised relationship with the surrounding landscape. The east of the area is a mix of intact back garden hedgerow boundaries but also relatively undefined or intermittent boundaries with a mix of man-made and natural features in the gaps between residential development.	The score is moderate as areas A, B and C all have mixed natural and man-made boundaries with some degree of intervisibility and relationship with the wider landscape.
	The southern and eastern boundaries of area B have a mixture of various garden fences and hedges which allow a moderate visual permeability and some areas with simple, very visually permeable fences allow a strong relationship with the wider landscape; for example along Tollgate Road or at Admirals Close. The north western boundary is moderately intact along Roestock Lane with intermittent man-made features of front gardens and the natural hedgerows with some degree of visual permeability.	
	The western boundary of Area C is mostly unbroken and linear along Roestock Lane but the hedgerow is relatively low. The southern portion of the area is a mixture of back garden hedges and trees. Both western and southern boundaries allow some intervisibility and a moderate relationship with the wider agricultural landscape beyond. The eastern boundary (outside the district study area) is also a linear row of back garden hedgerows and a block of woodland with moderate relationship with the wider landscape.	

Part 2 Conclusion: Does the open character of the village make an important contribution to the openness of the Green Belt?

The village scored moderate for both of the criteria. Its open character is therefore considered to make an important contribution to the openness of the Green Belt.

Recommendation

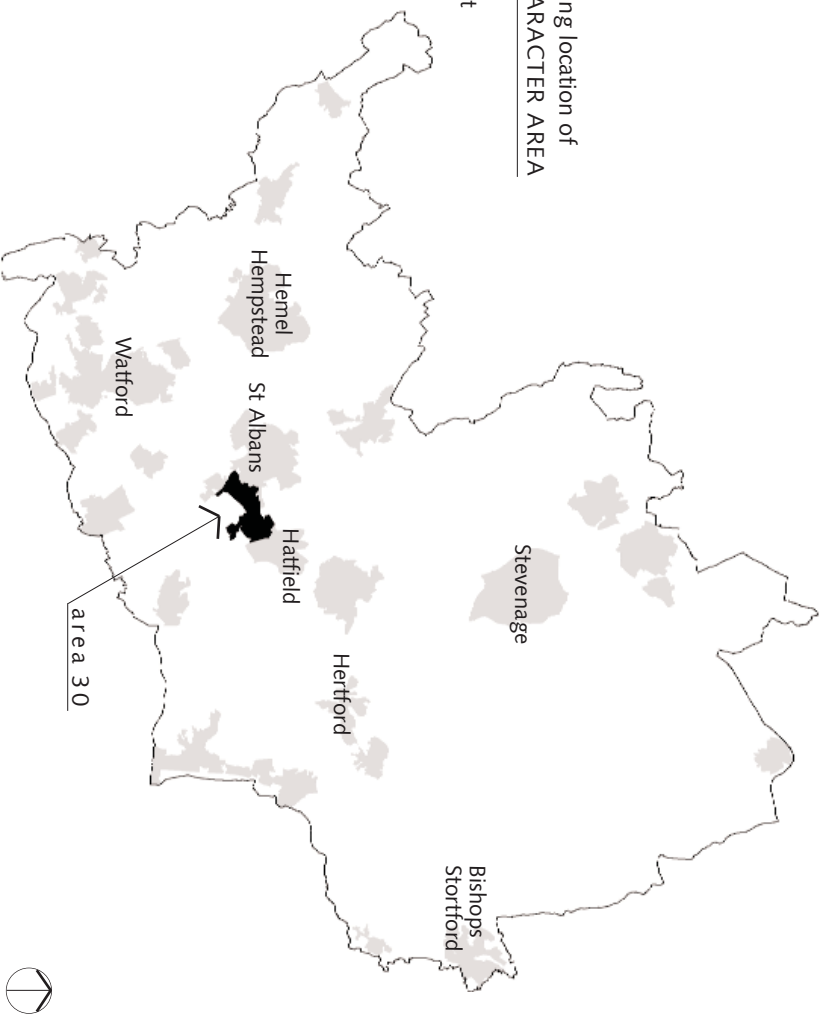
The village has an open character and makes an important contribution to the openness of the Green Belt, therefore it should be retained as washed over.

County map showing location of
LANDSCAPE CHARACTER AREA

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Hertfordshire
County Council
LA076678



LOCATION

This area is located between London Colney and St Albans in the west and Hatfield in the east. The A414 and Colney Heath mark the southern boundary and Hatfield aerodrome the northern limit.

LANDSCAPE CHARACTER

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.

KEY CHARACTERISTICS

- medium-scale arable farmland
- subtle gently undulating landforms
- severance by transport corridors, past and present
- areas of semi-natural restored mineral workings
- heath habitat at Colney Heath
- urban development contains area physically but visually largely concealed

DISTINCTIVE FEATURES

- Smallford gravel pits
- Alban Way



Colney Heath •
(J. Billingsley)

PHYSICAL INFLUENCES

Geology and soils. To the east the geology comprises Aeolian siltly drift and till. The soils are deep stoneless well-drained siltly soils over gravel (Hamble 2 series). The gravels were laid down in glacial lakes during the Ice Age by the proto-Thames'. To the west around Tyttenhanger the soils overlie a chalky till geology with calcareous subsoils in places. Soils are deep, fine, loamy and clayey, with slow permeable subsoils and slight seasonal waterlogging (Hornbeam 3 series).

Topography. This is a subtle landform. To the west there are gentle undulations. To the east the landform is a continuation of the De Havilland Plain and the land is virtually flat. The past mineral workings have produced some minor local variations in landform.

Degree of slope. Typically less than 1 in 50 to the west, but locally up to 1 in 25. Virtually flat to the east, c.1 in 500.

Altitude range. 75-86m to the west and 70 to 74 in the east.

Hydrology. The young and seasonal River Colne flows into the south of the area at Colney Heath, where it has been artificially channelled across the common since the early 20th century. There are also a number of seepage lines and spring lines in the healthy woodland. The agricultural land to the north is drained by a series of field ditches and then into Butterwick Brook and Ellenbrook, both of which flow into the Colne within Tyttenhanger Park. There are a number of waterbodies associated with the former mineral workings, e.g. at Smallford gravel pits, and elsewhere there are scattered small ponds.

Land cover and land use. The primary/land use is arable farming with a pattern of treed farmland. There is a significant area of disturbed land, within which restoration has been variable in its extent and quality. Pasture is limited in extent and confined to the edge of settlements.

Vegetation and wildlife. Woodlands are discrete and comprise oak, ash and hornbeam. There are two ancient woods at Coppice Wood and Knight Wood that are a natural oak/hazel mix. Either side of the A414 is a dramatic avenue of hybrid poplars. On the north-west edge adjacent to St Albans there are a number of tree belts that conceal the extent of development behind, e.g. at the former Cell Barnes Hospital. Some mineral restoration sites have lakes and new plantation areas, often willows and poplars. Hedge species include hawthorn, elm and some holly. Field trees are mainly oaks.

- Colney Heath is an open area of common with both acidic woodland and acidic/neutral grassland communities. Species include hawthorn, gorse, bracken, foxgloves and oak, with alders lining the Colne.

- At Smallford gravel pits an interesting and valuable mosaic of semi-improved grassland, scrub, ephemeral ponds and pockets of undisturbed species-rich acidic/neutral grassland has developed on old mineral working sites that were 'poorly' restored with rubble. These areas have been grazed by gypsy horses to create an interesting 'common'. The ponds contain great crested newts, (BAP species).
- At Sleepshyde, where the pits have not been filled there is good marsh vegetation. There are also areas of naturally occurring bog communities.

HISTORICAL AND CULTURAL INFLUENCES

The open unenclosed heath of Colney Heath is the last remnant of the old manorial lands of Tyttenhanger, owned by the abbey until the dissolution of the monasteries. The heath lay just outside the jurisdiction of the Metropolitan Police and was the haunt of highwaymen and the location of cockfights and prize fights. The inns around the heath were all connected by a series of footpaths.

Field pattern. The field pattern is mainly pre-18th century organic enclosure which has largely been retained in areas that have not been extracted. To the north of Colney Heath there is more evidence of parliamentary enclosure. In contrast to the adjacent character areas of the Vale of St Albans and the De Havilland Plain, fields are medium in size and irregular in shape. In areas that have not been subject to mineral extraction, hedgerows are medium to tall, particularly north of the A414, which creates a sense of enclosure from the adjacent urban areas and road corridors. The extracted area north east of Colney Heath is more open in character.

Transport pattern. The historic road pattern is of narrow winding lanes within the farmed landscape. This has been largely retained, although the area is divided by the linear A414 dual carriageway. The Smallford Trail follows the line of a disused railway and is also a valuable wildlife corridor. **Settlements and built form.** The traditional pattern is of dispersed settlement. There are a number of clusters, including the older settlements of Tyttenhanger, Wilkins Green, Sleepshyde and Colney Heath. These have been added to and, together with ribbon development and expansion from the adjacent urban areas, there is a sense of urban pressure. There are a number of traditional buildings, using weatherboard, render and brick alongside 20th-century materials.

VISUAL AND SENSORY PERCEPTION

Views both from outside and within the area are generally well screened by roadside vegetation along both the narrow lanes and the dual carriageways. The A414 and A1(WM) provide a major source of noise and disruption.

Rarity and distinctiveness. The landscape type is frequent with the healthy habitats being the most distinct features.

VISUAL IMPACT

The extent of built development within and on the perimeter of the area is generally well concealed by vegetation. Exceptions are some of the large industrial units and glasshouses at Smallford and the A414. There is some localised fly-tipping which is visually detrimental.

ACCESSIBILITY

There is open public access to Colney Heath and a good network of footpaths and the Albans Way/Smallford Trail within the area. Public access to Smallford gravel pits is present but not well signed. There is angling at Smallford gravel pits.

COMMUNITY VIEWS

The heathland landscapes are valued for their distinctiveness amidst an otherwise unremarked-upon setting (D).

LANDSCAPE RELATED DESIGNATIONS

Watling Chase Community Forest.
LNR: Colney Heath Common.

CONDITION	localised mature or young
<i>Land cover change:</i>	
<i>Age structure of tree cover:</i>	fragmented
<i>Extent of semi-natural habitat survival:</i>	good
<i>Management of semi-natural habitat:</i>	interrupted
<i>Survival of cultural pattern:</i>	moderate
<i>Impact of built development:</i>	moderate
<i>Impact of land-use change:</i>	moderate

STRENGTH OF CHARACTER	apparent
<i>Impact of landform:</i>	apparent
<i>Impact of land cover:</i>	interrupted
<i>Impact of historic pattern:</i>	locally visible
<i>Visibility from outside:</i>	contained
<i>Sense of enclosure:</i>	incoherent
<i>Visual unity:</i>	frequent
<i>Distinctiveness/rarity:</i>	

	CONDITION		
	POOR	MODERATE	GOOD
STRENGTH OF CHARACTER	Reconstruct	Improve and reinforce	Strengthen and reinforce
	Improve and restore	Improve and conserve	Conserve and strengthen
	Restore condition to maintain character	Conserve and restore	Safeguard and manage
WEAK	MODERATE	STRONG	

STRATEGY AND GUIDELINES FOR MANAGING**CHANGE: IMPROVE AND CONSERVE**

- support the Watling Chase Community Forest in the realisation of its objectives for the area
- promote the appropriate management of ancient woodland, including Knights Wood, in order to maintain a rich ground flora and the distinction between different management systems, such as high forest, coppice and coppice-with-standards
- use ancient hedge and field boundaries to identify the most appropriate location for woodland restoration and expansion
- promote new woodland planting to maintain and improve visual separation from the adjacent urban uses and transport corridors, including A414 and A1(W). Scale of planting to typically comprise small woods, copses and shelterbelts
- encourage effective landscape management along transport corridors to ensure thinning, selective felling and replanting is undertaken to achieve a varied age structure and locally indigenous species
- reduce the visual impact of adjacent built areas, e.g. Smallford
- improve public access and signing to areas of interest including the Alban Way (Smallford Trail) and Smallford gravel pits. Provide stopping places along the Alban Way for sitting and picnicking
- 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, in association with former mineral extraction sites. Include the continued use of grazing and management by wildlife organisations
- promote the creation of valuable new nature conservation sites, the restoration of degraded sites associated with mineral extraction and addressing areas of fly-tipping
- promote the creation of buffer zones between intensive arable production and important semi-natural habitats and the creation of links between semi-natural habitats
- promote crop diversification and the restoration of mixed livestock/arable farming where possible
- 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 ancient lanes and their associated hedgerows fall within or about a proposed development ensure that developers retain, protect, enhance and integrate such features into the new development with due regard to their historic, ecological and landscape value
- where hedgerow removal is deemed to be unavoidable, replacement planting should use locally native species of local provenance to maintain local distinctiveness



- From Tyttenhanger towards St Albans (J. Billingsley)



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