

CD11.8

Proof of Evidence Appendices

Landscape Character
and Appearance

From

Greenbelt (Rule 6 Party)

Presented by Paul King
(Member and Advocate for Greenbelt)



In the appeal: APP/B1930/W/24/3343986

Planning Application Reference: 22/0267

Land between caravan site and Watling Street,
Park Street, St Albans, AL2 2PZ

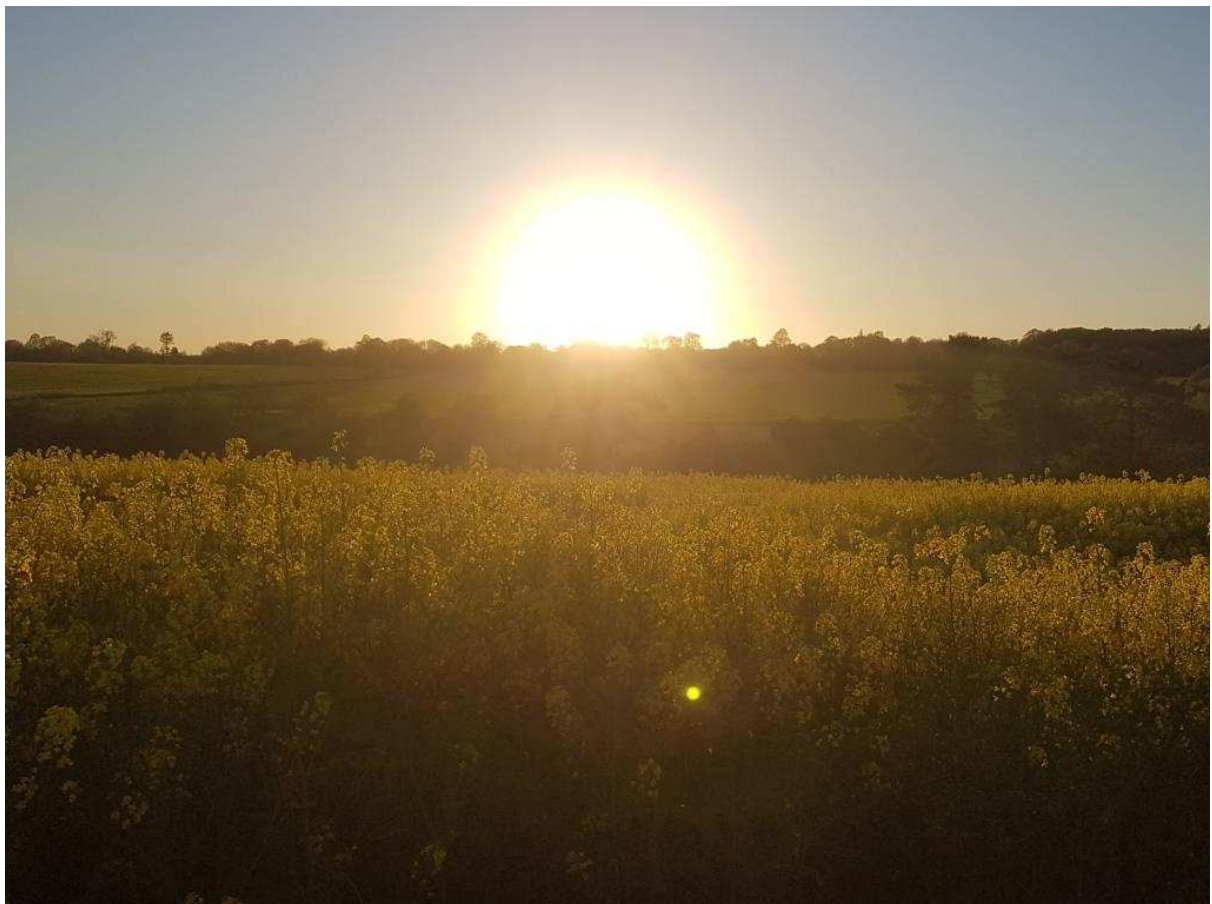
Appendix A1 – Outstanding rural views to the north and west



Appendix A2 – The view seen when travelling south from the roundabout



Appendix B – Views taken from the houses on the eastern side of the field



Appendix C1 – View from the south-east, with no houses in the south visible



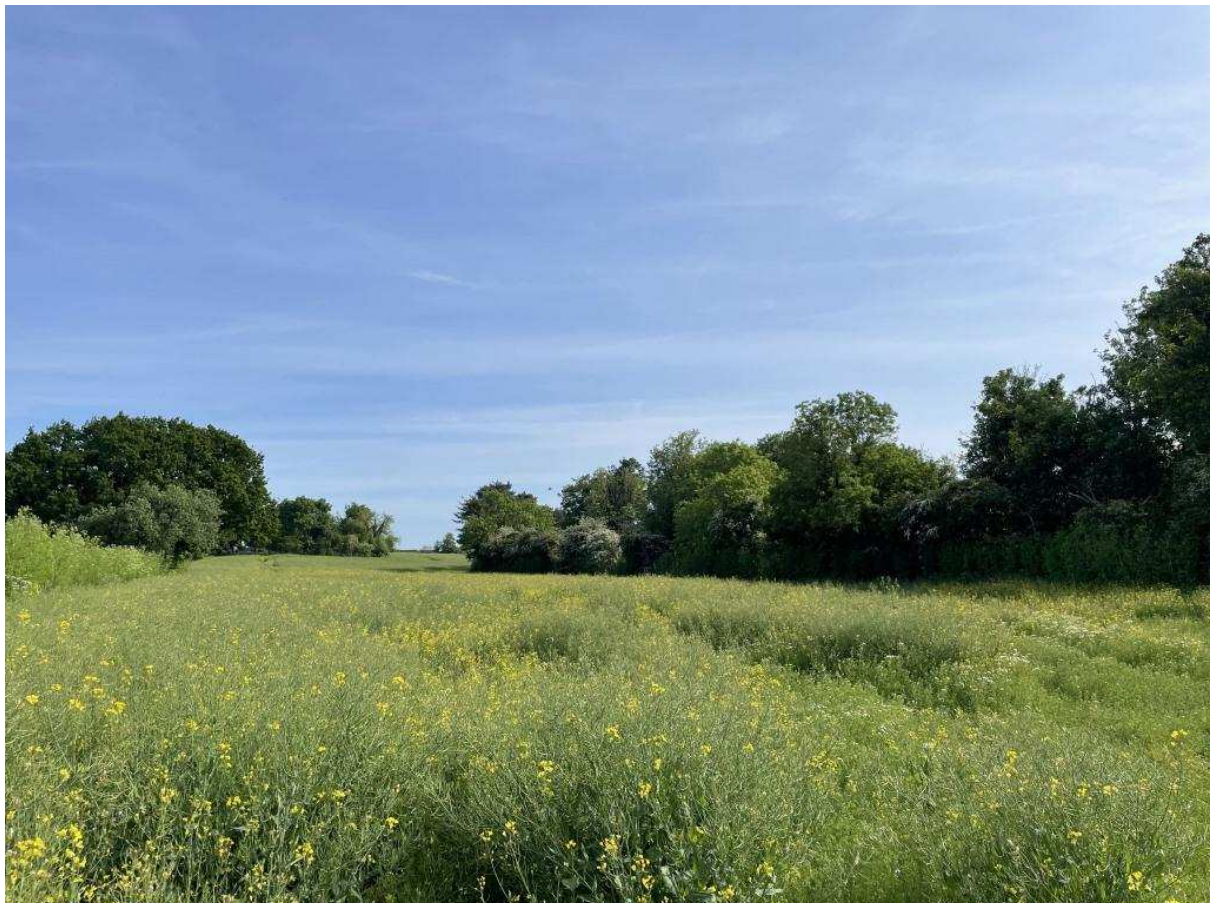
Appendix C2 – View from a house south of the wildlife reserve



Appendix D1 – View north towards the garage which is out of site due to the contours



Appendix D2 – View south, where distant properties can barely be seen



Appendix E – The perimeter of the site is adjacent to various land types, as shown



The colour coding relates to the perimeter show on the map

<u>Perimeter Sections Adjoining:</u>	<u>Metres</u>	<u>Percentage</u>
Agricultural Land/Woodland	560.7	41.1%
Wildlife Reserve	178.0	13.0%
Green Belt Scrub	84.3	6.2%
Watling Street	328.0	24.0%
Residential Dwellings	150.0	11.0%
Miscellaneous & House	63.5	4.7%
Total	1,364.5	100%

Appendix F1 – The 12 adjoining houses are in the distance, but are shielded by trees



Appendix F1 – The agricultural character of the land is very much in evidence



Appendix G1 – At the southern boundary is a wildlife reserve



Appendix G2 – This thick vegetation eliminates any settlement edge characteristics



Appendix H1 – This is a copy of Nicholson’s pictures, with correcting information



View from within Site, illustrating strong connection with the settlement edge.

This statement ignores the fact that Watling Street separates the two as shown



The tree line is sparse in this section

View from within Site, illustrating mature vegetation along western boundary.

The vegetation is sparse in the central section, which can be clearly seen from a more appropriate angle



There is a continuous band of Green Belt land used as a wildlife reserve, separating the appellant land from the houses in Old Orchard, with no access to Old Orchard

View from within Site, illustrating presence of residential dwellings along southern boundary.

There are no dwellings along the southern boundary, a wildlife reserve separates the land from Old Orchard

Appendix H2 – The thin treeline when viewed straight on



Appendix I1 – The southern boundary showing no presence of residential dwellings



Appendix I1 – Do these two pieces of land display the same level of openness?

