

LEGEND

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

Elevation (m AOD)

	120 - 125		85 - 90
	115 - 120		80 - 85
	110 - 115		75 - 80
	105 - 110		70 - 75
	100 - 105		65 - 70
	95 - 100		60 - 65
	90 - 95		55 - 60

# LDĀDESIGN

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

DRAWING TITLE  
**Figure 2:  
 Topography**

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

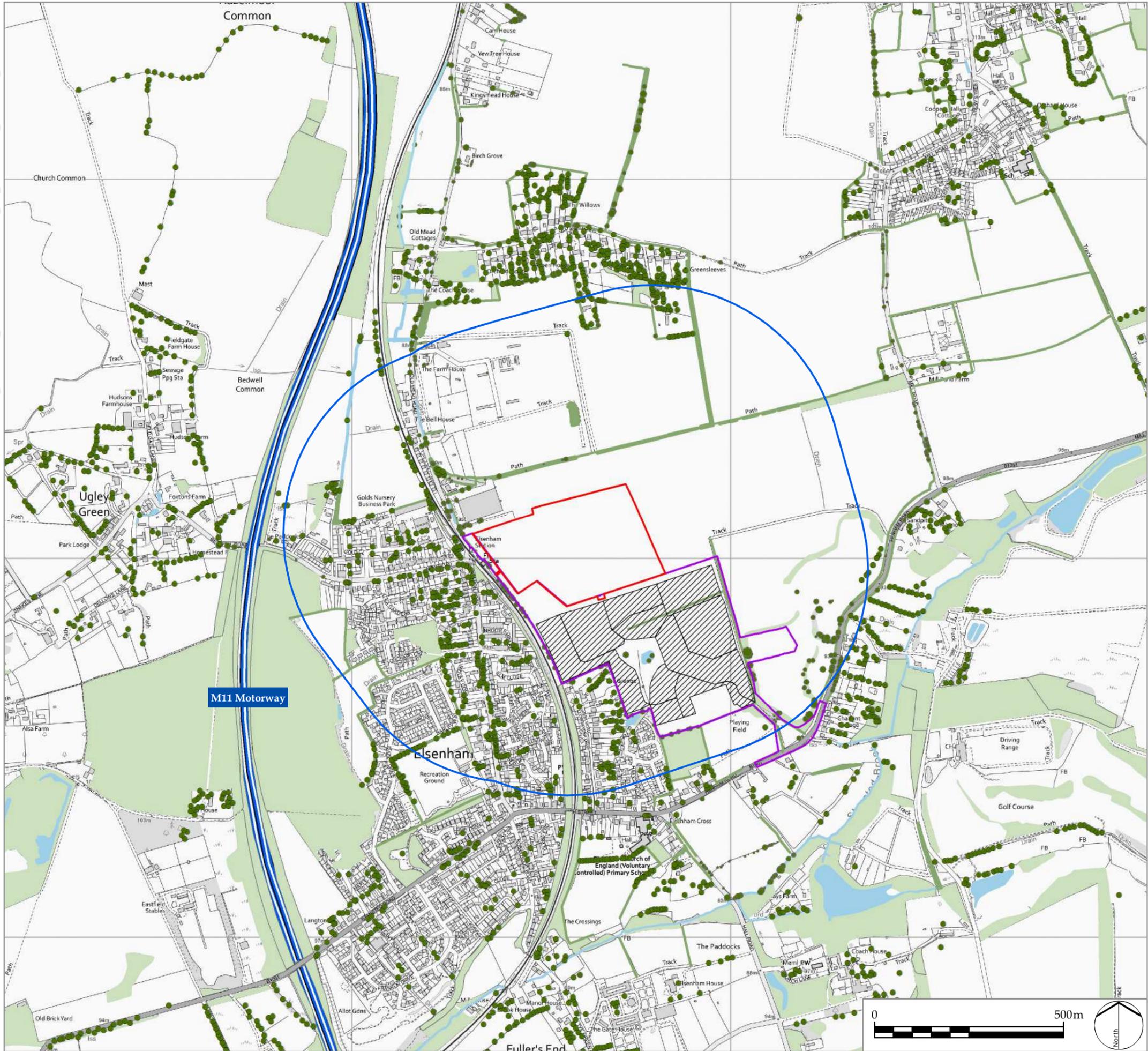
**DWG. NO. 8203\_002**

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

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Sources: Ordnance Survey, NextMap25





LEGEND

- Site boundary
- Distance from Site boundary (0.5 km)
- Consented Elsenham Phase I
- Development area associated with Consented Elsenham Phase I
- Trees
- Hedgerows
- Water
- Woodland, copses, scrub

LDĀ DESIGN

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

DRAWING TITLE  
 Figure 3:  
 Landscape Features and Analysis

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DATE	September 2022	DRAWN VW / MSO
SCALE @A3	1:10,000	CHECKED RK
STATUS	Draft	APPROVED RK

**DWG. NO. 8203\_003**

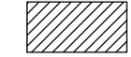
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 Area measurements for indicative purposes only.

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Sources: Ordnance Survey, Fairfield (Elsenham) Ltd. Vegetation digitised by LDA Design based on analysis of Aerial Photography, Topographic Survey, Arboricultural Survey & Field Survey



LEGEND

-  Site boundary
-  Consented Elsenham Phase I
-  Development area associated with Consented Elsenham Phase I

# LDĀ DESIGN

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

DRAWING TITLE  
**Figure 4:**  
Aerial Photo

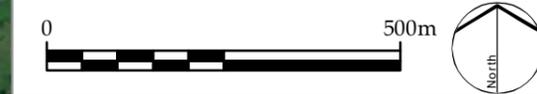
ISSUED BY	Peterborough	T: 01733 310 471
DATE	September 2022	DRAWN VW / MSo
SCALE @A3	1:10,000	CHECKED NL
STATUS	Draft	APPROVED NL

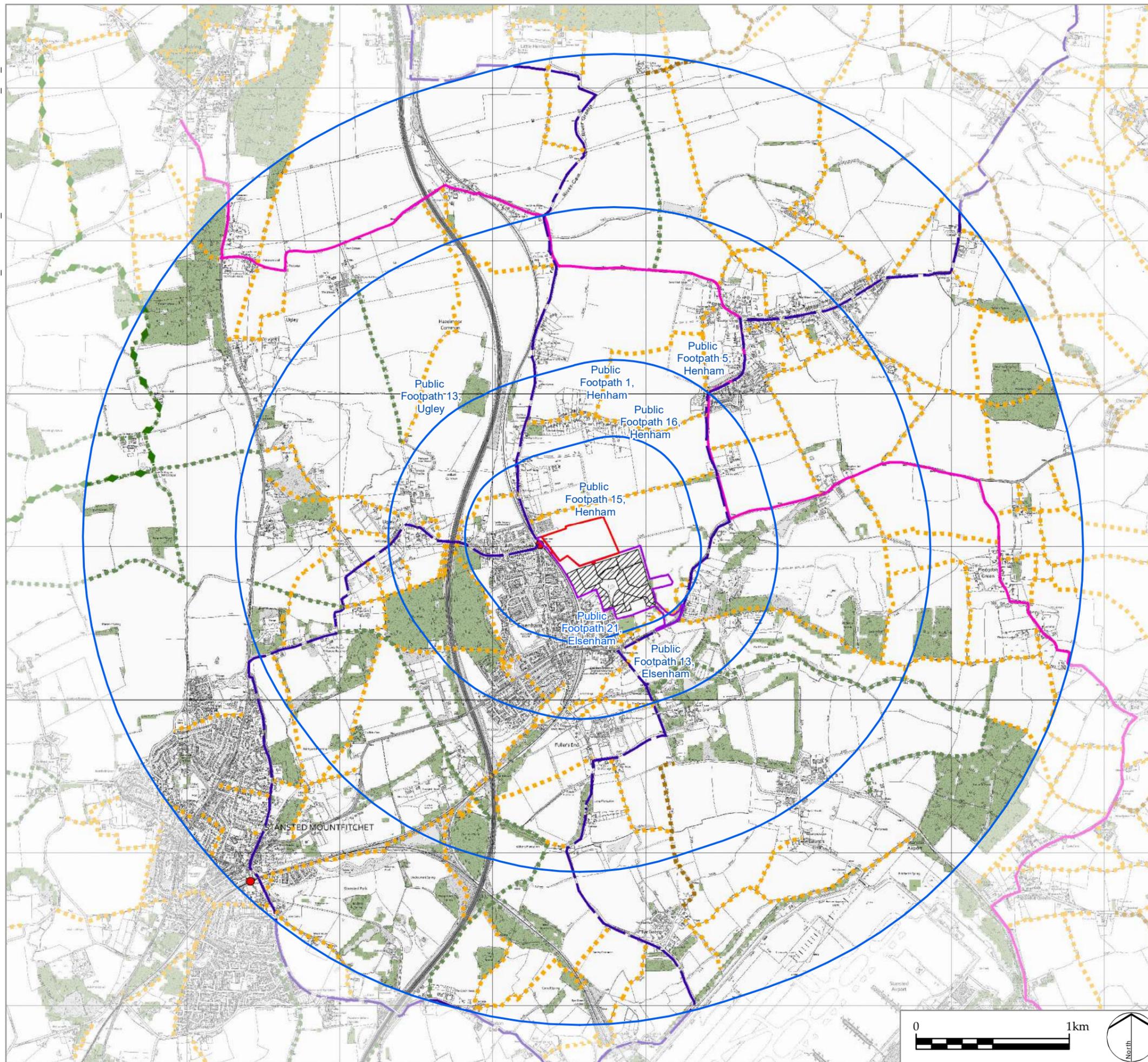
**DWG. NO. 8203\_004**

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Sources: Ordnance Survey, Esri





- 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
  - Public Bridleway
  - Public Byway
  - Public Footpath
  - The Cutlers' Way Recreational Cycle route
  - Sustrans Regional Route 50
  - Harcamlow Way Long Distance Footpath

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

DRAWING TITLE  
**Figure 5:  
 Access**

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DATE	September 2022	DRAWN VW / MSo
SCALE @A3	1:25,000	CHECKED NL
STATUS	Draft	APPROVED NL

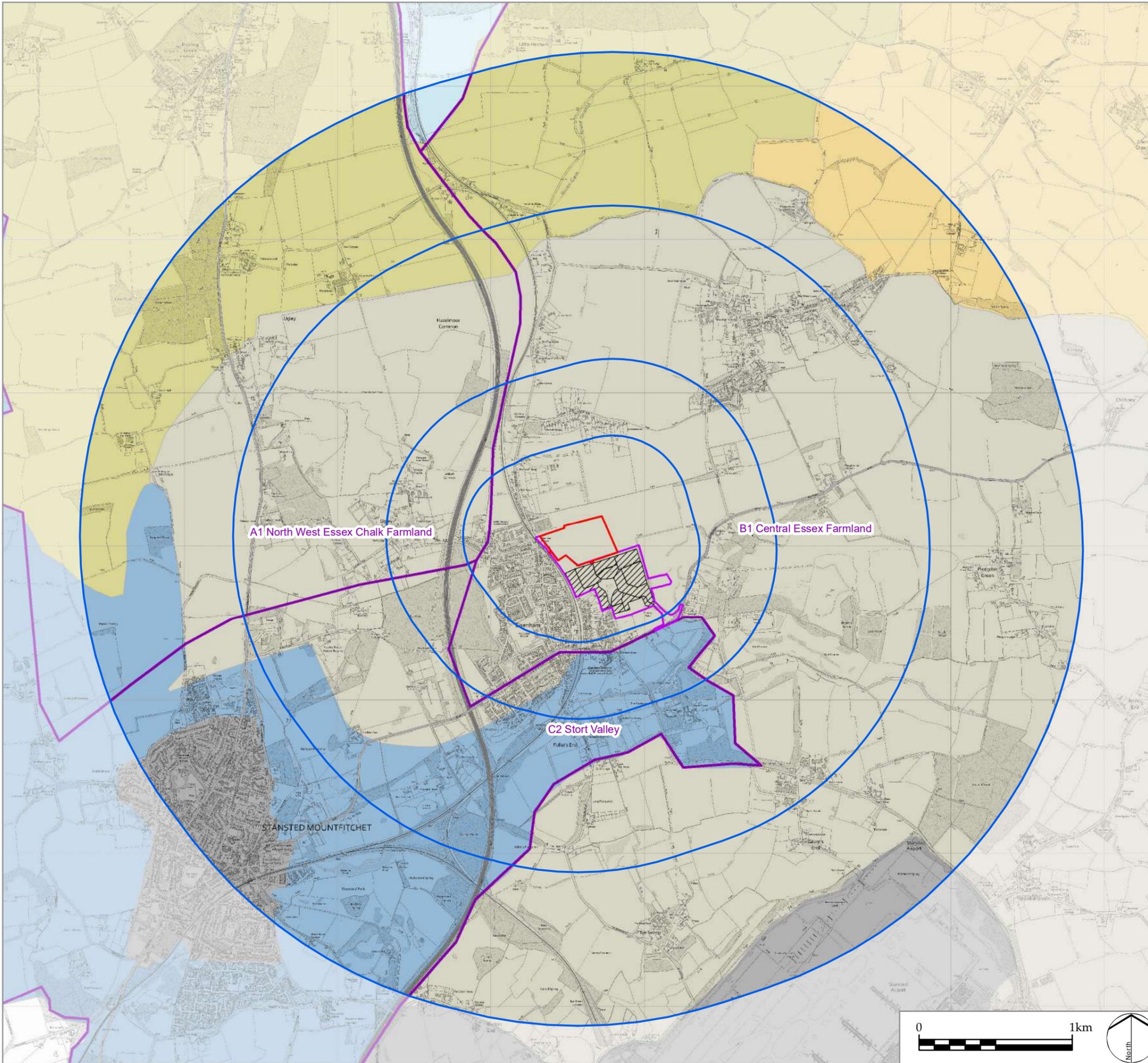
**DWG. NO. 8203\_005**

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Sources: Ordnance Survey, Fairfield (Elsenham) Ltd, Essex County Council  
 Definitive Map & East of England Tourist Board, SUSTRANS





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
- Essex County Landscape Character Assessment
- Essex Landscape Character Area Boundary (Labelled on plan)
- Uttlesford District Landscape Character Assessment
- 'River Valley Landscapes' Landscape Character Type
- A1 - Cam River Valley
- A3 - Stort River Valley
- 'Farmland Plateau Landscapes' Landscape Character Type
- B7 - Debden Farmland Plateau
- B8 - Thaxted Farmland Plateau
- B10 - Broxton Farmland Plateau
- Urban Area Type
- Urban Areas

# LDĀ DESIGN

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

DRAWING TITLE  
**Figure 6:  
 Local Landscape Character**

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

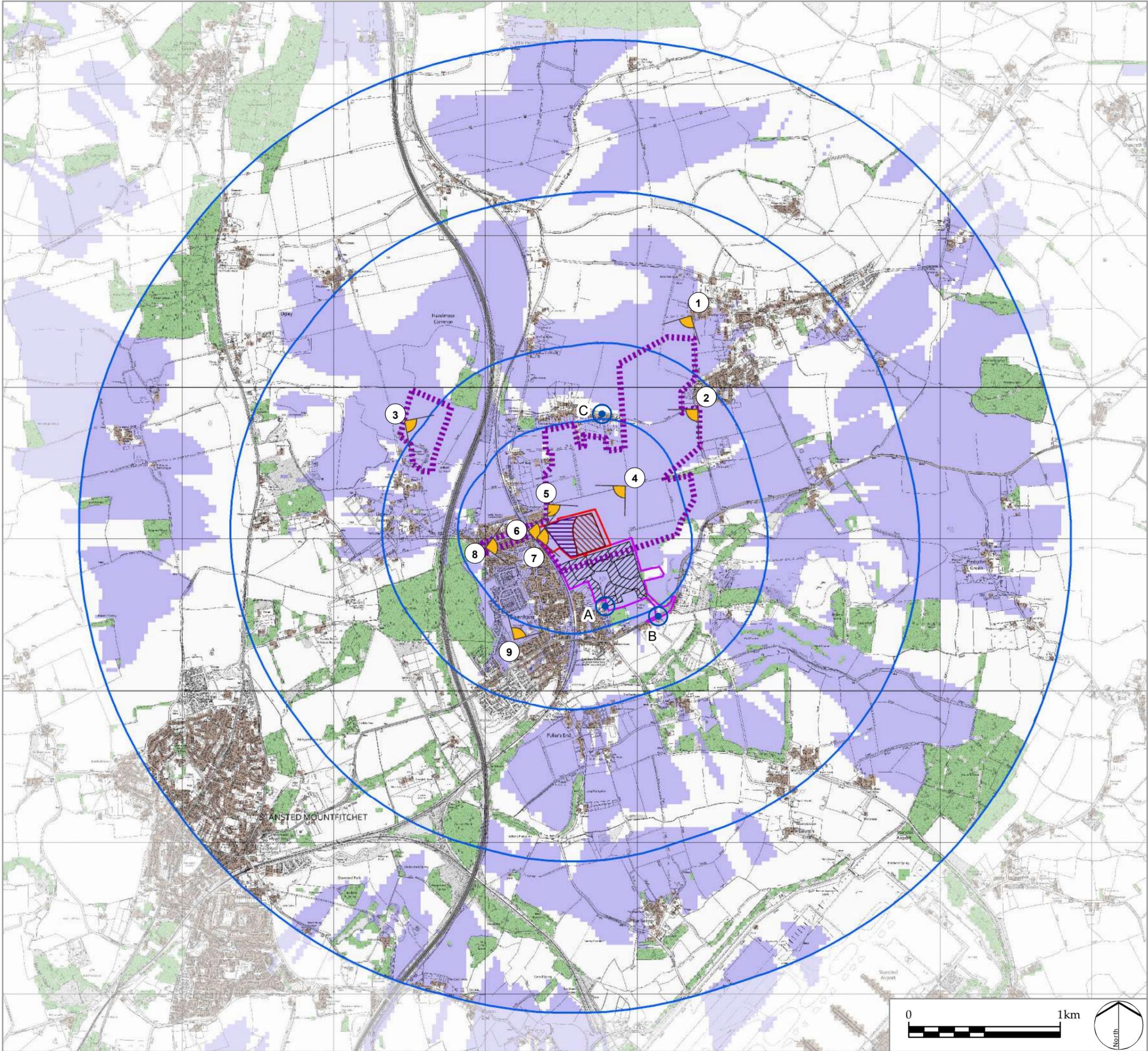
**DWG. NO. 8203\_006**

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Sources: Ordnance Survey, Essex County Council, Uttlesford District Council





**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
- 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

- Representative Viewpoints
- 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  
**LAND EAST OF STATION ROAD, ELSENHAM (PHASE 2)**

DRAWING TITLE  
**Figure 7:  
 Zone of Theoretical Visibility,  
 Zone of Visual Influence and  
 Representative Viewpoints Locations**

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\_008**

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Sources: Ordnance Survey, NextMap25





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Representative Viewpoint 1 (left) - Public footpath FP5, Henham

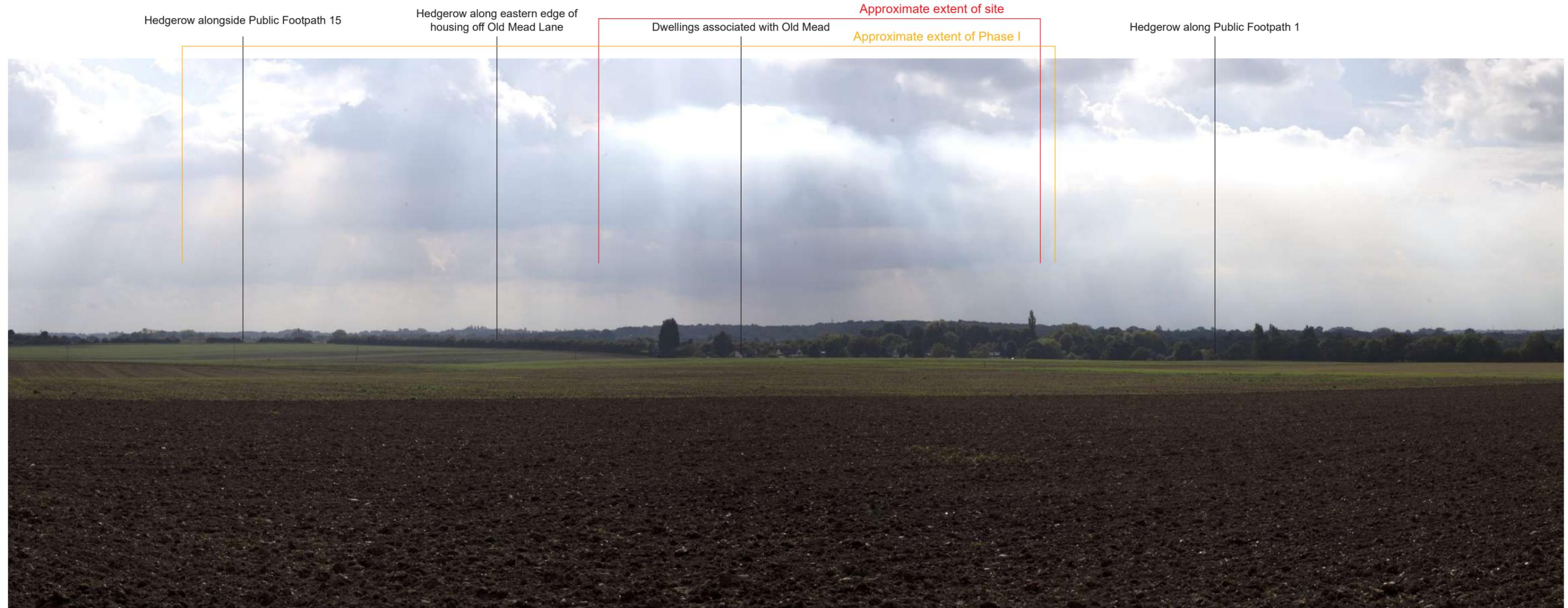
ISSUED BY Peterborough t: 01733 310471  
 DATE Sep 2022 DRAWN MSo  
 SCALE@A3 NTS CHECKED NL  
 STATUS Planning APPROVED CG

DWG. NO. 8203\_PP\_001\_L

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

DRAWING TITLE  
 Figure 8 - Photograph Panel 1 (Left)  
 Representative Viewpoints

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**Representative Viewpoint 1 (Right) - Public footpath FP5, Henham**

This viewpoint is located at the western edge of Henham, adjacent to Parsonage Farm. It faces south west across the expansive arable fields in the foreground. The hedgerow alongside Footpath 15 is visible along a localised ridgeline that creates part of the perceived horizon. As part of future baseline, this hedgerow will be planted to fill the gaps associated with the works of CEPI. The skyline beyond is characterised by woods. Built form associated with Old Mead is visible within a subtle dip in the landscape. There are no views to the existing or consented development associated with Elsenham from this location. There are no direct views into the Site from this location due to rising topography associated with footpath 15 in the distance and the continuous hedgerow running alongside.

Upon completion, views towards the tops of built form in the east and north of the Site may be visible as slivers above the hedgerow associated with footpath 15. These views would be distant and would therefore form a minor change to the existing view. This would result in **Small to Negligible** scale of effect and on balance **Adverse** due to the introduction of built form associated with Elsenham to the view.

After planting has established along the northern and eastern boundaries of the Site, views towards built form associated with the Proposed Development will be softened and screened by vegetation. This vegetation will form part of the layered wooded skyline viewed from this location and therefore reduce the scale of effect **Negligible** and **Neutral**.

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 DATE Sep 2022 DRAWN MSo  
 SCALE@A3 NTS CHECKED NL  
 STATUS Planning APPROVED CG

**DWG. NO. 8203\_PP\_001\_C**

Camera Location (OS Grid Reference): 554354 E 228474 N  
 Ground Level (mAOD): 111m  
 Direction of View: bearing from North (0°): 208°  
 Distance to Site: 1423m  
 Horizontal Field of View: 360° (Cylindrical projection)  
 Paper Size: 420mm x 297mm (A3)

Enlargement Factor: TBC  
 Visualisation Type: Type 1 (for context)  
 Photo Date / Time: 09/09/2022 14:46  
 Camera Model and Sensor Format: Canon EOS 6D, FFS  
 Lens Make, Model and Focal Length: Canon EF50mm f/1.8 STM  
 Height of Camera Lens above Ground (mAOD): 1.5m

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

DRAWING TITLE  
**Figure 8 - Photograph Panel 1 (Centre)  
 Representative Viewpoints**



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Representative Viewpoint 1 (Right) - Public footpath FP5, Henham

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DATE	Sep 2022	DRAWN	MSo
SCALE@A3	NTS	CHECKED	NL
STATUS	Planning	APPROVED	CG

DWG. NO. 8203\_PP\_001\_R

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

DRAWING TITLE  
Figure 8 - Photograph Panel 1 (Right)  
Representative Viewpoints

Mill Road

Hedgerow alongside Public Footpath 15 to be gapped up as part of CEPI proposals

Approximate extent of CEPI



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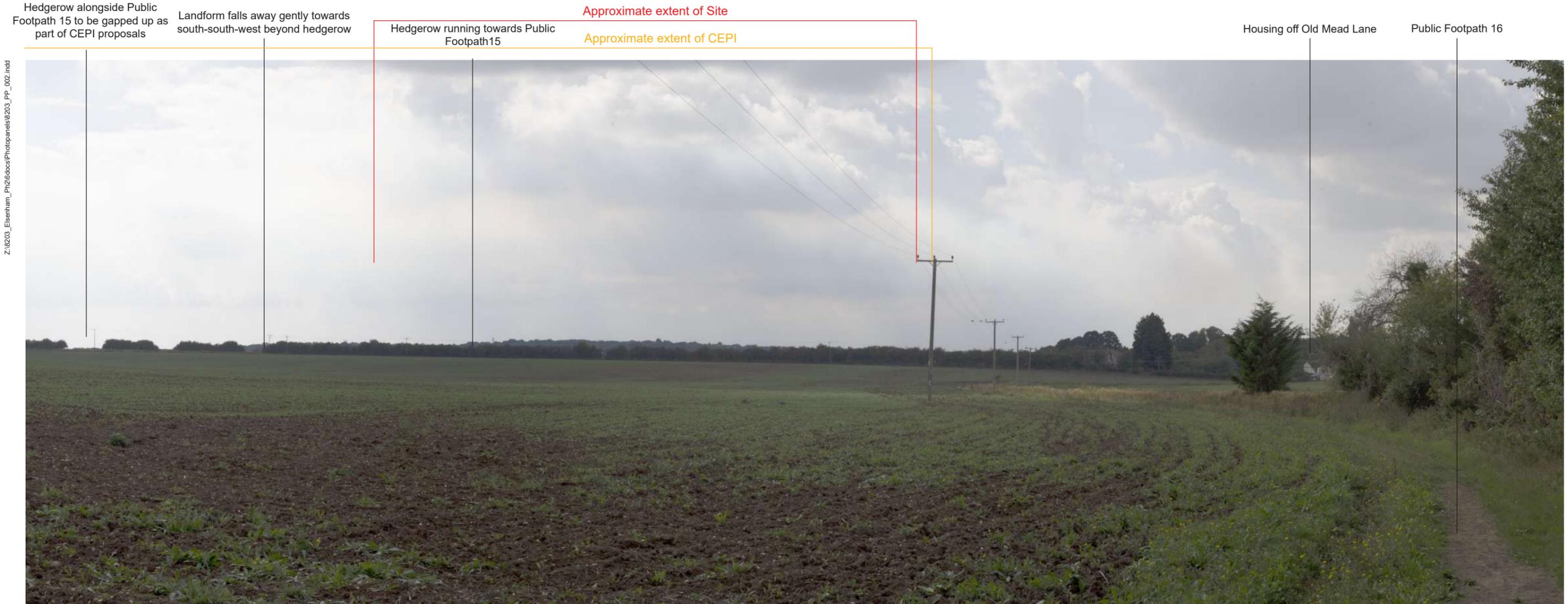
Representative Viewpoint 2 (Left) - Public Footpath FP16/Mill Road, Henham

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 DATE Sep 2022 DRAWN MSo  
 SCALE@A3 NTS CHECKED NL  
 STATUS Planning APPROVED CG

DWG. NO. 8203\_PP\_002\_L

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

DRAWING TITLE  
 Figure 9 - Photograph Panel 2 (Left)  
 Representative Viewpoints



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**Representative Viewpoint 2 (Right) - Public Footpath FP16/Mill Road, Henham**

This viewpoint is located at the southern edge of Henham, adjacent to housing on Mill Road. It faces south west across an expansive arable field rising gently in the foreground to the perceived skyline associated with the ridge running along Footpath 15 and the hedgerow running alongside. As part of future baseline, this hedgerow will be planted to fill the gaps associated with the works of CEPI. To the right of the view, built form associated with Old Mead is visible upon lower ground. There are no views to the existing or consented development associated with Elsenham from this location. There are no direct views into the Site from this location due to rising topography and continuous hedgerow vegetation associated with Footpath 15.

After planting has established along the northern and eastern boundaries of the Site, views towards built form associated with the Proposed Development will be softened and screened by vegetation. This vegetation will enhance the green edge associated with the localised ridgeline therefore remaining **Small-Negligible** but changing to **Neutral**.

Upon completion, views towards the tops of built form in the east and north of the Site may be visible as slithers above the hedgerow associated with footpath 15. These views would be distant and would therefore form a minor change to the existing view. This would result in **Small to Negligible** scale of effect and on balance **Adverse** due to the introduction of built form associated with Elsenham to the view.

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 DATE Sep 2022 DRAWN MSo  
 SCALE@A3 NTS CHECKED NL  
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Camera Location (OS Grid Reference): 554400 E 227857 N  
 Ground Level (mAOD): 102m  
 Direction of View: bearing from North (0°): 224°  
 Distance to Site: 944m  
 Horizontal Field of View: 360° (Cylindrical projection)  
 Paper Size: 420mm x 297mm (A3)

Enlargement Factor: TBC  
 Visualisation Type: Type 1 (for context)  
 Photo Date / Time: 09/09/2022 14:32  
 Camera Model and Sensor Format: Canon EOS 6D, FFS  
 Lens Make, Model and Focal Length: Canon EF50mm f/1.8 STM  
 Height of Camera Lens above Ground (mAOD): 1.5m

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

DWG. NO. 8203\_PP\_002\_R

DRAWING TITLE  
 Figure 9 - Photograph Panel 2 (Right)  
 Representative Viewpoints

Woodlands east of  
Hazelmoor Common



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Representative Viewpoint 3(Left) - Public footpath FP13 north of Ugley Green

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DATE	Sep 2022	DRAWN	MSo
SCALE@A3	NTS	CHECKED	NL
STATUS	Planning	APPROVED	CG

DWG. NO. 8203\_PP\_003\_L

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

DRAWING TITLE  
Figure 10 - Photograph Panel 3 (Left)  
Representative Viewpoints

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**Representative Viewpoint 3 (Right) - Public footpath FP13 north of Ugley Green**

This viewpoint is located at the northern edge of Ugley Green, just off Field Gate Lane. It faces south east cross the arable field in the foreground as it falls away towards the M11 corridor in the middle distance. Beyond the M11 and its vegetated corridor, land rises up again. Glimpsed views towards existing built form associated with Elsenham, particularly the employment buildings off Old Mead Lane can be seen from this location, along with passing traffic along the M11. Views towards the western half of the Site are screened by intervening vegetation associated with the M11 and railway corridor. Whereas the eastern half of the Site becomes visible with rising ground as a sliver above existing vegetation. The hedgerow north of the site alongside Footpath 15 is visible rising acutely across the landscape. CEPI would be visible along the skyline as built form with hedgerow and tree planting forming the boundary to screen and soften.

Upon completion, there would be distant views of the eastern half of the Proposed Development which would be visible as a sliver of rooftops and partial elevations as they rise up the slope of the Site. This would introduce built form to the view, albeit this would be seen in the context of the M11 traffic passing in front and CEPI behind. It is considered that the scale of effect would be **Small to Negligible** and on balance, **Adverse**.

After planting has established to the north and eastern boundaries of the Site, the northern edge of the Proposed Development previously visible would be screened and softened. Views to the south-eastern edge of the Site would remain visible, therefore even though less of the development would be visible, it is considered that scale of effect would remain **Small-Negligible** and **Adverse**.

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 DATE Sep 2022 DRAWN MSo  
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**DWG. NO. 8203\_PP\_003\_R**

Camera Location (OS Grid Reference): 552465 E 227779 N  
 Ground Level (mAOD): 102m  
 Direction of View: bearing from North (0°): 124°  
 Distance to Site: 1113m  
 Horizontal Field of View: 360° (Cylindrical projection)  
 Paper Size: 420mm x 297mm (A3)

Enlargement Factor: TBC  
 Visualisation Type: Type 1 (for context)  
 Photo Date / Time: 09/09/2022 13:31  
 Camera Model and Sensor Format: Canon EOS 6D, FFS  
 Lens Make, Model and Focal Length: Canon EF50mm f/1.8 STM  
 Height of Camera Lens above Ground (mAOD): 1.5m

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

DRAWING TITLE  
**Figure 10 - Photograph Panel 1 (Right)  
 Representative Viewpoints**

Approximate extent of CEPI



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Representative Viewpoint 4 (Left) - Public footpath FP15

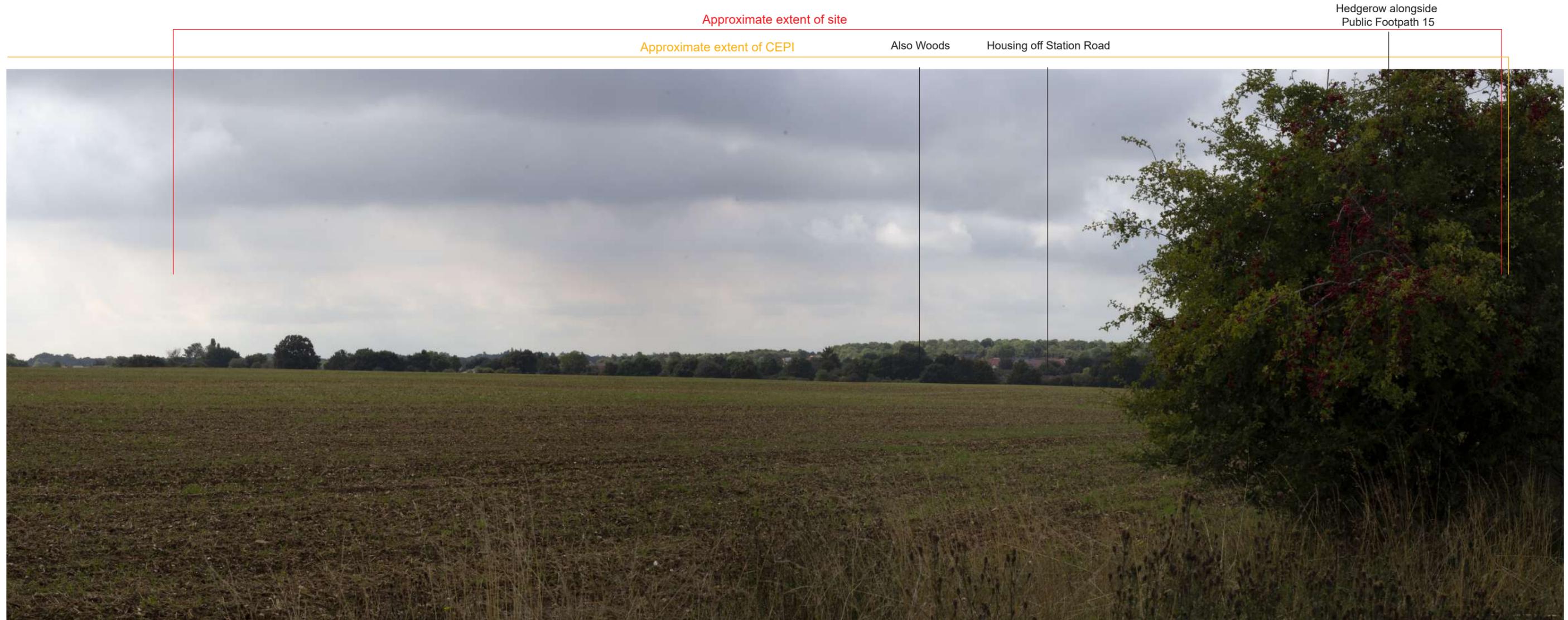
ISSUED BY	Peterborough	t: 01733 310471	
DATE	Sep 2022	DRAWN	MSo
SCALE@A3	NTS	CHECKED	NL
STATUS	Planning	APPROVED	CG

DWG. NO. 8203\_PP\_004\_L

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

DRAWING TITLE  
 Figure 11 - Photograph Panel 4 (Left)  
 Representative Viewpoints

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**Representative Viewpoint 4 (Centre) - Public footpath FP15**

This viewpoint is located roughly at the middle of the length of Public Footpath 15, linking Old Mead Road (Elsenham) to Mill Road (south of Henham). The viewpoint is upon elevated ground near the top of the localised plateau. The hedgerow running south of the footpath limits views facing south-east, particularly as gap planting of the hedge will have been carried out associated with CEPI. Planting is assumed to be approx. 1.2m high, which would allow views above towards the Site when travelling west. The view is across a large arable field, upon which the Site is located at the break in slope in the middle distance. Views to the northern edge of CEPI would be available in the middle distance to the south-west with associated built form softened by tree and hedgerow planting along its boundary. Views into the far north of the Site are screened by vegetation associated with the hedgerow in the foreground. As ground associated with the Site slopes down, views into the west and far south of the Site are screened by topography. Land rises up beyond the railway line, the latter demarcated by tree vegetation, where views to dwellings associated with Elsenham are available. To the right of the view, facing west, built form associated with Old Mead Road are visible. The skyline is characterised by woods and trees.

Upon completion, there would be clear views to built form associated with the east of the site above the break in slope in the middle distance that carries on built form associated with CEPI. Views to dwellings beyond those along the eastern edge would be screened by built form closest to the receptor, therefore the scale of development would not be apparent from this location. Vegetation along the eastern and northern boundaries will have been planted, but would not be established enough to provide any significant screening. Scale of effect is considered to be **Medium** and **Adverse**.

Once planting has established, built form would be largely screened and softened with glimpsed views to rooftops. The planting will not only soften built form, but will also enhance the wooded setting of Elsenham and the treed skyline. Consequently, scale of effect is still considered to be **Medium** but changing to **Neutral**.

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 DATE Sep 2022 DRAWN MSo  
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 STATUS Planning APPROVED CG

**DWG. NO. 8203\_PP\_004\_C**

Camera Location (OS Grid Reference): 553922 E 227353 N  
 Ground Level (mAOD): 104m  
 Direction of View: bearing from North (0°): 226°  
 Distance to Site: 251m  
 Horizontal Field of View: 360° (Cylindrical projection)  
 Paper Size: 420mm x 297mm (A3)

Enlargement Factor: TBC  
 Visualisation Type: Type 1 (for context)  
 Photo Date / Time: 09/09/2022 12:10  
 Camera Model and Sensor Format: Canon EOS 6D, FFS  
 Lens Make, Model and Focal Length: Canon EF50mm f/1.8 STM  
 Height of Camera Lens above Ground (mAOD): 1.5m

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

DRAWING TITLE  
**Figure 11 - Photograph Panel 4 (Centre)  
 Representative Viewpoints**

Public Footpath 15  
 Development associated with Old Mead Lane, north of station

Vegetation associated with Old Mead hamlet



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Representative Viewpoint 4 (Right) - Public footpath FP15

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 SCALE@A3 NTS CHECKED NL  
 STATUS Planning APPROVED CG

DWG. NO. 8203\_PP\_004\_R

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

DRAWING TITLE  
 Figure 11 - Photograph Panel 4 (Right)  
 Representative Viewpoints

Glimpsed view through gap in hedgerow south of Footpath 15 into Site

Approximate extent of site

Approximate extent of CEPI



**Representative Viewpoint 5 - Public footpath FP15 close to Elsenham train station car park**

This viewpoint is located at the western section of Public Footpath 15, linking Old Mead Road (Elsenham) to Mill Road (south of Henham) at a small gap in the hedgerow running south of the footpath. The view is across a large gently sloping arable field towards a collection of trees in the distance that form the horizon. CEPI would be visible in front of the trees on the horizon in the form of a built edge with hedgerow and trees in front to help soften and screen the mass. There are direct views into the north of the Site from this location. Views to the far east and west of the Site are screened by hedgerow vegetation adjacent to the footpath.

Upon completion, there would be clear views to the northern edge of the Proposed Development. Built form behind this edge would be screened by dwellings in front therefore the scale of development would not be apparent from this location. Planting along the northern edge of the Site would be visible but not established enough to provide any significant screening or softening of the Proposed Development. It is considered that the scale of effect from this location is Large and Adverse by bringing the edge of Elsenham closer to the receptor.

When planting along the northern edge has established, the view would be towards a hedgerow and tree belt/woodland that significantly screens and softens built form associated with the Proposed Development with glimpsed views to rooftops through canopies. Consequently, scale of effect continues to be Large but changes to Neutral.

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 DATE Sep 2022 DRAWN MSo  
 SCALE@A3 NTS CHECKED NL  
 STATUS Planning APPROVED CG

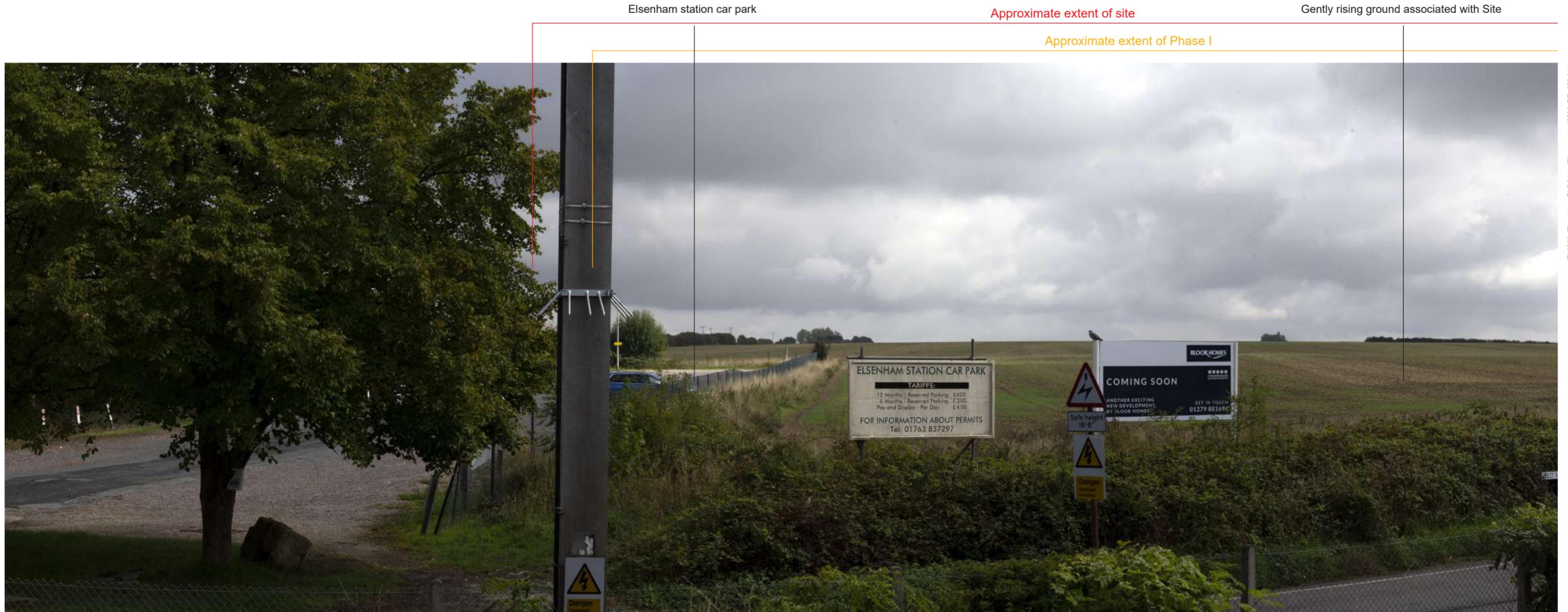
**DWG. NO. 8203\_PP\_005**

Camera Location (OS Grid Reference): 553413 E 227229 N  
 Ground Level (mAOD): 92m  
 Direction of View: bearing from North (0°): 138°  
 Distance to Site: 111m  
 Horizontal Field of View: 360° (Cylindrical projection)  
 Paper Size: 420mm x 297mm (A3)

Enlargement Factor: TBC  
 Visualisation Type: Type 1 (for context)  
 Photo Date / Time: 09/09/2022 12:52  
 Camera Model and Sensor Format: Canon EOS 6D, FFS  
 Lens Make, Model and Focal Length: Canon EF50mm f/1.8 STM  
 Height of Camera Lens above Ground (mAOD): 1.5m

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

DRAWING TITLE  
**Figure 12 - Photograph Panel 5  
 Representative Viewpoints**



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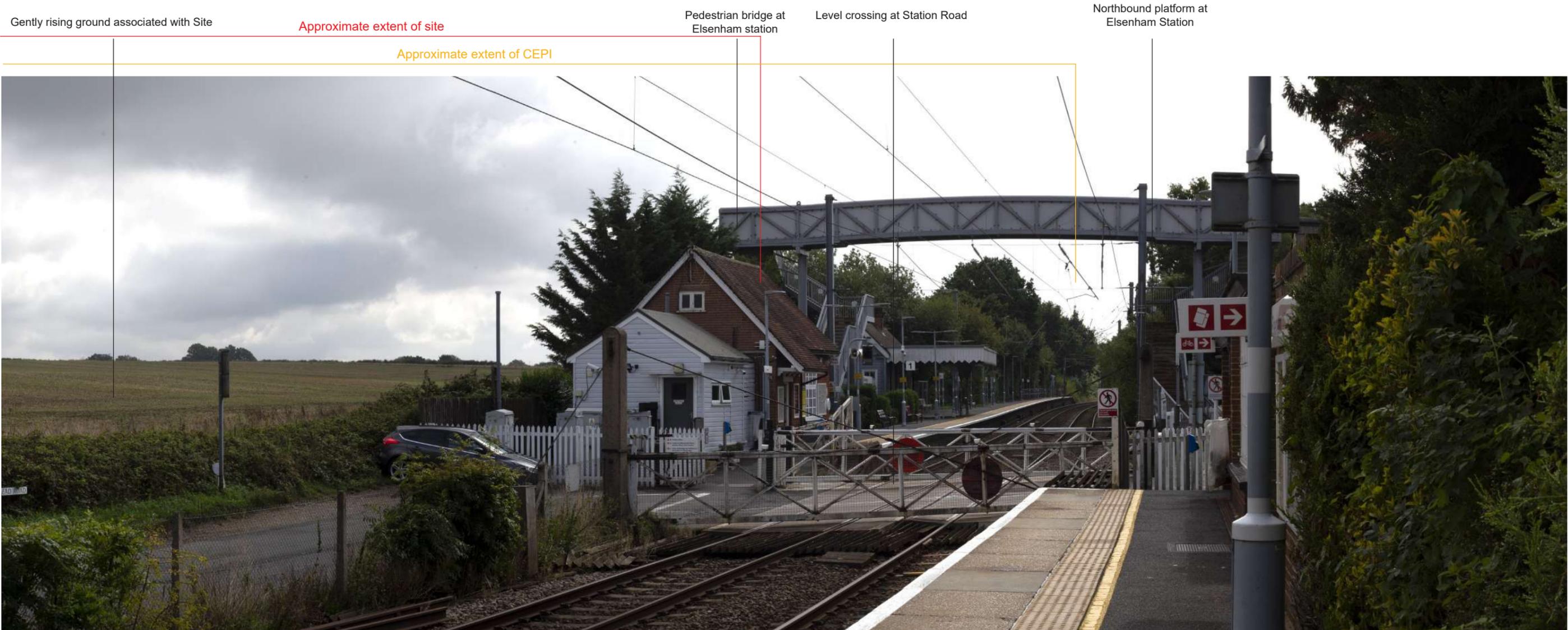
Representative Viewpoint 6 (Left) - Level crossing at Elsenham Train station

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 DATE Sep 2022 DRAWN MSo  
 SCALE@A3 NTS CHECKED NL  
 STATUS Planning APPROVED CG

DWG. NO. 8203\_PP\_006\_L

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

DRAWING TITLE  
 Figure 13 - Photograph Panel 6 (Left)  
 Representative Viewpoints



**Representative Viewpoint 6 (Right) - Level crossing at Elsenham Train station**

This viewpoint is located at the northbound platform at Elsenham Station. It faces east across the railway and Station Road in the foreground towards the Site, which consists of a large arable field gently rising to the perceived skyline created by the break in slope to the plateau in the east beyond the Site. The north-east boundary with Elsenham Station car park is visible along with the hedgerow south of Footpath 15 approx. 100m north of the site boundary. To the right of the view, CEPI is visible along the ridgeline creating the horizon. This built form is softened and screened by boundary vegetation. Views into the whole of the Site are available from this location.

Upon completion, clear and direct views would be available of the Proposed Development rising up the slope of the Site. Scale of effect is considered to be **Large** and **Adverse**.

After 15 years, the planting associated with the northern and eastern boundaries of the Proposed Development would have established to create a green edge rising up the north of the Site, Vegetation on the eastern edge would become visible to create a treed backdrop to built form, creating a wooded skyline over time. However, the scale and form of the Proposed Development rising up the majority of the Site would not change and therefore scale of effect remains **Large** and **Adverse**.

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 DATE Sep 2022 DRAWN MSo  
 SCALE@A3 NTS CHECKED NL  
 STATUS Planning APPROVED CG

**DWG. NO. 8203\_PP\_006\_R**

Camera Location (OS Grid Reference): 553282 E 227052 N  
 Ground Level (mAOD): 89m  
 Direction of View: bearing from North (0°): 94°  
 Distance to Site: 39m  
 Horizontal Field of View: 360° (Cylindrical projection)  
 Paper Size: 420mm x 297mm (A3)

Enlargement Factor: TBC  
 Visualisation Type: Type 1 (for context)  
 Photo Date / Time: 09/09/2022 11:39  
 Camera Model and Sensor Format: Canon EOS 6D, FFS  
 Lens Make, Model and Focal Length: Canon EF50mm f/1.8 STM  
 Height of Camera Lens above Ground (mAOD): 1.5m

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

DRAWING TITLE  
**Figure 13 - Photograph Panel 6 (Right)  
 Representative Viewpoints**

Approximate extent of site

Steps of pedestrian bridge over railway

Approximate extent of CEPI

Elsenham station car park



Representative Viewpoint 7 (Left) - Footbridge to Elsenham train station, Elsenham

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 STATUS Planning APPROVED CG

DWG. NO. 8203\_PP\_007\_L

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

DRAWING TITLE  
 Figure 14 - Photograph Panel 7 (Left)  
 Representative Viewpoints

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Representative Viewpoint 7 (Centre) - Footbridge to Elsenham train station, Elsenham

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

DRAWING TITLE  
Figure 14 - Photograph Panel 7 (Centre)  
Representative Viewpoints

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**Representative Viewpoint 7 (Right) - Footbridge to Elsenham train station, Elsenham**

This viewpoint is located at the pedestrian footbridge on the eastern steps at Elsenham Station. This elevated view from the steps of the bridge faces east across the large arable field to the east of the railway station, upon which the Site is located. To the south, CEPI would be visible rising up the slope with a hedgerow and tree boundary helping to soften built form on the northern edge. To the left of the view, Elsenham Station car park is visible along with an employment building behind off Old Mead Road. The hedgerow associated with Footpath 15 is visible rising up the slope north of the Site which blends with trees and woodland on the horizon towards Henham. Gaps within the hedgerow will be filled as part of CEPI proposals with exception to a section closest to the west. There are clear and direct views into the full extent of the Site from this location.

Upon completion, there would be clear and direct views into the full extent of the Proposed Development from this elevated location. Scale of effect would be **Large** and **Adverse**.

After planting has matured, this vegetation would be visible to help create a soft green margin to the proposed development, particularly visible to the north. The eastern planting will help to provide a tree backdrop to built form. However, the scale and form of the Proposed Development rising up the majority of the Site would not change and therefore scale of effect remains **Large** and **Adverse**.

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**DWG. NO. 8203\_PP\_007\_R**

Camera Location (OS Grid Reference): 553339 E 227006 N  
 Ground Level (mAOD): 93m  
 Direction of View: bearing from North (0°): 84°  
 Distance to Site: 20m  
 Horizontal Field of View: 360° (Cylindrical projection)  
 Paper Size: 420mm x 297mm (A3)

Enlargement Factor: TBC  
 Visualisation Type: Type 1 (for context)  
 Photo Date / Time: 09/09/2022 11:31  
 Camera Model and Sensor Format: Canon EOS 6D, FFS  
 Lens Make, Model and Focal Length: Canon EF50mm f/1.8 STM  
 Height of Camera Lens above Ground (mAOD): 1.5m

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

DRAWING TITLE  
**Figure 14 - Photograph Panel 7 (Right)  
 Representative Viewpoints**

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**Representative Viewpoint 8 - New Road, Elsenham**

This viewpoint is located along New Road, near to the Bedwell Road junction located slightly further south. The viewpoint is located up the rising slope associated with Elsenham therefore providing an elevated position facing towards the Site. This view faces east from the footpath on the south of New Road there the view follows along the street down the slope and terminates at Elsenham Station pedestrian bridge with the Site beyond. The view is framed by residential development either side of the road which tapers towards the junction with Station Road west of the Site. Only a relatively small area of the Site is visible through and between the pedestrian bridge at the station at middle distance. The rest of the Site is screened by built form and vegetation associated with Elsenham.

Upon completion, the Proposed Development will fill the view available of the Site between, through and partially above the pedestrian bridge at Elsenham station. This will comprise generally of built form however, this would only be a relatively minor change to the features of the view with a continuance of residential built form. Scale of change is therefore considered to be **Small-Negligible** and **Neutral**.

There would be limited views towards the established planting along the eastern and northern boundary of the Site, therefore scale of effect continues to be **Small-Negligible** and **Neutral**.

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**DWG. NO. 8203\_PP\_008**

Camera Location (OS Grid Reference): 553001 E 226941 N  
 Ground Level (mAOD): 94m  
 Direction of View: bearing from North (0°): 81°  
 Distance to Site: 342m  
 Horizontal Field of View: 360° (Cylindrical projection)  
 Paper Size: 420mm x 297mm (A3)

Enlargement Factor: TBC  
 Visualisation Type: Type 1 (for context)  
 Photo Date / Time: 09/09/2022 12:33  
 Camera Model and Sensor Format: Canon EOS 6D, FFS  
 Lens Make, Model and Focal Length: Canon EF50mm f/1.8 STM  
 Height of Camera Lens above Ground (mAOD): 1.5m

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

DRAWING TITLE  
**Figure 15 - Photograph Panel 8  
 Representative Viewpoints**



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Representative Viewpoint 9 (Left) - Elsenham Recreation Ground, Elsenham

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 SCALE@A3 NTS CHECKED NL  
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DWG. NO. 8203\_PP\_009\_L

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

DRAWING TITLE  
 Figure 16 - Photograph Panel 9 (Left)  
 Representative Viewpoints

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Housing off Station Road

Approximate extent of CEPI



**Representative Viewpoint 9 (Right) - Elsenham Recreation Ground, Elsenham**

This viewpoint is located at the car park for Elsenham recreation ground in the south west of Elsenham. This view faces north east across playing fields towards a well vegetated boundary with rooftops associated with Elsenham village seen glimpsed through the canopy. These features create the visible horizon. There are no direct views towards the Site from this location due to intervening vegetation, topography and built form.

At all duration, scale of effect from this location and will **Negligible** and **Neutral** due to lack of visibility towards the Proposed Development.

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**DWG. NO. 8203\_PP\_009\_R**

Camera Location (OS Grid Reference): 553193 E 226335 N  
 Ground Level (mAOD): 98m  
 Direction of View: bearing from North (0°): 30°  
 Distance to Site: 624m  
 Horizontal Field of View: 360° (Cylindrical projection)  
 Paper Size: 420mm x 297mm (A3)

Enlargement Factor: TBC  
 Visualisation Type: Type 1 (for context)  
 Photo Date / Time: 09/09/2022 13:53  
 Camera Model and Sensor Format: Canon EOS 6D, FFS  
 Lens Make, Model and Focal Length: Canon EF50mm f/1.8 STM  
 Height of Camera Lens above Ground (mAOD): 1.5m

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

DRAWING TITLE  
**Figure 16 - Photograph Panel 9 (Right)  
 Representative Viewpoints**