



March 2023

Land Adjacent to 52 Harris Lane,  
Shenley

**Appendices to  
Landscape Proof of Evidence**

by:

**Clive Self**  
MA (Urb Des) Dip LA CMLI MA

LPA Ref: 22/0971/OUT  
PINS Ref: APP/N1920/W/22/3311193

on behalf of:  
Griggs (Options) Ltd

Report No: CSA/4132/11

Report Reference	Revision	Date	Prepared by	Approved by	Comments
CSA/4132/11		09/03/2023	CS		
CSA/4132/11	A	22/03/2023	CS		



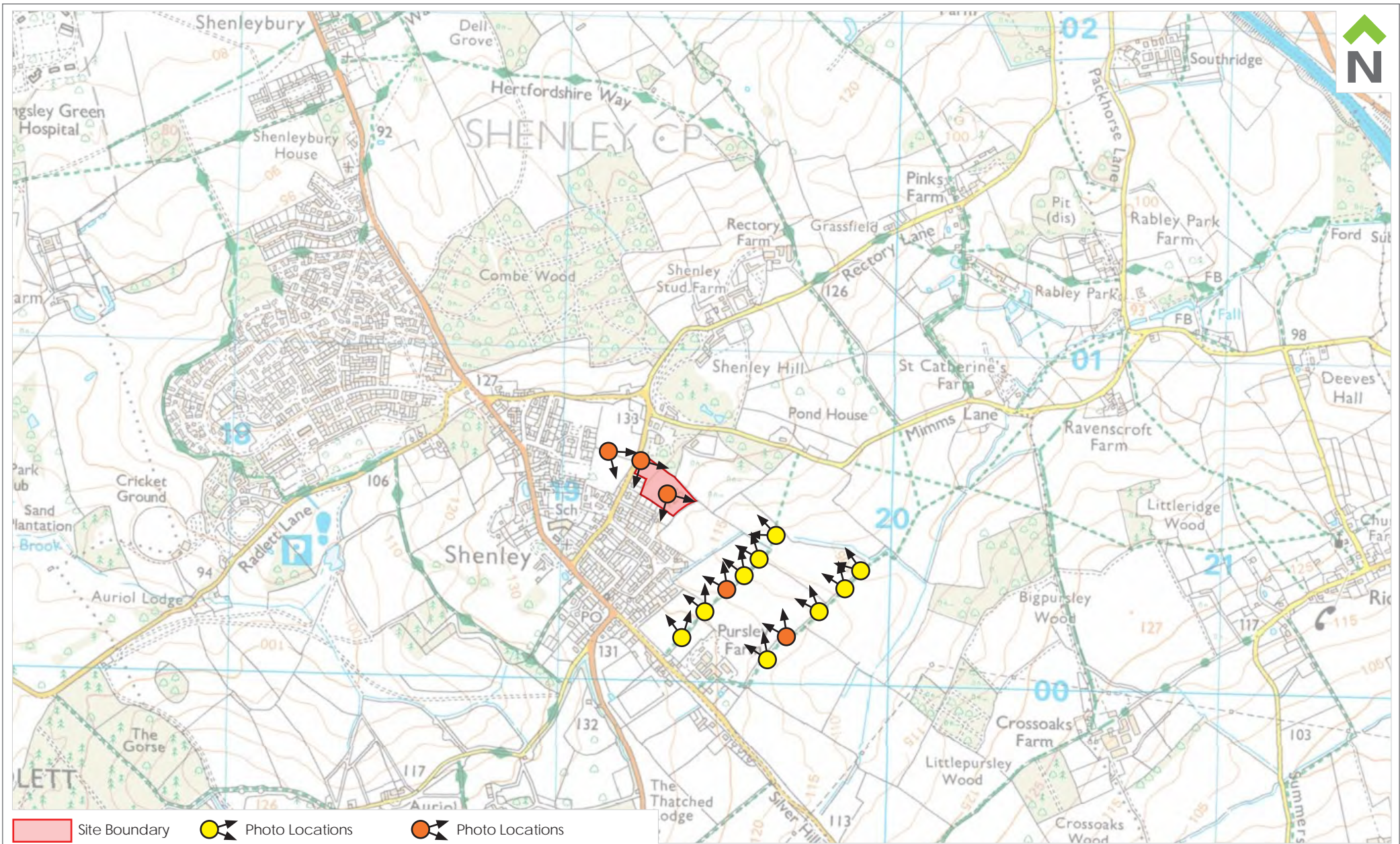
## **Appendices**

- Appendix A: Site Location Plan
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- Appendix D: MAGIC Map
- Appendix E: Updated Illustrative Masterplan and Indicative Floorplans
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- Appendix G: Extract from the Stage 2 Green Belt Assessment
- Appendix H: Hertsmere Landscape Sensitivity Study
- Appendix I: Extract from 2019 HELAA
- Appendix J: CGIs and Baseline Photographs
- Appendix K: Illustrative Layout for Harris Lane Frontage

**Appendix A**

Site Location Plan





- Site Boundary
- Photo Locations
- Photo Locations



Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT

t 01462 743647  
e ashwell@csaenvironmental.co.uk  
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**Project** Land adjacent 52 Harris Lane, Shenley

**Drawing Title** Site Location Plan

**Client** Griggs (Options) Ltd

**Date** February 2022

**Scale @ A4** NTS

**Drawn** AM

**Drawing No.** CSA/4132/104

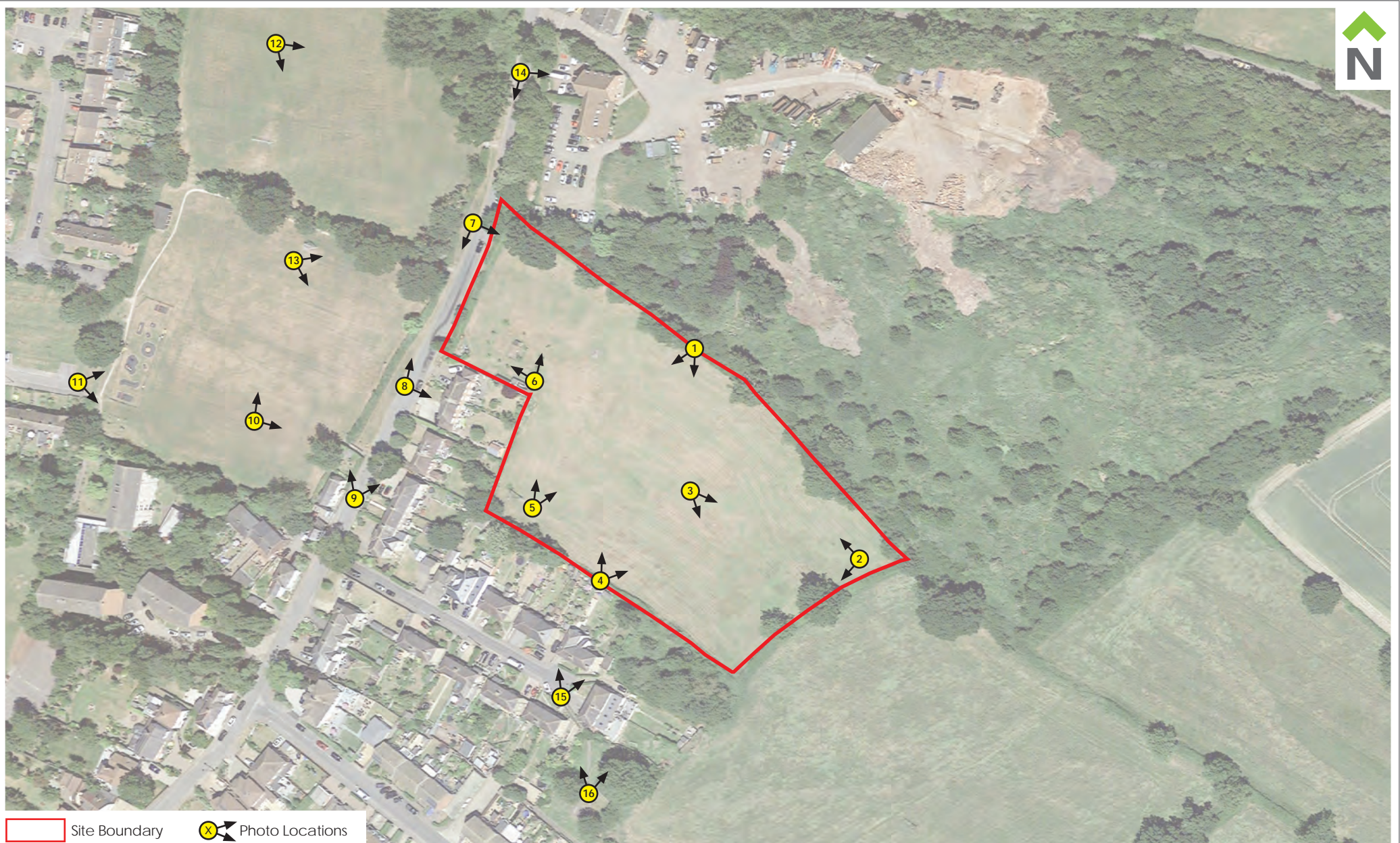
**Rev** B


**Checked** BS

**Appendix B**

Aerial Photograph





 <p>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</p> <p>t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk</p>	<b>Project</b> Land adjacent 52 Harris Lane, Shenley	<b>Date</b> February 2022	<b>Drawing No.</b> CSA/4132/105
	<b>Drawing Title</b> Aerial Photograph	<b>Scale @ A4</b> NTS	<b>Rev</b> B
	<b>Client</b> Griggs (Options) Ltd	<b>Drawn</b> AM	<b>Checked</b> BS

## Appendix C

Photosheets






**Photograph 1** View from within the centre of the Site looking south east



**Photograph 2** View from within the eastern part of the Site looking west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		Project Land adjacent to 52 Harris Lane, Shenley	Drawing No. CSA/4132/111	
Drawing Title Photosheets	Date February 2022			
Client Griggs (Options) Ltd	Drawn MM	Checked BS	Rev -	






**Photograph 3** View from within the centre of the Site looking south east



**Photograph 4** View from within the southern part of the Site looking north east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Land adjacent to 52 Harris Lane, Shenley	<b>Drawing No.</b> CSA/4132/111	
<b>Drawing Title</b> Photosheets		<b>Date</b> February 2022		
<b>Client</b> Griggs (Options) Ltd	<b>Drawn</b> MM	<b>Checked</b> BS	<b>Rev</b> -	





**Photograph 5** View from within the south western part of the Site looking north



**Photograph 6** View from within the western part of the Site looking north west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Land adjacent to 52 Harris Lane, Shenley	<b>Drawing No.</b> CSA/4132/111	
<b>Drawing Title</b> Photosheets		<b>Date</b> February 2022		
<b>Client</b> Griggs (Options) Ltd	<b>Drawn</b> MM	<b>Checked</b> BS	<b>Rev</b> -	




← Approximate extent of Site →

Properties on Harris Lane



**Photograph 7** View from Harris Lane looking south towards the Site

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
17.02.2022, 11:01  
Canon 1300D 1.6x, Canon EF-S 18-55mm  
HfoV 70°  
Looking direction: South

	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
	<b>Project</b>	Land adjacent to 52 Harris Lane, Shenley	<b>Drawing No.</b> CSA/4132/111
<b>Drawing Title</b>	Photosheets	<b>Date</b>	February 2022
<b>Client</b>	Griggs (Options) Ltd	<b>Drawn</b> MM	<b>Checked</b> BS <b>Rev</b> -



Office building

Approximate extent of Site

Property on Harris Lane



Photograph 8 View from Harris Lane looking north east towards the Site

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 17.02.2022, 10:42  
 Canon 1300D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: North east



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 w csaenvironmental.co.uk

Project	Land adjacent to 52 Harris Lane, Shenley	Drawing No.	CSA/4132/111		
Drawing Title	Photosheets	Date	February 2022		
Client	Griggs (Options) Ltd	Drawn	MM	Checked	BS
					Rev -



Office building      Approximate extent of Site      Properties on Harris Lane



**Photograph 9** View from Harris Lane looking north east towards the Site

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 17.02.2022, 10:33  
 Canon 1300D 1.6x, Canon EF-S 18-55mm  
 HfoV 75°  
 Looking direction: North east



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<b>Project</b>	Land adjacent to 52 Harris Lane, Shenley	<b>Drawing No.</b> CSA/4132/111
<b>Drawing Title</b>	Photosheets	<b>Date</b> February 2022
<b>Client</b>	Griggs (Options) Ltd	<b>Drawn</b> MM <b>Checked</b> BS <b>Rev</b> -




Approximate extent of Site

Properties on Harris Lane



**Photograph 10** View from the recreation ground on Harris Lane looking north east

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
17.02.2022, 11:12  
Canon 1300D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: North east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land adjacent to 52 Harris Lane, Shenley	Drawing No. CSA/4132/111		
Drawing Title	Photosheets	Date February 2022		
Client	Griggs (Options) Ltd	Drawn MM	Checked BS	Rev -

Approximate extent of Site


Properties along Harris Lane

Properties along Hawksmoor



**Photograph 11** View from the recreation ground on Harris Lane looking east

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 17.02.2022, 11:10  
 Canon 1300D 1.6x, Canon EF-S 18-55mm  
 HfoV 70°  
 Looking direction: East

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Land adjacent to 52 Harris Lane, Shenley	<b>Drawing No.</b> CSA/4132/111	
<b>Drawing Title</b> Photosheets		<b>Date</b> February 2022		
<b>Client</b> Griggs (Options) Ltd	<b>Drawn</b> MM	<b>Checked</b> BS	<b>Rev</b> -	



Office building


Approximate extent of Site

Properties along Harris Lane



Photograph 12 View from the recreation ground on Harris Lane looking south east

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 17.02.2022, 11:05  
 Canon 1300D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 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 adjacent to 52 Harris Lane, Shenley	Drawing No. CSA/4132/111		
Drawing Title	Photosheets	Date February 2022		
Client	Griggs (Options) Ltd	Drawn MM	Checked BS	Rev -




Approximate extent of Site  
 Properties on Harris Lane



**Photograph 13** View from the recreation ground on Harris Lane looking east towards the Site

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 17.02.2022, 11:08  
 Canon 1300D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: East


		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land adjacent to 52 Harris Lane, Shenley	Drawing No. CSA/4132/111		
Drawing Title	Photosheets	Date February 2022		
Client	Griggs (Options) Ltd	Drawn MM	Checked BS	Rev -





**Photograph 14** View from Harris Lane adjacent to the office building looking south east towards the Site

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 17.02.2022, 11:03  
 Canon 1300D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: South east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Land adjacent to 52 Harris Lane, Shenley	<b>Drawing No.</b> CSA/4132/111	
<b>Drawing Title</b> Photosheets		<b>Date</b> February 2022		
<b>Client</b> Griggs (Options) Ltd	<b>Drawn</b> MM	<b>Checked</b> BS	<b>Rev</b> -	





**Photograph 15** View from Anderson Road looking north towards the Site

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 17.02.2022, 10:35  
 Canon 1300D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: North



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 e ashwell@csaenvironmental.co.uk  
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<b>Project</b>	Land adjacent to 52 Harris Lane, Shenley	<b>Drawing No.</b> CSA/4132/111
<b>Drawing Title</b>	Photosheets	<b>Date</b> February 2022
<b>Client</b>	Griggs (Options) Ltd	<b>Drawn</b> MM <b>Checked</b> BS <b>Rev</b> -




← Approximate extent of Site →



**Photograph 16** View from play area on Anderson Road looking north towards the Site

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
17.02.2022, 10:37  
Canon 1300D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
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 adjacent to 52 Harris Lane, Shenley	Drawing No. CSA/4132/111		
Drawing Title	Photosheets	Date February 2022		
Client	Griggs (Options) Ltd	Drawn MM	Checked BS	Rev -






Panorama 17 For context only



Photograph 17

View from public footpath Shenley 019 looking north west

Visualisation Type 1  
 Planar projection  
 75% @ A3, 150% @ A1  
 17.02.2022, 11:44  
 Canon 1300D 1.6x, Canon EF-S 18-55mm  
 Hfov 40°  
 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 adjacent to 52 Harris Lane, Shenley	Drawing No. CSA/4132/111	
Drawing Title Photosheets	Date February 2022			
Client Griggs (Options) Ltd	Drawn MM	Checked BS	Rev -	





Panorama 18 For context only



Photograph 18

View from public footpath Shenley 019 looking north west towards the Site

Visualisation Type 1  
 Planar projection  
 75% @ A3, 150% @ A1  
 17.02.2022, 11:39  
 Canon 1300D 1.6x, Canon EF-S 18-55mm  
 Hfov 40°  
 Looking direction: North west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Land adjacent to 52 Harris Lane, Shenley	<b>Drawing No.</b> CSA/4132/111	
<b>Drawing Title</b> Photosheets		<b>Date</b> February 2022		
<b>Client</b> Griggs (Options) Ltd	<b>Drawn</b> MM	<b>Checked</b> BS	<b>Rev</b> -	





Panorama 19 For context only



Photograph 19

View from public footpath Shenley 019 looking north west towards the Site

Visualisation Type 1  
 Planar projection  
 75% @ A3, 150% @ A1  
 17.02.2022, 11:36  
 Canon 1300D 1.6x, Canon EF-S 18-55mm  
 HfoV 40°  
 Looking direction: North west

	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk										
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<b>Project</b>	Land adjacent to 52 Harris Lane, Shenley	<b>Drawing No.</b> CSA/4132/111									
<b>Drawing Title</b>	Photosheets	<b>Date</b> February 2022									
<b>Client</b>	Griggs (Options) Ltd	<b>Drawn</b> MM <b>Checked</b> BS <b>Rev</b> -									



Properties on Birchwood

Approximate extent of Site



Panorama 20 For context only



Photograph 20

View from public footpath Shenley 019 looking north west towards the Site

Visualisation Type 1  
 Planar projection  
 75% @ A3, 150% @ A1  
 17.02.2022, 11:34  
 Canon 1300D 1.6x, Canon EF-S 18-55mm  
 HfoV 40°  
 Looking direction: North west



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Project	Land adjacent to 52 Harris Lane, Shenley	Drawing No.	CSA/4132/111
Drawing Title	Photosheets	Date	February 2022
Client	Griggs (Options) Ltd	Drawn	MM
		Checked	BS
		Rev	-






Panorama 21 For context only



Photograph 21

View from public footpath Shenley 019 looking north towards the Site

Visualisation Type 1  
 Planar projection  
 75% @ A3, 150% @ A1  
 17.02.2022, 11:31  
 Canon 1300D 1.6x, Canon EF-S 18-55mm  
 Hfov 40°  
 Looking direction: North

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Land adjacent to 52 Harris Lane, Shenley	<b>Drawing No.</b> CSA/4132/111	
<b>Drawing Title</b> Photosheets		<b>Date</b> February 2022		
<b>Client</b> Griggs (Options) Ltd	<b>Drawn</b> MM	<b>Checked</b> BS	<b>Rev</b> -	



Properties on Old Nursery Close

Approximate extent of Site  
Properties on Harris Lane



Panorama 22 For context only



Photograph 22

View from public footpath Shenley 018 looking north west towards the Site

Visualisation Type 1  
Planar projection  
75% @ A3, 150% @ A1  
17.02.2022, 11:43  
Canon 1300D 1.6x, Canon EF-S 18-55mm  
HfoV 40°  
Looking direction: North west



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Project	Land adjacent to 52 Harris Lane, Shenley	Drawing No.	CSA/4132/111
Drawing Title	Photosheets	Date	February 2022
Client	Griggs (Options) Ltd	Drawn	MM
		Checked	BS
		Rev	-



Approximate extent of Site  
 Properties on Harris Lane      Office building




Panorama 23 For context only



Photograph 23

View from public footpath Shenley 018 looking north west towards the Site

Visualisation Type 1  
 Planar projection  
 75% @ A3, 150% @ A1  
 17.02.2022, 11:56  
 Canon 1300D 1.6x, Canon EF-S 18-55mm  
 Hfov 40°  
 Looking direction: North west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Land adjacent to 52 Harris Lane, Shenley	<b>Drawing No.</b> CSA/4132/111	
<b>Drawing Title</b> Photosheets	<b>Date</b> February 2022			
<b>Client</b> Griggs (Options) Ltd	<b>Drawn</b> MM	<b>Checked</b> BS	<b>Rev</b> -	





Panorama 24 For context only



Photograph 24

View from public footpath Shenley 018 looking north west towards the Site

Visualisation Type 1  
 Planar projection  
 75% @ A3, 150% @ A1  
 17.02.2022, 11:58  
 Canon 1300D 1.6x, Canon EF-S 18-55mm  
 Hfov 40°  
 Looking direction: North west

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<b>Project</b>	Land adjacent to 52 Harris Lane, Shenley	<b>Drawing No.</b> CSA/4132/111									
<b>Drawing Title</b>	Photosheets	<b>Date</b> February 2022									
<b>Client</b>	Griggs (Options) Ltd	<b>Drawn</b> MM <b>Checked</b> BS <b>Rev</b> -									






Panorama 25 For context only



Photograph 25

View from public footpath Shenley 018 looking north west towards the Site

Visualisation Type 1  
 Planar projection  
 75% @ A3, 150% @ A1  
 17.02.2022, 12:02  
 Canon 1300D 1.6x, Canon EF-S 18-55mm  
 HfoV 40°  
 Looking direction: North west

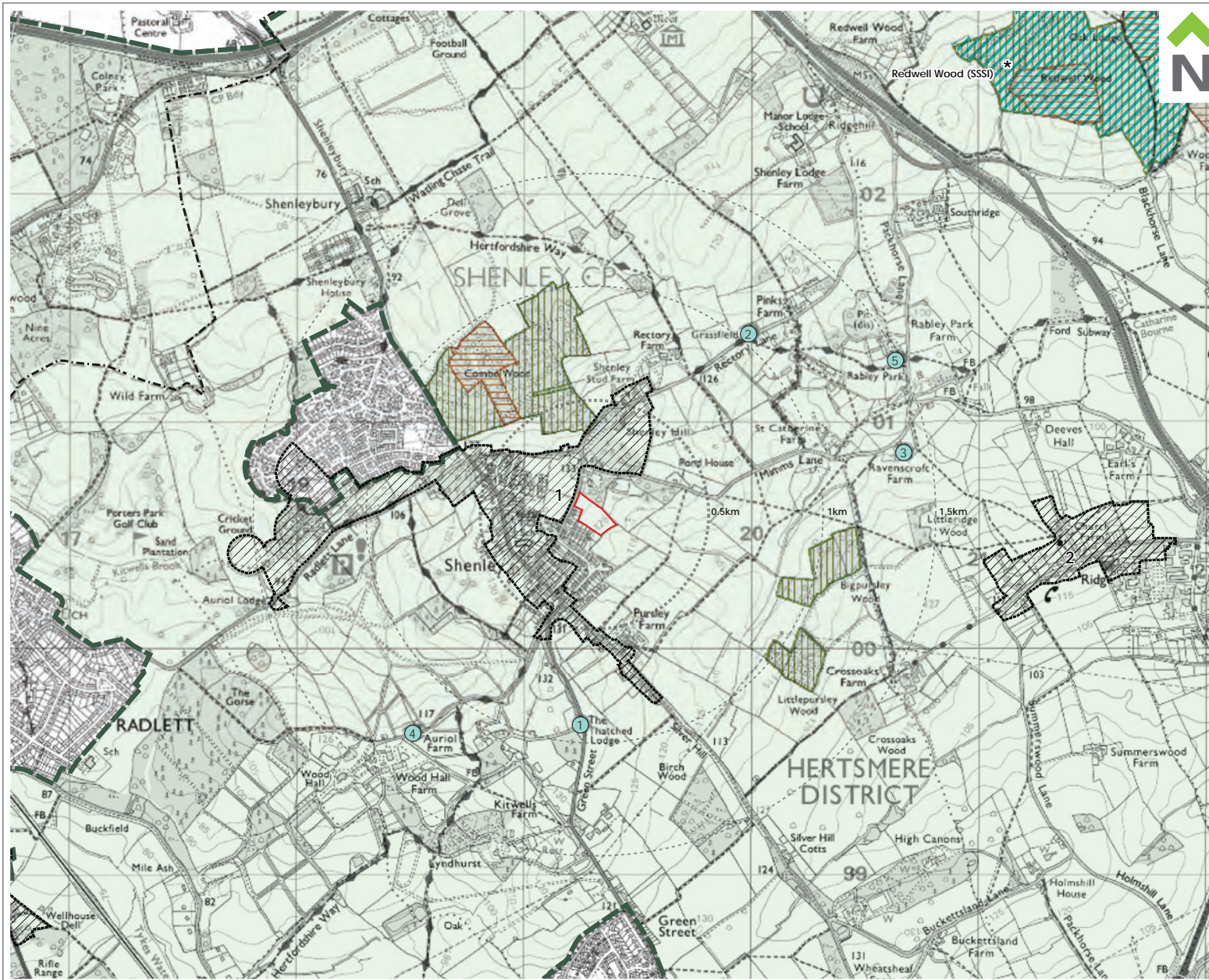
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Project	Land adjacent to 52 Harris Lane, Shenley	Drawing No. CSA/4132/111		
Drawing Title	Photosheets	Date February 2022		
Client	Griggs (Options) Ltd	Drawn MM	Checked BS	Rev -



**Appendix D**

MAGIC Map





- Legend**
- Site Boundary
  - District Boundary
  - Green Belt
  - SSSI
  - Ancient Woodland
  - Replanted Ancient Woodland
  - Conservation Areas
    1. Shenley
    2. Ridge
  - X Grade II Listed Buildings within 1.5km (Outside Conservation Areas)
    1. The Thatched Lodge
    2. Grassfield
    3. Barn 35m NW of Ravenscroft Farmhouse
    4. Group of 2: Barn 20m SW and Barn 40m West of Nos. 1 & 2 Auriol Farm Cottages
    5. Group of 2: Rabley Park Farmhouse & Barn 15m West of Farmhouse



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**Project** Land adjacent 52 Harris Lane, Shenley

**Drawing Title** Designations and Local Policy Plan

**Client** Griggs (Options) Ltd

**Date** April 2022

**Scale @ A4** NTS

**Drawn** BS

**Drawing No.** CSA/4132/107

**Rev** A

**Checked** CA