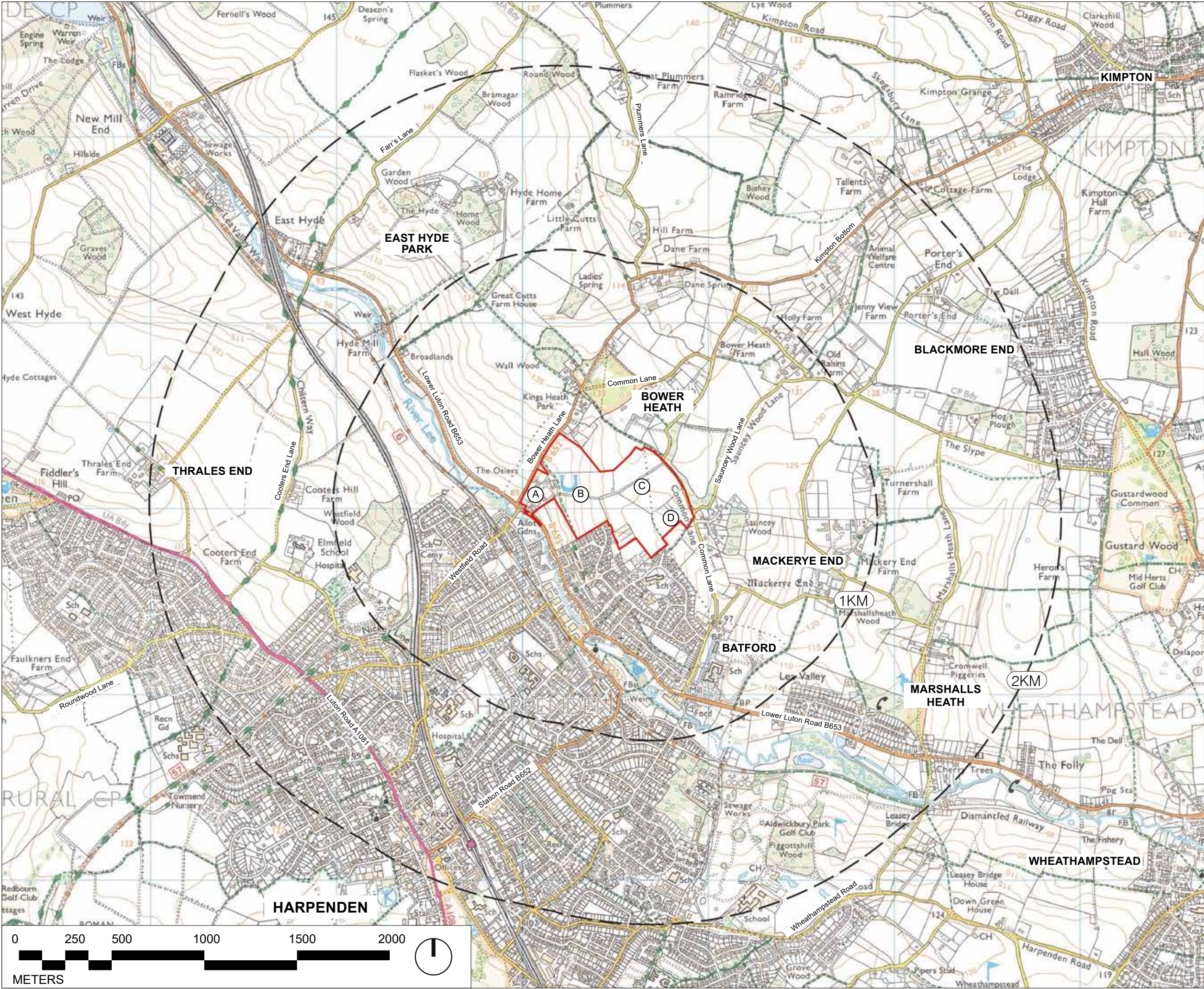


Appendix 8.4 Supporting Figures





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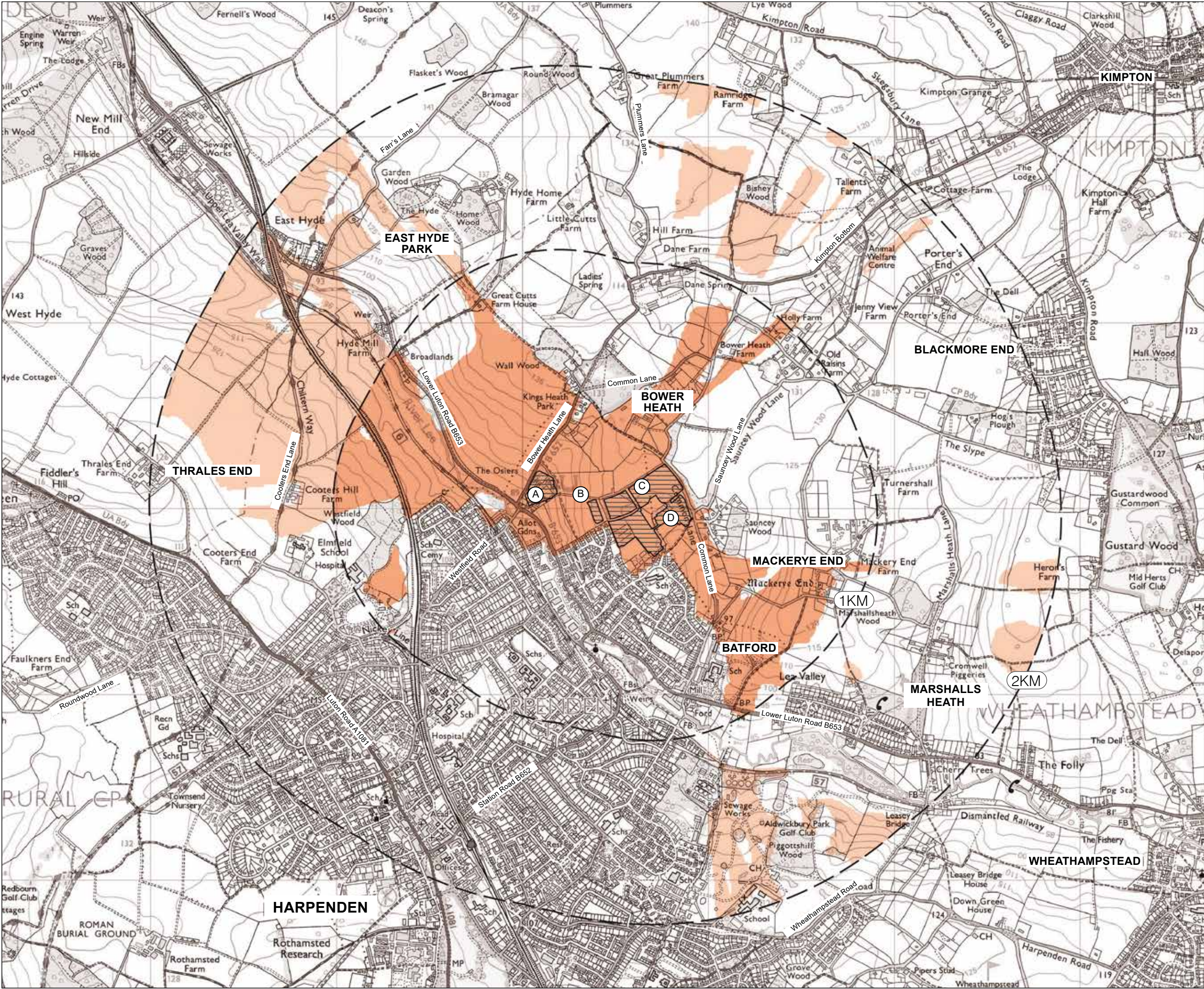
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-  APPLICATION SITE BOUNDARY
-  DISTANCE FROM SITE BOUNDARY

- (A) SITE PARCEL A: LAND ASSOCIATED WITH GREENACRES EQUESTRIAN CENTRE STABLES & OUTBUILDINGS
- (B) SITE PARCEL B: LAND BETWEEN BOWER HEATH LANE AND BATSFORD ON LEA VALLEY SLOPES
- (C) SITE PARCEL C: LAND WEST OF COMMON LANE ON BLACKMORE END PLATEAU
- (D) SITE PARCEL D: LAND WEST OF COMMON LANWE & NORTH OF WHITINGS CLOSE

-	--	-
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Client		
CREST NICHOLSON STRATEGIC PROPERTIES (CREST)		
Project		
NORTH EAST HARPENDEN		
Drawing Title		
FIGURE 8.1: SITE LOCATION AND STUDY AREA		
Drawn	Checked	Approved
CR	JJ	RW
Job No.	Scale	Sheet Size
24.0039	As Shown	A3
Drawing Number		Date
LVIA APPENDIX 8.4		01/07/2025
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- APPLICATION SITE BOUNDARY
- DISTANCE FROM SITE BOUNDARY
- LOCAL AUTHORITY BOUNDARY
- RAILWAY LINE AND STATION

SUMMER ZONE OF THEORETICAL VISIBILITY (ZTV) WITH VISUAL BARRIERS

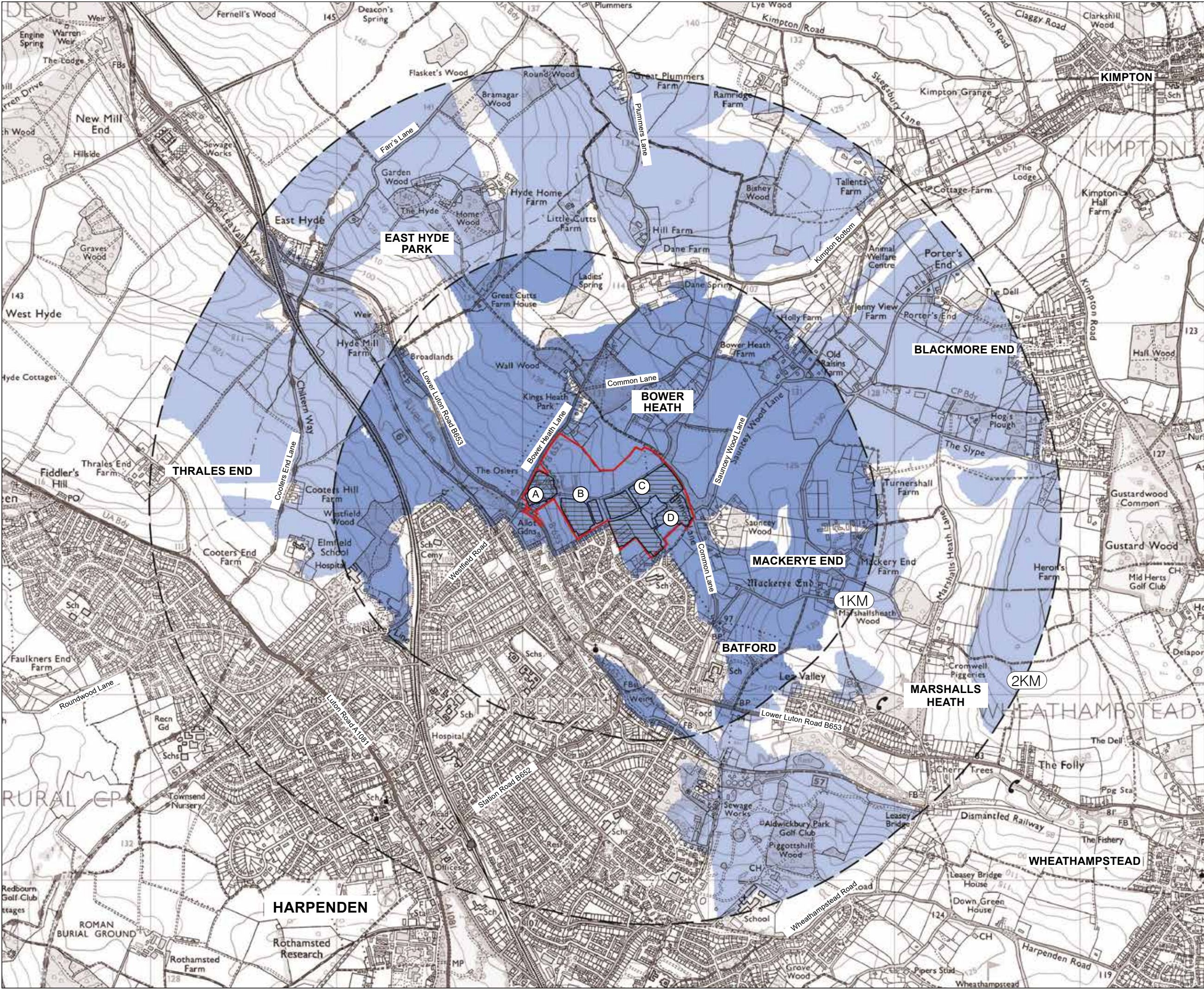
- DEVELOPABLE VOLUME
- ZONE OF THEORETICAL VISIBILITY (ZTV) OF PROPOSED DEVELOPMENT

NOTE

ALL MAXIMUM HEIGHT PARAMETERS ARE BASED ON IDP STOREY HEIGHT PARAMETER PLAN. ALL HEIGHTS ARE FINISHED FLOOR LEVEL (EXISTING GROUND LEVEL) TO BUILDING RIDGE HEIGHT. FINISHED FLOOR LEVELS MAY VARY FROM EXISTING GROUND LEVELS ADD BY UP TO 3M (+OR-) WITH THE EXCEPTION OF AREA A WHERE LEVELS MAY VARY BY UP TO 2M (+OR-)

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FIGURE 8.2: ZTV 1 - SUMMER BASELINE			
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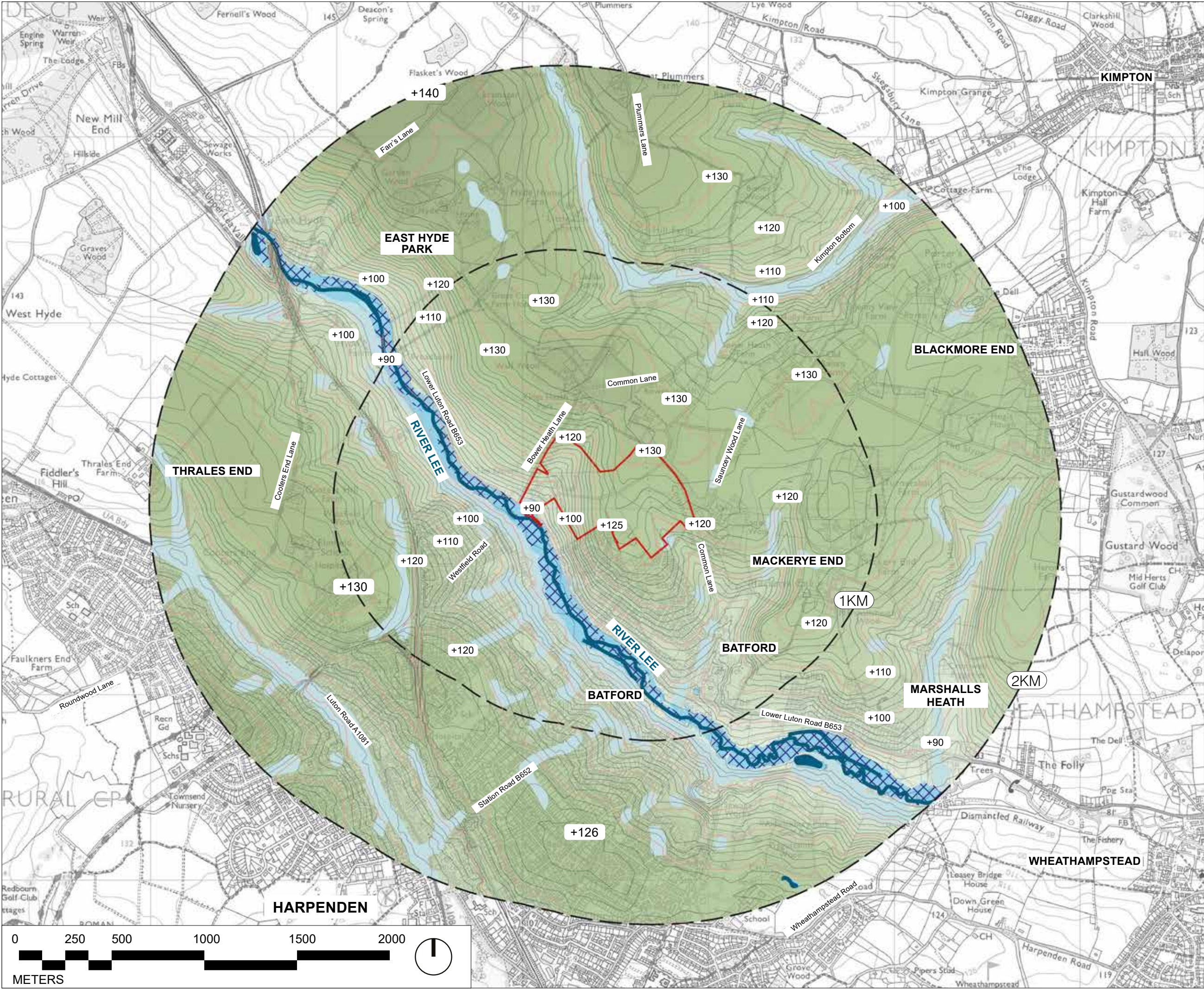
- APPLICATION SITE BOUNDARY
- DISTANCE FROM SITE BOUNDARY
- LOCAL AUTHORITY BOUNDARY
- RAILWAY LINE AND STATION
- WINTER ZONE OF THEORETICAL VISIBILITY (ZTV) WITH VISUAL BARRIERS
- DEVELOPABLE VOLUME
- ZONE OF THEORETICAL VISIBILITY (ZTV) OF PROPOSED DEVELOPMENT

NOTE

ALL MAXIMUM HEIGHT PARAMETERS ARE BASED ON IDP STOREY HEIGHT PARAMETER PLAN. ALL HEIGHTS ARE FINISHED FLOOR LEVEL (EXISTING GROUND LEVEL) TO BUILDING RIDGE HEIGHT. FINISHED FLOOR LEVELS MAY VARY FROM EXISTING GROUND LEVELS ADD BY UP TO 3M (+OR-) WITH THE EXCEPTION OF AREA A WHERE LEVELS MAY VARY BY UP TO 2M (+OR-)

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FIGURE 8.3: ZTV 2 - WINTER BASELINE			
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APPLICATION SITE BOUNDARY

DISTANCE FROM SITE BOUNDARY

RIVER LEE

WATERBODIES

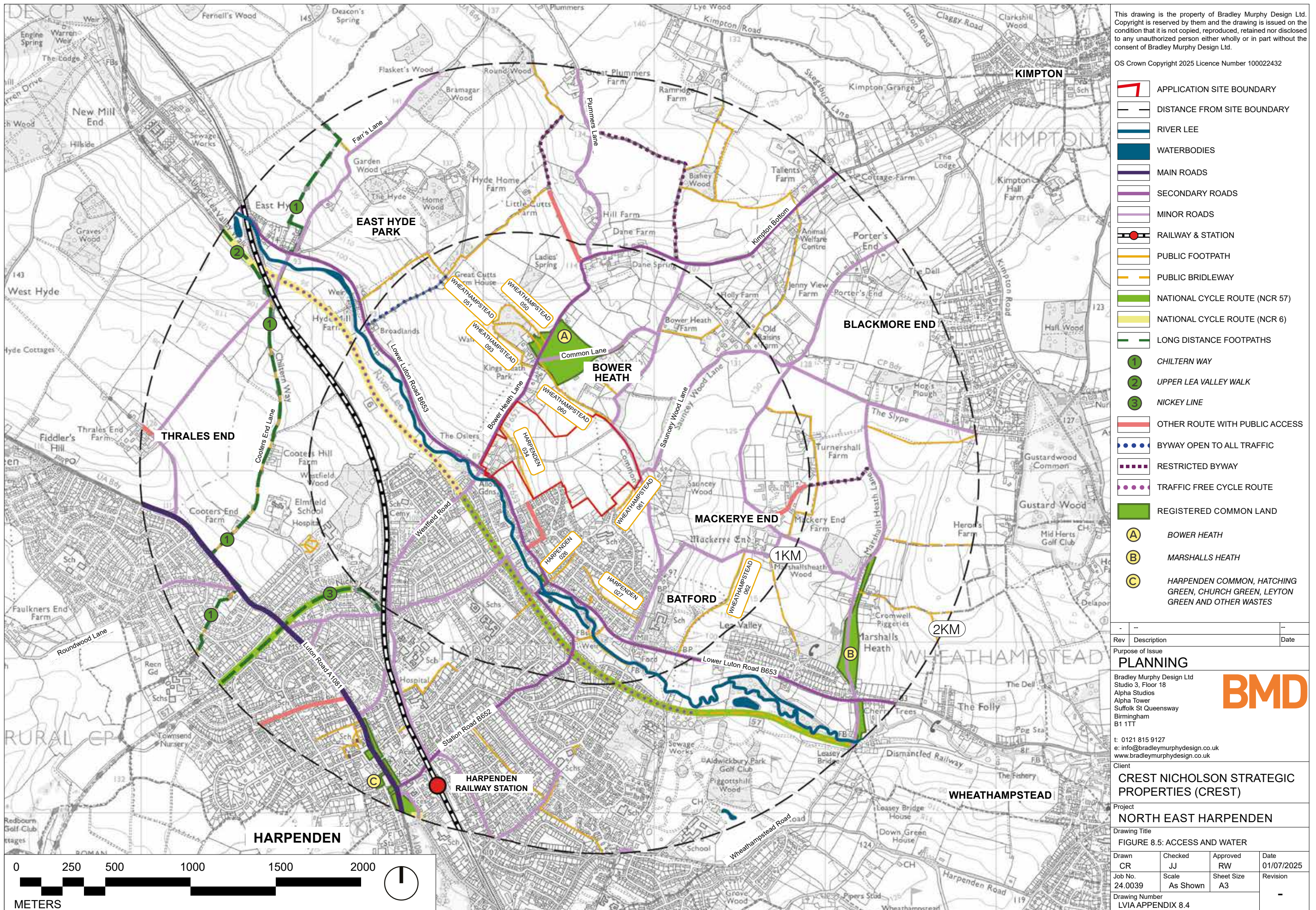
FLOOD ZONE 2

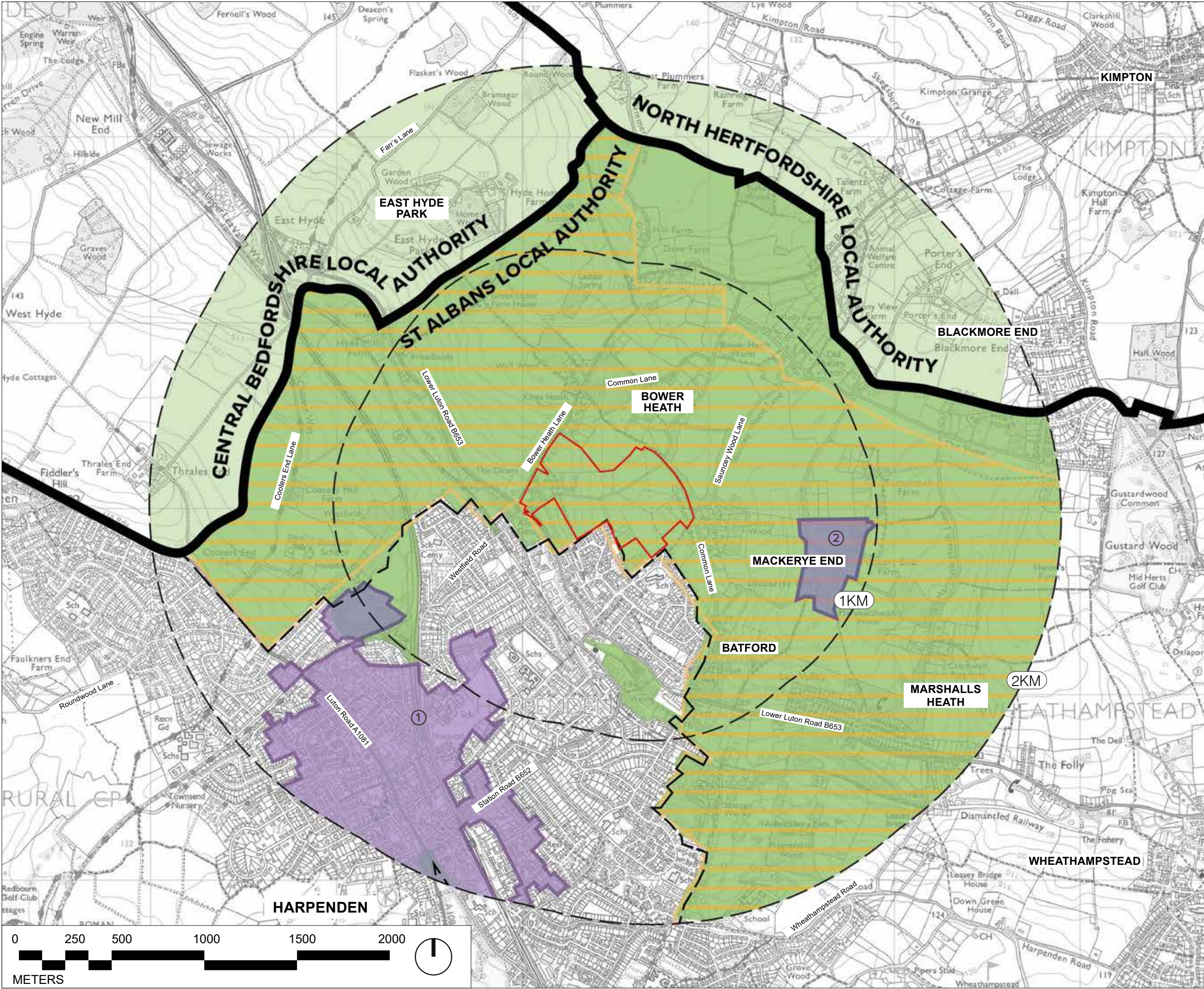
FLOOD ZONE 3

10M CONTOURS

2M CONTOURS

+154.95M+150.00M+140.00M+130.00M+120.00M+110.00M+100.00M+90.00M+80.00M+76.37M





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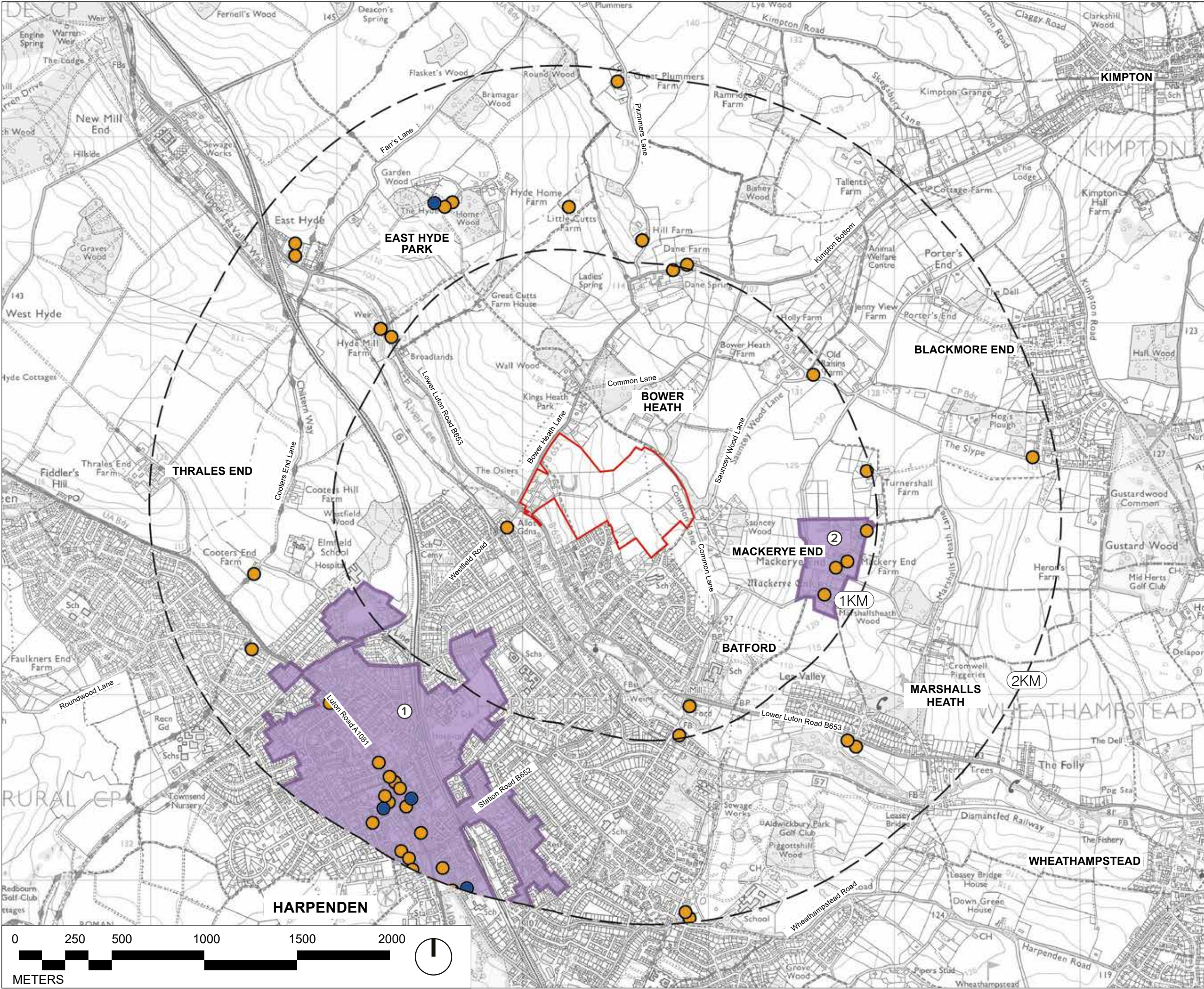
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- APPLICATION SITE BOUNDARY
- DISTANCE FROM SITE BOUNDARY
- CONSERVATION AREAS (POLICY 85)
 - HARPENDEN CONSERVATION AREA
 - MACKERYE END CONSERVATION AREA
- SETTLEMENT STRATEGY - TOWNS - HARPENDEN (POLICY 2)
- LANDSCAPE CONSERVATION AREAS (POLICY 104)
- METROPOLITAN GREEN BELT (POLICY 1)
- NEIGHBOURING AUTHORITY GREEN BELT
- LOCAL AUTHORITY BOUNDARIES

SOURCE:
LOCAL PLAN POLICIES PROPOSAL MAP - HARPENDEN.
CITY AND DISTRICT OF ST ALBANS DISTRICT LOCAL PLAN REVIEW 1994 (ADOPTED 30 NOVEMBER 1994)
SAVED AND DELETED POLICIES VERSION (JULY 2020)

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FIGURE 8.6: PLANNING POLICY		
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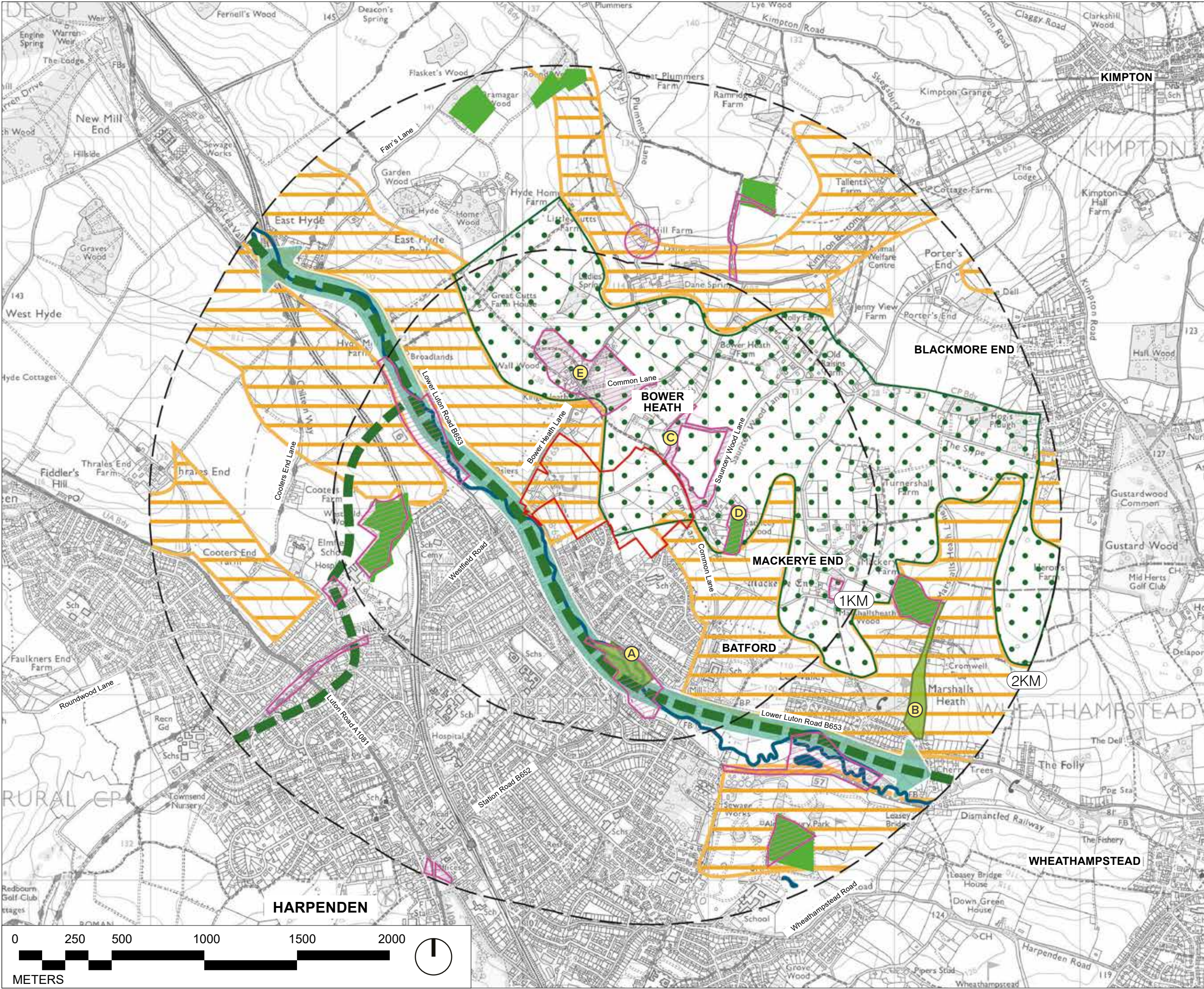
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- APPLICATION SITE BOUNDARY
- DISTANCE FROM SITE BOUNDARY
- CONSERVATION AREAS
 - HARPENDEN CONSERVATION AREA
 - MACKERYE END CONSERVATION AREA
- GRADE II LISTED BUILDINGS
- GRADE II* LISTED BUILDINGS

SOURCE:
[HTTPS://MAGIC.DEFRA.GOV.UK/MAGICMAP.ASPX](https://MAGIC.DEFRA.GOV.UK/MAGICMAP.ASPX)
[HTTPS://DESIGNATEDSITES.NATURALENGLAND.ORG.UK/GREENINFRASTRUCTURE/MAP.ASPX](https://DESIGNATEDSITES.NATURALENGLAND.ORG.UK/GREENINFRASTRUCTURE/MAP.ASPX)

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FIGURE 8.7: HERITAGE DESIGNATIONS			
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- APPLICATION SITE BOUNDARY
- DISTANCE FROM SITE BOUNDARY
- RIVER LEE
- WATERBODIES
- LOCAL NATURE RESERVES (LNR)
- BATFORD SPRINGS
- MARSHALLS HEATH
- ANCIENT WOODLAND
- LOCAL WILDLIFE SITES (LWS)
- HOLCROFT'S SPRINGS
- SAUNCEY WOODLAND
- BOWER HEATH

ST ALBANS DISTRICT GREEN INFRASTRUCTURE PLAN, ACTION ZONES AND PROJECTS

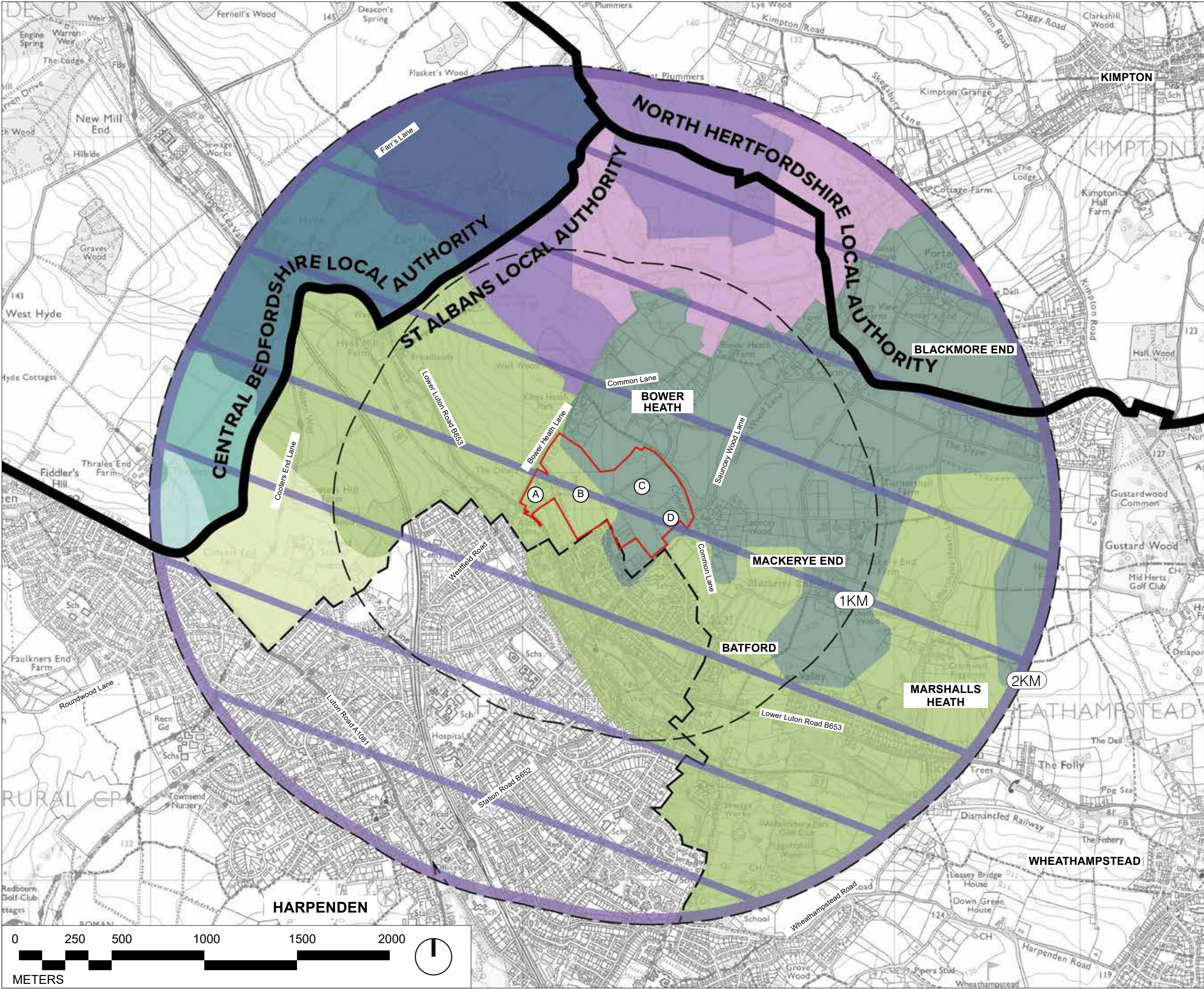
- RIVER VALLEYS PROJECT
- STRATEGIC GI LINKS
- WOODLAND ENHANCEMENT ZONE
- CHALK VALLEYS CONSERVATION ZONE

SOURCE:

- ST ALBANS DISTRICT GREEN INFRASTRUCTURE PLAN MARCH 2011 (FIGURE 3.1 : PROPOSED GREEN INFRASTRUCTURE NETWORK)
- [HTTPS://MAGIC.DEFRA.GOV.UK/MAGICMAP.ASPX](https://magic.defra.gov.uk/magicmap.aspx)
- [HTTPS://DESIGNATEDSITES.NATURALENGLAND.ORG.UK/GREENINFRASTRUCTURE/MAP.ASPX](https://designatedsites.naturalengland.org.uk/greeninfrastructure/map.aspx)

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FIGURE 8.8: ENVIRONMENTAL DESIGNATIONS		
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- APPLICATION SITE BOUNDARY
- DISTANCE FROM SITE BOUNDARY
- LOCAL AUTHORITY BOUNDARIES
- SETTLEMENT BOUNDARY

NATIONAL CHARACTER AREA

- NCA 110: CHILTERN

REGIONAL LANDSCAPE CHARACTER ASSESSMENT

CENTRAL BEDFORDSHIRE LANDSCAPE CHARACTER ASSESSMENT (2015)

- 11D: LUTON AIRPORT - CHILTERN GREEN CHALK DIPSLOPE
- 12D: LEA CHALK VALLEY
- 11C: LUTON HOO CHALK DIPSLOPE
- 12C: SLIP END CHALK VALLEY

HERTFORDSHIRE LANDSCAPE CHARACTER ASSESSMENT

- 200: PETERS GREEN PLATEAU
- 201: KIMPTON & WHITEWAY BOTTOM
- 34: BLACKMORE END PLATEAU
- 33: UPPER LEA VALLEY
- 104: THRALES END PLATEAU

SOURCE:

CENTRAL BEDFORDSHIRE CHARACTER ASSESSMENT (2015)
HERTFORDSHIRE LANDSCAPE CHARACTER AREA STATEMENTS - ST ALBANS DISTRICT

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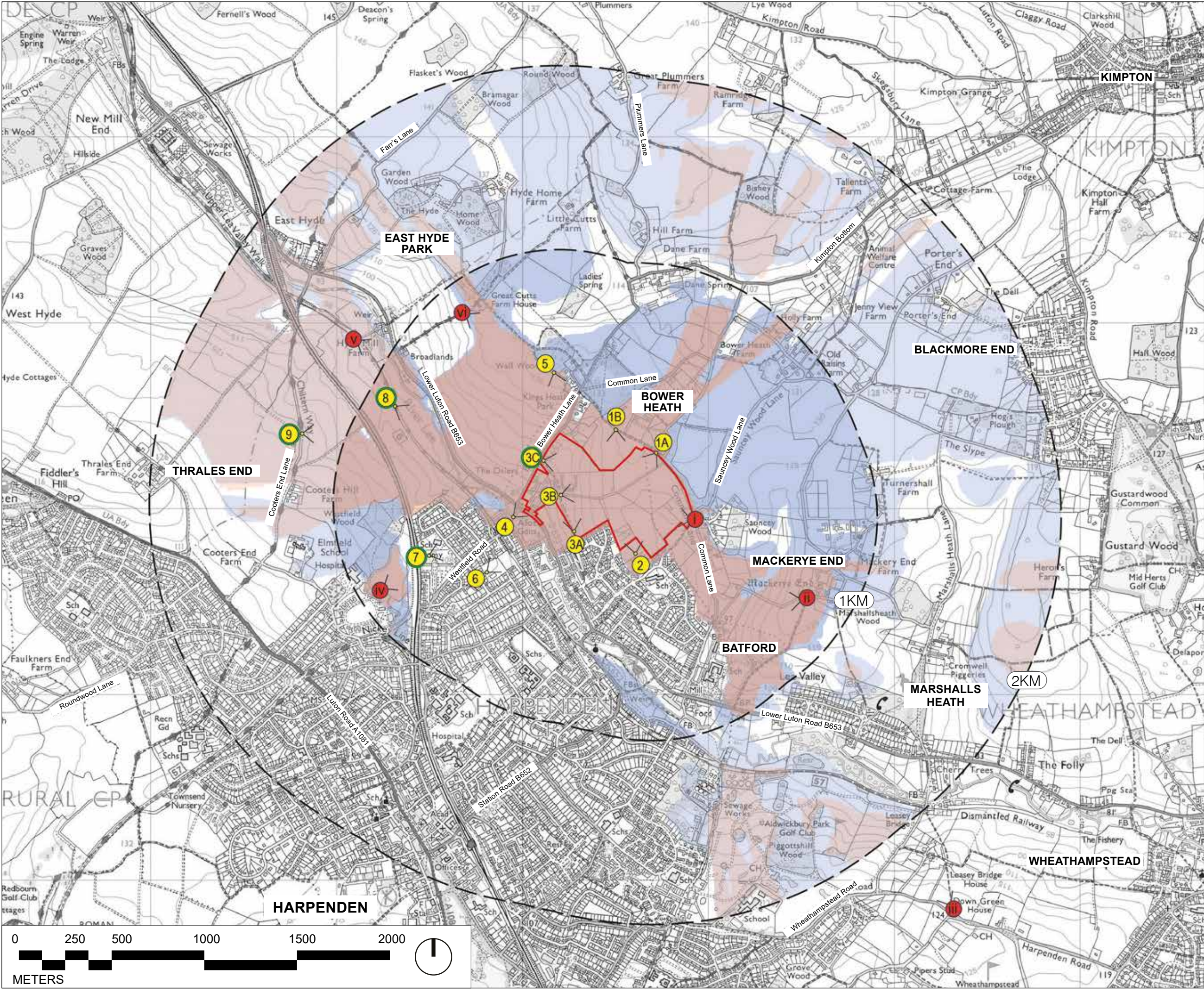
Client

CREST NICHOLSON STRATEGIC PROPERTIES (CREST)

Project
NORTH EAST HARPENDEN

Drawing Title
FIGURE 8.9: LANDSCAPE CHARACTER AREAS

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Job No. 24.0039	Scale As Shown	Sheet Size A3	Revision
Drawing Number LVIA APPENDIX 8.4			-



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- APPLICATION SITE BOUNDARY
- DISTANCE FROM SITE BOUNDARY
- VIEWPOINT LOCATIONS
- AVR VIEWPOINT LOCATIONS
- DISCOUNTED VIEWPOINTS DURING TESTING WITHIN THE FIELD

VIEWPOINTS

- 1A PUBLIC FOOTPATH WHEATHAMPSTEAD 060
- 1B PUBLIC FOOTPATH WHEATHAMPSTEAD 060
- 2 PORTERS HILL PARK
- 3A PUBLIC FOOTPATH HARPENDEN 034 OFF TURNERS CLOSE
- 3B PUBLIC FOOTPATH HARPENDEN 034
- 3C PUBLIC FOOTPATH HARPENDEN 034 / BOWER HEATH LANE
- 4 WESTFIELD ROAD
- 5 PUBLIC FOOTPATH WHEATHAMPSTEAD 093
- 6 WESTFIELD RECREATION GROUND
- 7 WESTFIELD ROAD CEMETERY
- 8 NATIONAL CYCLE ROUTE (NCR) 6
- 9 COOTERS END LANE / CHILTERN WAY LONG DISTANCE FOOTPATH

NOTE :
• FOR SUMMER & WINTER VIEWPOINT PHOTOGRAPHS REFER TO APPENDIX 8.5 & 8.6
• FOR AVR WIRELINE VIEWPOINTS REFER TO APPENDIX 8.7
• FOR DISCOUNTED VIEWPOINTS REFER TO APPENDIX 8.10

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Drawing Title		
FIGURE 8.10: VIEWPOINT LOCATIONS		
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Job No.	Scale	Sheet Size
24.0039	As Shown	A3
Drawing Number		
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Date	Revision	
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