

# LAND ADJACENT TO STEBBING

## SECTION 62A Views Study

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**Montare**

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# INTRODUCTION

This document has been collated to illustrate the existing and proposed views from significant viewpoints, looking towards the site to illustrate the proposal at years one and ten, showing the relative visual impact on the landscape over time.

View 1, from the east captures the proposal from the distance of the public footpath on the opposite side of the valley; showing how it will sit within the landscape setting. The near views of 2 and 3, show the views from the public footpaths that run through the two fields.

The views from The Downs, 4 and High Street 5, affords a more expansive outlook higher up the hill while 6, captures the open space on the corner and the first impression of the site heading northwards from High Street.



VIEW 1: EXISTING



Above: View 1 Looking East from the public footpath in the neighbouring field. The alder trees along the brook screen much of The Downs from this position with the house on the ridge visible above the trees.



Above: View 1 photo location as existing.

— Site Boundary    - - - Public Footpath    — Stebbing Brook



Above: View 1 photo location with proposed development, houses are shown in white, new hedgerow planting in light green.



VIEW 1: PROPOSED AT YEAR ONE



VIEW 1: PROPOSED AT YEAR TEN





# VIEW 2: EXISTING



Above: View 2 Looking East from the public footpath in the north field, houses along The Downs road are visible from this position. The existing wet woodland is to the right of the image.



Above: View 2 photo location as existing.  
— Site Boundary    - - - Public Footpath    — Stebbing Brook



Above: View 2 photo location with proposed development, houses are shown in white, new hedgerow planting in light green.



VIEW 2: PROPOSED AT YEAR ONE



VIEW 2: PROPOSED AT YEAR TEN





VIEW 3: EXISTING



Above: View 3 Looking South-East from the public footpath in the south field, the school is visible in the centre of this photo as well as houses along The High Street.



Above: View 3 photo location as existing.

— Site Boundary    - - - Public Footpath    — Stebbing Brook



Above: View 3 photo location with proposed development, houses are shown in white, new hedgerow planting in light green.



VIEW 3: PROPOSED AT YEAR ONE



VIEW 3: PROPOSED AT YEAR TEN





VIEW 4: EXISTING



Above: View 4 Looking South from The Downs road towards The Falcons in the centre of the image.



Above: View 4 photo location as existing.

— Site Boundary    - - - Public Footpath    — Stebbing Brook



Above: View 4 photo location with proposed development, houses are shown in white, new hedgerow planting in light green.



VIEW 4: PROPOSED AT YEAR ONE



VIEW 4: PROPOSED AT YEAR TEN





VIEW 5: EXISTING



Above: View 5 Looking West from The Downs road and High Street junction towards the south field.



Above: View 5 photo location as existing.

— Site Boundary    - - - Public Footpath    — Stebbing Brook



Above: View 5 photo location with proposed development, houses are shown in white, new hedgerow planting in light green.



VIEW 5: PROPOSED AT YEAR ONE



VIEW 5: PROPOSED AT YEAR TEN





VIEW 6: EXISTING



Above: View 6 from the High Street looking North towards the south field.



Above: View 6 photo location as existing.

— Site Boundary    - - - Public Footpath    — Stebbing Brook



Above: View 6 photo location with proposed development, houses are shown in white, new hedgerow planting in light green.



VIEW 6: PROPOSED AT YEAR ONE



VIEW 6: PROPOSED AT YEAR TEN

