

Appendix E

Updated Illustrative Masterplan and Indicative Floorplans



Acoustic fence to Northern
boundary to rear of properties

Note :

Plots 1 - 19 are to have secondary
windows only to Northern facades

Attenuation /
Open Space



Scale: 1:500 @ A2
Job No: 2266 / 05 B
Date: March 2023

Proposed Residential Layout Harris Lane Shenley



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Acoustic fence to Northern
boundary to rear of properties

Note :

Plots 1 - 19 are to have secondary
windows only to Northern facades

Attenuation /
Open Space

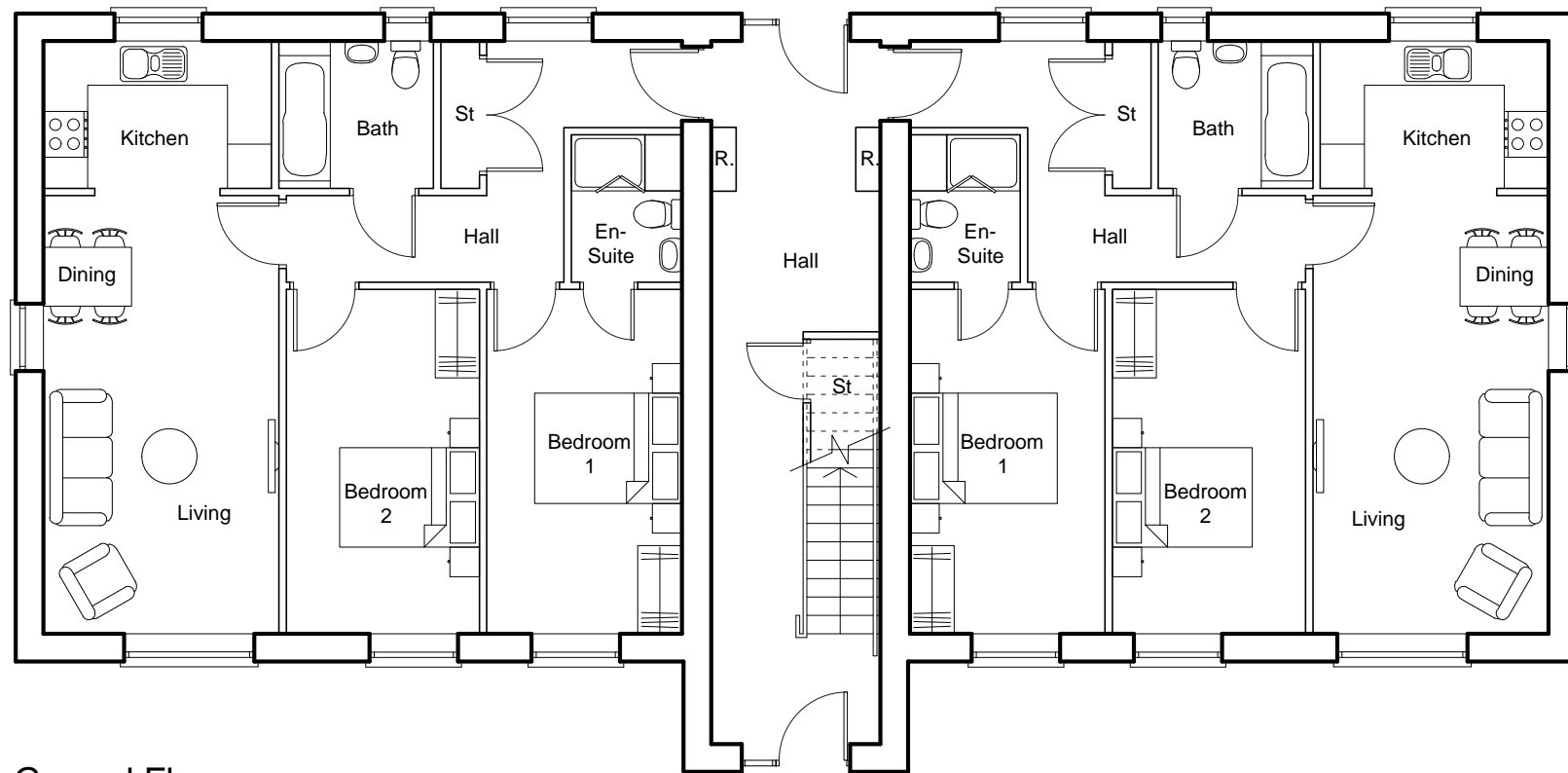


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Scale: 1:500 @ A2
Job No: 2266 / 05.B
Date: March 2023

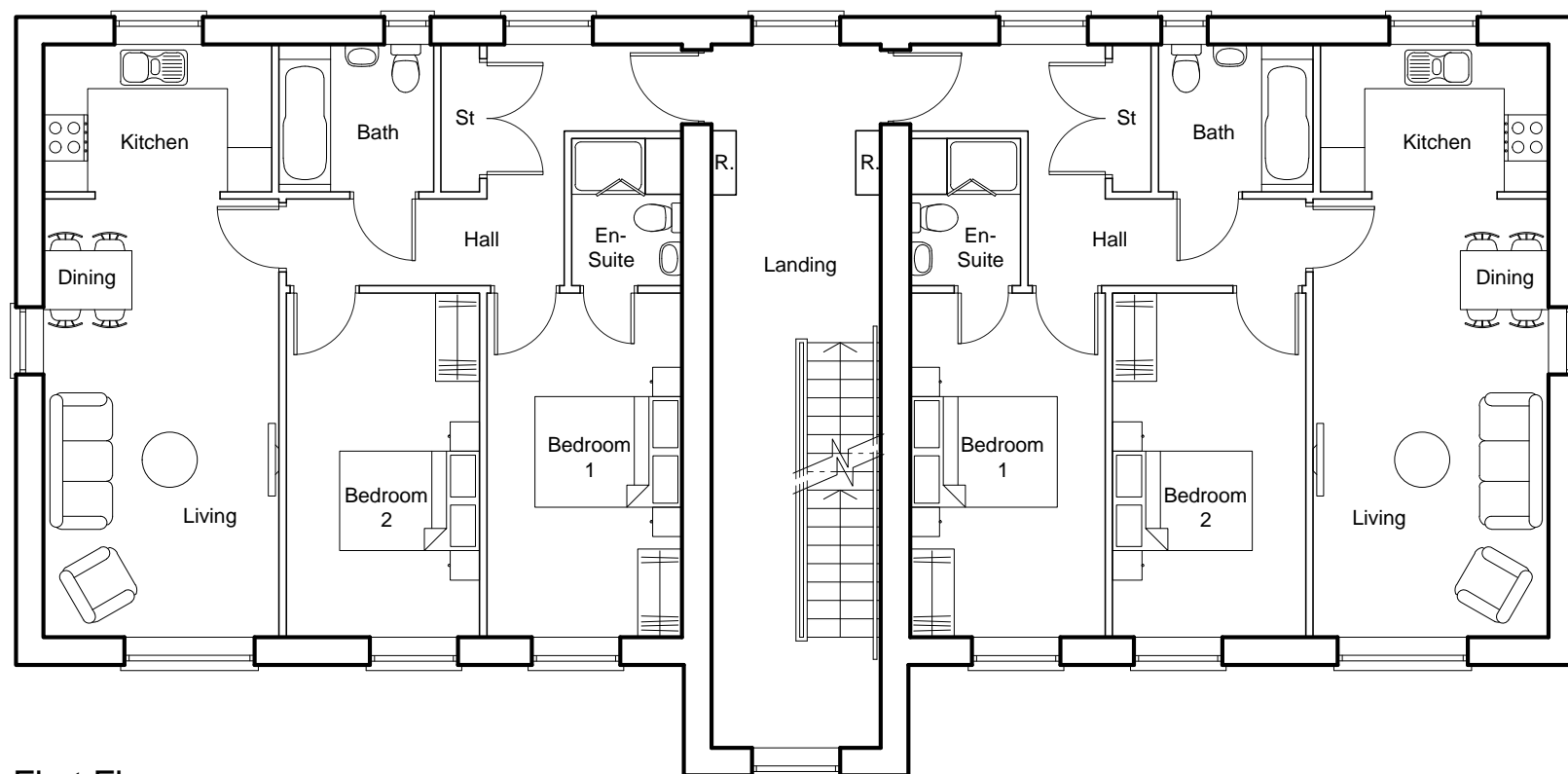
Proposed Residential Layout Harris Lane Shenley

Plots 5 & 11
2 Bed - 4 Person
Area (to finished plaster):
69.83m² 752ft²



Plots 6 & 12
2 Bed - 4 Person
Area (to finished plaster):
69.83m² 752ft²

Plots 7 & 13
2 Bed - 4 Person
Area (to finished plaster):
69.83m² 752ft²



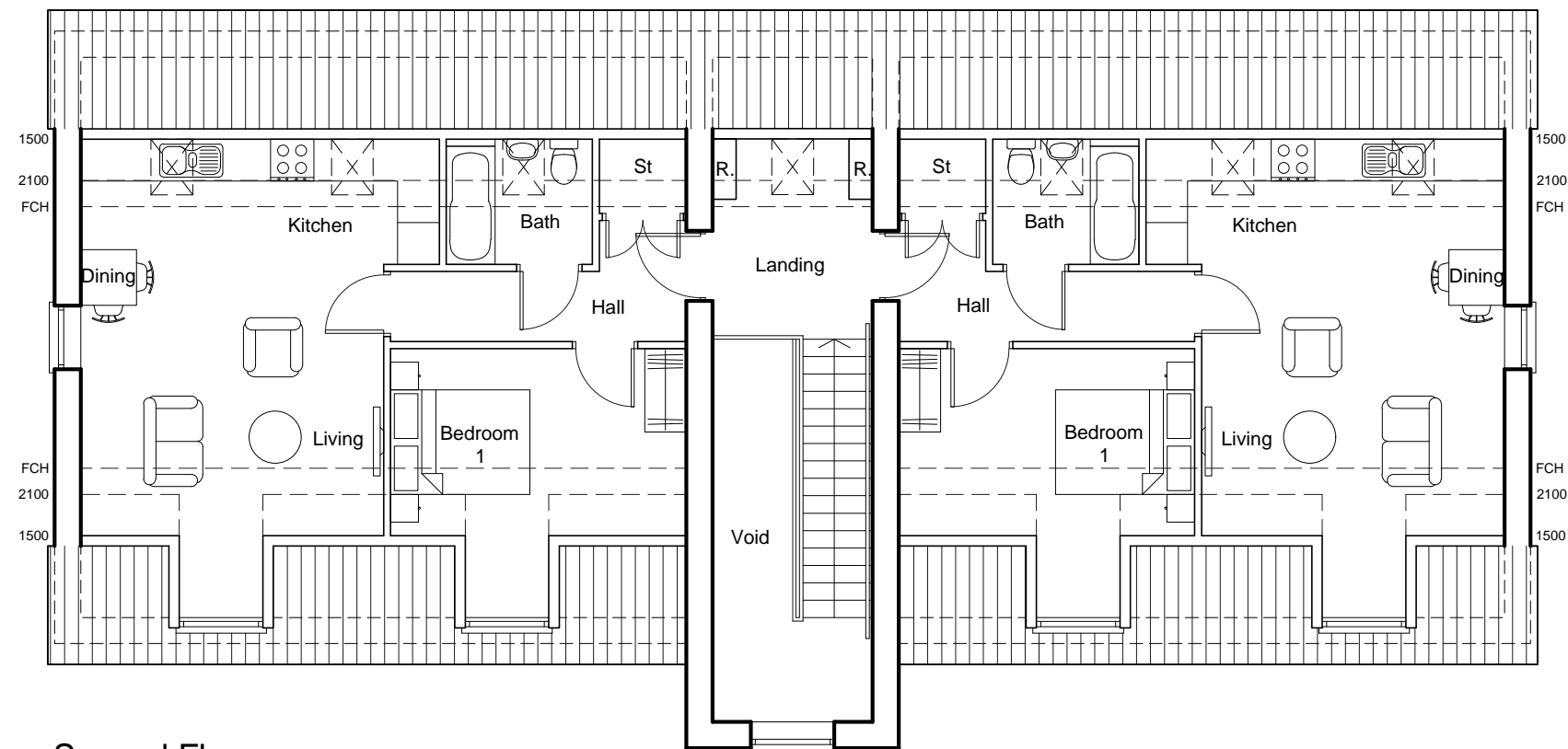
Plots 8 & 14
2 Bed - 4 Person
Area (to finished plaster):
69.83m² 752ft²

First Floor

PRELIMINARY



| | | | | |
|--|-----------------------------|--|---------------------------------------|---------------------|
|  CMYK (Planning & Design) Ltd 6 The Gavel Centre, Porters Wood St Albans, Herts. AL3 6PQ t: 01727 830123 e: email@cmkuk.net www.cmykuk.net | For: | | Job: Harris Lane, Shenley | |
| | GRIGGS | | Title: Flats and First Floor Plans | |
| | EST. 1968 | | Scale: 1:100 @A3 | Date: March 2023 |
| | Drg No: 2266 / P / 30.02 | | | Rev: |



Second Floor

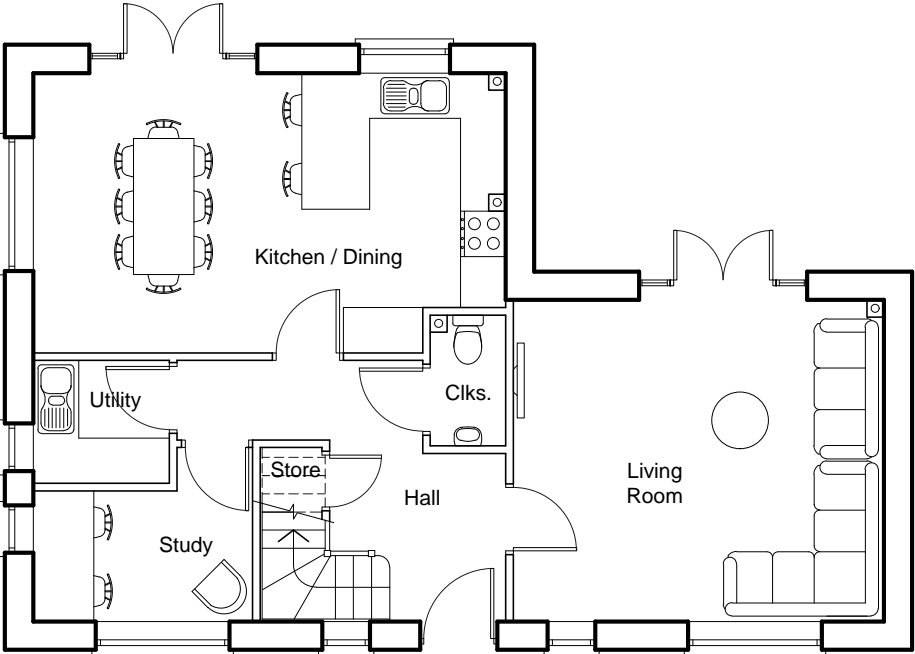
Plots 9 & 15
1 Bed - 2 Person
Area (to finished plaster):
52.38m² 564ft²

Plots 10 & 16
1 Bed - 2 Person
Area (to finished plaster):
52.38m² 564ft²

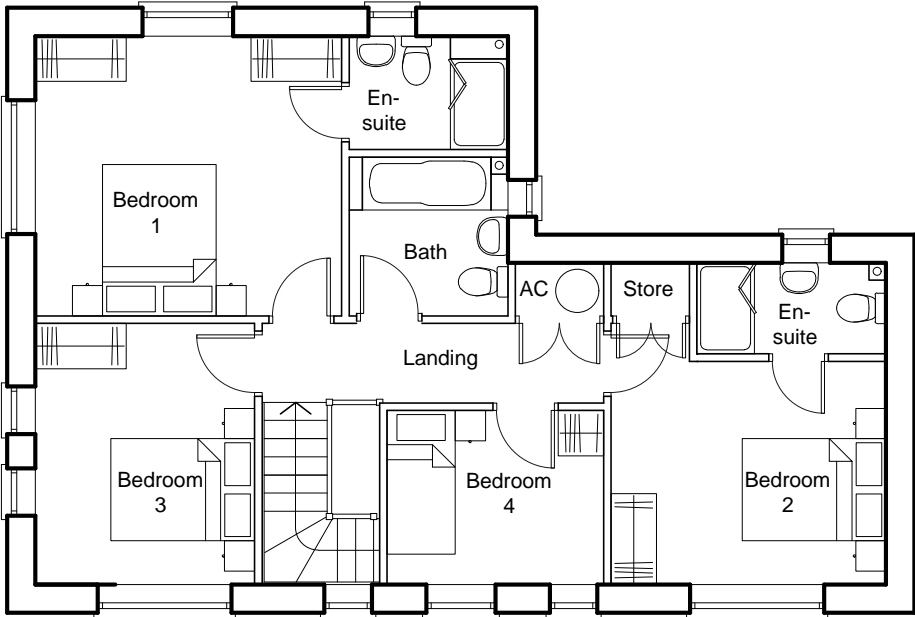
PRELIMINARY



| | | | | |
|--|-----------------------------|--|-------------------------------------|---------------------|
|  CMYK (Planning & Design) Ltd 6 The Gavel Centre, Porters Wood St Albans, Herts. AL3 6PQ t: 01727 830123 e: email@cmykuk.net www.cmykuk.net | For: | | Job: Harris Lane, Shenley | |
| | GRIGGS | | Title: Flats - Second Floor Plan | |
| | EST. 1968 | | Scale: 1:100 @A3 | Date: March 2023 |
| | Drg No: 2266 / P / 30.03 | | | Rev: |



Ground Floor



First Floor

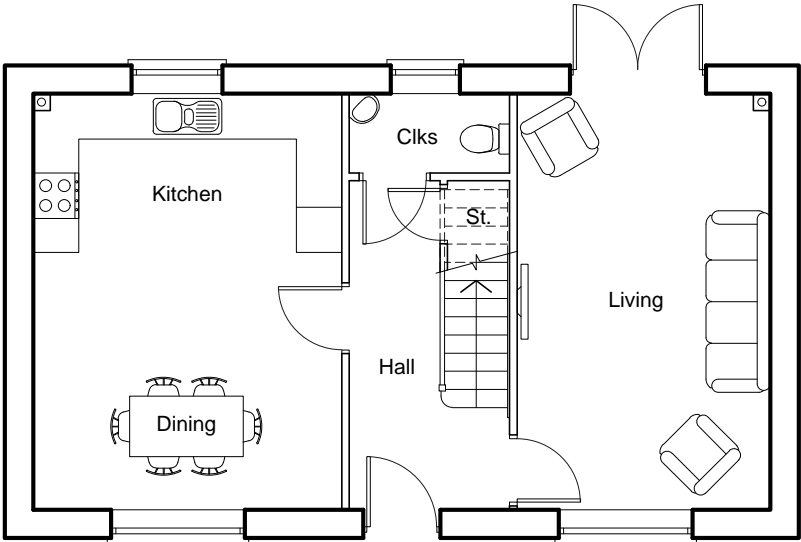
Plot 1
4 Bed House

Area (to finished plaster): 133.12m² 1433ft²

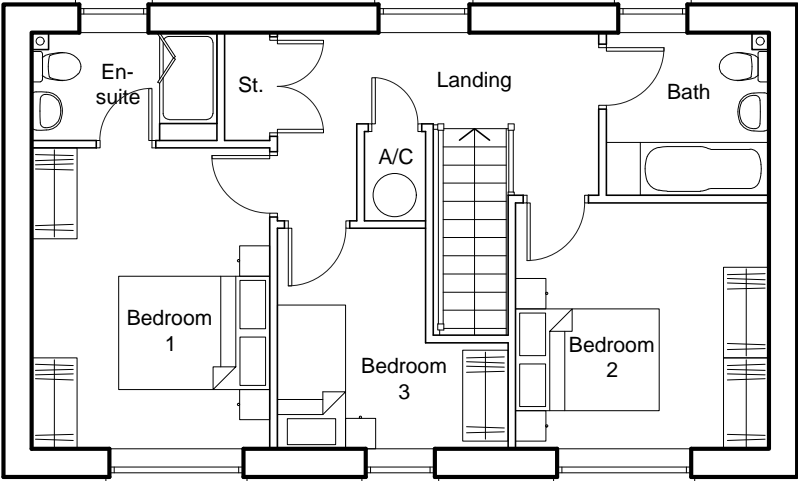
PRELIMINARY



| | | | |
|--|---------------------|--------------------------------|---------------------|
|  PLANNING AND DESIGN CMYK (Planning & Design) Ltd 6 The Gavel Centre, Porters Wood St Albans, Herts. AL3 6PQ t: 01727 830123 e: email@cmykuk.net www.cmykuk.net | For: | Job: Harris Lane, Shenley | |
| | GRIGGS EST. 1968 | Title: Plot 1 - Floor Plans | |
| | | Scale: 1:100 @A3 | Date: March 2023 |
| | | Drg No: 2266 / P / 10.xx | Rev: |



Ground Floor

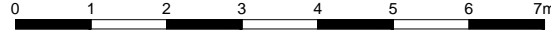



First Floor

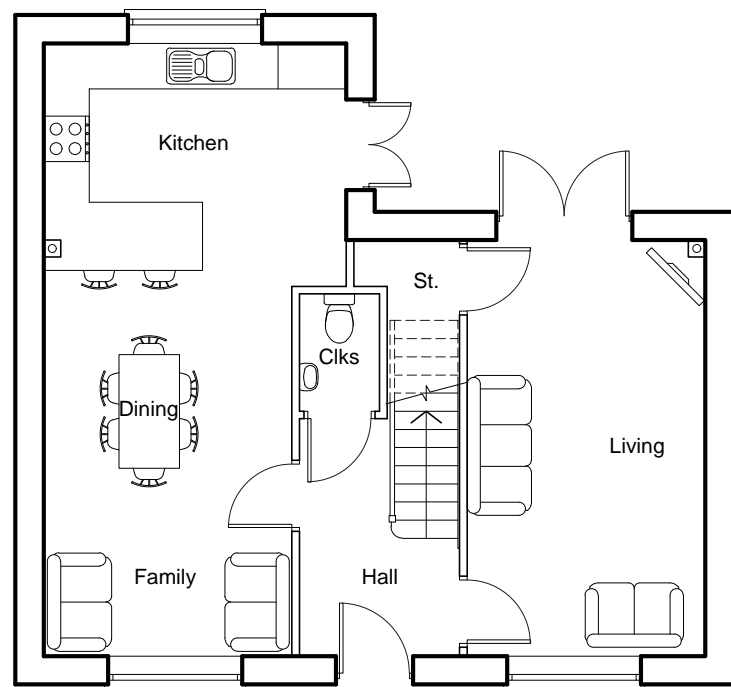
Plots 2, 3 & 4
3 Bed House

Area (to finished plaster): 107.24m² 1154ft²

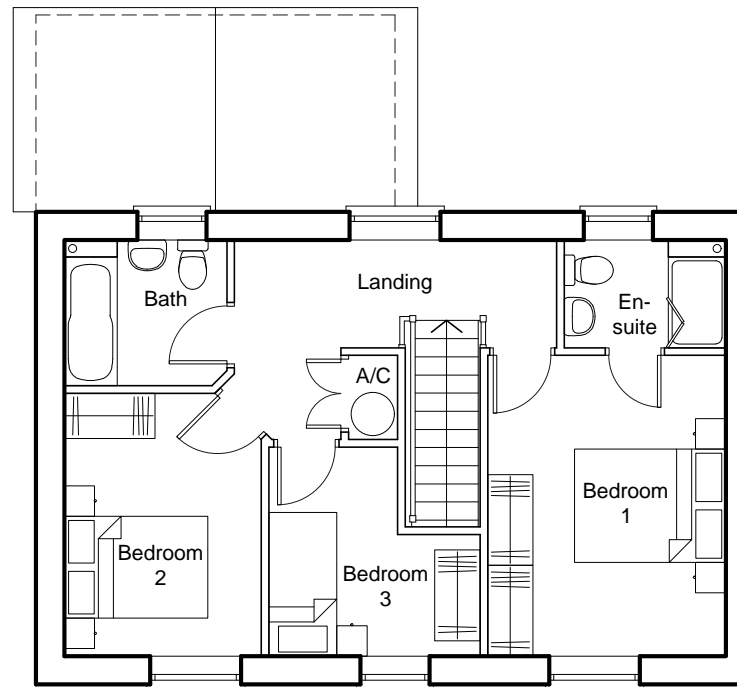
PRELIMINARY



| | | | |
|--|---------------------|--|---------------------|
|  PLANNING AND DESIGN CMYK (Planning & Design) Ltd 6 The Gavel Centre, Porters Wood St Albans, Herts. AL3 6PQ t: 01727 830123 e: email@cmykuk.net www.cmykuk.net | For: | Job: Harris Lane | |
| | GRIGGS EST. 1968 | Title: Plots 2, 3 & 4 - Floor Plans | |
| | | Scale: 1:100 @A3 | Date: March 2023 |
| | | Drg No: 2266 / P / 10.xx | Rev: |



Ground Floor



First Floor

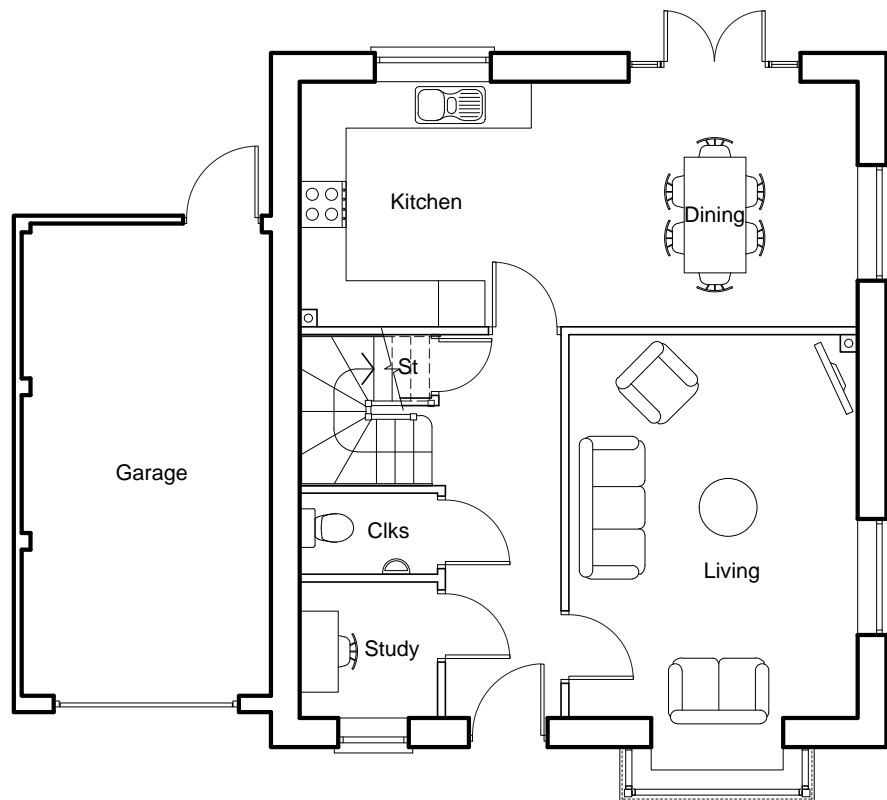
Plots 17 & 18 3 Bed

Area (to finished plaster): 106.65m² 1148ft²

PRELIMINARY

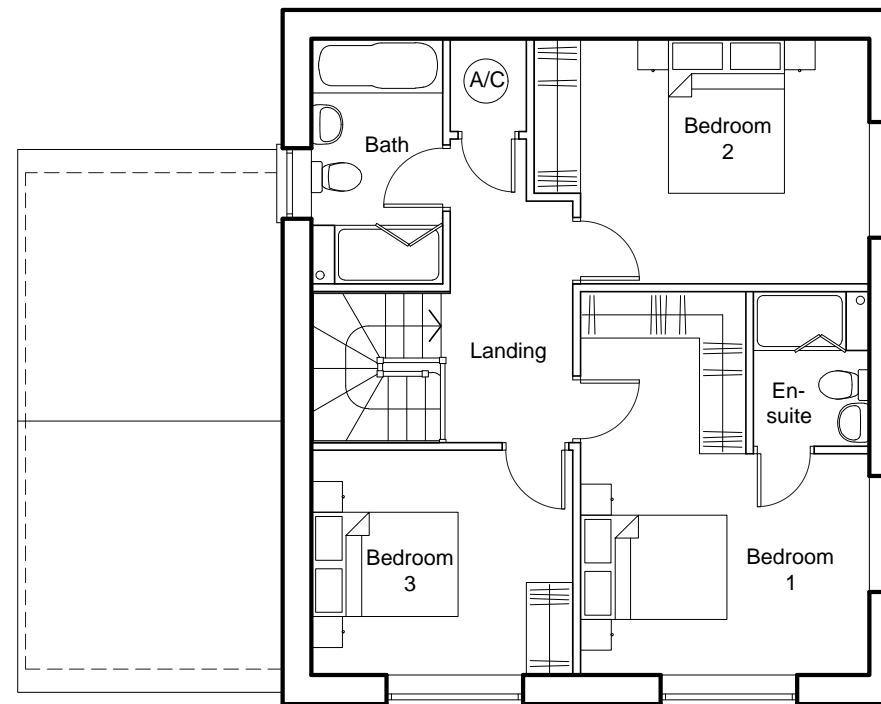


| | | | |
|--|------|---------------------------------------|---------------------|
|  PLANNING AND DESIGN CMYK (Planning & Design) Ltd 6 The Gavel Centre, Porters Wood St Albans, Herts. AL3 6PQ t: 01727 830123 e: email@cmykuk.net www.cmykuk.net | For: | Job: Harris Lane | |
| | | Title: Plots 17 & 18 - Floor Plans | |
| | | Scale: 1:100 @A3 | Date: March 2023 |
| | | Drg No: 2266 / P / 10.xx | Rev: |

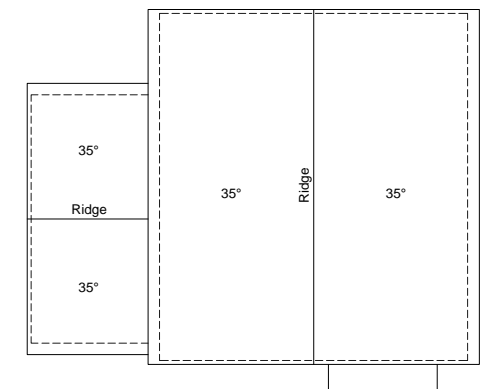


Plot 19 3 Bed House

Area (to finished plaster): 120.26m² 1294ft²



PRELIMINARY



Roof Plan - 1:200

| | | | |
|--|------|---------------------------------|---------------------|
|  PLANNING AND DESIGN CMYK (Planning & Design) Ltd 6 The Gavel Centre, Porters Wood St Albans, Herts. AL3 6PQ t: 01727 830123 e: email@cmykuk.net www.cmykuk.net | For: | Job: Harris Lane, Shenley | |
| | | Title: Plot 19 - Floor Plans | |
| | | Scale: 1:100 @A3 | Date: March 2023 |
| | | Drg No: 2266 / P / 10.xx | Rev: |

Appendix F

Summary of Landscape and Visual Effects

| 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 – low | <p>There are a number of trees along the northern Site boundary, a hedgerow with occasional trees along the eastern boundary, scattered trees to the southern boundary and a hedgerow to the western boundary with Harris Lane.</p> <p>A tree survey carried out by DCCLA grades all of the Site's trees for their arboricultural quality. This includes a number of Category B trees to the northern, eastern and southern boundaries, which are assessed as being of medium landscape quality. The remainder of the boundary trees and hedgerows, are of relatively low landscape quality.</p> | <p>All of the existing trees on Site and the majority of the boundary hedgerows, will be retained as part of the development proposals. A section of hedgerow along Harris Lane will however require removal in order to facilitate access into the Site.</p> <p>New tree planting is proposed throughout the proposed development, including to reinforce existing boundaries, and within areas of incidental open space and plot frontages. This will result in an overall net increase in tree cover on the Site. A replacement hedgerow is also proposed along Harris Lane to mitigate for the section of existing hedgerow requiring removal.</p> | Slight | Slight adverse | <p>Slight beneficial</p> <p>(as new tree and hedgerow planting matures)</p> |
| The Site (grassland field) | Medium | The Site comprises a single grassland field. | The grassland on Site would be lost and replaced with housing and associated open space. | Substantial | Moderate adverse | Moderate adverse |
| Public footpaths | n/a | There is no public access to the Site and no public footpath cross or lie adjacent to the Site. | n/a | n/a | n/a | n/a |
| Indirect effects on landscape / townscape character | Quality & Sensitivity | Existing Conditions | Impact and Mitigation | Magnitude of Change | Effect Year 1 | Effect Year 15 |
| The Site | Medium | The Site comprises a single grassland field with hedgerows and occasional trees to its boundaries. It adjoins the built up area of Shenley on two sides, which influences its character. It is | The proposal would replace the grassland on the Site with a new housing development. The new housing would be well related to the surrounding built up area and would not appear out of character in this location. | Substantial | Moderate adverse | Moderate adverse |

| | | | | | | |
|--|--|---|---|------------|--------------------|--------------------|
| | | well contained to the north by an area of off-site woodland, and more open to the east where a hedgerow separates it from the wider countryside. | Retention of the vast majority of boundary vegetation and bolstering the eastern boundary with new tree and thicket planting will contain the new housing, minimising the effects on the wider landscape. | | | |
| Townscape character of neighbouring area | Medium | The townscape of the surrounding area to the west and north comprises predominantly early-mid 20 th Century, 2 storey, semi-detached brick and pebble dash houses. | The proposed development would be well related to the surrounding built form, and would be in keeping with the pattern of 20 th Century housing to the immediate south and west. Retained boundary vegetation would be enhanced with further structural planting, containing the new housing minimising the impact on the wider townscape. | Slight | Slight adverse | Slight adverse |
| Wider Landscape Character (High Canons Valley and Ridges LCA) | Medium - High | The wider LCA contains a series of undulating ridges and valleys, with a well treed character and typically pastoral fields bound by hedgerows and hedgerow trees. | The proposals would be well contained from the wider LCA by the adjacent settlement edge, off site woodland and reinforced field boundary vegetation. Development of the Site would result in a small scale extension to Shenley, with a very localised effect on the local landscape. | Negligible | Negligible adverse | Negligible adverse |
| Other Effects | | | | | | |
| Cumulative impacts | We are not aware of any other significant developments, which are approved or allocated, within the vicinity of the Site which would affect this assessment. | | | | | |
| Lighting | <p>The Site is in agricultural use and is currently unlit. There is street lighting to the adjacent Harris Lane to the immediate north west of the Site. There is also background lighting to properties along Harris Lane and Anderson Road which adjoin the Site to the west and south, as well as background lighting to the office building to the north of the Site.</p> <p>The proposal is for a new residential development with associated street lighting and background lighting to properties. The development is not anticipated to give rise to any abnormal lighting effects and will result in a limited increase in lighting levels which will be seen in the context of the neighbouring street lighting and background lighting to properties.</p> | | | | | |
| 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. | | | | | |

| VISUAL EFFECTS | | | | | | |
|--|-------------|---|---|--|--|--|
| Views | Sensitivity | Existing Conditions | Proposals and mitigation | Magnitude of Change | Visual Effect Year 1 | Visual Effect Year 15 |
| Harris Lane (photographs 7-9 & 14) | Medium | Views from the road look towards the Site's western boundary hedgerow, with the ground plane of the Site screened from view. A narrow framed view into the Site is possible at the existing field gate when immediately adjacent to it. On the approach from the north, views towards the Site are screened by the intervening woodland and on the approach from the south the Site is screened by the existing properties along Harris Lane. | Views will look towards the four new properties fronting Harris Lane, which will be set back behind the existing and new hedgerow frontage. The new access road junction into the Site will also be visible in near distance views. | Moderate | Moderate adverse | Moderate adverse |
| Recreation Ground (photographs 10-13) | High | The Site is screened in views from the recreation ground by the field boundary hedgerow. The trees along the northern edge of the Site and the adjoining properties along Harris Lane are however visible above the hedgerow. | The upper parts of the four new houses fronting Harris Lane will be visible above the intervening hedgerow, appearing as a continuation of the existing Harris Lane properties. | Moderate - Slight | Moderate – Slight adverse | Moderate - Slight adverse |
| Anderson Road (photograph 15) | Low | The Site is screened in views from the road by the intervening semi-detached properties and associated garages. | The new houses will be well screened in views from the road, by intervening properties, with occasional glimpsed views of the upper parts of the new houses possible through gaps between the Anderson Road properties. | Negligible | Negligible adverse | Negligible adverse |
| Incidental open space off Anderson Road (photograph 16) | Medium | The Site is screened from view by intervening vegetation and properties on Anderson Road. | The new housing will not be visible from this incidental open space, with views screened by the intervening built form and vegetation. | Neutral | Neutral | Neutral |
| Public footpath Shenley 019 (photographs 17-21) | High | <p>The Site is screened in views from the southern section of footpath near London Road, by intervening built form and vegetation.</p> <p>Views from the central section of footpath (approximately 200m in length) look across the intervening fields with the Site, and the adjacent built up area, visible on the horizon of views. Intervening hedgerow trees provide some partial filtering of views.</p> | Views from the central section of footpath will look towards the new housing at the Site, which will be seen in the context of the adjacent built up area. Intervening hedgerow trees will provide some partial filtering. Views will become increasingly filtered as new structural landscaping to the south eastern boundary matures. | <p>Moderate (for a short section of the route where visible)</p> <p>Neutral (for the remainder of the route)</p> | <p>Moderate adverse (for a short section of the route where visible)</p> <p>Neutral (for the remainder of the route)</p> | <p>Slight adverse (for a short section of the route where visible)</p> <p>Neutral (for the remainder of the route)</p> |

| | | | | | | |
|--|--------|---|--|--|--|--|
| | | The Site is screened in views from the northern section of footpath near Mimms Lane, by intervening vegetation. | Views from the remainder of this footpath (both the northern and southern section) will remain unchanged, with the new housing screened from view. | | | |
| Public footpath Shenley 018 (photographs 22-25) | High | <p>The Site is screened in views from the section of footpath in the vicinity of Pursley Farm, by intervening farm buildings and vegetation.</p> <p>Views from the central section of footpath (approximately 300m in length) look across the intervening fields with the Site, and the adjacent built up area, visible on the horizon of views. Intervening hedgerow trees provide some partial filtering of views.</p> <p>The Site is screened in views from the northern section of footpath near Mimms Lane, by intervening vegetation.</p> | <p>Views from the central section of footpath will look towards the new housing at the Site, which will be seen in the context of the adjacent built up area. Intervening hedgerow trees will provide some partial filtering. Views will become increasingly filtered as new structural landscaping to the south eastern boundary matures.</p> <p>Views from the remainder of this footpath (both the northern and southern section) will remain unchanged, with the new housing screened from view.</p> | <p>Moderate (for a short section of the route where visible)</p> <p>Neutral (for the remainder of the route)</p> | <p>Moderate adverse (for a short section of the route where visible)</p> <p>Neutral (for the remainder of the route)</p> | <p>Slight adverse (for a short section of the route where visible)</p> <p>Neutral (for the remainder of the route)</p> |
| Residential Views | | | | | | |
| Nos 46-52 Harris Lane (reciprocal views at photographs 1-4) | High | Views from these four semi-detached properties look out across the Site, with first floor and partial ground floor views possible. Scattered trees within rear gardens provide some partial filtering of views. | Views from these four properties will look towards the new houses in the north west of the Site, with scattered rear garden trees providing some partial filtering. | Substantial | Substantial adverse | Substantial adverse |
| Properties on Anderson Road (reciprocal views at photographs 1-2) | High | Views from properties on the northern side of Anderson Road (which back onto the Site) look across the Site, with first floor and partial ground floor views possible. Scattered trees within rear gardens of properties provides some partial filtering of views. | Views from these properties will look towards the new houses in the south of the Site, with scattered rear garden trees providing some partial filtering. New tree planting to the southern Site boundary will further filter views as it matures. | Substantial | Substantial adverse | Moderate adverse |
| Properties on Birchwood (reciprocal views at photographs 2 & 3) | Medium | Views from the north facing block of 3 storey apartments look across the intervening field towards the south eastern part of the Site. The northern part of the Site is screened by intervening vegetation. | Views from the north facing apartment block will look towards the new housing in the south east of the Site, which will be seen in the context of the adjacent built up area. Views will become increasingly filtered as new structural landscaping to the south eastern boundary matures. | Moderate | Moderate adverse | Slight adverse |

| | | | | | | |
|---|-----|--|--|--------|----------------|----------------|
| Office building off Harris Lane (reciprocal views at photographs 4-6) | Low | Views towards the Site are heavily filtered by the dense intervening vegetation, with only glimpsed views into the northern part of the Site possible. | The new houses will be largely screened by intervening vegetation, although some heavily filtered views of the houses in the northern part of the Site will be possible. | Slight | Slight adverse | Slight adverse |
| Seasonal Variation | | | | | | |
| The above assessment is based upon an appraisal of winter views, when the Site is at its most visible. In summer months, when vegetation is in leaf, views of the Site will be further filtered, particularly in views from the east. | | | | | | |

Appendix G

Extract from the Stage 2 Green Belt Assessment

Hertsmere Borough Council

**Hertsmere Green Belt Assessment
Stage 2**

Final Report - Rev C

261001-00

Issue | 5 March 2019

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 261001-00

Ove Arup & Partners Ltd
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London
W1T 4BQ
United Kingdom
www.arup.com

ARUP

It is recommended that SA-21, SA-22 and SA-23, along with the south-western arm of SA-19, and the north-western corner of SA-20, are considered further in combination for release as RC-2, along with further consideration to the inseting of South Mimms.

RC-3 (Parts of SA-27 and SA-28) – Shenley (west of London Road and south-east of Harris Lane)



Step 4A (NPPF Assessment): SA-27 and SA-28, located to the east and west of the ‘washed over’ part of Shenley (respectively), meet the Purposes strongly overall. Both sub-areas perform moderately against Purpose 2, forming wider parts of the gap between Shenley and Borehamwood, and strongly against Purpose 3, preventing encroachment into areas with an unspoilt, rural character. The sub-areas do not meet Purposes 1 or 4.

Step 4B (Strategic Assessment): SA-27 and SA-28 both meet the Green Belt Purposes to a similar extent when compared with the wider Parcels in which they sit. While neither meet Purpose 1, given they do not prevent the outward sprawl of Borehamwood, both perform moderately against Purpose 2 and strongly against Purpose 3, in line with the respective Parcels.

Due to its strong openness and unspoilt rural character of the sub-area, in line with the wider Parcel, as well as its strong visual links with the wider Green Belt, if SA-27 were to be released in its entirety it would likely result in harm to the performance of the wider strategic Green Belt. Similarly, if released in its entirety, SA-28 would significantly reduce the physical and perceived scale of the gap between Shenley and Radlett and harm the overall integrity of this gap by creating additional ribbon development along Radlett Lane.

However, as a result of its very small scale, and the role of strong physical features to the north, south and west, which physically enclose the sub-area, a small area in the far north-western part of the SA-27 does not play a fundamental role in relation to the wider Green Belt. Similarly, the north-eastern part of SA-28 does not play a fundamental role in relation to the wider Green Belt as a result of existing encroachment, visual containment and stronger visual links towards the edge of the washed over part of Shenley.

Step 4C (Consideration of Boundaries): Aside from a small part of SA-28, which adjoins the inset part of Shenley, if SA-27 and SA-28 were to be removed from the Green Belt, this would result in designation of a new Green Belt boundary adjacent to the washed over part of Shenley. While the outer boundaries of both sub-areas are predominantly readily recognisable and likely to be permanent, the eastern boundary of SA-27 is weaker and less readily recognisable, comprising the Catherine Bourne watercourse which is very small in scale and partially culverted, while the north-western boundary of SA-28 consists of a small, intermittently defined hedgerow which does not restrict longer views to the wider Green Belt. In both instances, alternative intermediate features exist which are readily recognisable and likely to be permanent; or, in the case of SA-27, could reasonably be subject to strengthening.

Step 5 (Categorisation): SA-27 meets the Purpose assessment criteria strongly, but the north-western part makes a less important contribution to the wider strategic Green Belt. North-western part is recommended for further consideration.

SA-28 meets the Purpose assessment criteria strongly, but the north-eastern part makes a less important contribution to the wider strategic Green Belt. North-eastern part is recommended for further consideration.

Step 6 (Recommendation): SA-27 and SA-28 both perform strongly against the NPPF Purposes and, in their entirety, play an important role in the wider strategic Green Belt. The far north-western part of SA-27, and the north-eastern part of SA-28, do not play a fundamental role in relation to the wider Green Belt. As these areas both adjoin the part of Shenley which is 'washed over' in the Green Belt, they could only be considered further for release, as RC-3, in the event of Shenley being 'inset' within the Green Belt (in line with the considerations set out in paragraph 140 of the NPPF).

The partial release of these sub-areas would result in the designation of a new Green Belt boundary around the 'washed over' part of Shenley. Boundary features which have the potential to be readily recognisable and likely to be permanent have been identified around these areas, though it should be noted that some strengthening would be required in the north-western part of SA-27 to ensure the

existing hedgerow is consistent and readily recognisable (as well as able to limit visual linkages to the wider Green Belt beyond).

RC-4 (SA-40 and part of SA-41) – South of Theobald Street, Radlett



Step 4A (NPPF Assessment): SA-40 and SA-41, located to the south-east of Radlett, perform moderately overall. For SA-40, the sub-area does not meet Purpose 1 as it is not at the edge of a distinct large built-up area, however performs moderately against Purpose 2, forming part of the gap between Radlett and Borehamwood and maintaining the overall openness and scale of the gap. The sub-area performs moderately against Purpose 3 due to the absence of built form and rural land uses contributing to a largely rural character. It is however noted that the sub-area has a sense of enclosure with limited links to the wider countryside. The sub-area performs weakly against Purpose 4, making a limited contribution to the broader setting of Radlett's historic core.

For SA-41, the sub-area does not meet Purpose 1 as it is not at the edge of a distinct large built-up area, however performs moderately against Purpose 2 forming part of the gap between Radlett and Borehamwood and maintaining the

Appendix H

Hertsmere Landscape Sensitivity Study

Hertsmere Borough Council

Landscape Sensitivity to Residential and Employment Development in Hertsmere

Final report

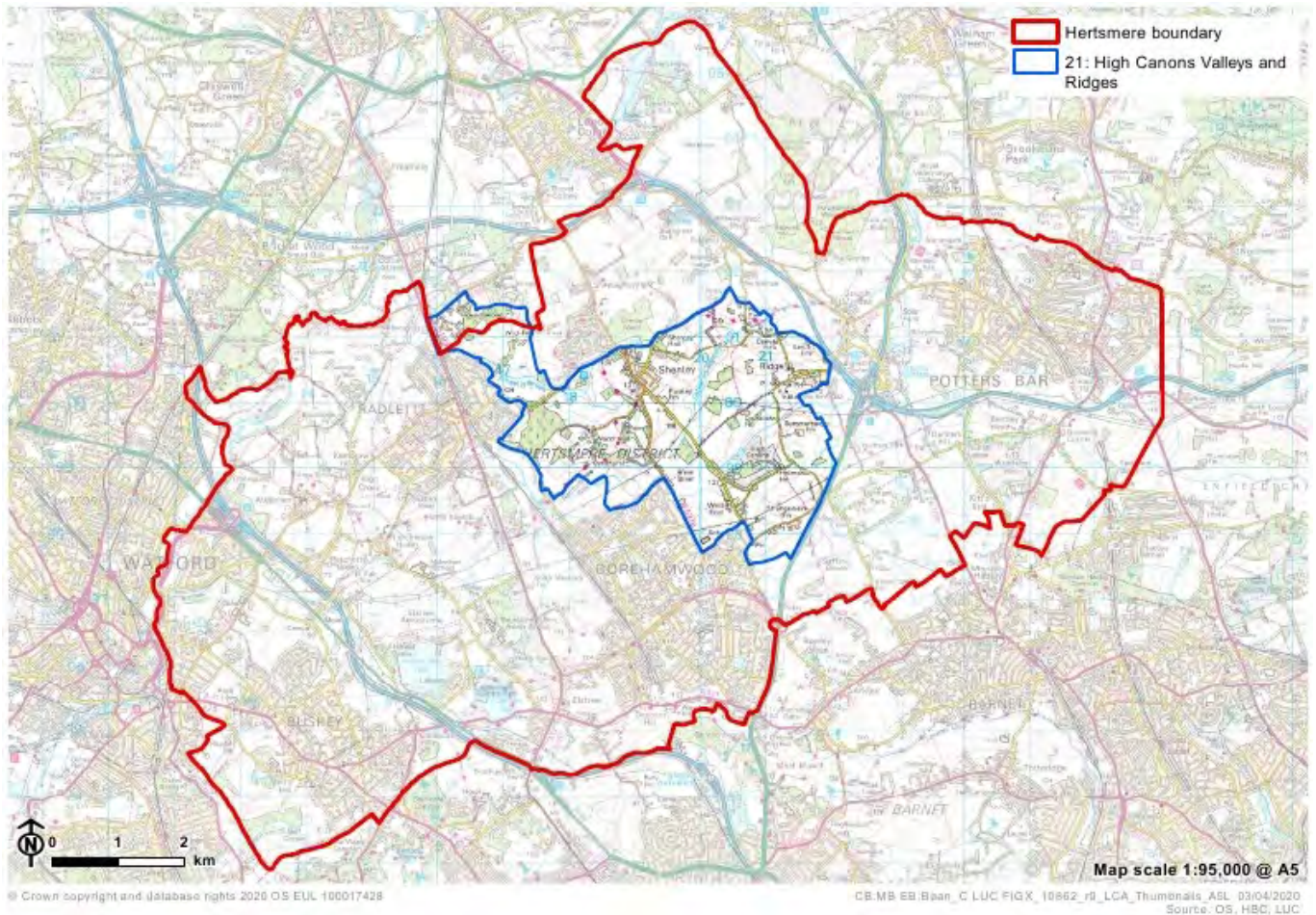
Prepared by LUC

September 2020



Landscape character area: 21 High Canons Valleys and Ridges

Fig 21.1: Location of landscape character area in Hertsmere Borough



Location and Landscape Character Summary

This character area lies between Shenley Ridge to the north, Borehamwood to the south west and the A1/M25 to the south east. It comprises an undulating series of close ridges and valleys. The ridges have a well-treed character due to a combination of woodland blocks, scattered trees and tall hedges. Individual houses, farms and small settlements occupy the narrow fingers of plateau overlooking the surrounding slopes of both arable and pastoral landscapes, which often have a contained character. Key characteristics recorded in the Hertfordshire Landscape Character Assessment (LCA)¹ are:

- a series of narrow settled ridges of sinuous form;
- slopes to the south east comprise mainly medium to large arable fields and more open character;
- slopes to the west and north east comprise a more intact landscape of small/medium pasture and numerous field oaks;
- woodland blocks and copses scattered throughout the area, both around houses and more extensively to the west where they combine with mature parkland landscapes at the edge of Shenley Park and Porters Park golf course;
- prominent built edge to Borehamwood and associated pylons dilute the rural character;
- good range and use of local building materials.

¹ Hertfordshire County Council Landscape Character Assessment <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/landscape/landscape-character-assessment.aspx> [accessed 5/11/19].

The landscape strategy for this area is to 'improve and conserve' the landscape character.

The landscape evaluation contained in the LCA states that the landscape type is relatively frequent in the county. Distinctive features are reported to be exposures of Hertfordshire puddingstone (2 RIGS sites) and Rabley Park (although the RIGS sites are not considered to influence this assessment as they do not directly influence landscape character). Distinctive elements are described as the treed and settled ridges.

Settlement Pattern

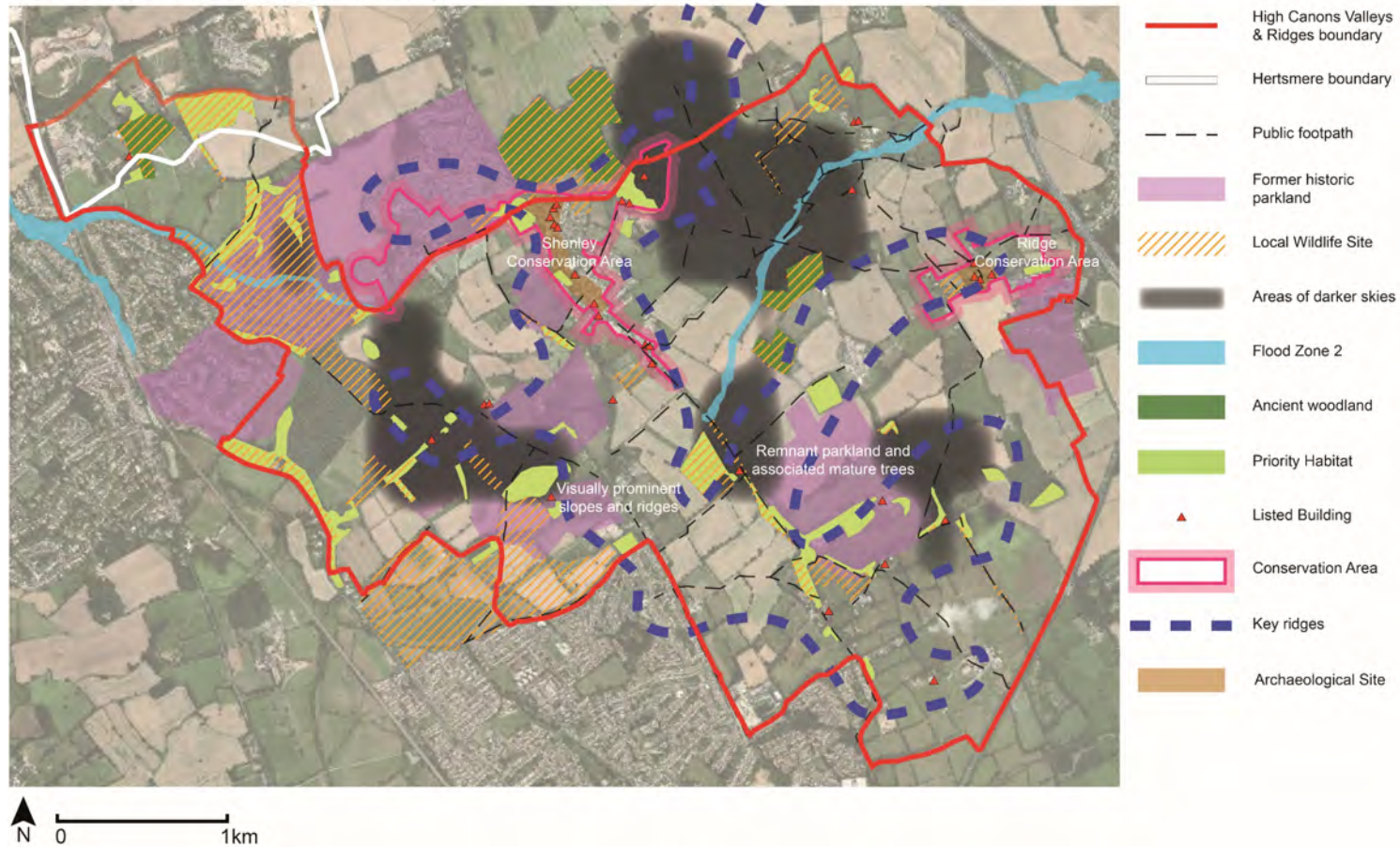
The majority of settlement in this character area is located on the ridges and plateau areas in the form of villages, e.g. Ridge and Shenley, or isolated houses and farms. Buildings utilise a wide range of vernacular materials including brick, clay tile, knapped flint, whitewash, black weatherboard and some thatch.

Sensitivity Evaluation: LCA 21 High Canons Valleys and Ridges

| Commentary against evaluation criteria for LCA 21 High Canons Valleys and Ridges | |
|--|--|
| Assessment Criteria | Commentary |
| Landform | Undulating countryside, with some gentle and some steeper slopes and ridges. Moderate sensitivity. |
| Landscape pattern and time depth | Some areas of pre-18 th century organic enclosure pattern and historic network of hedges (higher sensitivity) as well as some amalgamated and 'prairie' fields (lower sensitivity). |
| 'Natural' character | A man-made and farmed landscape but with some valued woodlands, hedgerows and trees (including ancient woodland and local wildlife sites). Moderate sensitivity. |
| Historic features | Some historic features that contribute to landscape character (including a few scattered listed buildings and a conservation area at Ridge). Moderate sensitivity. |
| Recreational value | The whole area forms part of Watling Chase Community Forest (although the whole district does). Public Rights of Way cross the area, including some open access land along Mimm's Lane. Moderate sensitivity. |
| Perceptual aspects | A pleasant rural landscape with some areas of darker night skies away from the urban edges. Moderate sensitivity. |
| Settlement setting | Settlement is comprised of farms and scattered rural properties, and the villages of Shenley and Ridge. The rural landscape forms a setting to these rural buildings and villages. Higher sensitivity. |
| Visual prominence | Some open and some enclosed areas – both in terms of landform (undulating ridges) and vegetation (woodlands and hedgerows present in an agricultural landscape). Moderate sensitivity. |
| Rarity and distinctiveness | The landscape is described as 'relatively frequent' in the Hertfordshire Landscape Character Assessment. The only distinctive features are two exposures of Hertfordshire 'puddingstone' (RIGS sites) and Rabley Park in the north-east. Low-moderate sensitivity. |
| Coalescence | The area does not play a particularly important role in settlement separation. |

Fig 21.2: Summary map

LCA: 21 High Canons Valleys and Ridges



Assessment Units

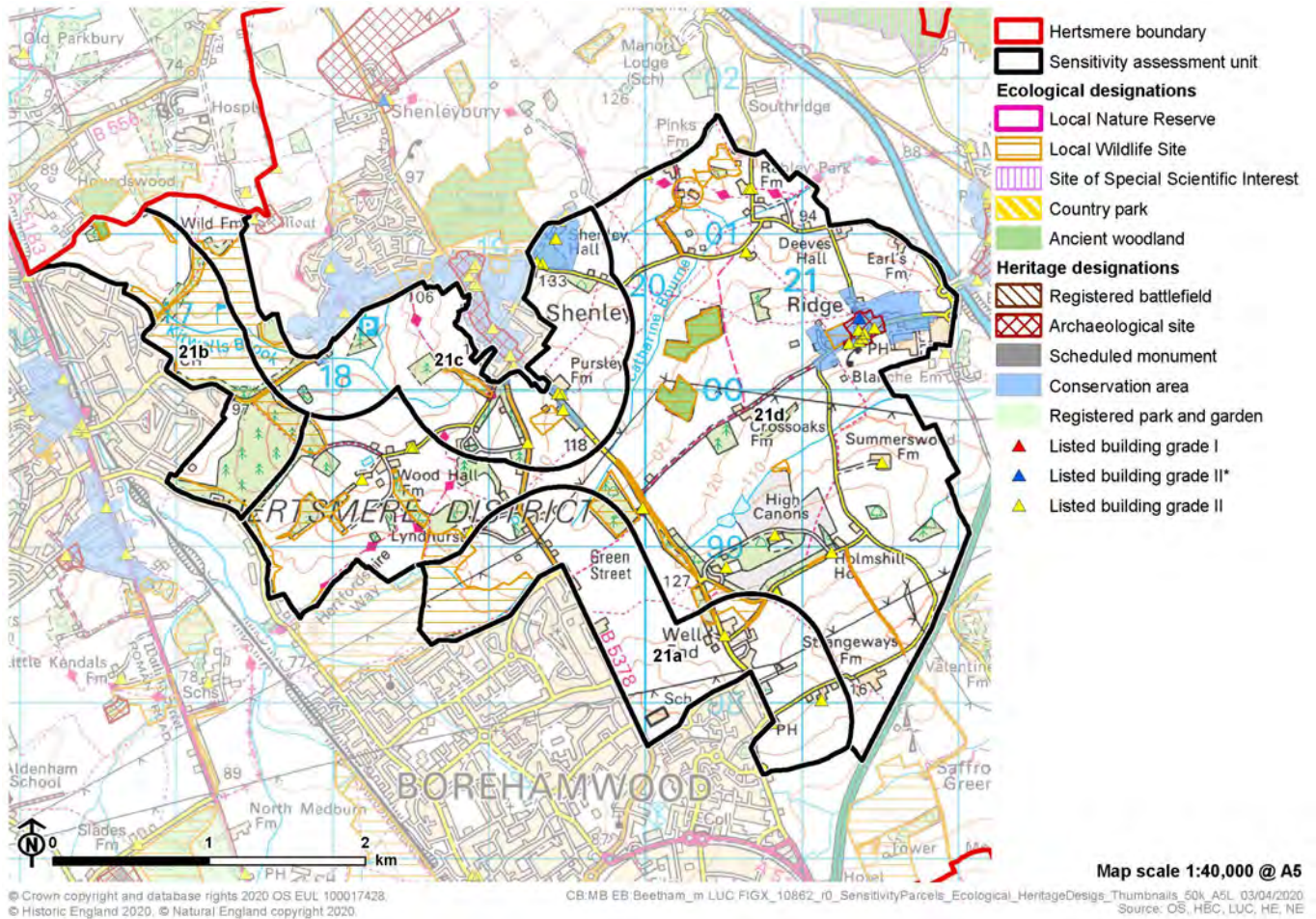
This landscape character area has been divided into the following assessment units for the purpose of this landscape sensitivity assessment:

- 21a Borehamwood Fringe
- 21b Radlett Fringe
- 21c Shenley Fringe
- 21d High Canons Valleys and Ridges wider landscape

Fig 21.3: Aerial map of assessment units



Fig 21.4: Map showing designations



Photos showing the assessment units



21a Borehamwood Fringe showing vegetated northern edge of Borehamwood and housing along Green Street



21b Radlett Fringe showing land adjacent to Porters Park Golf Course



21c Shenley Fringe showing undulating agricultural landscape from Woodhall Lane



21d Undulating wider landscape with a well-defined field pattern with hedgerow and in-field trees

21a Borehamwood Fringe: Landscape sensitivity judgement and guidance

Borehamwood and its interaction with LCA 21 High Canons Valley and Ridges

Borehamwood is a commuter town with fast train connections to London. From the 1920s became known as one of the main centres of the UK film, and later television, industries due to the presence of production studios. It greatly increased in size following the Second World War with large areas of council housing set up for displaced Londoners. The north-eastern edge of Borehamwood that adjoins this character area is residential comprising houses of a variety of ages, and associated school (Hertswood Academy) and leisure centre.


Sensitivity analysis:



The Borehamwood fringe has a relatively intact and small-scale field pattern, including some pastures that are designated as a Local Wildlife Site, which increases sensitivity to built development. However, it is a 'relatively frequent' type of landscape (as described in the Hertfordshire Landscape Character Assessment) and the area's perceptual character is influenced by its proximity to the urban edge of Borehamwood which reduces sensitivity to an extent. Areas with an intact historic field pattern, steeper visually prominent slopes and ridges, areas of remnant parkland and areas with public access are more sensitive than areas that are flatter and well enclosed with no public access. Meadows and woodlands (often local wildlife sites) increase sensitivity locally. Overall sensitivity to different types of development is set out in the rows below.

Sensitive features:

- Intact small-scale field pattern;
- Woodlands and species rich grassland (some of which are Local Wildlife Sites) and intact hedgerows/ mature trees;
- Areas of remnant parkland character and associated mature parkland trees;
- Visually prominent slopes and ridges.

Guidance: Any development should respect the scale and grain of the landscape (including its topography and field pattern), retain all deciduous woodlands and hedgerows/ hedgerow trees where possible and use vegetation that is in character with the locality to integrate any new development into the landscape so that the rural character of the wider landscape character area is retained. Development of any site should seek to enhance connectivity of habitats (especially woodland, grassland and wetland habitats along water courses) and enhance public access to, and enjoyment of, the countryside.

| | | | | | |
|---|--|--|---|--|--|
| Landscape sensitivity to residential housing development/ smaller flats  | | | M | | |
| | 'Low-density' two/two and a half-storey houses: The sensitivity analysis above indicates that sensitivity to two/two and a half-storey houses is moderate due to a balance of higher and lower sensitivity indicators described in the sensitivity analysis above. | | | | |
| | | | M | | |
| 'Medium-density' mixed residential i.e. houses and smaller flats: The sensitivity analysis above indicates that sensitivity to medium density residential houses and smaller | | | | | |

| | | | | |
|--|--|--|-----|---|
| | flats is moderate due to a balance of higher and lower sensitivity indicators described in the sensitivity analysis above. | | | |
| <p>Landscape sensitivity to residential flats/ small scale commercial</p>  | | | M-H | |
| | 'Medium-density' flats: The relatively small landscape grain in this area means that sensitivity to medium density flats will be slightly higher than two/two and a half-storey houses and smaller flats (moderate-high). | | | |
| | | | M-H | |
| | 'Higher-density' flats: The relatively small landscape grain in this area means that sensitivity to higher density flats will be slightly higher the to two/two and a half-storey houses and smaller flats (moderate-high). | | | |
| | | | M-H | |
| <p>Landscape sensitivity to large scale commercial/ industrial/ distribution</p>  | Smaller-scale commercial/industrial use and employment development: The residential character of the urban edge and relatively small landscape grain in this area means that sensitivity to smaller scale commercial/industrial use and employment development will be slightly higher than to two/two and a half-storey houses and smaller flats (moderate-high). | | | |
| | | | | H |
| | Large-scale commercial and office blocks: The residential character of the urban edge and relatively small landscape grain in this area means that sensitivity to large scale commercial units/ office blocks will be high . | | | |
| | | | | H |
| | Large-scale warehouse/ distribution facilities: The residential character of the urban edge and relatively small landscape grain in this area means that sensitivity to large scale warehouse/ distribution facilities will be high . | | | |

21b Radlett Fringe: Landscape sensitivity judgement and guidance

Radlett and its interaction with LCA 21 High Canons Valley and Ridges

Radlett is a small town and commuter settlement located in the valley of a tributary of the River Colne (the Tykeswater stream), on the ancient trackway/ road of Watling Street (now the A5183 in this area). It has grown from a small medieval settlement to a busy small town, the largest change being in the latter part of the nineteenth century with the arrival of the Midland Railway which connected it to London. The eastern edge which abuts this LCA is post war residential.

Sensitivity analysis:




The Radlett fringe is a combination of agricultural fields, deciduous woodland copses, Porter's Park Golf Course (former parkland and a Local Wildlife Site) and a coniferous plantation. Kitwells Brook creates local topography changes. The presence of some elevated ridges (and the setting these provide to Radlett), mature trees and deciduous woodland, Kitwells Brook, and public rights of way increase sensitivity to development, although the area's sensitivity is reduced by its location on the urban edge of Radlett and the enclosure provided by existing woodland. Overall sensitivity to different types of development is set out in the rows below.

Sensitive features:

- Woodlands and meadows (some of which are Local Wildlife Sites) and intact hedgerows/ mature trees;
- Areas of remnant parkland character and associated mature parkland trees;
- Visually prominent slopes and ridges.

Guidance: Any development should be located in visually enclosed areas, avoiding open/ visible ridge tops that provide a setting to Radlett. Retain all deciduous woodland (which is a priority habitat) as well as hedgerows/ hedgerow trees where possible and use vegetation that is in character with the locality to integrate any new development into the landscape so that the rural character of the wider landscape character area is retained.

| | | | | |
|--|--|--|---|--|
| | | | M | |
|--|--|--|---|--|

| | | | | |
|--|--|--|-----|---|
| <p>Landscape sensitivity to residential housing development/ smaller flats</p>  | <p>'Low-density' two/two and a half-storey houses: The sensitivity analysis above indicates that sensitivity to further low-density residential expansion is moderate due to a balance of higher and lower sensitivity indicators described in the sensitivity analysis above.</p> | | | |
| | | | M | |
| <p>Landscape sensitivity to residential flats/ small scale commercial</p>  | <p>'Medium-density' mixed residential i.e. houses and flats: The sensitivity analysis above indicates that sensitivity to further medium density residential expansion (including smaller flats) is moderate due to a balance of higher and lower sensitivity indicators described in the sensitivity analysis above.</p> | | | |
| | | | M-H | |
| | <p>'Medium-density' flats: The relatively small-scale residential character of the urban edge means that sensitivity to medium density flats will be slightly higher than to two storey, low and medium-density residential development (moderate-high), although sites well enclosed by woodland may be less sensitive.</p> | | | |
| | | | M-H | |
| | <p>'Higher-density' flats: The relatively small-scale residential character of the urban edge means that sensitivity to higher density flats will be higher than to two storey, low and medium-density residential development (moderate-high) although sites well enclosed by woodland may be less sensitive.</p> | | | |
| <p>Landscape sensitivity to large scale commercial/ industrial/ distribution</p>  | | | | H |
| | <p>Large-scale commercial and office blocks: The residential character of the urban edge and relatively small landscape grain in this area means that sensitivity to large scale commercial units/ office blocks will be high.</p> | | | |
| | | | | H |
| | <p>Large-scale warehouse/ distribution facilities: The residential character of the urban edge and relatively small landscape grain in this area means that sensitivity to large scale warehouse/ distribution facilities will be high.</p> | | | |

21c Shenley Fringe: Landscape sensitivity judgement and guidance

Shenley and its interaction with LCA 21 High Canons Valley and Ridges

Shenley village is a small hill-top village with a medieval triangular core, which originated as a hamlet in a forest clearing and developed as an agricultural village. It developed south along London Road and coaching inns such as The White Horse, The Cock and The Black Lion served the needs of Horse drawn travellers. Shenley remained an essentially rural settlement with a slow increase in population until the late 19th century when the development of the Midland Railway station at nearby Radlett led to rapid population growth and associated growth of the village. In 1928 the mansion and grounds of Porters Park was sold by Cecil Raphael to Middlesex County Council and a large mental hospital was built here which remained in use until 1988. In the 1990s the redevelopment of Shenley Hospital resulted in a large increase in residential development on the northern edge of Shenley (Porters Park), which changed the character of the northern part of the village. The southern part of Shenley lies within this landscape character area – the village edges that abut the rural landscape are generally 20th century residential.

Sensitivity analysis:




The Shenley fringe is rural in character, predominantly agricultural land with a relatively intact field pattern and some former parkland. The village is situated on a hilltop/ ridge and some of the land surrounding the village therefore slopes away from the village. Woodlands and meadows (some of which are Local Wildlife Sites) are sensitive features, as are the outwards facing slopes adjacent to the village. These

increase sensitivity to built development, as does the area's proximity to the Shenley Conservation Area and open access land. Overall sensitivity to different types of development is set out in the rows below.

Sensitive features:

- Woodlands and meadows (some of which are Local Wildlife Sites) and intact hedgerows/ mature trees;
- Areas of remnant parkland character and associated mature parkland trees;
- Outward facing slopes and steeper hillsides;
- Shenley Conservation Area.




Guidance: Any development should be located on the plateau top and set back from the slopes that fall away from the village. Retain all deciduous woodlands, well as hedgerows/ hedgerow and parkland trees where possible and use vegetation that is in character with the locality to integrate any new development into the landscape so that the rural character of the wider landscape character area is retained. Respect the character and setting of the Shenley Conservation Area.

| | | | | |
|--|---|--|--|-----|
| Landscape sensitivity to residential housing development/ smaller flats  | | | | M-H |
| | 'Low-density' two/two and a half-storey houses: The sensitivity analysis above indicates that there are a number of indicators of sensitivity that result in the area having relatively higher sensitivity to development. Sensitivity to further low-density residential expansion is considered to be moderate-high . | | | |
| | | | | M-H |
| Landscape sensitivity to residential flats/ small scale commercial  | | | | H |
| | 'Medium-density' flats: The small scale and residential character of the village means that sensitivity to medium density flats will be high . | | | |
| | | | | H |
| | 'Higher-density' flats: The small scale and residential character of the village means that sensitivity to higher density flats will be high . | | | |
| | | | | H |
| Landscape sensitivity to large scale commercial/ industrial/ distribution  | Smaller-scale commercial/industrial use and employment development: The small scale and residential character of the village means that sensitivity to smaller scale commercial/industrial use and employment development will be high . | | | |
| | | | | H |
| | Large-scale commercial and office blocks: The small scale and residential character of the village means that sensitivity to large scale commercial units/ office blocks will be high . | | | |
| | | | | H |
| | Large-scale warehouse/ distribution facilities: The small scale and residential character of the village means that sensitivity to large scale warehouse/ distribution facilities will be high . | | | |

21d Wider character area: Landscape sensitivity judgement and guidance

Sensitivity analysis:

Although this is a farmed landscape that is not particularly rare and has some enclosed areas, the elevated and visually prominent ridges, areas of intact historic field patterns, and generally rural character and rural settlement pattern with dark night skies indicate higher sensitivity to built development, particularly to larger settlements. Areas with intact small-scale historic field patterns and intact hedgerows, remnant parklands, woodlands and species rich grasslands (some of which are Local Wildlife Sites), areas close to listed buildings and rural villages, areas with good public access and visually prominent slopes and ridges increase sensitivity locally. Overall sensitivity to different types of development is set out in the rows below.

| | | | | |
|--|--|--|-----|--|
| Sensitive features: <ul style="list-style-type: none"> ■ Intact small-scale field pattern; ■ Woodlands and pastures (some of which are Local Wildlife Sites) and intact hedgerows/ mature trees; ■ Remnant parklands with parkland trees; ■ Rural character of buildings and villages in the countryside; ■ Listed buildings and their settings; ■ Visually prominent slopes and ridges. <p>Guidance: Any development should be located in more enclosed areas with fewer valued features and lesser time depth where possible. Retain all deciduous woodlands, as well as hedgerows/ hedgerow trees and areas of former parkland/ parkland trees where possible, and use vegetation that is in character with the locality to integrate any new development into the landscape so that the rural character of the wider landscape character area is retained.</p> | | | | |
| Landscape sensitivity to residential housing development/smaller flats remote from the urban edge  | | | M-H | |
| The sensitivity analysis above indicates that the wider landscape will have a moderate-high sensitivity to a new housing development (with associated access roads, private gardens and garaging) that is remote from an existing urban edge. | | | | |
| Landscape sensitivity to smaller scale commercial/industrial use and employment development remote from the urban edge  | | | M-H | |
| The sensitivity analysis above indicates that the wider landscape will have a moderate-high sensitivity to smaller scale commercial/industrial use and employment development (maximum 2 to 3 storeys with associated access roads, parking and open space) that is remote from the urban edge. | | | | |
| Landscape sensitivity to a new settlement  | | | M-H | |
| The sensitivity analysis above indicates that the wider landscape will have a moderate-high sensitivity to a new settlement that is remote from an existing urban edge. | | | | |

Appendix I

Extract from 2019 HELAA

**HELAA 2018
SITE ASSESSMENT FORM**

Site reference HEL390

Site source CFS

Site location / address:

| | | | |
|------------------|------------------------------|--------------------------|---------|
| Site Name | land adj 52 Harris Lane | | |
| Address | Harris Lane, Shenley | | |
| Postcode | WD7 9EG | Parish | Shenley |
| Ward | Shenley | Town/ Village | Shenley |
| Promoter | Heronslea on behalf of owner | | |

Site size / use:

| | | | |
|----------------------------|------|-----------------------|-------|
| Size (ha) Gross | 1.69 | Current use(s) | Field |
|----------------------------|------|-----------------------|-------|

Surrounding area:

| | | | |
|--|---|--|--|
| Neighbouring land uses | Residential to the south and east, depot/commercial premises to the north | | |
| Character of surrounding area – landscape, townscape | Edge of village location bordering open countryside | | |
| Could this site be joined to another to form a larger site? | not unless further land in open countryside is utilised | | |
| If yes, give details of adjoining site including site reference if applicable | n/a | | |

Planning history:

| | |
|--|---|
| Relevant Planning history (include unimplemented permissions, non- confidential enforcement issues) | 14/1645/CLE Use of land as residential curtilage in association with no. 52 Harris Lane (Revised Application) REFUSED |
|--|---|

Use(s) proposed by owner/developer (tick and complete relevant box):

| Residential | | Employment (B class) | | Mixed use (specify below) | | Other (specify below) | |
|-------------------------------------|----|--------------------------|-----------------|---------------------------|--|--------------------------|--|
| <input checked="" type="checkbox"/> | C3 | <input type="checkbox"/> | Choose an item. | <input type="checkbox"/> | | <input type="checkbox"/> | |

Location type (tick relevant box):

| Urban settlement ¹ PDL | Urban settlement ¹ non-PDL | Green Belt settlement ² PDL | Green Belt settlement ² non-PDL | Green Belt other ³ PDL | Green Belt other ³ non-PDL |
|---|---|---|--|--------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ¹ outside the Green Belt ² washed over by the Green Belt ³ isolated sites and open countryside | | | | | |

Green Belt purposes:

| Stage 1 | | | | |
|-----------------|---|-----------------------------|-----------------------------|------------------------|
| Parcel number | 1 Prevent sprawl score | 2 Prevent coalescence score | 3 Protect countryside score | 4 Historic towns score |
| 18 | 3+ | 3 | 4 | 0 |
| Stage 1 Comment | The parcel forms the wider gap between Borehamwood and London Colney. It maintains the overall openness of the gap and ensures its overall physical scale is protected. There are urbanising influences but the majority of the parcel consists of open fields with long views and maintains an unspoilt rural character. | | | |
| Stage 2 | | | | |
| Sub-area number | 1 Prevent sprawl score | 2 Prevent coalescence score | 3 Protect countryside score | 4 Historic towns score |
| SA27 | 0 | 3 | 4 | 0 |
| Stage 2 Comment | The sub-area meets Purpose assessment criteria strongly but the north-western part makes a lesser contirbution to the wider strategic Green Belt. The north western part is recommended for further consideration | | | |

Site Suitability:

| | |
|--|--|
| Conflict with existing policy. | Yes - the site is within the current Green Belt |
| Flood Zone 2 or 3? | no |
| Any heritage designations within or adjoining the site. | The site is opposite the edge of Shenley Conservation Area |
| Site promoter indicated evidence of land contamination, pollution, poor ground conditions or hazards. | no |
| Any access difficulties. | no |
| Any existing 'bad neighbours' which would be unsuitable in relation to the proposed use. | There is a small pylon on site |
| Any other environmental constraints? | No |
| Is the Site suitable for the proposed use? | Not under current Green Belt policy |

Site Availability:

| | | | |
|--|-----|------------------------------------|-----|
| Has the owner said the site is available | yes | Is there developer interest | yes |
| Ownership constraints / indications that the site may not actually be available | no | | |
| Is the Site available | yes | | |

Site Achievability:

| | |
|-------------------------------|-----|
| Is the Site achievable | yes |
|-------------------------------|-----|

Estimated development potential - residential**(a) Density multiplier (baseline 30dph):**

| Area type | Prevailing density | Accessibility | Likely type |
|-----------|--------------------|---------------|--------------|
| Rural | V.Low | Low | Key villages |

(b) Net capacity

| Density dph | Net Ha | Net capacity: (no. units)* |
|-------------|--------|----------------------------|
| 34.5 | 1.44 | 50 |

Deliverability / Developability:

What is the likely timescale within which the site is capable of being developed taking into account suitability, availability, achievability and constraints, plus anticipated lead in times and build out rates

| | | | | | | | |
|-------------------------------------|--------------------------|--------------------------|---------------------------|--------------------------|----------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | Deliverable 1-5 years | <input type="checkbox"/> | Developable 6-10 years | <input type="checkbox"/> | Developable 11-15 years | <input type="checkbox"/> | Developable 16 years + or unknown |
|-------------------------------------|--------------------------|--------------------------|---------------------------|--------------------------|----------------------------|--------------------------|---|

Brownfield Register:

| | |
|--|-----|
| Should the site be considered for inclusion on the Brownfield Site Register? | no |
| Reason | n/a |

Survey undertaken:

| | |
|------|------------|
| Date | 12/11/2018 |
|------|------------|

Conclusion:

There are no significant topographical or environmental constraints affecting the site which comprises a field to the side (north) and rear (east) of no.52 Harris Lane. The land is immediately beyond the village envelope and south of a complex of buildings belonging to a local arboriculture business. Although belonging to the owners of the main house, the land is distinct from the fenced off rear garden. The field has been used by the occupants of the house but the front part has been determined as not forming part of the curtilage of the house through a refused CLE application (14/1645/CLE).

The frontage of the site is within 400m from the centre of the old village which contains a school and other local amenities and stops for both the 658 (St Albans to Borehamwood) and 358 (Borehamwood – Oaklands College, school days, twice daily only) bus services. The site is approximately 1,000m from the shops at Andrew Close.

The site lies within a strongly performing Green Belt parcel that forms a wider gap between Borehamwood and London Colney. However, the sub-area around Shenley Village itself, being more densely developed, is identified as performing a more limited role in preventing encroachment into the countryside and being more connected with the settlement edge than the wider countryside and is at the outer edge of the area recommended for further consideration. The independent Stage 2 Green Belt assessment recommended part of the sub-area within which the site is located could be considered further.

Under the current policy framework, the site would not be suitable for development other than for rural exceptions scale and type of housing. Were exceptional circumstances to exist which could justify amending the Green Belt boundary in this location in line with paragraph 136 of the NPPF, the site is considered to be suitable, achievable and deliverable for an estimated 50* homes. However, currently the site can only be recorded in the category of sites as not currently acceptable.

Capacity under current policy framework: 0

Capacity following any Green Belt review and change to policy framework: 50* homes within 5 years.

* Capacity figure is based on a standard calculation and is an indication only. It does not mean that this number of homes would be built were the site to be taken forward for development.

Appendix J

CGIs and Baseline Photographs



Location A Photomontage



Location A Photomontage Year 1



Location A Photomontage Year 15

| | | |
|--|---|--------------------------------------|
| <div><div>CSA</div><div>environmental</div></div> <div><div>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</div><div><div>t</div>01462 743647</div><div><div>e</div>ashwell@csaenvironmental.co.uk</div><div><div>w</div>csaenvironmental.co.uk</div></div> | <div><div>Project</div>Land Adjacent to 52 Harris Lane, Shenley</div> | <div><div>Date</div>March 2023</div> |
| | <div><div>Drawing Title</div>CGIs and Baseline Photographs</div> | <div><div>Drawn</div>HG</div> |
| | <div><div>Client</div>Griggs (Options Ltd)</div> | <div><div>Checked</div>CS</div> |



Location B Photomontage



Location B Photomontage Year 1



Location B Photomontage Year 15

| | | |
|--|---|--------------------------------------|
| <div><div>CSA</div><div>environmental</div></div> <div><div>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</div><div><div>t</div>01462 743647</div><div><div>e</div>ashwell@csaenvironmental.co.uk</div><div><div>w</div>csaenvironmental.co.uk</div></div> | <div><div>Project</div>Land Adjacent to 52 Harris Lane, Shenley</div> | <div><div>Date</div>March 2023</div> |
| | <div><div>Drawing Title</div>CGIs and Baseline Photographs</div> | <div><div>Drawn</div>HG</div> |
| | <div><div>Client</div>Griggs (Options Ltd)</div> | <div><div>Checked</div>CS</div> |



Location C Photomontage



Location C Photomontage Year 1



Location C Photomontage Year 15

| | | |
|--|---|--------------------------------------|
| <div><div>CSA</div><div>environmental</div></div> <div><div>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</div><div><div>t</div>01462 743647</div><div><div>e</div>ashwell@csaenvironmental.co.uk</div><div><div>w</div>csaenvironmental.co.uk</div></div> | <div><div>Project</div>Land Adjacent to 52 Harris Lane, Shenley</div> | <div><div>Date</div>March 2023</div> |
| | <div><div>Drawing Title</div>CGIs and Baseline Photographs</div> | <div><div>Drawn</div>HG</div> |
| | <div><div>Client</div>Griggs (Options Ltd)</div> | <div><div>Checked</div>CS</div> |



Location D Photomontage



Location D Photomontage Year 1



Location D Photomontage Year 15

| | | |
|--|---|--------------------------------------|
| <div><div>CSA</div><div>environmental</div></div> <div><div>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</div><div><div>t</div>01462 743647</div><div><div>e</div>ashwell@csaenvironmental.co.uk</div><div><div>w</div>csaenvironmental.co.uk</div></div> | <div><div>Project</div>Land Adjacent to 52 Harris Lane, Shenley</div> | <div><div>Date</div>March 2023</div> |
| | <div><div>Drawing Title</div>CGIs and Baseline Photographs</div> | <div><div>Drawn</div>HG</div> |
| | <div><div>Client</div>Griggs (Options Ltd)</div> | <div><div>Checked</div>CS</div> |



Location E Photomontage



Location E Photomontage Year 1



Location E Photomontage Year 15

| | | |
|--|---|--------------------------------------|
| <div><div>CSA</div><div>environmental</div></div> <div><div>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</div><div><div>t</div>01462 743647</div><div><div>e</div>ashwell@csaenvironmental.co.uk</div><div><div>w</div>csaenvironmental.co.uk</div></div> | <div><div>Project</div>Land Adjacent to 52 Harris Lane, Shenley</div> | <div><div>Date</div>March 2023</div> |
| | <div><div>Drawing Title</div>CGIs and Baseline Photographs</div> | <div><div>Drawn</div>HG</div> |
| | <div><div>Client</div>Griggs (Options Ltd)</div> | <div><div>Checked</div>CS</div> |

Appendix K

Illustrative Layout for Harris Lane Frontage



NOTES:
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3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SERVICE ENGINEER'S AND OTHER SPECIALISTS' DRAWINGS AND SPECIFICATIONS.

REVISIONS:

| Rev: | By: | Chk: | Date: | Description: |
|------|-----|------|-------|--------------|
| - | - | - | - | - |

PROJECT:
Land Adjacent to 52 Harris Lane
Shenley
Hertfordshire WD7 9EG

TITLE:
Infill Option 1
Site Layout

| | | | |
|---------------|-----------------|--------------|---------------|
| DRAWN: | CHECKED: | DATE: | SCALE: |
| BO | | Mar 23 | 1:500 |

| | | |
|--------------------|------------------|--------------|
| DRAWING NO: | REVISION: | SIZE: |
| 1908-10.00 | - | A3 |

PLANNING

**GRIGGS**

EST. 1968

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REVISIONS:

| Rev: | By: | Chk: | Date: | Description: |
|------|-----|------|-------|--------------|
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PROJECT:
Land Adjacent to 52 Harris Lane
Shenley
Hertfordshire WD7 9EG

TITLE:
Infill Option 2
Site Layout

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| DRAWN: | CHECKED: | DATE: | SCALE: |
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PLANNING

GRIGGS
EST. 1968

13 Beaumont Gate
Radlett, Hertfordshire
WD7 7AR

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REVISIONS:

| Rev: | By: | Chk: | Date: | Description: |
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PROJECT:
Land Adjacent to 52 Harris Lane
Shenley
Hertfordshire WD7 9EG

TITLE:
Infill Option 3
Site Layout

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