



























-  Site boundary
-  Existing woodland to be retained
-  Existing hedgerow to be retained/ replaced
-  Existing open spaces / destinations
-  Proposed tree / woodland planting belts
  - ① Road corridor
  - ② Visual containment
  - ③ Wildlife & biodiversity
-  Proposed open spaces / destinations
-  Proposed sustainable drainage / attenuation areas
-  Proposed primary green access links
-  Proposed urban tree planting within development
-  Tach Brook meadow corridor
-  Proposed grassland meadows
-  Potential future pedestrian links with wider area
-  Proposed linear open space





PREVIOUSLY APPROVED  
RESIDENTIAL DEVELOPMENT  
(REF W/13/0607)



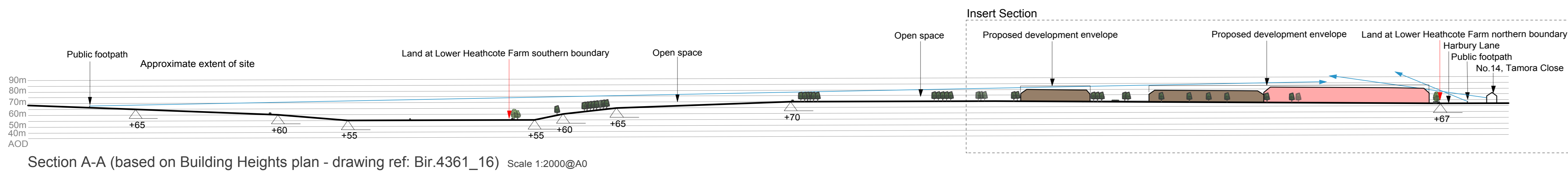
 Site boundary	 Proposed landscape infrastructure planting	 Proposed plots tree planting	 Potential location of children's play space	 Proposed indicative attenuation area
 Existing vegetation to be retained	 Proposed public open space tree planting	 Proposed hedgerow planting	 Potential location for allotments	 Existing contours
 Existing hedgerows to be retained	 Proposed primary route tree planting	 Indicative pedestrian routes	 Sports pitches	

3.8  
Land at Lower Heathcote Farm  
Illustrative Landscape Masterplan

1:2500 @ A2  
Bir.4361\_53

FIGURE TITLE  
SCALE  
DWG. NO

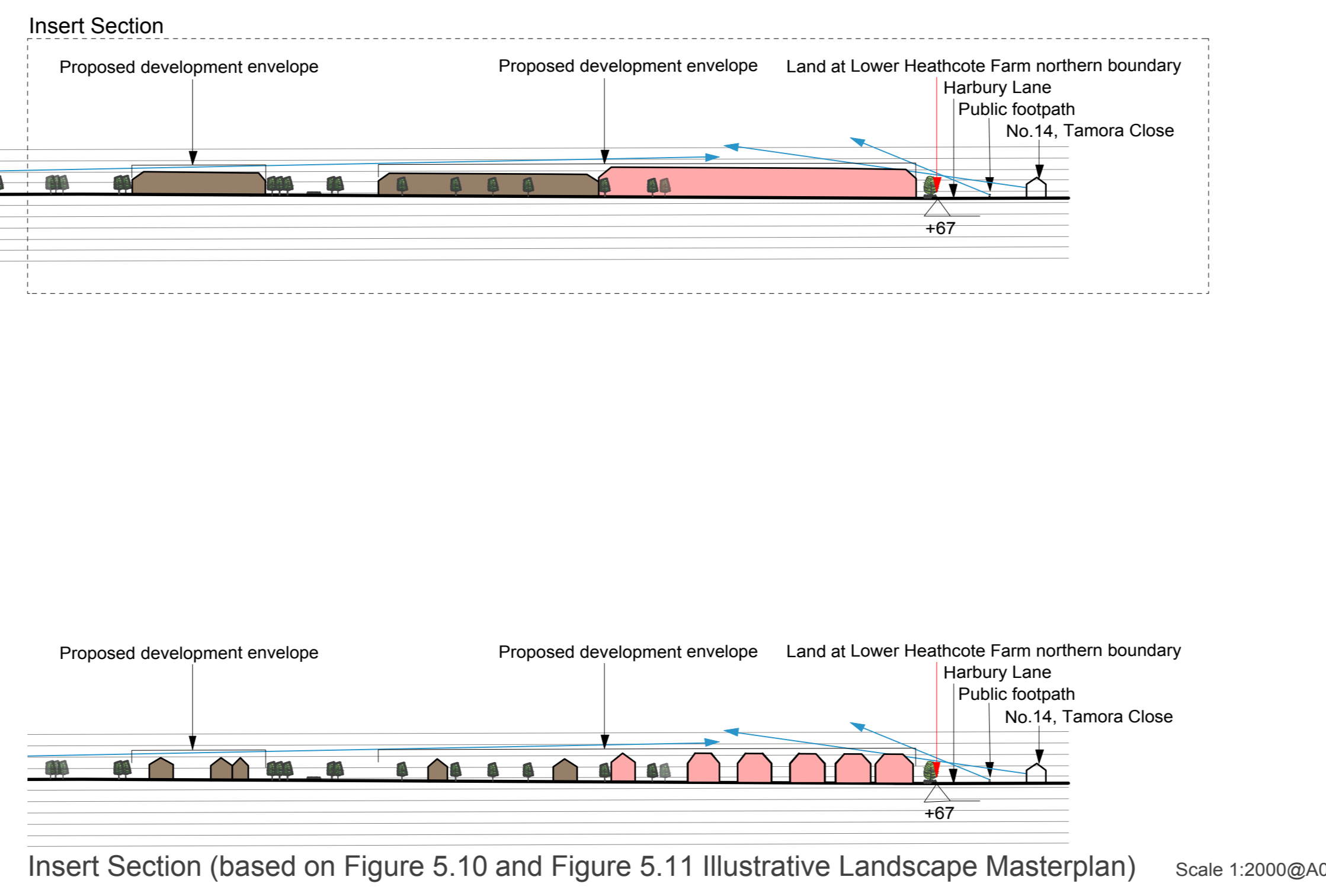




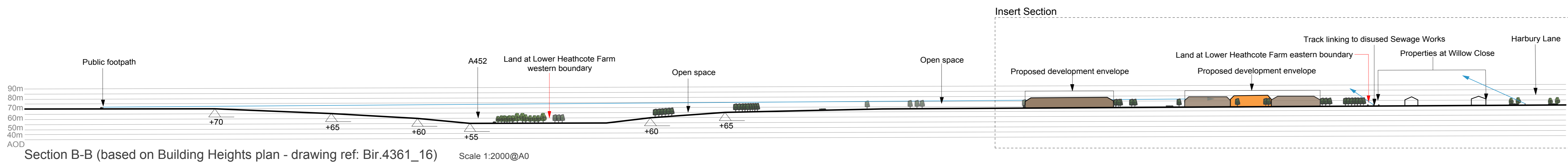
Section A-A (based on Building Heights plan - drawing ref: Bir.4361\_16) Scale 1:2000@A0



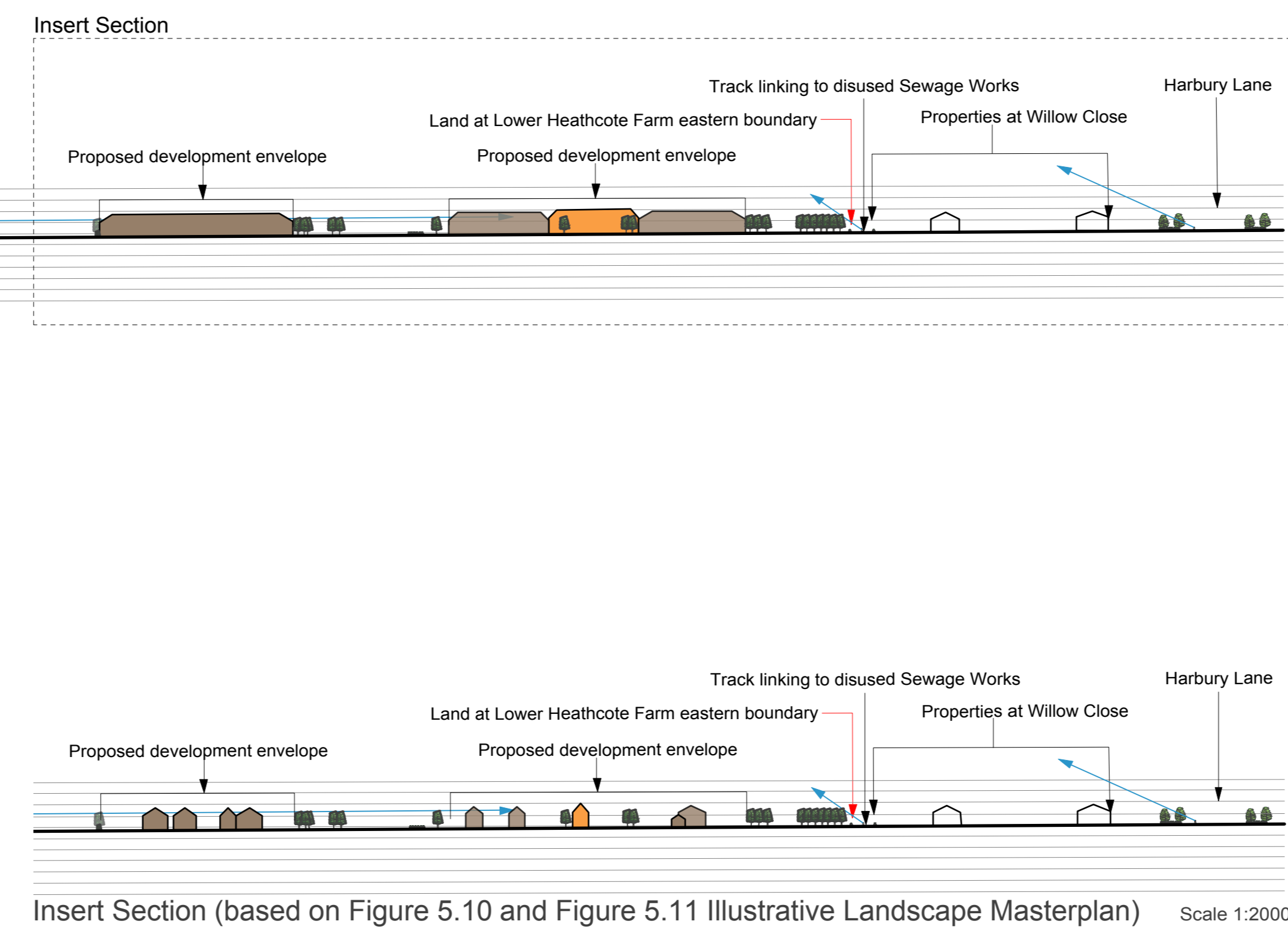
View 8: View from public right of way, north-west of Bishop's Tachbrook, looking north.



Insert Section (based on Figure 5.10 and Figure 5.11 Illustrative Landscape Masterplan) Scale 1:2000@A0



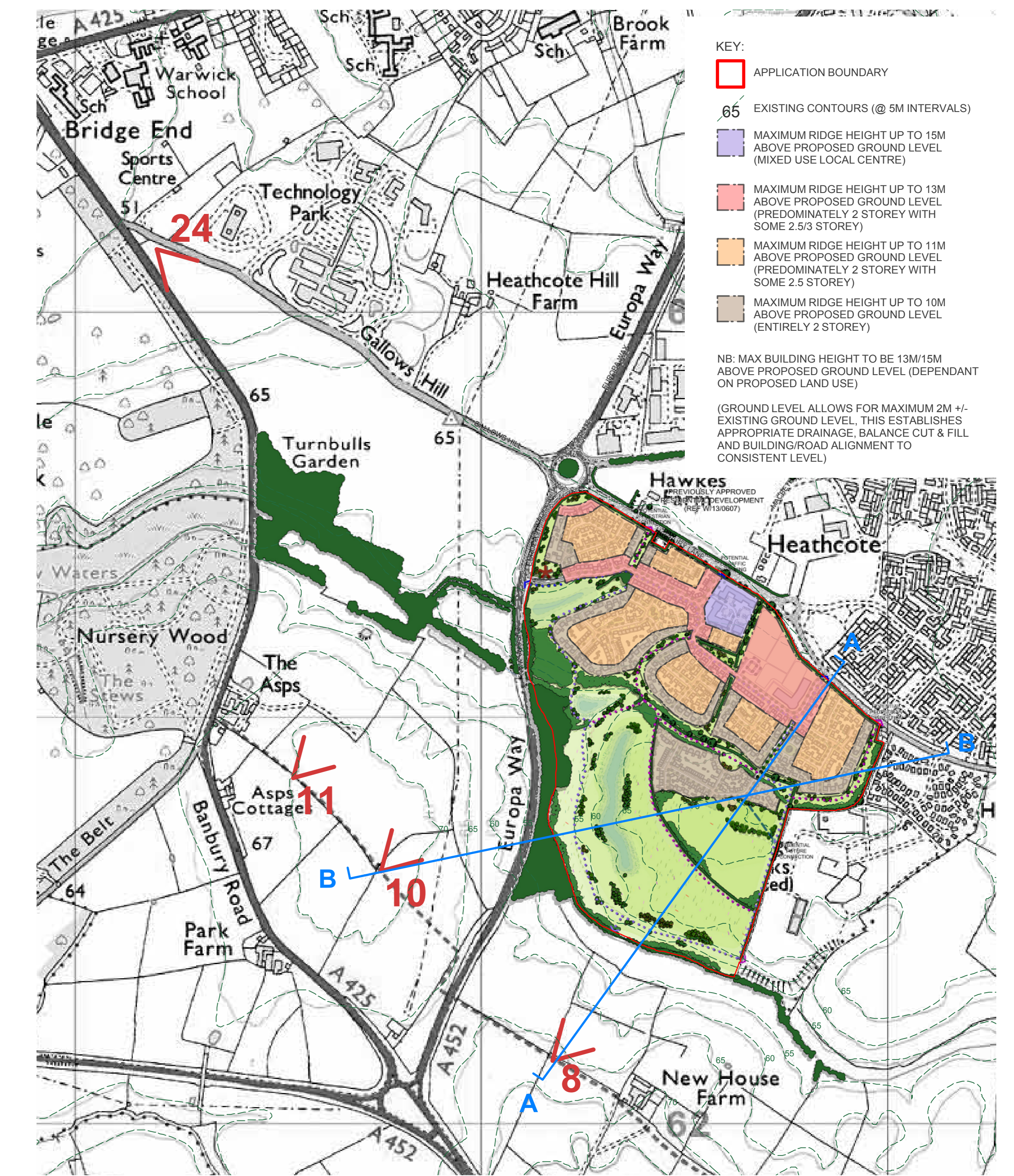
Section B-B (based on Building Heights plan - drawing ref: Bir.4361\_16) Scale 1:2000@A0



Insert Section (based on Figure 5.10 and Figure 5.11 Illustrative Landscape Masterplan) Scale 1:2000@A0



View 10: View from public right of way west of the A452, looking north-east.

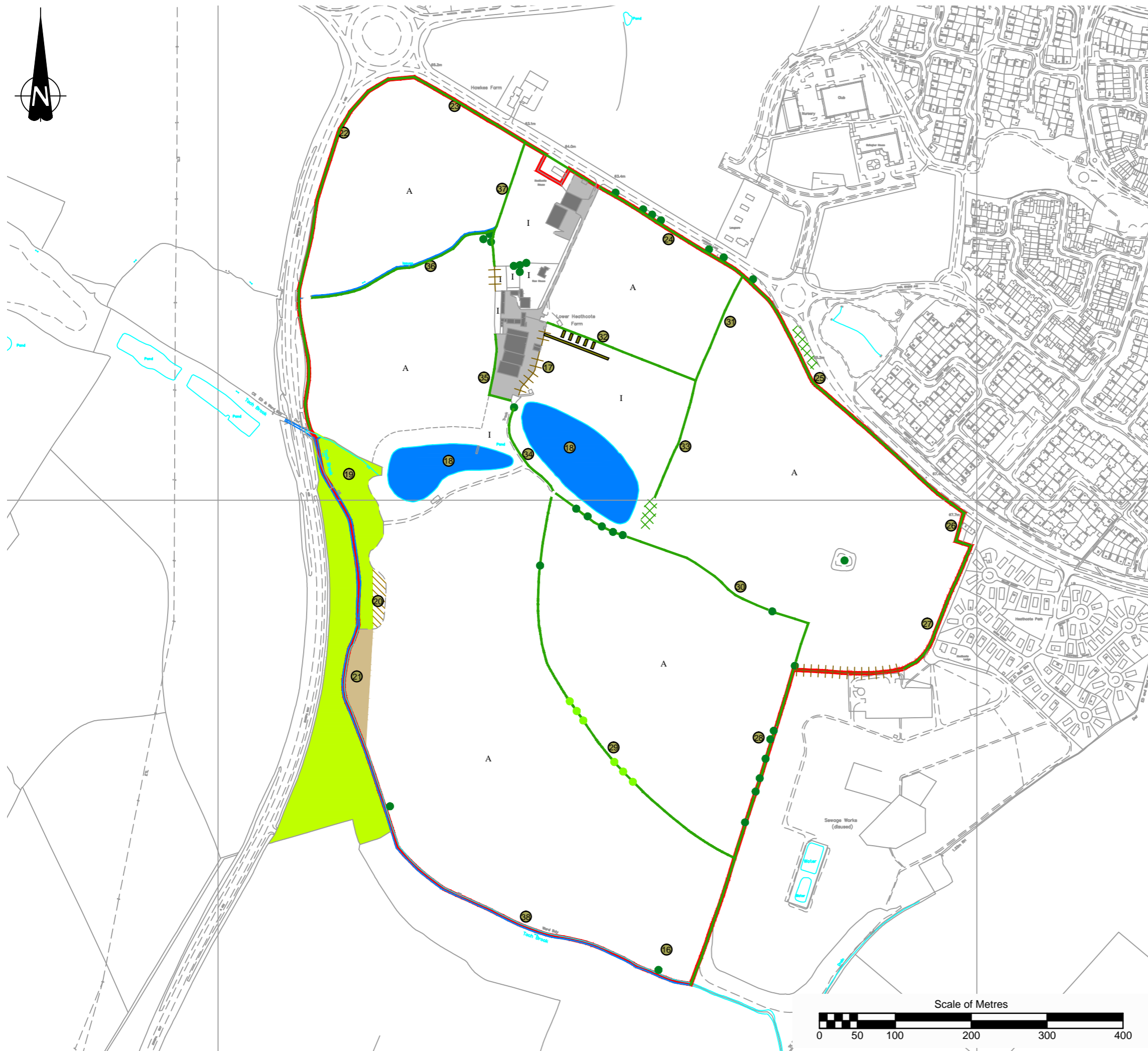


Section Location and Photo View Location Plan 1:7500@A0

- KEY:**
- APPLICATION BOUNDARY
  - 65 EXISTING CONTOURS (@ 5M INTERVALS)
  - MAXIMUM RIDGE HEIGHT UP TO 15M ABOVE PROPOSED GROUND LEVEL (MIXED USE LOCAL CENTRE)
  - MAXIMUM RIDGE HEIGHT UP TO 13M ABOVE PROPOSED GROUND LEVEL (PREDOMINATELY 2 STOREY WITH SOME 2.5/3 STOREY)
  - MAXIMUM RIDGE HEIGHT UP TO 11M ABOVE PROPOSED GROUND LEVEL (PREDOMINATELY 2 STOREY WITH SOME 2.5 STOREY)
  - MAXIMUM RIDGE HEIGHT UP TO 10M ABOVE PROPOSED GROUND LEVEL (ENTIRELY 2 STOREY)
  - PROPOSED MITIGATION PLANTING
  - SIGHT LINES

**Notes:**  
 - Building heights based on Bulding Heights drawings (drawings reference no: Bir.4361\_16)



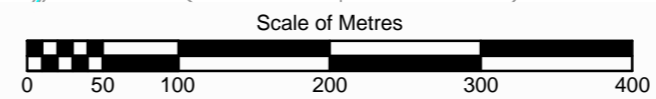


**REFERENCE**

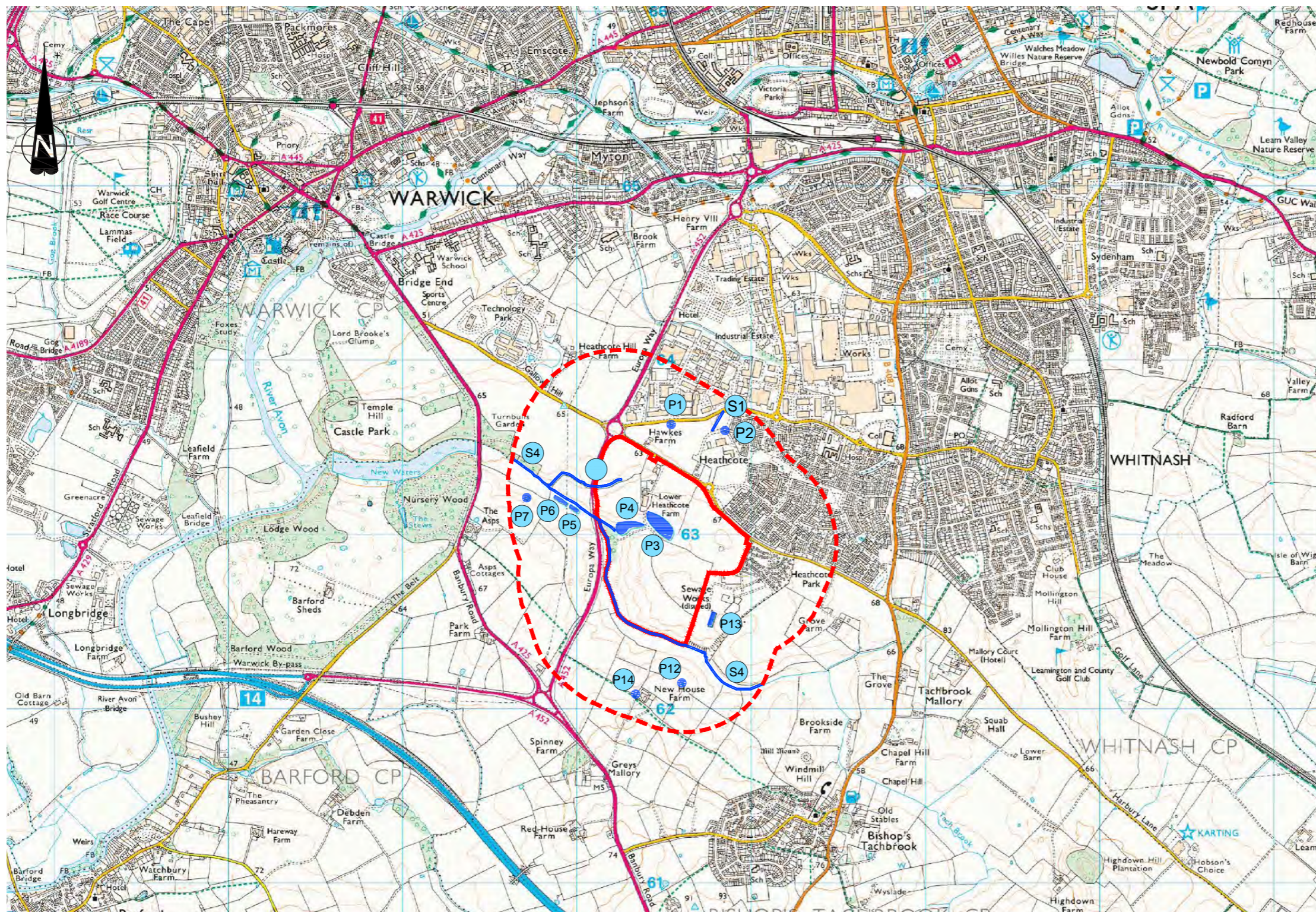
- Proposed Site Boundary \_\_\_\_\_
- Japanese Knotweed \_\_\_\_\_
- Scrub \_\_\_\_\_
- Broadleaved Woodland \_\_\_\_\_
- Stream/Ditch \_\_\_\_\_
- Fishing Lakes \_\_\_\_\_
- Disturbed Ground \_\_\_\_\_
- Mature Trees \_\_\_\_\_
- Semi-Mature Trees \_\_\_\_\_
- Hedgerow \_\_\_\_\_
- Fence \_\_\_\_\_
- Tall Ruderals \_\_\_\_\_
- Building \_\_\_\_\_
- Hardstanding \_\_\_\_\_
- Gravel Track & Caravan Berths \_\_\_\_\_
- Target Note \_\_\_\_\_

**4.1** FIGURE  
Phase 1 Habitat Plan TITLE

NTS @ A3 SCALE  
BIR.4361\_ 5.1 DWG.NO







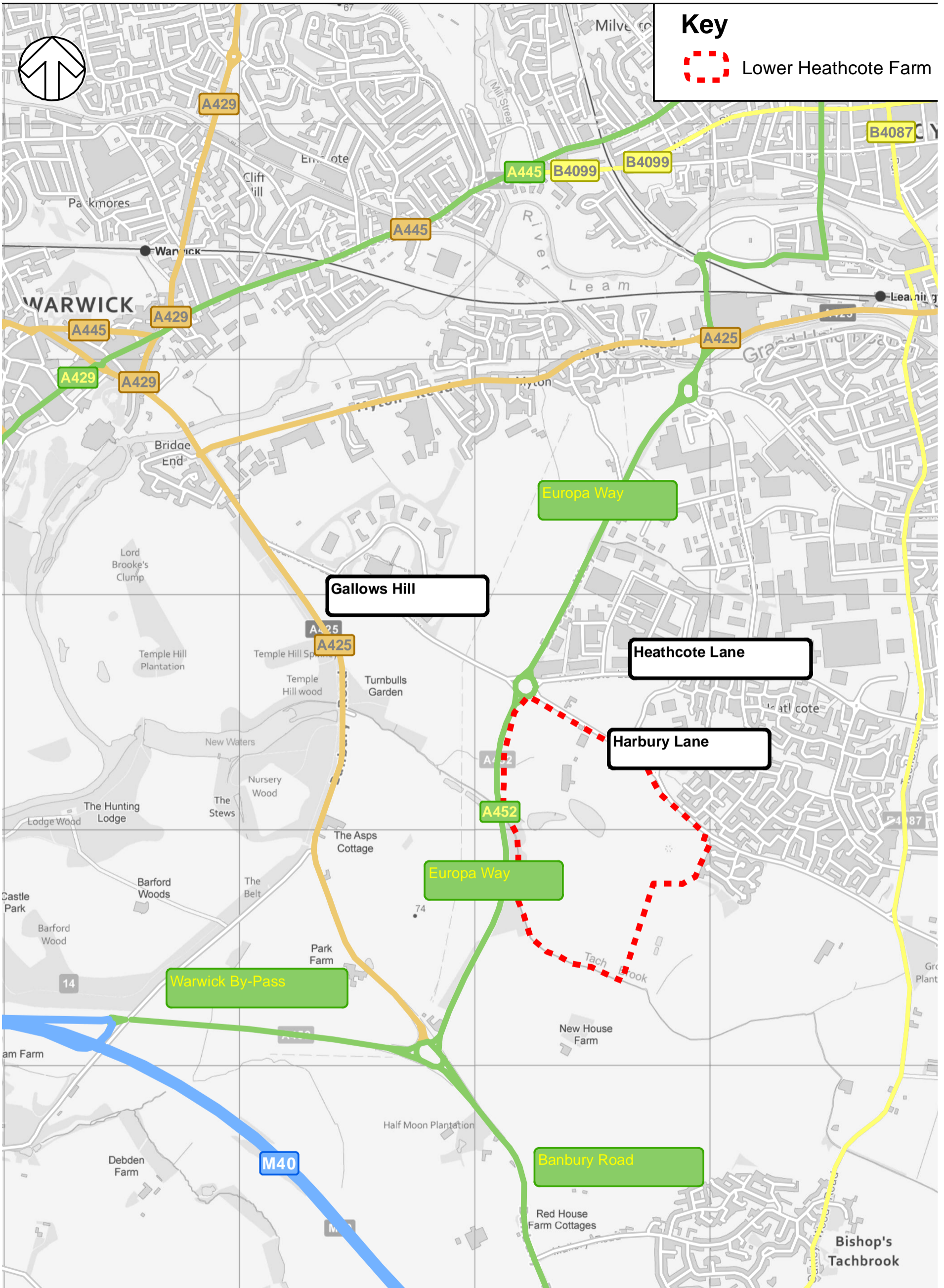
**REFERENCE**

- Site boundary \_\_\_\_\_
- 500m Radius to site boundary \_\_\_\_\_
- Pond reference numbers \_\_\_\_\_
- Stream reference numbers \_\_\_\_\_

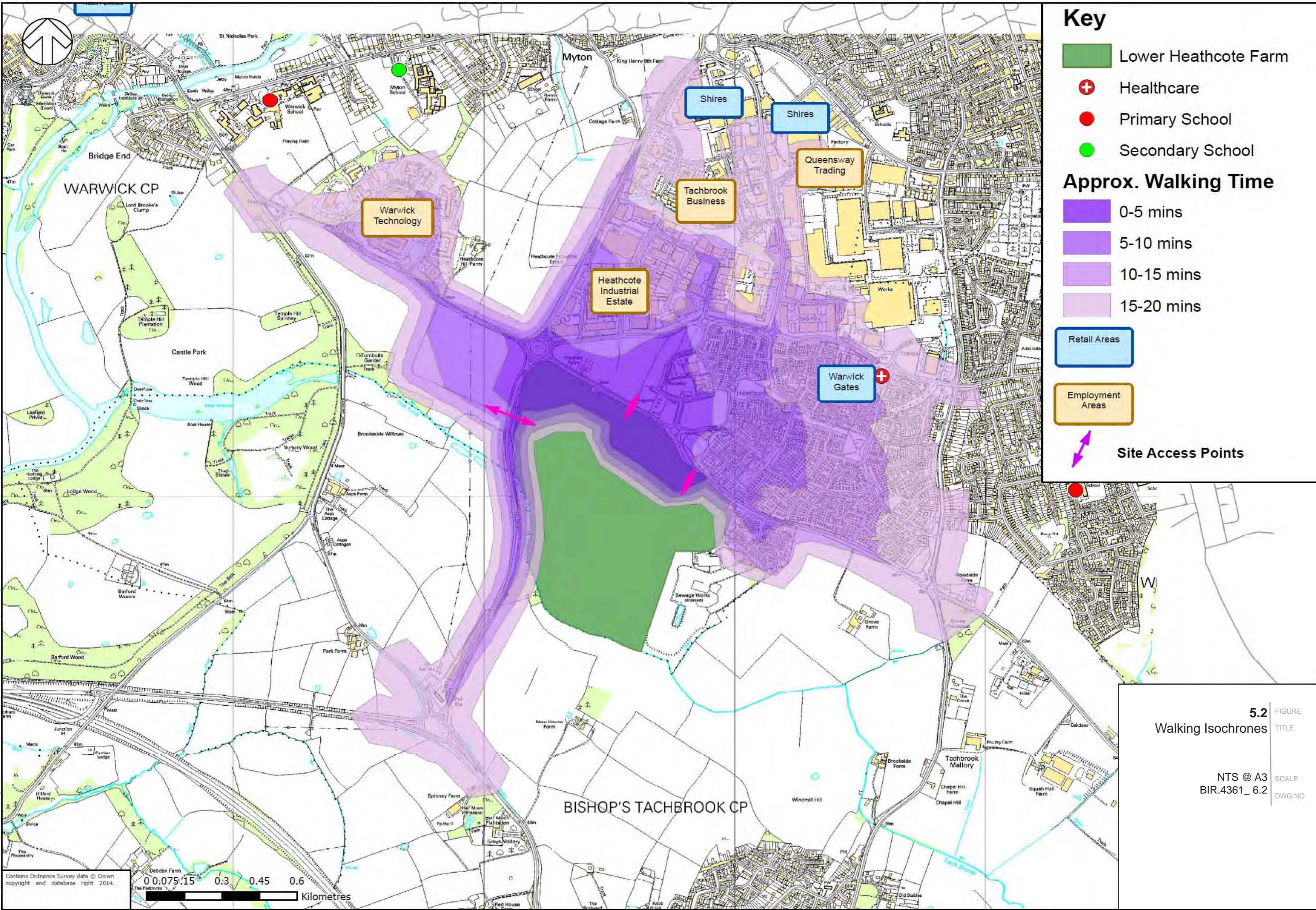
**4.2** FIGURE  
 Pond Location Plan TITLE

NTS @ A3 SCALE  
 BIR.4361\_ 5.2 DWG.NO









### Key

- Lower Heathcote Farm
- Healthcare
- Primary School
- Secondary School

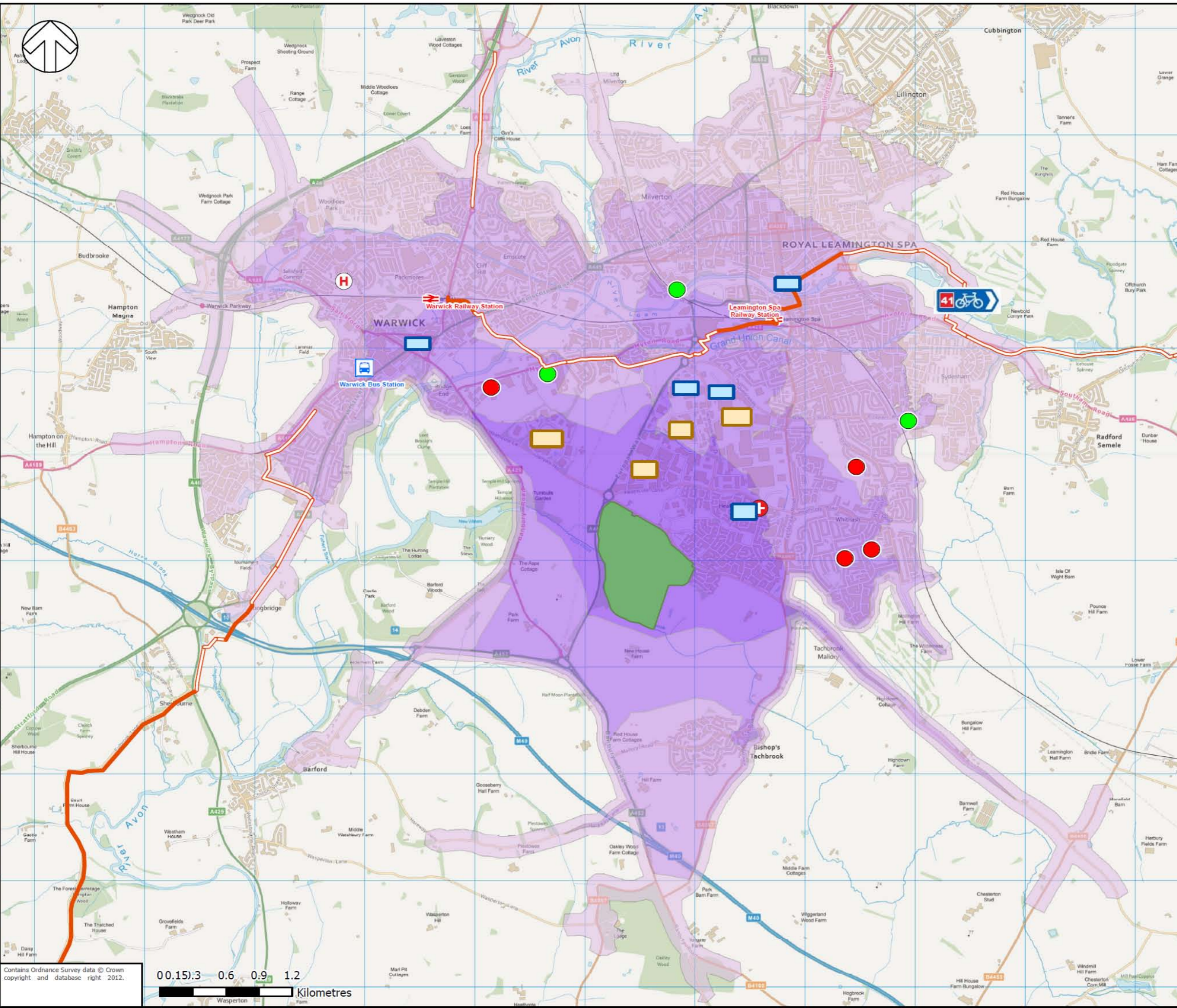
### Approx. Walking Time

- 0-5 mins
- 5-10 mins
- 10-15 mins
- 15-20 mins

- Retail Areas
- Employment Areas
- Site Access Points

**5.2** FIGURE  
Walking Isochrones TITLE  
NTS @ A3 SCALE  
BIR.4361\_6.2 DWG.NO





### Key

- Lower Heathcote Farm (Proposed)
- Bus
- Secondary School
- Primary School
- H Hospital
- + Healthcare
- Rail

### Cycling Isochrone (Speed 4.4 m/s)

- 0 - 5 minutes
- 5 - 10 minutes
- 10 - 15 minutes
- 15 - 20 minutes

### Sustrans National Route Type

- National Route (on road)
- National Route (off road)

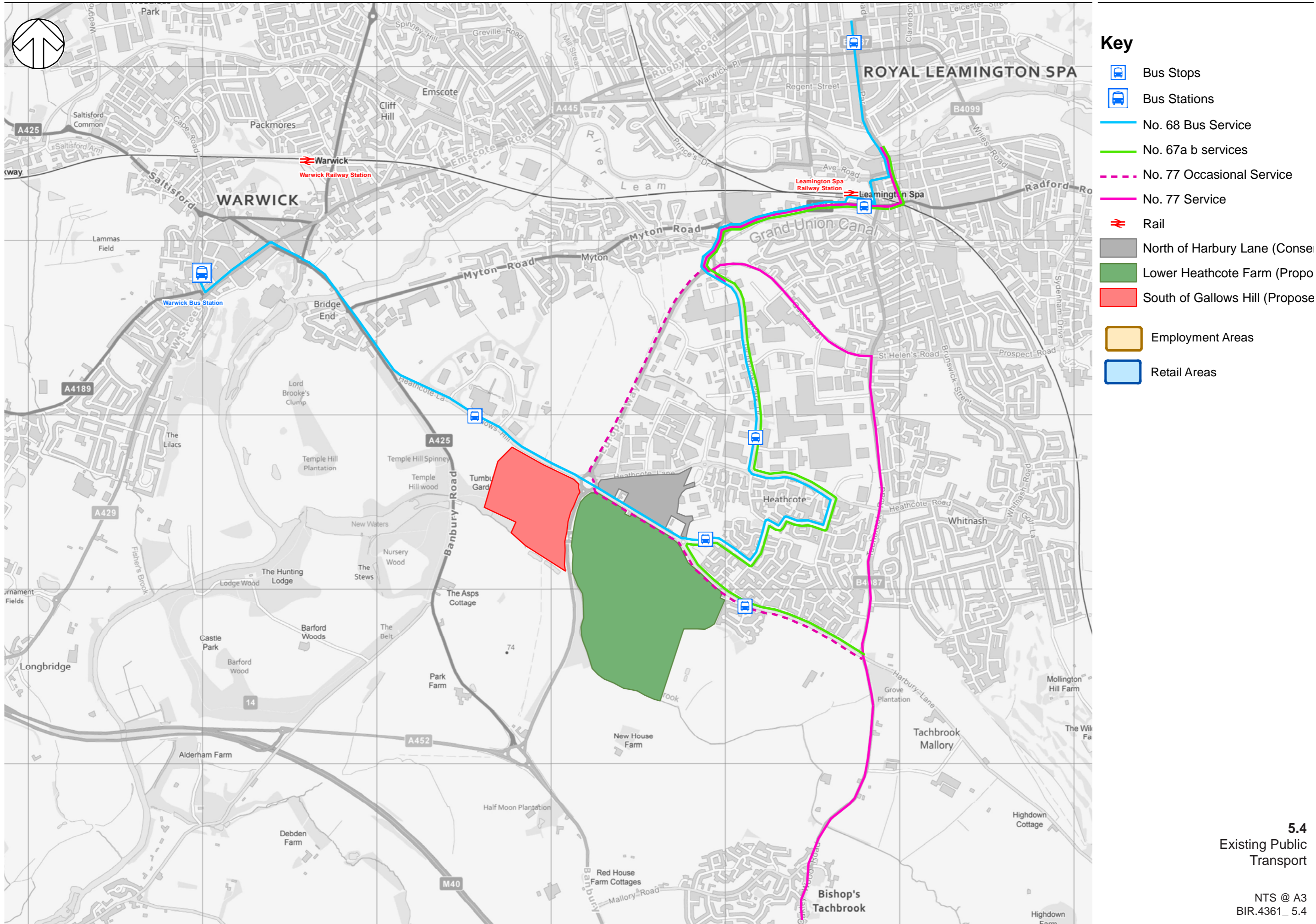
- Employment Areas
- Retail Areas















**5.3** FIGURE  
Cycling Isochrones TITLE

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- ### Key
-  Bus Stops
  -  Bus Stations
  -  No. 68 Bus Service
  -  No. 67a b services
  -  No. 77 Occasional Service
  -  No. 77 Service
  -  Rail
  -  North of Harbury Lane (Conse
  -  Lower Heathcote Farm (Propo
  -  South of Gallows Hill (Propose
  -  Employment Areas
  -  Retail Areas

**5.4**  
Existing Public  
Transport



Y:\LOWER HEATHCOTE\DRAWINGS\SKETCHES\LPR CHAPTER FIG 6.5.DWG 19/06/2014 14:44:36 Price, Thomas



**KEY:**

- EXISTING 68 SERVICE
- 68 SERVICE DIVERSION  
(SECTION OF EXISTING ROUTE NO LONGER USED)
- NEW 68 SERVICE ROUTE

**5.5** FIGURE  
Public Transport Strategy TITLE  
Bus Service Improvement

NTS @ A3 SCALE  
Bir.4361\_6.5 DWG.NO

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