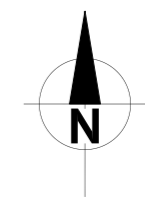


KEY:

 land holding



LOCATION MAP

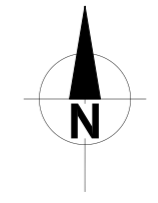
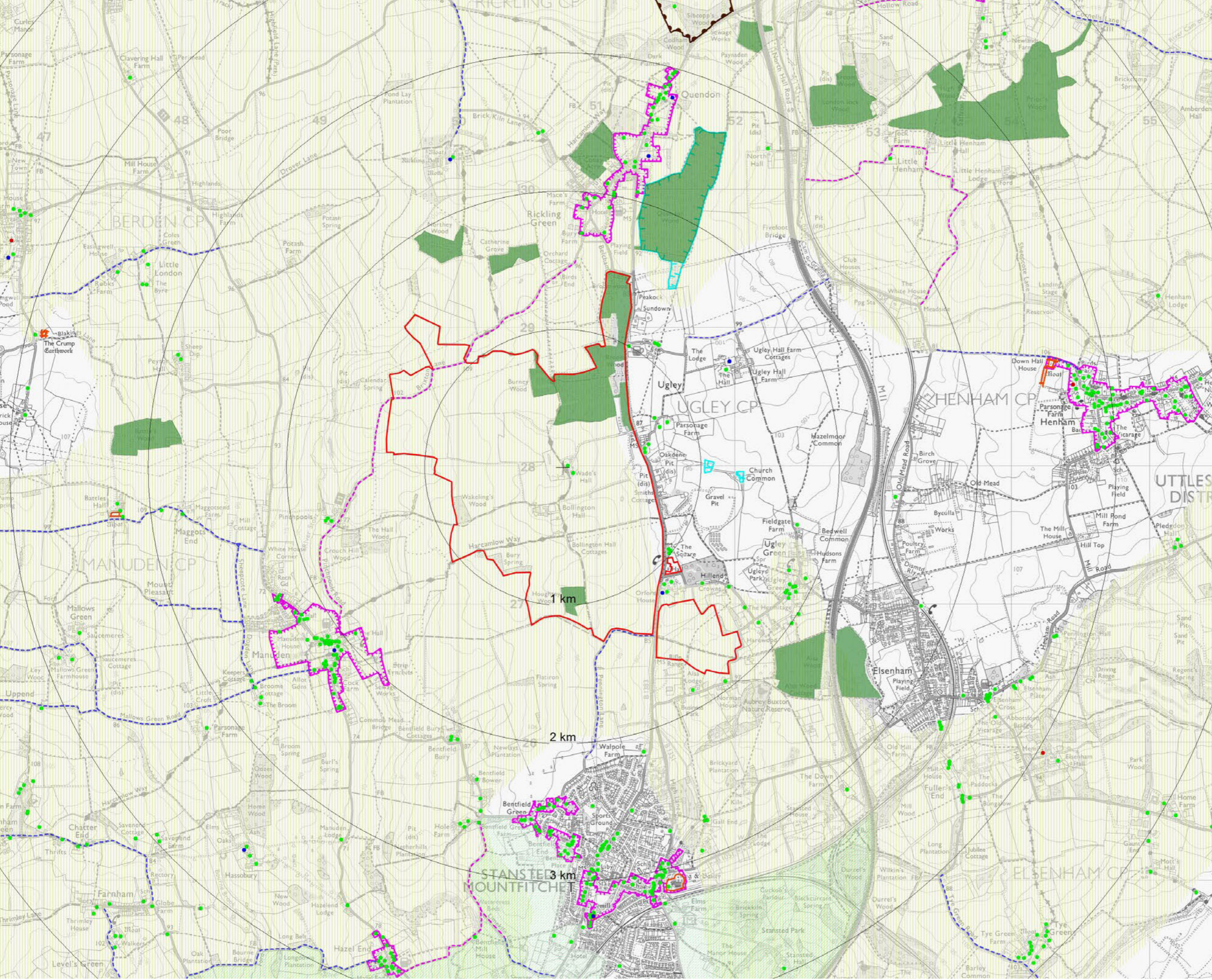
Bollington Hall Farm
Ugley, CM22 6HS

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FIGURE 1.

KEY:

- land holding
- Special Landscape Area (defunct policy)
- Scheduled Ancient Monument
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Registered Park and Garden
- Ancient Woodland site
- SSSI
- Grade I Protected Lane
- Grade II Protected Lane
- Greenbelt

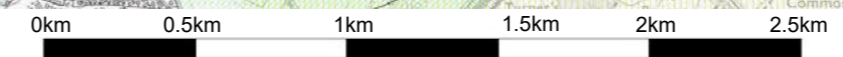


DESIGNATIONS MAP

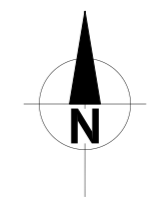
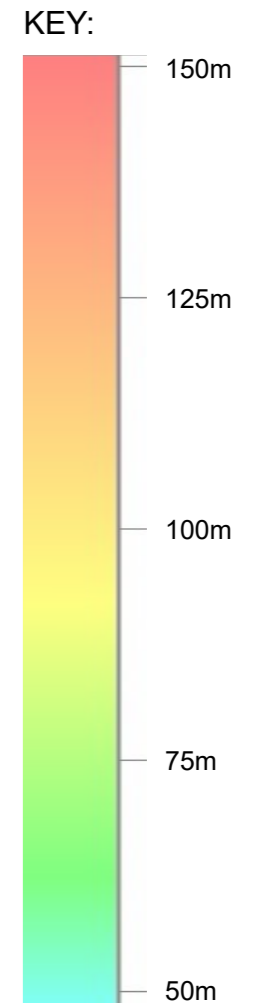
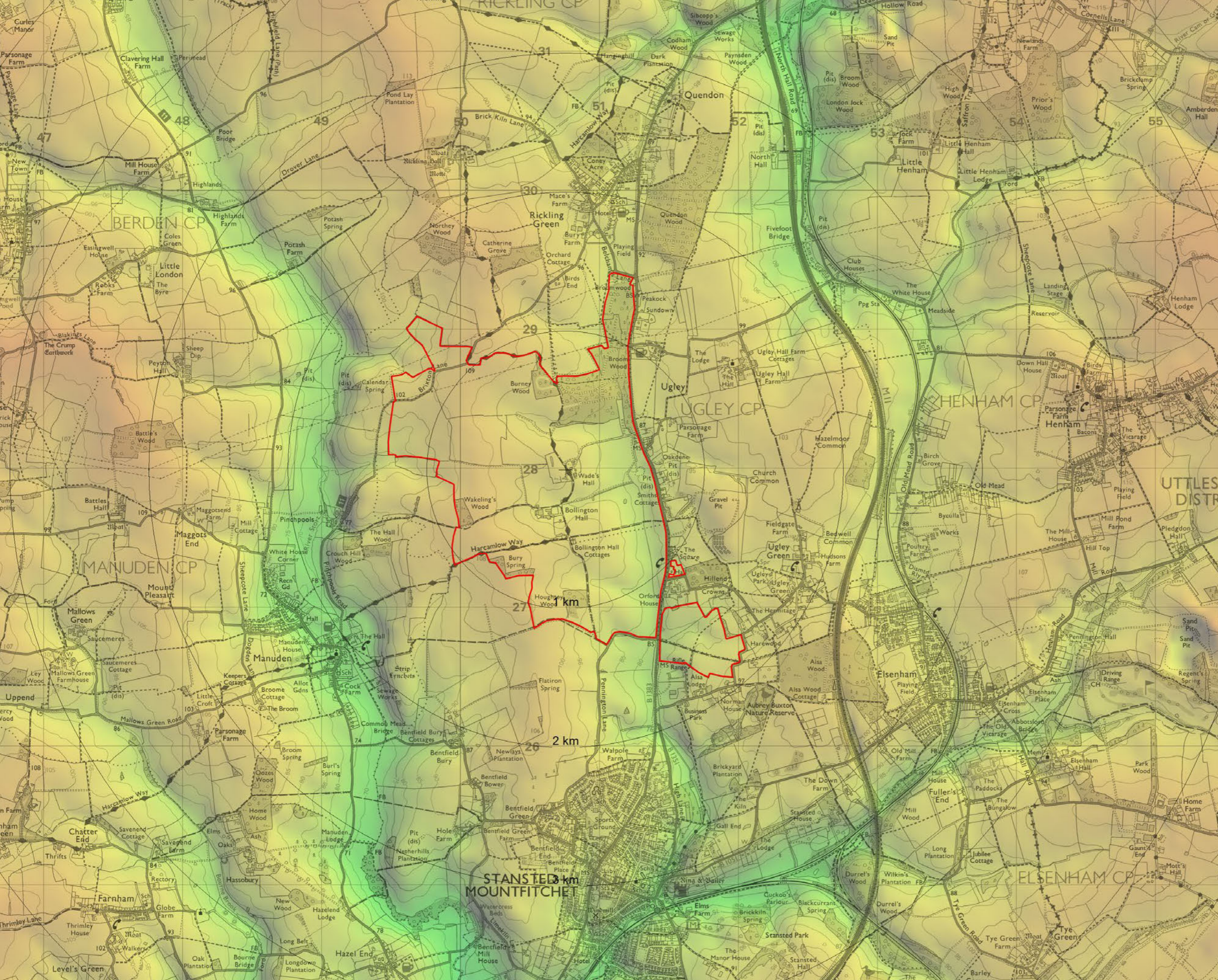
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FIGURE 2.



Scale 1 : 25,000 @ A3



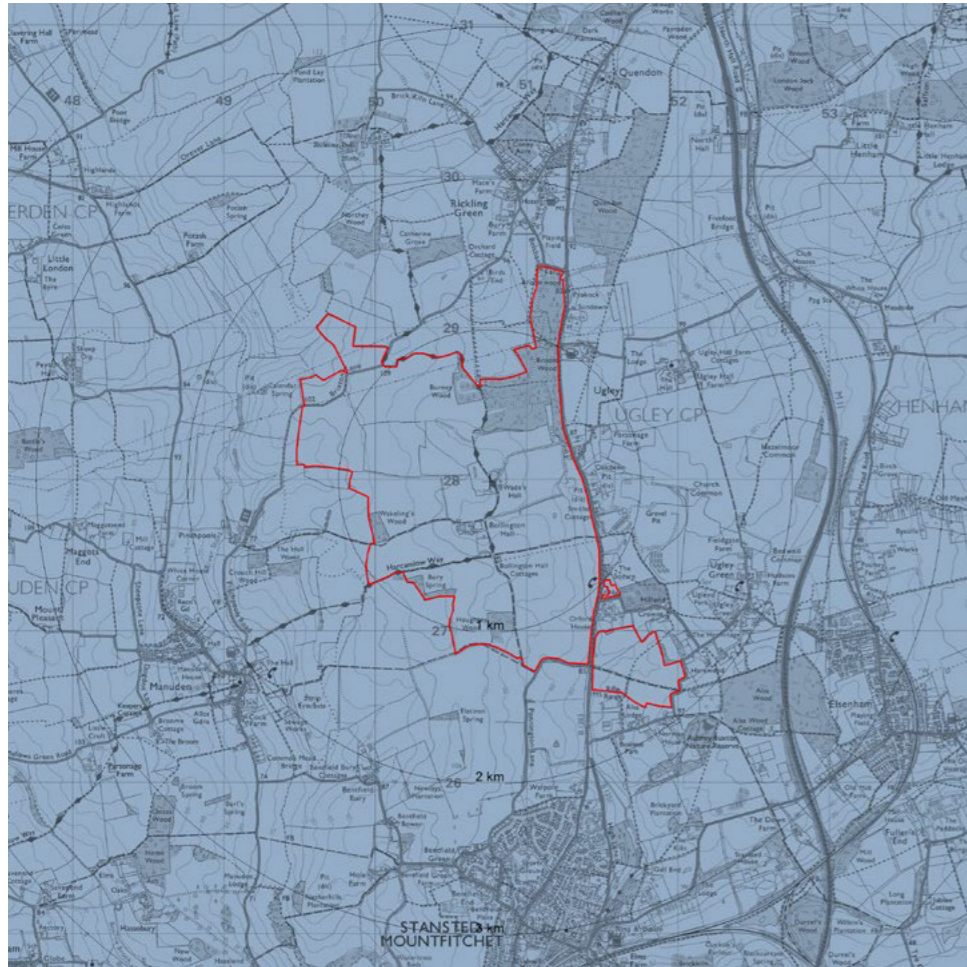
LANDFORM ELEVATION MAP

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FIGURE 3.

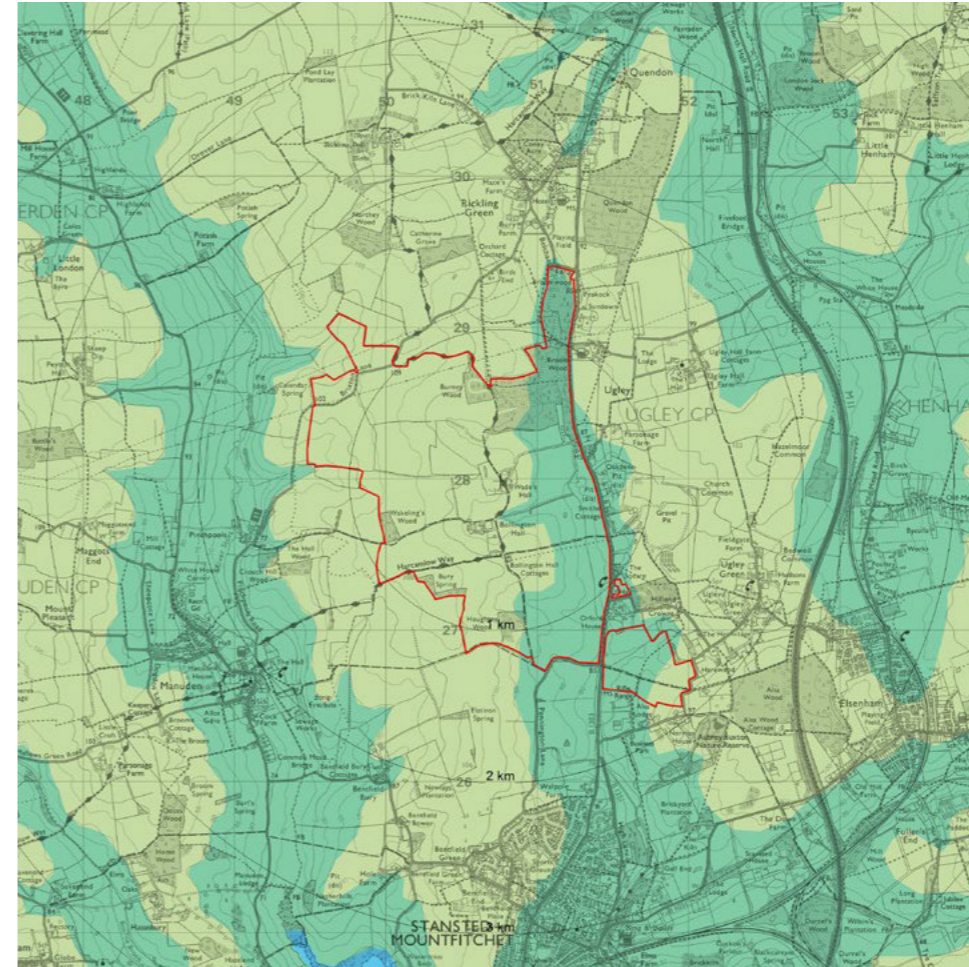
NATIONAL CHARACTER AREAS



KEY:

- 86 South Suffolk & North Essex Clayland

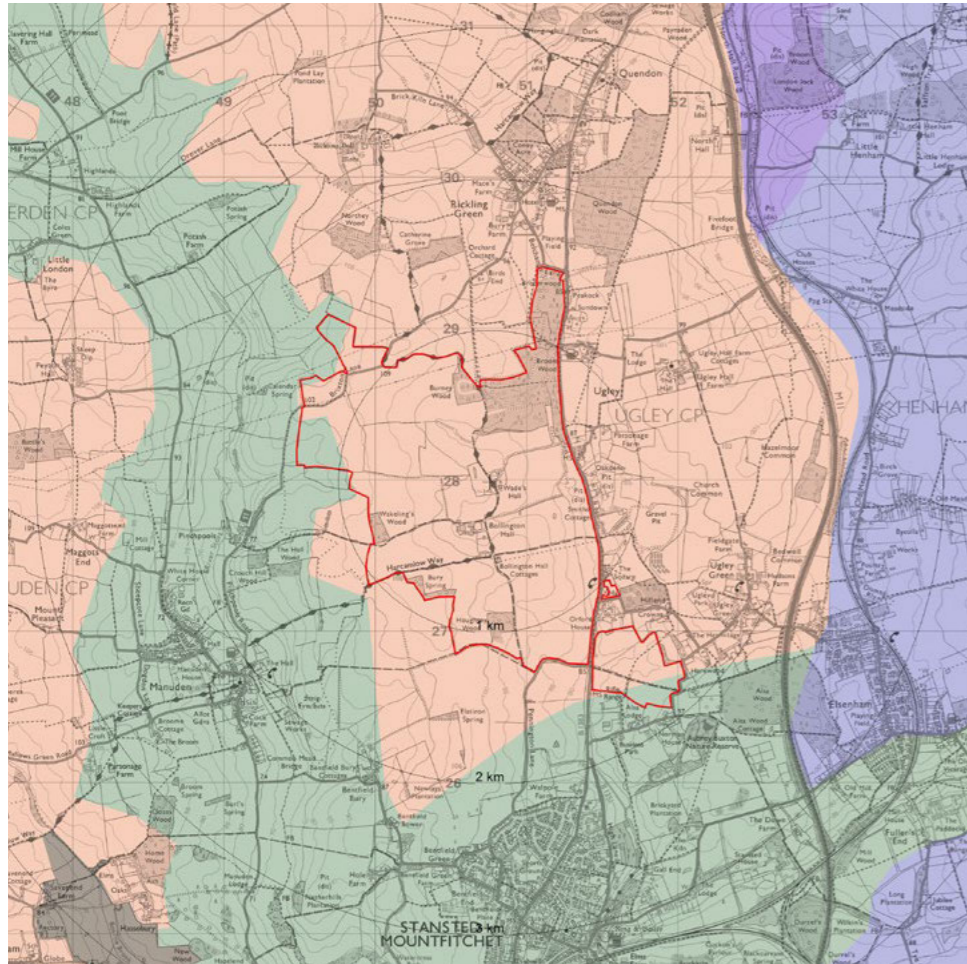
EAST OF ENGLAND LANDSCAPE FRAMEWORK



KEY:

- Settled Chalk Valleys
- Wooded Plateau Farmlands

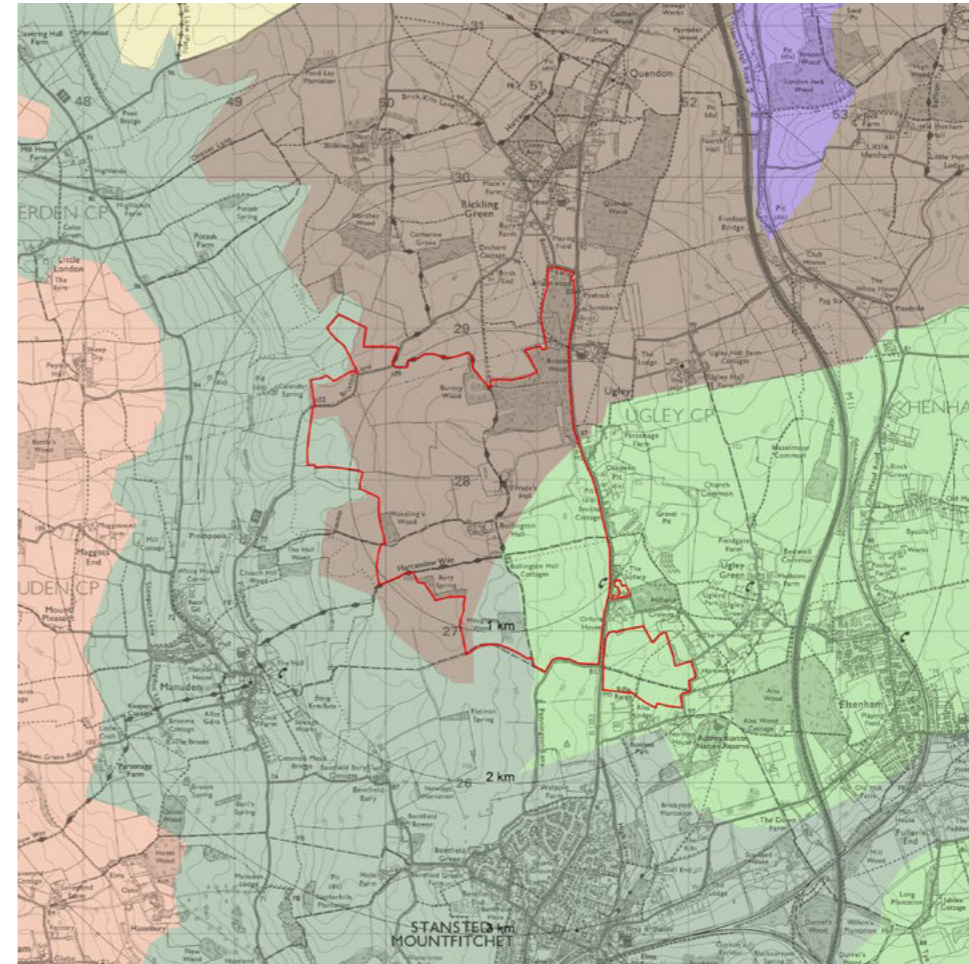
ESSEX LANDSCAPE CHARACTER



KEY:

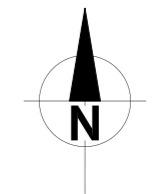
- A1 NW Essex Chalk Farmland
- C2 Stort Valley
- B1 Central Essex Farmland
- C1 Cam Valley

UTTLESFORD LANDSCAPE CHARACTER



KEY:

- B7 Debden Farmland Plateau
- A3 Stort Valley
- B10 Broxted Farmland Plateau
- H4 Berden & Farnham Chalk Upland



LANDSCAPE CHARACTER MAPS

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FIGURE 4.



Scale 1 : 50,000 @ A3

KEY:

- Zone where more than 3/4 of development may be visible
- Zone where 1/2 to 3/4 of development may be visible
- Zone where 1/4 to 1/2 of development may be visible
- Zone where up to 1/4 of development may be visible

Notes:

This zone of theoretical visibility mapping indicates where the potential development may be visible from.

It is an approximation based on broad scale data sets and overall provides an exaggerated (worst case scenario) impression and should only be used as a broad guide to the extent of areas where views may be possible. It does not take account of any localised obstacles not included in the broad scale data sets used, such as smaller groups of trees and hedges.

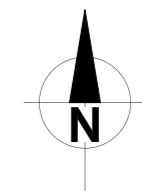
Landform modelling - OS terrain 5 data derived from 5m grid with vertical accuracy of 1.5m RMSE.

Supplementary obstacles - OS Vectormap District GIS data sets for woodland and buildings. Woodland areas modelled as obstructions of 15m height and buildings 7.5m height.

Multiple point analysis - the development area was plotted as a grid of station points for an assessment of the proportion of the development which may be visible from any given location.

Object height - each station point was set to represent the proposed height of a 2 storey house at 7.5m above ground level.

Viewer eye level height: 1.65m above ground level

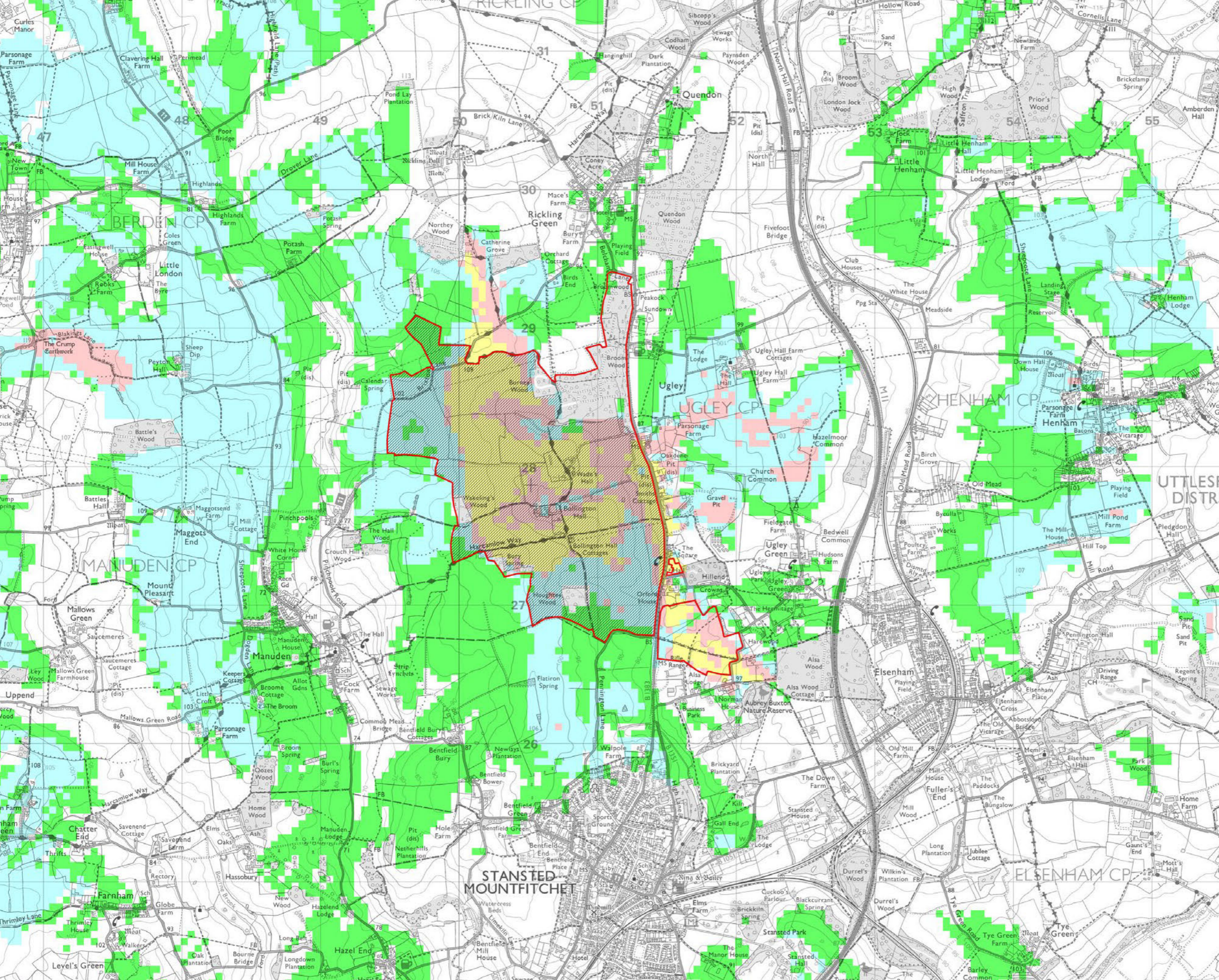


ZONE OF THEORETICAL VISIBILITY MAP
(whole developable area)

Bollington Hall Farm
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FIGURE 5.



KEY:

- Zone where more than 3/4 of development may be visible
- Zone where 1/2 to 3/4 of development may be visible
- Zone where 1/4 to 1/2 of development may be visible
- Zone where up to 1/4 of development may be visible

Notes:

This zone of theoretical visibility mapping indicates where the potential development may be visible from.

It is an approximation based on broad scale data sets and overall provides an exaggerated (worst case scenario) impression and should only be used as a broad guide to the extent of areas where views may be possible. It does not take account of any localised obstacles not included in the broad scale data sets used, such as smaller groups of trees and hedges.

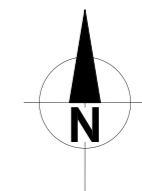
Landform modelling - OS terrain 5 data derived from 5m grid with vertical accuracy of 1.5m RMSE.

Supplementary obstacles - OS Vectormap District GIS data sets for woodland and buildings. Woodland areas modelled as obstructions of 15m height and buildings 7.5m height.

Multiple point analysis - the development area was plotted as a grid of station points for an assessment of the proportion of the development which may be visible from any given location.

Object height - each station point was set to represent the proposed height of a 2 storey house at 7.5m above ground level.

Viewer eye level height: 1.65m above ground level

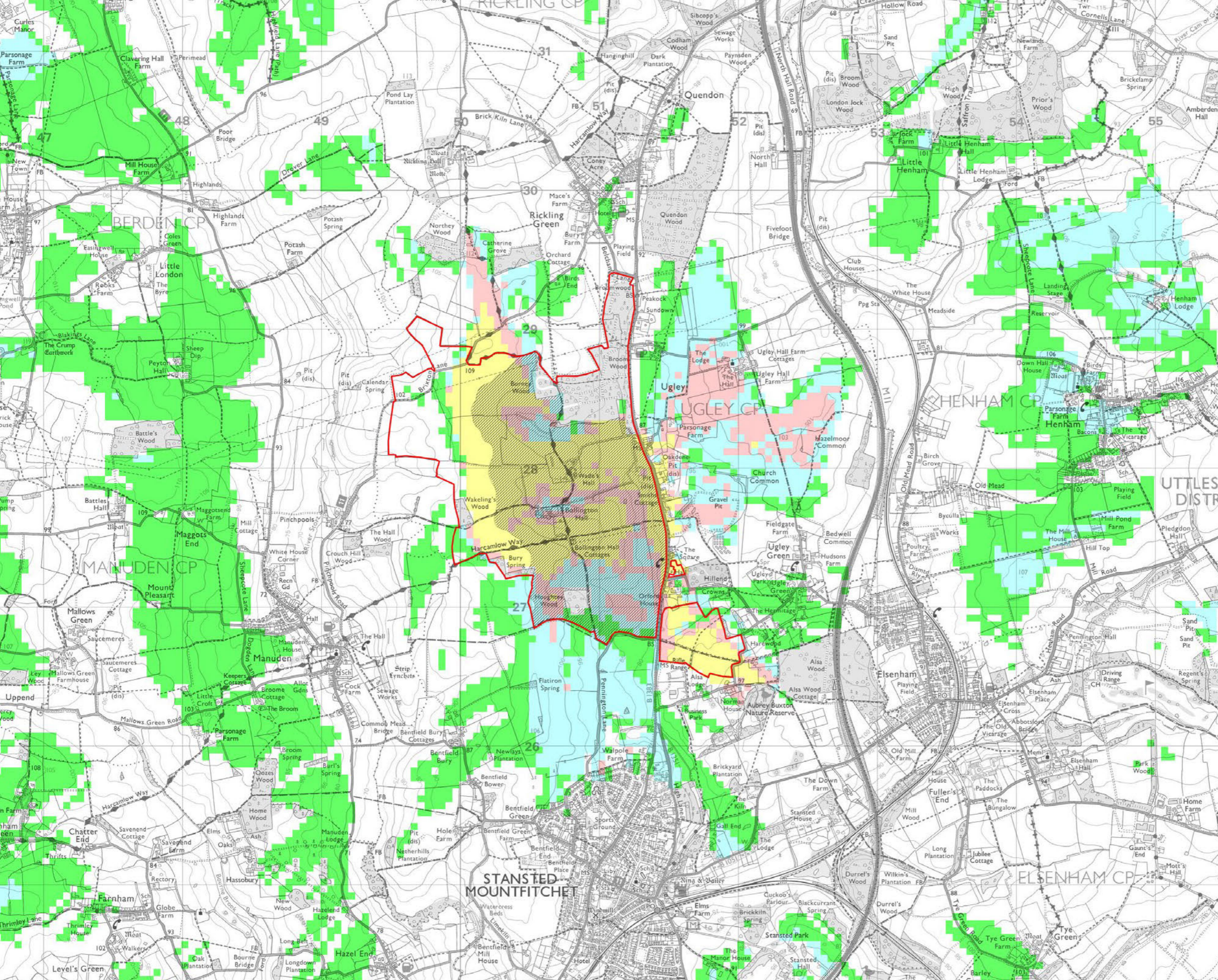


ZONE OF THEORETICAL VISIBILITY MAP
(area below 105m contour)

Bollington Hall Farm
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FIGURE 6.



KEY:

- Zone where more than 3/4 of development may be visible
- Zone where 1/2 to 3/4 of development may be visible
- Zone where 1/4 to 1/2 of development may be visible
- Zone where up to 1/4 of development may be visible

Notes:

This zone of theoretical visibility mapping indicates where the potential development may be visible from.

It is an approximation based on broad scale data sets and overall provides an exaggerated (worst case scenario) impression and should only be used as a broad guide to the extent of areas where views may be possible. It does not take account of any localised obstacles not included in the broad scale data sets used, such as smaller groups of trees and hedges.

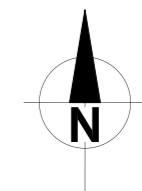
Landform modelling - OS terrain 5 data derived from 5m grid with vertical accuracy of 1.5m RMSE.

Supplementary obstacles - OS Vectormap District GIS data sets for woodland and buildings. Woodland areas modelled as obstructions of 15m height and buildings 7.5m height.

Multiple point analysis - the development area was plotted as a grid of station points for an assessment of the proportion of the development which may be visible from any given location.

Object height - each station point was set to represent the proposed height of a 2 storey house at 7.5m above ground level.

Viewer eye level height: 1.65m above ground level

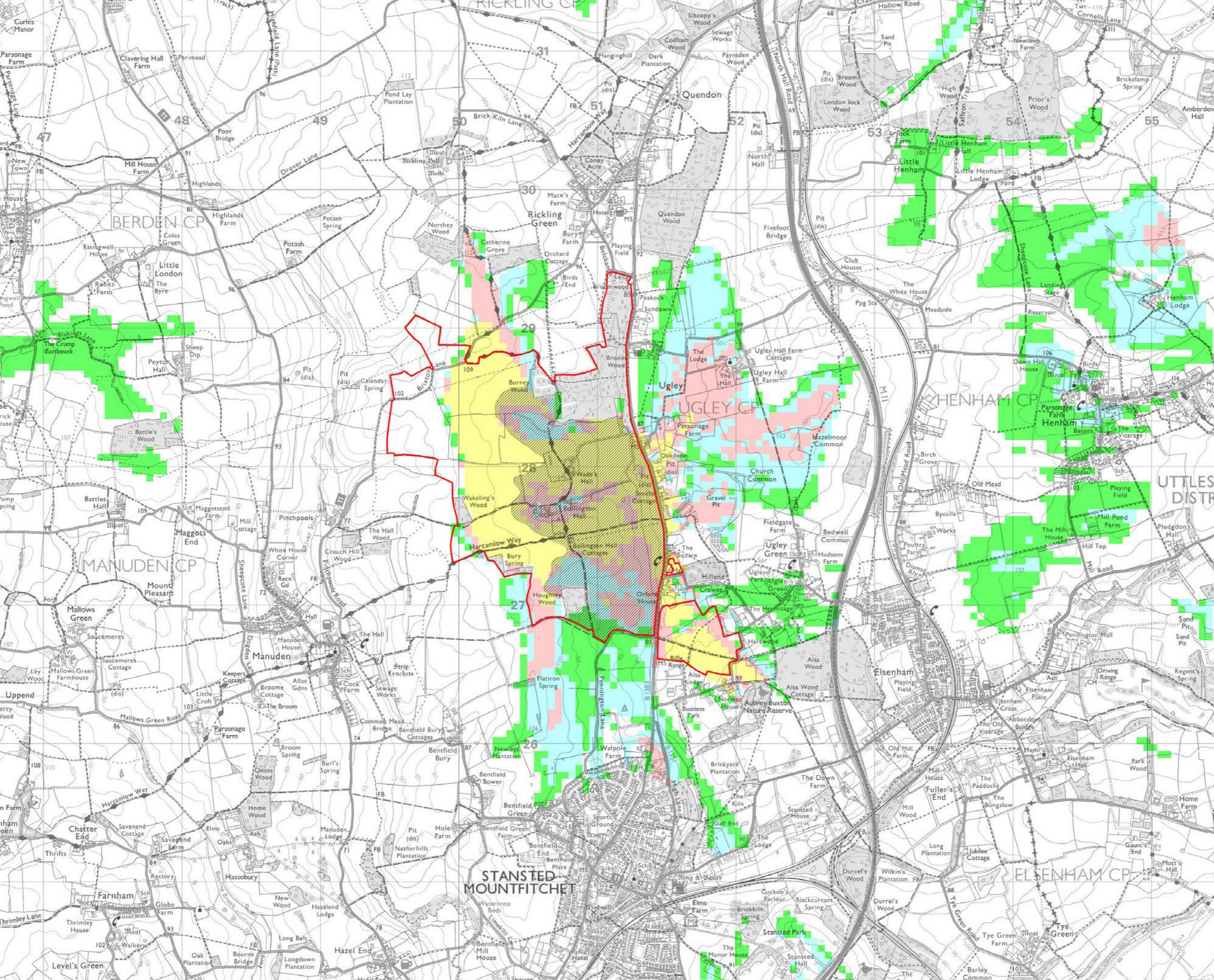












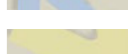
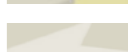


ZONE OF THEORETICAL VISIBILITY MAP
(area below 100m contour)

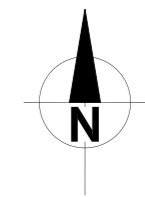
Bollington Hall Farm
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FIGURE 7.



- KEY:**
-  Site area
 -  Contours (5m intervals)
 -  Water features
 -  Removed historic field boundaries (within site)
 -  Grade II* Listed Building
 -  Grade II Listed Building
 -  Conservation areas
 -  Footpath
Bridkeway
 -  SSSI
 -  Protected Lane
 -  Ancient woodland site
 -  Valley lines rising onto hillside
 -  Ridge lines on and descending hillside
 -  Views towards site



LANDSCAPE ANALYSIS

Bollington Hall Farm
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FIGURE 8.

