Landscape and Visual Impact Assessment

A3 Figures Volume

Site

Land east of Pines Hill, Stansted Mountfitchet,

CM24 8EY

for

Luxus Homes Limited

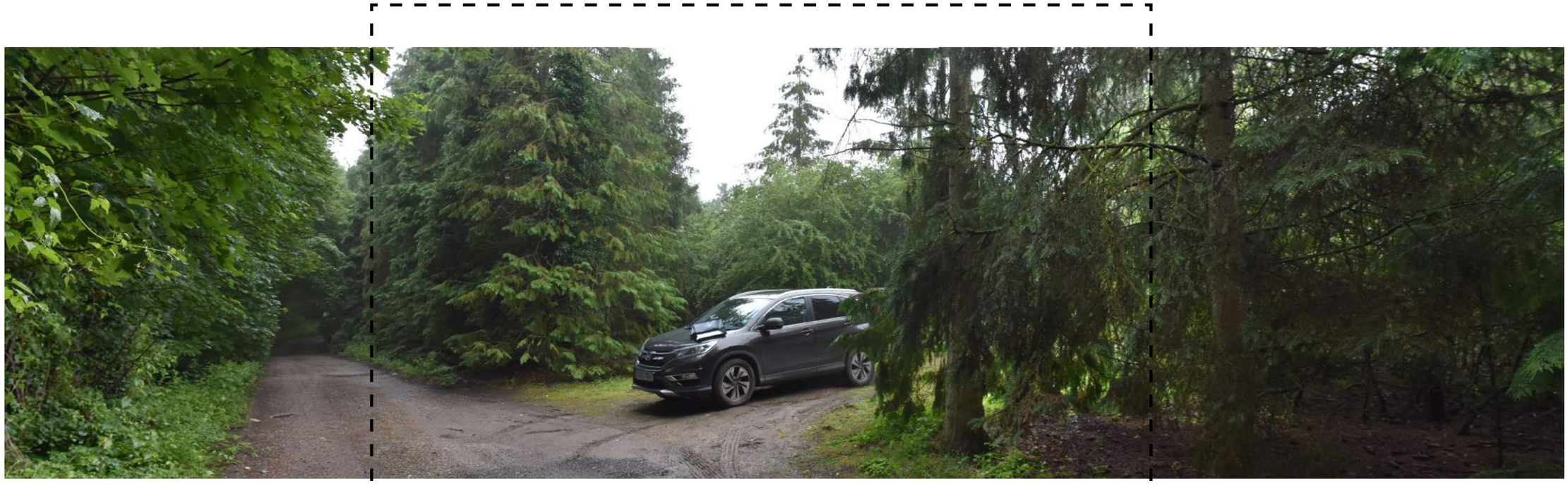
19 August 2021

greenlight

environmental consultancy

CONTENTS

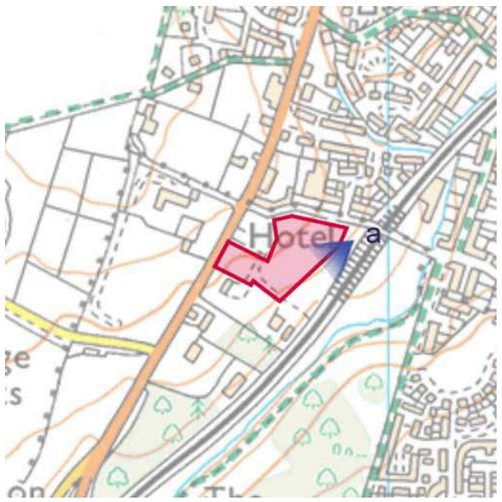
Viewpoint a: View to southwest from eastern boundary



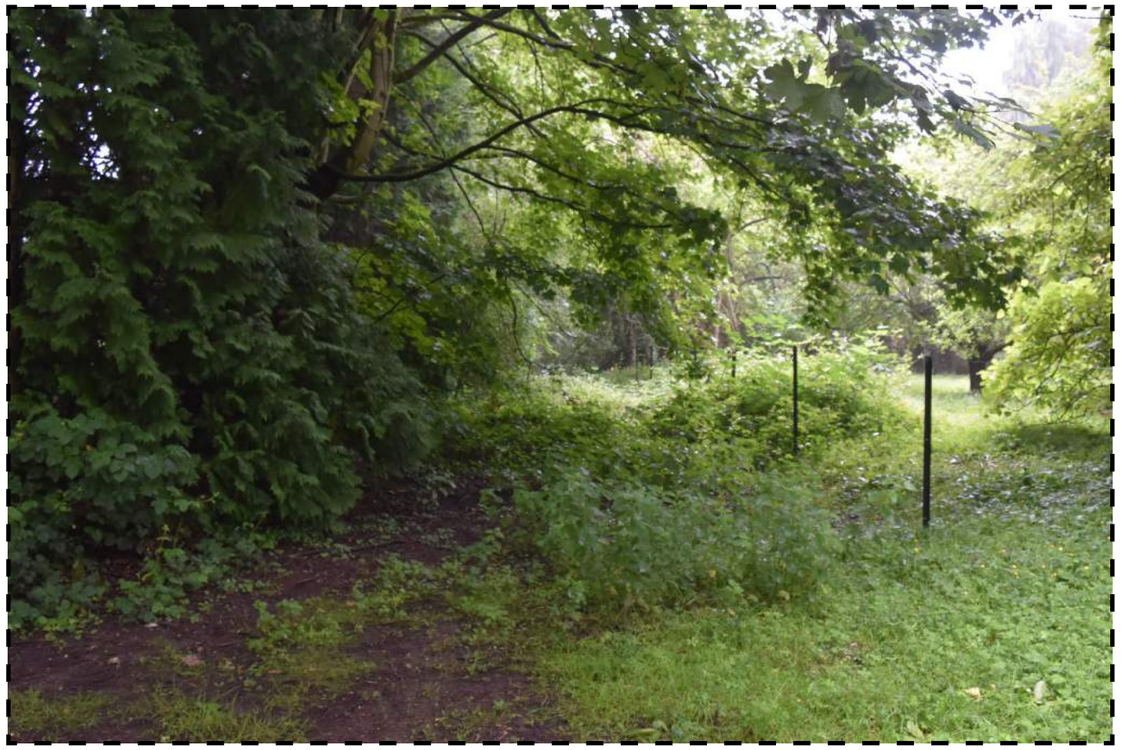
Looking: SW 225° - Field of View (estimated): 30⁰ - Approx. elevation: 72m - Approx. distance to edge of site: 25m - Grid Ref: TL 50970 24444

Camera Nikon D7200 - Focal length: 18mm - Camera height: 1.5m - Date: 28.06.2021 - Time: 10.13

Approx. No. of images: 3 - Recommended viewing distance: 350mm on A3 paper size 100% - Visualisation Type: 1 - Projection: Planar



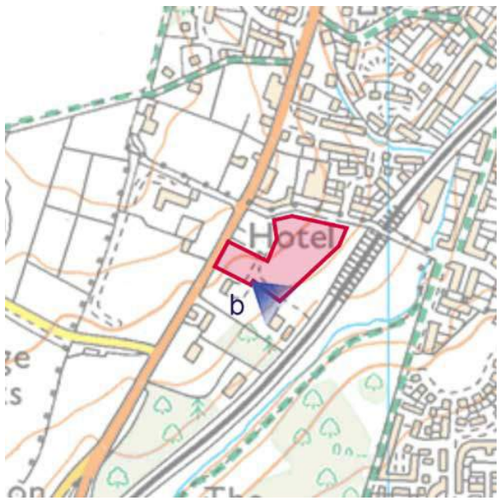
Viewpoint b: View along the southern edge looking southeast



Looking: ESE 123° - Field of View (estimated): 45⁰ - Approx. elevation: 77m - Approx. distance to edge of site: 0m - Grid Ref: TL 50828 24397

Camera Nikon D7200 - Focal length: 18mm - Camera height: 1.5m - Date: 28.06.2021 - Time: 10.36

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



Viewpoint c: View to the southwest along access track to **Ostra Brama (1)**

Looking: SSW 214° - **Field of View (estimated): 45⁰** - **Approx. elevation: 77m** - **Approx. distance to edge of site: 0m** - **Grid Ref: TL 50828 24397**

Camera Nikon D7200 - **Focal length: 18mm** - **Camera height: 1.5m** - **Date: 28.06.2021** - **Time: 10.35**

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

Viewpoint d: View west and boundary with Pines Hill

Looking: WNW 300° - **Field of View (estimated): 60⁰** - **Approx. elevation: 79m** - **Approx. distance to edge of site: 0m** - **Grid Ref: TL 50816 24426**

Camera Nikon D7200 - **Focal length: 18mm** - **Camera height: 1.5m** - **Date: 28.06.2021** - **Time: 10.35**

Approx. No. of images: 3 - **Recommended viewing distance: 350mm on A3 paper size 100%** - **Visualisation Type: 1** - **Projection: Planar**

Viewpoint e: View north along Pines Hill

Looking: NE 5° - Field of View (estimated): 60⁰ - Approx. elevation: 80m - Approx. distance to edge of site: 25m - Grid Ref: TL 50764 24403

Camera Nikon D7200 - Focal length: 18mm - Camera height: 1.5m - Date: 28.06.2021 - Time: 10.44

Approx. No. of images: 3 - Recommended viewing distance: 350mm on A3 paper size 100% - Visualisation Type: 1 - Projection: Planar

Viewpoint f: View to the north along access track to **Nos 1 and 2 Stoney Common Road (2)**

Looking: NNE 27° - Field of View (estimated): 45⁰ - Approx. elevation: 78m - Approx. distance to edge of site: 0m - Grid Ref: TL 50846 24429

Camera Nikon D7200 - Focal length: 18mm - Camera height: 1.5m - Date: 28.06.2021 - Time: 10.29

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

Viewpoint g: View to southwest from Stoney Common Road adjacent Mole House

Looking: W 263° - **Field of View (estimated): 75⁰** - **Approx. elevation: 71m** - **Approx. distance to edge of site: 30m** - **Grid Ref: TL 50980 24476**

Camera Nikon D7200 - **Focal length: 18mm** - **Camera height: 1.5m** - **Date: 28.06.2021** - **Time: 10.22**

Approx. No. of images: 3 - **Recommended viewing distance: 350mm on A3 paper size 100%** - **Visualisation Type: 1** - **Projection: Planar**

Viewpoint h: View to southeast from Stoney Common Road from adjacent Telephone Exchange (5)

Looking: SE 138° - **Field of View (estimated): 75⁰** - **Approx. elevation: 78m** - **Approx. distance to edge of site: 15m** - **Grid Ref: TL 50890 24507**

Camera Nikon D7200 - **Focal length: 18mm** - **Camera height: 1.5m** - **Date: 28.06.2021** - **Time: 10.13**

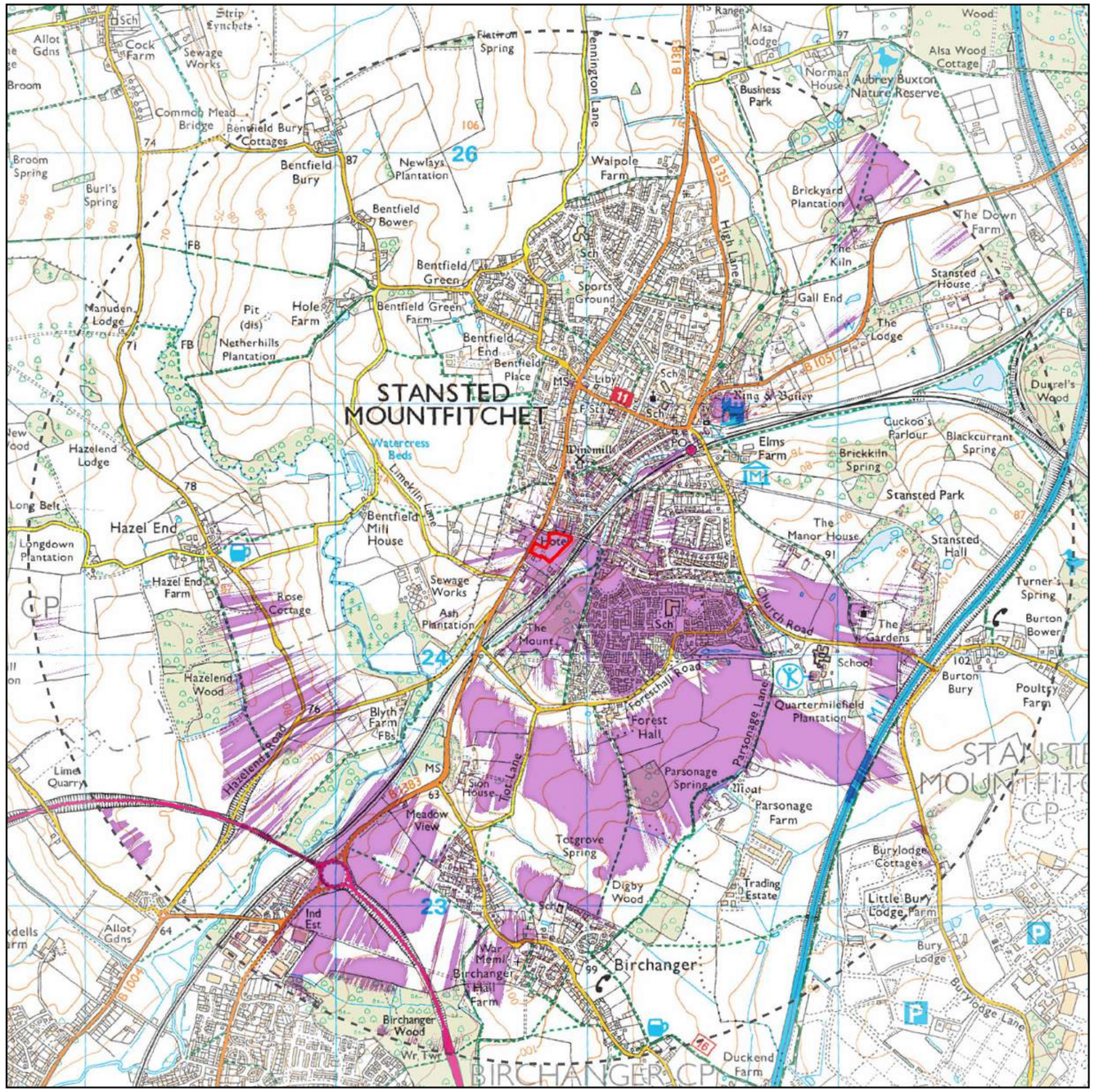
Approx. No. of images: 3 - **Recommended viewing distance: 350mm on A3 paper size 100%** - **Visualisation Type: 1** - **Projection: Planar**

Viewpoint i: View from Pines Hill looking south

Looking: SSE 165° - **Field of View (estimated): 75⁰** - **Approx. elevation: 84m** - **Approx. distance to edge of site: 55m** - **Grid Ref: TL 50819 24513**

Camera Nikon D7200 - **Focal length: 18mm** - **Camera height: 1.5m** - **Date: 28.06.2021** - **Time: 10.42**

Approx. No. of images: 3 - **Recommended viewing distance: 350mm on A3 paper size 100%** - **Visualisation Type: 1** - **Projection: Planar**



Land east of Pines HIll - Figure 1

Zone of Theoretical Visibility (ZTV)
Winter Scenario
07 July 2021

Key

Site Boundary

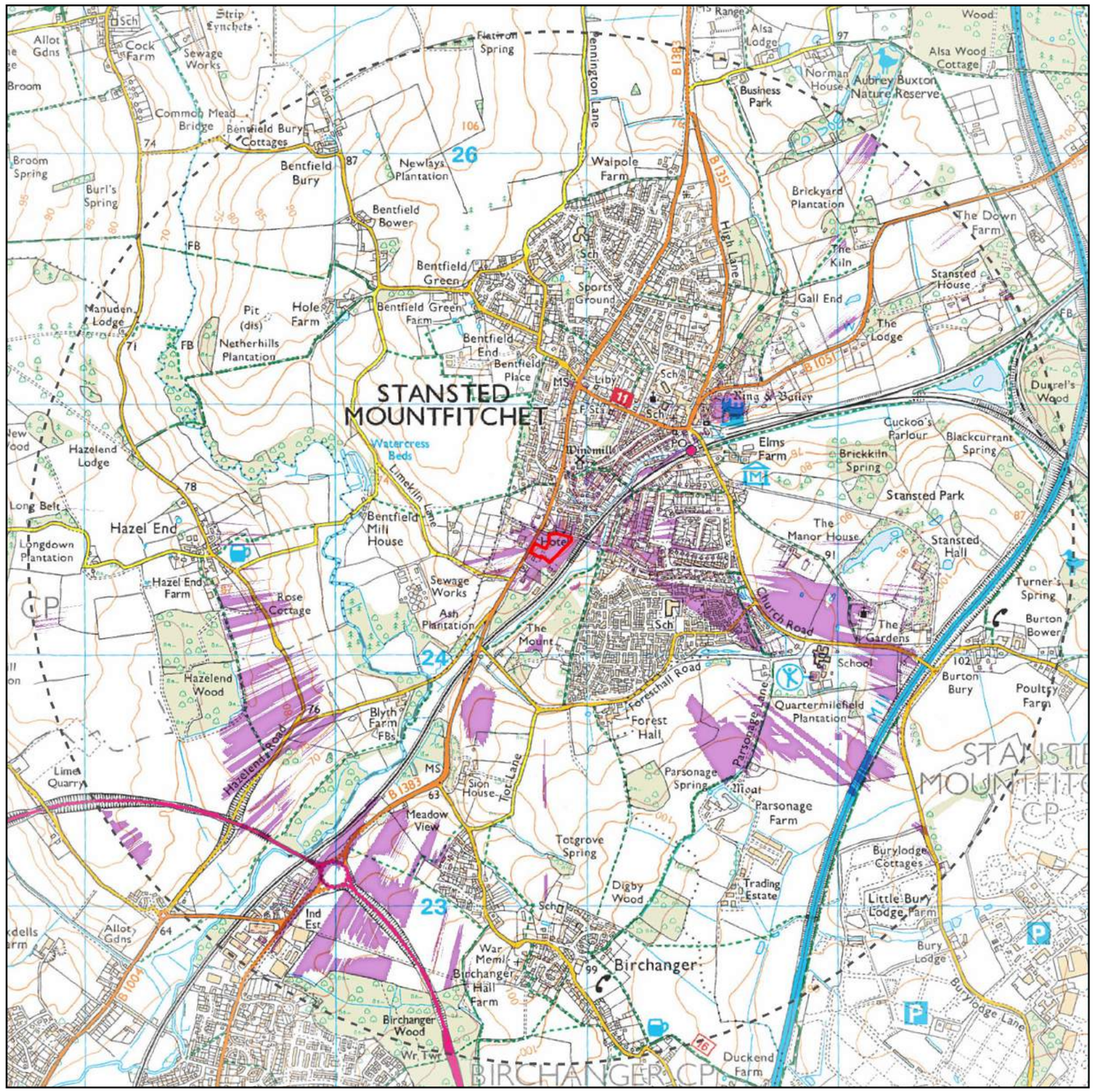
2 km Study Area

ZTV

The ZTV is generated from a receptor height of 1.6m (average eye level) and receiver heights of 8m and 10m (approximate maximum development heights). Multiple targets were placed within the site to best represent points that may be visible.

The ZTV is based on LiDAR 50cm DSM (Digital Surface Model) and represents a winter vegetation scenario. Data source: data.gov.uk. Some changes within the landscape may have occured since the DSM data and ZTV was created. This ZTV also includes Earth's curvature.

Drawn by: GS 05072021
Checked by: JW 05072021
Filename: PinesZTVwinter



Land east of Pines HIll - Figure 2

Zone of Theoretical Visibility (ZTV)
Summer Scenario
07 July 2021

Key

Site Boundary

2 km Study Area

ZTV

The ZTV is generated from a receptor height of 1.6m (average eye level) and receiver heights of 8m and 10m (approximate maximum development heights). Multiple targets were placed within the site to best represent points that may be visible.

The ZTV is based on LiDAR 50cm DSM (Digital Surface Model). 'Exclusions' with an average of height 12m have been added to the terrain which represents a summer vegetation scenario. Data source: data.gov.uk. Some changes within the landscape may have occured since the DSM data and ZTV was created. This ZTV also includes Earth's curvature.

Drawn by: GS 05072021
Checked by: JW 05072021
Filename: PinesZTVsummer