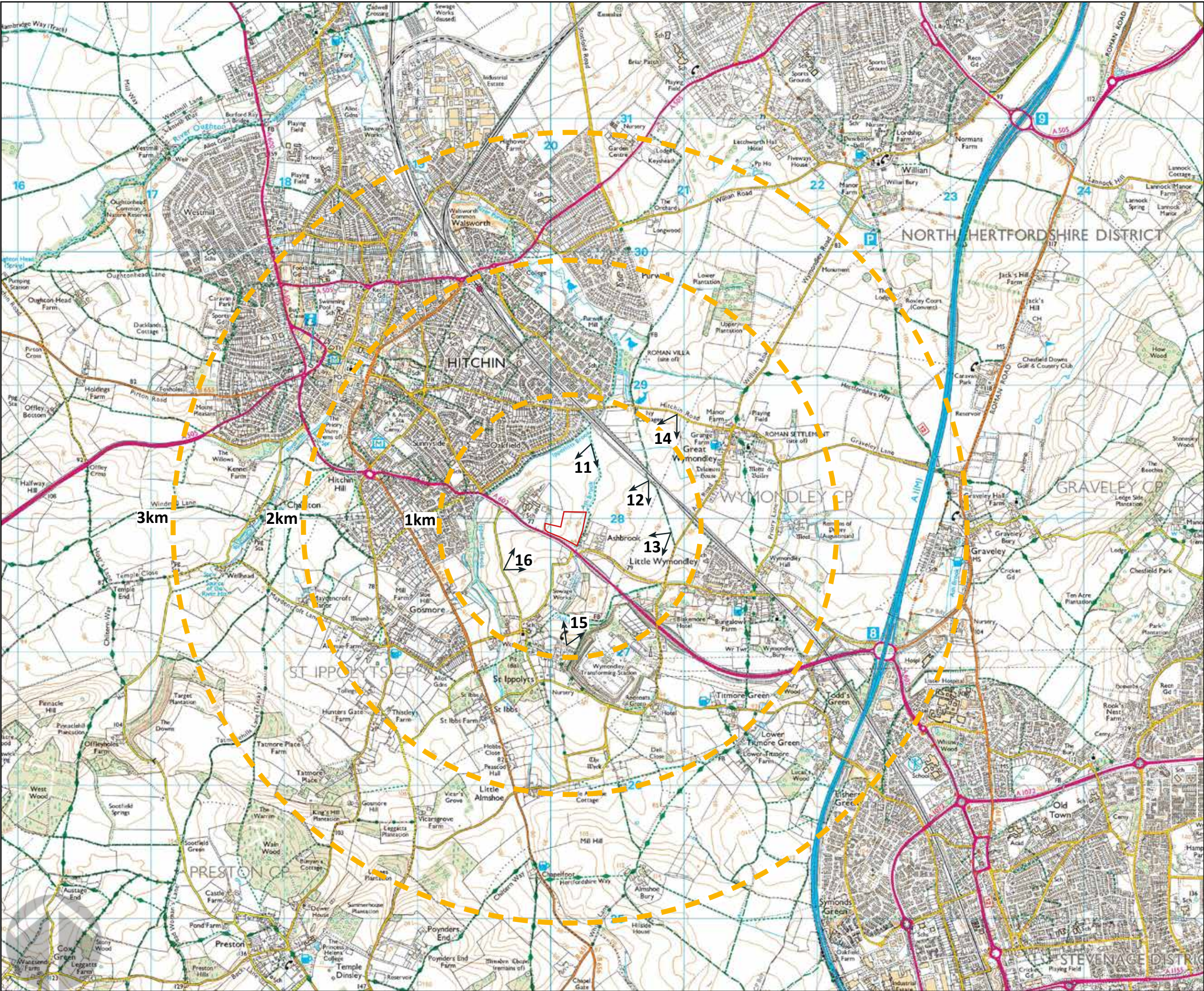


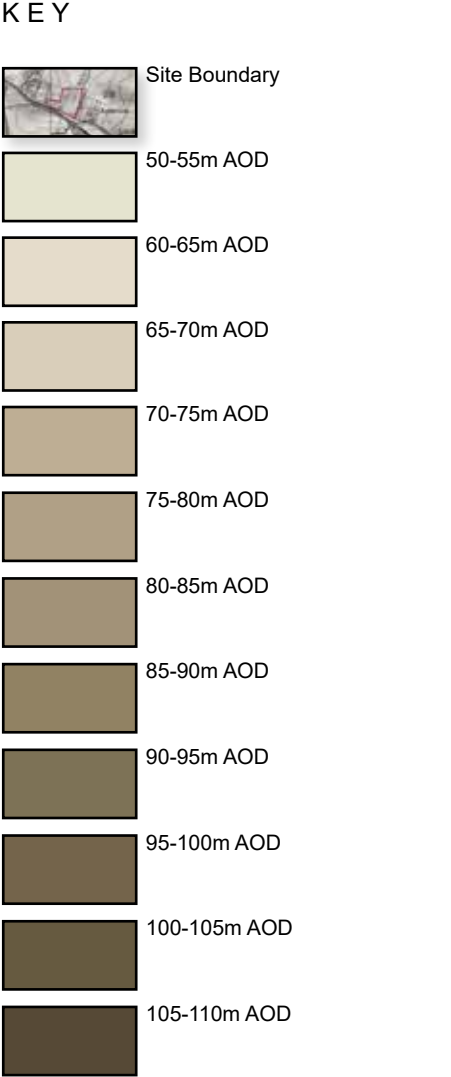


KEY

- Site Boundary
- Location of Wider Viewpoint
- 1km
- Public Right of Way

revision	date	description	dwn	chkd
Gloucester House, 399 Silbury Boulevard Milton Keynes MK9 2AH				
T 01908 303701 W www.enplan.net				
project			scale	
05-1017			1:25000 @ A3	
Land at Stevenage Road, Hitchin HERTS			date	Dec 2025
title			drawn by	ZX
Site Context (Location of Wider Viewpoints)			checked	RH
drawing number			revision	P03

Figure 1



revision	date	description	dwn	chkd
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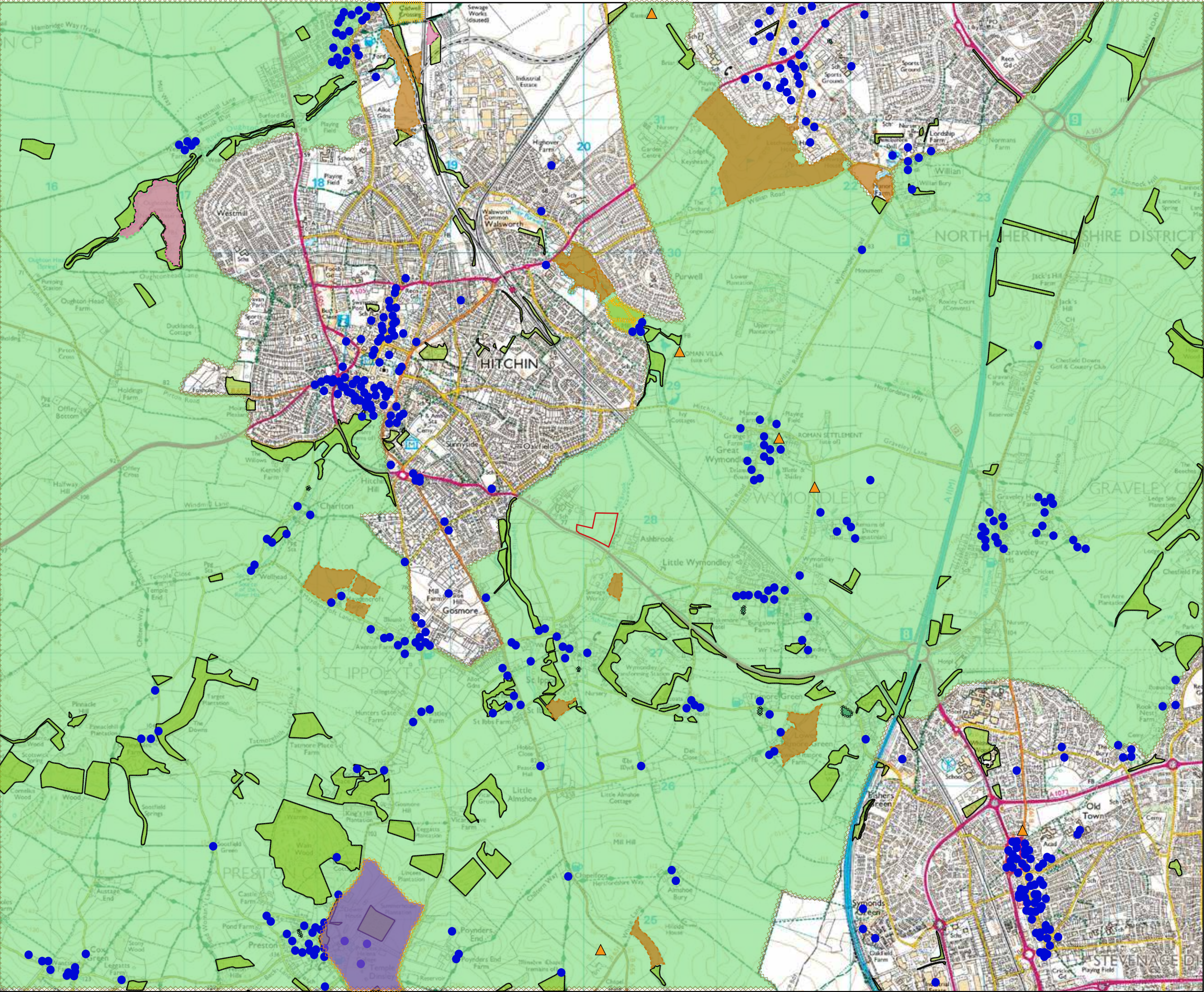
Gloucester House,
399 Silbury Boulevard
Milton Keynes
MK9 2AH

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W www.enplan.net

project	scale
05-1017	1:25000 @A3
Land at Stevenage Road, Hitchin HERTS	date
	Dec 2025
title	drawn by
Topography Plan	ZX
	checked
	RH
drawing number	revision
	P03

Figure 2

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KEY

- Site Boundary
- Listed Buildings
- Historic Monument
- Priority Habitat Inventory - Coastal and Floodplain Grazing Marsh
- Priority Habitat Inventory - Good quality semi-improved grassland
- Priority Habitat Inventory - Lowland Meadows
- Priority Habitat Inventory - Traditional Orchards
- Priority Habitat Inventory - Deciduous Woodland
- Green Belt
- Registered Parks and Gardens

revision	date	description	dwn	chkd
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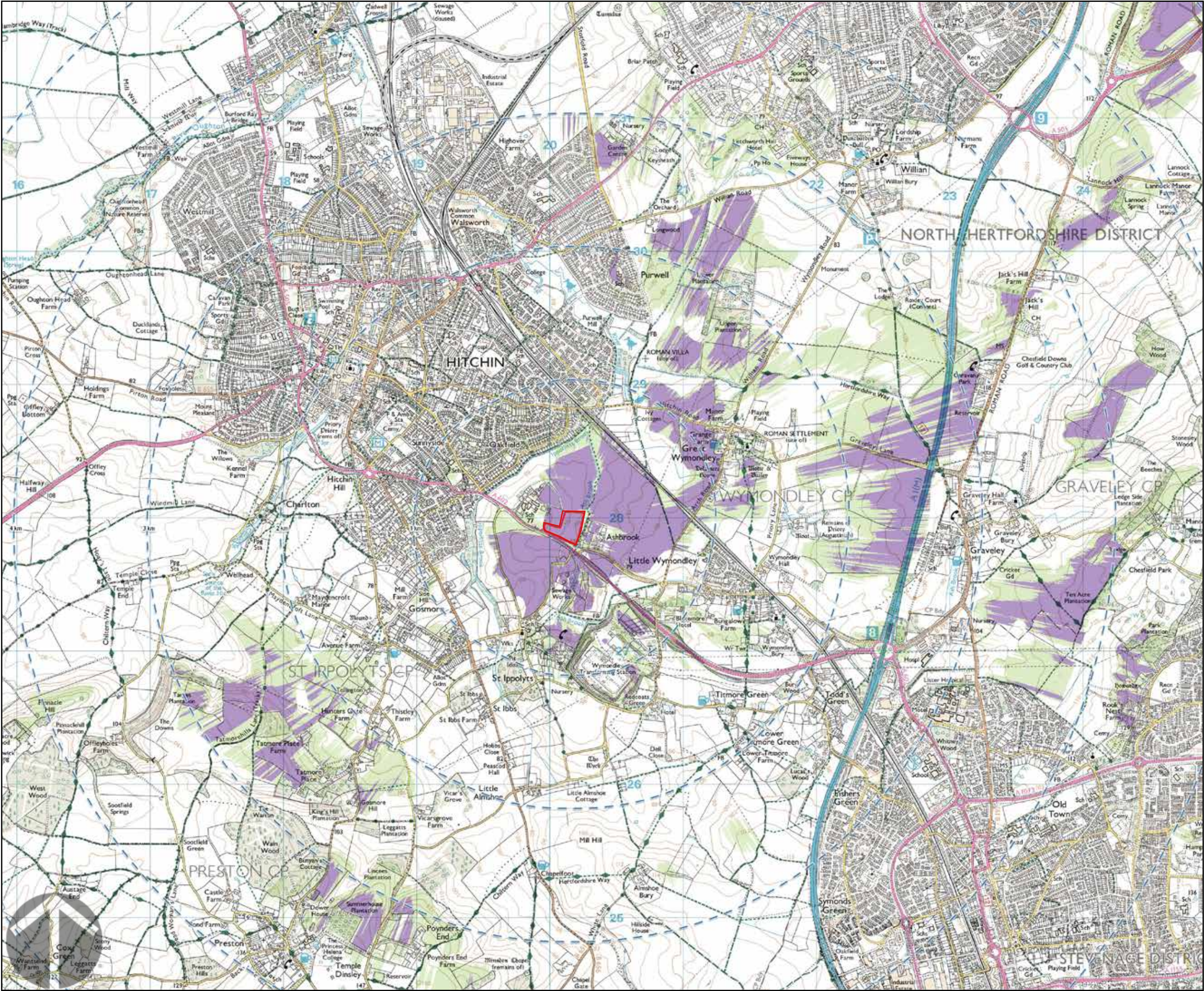
Gloucester House,
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project	scale
05-1017	1:25000 @A3
Land at Stevenage Road, Hitchin HERTS	date
	Dec 2025
title	drawn by
Designation Plan	ZX
	checked
	RH
drawing number	revision
	P03

Figure 3



KEY

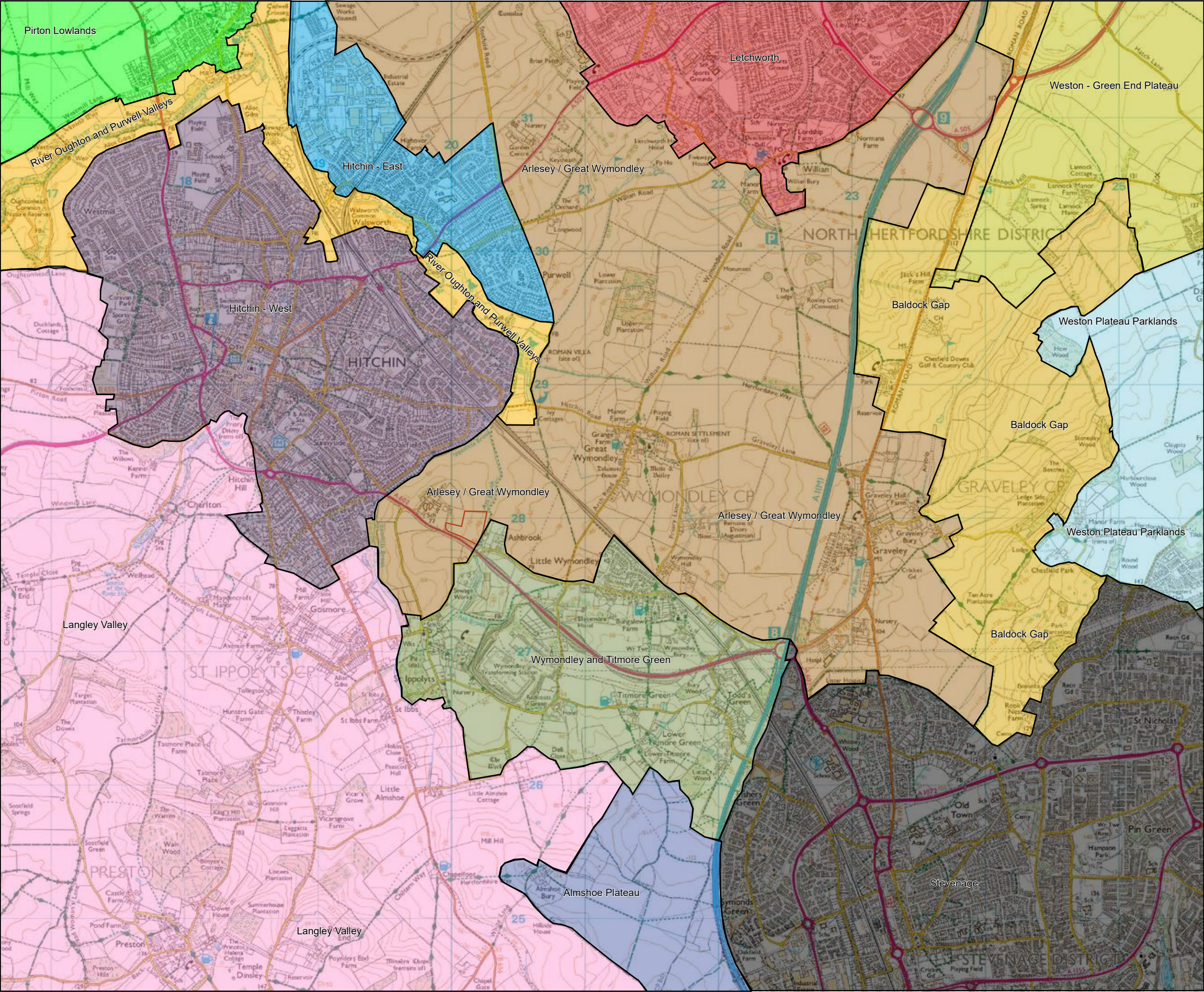
- Site Boundary
- Location of reference markers
- Radius lines from site centre in km
- Filtered Views
- Unfiltered Views

Zone of Theoretical Visibility (ZTV) with buffers
The reference marker is at the highest point of the proposed building above proposed ground level. A ZTV map illustrates the potential (or theoretical) visibility of an object in the landscape. The phrase "potential visibility" is used to describe the result because the analysis takes into account any landscape features such as trees, woodland or buildings, etc. The analysis is made on the basis of topography using O.S Terrain 5 data. Model resolution: Lidar data @1m grid, resampled to 2.5m grid. Map resolution: 1:25k analysis @ 2.5m per pixel (to print at 100 pixels per cm / 254 pixels per inch)
Observer Height: 1.6m
Extent of ZTV: analysis performed to 5km radius. "potential screened/filtered views" faded beyond 2km.
Reference points were positioned along the ridges and around the edge of the proposed building and were set at the proposed finished roof level being 9m above ground level
Purple shading describes potential unobstructed, year-round views (visibility across the 'FZDSM' surface model).
Green shading describes potential screened/filtered views, especially in winter (additional visibility across the 'DSM' model).



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Gloucester House, 399 Silbury Boulevard Milton Keynes MK9 2AH T 01908 303701 W www.enplan.net				
project			scale	
05-1017			1:25000 @ A3	
Land at Stevenage Road, Hitchin HERTS			date	Dec 2025
title			drawn by	ZX
Zone of Theoretical Visibility (ZTV) with Buffers			checked	RH
drawing number	revision			
	P03			

Figure 4



KEY

Site Boundary

Wymondley and Titmore Green

Almshoe Plateau

Weston Plateau Parklands

Baldock Gap

Weston - Green End Plateau

Arlesey / Great Wymondley

Weston Plateau Parklands

Stevenage

Letchworth

River Oughton and Purwell Valleys

Hitchin - East

Hitchin - West

Langley Valley

Pirton Lowlands

revision	date	description	dwn	chkd
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enplan

project	scale
05-1017	M26000 @ A3
Land at Stevenage Road, Hitchin HERTS	date
	Dec 2025
title	drawn by
Landscape Character Areas	ZX
	checked
	RH

drawing number	revision
	P03

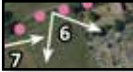
Figure 5

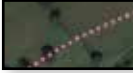
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KEY

 Site Boundary

 Location of Wider Viewpoints

 Public Right of Way

revision	date	description	dwn	chkd
Gloucester House, 399 Silbury Boulevard Milton Keynes MK9 2AH T 01908 303701 W www.enplan.net 				
project			scale	
05-1017			N/A	
Land at Stevenage Road, Hitchin HERTS			date	Dec 2025
title			drawn by	ZX
Landscape and Visual (Location of Site in Wider Context)			checked	RH
drawing number			revision	P03

Figure 6



KEY

Site Boundary

Location of Site Views

revision	date	description	dwn	chkd
Gloucester House, 399 Silbury Boulevard Milton Keynes MK9 2AH T 01908 303701 W www.enplan.net				
project			scale	
05-1017			N/A	
Land at Stevenage Road, Hitchin HERTS			date	
			Dec 2025	
title			drawn by	
Landscape and Visual (Location of Viewpoints and Site Appraisal Views)			ZX	
			checked	
			RH	
drawing number			revision	
			P03	

Figure 7



View A - Viewpoint looking south east across the Application Site from north west corner.



View B - Viewpoint looking south across the Application Site from north-eastern corner.

revision	date	description	dwn	chkd
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project	scale
05-1017	N/A
Land at Stevenage Road, Hitchin HERTS	date
	Dec 2025
title	drawn by
Views A & B	ZX
	checked
	RH
drawing number	revision
Figure 8	P03



View C - Viewpoint looking north west across the Application Site from south eastern corner.



View D - Viewpoint looking east across the Application Site from the south western boundary.

revision	date	description	dwn	chkd
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Gloucester House,
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project	scale
05-1017	N/A
Land at Stevenage Road, Hitchin HERTS	date
	Dec 2025
title	drawn by
Views C & D	ZX
	checked
	RH
drawing number	revision
Figure 9	P03



View E - Viewpoint looking east across the Application Site from the north western boundary.



View F - Viewpoint looking south across the Application Site from the middle of the north western boundary

revision	date	description	dwn	chkd
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project	scale
05-1017	N/A
Land at Stevenage Road, Hitchin HERTS	date
	Dec 2025
title	drawn by
Views E & F	ZX
	checked
	RH
drawing number	revision
Figure 10	P03



View G - Viewpoint looking east across the Application Site from the middle of the north western boundary

revision

date

description

dwn

chkd

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project	scale
05-1017	N/A
Land at Stevenage Road, Hitchin HERTS	date
	Dec 2025
title	drawn by
Views G	ZX
	checked
	RH
drawing number	revision
Figure 11	P03

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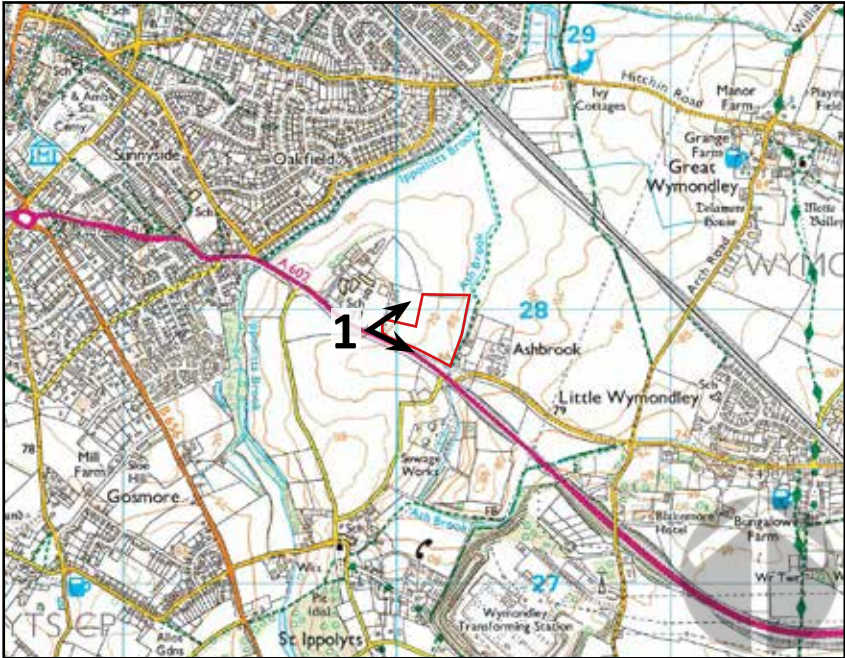
COPYRIGHT AL100035542

Approximate Location of Application Site

A602 - Stevenage Road



Viewpoint 1	Viewpoint taken from footpath adjacent to A602 looking east towards the Application Site. (Recreational & Movement Corridor)
Visual Sensitivity	High (Users of the Footpath) Moderate (Users of the Public Highway)
Camera Type	Nickon D3100 with 50mm lens equivalent
Date	11.11.2025
Approx Elevation	75m AOD
Distance to Site	255m



revision

date

description

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project		scale
05-1017		N/A
Land at Stevenage Road, Hitchin HERTS		date
		Dec 2025
title		drawn by
Viewpoint 1		ZX
		checked
		RH
drawing number		revision
Figure 12		P03

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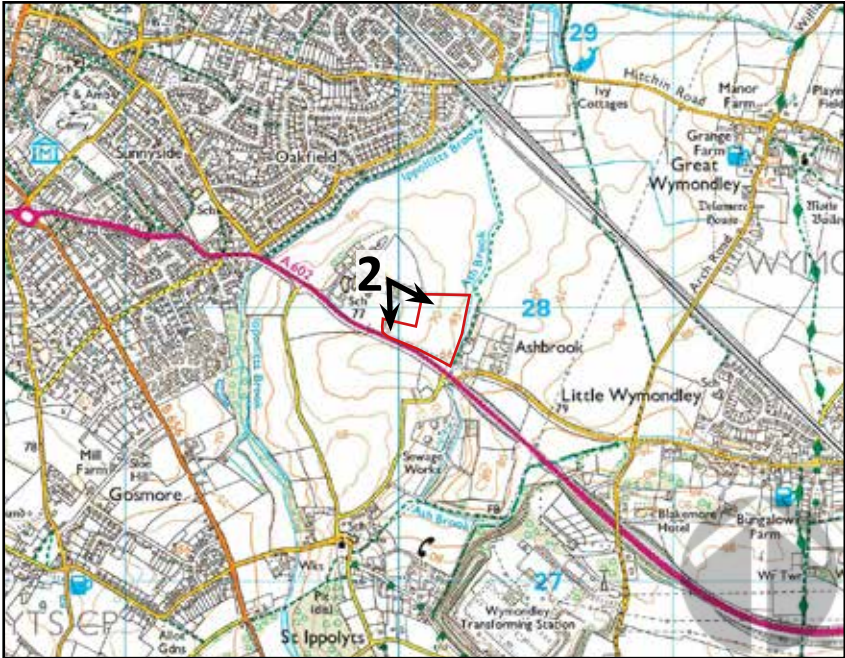
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Approximate Location of Application Site



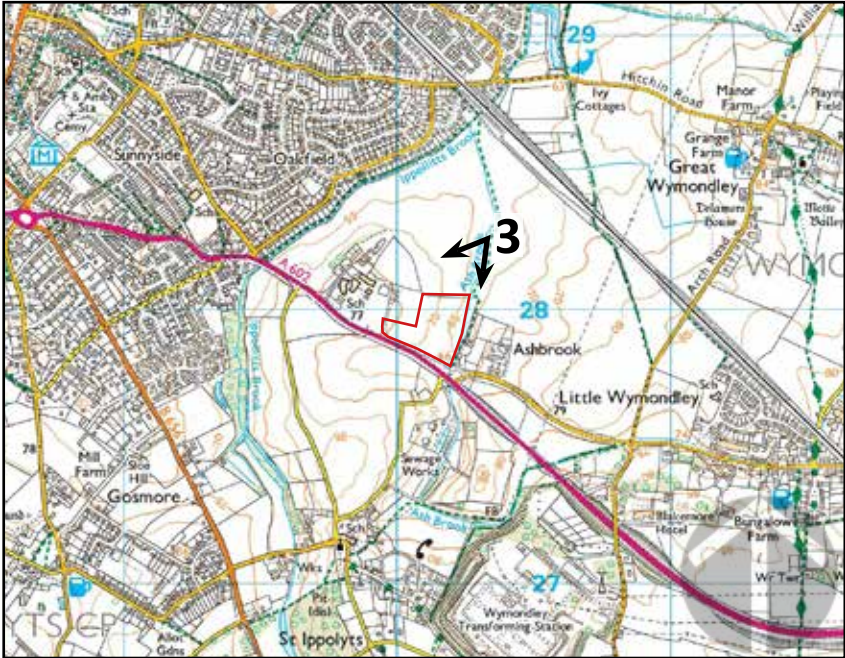
Viewpoint 2	Viewpoint taken from the carpark located adjacent to Kingshott School looking south east towards the Application Site. Movement Corridor)
Visual Sensitivity	Moderate (Users of the Car Park)
Camera Type	Nikon D3100 with 50mm lens equivalent
Date	11.11.2025
Approx Elevation	73m AOD
Distance to Site	250m



revision	date	description	dwn	chkd
Gloucester House, 399 Silbury Boulevard Milton Keynes MK9 2AH T 01908 303701 W www.enplan.net				
				
project		scale		
05-1017		N/A		
Land at Stevenage Road, Hitchin HERTS		date		
		Dec 2025		
title		drawn by		
Viewpoint 2		ZX		
		checked		
		RH		
drawing number		revision		
Figure 13		P03		
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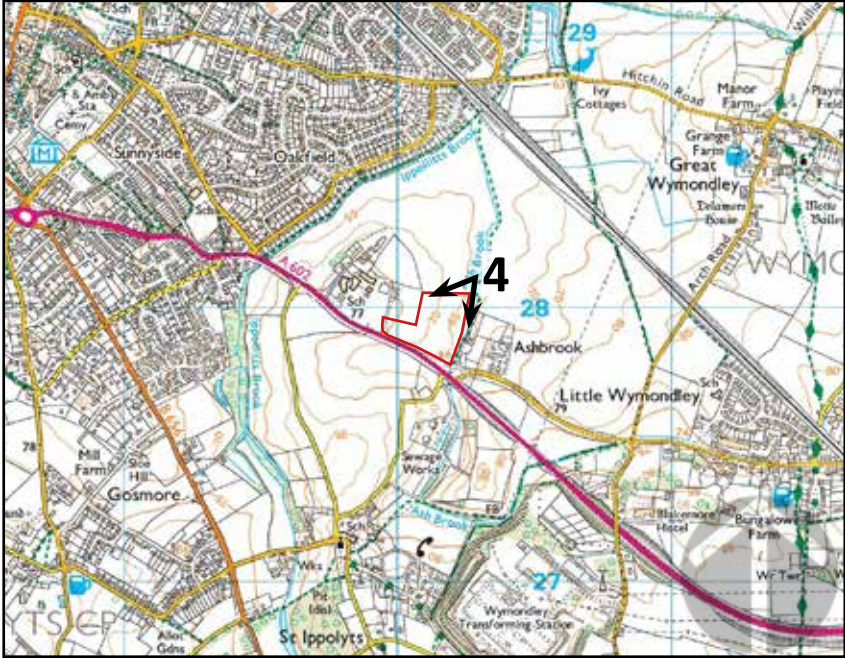
Viewpoint 3	Viewpoint taken from the permissive footpath looking south west towards the Application Site. (Recreational Corridor)
Visual Sensitivity	High (Users of the Footpath)
Camera Type	Nikon D3100 with 50mm lens equivalent
Date	11.11.2025
Approx Elevation	90m AOD
Distance to Site	446m



revision	date	description	dwn	chkd
Gloucester House, 399 Silbury Boulevard Milton Keynes MK9 2AH T 01908 303701 W www.enplan.net enplan				
project			scale	
05-1017			N/A	
Land at Stevenage Road, Hitchin HERTS			date	
			Dec 2025	
title			drawn by	
Viewpoint 3			ZX	
			checked	
			RH	
drawing number			revision	
Figure 14			P03	
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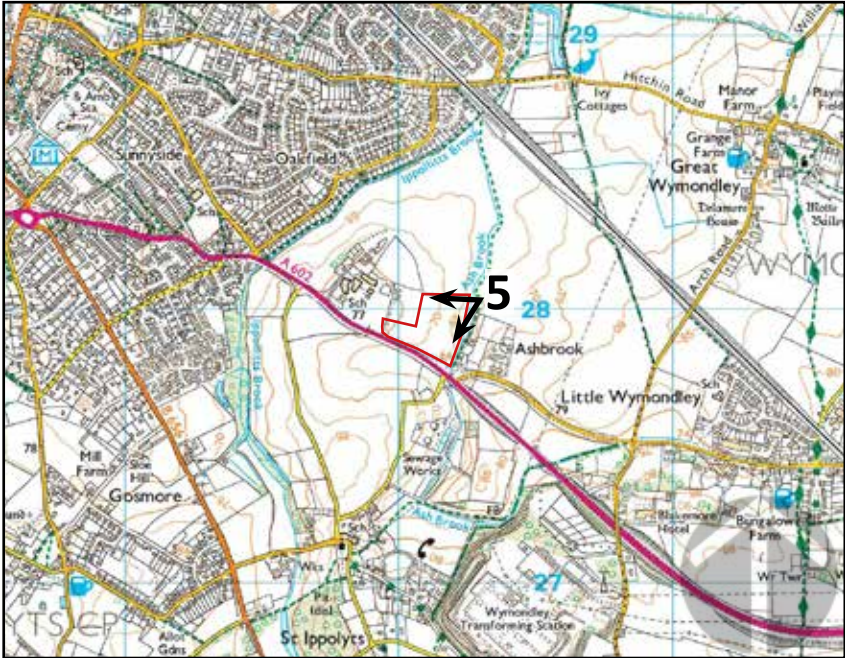
Viewpoint 4	Viewpoint taken from the Public Right of Way ref no 15 looking south west towards the Application Site. (Recreational Corridor)
Visual Sensitivity	High (Users of the Public right of way)
Camera Type	Nikon D3100 with 50mm lens equivalent
Date	11.11.2025
Approx Elevation	67m AOD
Distance to Site	200m



revision	date	description	dwn	chkd
Gloucester House, 399 Silbury Boulevard Milton Keynes MK9 2AH				
T 01908 303701 W www.enplan.net				
project			scale	
05-1017			N/A	
Land at Stevenage Road, Hitchin HERTS			date	
			Dec 2025	
title			drawn by	
Viewpoint 4			ZX	
			checked	
			RH	
drawing number			revision	
Figure 15			P03	
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Viewpoint 5	Viewpoint taken from the Public Right of Way ref no 15 looking west towards the Application Site. (Recreational Corridor)
Visual Sensitivity	High (Users of the Public right of way)
Camera Type	Nikon D3100 with 50mm lens equivalent
Date	11.11.2025
Approx Elevation	67m AOD
Distance to Site	186m

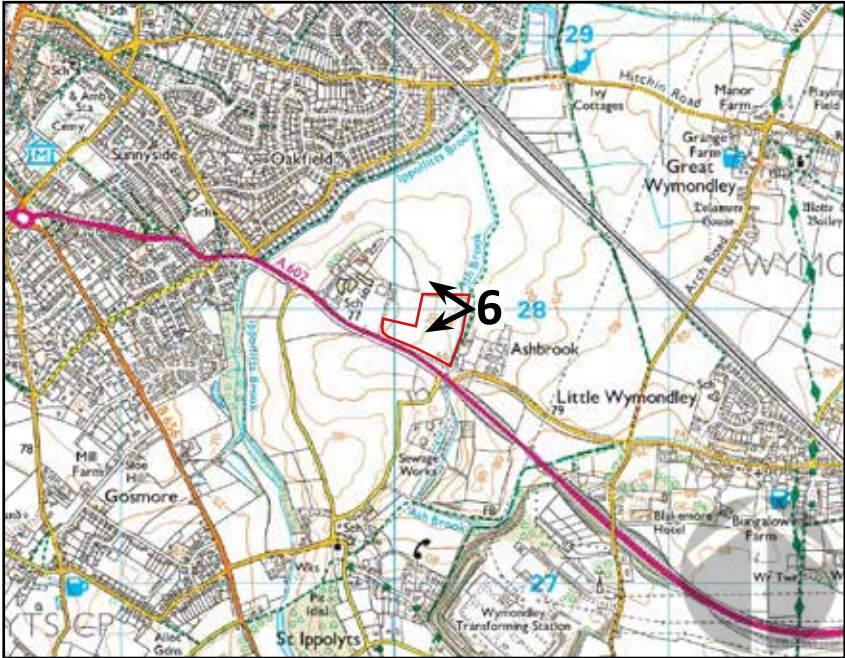


revision	date	description	dwn	chkd
Gloucester House, 399 Silbury Boulevard Milton Keynes MK9 2AH				
T 01908 303701 W www.enplan.net				
project			scale	
05-1017			N/A	
Land at Stevenage Road, Hitchin HERTS			date	
			Dec 2025	
title			drawn by	
Viewpoint 5			ZX	
			checked	
			RH	
drawing number			revision	
Figure 16			P03	
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Approximate Location of Application Site



Viewpoint 6	Viewpoint taken from the Public Right of Way ref no 15 looking west towards the Application Site. (Recreational Corridor)
Visual Sensitivity	High (Users of the Public right of way)
Camera Type	Nikon D3100 with 50mm lens equivalent
Date	11.11.2025
Approx Elevation	65m AOD
Distance to Site	132m



revision

date

description

dwn

chkd

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Land at Stevenage Road,
Hitchin HERTS

scale

N/A

date

Dec 2025

title

Viewpoint 6

drawn by

ZX

checked

RH

drawing number

Figure 17

revision

P03

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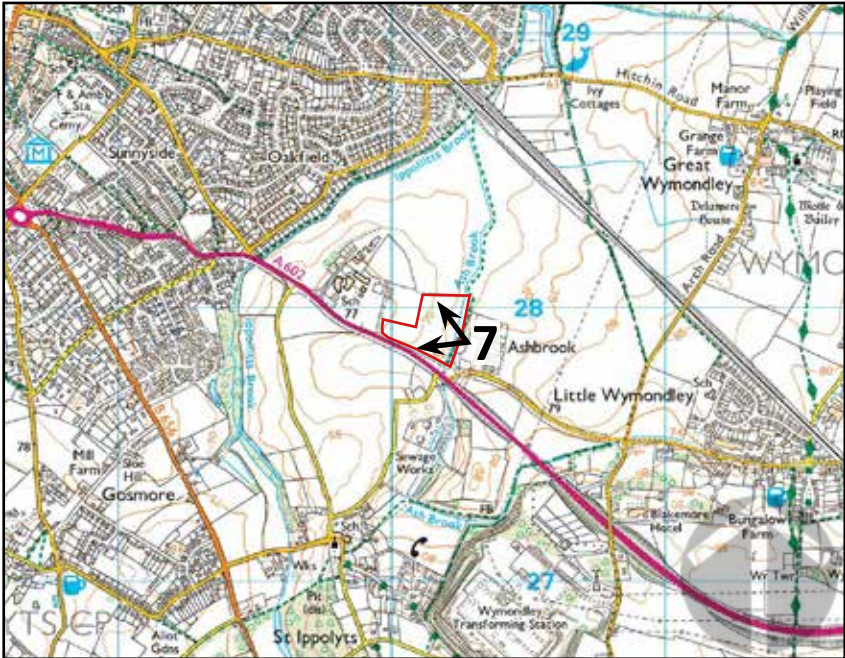
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Approximate Location of Application Site



Viewpoint 7	Viewpoint taken from the Public Right of Way ref no 15 looking north-west towards the Application Site. (Recreational Corridor)
Visual Sensitivity	High (Users of the Public right of way)
Camera Type	Nikon D3100 with 50mm lens equivalent
Date	11.11.2025
Approx Elevation	80m AOD
Distance to Site	112m

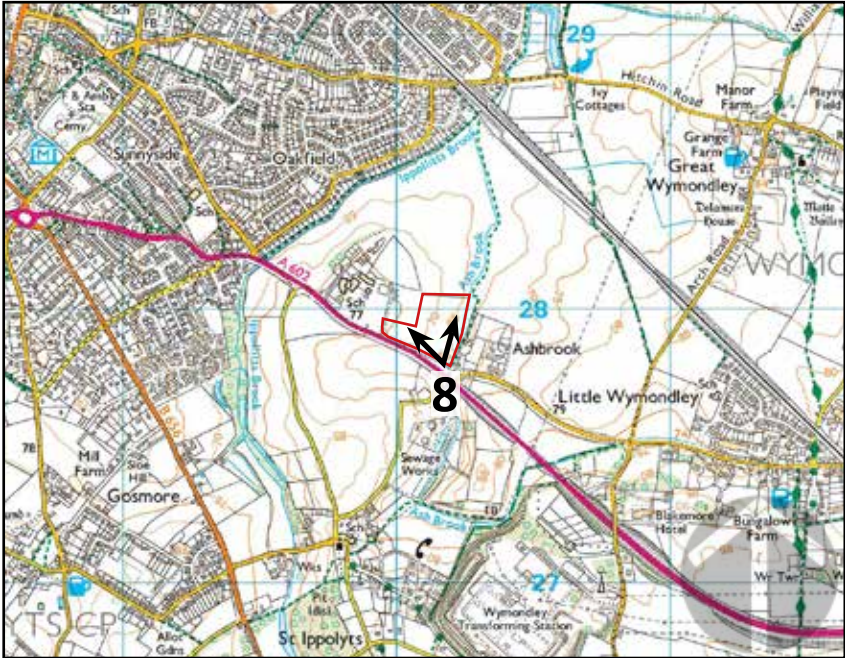


revision	date	description	dwn	chkd
Gloucester House, 399 Silbury Boulevard Milton Keynes MK9 2AH				
T 01908 303701 W www.enplan.net				
project			scale	
05-1017			N/A	
Land at Stevenage Road, Hitchin HERTS			date	
			Dec 2025	
title			drawn by	
Viewpoint 7			ZX	
			checked	
			RH	
drawing number			revision	
Figure 18			P03	
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Approximate Location of Application Site



Viewpoint 8	Viewpoint taken from the access road into Kingshott School looking north towards the Application Site. (Movement Corridor)
Visual Sensitivity	Moderate (Users of the Highway)
Camera Type	Nikon D3100 with 50mm lens equivalent
Date	11.11.2025
Approx Elevation	65m AOD
Distance to Site	100m



revision	date	description	dwn	chkd
Gloucester House, 399 Silbury Boulevard Milton Keynes MK9 2AH				
T 01908 303701 W www.enplan.net				
project			scale	
05-1017			N/A	
Land at Stevenage Road, Hitchin HERTS			date	
			Dec 2025	
title			drawn by	
Viewpoint 8			ZX	
			checked	
			RH	
drawing number			revision	
Figure 19			P03	

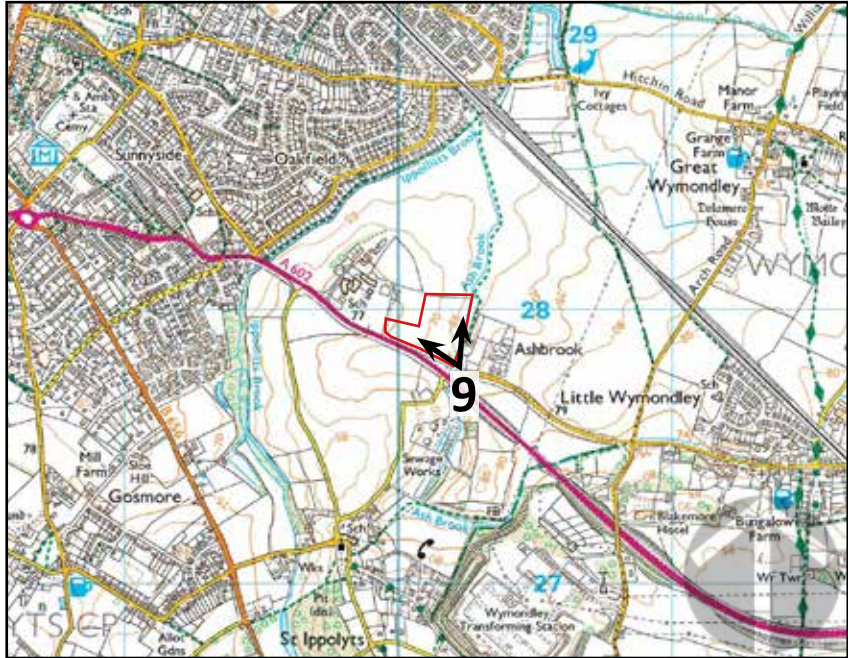
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Footpath adjacent to A602

Approximate Location of Application Site



Viewpoint 9	Viewpoint taken from the Public Right of Way ref no 15 looking north-west towards the Application Site. (Recreational Corridor)
Visual Sensitivity	High (Users of the public right of way)
Camera Type	Nikon D3100 with 50mm lens equivalent
Date	11.11.2025
Approx Elevation	66m AOD
Distance to Site	120m



revision

date

description

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project	scale
05-1017	N/A
Land at Stevenage Road, Hitchin HERTS	date
	Dec 2025
title	drawn by
Viewpoint 9	ZX
	checked
	RH
drawing number	revision
Figure 20	P03

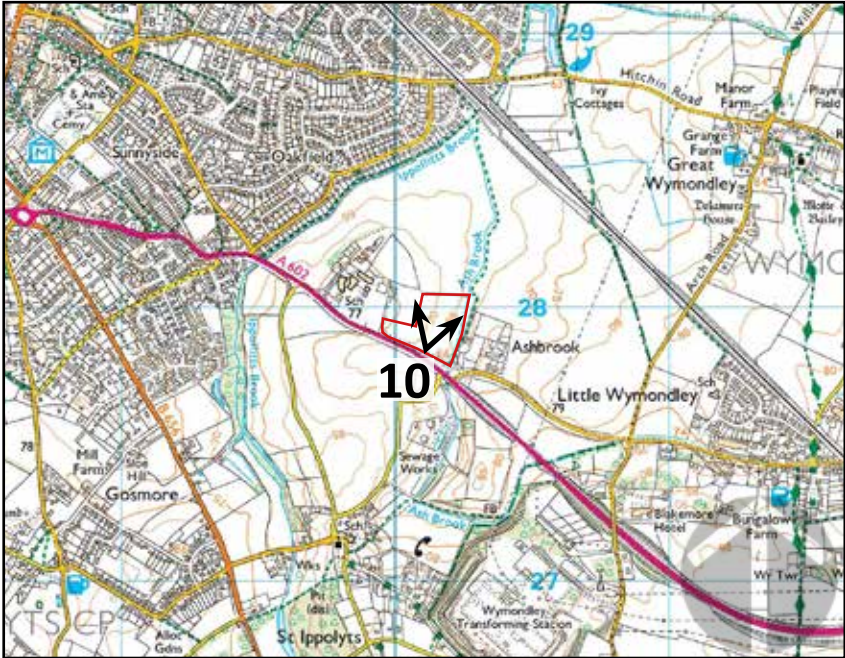
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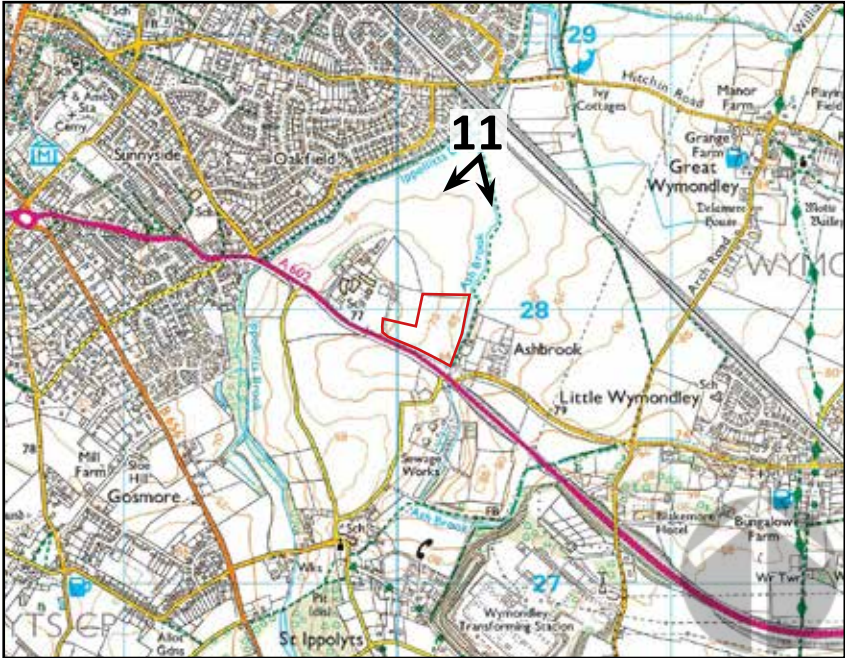
Viewpoint 10	Viewpoint taken from the footpath adjacent to the A602 looking north east towards the Application Site. (Recreational Corridor)
Visual Sensitivity	High (Users of the Footpath)
Camera Type	Nikon D3100 with 50mm lens equivalent
Date	11.11.2025
Approx Elevation	77m AOD
Distance to Site	123m



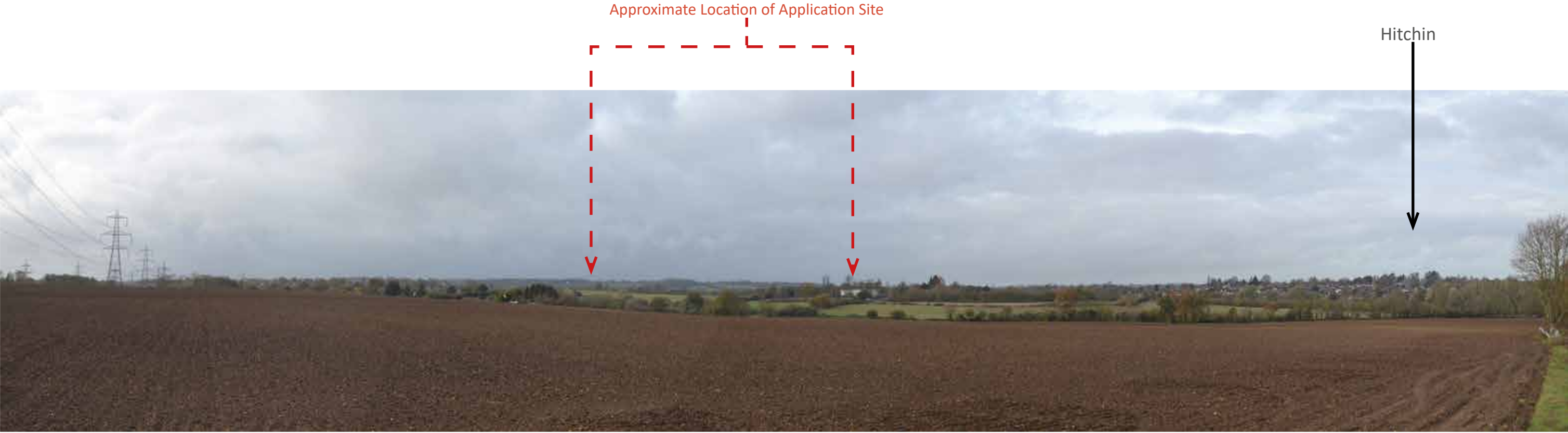
revision	date	description	dwn	chkd
Gloucester House, 399 Silbury Boulevard Milton Keynes MK9 2AH T 01908 303701 W www.enplan.net enplan				
project			scale	
05-1017			N/A	
Land at Stevenage Road, Hitchin HERTS			date	
			Dec 2025	
title			drawn by	
Viewpoint 10			ZX	
			checked	
			RH	
drawing number			revision	
Figure 21			P03	
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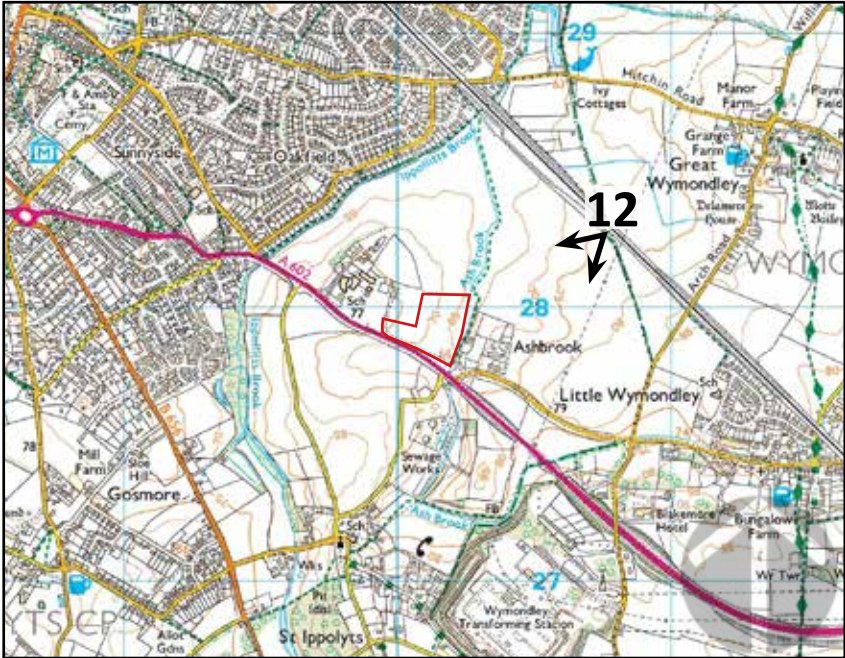
Viewpoint 11	Viewpoint taken from the Public Right of Way ref no 15 looking south towards the Application Site. (Recreational Corridor)
Visual Sensitivity	High (Users of the Public right of way)
Camera Type	Nikon D3100 with 50mm lens equivalent
Date	11.11.2025
Approx Elevation	63m AOD
Distance to Site	664m



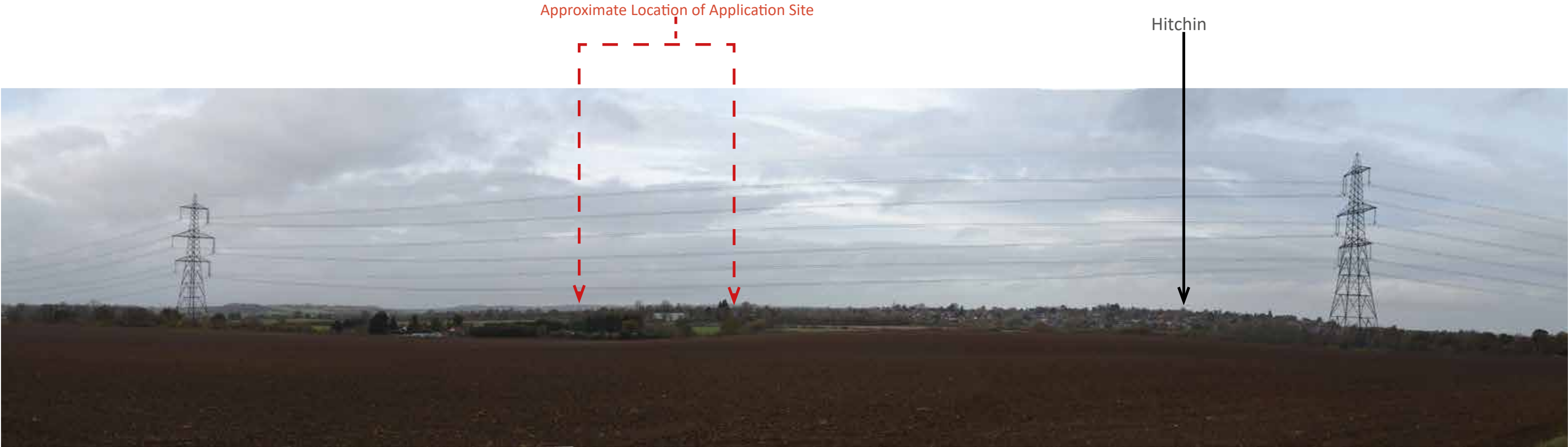
revision	date	description	dwn	chkd
Gloucester House, 399 Silbury Boulevard Milton Keynes MK9 2AH T 01908 303701 W www.enplan.net				
project			scale	
05-1017			N/A	
Land at Stevenage Road, Hitchin HERTS			date	
			Dec 2025	
title			drawn by	
Viewpoint 11			ZX	
			checked	
			RH	
drawing number			revision	
Figure 22			P03	
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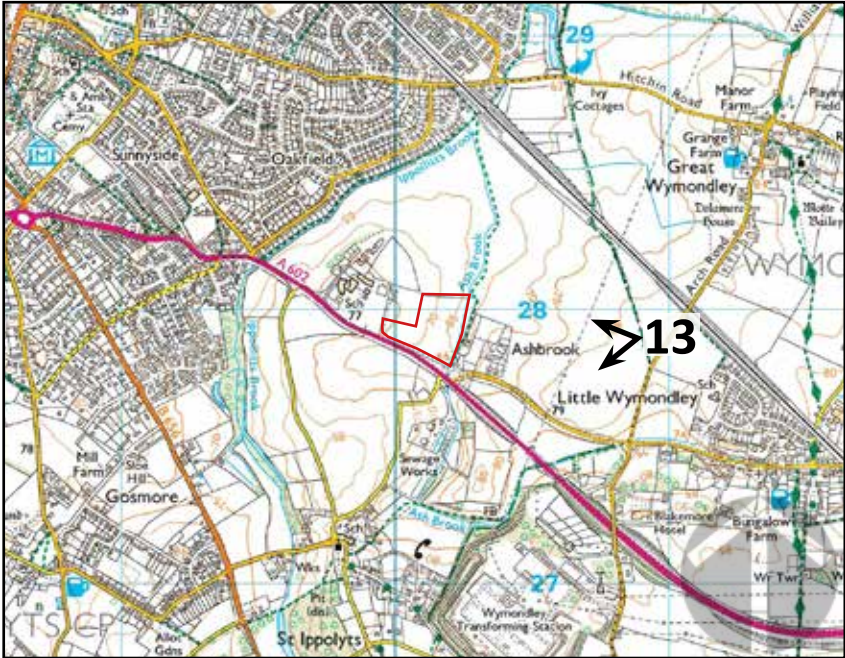
Viewpoint 12	Viewpoint taken from the public right of way No.27 looking south east towards the Application Site. (Recreational Corridor)
Visual Sensitivity	High (Users of the Public right of way)
Camera Type	Nikon D3100 with 50mm lens equivalent
Date	11.11.2025
Approx Elevation	75m AOD
Distance to Site	707m



revision	date	description	dwn	chkd
Gloucester House, 399 Silbury Boulevard Milton Keynes MK9 2AH T 01908 303701 W www.enplan.net enplan				
project			scale	
05-1017			N/A	
Land at Stevenage Road, Hitchin HERTS			date	
			Dec 2025	
title			drawn by	
Viewpoint 12			ZX	
			checked	
			RH	
drawing number			revision	
Figure 23			P03	
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Viewpoint 13	Viewpoint taken from the public right of way No.27 looking east towards the Application Site. (Recreational Corridor)
Visual Sensitivity	High (Users of the Public right of way)
Camera Type	Nikon D3100 with 50mm lens equivalent
Date	11.11.2025
Approx Elevation	84m AOD
Distance to Site	730m

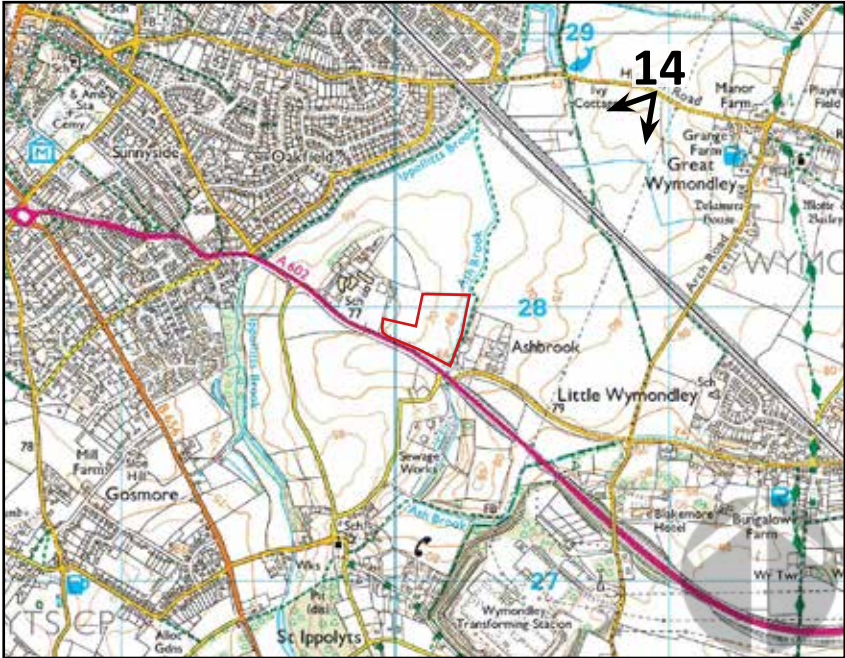


revision	date	description	dwn	chkd
Gloucester House, 399 Silbury Boulevard Milton Keynes MK9 2AH T 01908 303701 W www.enplan.net enplan				
project			scale	
05-1017			N/A	
Land at Stevenage Road, Hitchin HERTS			date	
			Dec 2025	
title			drawn by	
Viewpoint 13			ZX	
			checked	
			RH	
drawing number			revision	
Figure 24			P03	
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Approximate Location of Application Site



Viewpoint 14	Viewpoint taken from Hitchin Road looking south towards the Application Site. (Movement Corridor)
Visual Sensitivity	Moderate (Users of the Highway)
Camera Type	Nikon D3100 with 50mm lens equivalent
Date	11.11.2025
Approx Elevation	75m AOD
Distance to Site	1.17KM

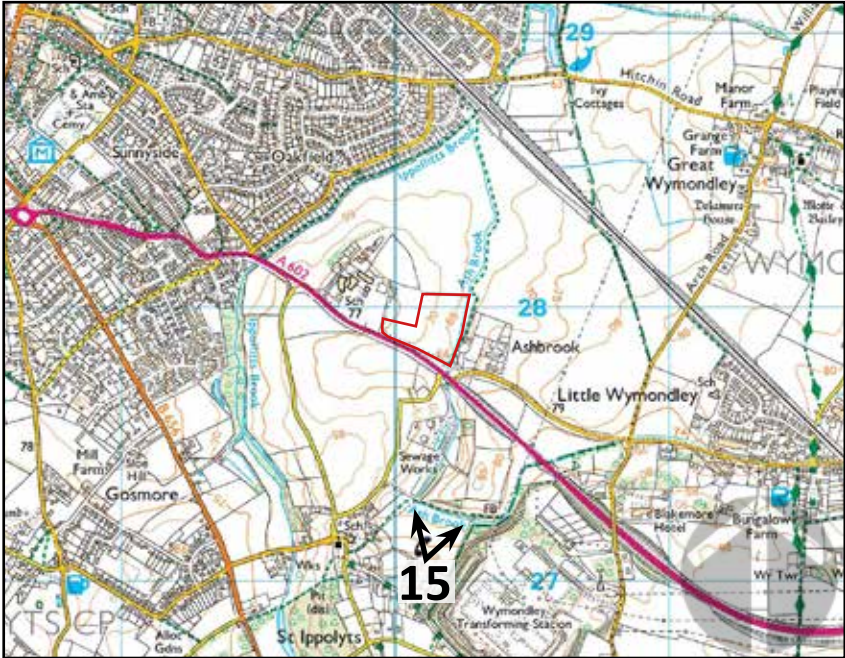


revision	date	description	dwn	chkd
Gloucester House, 399 Silbury Boulevard Milton Keynes MK9 2AH T 01908 303701 W www.enplan.net				
project			scale	
05-1017			N/A	
Land at Stevenage Road, Hitchin HERTS			date	
			Dec 2025	
title			drawn by	
Viewpoint 14			ZX	
			checked	
			RH	
drawing number			revision	
Figure 25			P03	
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Approximate Location of Application Site

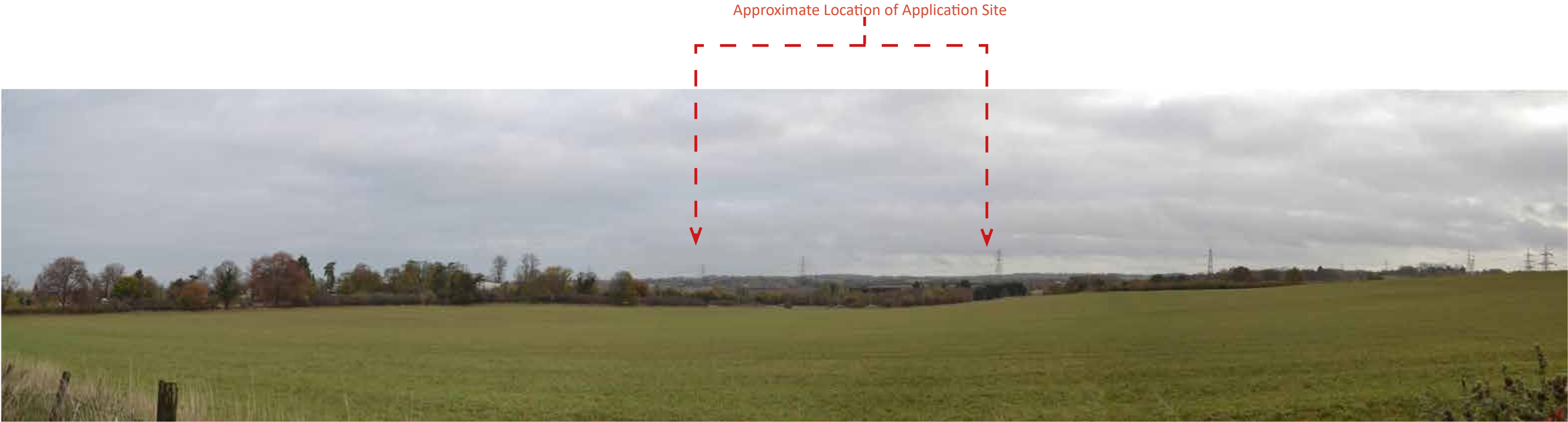


Viewpoint 15	Viewpoint taken from the end of East View within St Ippolys looking north towards the Application Site. (Residential and Movement Corridor)
Visual Sensitivity	High (Residential) Moderate (Users of the Highway)
Camera Type	Nikon D3100 with 50mm lens equivalent
Date	11.11.2025
Approx Elevation	75m AOD
Distance to Site	715m

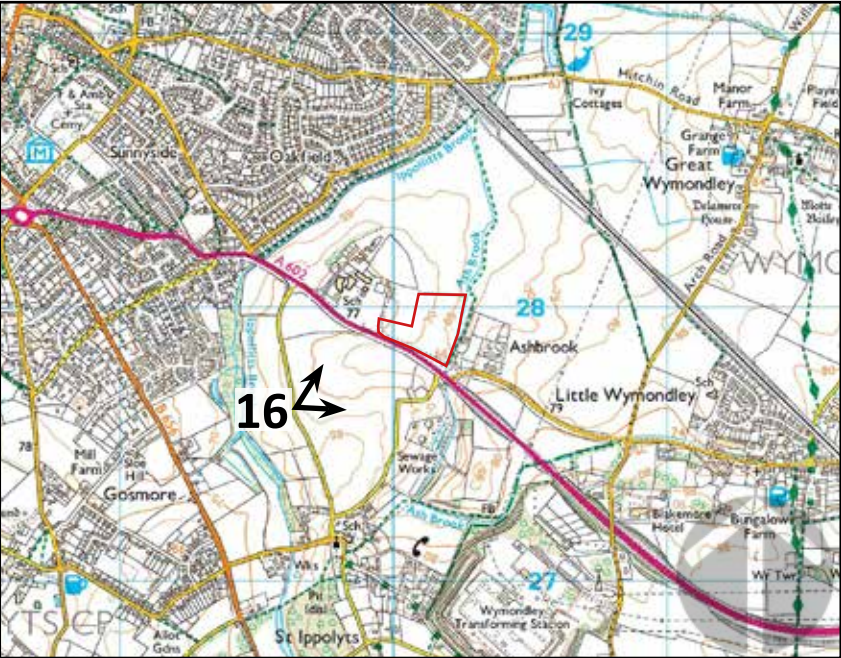


revision	date	description	dwn	chkd
Gloucester House, 399 Silbury Boulevard Milton Keynes MK9 2AH T 01908 303701 W www.enplan.net				
			project	scale
			05-1017 Land at Stevenage Road, Hitchin HERTS	N/A
title Viewpoint 15			date	
			Dec 2025	
drawing number Figure 26			drawn by	
			ZX	
			checked	
			RH	
			revision	
			P03	

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Viewpoint 16	Viewpoint taken from Folly Lane looking north east towards the Application Site. Movement Corridor)
Visual Sensitivity	Moderate (Users of the Highway)
Camera Type	Nikon D3100 with 50mm lens equivalent
Date	11.11.2025
Approx Elevation	80m AOD
Distance to Site	547m



revision	date	description	dwn	chkd
Gloucester House, 399 Silbury Boulevard Milton Keynes MK9 2AH T 01908 303701 W www.enplan.net				
			scale	
			N/A	
project 05-1017 Land at Stevenage Road, Hitchin HERTS			date	
			Dec 2025	
title Viewpoint 16			drawn by	
			ZX	
			checked	
drawing number Figure 27			RH	
			revision	
			P03	
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revision	date	description	dwn	chkd
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project	scale
05-1017	N/A
Land at Stevenage Road, Hitchin HERTS	date
	Dec 2025
title	drawn by
Landscape Strategy	ZX
	checked
	RH
drawing number	revision
Figure 28	P03