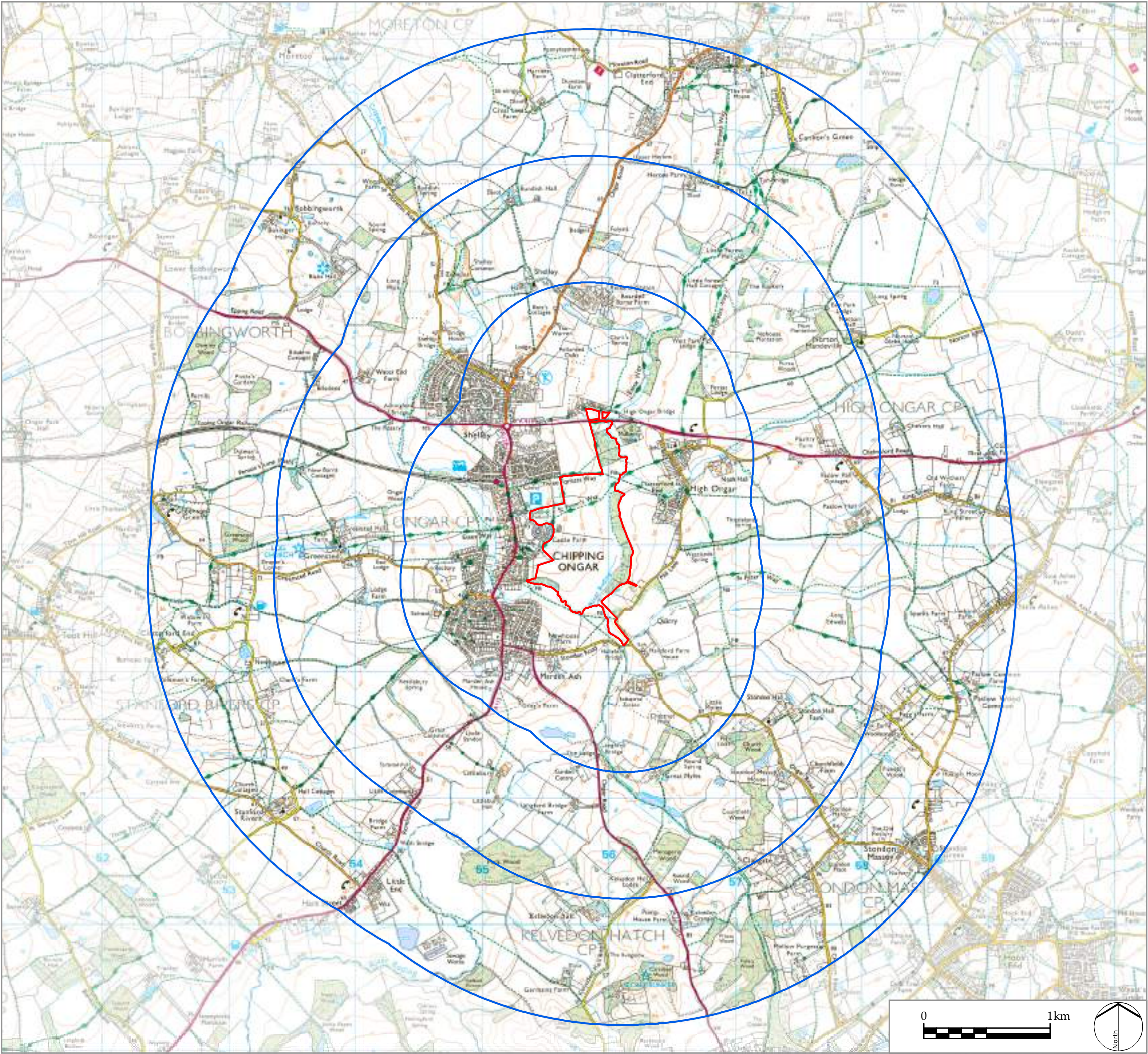




LEGEND

Site boundary

Distance from site boundary (1, 2, 3km)

Public Rights of Way (PROW)

Public Footpath

Public Bridleway

Byway open to all traffic

Other Public Access

Other routes with public access

Long Distance Route

Traffic Free Cycle Route

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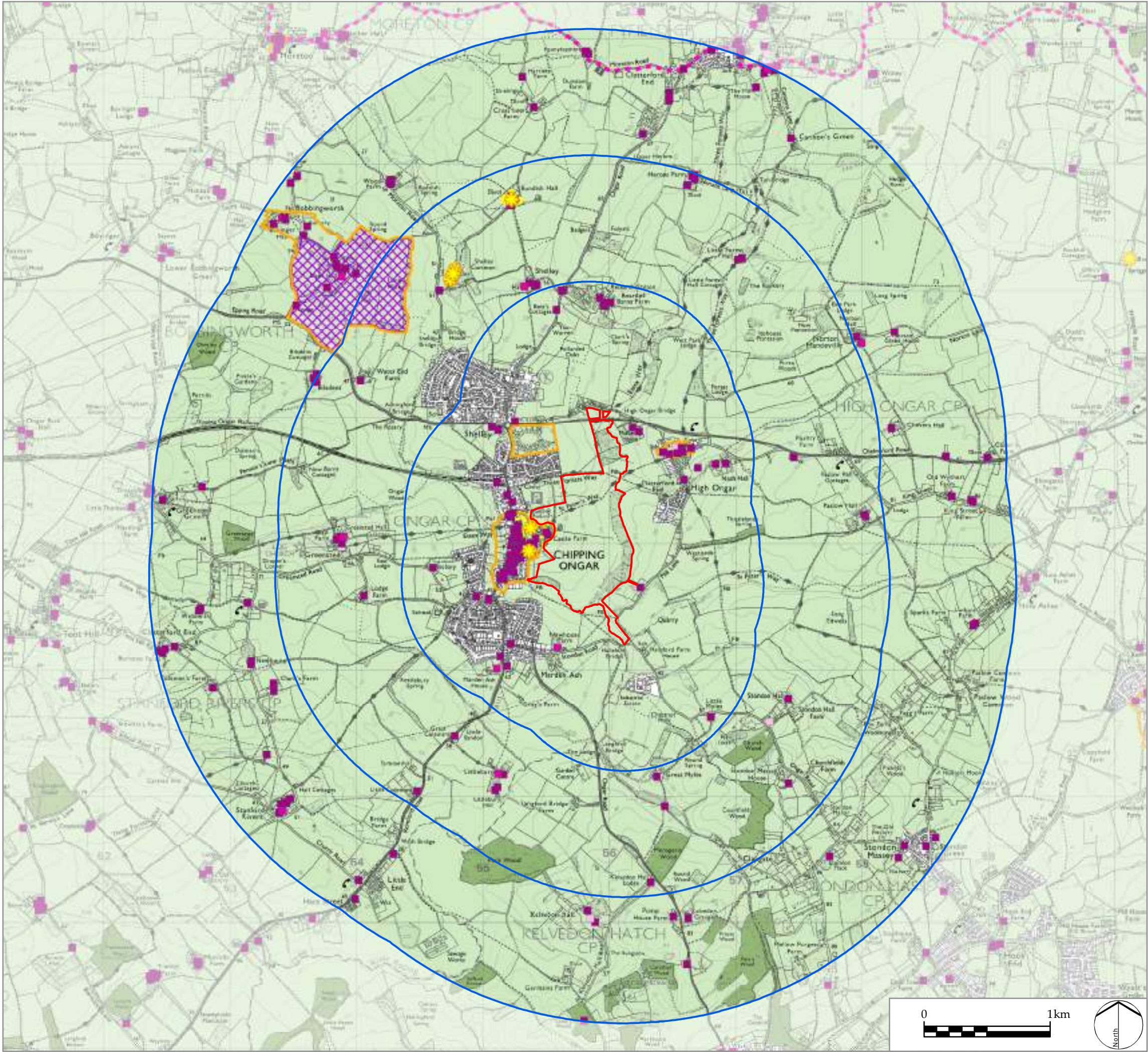
PROJECT TITLE
CHIPPING ONGAR

DRAWING TITLE
Site Location and Study Area

ISSUED BY	Peterborough	T: 01733 310 471
DATE	09 Dec 2016	DRAWN VW
SCALE @A3	1:30,000	CHECKED RK
STATUS	Final	APPROVED RK

DWG. NO. 4823_100

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Area measurements for indicative purposes only.
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Sources: Ordnance Survey



LEGEND

Site boundary

Distance from site boundary (1, 2, 3km)

Listed Building (grade indicated)

I

II*

II

National Cycle Route

Conservation Area

Scheduled Monument

Registered Parks and Gardens

Green Belt

Ancient Woodland

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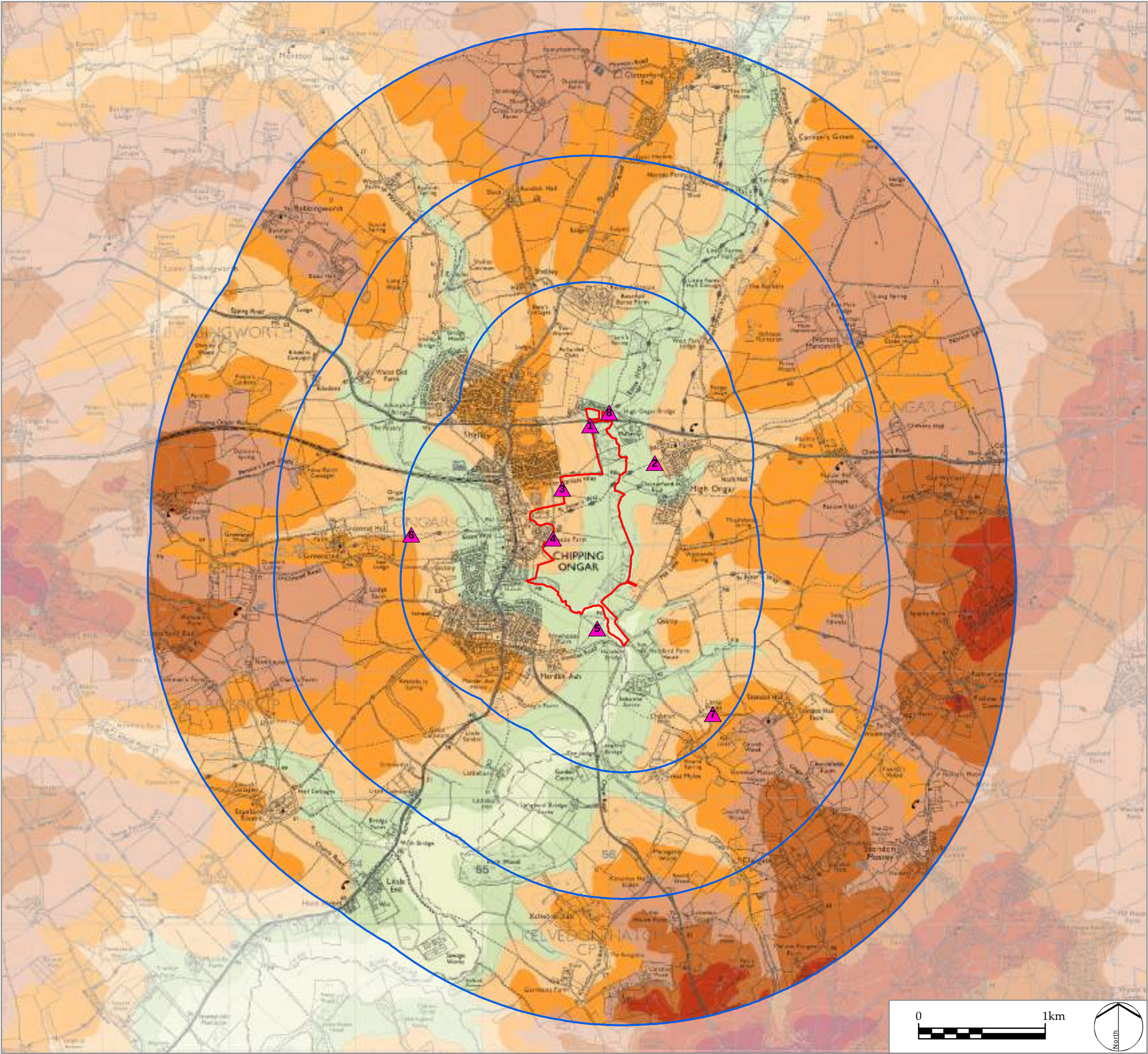
PROJECT TITLE
CHIPPING ONGAR

DRAWING TITLE
Policy Context

ISSUED BY	Peterborough	T: 01733 310 471
DATE	09 Dec 2016	DRAWN VW
SCALE @A3	1:30,000	CHECKED RK
STATUS	Final	APPROVED RK

DWG. NO. 4823_101

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Sources: Ordnance Survey, Historic England, Natural England, Sustrans, DCLG



LEGEND

Site boundary

Distance from site boundary (1, 2, 3km)

Viewpoints

Elevation (m)

100 - 110

90 - 100

80 - 90

70 - 80

60 - 70

50 - 60

40 - 50

30 - 40

LD&DESIGN

PROJECT TITLE
CHIPPING ONGAR

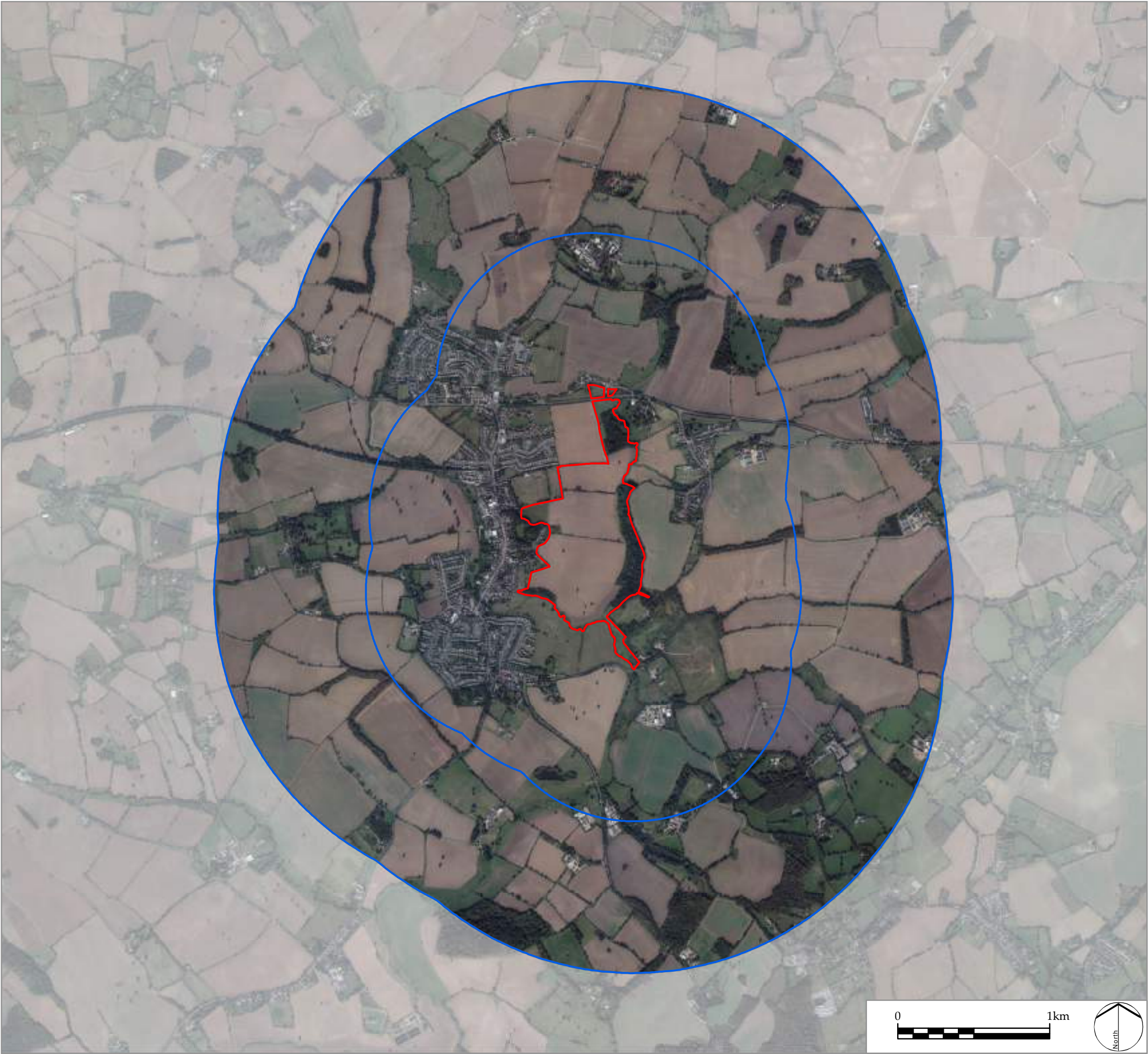
DRAWING TITLE
Topography and Viewpoints

ISSUED BY	Peterborough	T: 01733 310 471
DATE	09 Dec 2016	DRAWN VW
SCALE @A3	1:30,000	CHECKED RK
STATUS	Final	APPROVED RK

DWG. NO. 4823_102

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Sources: Ordnance Survey, NextMap25

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LEGEND

Site boundary

Distance from site boundary (1, 2km)

L D A DESIGN

PROJECT TITLE
CHIPPING ONGAR

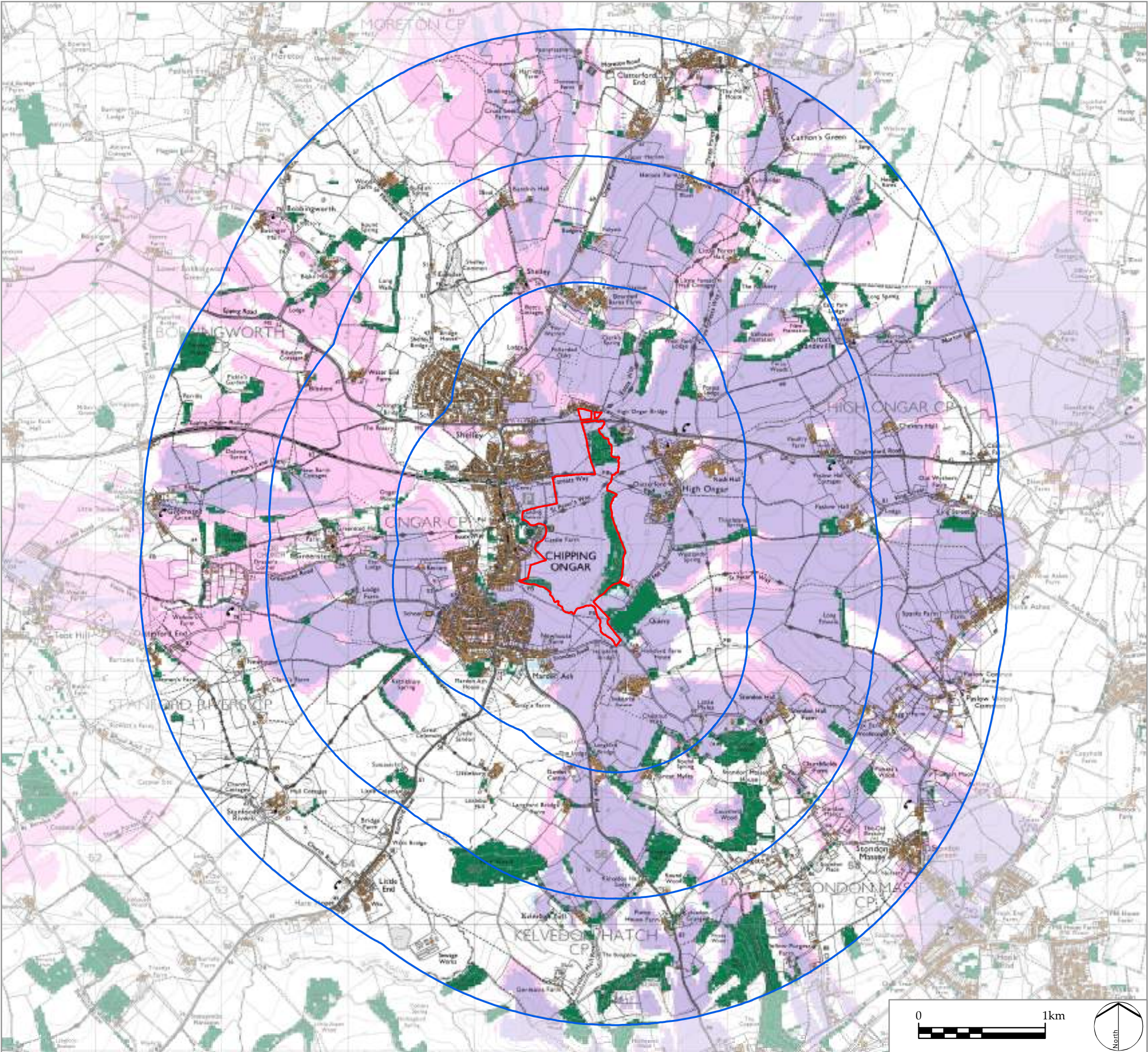
DRAWING TITLE
Aerial Photo

ISSUED BY	Peterborough	T: 01733 310 471
DATE	09 Dec 2016	DRAWN VW
SCALE @A3	1:25,000	CHECKED RK
STATUS	Final	APPROVED RK

DWG. NO. 4823_103

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Sources: ESRI





LEGEND

Site boundary

Distance from site boundary (1, 2, 3km)

Ground level of site visible

Proposed development visible at 10m above ground level (for 2.5 storey properties)

Settlement

Woodland

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 25m² resolution.

LDA DESIGN

PROJECT TITLE
CHIPPING ONGAR

DRAWING TITLE
Zone of Theoretical Visibility (ZTV) Study,
including woodlands and settlements

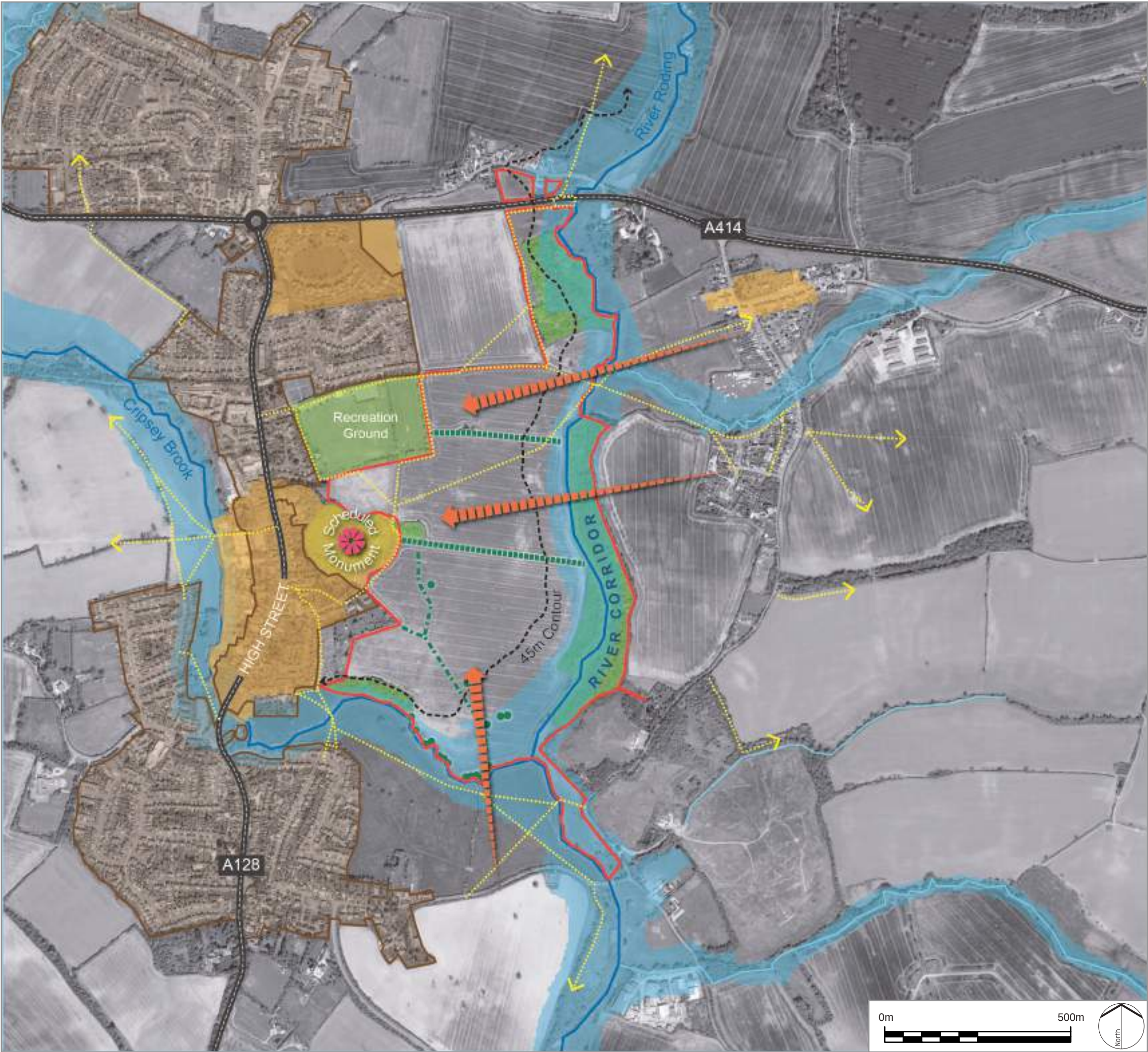
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DATE	09 Dec 2016	DRAWN VW
SCALE @A3	1:30,000	CHECKED RK
STATUS	Final	APPROVED RK

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Sources: Ordnance Survey, NextMap25



- LEGEND
- Site boundary
 - Conservation Area
 - Chipping Ongar settlement extents
 - Extent of Environment Agency Flood Zone 2
 - Public Rights of Way
 - Views into site
 - On-site mature hedgerow
 - On-site mature trees
 - Historic field boundary
 - Existing vegetation

LDA DESIGN

PROJECT TITLE
CHIPPING ONGAR

DRAWING TITLE
Landscape Survey

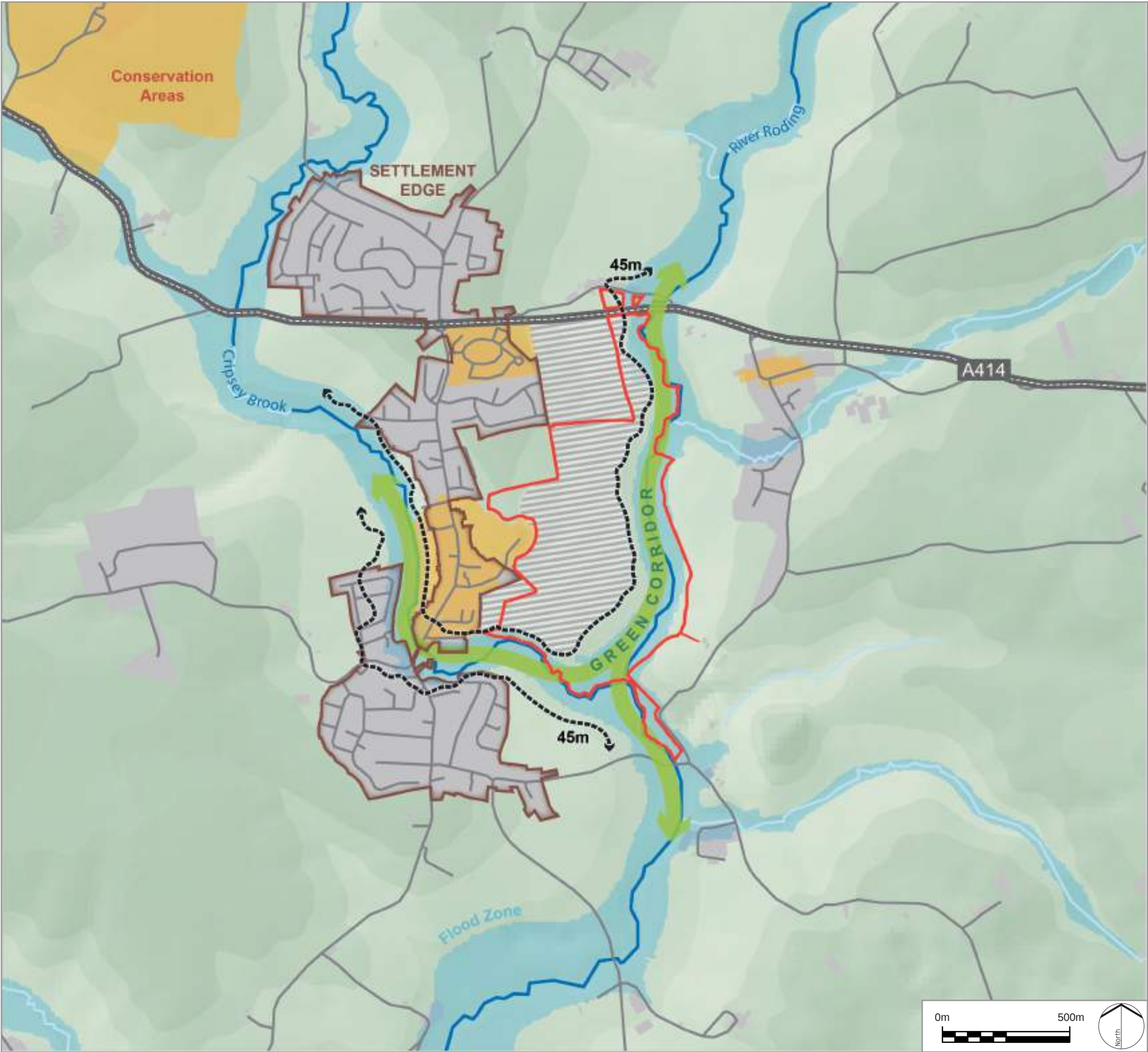
ISSUED BY	Peterborough	T: 01733 310471
DATE	Dec 2016	DRAWN JR
SCALE@A3	1:10,000	CHECKED CMi
STATUS	Final	APPROVED CMi

DWG. NO. 4823_105

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Sources: Ordnance Survey, Ordnance Survey, Historic England, ESRI, Environment Agency, Open Government Licence



LEGEND

Site boundary

Direction of growth

L D A DESIGN

PROJECT TITLE
CHIPPING ONGAR

DRAWING TITLE
Strategic Growth of Chipping Ongar

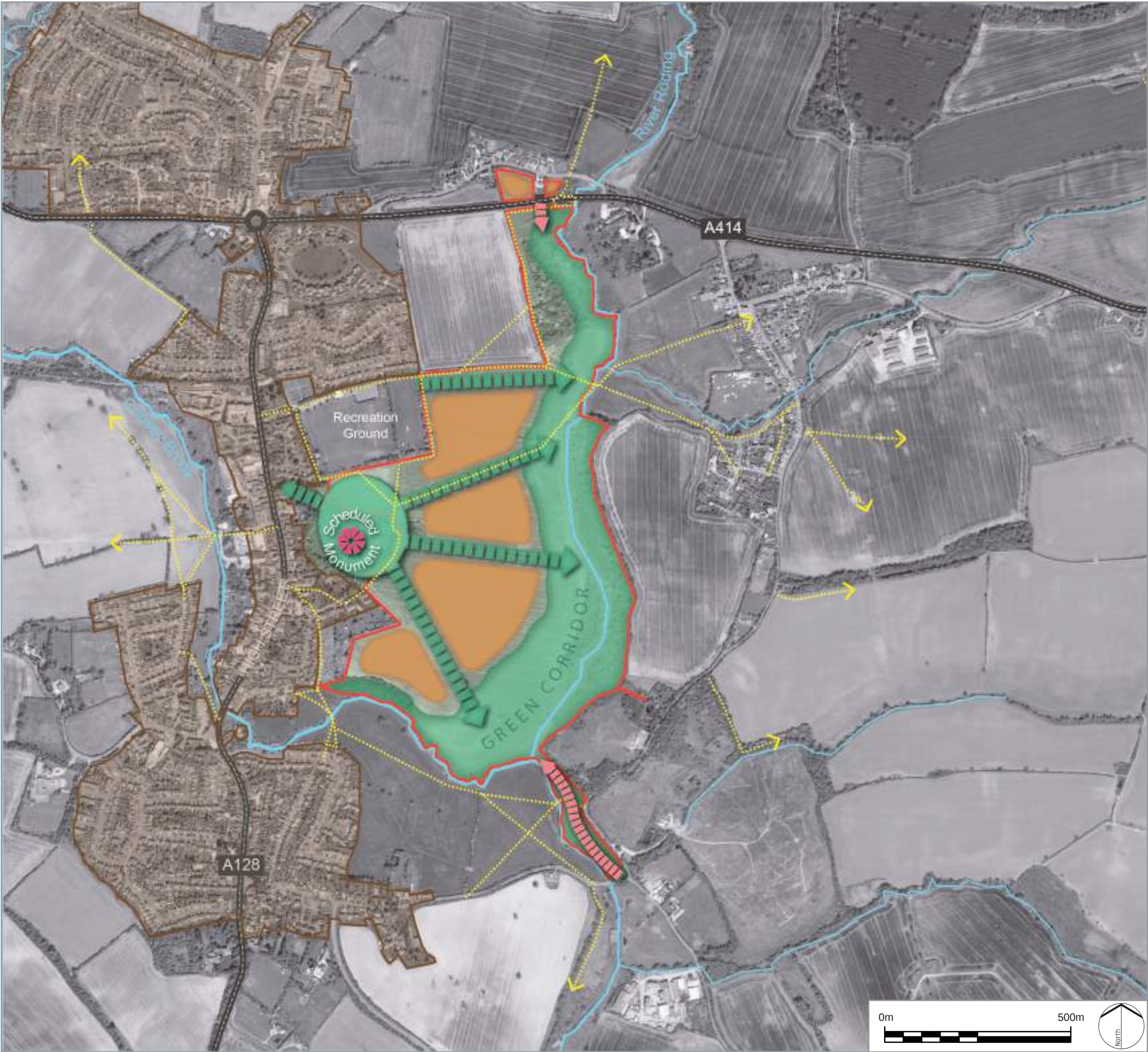
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DATE	Dec 2016	DRAWN	JR
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STATUS	Final	APPROVED	CMi

DWG. NO. 4823_106

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Sources: Ordnance Survey, Ordnance Survey, Historic England,
Environment Agency, NextMap



- LEGEND
- Site boundary
 - Potential vehicular access
 - Proposed developable areas
 - Proposed open space
 - Proposed green corridors
 - Chipping Ongar settlement extents
 - Existing Public Rights of Way

LDA DESIGN

PROJECT TITLE
CHIPPING ONGAR

DRAWING TITLE
Landscape Strategy

ISSUED BY	Peterborough	T: 01733 310471
DATE	Dec 2016	DRAWN JR
SCALE@A3	1:10,000	CHECKED CMi
STATUS	Final	APPROVED CMi

DWG. NO. 4823_107

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