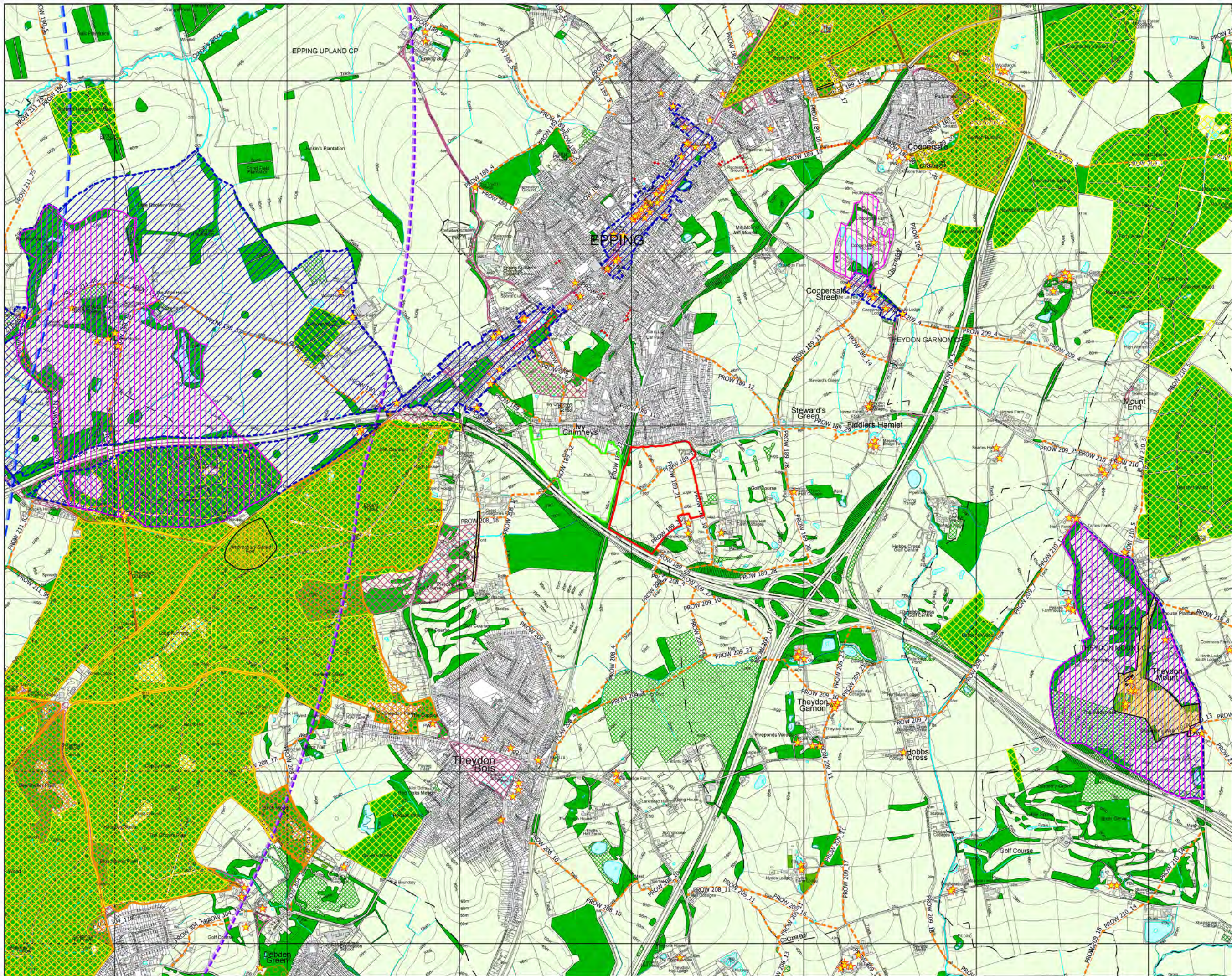




The scaling of this drawing cannot be assured

Revision \_\_\_\_\_ Date \_\_\_\_\_ Dm \_\_\_\_\_ Cld \_\_\_\_\_

### LEGEND

- Site Boundary
- EPP.R1 Boundary
- Existing Woodlands, Copses and Tree Belts ^
- Existing Scrub ^
- Existing Water Courses and Features ^
- Contours/Spot Heights (Metres AOD) ^
- Public Rights of Way \*
- National Trails # / Long Distance Walks ^
- Countryside Rights of Way Access Areas #
- Cycle Route ++
- Listed Buildings ~
- Conservation Area ~
- Registered Parks and Gardens ~
- Scheduled Monument ~
- Green Belt ^^
- Sites of Special Scientific Interest #
- Special Protection Area, 5km Buffer #
- Special Protection Area, 7km Buffer #
- Special Area of Conservation #
- Ancient Woodland #
- Local Nature Reserve #

Sources:  
\* OS Mapping  
\* Natural England GIS Data Set  
\* Historic England National Monument Record GIS Data Set  
\* County Councils' Defensible Map  
\* National Cycle Network GIS Data  
\* Department for Communities and Local Government GIS Data  
\* Department for Transport Cycle Network Model  
\* County Councils' Local Plan Proposals Map  
\* County Councils' Land Use Character Assessment  
\* County Councils' Land Use Character Assessment

Data collected for constraints and analysis mapping is based on publicly available sources at the time of preparation. The map is a general representation and may not be accurate. Barton Willmore, nor its staff, shall not be liable for the accuracy of data derived from external sources.

### FIGURE 1

Project  
South Epping Materplan Area

Drawing Title  
Site Context Plan

Date  
02.12.2022

Scale  
1:10,000 @A1  
1:20,000 @A3

Project No  
34674

Drawing No  
LN-LP-01

Drawn by  
ML

Check by  
XXX

Revision  
-

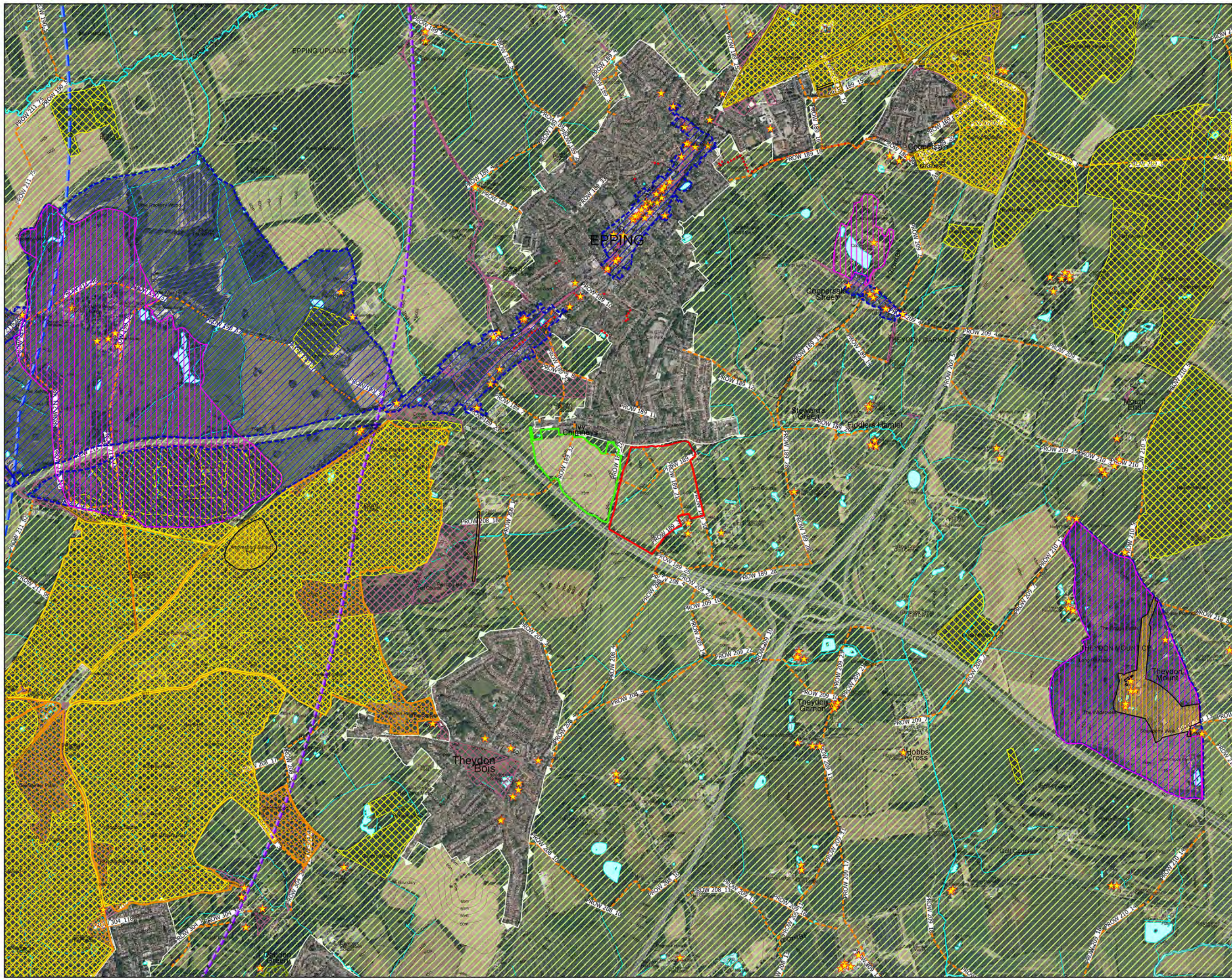
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60  
Scale

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Glasgow Leeds London Manchester Newcastle Reading Southampton



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Revision  
Date  
Dm  
Cld

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LEGEND

Site Boundary

EPP.R1 Boundary

Existing Woodlands, Copses and Tree Belts ^

Existing Scrub ^

Existing Water Courses and Features ^

Contours/Spot Heights (Metres AOD) ^

No.

Public Rights of Way \*

National Trails # / Long Distance Walks ^

Countryside Rights of Way Access Areas #

Cycle Route ++

Listed Buildings ~

Conservation Area ~

Registered Parks and Gardens ~

Scheduled Monument ~

Green Belt ^^

Sites of Special Scientific Interest #

Special Protection Area, 5km Buffer #

Special Protection Area, 7km Buffer #

Special Area of Conservation #

Ancient Woodland #

Local Nature Reserve #

Sources:  
^ OS Mapping  
# Natural England GIS Data Set  
~ Historic England National Monument Record GIS Data Set  
+ County Councils' Definitive Map  
+ Southern National Cycle Network GIS Data  
+ Department of Transport Cycle Network Model  
+ Department for Communities and Local Government GIS Data  
+ County Councils' Local Plan Proposals Map Adopted  
+ County Councils' Landscape Character Assessment  
+ County Councils' Landscape Character Assessment

Data collected for constraints and analysis mapping is based on publicly available sources at the time of preparation inserted using the British National Grid and may therefore not be accurate. Barton Willmore, nor Statens shall not be liable for the accuracy of data derived from external sources.

FIGURE 2

Project  
South Epping Materplan Area

Drawing Title  
Aerial Context Plan

Date  
02.12.2022

Scale  
1:10,000 @A1  
1:20,000 @A3

Drawn by  
ML

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XXX

Project No  
34674

Drawing No  
LN-LP-04

Revision  
-

60000

0 100 200 300

Metres

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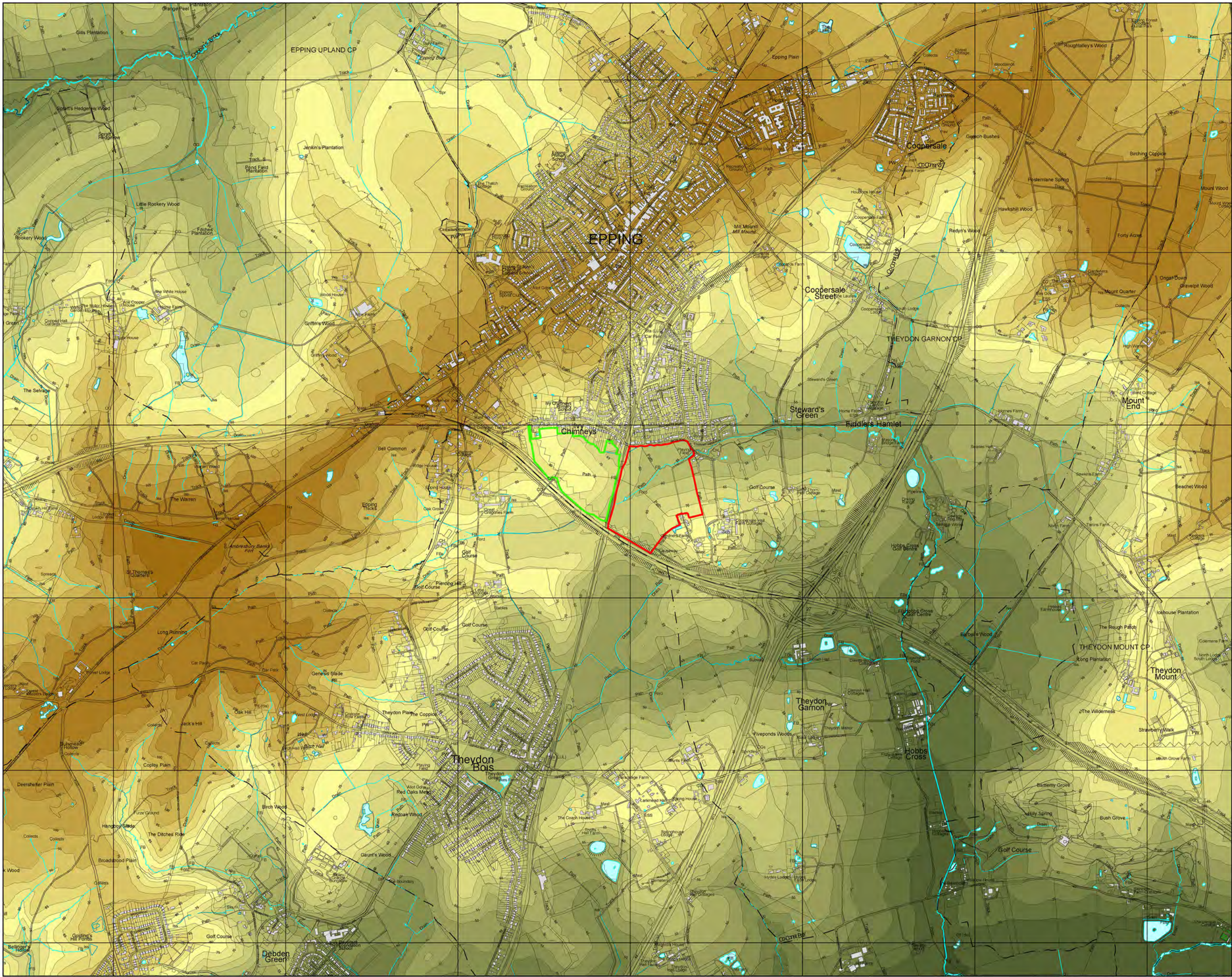
0 100 200 300

Metres

Offices at Birmingham Bristol Cambridge Cardiff Edinburgh Glasgow Leeds London Manchester Newcastle Reading Southampton

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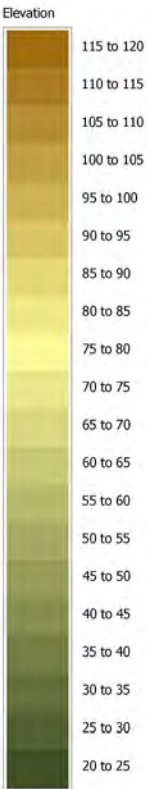
3:34000034674 - South Epping Materplan Area(A1 - Drawings & Registers)\\landscape\\34674 LN-LP-04 Aerial Context Plan (A1 - A1)



The scaling of this drawing cannot be assured  
Revision \_\_\_\_\_ Date \_\_\_\_\_ Dm \_\_\_\_\_ Cld \_\_\_\_\_

## LEGEND

- Site Boundary (EPP.R2)
- EPP.R1 Boundary
- Existing Water Courses and Features
- Contours/Spot Heights (Metres AOD)



Sources: OS Mapping  
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## FIGURE 3

Project  
South Epping Materplan Area

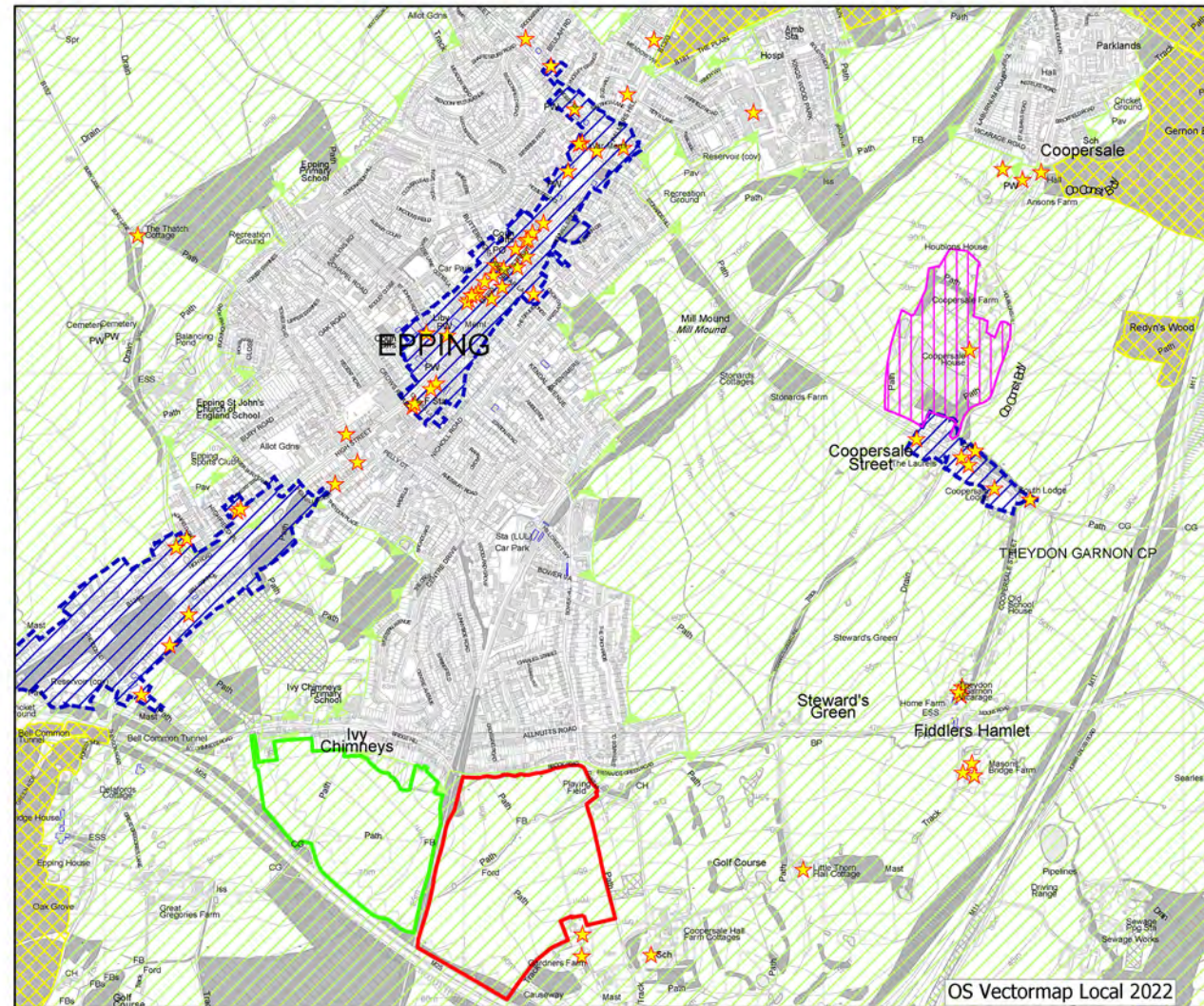
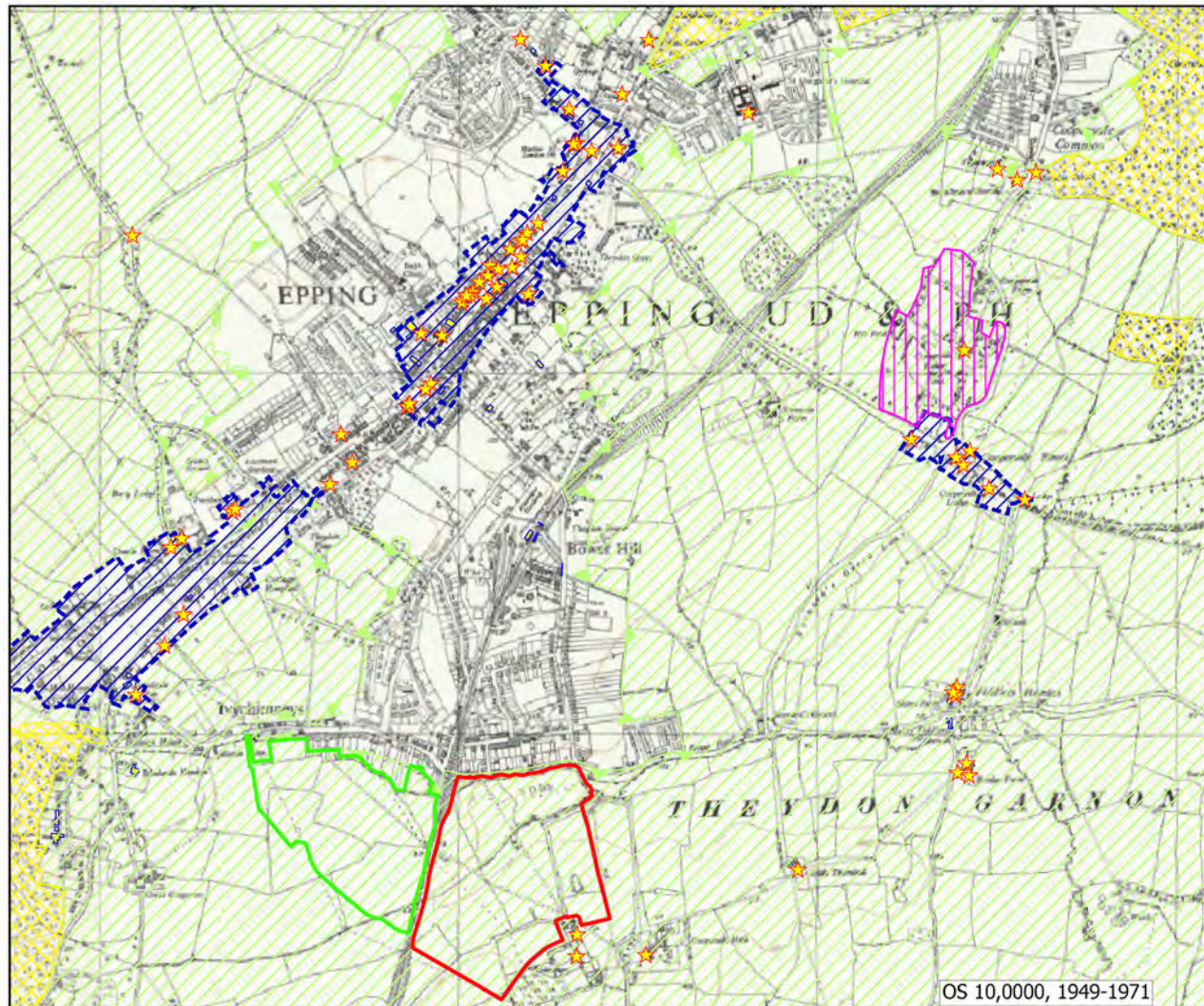
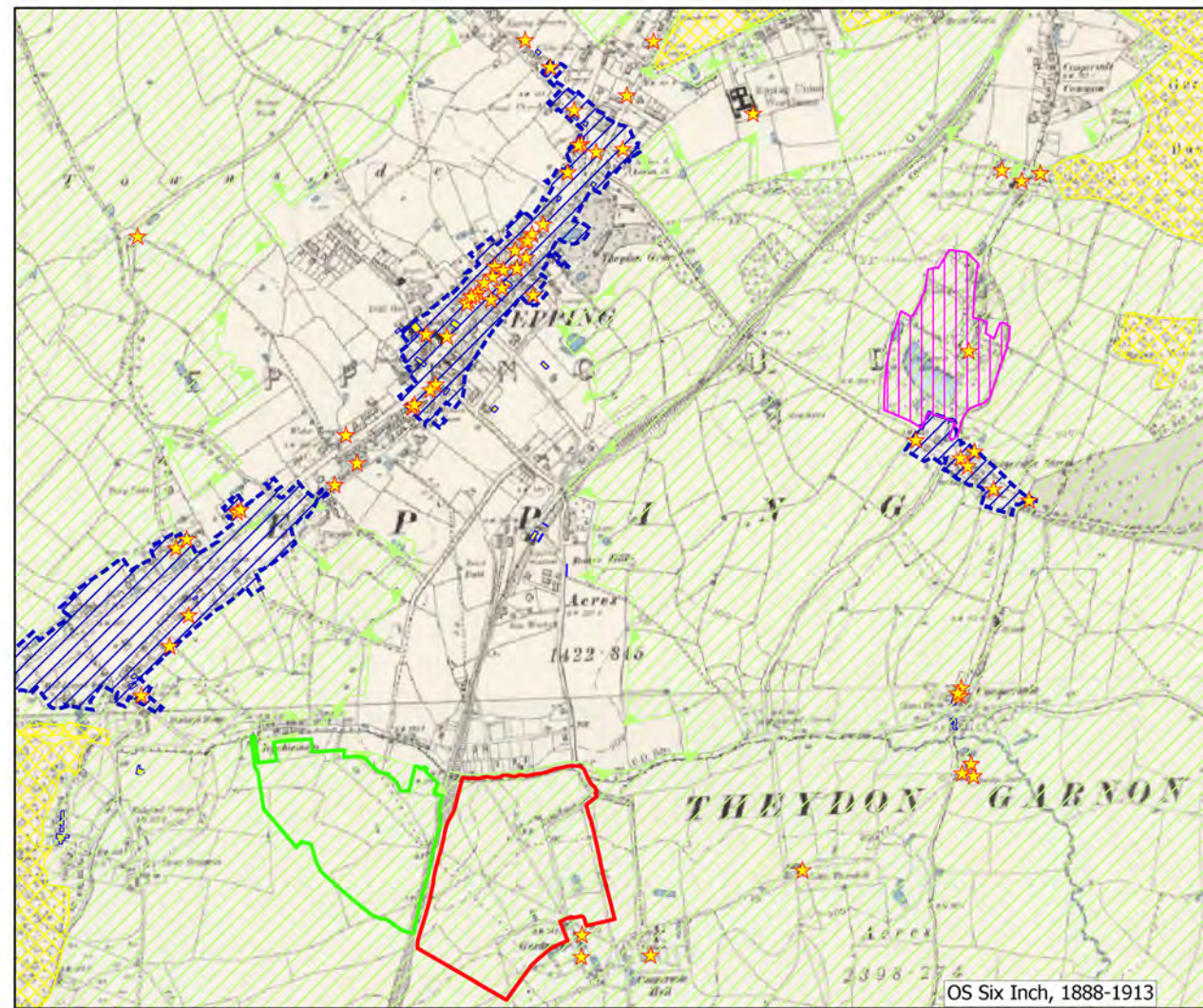
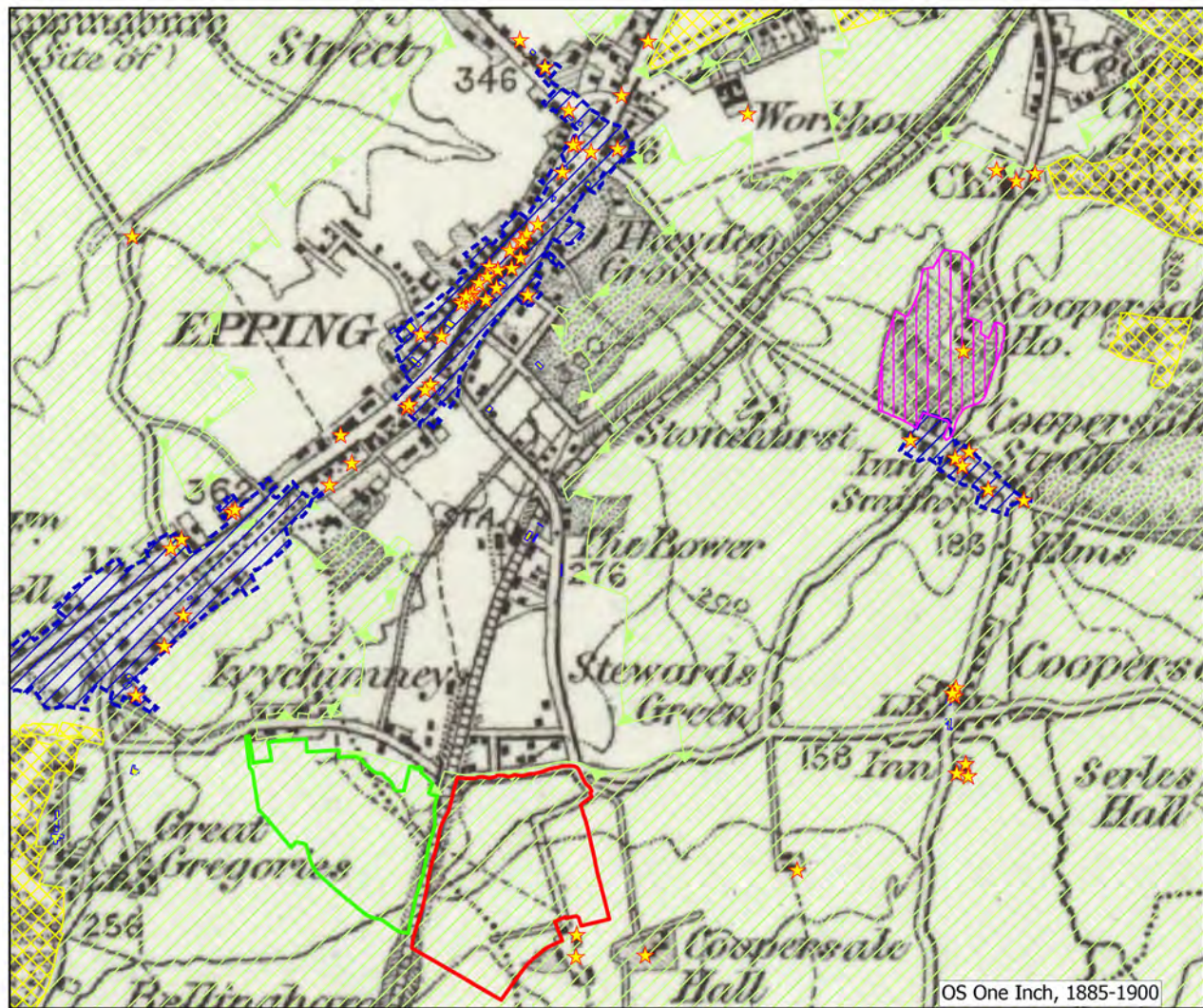
Drawing Title  
Topography Plan

|                     |                                       |                |                 |
|---------------------|---------------------------------------|----------------|-----------------|
| Date<br>29.11.2022  | Scale<br>1:10,000 @A1<br>1:20,000 @A3 | Drawn by<br>ML | Check by<br>XXX |
| Project No<br>34674 | Drawing No<br>LN-LP-02                | Revision<br>-  |                 |

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Revision \_\_\_\_\_ Date \_\_\_\_\_ Dm \_\_\_\_\_ Cld \_\_\_\_\_

### LEGEND

- Site Boundary
- EPP.R1 Boundary
- Existing Woodlands, Copses and Tree Belts ^
- Existing Scrub ^
- Existing Water Courses and Features ^
- Contours/Spot Heights (Metres AOD) ^
- Listed Buildings ~
- Locally Listed Buildings ++
- Conservation Area ~
- Registered Parks and Gardens ~
- Green Belt ^^
- Ancient Woodland #

Sources:

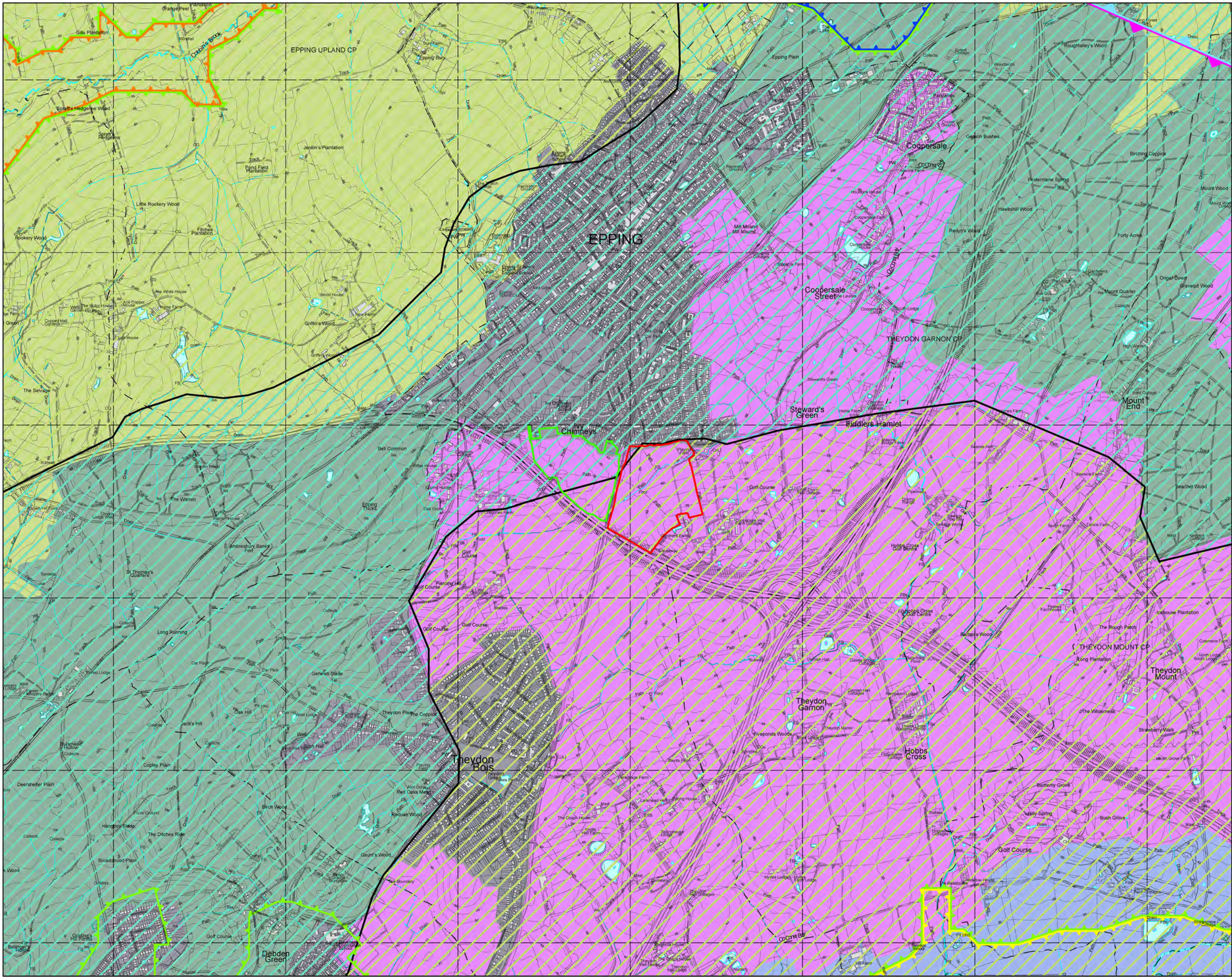
- ~ OS Mapping
- # Natural England GIS Data Set
- ~ Historic England National Monument Record GIS Data Set
- ~ County Councils' Definitive Map
- ~ Southern National Cycle Network GIS Data
- ~ Department of Transport Cycle Network Model
- ~ Department for Communities and Local Government GIS Data
- ~ District Councils' Local Plan Proposals Map Adopted
- ~ County Councils' Landscape Character Assessment
- ~ District Councils' Landscape Character Assessment

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**FIGURE 4**  
Project  
South Epping Materplan Area

Drawing Title  
Settlement Pattern Plan

|            |              |          |          |
|------------|--------------|----------|----------|
| Date       | Scale        | Drawn by | Check by |
| 30.11.2022 | 1:10,000 @A1 | ML       | XXX      |
| Project No | Drawing No   | Revision |          |
| 34674      | LN-LP-06     |          |          |



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Revision Date Dm Cld

## LEGEND

- Site Boundary (EPP.R2)
- EPP.R1 Boundary
- Existing Woodlands, Copses and Tree Belts ^
- Existing Scrub ^
- Existing Water Courses and Features ^
- Contours/Spot Heights (Metres AOD) ^
- National Character Area (NCA) Profiles #
- South Suffolk and North Essex Clayland
- Northern Thames Basin
- Legend Title
- Lowland Settled Claylands
- Valley Meadowlands
- Wooded Hills And Ridges
- Wooded Plateau Farmlands
- Essex Landscape Character Areas
- River Valley Landscapes (C)
- Lee Valley (C3)
- Roding Valley (C4)
- Wooded Hill and Ridge Landscapes (D):
- Epping Forest and Ridges (D1)
- Epping Forest Landscape Character Areas
- B River Valley:
- B4 Lower Roding
- D Wooded Ridges:
- D1 Lower Forest to Beatch Wood Ridge
- F Ridges and Valleys:
- F1 Holyfield
- F2 Uphire
- F3 Cobbin's Bridge
- F5 North Weald
- F6 Magdalen Laver and Moreton
- G Wooded Ridges and Valleys:
- G1 Coopersale
- G6 Stapleford Tawney and Stanford Rivers
- G7 Toot Hill
- Urban

Sources:

- GIS Mapping
- Natural England GIS Data Set
- Historic England National Monument Record GIS Data Set
- County Councils' Definitive Map
- Sustrans National Cycle Network GIS Data
- Department of Transport Cycle Network Model
- Department for Communities and Local Government GIS Data
- County Councils' Local Plans/Proposals/Map Adopted
- County Councils' Landscape Character Assessment
- County Councils' Landscape Character Assessment

## FIGURE 5

Project  
South Epping Materplan Area

Drawing Title  
Landscape Character Plan

|            |              |            |          |
|------------|--------------|------------|----------|
| Date       | Scale        | Drawn by   | Check by |
| 30.11.2022 | 1:10,000 @A1 | ML         | XXX      |
| Project No | 1:20,000 @A3 | Drawing No | Revision |
| 34674      | LN-LP-03     |            |          |

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