



VP 40a



VP 40b



VP 41



VP 42



VP 43



VP 44a



VP 44b



VP 45



VP 46



VP 47



VP 48



VP 49a



VP 49b



VP 50



VP 51a



VP 51b



VP 52



VP 53a



VP 53b



VP 54



VP 55



VP 56



VP 57



VP 58



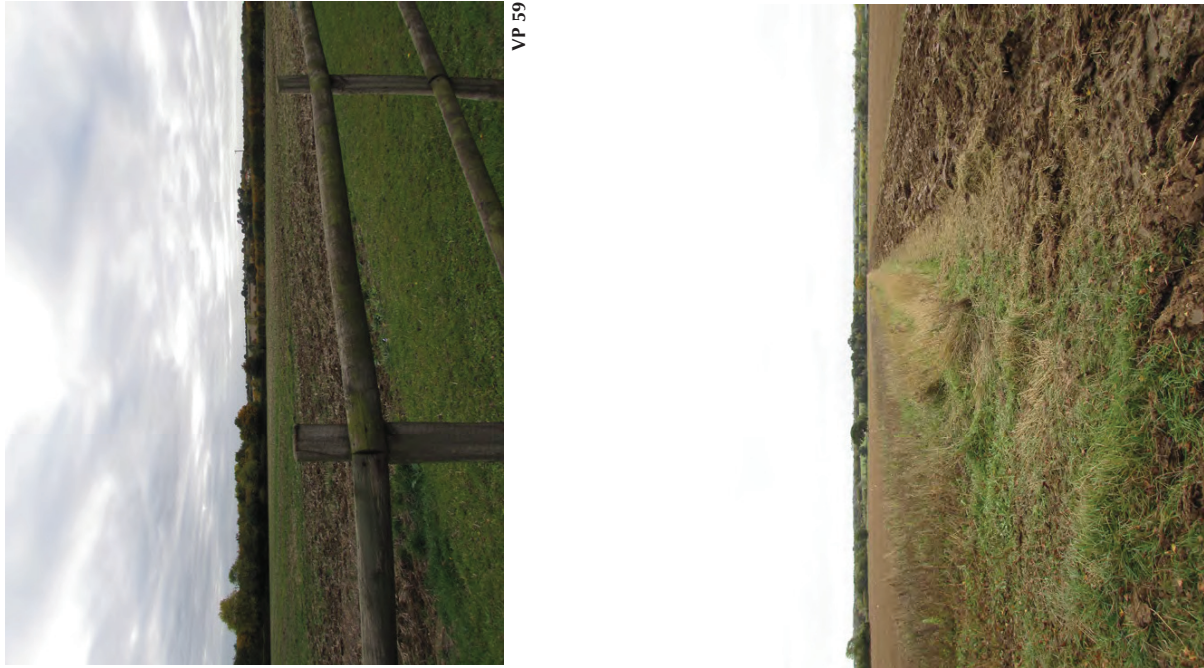
VP 59



VP 60a



VP 60b



VP 60c



VP 60d

Viewpoints 2, 3 and 4

- 3.3.35 Viewpoints 2, 3 and 4 show views south from Rectory Road, a lane within the northern edge of the site. The views are across the immediate fields only, truncated by the hedgerows and trees that make up field boundaries and provide screening, obscuring long distance views.

Viewpoint 5

- 3.3.36 Viewpoint 5 shows a view south across arable fields toward the northern edge of Marks Tey and the station. There are glimpses of the northern-most properties, indicating some, albeit limited intervisibility. The view shows the screening of views by the trees, hedgerows and woodland, which limits the visibility of Mark's Tey itself, even where the rising topography would otherwise allow intervisibility.

Viewpoint 6

- 3.3.37 Viewpoint 6 shows a view northwest across the northern part of the site. The view shows the trees and high hedgerows that typically provide screening across the site, giving only occasional glimpsed views into the fields beyond.

Viewpoint 7

- 3.3.38 Viewpoint 7 shows a view southwest across fields towards the railway. The views are across the immediate fields only, truncated by the hedgerows and trees that make up field boundaries and provide screening, obscuring very long distance views.

Viewpoint 8

- 3.3.39 Viewpoint 8 shows a view southeast across paddocks that lie between the railway and properties to the north west of the A12 junction. The view is very short in range due to the presence of trees and buildings, which provide dense screening between the properties and the railway.

Viewpoint 9

- 3.3.40 Viewpoint 9 shows a view north from Marks Tey station. The slightly elevated ground gives glimpsed views of the arable fields beyond between the trees and hedgerows, though the views to the east are more truncated by the presence of tall and mature vegetation along the railway.

Viewpoint 10

- 3.3.41 Viewpoint 10 shows a view eastwards across the farmland to the north of Marks Tey from Great Tey Road. The view is more open than others typical of this area, as the hedgerows are broken in nature and the views are therefore more extensive. The view to the southeast is more truncated by increased presence of vegetation on the northern side of Marks Tey main residential area. The limited change in topography limits long distance views.

Viewpoint 11

- 3.3.42 Viewpoint 11 shows a view eastwards across the farmland to the north of Marks Tey from Great Tey Road. The view is limited to the immediate field parcel by the presence of high hedgerows and trees along the northern edge of Marks Tey, with some glimpsed views of the adjacent properties.

Viewpoints 12, 13 and 14

- 3.3.43 Viewpoints 12, 13 and 14 all show views northwards from the A120 which runs along the northern edge of the main residential area in Marks Tey. The views show visibility across the immediate field parcels as the screening immediately adjacent to the road is limited. From viewpoint 14, St. Andrews Church, and some of the properties on Church Lane (about 400m to the north west) are also partially visible. As such, some properties on this road will have similar views, though long distance views are limited by the lack of change in topography and presence of some vegetated field boundaries.

Viewpoint 15

- 3.3.44 Viewpoint 15 shows a view south from the southern edge of the main residential area in Marks Tey, looking towards the railway. The view is limited to the immediate field parcel, which is medium to large in size, but truncated at the field boundary due to the presence of high hedgerows and trees, and limited change in topography.

Viewpoint 16a

- 3.3.45 Viewpoint 16a is an elevated view from the pedestrian footbridge across the railway, looking west across the southern edge of the main Marks Tey residential area. The view shows the presence of hedges and trees within the landscape that limit long distance views, and also the screening by trees and hedges along the settlement edge.

Viewpoint 16b

- 3.3.46 Viewpoint 16b is a slightly elevated view from the pedestrian footbridge across the railway, looking southwest along the railway line. The view shows the scattered presence of hedges and trees along the railway line that provide some screening and the screening provided by vegetated field boundaries that limits long distance views.

Viewpoints 17 and 18

- 3.3.47 Viewpoints 17 and 18 show views southwards from the A120 which runs along the northern edge of the main residential area in Marks Tey to Coggeshall. The views show visibility across the immediate field parcels, with some longer distance views where the topography falls towards the south, though these are limited by the presence of vegetated field boundaries.

Viewpoints 19, 20, 21, 22a, 22b, 23a, 23b, 24a and 24b

- 3.3.48 Viewpoints 19, 20, 21, 22a, 22b, 23a, 23b, 24a and 24b show views typical of those across the farmland to the south of the A120. The views show visibility across the immediate large field parcels, with some glimpsed views of the fields beyond where the vegetation that makes up the field boundaries is broken or less dense. Longer distance views are limited by the lack of change in topography.

Viewpoints 25a and 25b

- 3.3.49 Viewpoints 25a and 25b show views northwards from the A12. The views show visibility across the immediate field parcels, with some glimpsed views of buildings between the railway line and A12 to the south of Marks Tey. Some of the infrastructure of the railway line is also visible, but views beyond this are limited by the presence of vegetation in the landscape.

Viewpoint 25c

- 3.3.50 Viewpoint 25c shows a glimpsed view south across arable fields from the A12. Opportunities for views southwards are limited due to the presence of high and dense vegetation along the A12, and the speed of traffic. Where they do occur, the views, like this one, are predominantly of the immediate field parcel and limited by vegetated field boundaries and limited change in topography.

Viewpoint 26

- 3.3.51 Viewpoint 26 shows an open view north across arable fields from Easthorpe Road. The view shows visibility across the immediate large field parcel, truncated by vegetated field boundaries and woodland towards the railway.

Viewpoint 27

- 3.3.52 Viewpoint 27 shows a view northwest across smaller field near Easthorpe Hall. The view shows visibility across the immediate field parcel, truncated where field boundaries are made up of trees and dense hedgerows. Some views to fields beyond are possible.

Viewpoint 28a

- 3.3.53 Viewpoint 28a shows an open view north across large arable fields from a public footpath north of Easthorpe. The view shows visibility across the immediate large field parcel, which is then broken by vegetated field boundaries and woodland. Some longer distance views are possible between the vegetation.

Viewpoint 28b

- 3.3.54 Viewpoint 28b shows a view south from a public right of way across properties in Easthorpe. There are some glimpsed views between buildings and vegetation to fields beyond, but very long distance views are not possible due to the limited change in topography.

Viewpoints 29 and 30

- 3.3.55 Viewpoints 29 and 30 show views to the north west from Easthorpe Road, to the east of Easthorpe. The views show visibility across the immediate large field parcels and demonstrate the presence of vegetated field boundaries and limited change in topography.

Viewpoints 31, 32 and 33

- 3.3.56 Viewpoints 31 and 32 show views to the east and south towards Seven Star Green. The views show visibility across the immediate large field parcels and demonstrate the presence of mature trees and dense field boundaries which provide screening.

Viewpoint 34

- 3.3.57 Viewpoint 28b shows a view across a residential property near Seven Star Green. Views are quite enclosed, with buildings and trees in the landscape.

Viewpoint 35a

- 3.3.58 Viewpoint 35a shows a view across fields near Seven Star Green. Views are quite enclosed across smaller fields, with tall trees and hedgerows providing screening.

Viewpoint 35b

- 3.3.59 Viewpoint 35b shows a view through the woodland between Seven Star Green and Eight Ash Green. Views are very enclosed.

Viewpoint 36

- 3.3.60 Viewpoint 36 shows a view across fields and the western edge of Eight Ash Green (looking towards viewpoint 37). Views are open across the smaller field parcel, and some of the properties in the west of the village are visible between the mature vegetation that grows along the settlement edge.

Viewpoint 37

- 3.3.61 Viewpoint 37 shows a glimpsed view between properties to the south of Fordham Heath across the field towards the new development at Jubilee Meadow. There is intervisibility between these two residential areas and the farmland, but views further to the south and west are limited by the presence of woodland.

Viewpoint 38

- 3.3.62 Viewpoint 38 shows a view south from the car park at Fordham Heath towards the site, and demonstrates the presence of mature vegetation in the landscape that limits intervisibility.

Viewpoints 39a and 39b

- 3.3.63 Viewpoints 39a and 39b show views looking west from the south western edge of Eight Ash Green, across fields currently used as paddocks. Long distance views are limited by the