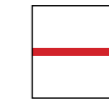


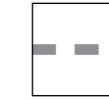


This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



Site Boundary



Bedfordshire / Hertfordshire
County Boundary

client
Bloor Homes

project
Stubbocks Walk,
North Hertfordshire

drawing title
AERIAL PHOTOGRAPH


scale
NTS @ A3

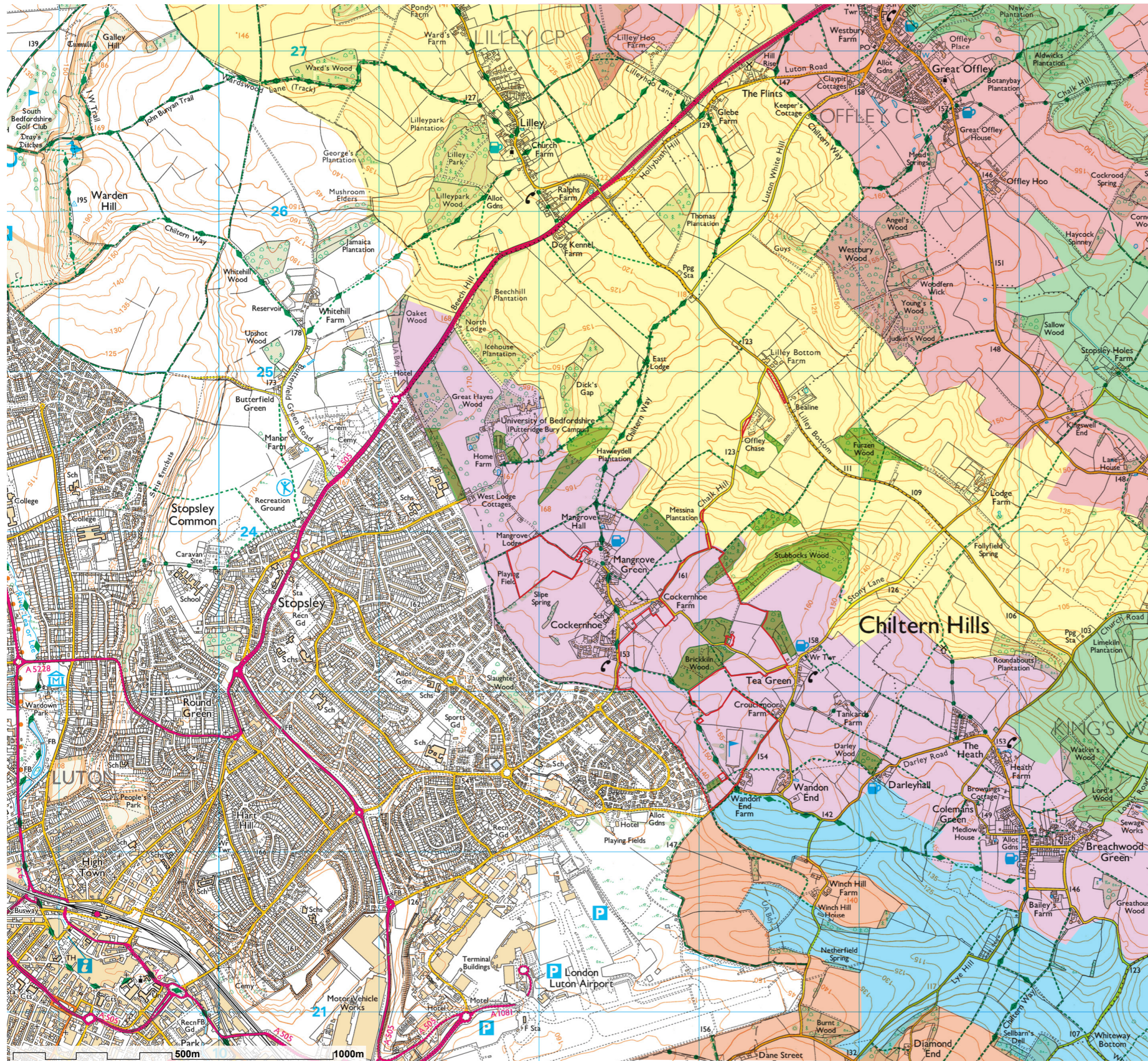
drawn
MST

issue date
09 December 2016

rev
B

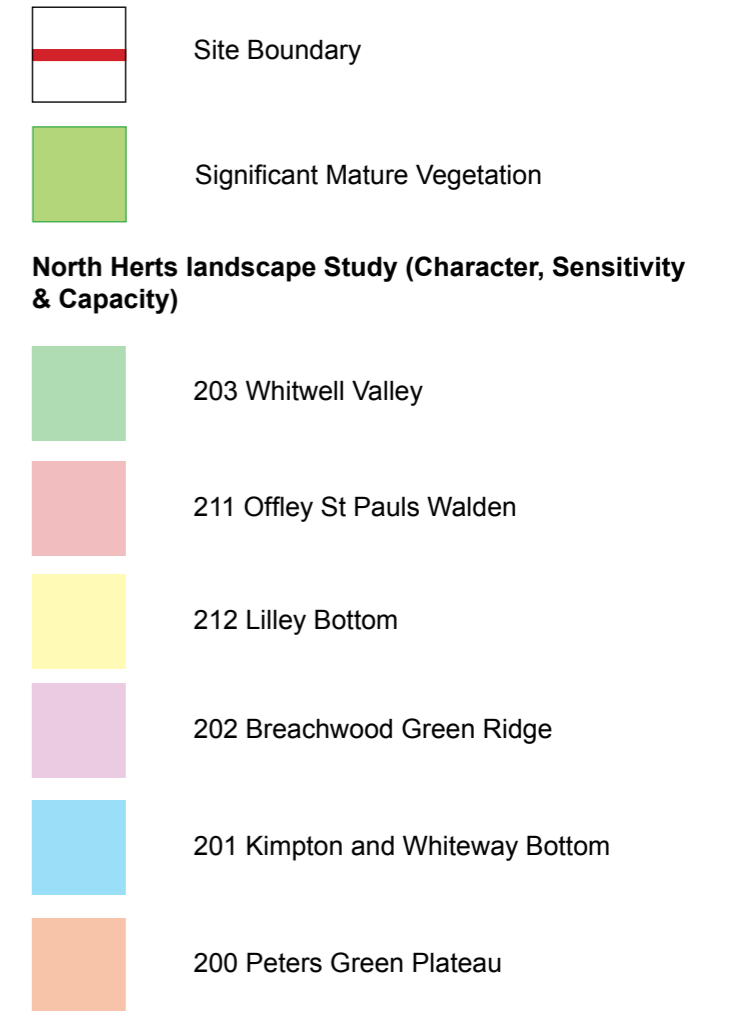
Figure 5.1





This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



Note: All mapping extent lies within National Character Area (NCA) 110: Chilterns

client
Bloor Homes

project
**Stubbs Walk,
North Hertfordshire**

drawing title
**NATIONAL & DISTRICT
LANDSCAPE CHARACTER**

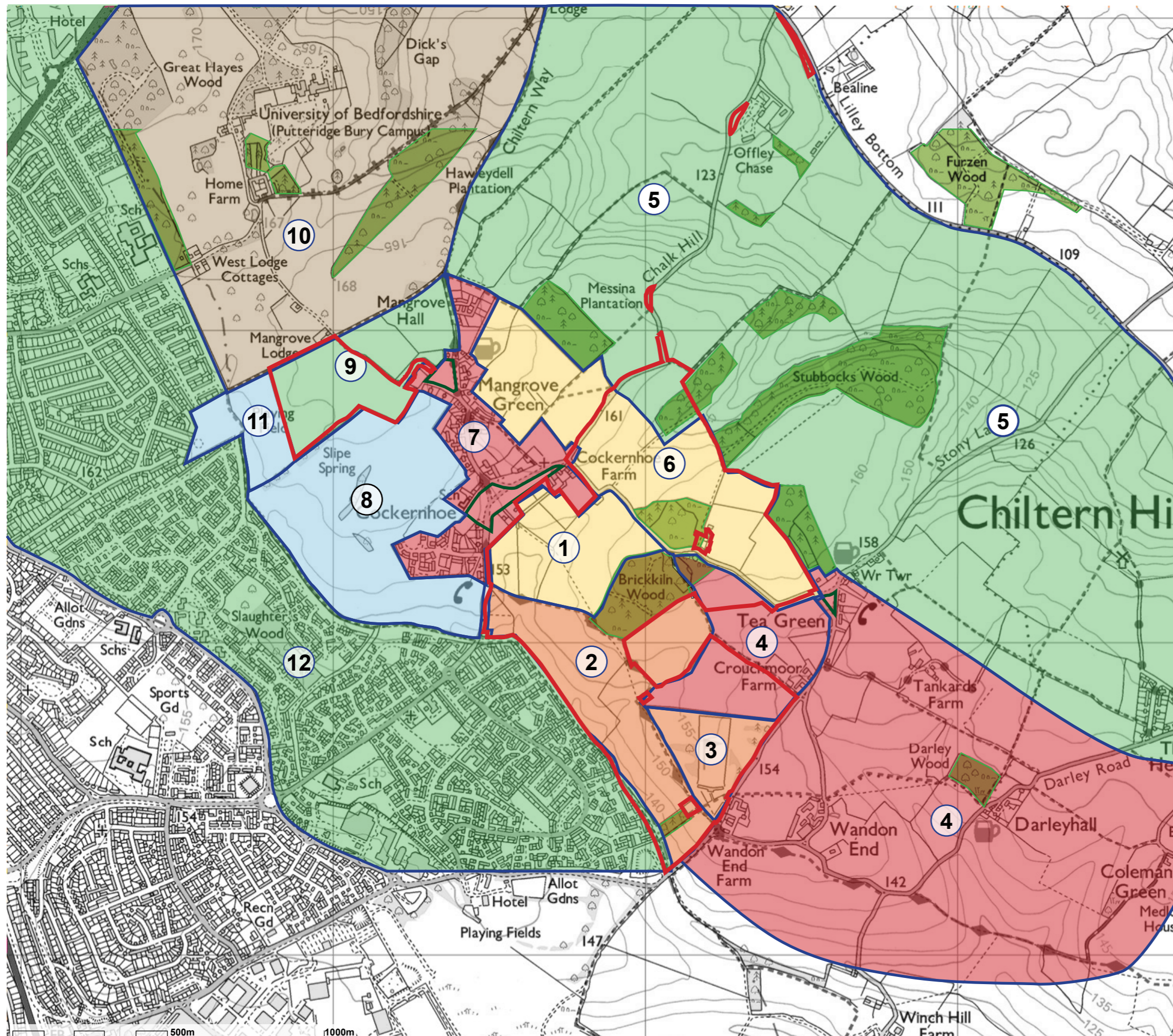
scale
1:25,000 @ A3

drawn
ELB

issue date
09 December 2016


drawing / figure number
Figure 5.2

rev
B









This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

-  Site Boundary
-  Significant Mature Vegetation
-  Village Greens
- Local Landscape Character Areas**
-  Local Landscape Character Area Boundary

- 1** Open Farmland and Horse Grazing
- 2** South-West Slope
- 3** Tea Green Golf Course
- 4** South-East Slope
- 5** North-East Slope
- 6** Enclosed Farmland
- 7** Mangrove Green / Cockernhoe
- 8** Open Farmland
- 9** Open Landscape
- 10** Putteridge Bury
- 11** Playing Fields
- 12** Luton / Wigmore Fringe

- Landscape Effect At Year 10**
-  Minor Beneficial
 -  Moderate - Minor Adverse
 -  Minor Adverse
 -  Minor Adverse - Negligible
 -  Negligible
 -  None

client
Bloor Homes

project
Stubbocks Walk,
North Hertfordshire

drawing title
LOCAL LANDSCAPE CHARACTER

scale
1:12,500 @ A3

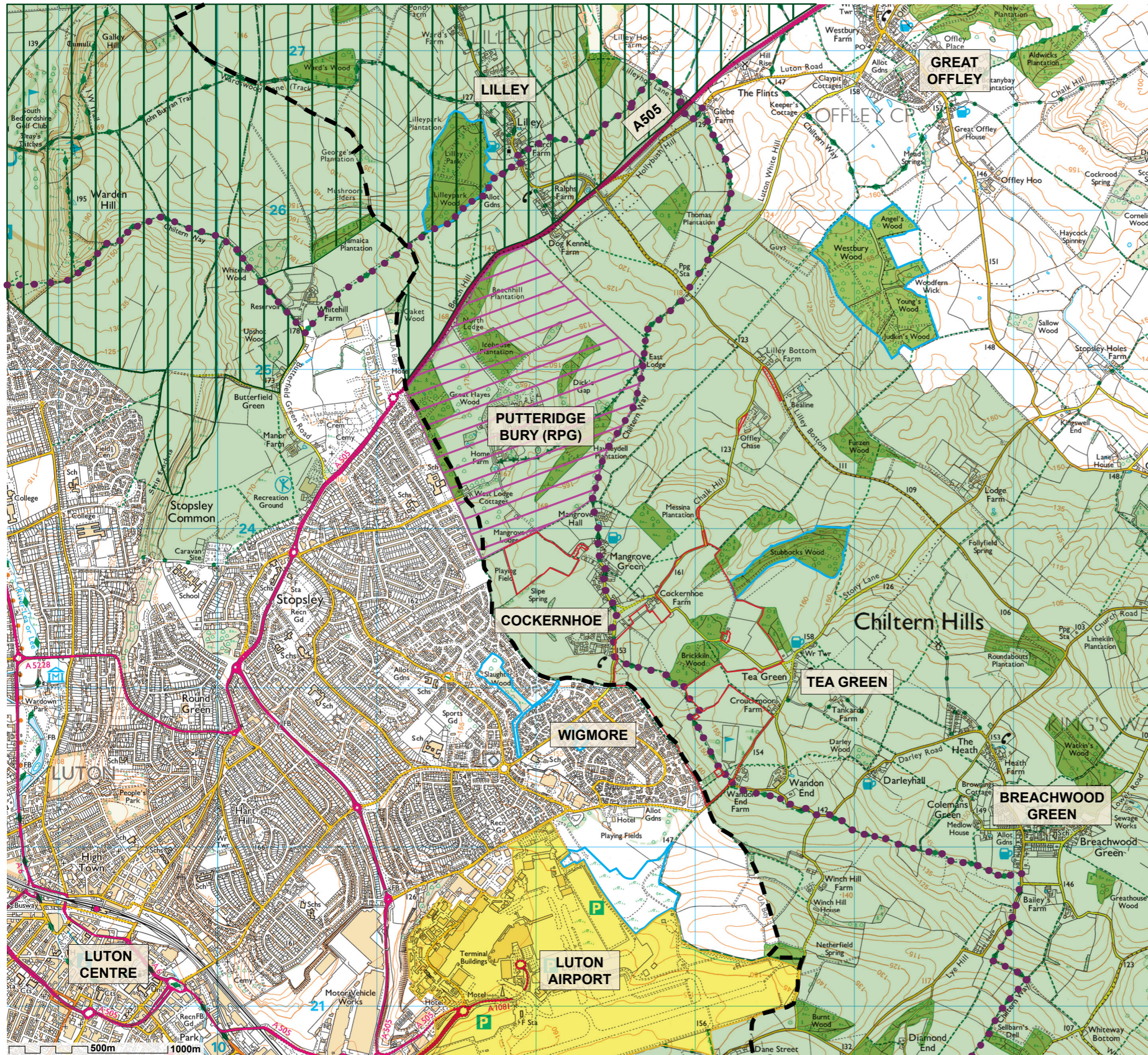
drawn
ELB

issue date
09 December 2016

rev

Figure 5.3

C



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

-  Site Boundary
-  Bedfordshire / Hertfordshire County Boundary
-  Historic Parks & Gardens
-  Green Belt
-  Chiltern Hills AONB
-  National Inventory of Woodland and Trees (England)
-  Nature Reserves & Wildlife Sites
-  London Luton Airport (Luton BC)
-  Chiltern Way

client
Bloor Homes

project
Stubbs Walk,
North Hertfordshire

drawing title
LANDSCAPE DESIGNATIONS

scale
1:25,000 @ A3

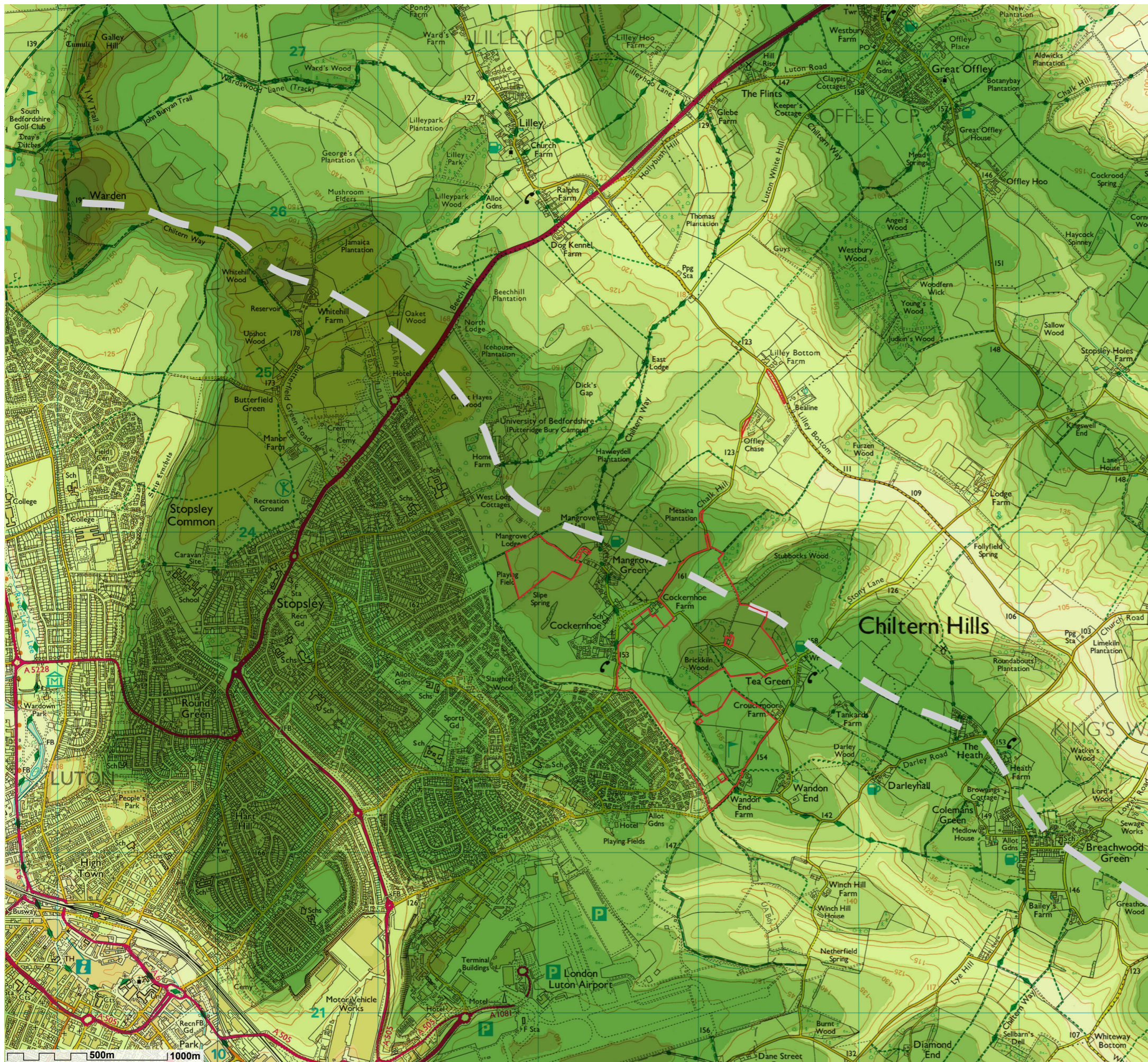
drawn
MST

issue date
09 December 2016

rev

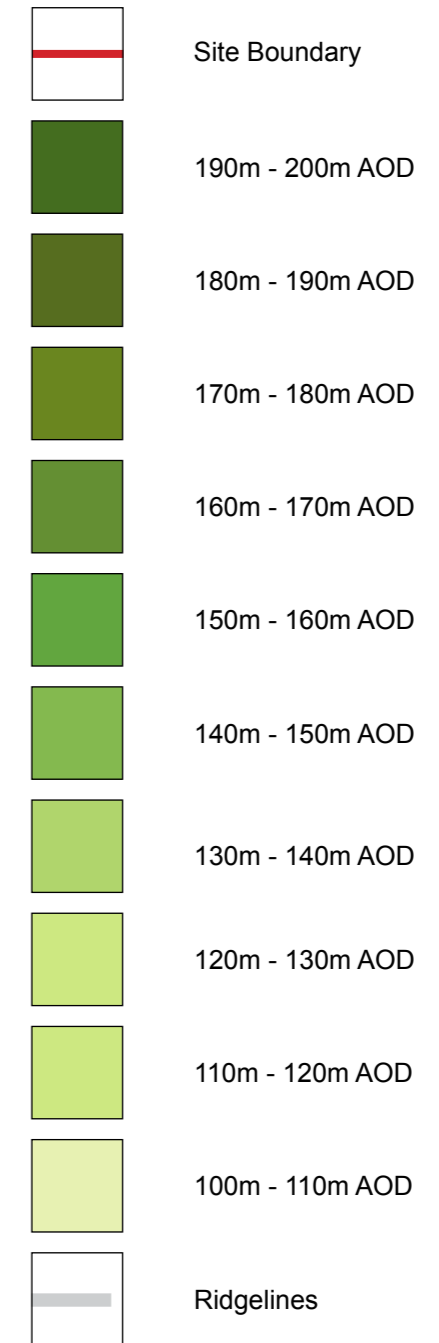
Figure 5.4

B



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



client
Bloor Homes

project
Stubbs Walk,
North Hertfordshire

drawing title
TOPOGRAPHY

scale
1:25,000 @ A3

drawn
MST

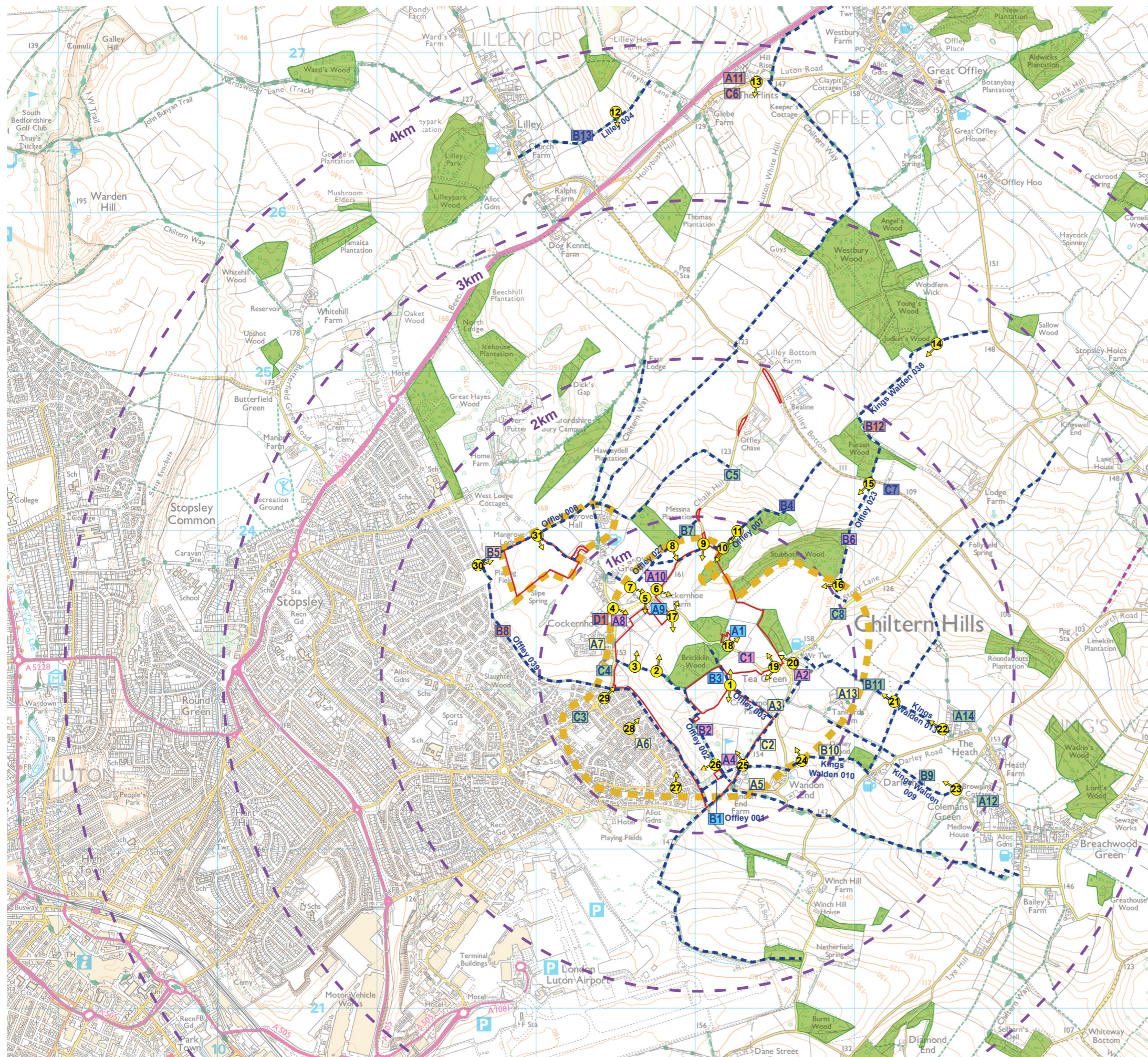
issue date
09 December 2016

rev






















Figure 5.5

B



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

-  Site Boundary
-  Visually Significant Vegetation (to the Proposed Development)
-  Public Rights Of Way (potentially affected by the Proposed Development)
-  Distance Radii (from assumed centre of the Site)
-  Approximate extent of Visual Envelope
-  Potential Receptor
 -  Residents
 -  PRoW Users
 -  Road Users
 -  Other
-  Moderate Adverse
-  Moderate - Minor Adverse
-  Minor Adverse
-  Negligible
-  Minor Adverse - Negligible
-  None
-  Negligible - Minor Beneficial
-  Negligible - None
-  Photo Viewpoint Location

Note:-
The visual envelope provides a representative boundary and representative area of visual influence.


Within the visual envelope, existing landscape and/ or physical features such as woodland planting and topographical variation provide localised screening effects.

Further distant views may occur outside the visual envelope, although the significance of these views is considered to be negligible as a result of the distance and intervening screening effects.

client
Bloor Homes

project
**Stubbocks Walk,
North Hertfordshire**

drawing title
VISUAL APPRAISAL



scale
1:25,000 @ A3

drawn
ELB

issue date
09 December 2016

rev

Figure 5.6

B



PHOTO VIEWPOINT 1A: View north from PRow 'Offley 003'

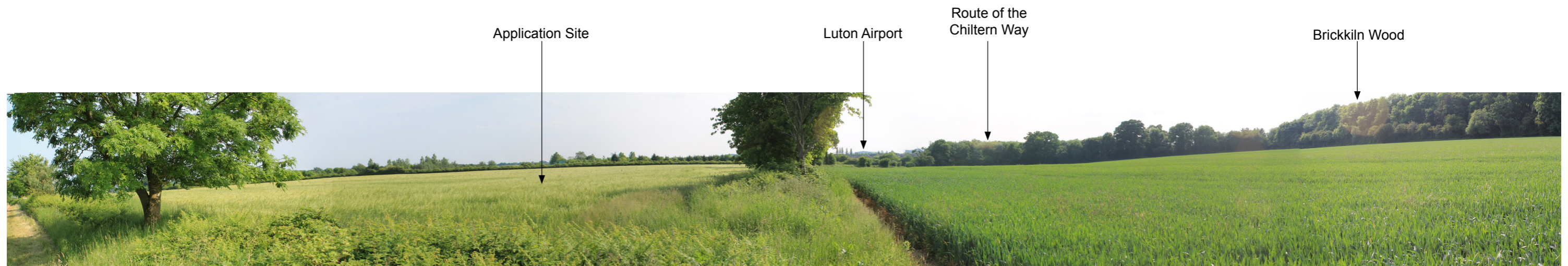


PHOTO VIEWPOINT 1B: View south from PRow 'Offley 003'

client
Bloor Homes

project
Stubbocks Walk,
North Hertfordshire

drawing title
PHOTO VIEWPOINTS 1A & 1B

scale
NTS @ A3

drawn
ELB

issue date
14 June 2016

drawing / figure number
rev

Figure 5.7

Cockernhoe Farm Application Site Brickkiln Wood



PHOTO VIEWPOINT 2: View north from The Chiltern Way; PRoW 'Offley 002'

Properties at Elmhurst Avenue Properties fronting Luton Road Properties adjacent to site boundary Application Site Brickkiln Wood



PHOTO VIEWPOINT 3: View north from The Chiltern Way; PRoW 'Offley 002'

client
Bloor Homes

project
Stubbocks Walk,
North Hertfordshire

fpcr PHOTO VIEWPOINTS 2 & 3

scale
NTS @ A3

drawn
ELB

issue date
14 June 2016

drawing / figure number
Figure 5.8

rev



PHOTO VIEWPOINT 4: View south-east from footpath adjacent to Cockernhoe Primary School

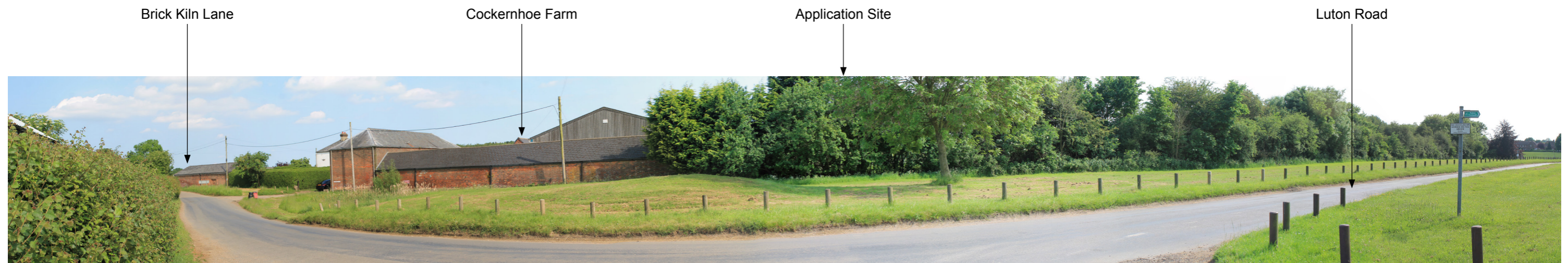


PHOTO VIEWPOINT 5: View south-east from Luton Road

client
Bloor Homes

project
Stubbocks Walk,
North Hertfordshire

fpcr PHOTO VIEWPOINTS 4 & 5

scale
NTS @ A3

drawn
ELB

issue date
14 June 2016

drawing / figure number
Figure 5.9

rev
-



PHOTO VIEWPOINT 6: View east from Chalk Hill adjacent to properties 79-80

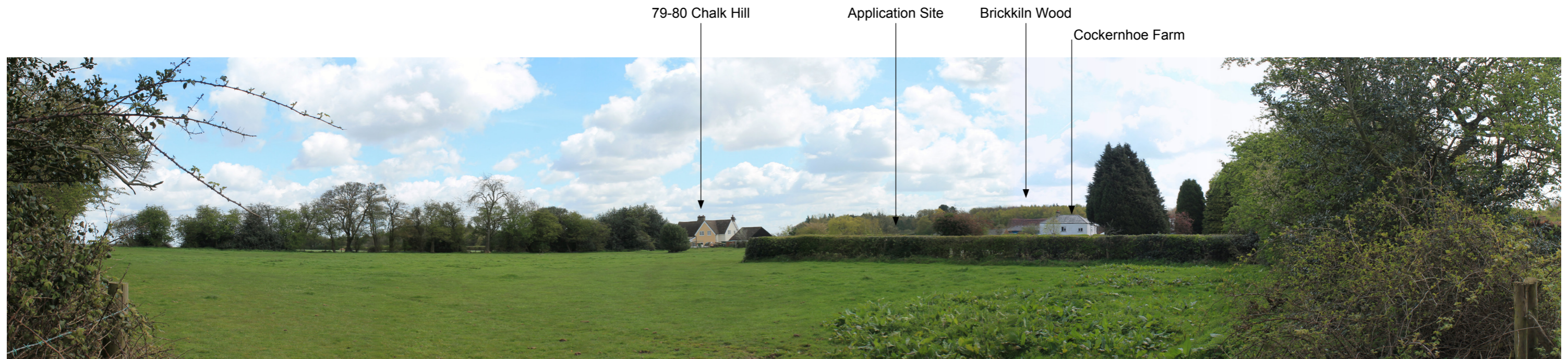


PHOTO VIEWPOINT 7: View south-east from PRow 'Offley 027'

client
Bloor Homes

project
Stubbocks Walk,
North Hertfordshire

fpcr PHOTO VIEWPOINTS 6 & 7

scale
NTS @ A3

drawn
ELB

issue date
14 June 2016

drawing / figure number
Figure 5.10

rev
-



PHOTO VIEWPOINT 8: View south-east from PRoW 'Offley 027'



PHOTO VIEWPOINT 9: View south from Chalk Hill

client
Bloor Homes

project
Stubbocks Walk,
North Hertfordshire

fpcr PHOTO VIEWPOINTS 8 & 9

scale
NTS @ A3

drawn
ELB

issue date
14 June 2016

drawing / figure number
Figure 5.11

rev
-



PHOTO VIEWPOINT 10: View south-west from PRow 'Offley 007'

Application Site



PHOTO VIEWPOINT 11: View south-west from PRow 'Offley 007'

client
Bloor Homes

project
Stubbocks Walk,
North Hertfordshire

fpcr PHOTO VIEWPOINTS 10 & 11

scale
NTS @ A3

drawn
ELB

issue date
14 June 2016

drawing / figure number
rev

Figure 5.12