

Landscape and Visual Impact Assessment

A3 Figure Volume

Site

Land East of Walnut Tree Road, Pirton, Hertfordshire, SG5 3PX

for

Blakeney Homes Ltd

13 August 2025



CONTENTS

Photomontages: Viewpoints

Viewpoint a: View from north eastern edge of site looking southwest	3
Viewpoint b: View from north western edge of site looking southeast	4
Viewpoint c: View to eastern edge from south east (Footpath 2)	5
Viewpoint d: View from Recreation Ground (1) looking north	6
Viewpoint e: Western boundary from within Field 2	7
Viewpoint f: View of northern edge from Icknield Way (Footpath 1)	8
Viewpoint g: View from POS at Strawplaiters Green	9
Viewpoint h: Looking east from high point at Toot Hill scheduled monument	10
Viewpoint i: Looking northeast from high point on Footpath 5	11
Viewpoint j: View north from Footpath 8	12
Viewpoint k: View from Walnut Tree Road towards site entrance	13
Viewpoint l: View northwest from Footpath 8	14
Viewpoint m: View from Footpath 2 , 1km to east of site	15
Viewpoint n: View from ‘Icknield Way’ (Footpath 1), northeast of site	16

Zone of Theoretical Visibility Mapping

Zone of Theoretical Visibility Mapping: without obstructions	17
Zone of Theoretical Visibility Mapping: with obstructions	18

Viewpoint a: View from north eastern edge of site looking southwest



Looking: SW 222° - Field of View (estimated): 70° - Approx. elevation: 67m - Approx. distance to edge of main site: 0m - Grid Ref: TL 15220 31679
Camera Nikon D7200 - Focal length: 50mm - Camera height: 1.5m - Date: 09.09.2024 - Time: 11.40
Approx. No. of images: 4 - Recommended viewing distance: 350mm on A3 paper size 100% - Visualisation Type: 1 - Projection: Planar



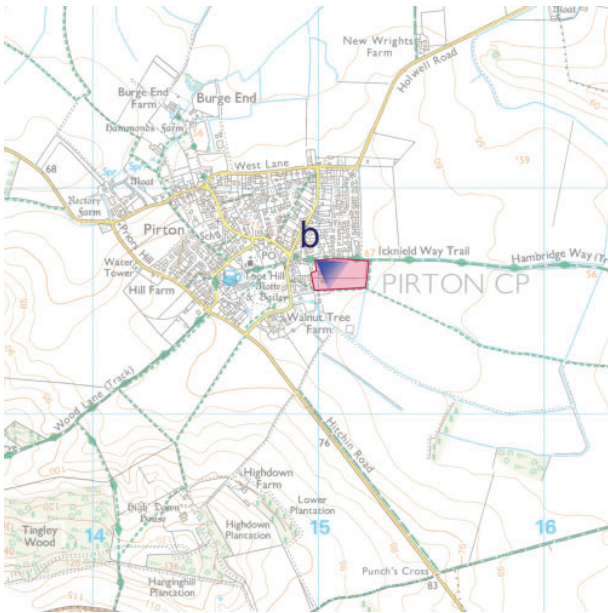
Viewpoint b: View from north western edge of site looking southeast



Looking: SE 132° - Field of View (estimated): 70° - Approx. elevation: 70m - Approx. distance to edge of main site: 0m - Grid Ref: TL 15016 31669

Camera Nikon D7200 - Focal length: 50mm - Camera height: 1.5m - Date: 09.09.2024 - Time: 11.33

Approx. No. of images: 4 - Recommended viewing distance: 350mm on A3 paper size 100% - Visualisation Type: 1 - Projection: Planar



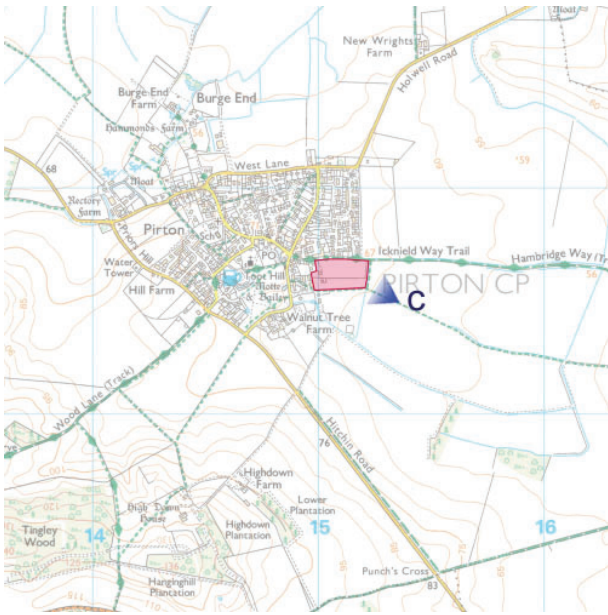
Viewpoint c: View to eastern edge from south east (Footpath 2)



Looking: NW 315° - Field of View (estimated): 60° - Approx. elevation: 64m - Approx. distance to edge of main site: 160m - Grid Ref: TL 15349 31500

Camera Nikon D7200 - Focal length: 50mm - Camera height: 1.5m - Date: 09.09.2024 - Time: 14.06

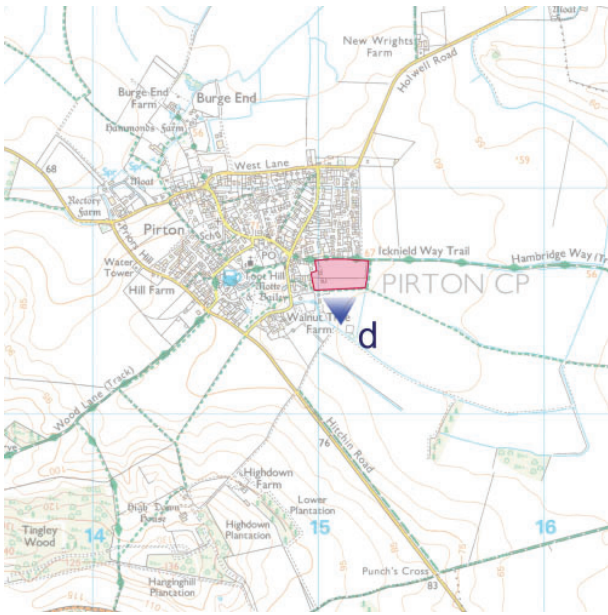
Approx. No. of images: 4 - Recommended viewing distance: 350mm on A3 paper size 100% - Visualisation Type: 1 - Projection: Planar



Viewpoint d: View from **Recreation Ground (1)** looking north



Looking: N 354° - Field of View (estimated): 60° - Approx. elevation: 66m - Approx. distance to edge of main site: 145m - Grid Ref: TL 15094 31411
Camera Nikon D7200 - Focal length: 50mm - Camera height: 1.5m - Date: 09.09.2024 - Time: 14.26
Approx. No. of images: 4 - Recommended viewing distance: 350mm on A3 paper size 100% - Visualisation Type: 1 - Projection: Planar



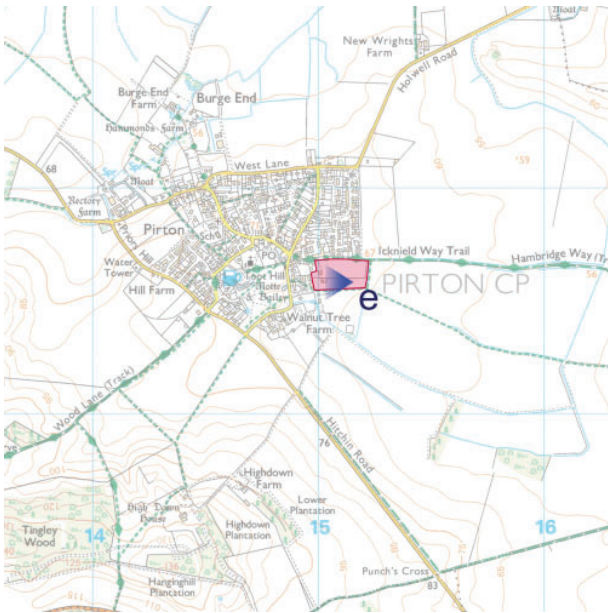
Viewpoint e: Western boundary from within **Field 2**



Looking: W 279° - Field of View (estimated): 60° - Approx. elevation: 67m - Approx. distance to edge of main site: 0m - Grid Ref: TL 15104 31582

Camera Nikon D7200 - Focal length: 50mm - Camera height: 1.5m - Date: 09.09.2024 - Time: 11.08

Approx. No. of images: 4 - Recommended viewing distance: 350mm on A3 paper size 100% - Visualisation Type: 1 - Projection: Planar



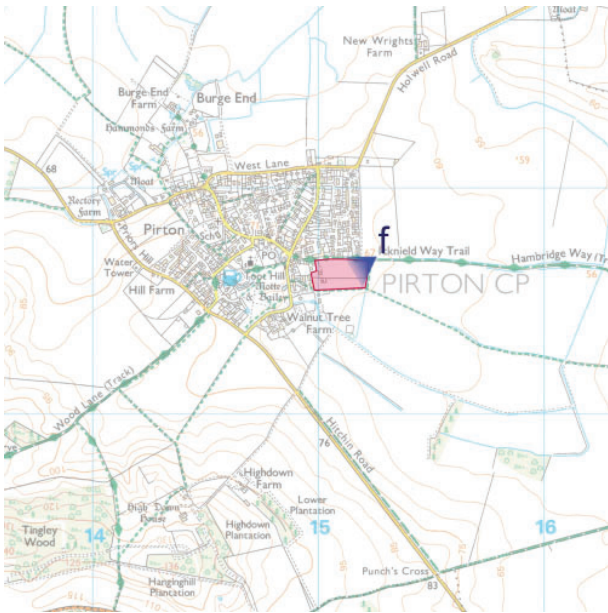
Viewpoint f: View of northern edge from Icknield Way (Footpath 1)



Looking: WSW 259° - Field of View (estimated): 60° - Approx. elevation: 68m - Approx. distance to edge of main site: 5m - Grid Ref: TL 15228 31690

Camera Nikon D7200 - Focal length: 50mm - Camera height: 1.5m - Date: 09.09.2024 - Time: 11.40

Approx. No. of images: 4 - Recommended viewing distance: 350mm on A3 paper size 100% - Visualisation Type: 1 - Projection: Planar



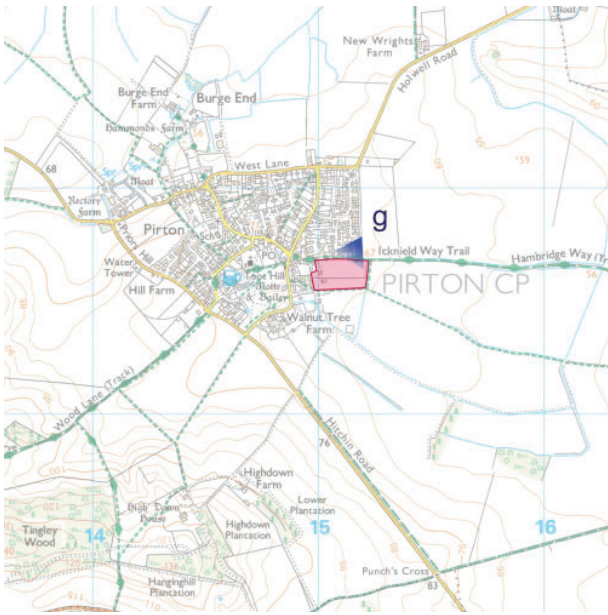
Viewpoint g: View from POS at Strawplaiters Green



Looking: SW 226° - Field of View (estimated): 60° - Approx. elevation: 67m - Approx. distance to edge of main site: 75m - Grid Ref: TL 15186 31778

Camera Nikon D7200 - Focal length: 50mm - Camera height: 1.5m - Date: 09.09.2024 - Time: 11.43

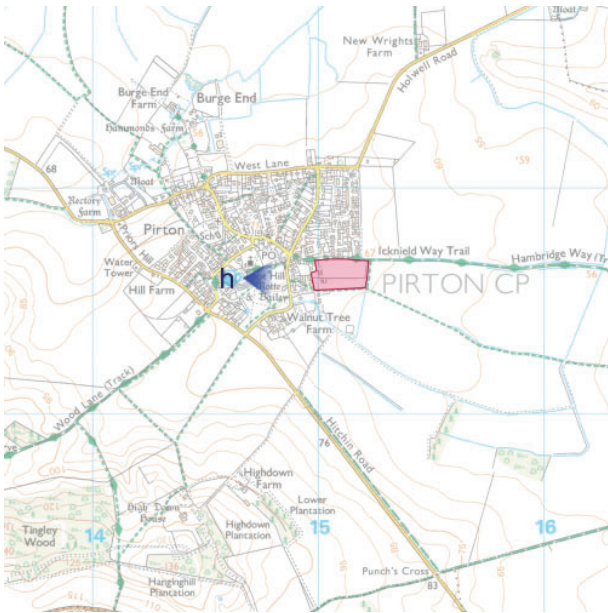
Approx. No. of images: 4 - Recommended viewing distance: 350mm on A3 paper size 100% - Visualisation Type: 1 - Projection: Planar



Viewpoint h: Looking east from high point at Toot Hill scheduled monument



Looking: E 90° - Field of View (estimated): 60° - Approx. elevation: 78m - Approx. distance to edge of main site: 330m - Grid Ref: TL 14664 31623
Camera Nikon D7200 - Focal length: 50mm - Camera height: 1.5m - Date: 09.09.2024 - Time: 11.54
Approx. No. of images: 4 - Recommended viewing distance: 350mm on A3 paper size 100% - Visualisation Type: 1 - Projection: Planar



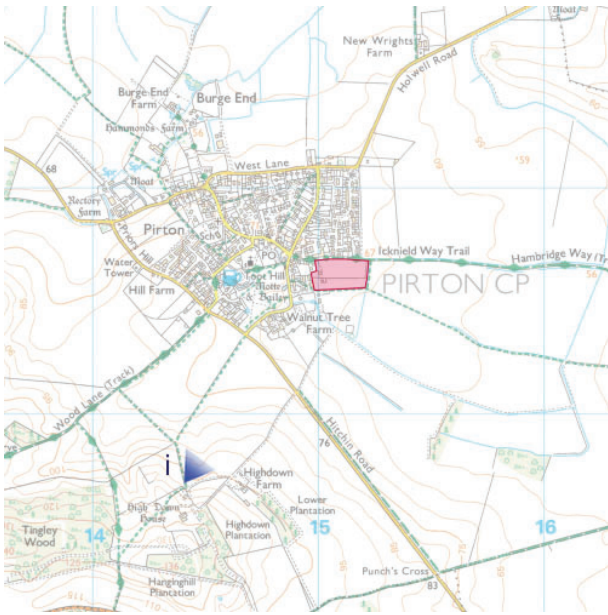
Viewpoint i: Looking northeast from high point on **Footpath 5**



Looking: NE 35° - Field of View (estimated): 60° - Approx. elevation: 101m - Approx. distance to edge of main site:1km - Grid Ref: TL 14418 30712

Camera Nikon D7200 - Focal length: 50mm - Camera height: 1.5m - Date: 09.09.2024 - Time: 12.20

Approx. No. of images: 4 - Recommended viewing distance: 350mm on A3 paper size 100% - Visualisation Type: 1 - Projection: Planar



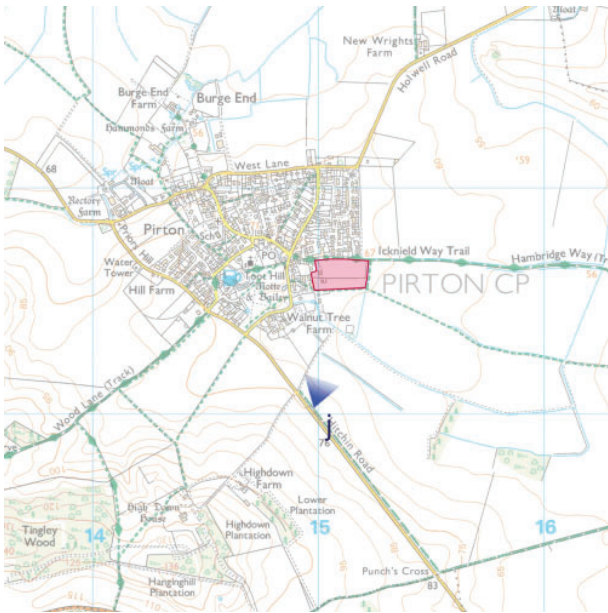
Viewpoint j: View north from **Footpath 8**



Looking: N 7° - Field of View (estimated): 60° - Approx. elevation: 75m - Approx. distance to edge of main site: 600m - Grid Ref: TL 14993 31005

Camera Nikon D7200 - Focal length: 50mm - Camera height: 1.5m - Date: 09.09.2024 - Time: 13.05

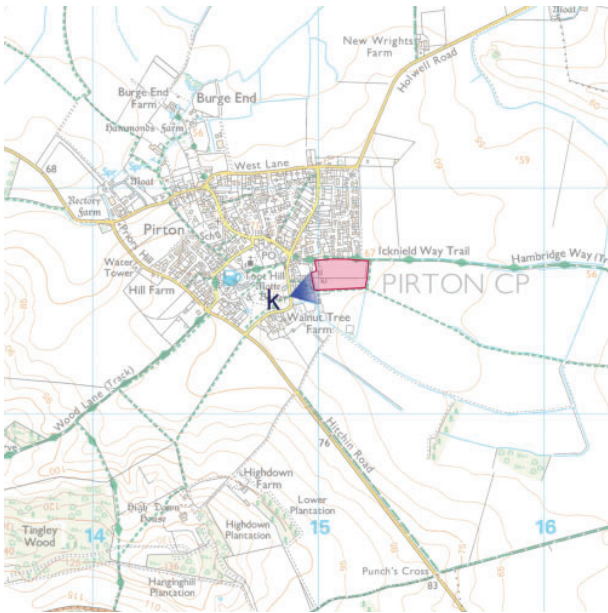
Approx. No. of images: 4 - Recommended viewing distance: 350mm on A3 paper size 100% - Visualisation Type: 1 - Projection: Planar



Viewpoint k: View from Walnut Tree Road towards site entrance



Looking: E 78° - Field of View (estimated): 60° - Approx. elevation: 71m - Approx. distance to edge of main site: 115m - Grid Ref: TL 14877 31528
Camera Nikon D7200 - Focal length: 50mm - Camera height: 1.5m - Date: 09.09.2024 - Time: 14.45
Approx. No. of images: 4 - Recommended viewing distance: 350mm on A3 paper size 100% - Visualisation Type: 1 - Projection: Planar



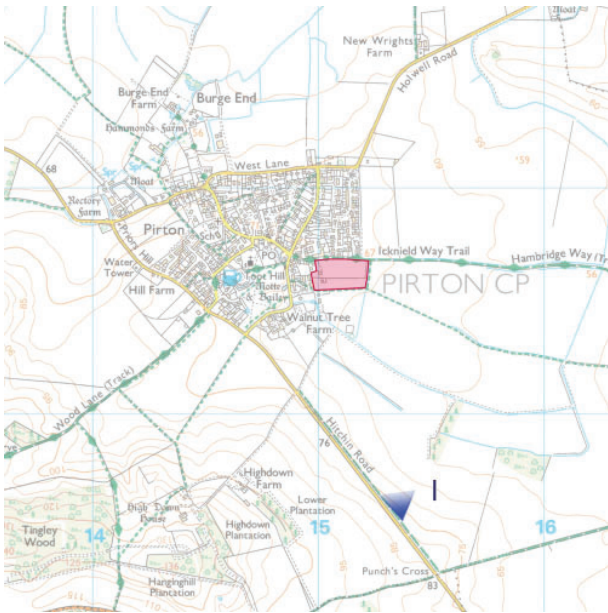
Viewpoint I: View northwest from **Footpath 8**



Looking: NNW 346° - Field of View (estimated): 60° - Approx. elevation: 80m - Approx. distance to edge of main site: 1.1m - Grid Ref: TL 15377

Camera Nikon D7200 - Focal length: 50mm - Camera height: 1.5m - Date: 09.09.2024 - Time: 10.50

Approx. No. of images: 4 - Recommended viewing distance: 350mm on A3 paper size 100% - Visualisation Type: 1 - Projection: Planar



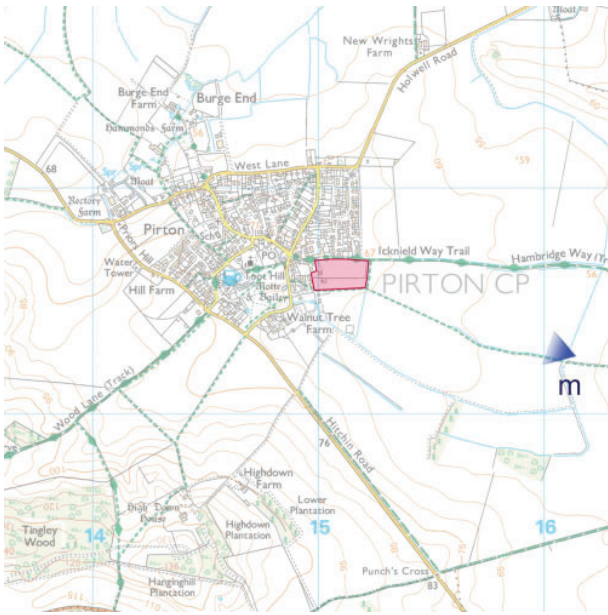
Viewpoint m: View from **Footpath 2**, 1km to east of site



Looking: WNW 292° - Field of View (estimated): 60° - Approx. elevation: 58m - Approx. distance to edge of main site: 950m - Grid Ref: TL 16120 31257

Camera Nikon D7200 - Focal length: 50mm - Camera height: 1.5m - Date: 09.09.2024 - Time: 13.57

Approx. No. of images: 4 - Recommended viewing distance: 350mm on A3 paper size 100% - Visualisation Type: 1 - Projection: Planar



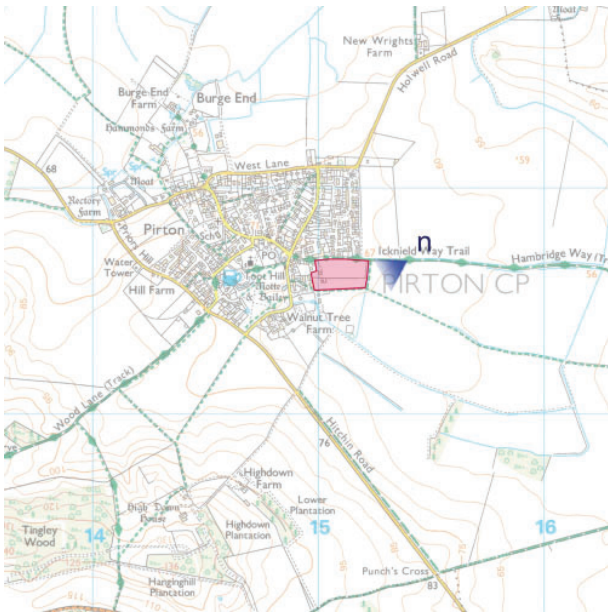
Viewpoint n: View from 'Icknield Way' (**Footpath 1**), northeast of site

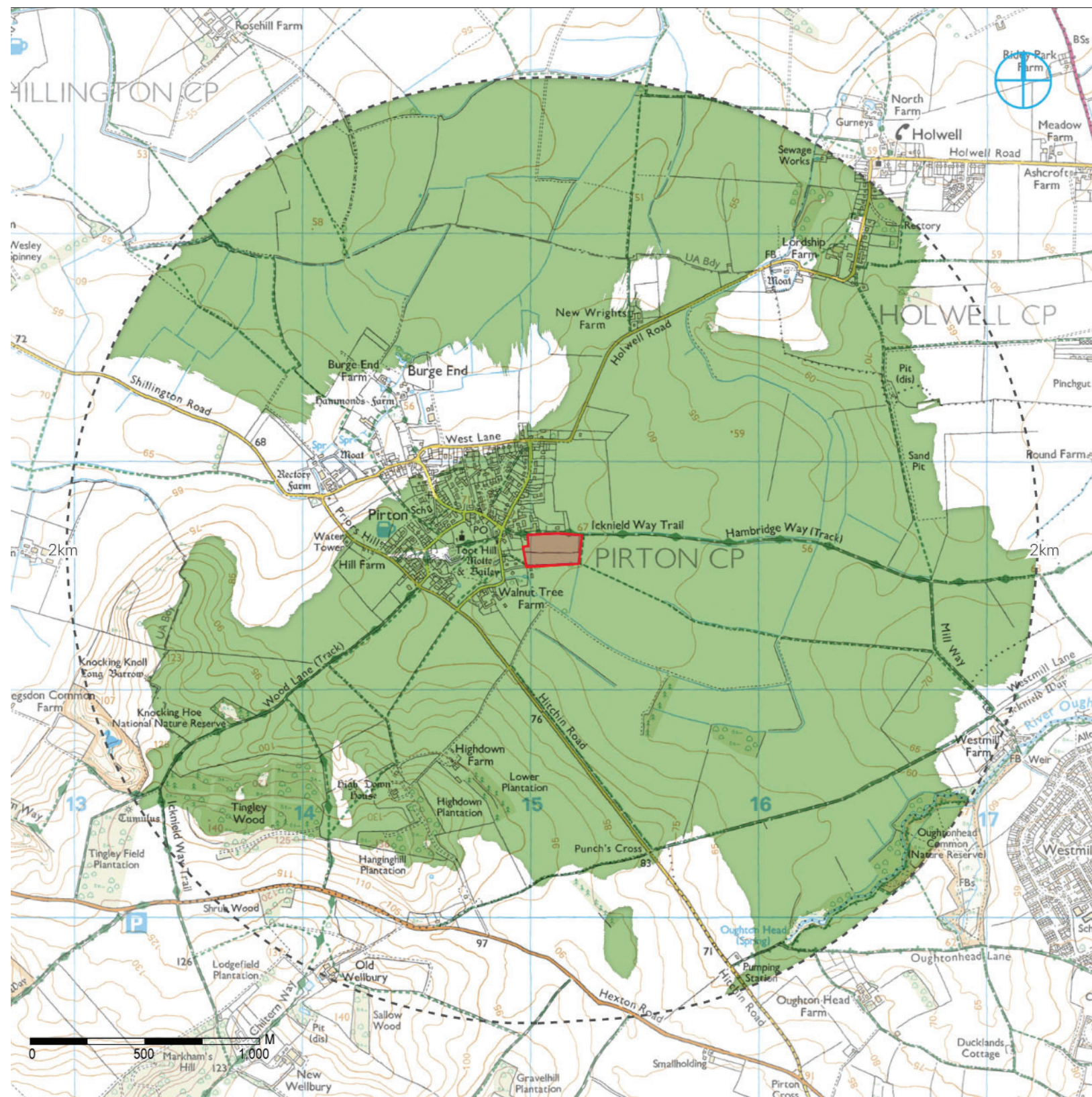


Looking: WSW 248° - Field of View (estimated): 60° - Approx. elevation: 66m - Approx. distance to edge of main site: 175m - Grid Ref: TL 15369

Camera Nikon D7200 - Focal length: 50mm - Camera height: 1.5m - Date: 09.09.2024 - Time: 14.13

Approx. No. of images: 4 - Recommended viewing distance: 350mm on A3 paper size 100% - Visualisation Type: 1 - Projection: Planar





Hambridge Way, Pirton - Figure 1

Zone of Theoretical Visibility

(without obstructions)

August 2025

Legend

-  Site location
-  2km radial extent
-  Zone of Theoretical Visibility

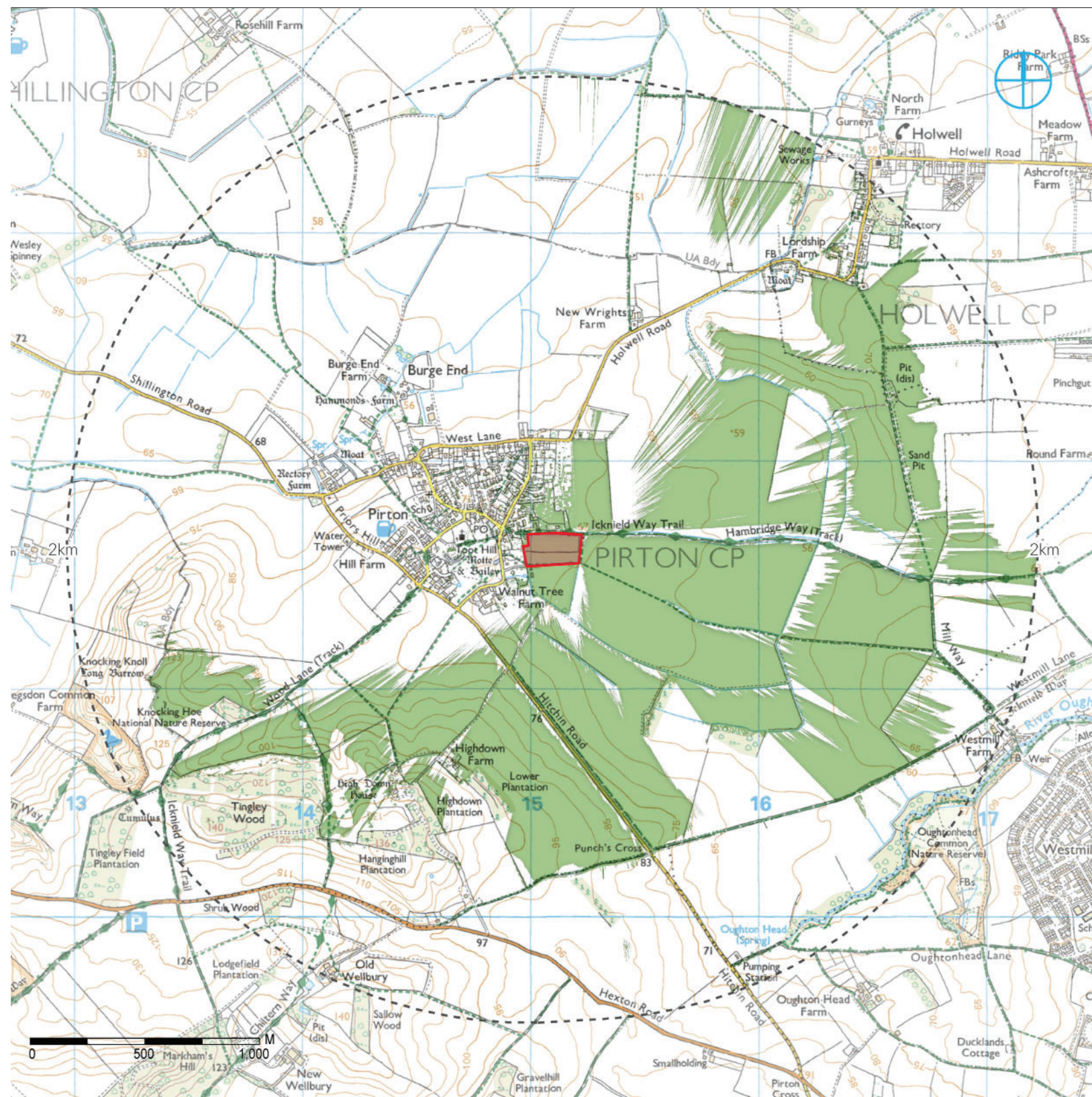
The ZTV is generated from a receptor height of 1.6m (average eye level) and a receiver heights of up to 9.27m (maximum development height) above existing ground level. Multiple targets were placed within the site to best represent points that may be visible.

The ZTV is based on LiDAR 1m DTM (Digital Terrain Model) which is based on topography alone. Some changes within the landscape may have occurred since the DTM data and ZTV was created. Data source; data gov.uk. This ZTV also includes Earth's curvature.

Drawn by: GS 20241309

Checked by: JW 20241309

Filename: PirtonZTVbareearth



Hambridge Way, Pirton - Figure 1

Zone of Theoretical Visibility

(with obstructions)

August 2025

Legend

-  Site location
-  2km radial extent
-  Zone of Theoretical Visibility

The ZTV is generated from a receptor height of 1.6m (average eye level) and a receiver heights of up to 9.27m (maximum development height) above existing ground level. Multiple targets were placed within the site to best represent points that may be visible.

This ZTV is based on 1m LiDAR First Return DSM (Digital Surface Model) terrain data which includes intervening features such as existing trees/ vegetation and buildings in the landscape. Some changes within the landscape may have occurred since the DSM data and ZTV was created. Data source; data.gov.uk. This ZTV also includes Earth's curvature.

Drawn by: GS 20241309

Checked by: JW 20241309

Filename: PirtonZTV