

**LEGEND**

- Site boundary
- Distance from Site boundary (0.5, 1, 2 and 3km)
- Consented development Elsenham Phase I
- Zone of Theoretical Visibility (ZTV) (computer generated) - based on building height of 10m and 12m
- Zone of Visual Influence (ZVI) - based on site observations

Indicative location of development areas :

- up to 2.5 storey - 10m
- up to 3 storey - 12m

- Proposed Representative Viewpoints
- Proposed Illustrative Viewpoints

Obstructions

- Settlement (2 storey height)
- Woodland (approximately 20m height)

This drawing is based upon computer generated Zone of Theoretical Visibility (ZTV) studies produced using the viewshed routine in the ESRI ArcGIS Suite. The areas shown are the maximum theoretical visibility, taking into account topography, principal woodlands and settlements, which have been included in the model with the heights obtained from Nextmap 25. It should be noted that in some areas woodlands included within the ZTV may comprise active forestry, resulting in the felling and replanting of some areas modelled in the ZTV study. The ZTV study reflects this pattern at a specific point in time, as it is based on real height information. Whilst the felling cycle will alter the heights of different areas of forestry over time, altering localised visual effects, the wider pattern will remain relatively constant.

The model does not take into account any localised features such as small copses, hedgerows or individual trees and therefore still gives an exaggerated impression of the extent of visibility. The actual extent of visibility on the ground will be less than that suggested by this plan.

The ZTV includes an adjustment that allows for Earth's curvature and light refraction. It is based on Nextmap 25 terrain data and has a 25m<sup>2</sup> resolution.

# LDĀDESIGN

PROJECT TITLE  
**ELSENHAM PHASE II**

DRAWING TITLE  
**Figure 7:  
Zone of Theoretical Visibility (ZTV),  
proposed representative viewpoint locations  
and 3km study area plan**

ISSUED BY	Peterborough	T: 01733 310 471
DATE	August 2022	DRAWN VW / MSO
SCALE @A3	1:25,000	CHECKED NL
STATUS	Planning	APPROVED NL

**DWG. NO. 8203\_007**

No dimensions are to be scaled from this drawing.  
All dimensions are to be checked on site.  
Area measurements for indicative purposes only.

© LDA Design Consulting Ltd. Quality Assured to BS EN ISO 9001 : 2008

Sources: Ordnance Survey, NextMap25

**ELSENHAM PHASE 2**

Proposed list of Representative Viewpoints for Landscape and Visual Impact Assessment within 3km study area in relation to proposed residential development at land East of Station Road, Elsenham. Please refer to drawing 8203\_008 for Proposed Viewpoint Locations alongside this document.

No.	Description/Location	Distance and direction from site (to nearest site boundary)	Approximate location (X,Y)	Visual receptors
1	Public footpath FP5, Henham	1325m, NE	554369, 228440	Footpath users, residents and visitors to St Mary's Church
2	Public Footpath FP15/Mill Road, Henham	855m, NE	554400, 227857	Footpath users/road users, visitors to/from Henham
3	Public footpath FP13 north of Ugley Green	1201, NW	552513, 227921	Footpath users
4	Public footpath FP15	231m, NE	553973, 227368	Footpath users
5	Public footpath FP15 close to Elsenham train station car park	105m, N	553442, 227233	Footpath users
6	Level crossing at Elsenham Train station	78m, W	553259, 227075	Level crossing users, train station users
7	Footbridge to Elsenham train station, Elsenham	30m, W	553332, 227003	Footbridge users
8	New Road, Elsenham	340m, W	553011, 226940	Footpath users, residents
9	Elsenham Recreation Ground, Elsenham	708m, SW	553197, 226327	Footpath users, residents

It is proposed that the above viewpoints would be photographed and illustrated to Landscape Institute guidance 'TGN 06/19 Visual Representation of development proposals' represented as Type 1 Annotated Photograph Panels. It is recommended that viewpoints 2, 3,

4 and 8 are taken through to Type 3 Photowire visuals (TGN 06/19) at Year 1 and Year 15 following completion to assist understanding of the effects of the proposed development to landscape and visual receptors.

8203/MS  
1 August 2022

**Appendix 8: Consented development information regarding  
Elsenham Phase I (Outline Permission UTT/17/3573/OP and  
APP/C1570/W/19/3243744 and Reserved Matters UTT/21/3269/DFO)  
relevant to this assessment**



- Planning Application Boundary - 19.65Ha
- Open Space
- Development Area (Building Heights up to 12m above finished ground level)
- \* Approximate Location of SuDS Feature
- New Hedgerow & Tree Planting, Existing Hedgerows to be Retained & Strengthened
- ↔ Access to Henham Road
- ↔ Pedestrian / Cycle Link
- ↔ Potential Pedestrian / Cycle Link
- \* General Location of Play Area
- Retained Pond
- Retained Tree
- Committed Development
- - - Hedgerow retained where development allows
- Approximate Location of Gateway Replacement Planting
- X Approximate Location of 1FE Primary School Site (inc Early Years and Child Care)

Removal of 'Other Land Under Applicant's Control' 04.06.2018

Rev | Description | Date

FOR PLANNING PURPOSES ONLY  
All information is copyright protected and may not be used or reproduced without prior permission.  
© Crown copyright and database right 2018. All rights reserved.  
Ordnance Survey Licence number 100019980

Client:



**THE FAIRFIELD PARTNERSHIP**

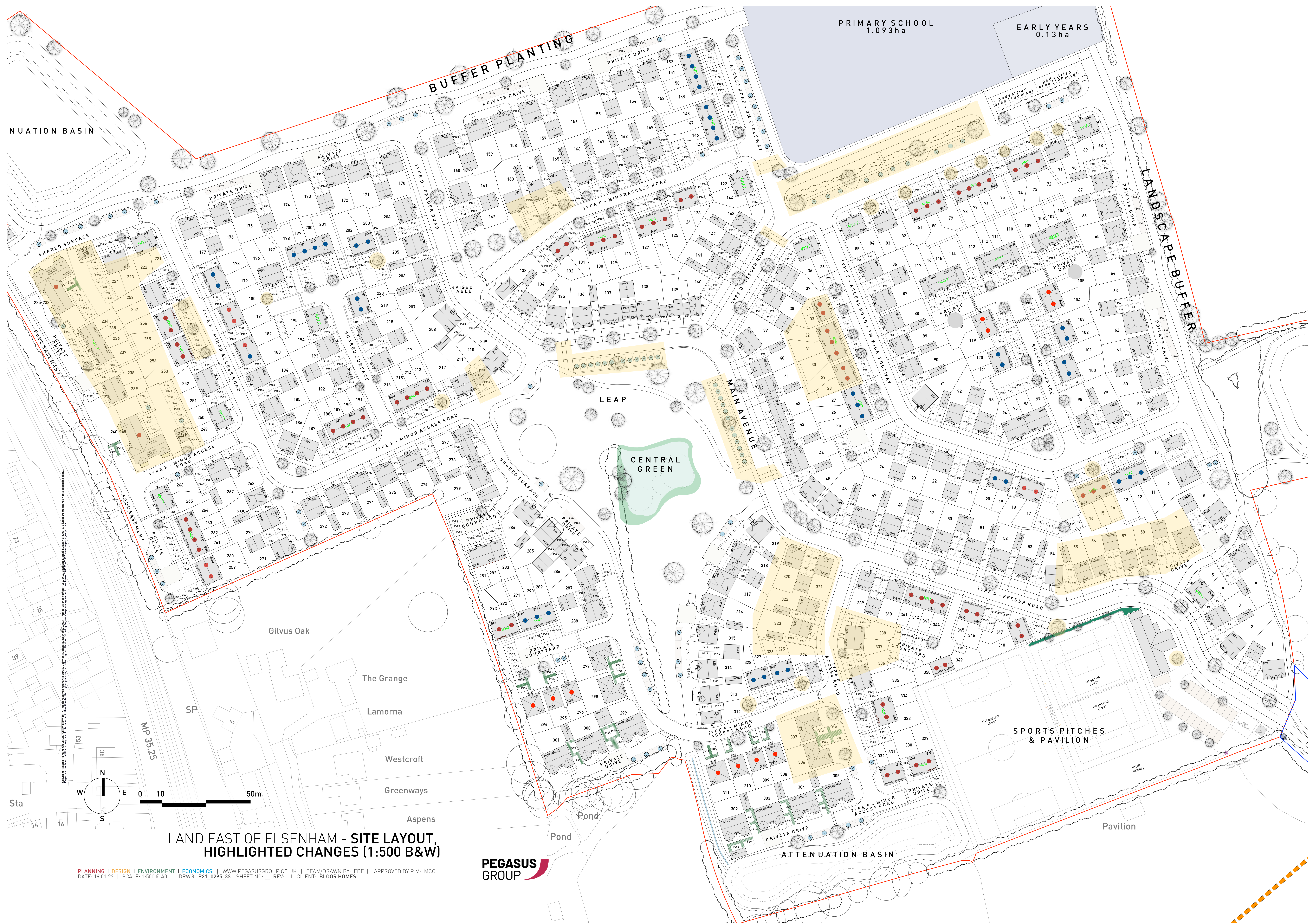
Land East of Elsenham  
**Parameter Plan**

Scale@A1: Drawn: Designed: Approved:  
1:2,500 DG RL RL

Drawing Number: Revision: Date:  
FFP012/132 J 26.02.19

50 North Thirteenth Street, Central Milton Keynes, MK9 3BP  
01908 666276 mail@davidlock.com davidlock.com





PRIMARY SCHOOL  
1.093ha

EARLY YEARS  
0.13ha

BUFFER PLANTING

LANDSCAPE BUFFER

LAND EAST OF ELSENHAM - SITE LAYOUT,  
HIGHLIGHTED CHANGES (1:500 B&W)

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS | WWW.PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: EDE | APPROVED BY P.M: MCC |  
DATE: 19.01.22 | SCALE: 1:500 @ A0 | DRWG: P21\_0295\_38 | SHEET NO: \_REV: -1 | CLIENT: BLOOR HOMES |

PEGASUS  
GROUP

Gilvus Oak

The Grange

Lamorna

Westcroft

Greenways

Aspens

Pond

Pond

SPORTS PITCHES  
& PAVILION

Pavilion

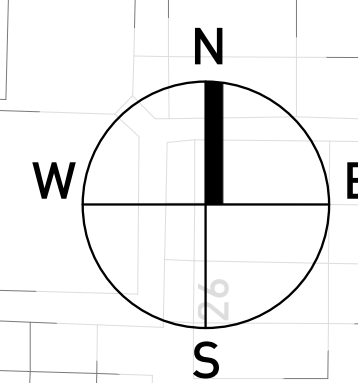
ATTENUATION BASIN

LEAP

CENTRAL  
GREEN

MAIN AVENUE

MP 3525



0 10 50m

Sta

14

16

39

35

23

25

27

29

31

33

35

37

39

NUATION BASIN

SHARED SURFACE

RAISED TABLE

SHARED SURFACE

PRIVATE DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

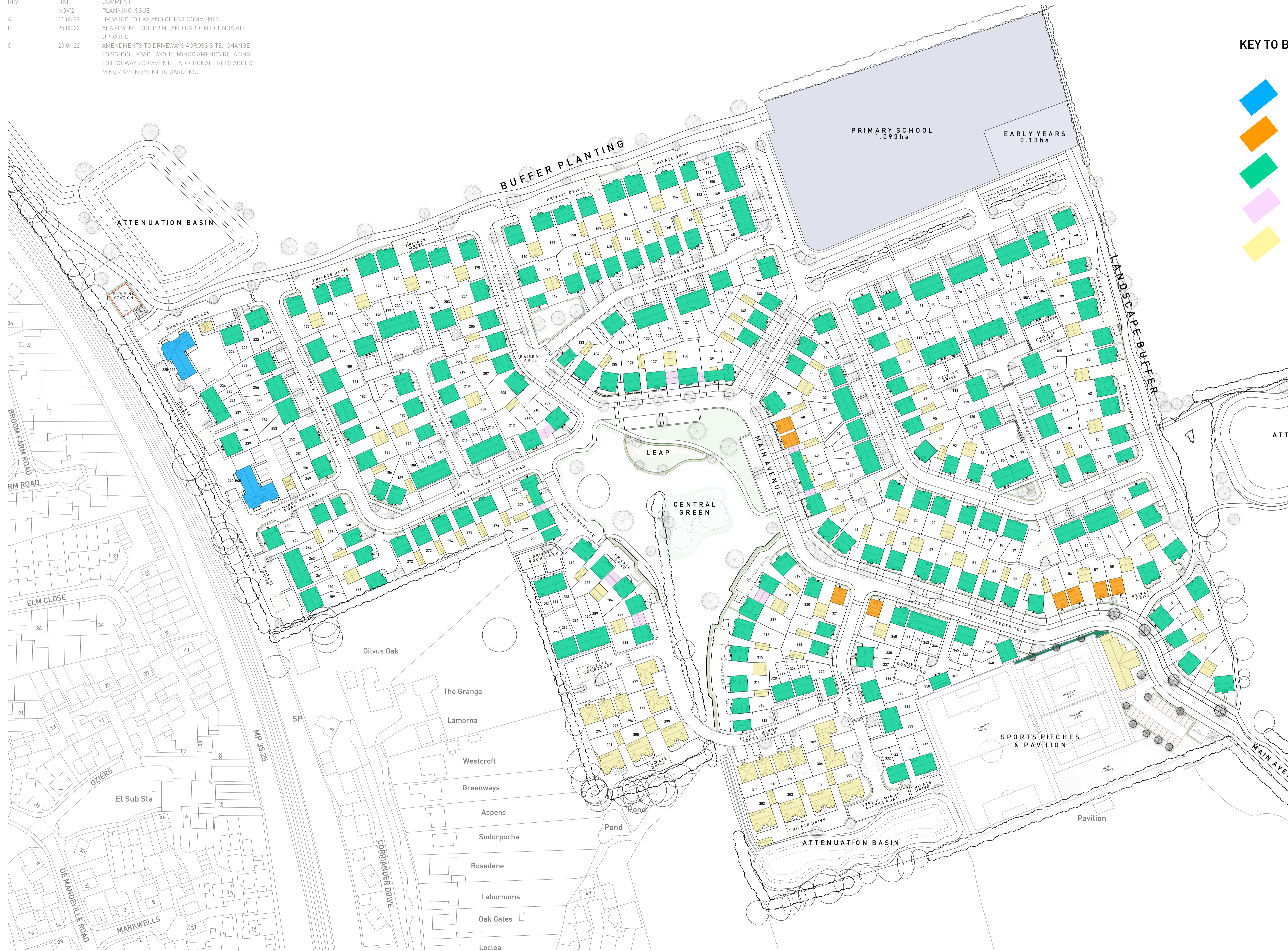
PRIVATE DRIVE

PRIVATE DRIVE

REV	DATE	COMMENT
-	NOV'21	PLANNING ISSUE
A	11.03.22	UPDATED TO LPA AND CLIENT COMMENTS
B	25.03.22	APARTMENT FOOTPRINT AND GARDEN BOUNDARIES UPDATED
C	20.04.22	AMENDMENTS TO DRIVEWAYS ACROSS SITE. CHANGE TO SCHOOL ROAD LAYOUT. MINOR AMENDS RELATING TO HIGHWAYS COMMENTS. ADDITIONAL TREES ADDED. MINOR AMENDMENT TO GARDENS.

KEY TO BUILDING HEIGHTS

- 3 STOREYS
- 2.5 STOREYS
- 2 STOREYS
- 1.5 STOREY
- 1 STOREY



LAND EAST OF ELSENHAM - BUILDING HEIGHTS PLAN







**Appendix 9: Parameter Plans for the Proposed Development**



**LEGEND**

- Site boundary (9.80 Ha)
  - Adjacent site boundary
  - ⊗ Vehicular access
  - ⊗ Pedestrian/cycle access
  - ⊗ Pedestrian access
  - Strategic boundary planting
  - ✱ Pumping station location (to be located within open space)
- 
- Developable area including services and utilities (7.10 Ha)
  - Open space (2.70 Ha)

Of this developable area, 0.95 Ha should be provided for open space and a LEAP



# Carter Jonas

**PROJECT TITLE**  
**BLOOR HOMES**  
**LAND EAST OF STATION ROAD, ELSENHAM**

**DRAWING TITLE**  
**PARAMETER PLAN:**  
**LAND USE, OPEN SPACE & ACCESS**

<b>ISSUED BY</b>	London	T: 020 7016 0720
<b>DATE</b>	20.09.22	<b>DRAWN</b> MH
<b>SCALE@A3</b>	1:2500	<b>CHECKED</b> JC
<b>STATUS</b>	Draft	<b>APPROVED</b> JC

DWG. NO. J0045323\_004 V2

No dimensions are to be scaled from this drawing.  
 All dimensions are to be checked on site.  
 Area measurements for indicative purposes only.

© Carter Jonas. Quality Assured to BS EN ISO 9001 : 2008

Source: Ordnance Survey




**LEGEND**

 Site Boundary (9.80 Ha)

 Adjacent site boundary

 Development area - up to 2.5 storey (10m above FFL)

 Development area - up to 3 storey (12m above FFL)



# Carter Jonas

PROJECT TITLE

**BLOOR HOMES  
LAND EAST OF STATION ROAD, ELSENHAM**

DRAWING TITLE

**PARAMETER PLAN:  
BUILDING HEIGHTS**

<b>ISSUED BY</b>	London	T: 020 7016 0720
<b>DATE</b>	16.09.22	<b>DRAWN</b> MH
<b>SCALE@A3</b>	1:2500	<b>CHECKED</b> JC
<b>STATUS</b>	Draft	<b>APPROVED</b> JC

DWG. NO. J0045323\_005 V2

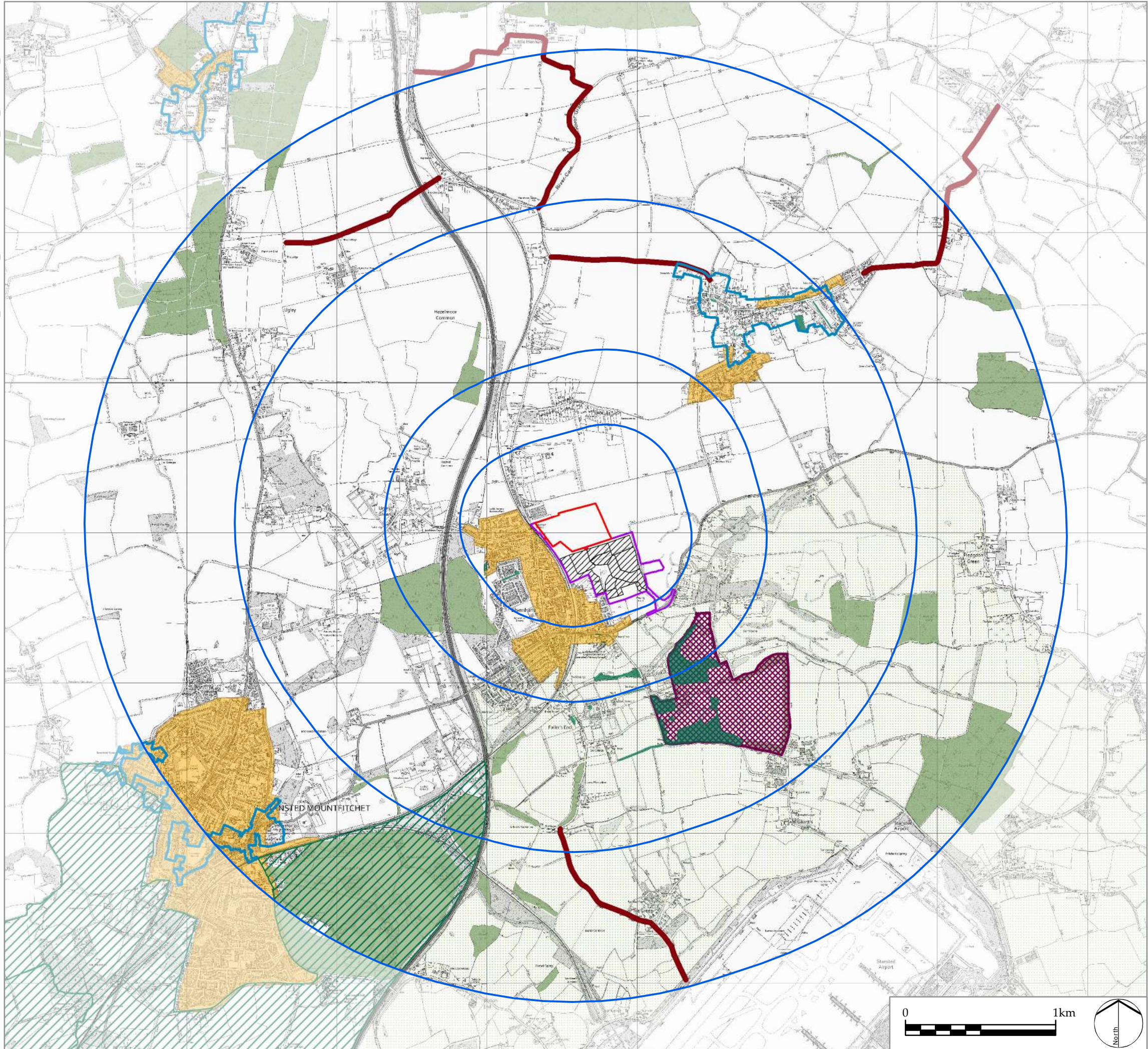
No dimensions are to be scaled from this drawing.  
All dimensions are to be checked on site.  
Area measurements for indicative purposes only.

© Carter Jonas. Quality Assured to BS EN ISO 9001 : 2008

Source: Ordnance Survey

**Appendix 10: Figures**

<b>Figure 1</b>	Location Plan and Policy Context
<b>Figure 2</b>	Topography
<b>Figure 3</b>	Landscape Features and Analysis
<b>Figure 4</b>	Aerial Photo
<b>Figure 5</b>	Access
<b>Figure 6</b>	Local Landscape Character
<b>Figure 7</b>	Zone of Theoretical Visibility (ZTV), Zone of Visual Influence (ZVI) Viewpoint Locations
<b>Figure 8</b>	Photopanel 1- Representative Viewpoint 1
<b>Figure 9</b>	Photopanel 2- Representative Viewpoint 2
<b>Figure 10</b>	Photopanel 3- Representative Viewpoint 3
<b>Figure 11</b>	Photopanel 4- Representative Viewpoint 4
<b>Figure 12</b>	Photopanel 5- Representative Viewpoint 5
<b>Figure 13</b>	Photopanel 6- Representative Viewpoint 6
<b>Figure 14</b>	Photopanel 7- Representative Viewpoint 7
<b>Figure 15</b>	Photopanel 8- Representative Viewpoint 8
<b>Figure 16</b>	Photopanel 9- Representative Viewpoint 9
<b>Figure 17</b>	Photopanel 10- Illustrative Viewpoint A
<b>Figure 18</b>	Photopanel 11- Illustrative Viewpoint B
<b>Figure 19</b>	Photopanel 12- Illustrative Viewpoint C
<b>Figure 20</b>	Type 3 Photowire – Viewpoint 2
<b>Figure 21</b>	Type 3 Photowire – Viewpoint 3
<b>Figure 22</b>	Type 3 Photowire – Viewpoint 4
<b>Figure 23</b>	Type 3 Photowire – Viewpoint 8
<b>Figure 24</b>	Cumulative Context



**LEGEND**

- Site boundary
- Distance from Site boundary (0.5, 1, 2 and 3km)
- Consented Elsenham Phase I
- Development area associated with Consented Elsenham Phase I

**Uttlesford Local Plan, Adopted January 2005**

**Policy ENV1 - Conservation Area**

- Conservation Area

**Policy ENV8 - Other Landscape Elements of Importance for Nature Conservation**

- Important Woodland

**Policy ENV9 - Historic Landscapes**

- Historic Park and Garden

Protected Lane

**Policy S3 - Other Development Limits**

- Development Limits

**Policy S6 - Metropolitan Green Belt**

- Metropolitan Green Belt

**Policy S8 - Countryside Protection Zone**

- Countryside Protection Zone

**Other Designations**

- Tree Preservation Order

Notes regarding the Uttlesford Local Plan (Adopted January 2005):

- The Proposals Map does not illustrate Policy S7 - The Countryside. It describes it as "all those parts of the Plan area beyond the Metropolitan Green Belt that are not within the settlement or other site boundaries."
- The Proposals Map does not illustrate every individual element covered by Policy ENV3 - Open Spaces and Trees or Policy ENV8 - Other Landscape Elements of Importance for Nature Conservation. The Local Plan makes clear that these policies cover informal spaces and landscape features of high quality and of importance to the locality, including individual hedgerows or trees.

# LDĀDESIGN

PROJECT TITLE  
**LAND EAST OF STATION ROAD, ELSENHAM (PHASE 2)**

DRAWING TITLE  
**Figure 1:  
 Location Plan and Policy Context**

ISSUED BY	Peterborough	T: 01733 310 471
DATE	September 2022	DRAWN VW/MSo
SCALE @A3	1:25,201	CHECKED NL
STATUS	Draft	APPROVED NL

**DWG. NO. 8203\_001**

No dimensions are to be scaled from this drawing.  
 All dimensions are to be checked on site.  
 Area measurements for indicative purposes only.

© LDA Design Consulting Ltd. Quality Assured to BS EN ISO 9001 : 2008

Sources: Ordnance Survey, Uttlesford Local Plan

