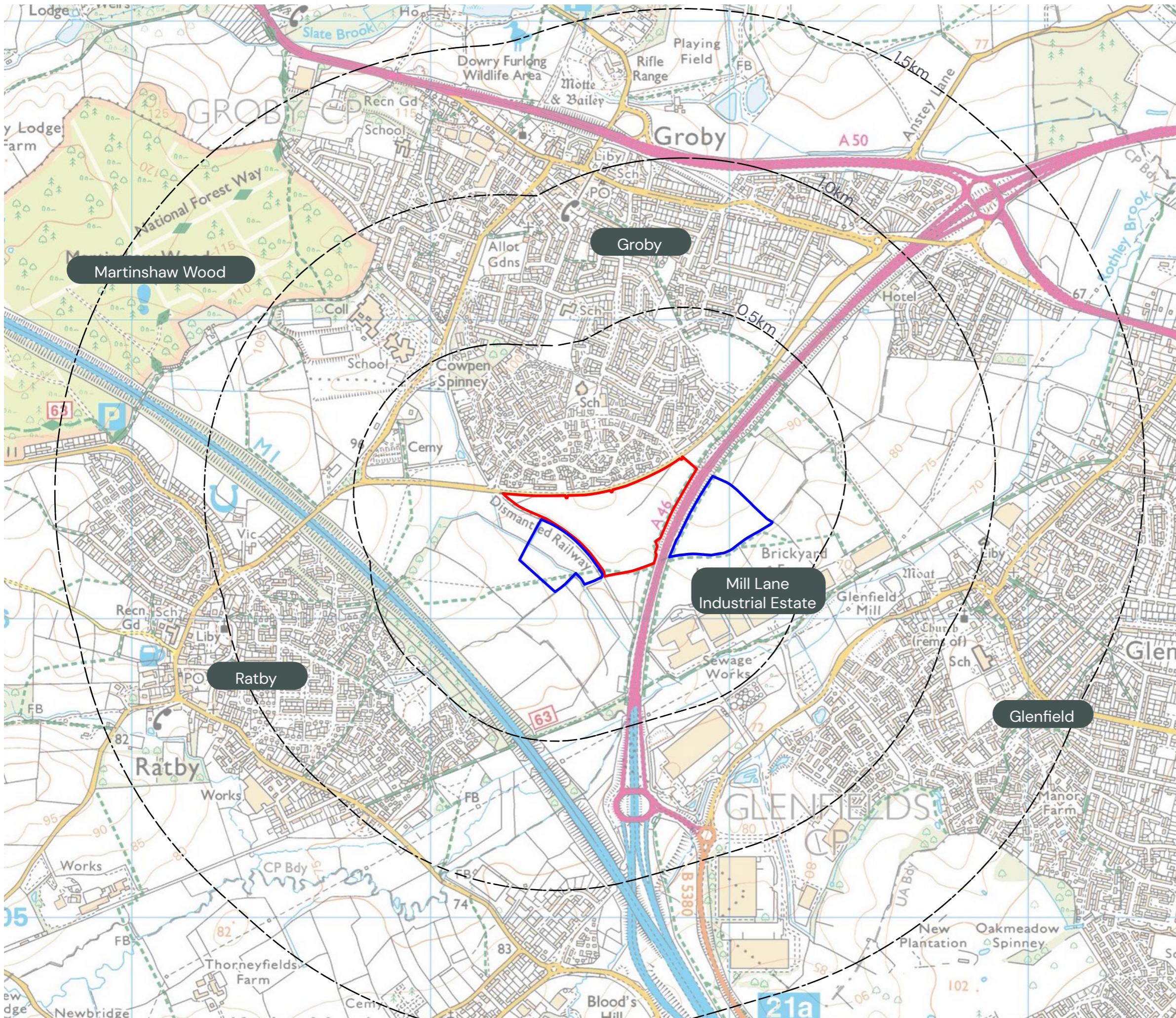


# Land South of Sacheverell Way, Groby

Bloor Homes

APPENDIX B: SUPPORTING FIGURES

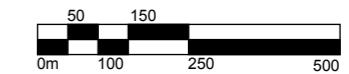
December 2025



#### LEGEND

- Site Boundary (Red line)
- Site Ownership Boundary (Blue line)
- 500 m Radii (Dashed line)

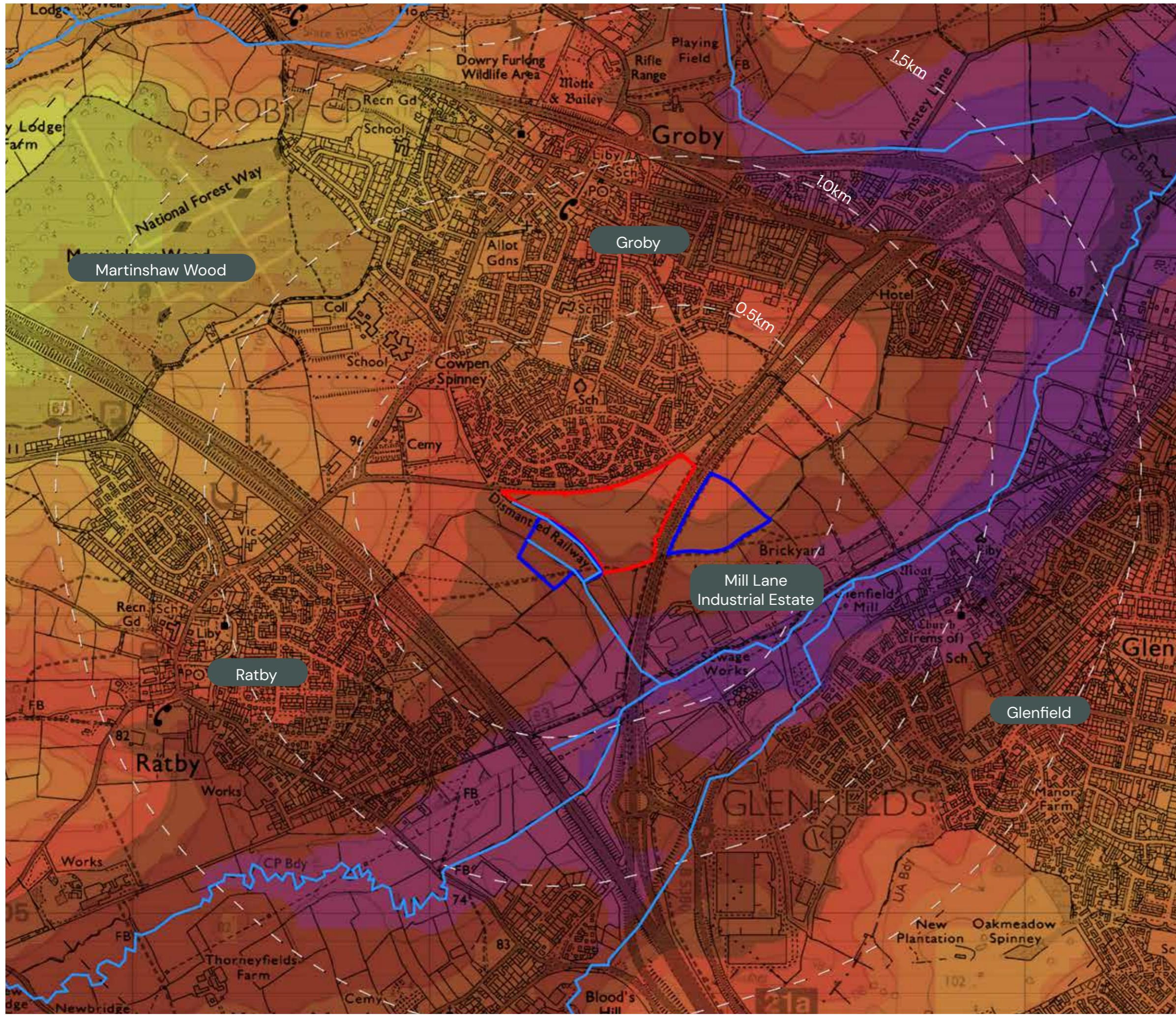
SCALE 1:12,500



1 - FIGURE

Study Area - TITLE

1:12,500 @A3 - SCALE

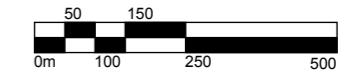


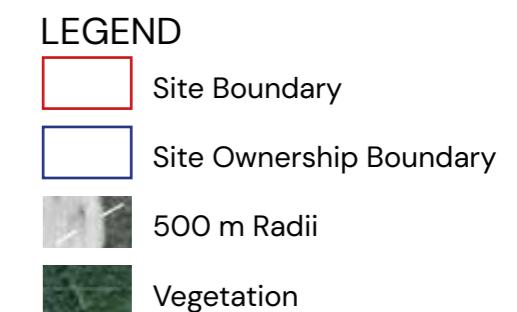
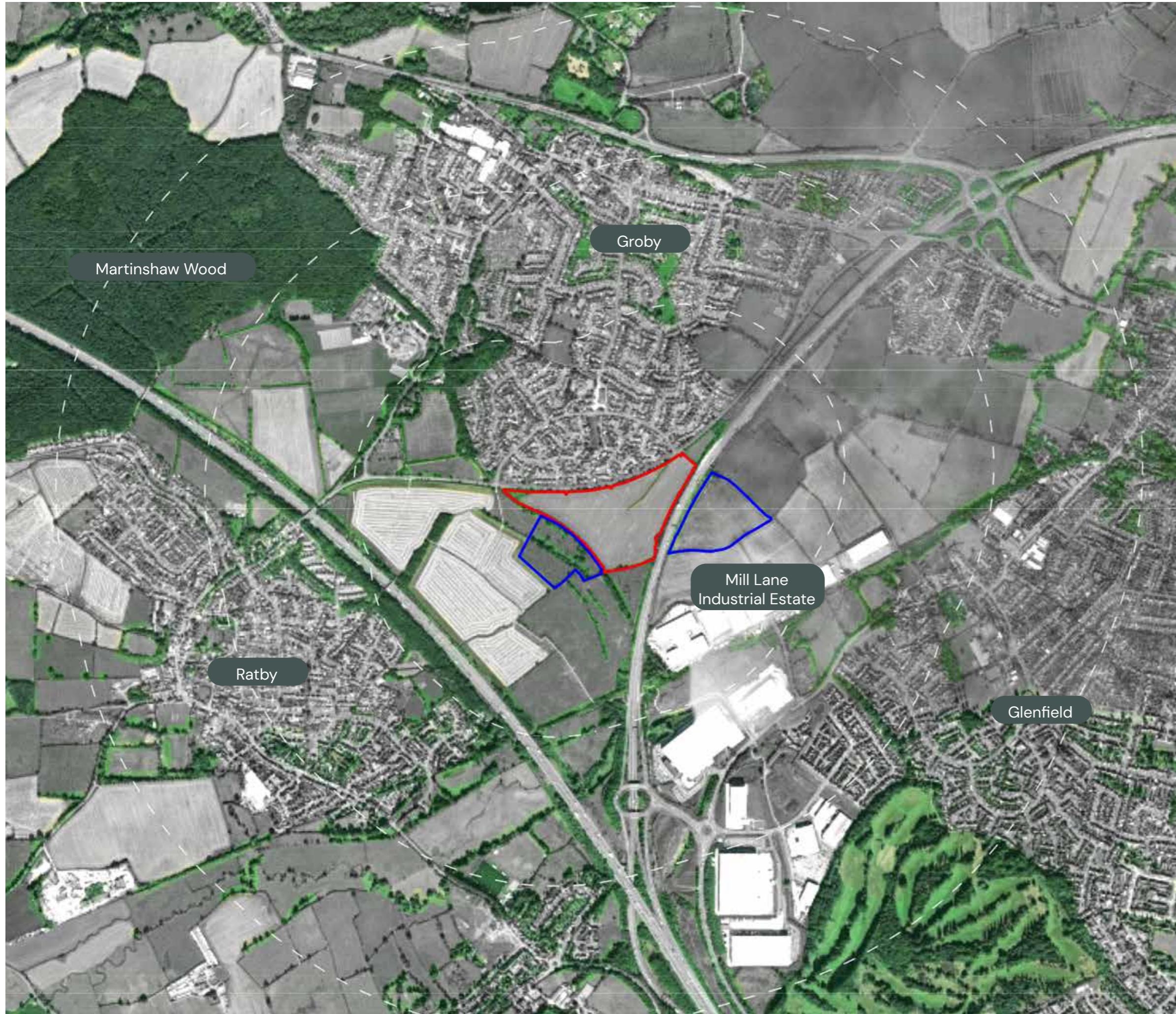


## LEGEND

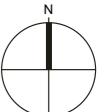
- Site Boundary
- Site Ownership Boundary
- 500 m Radii

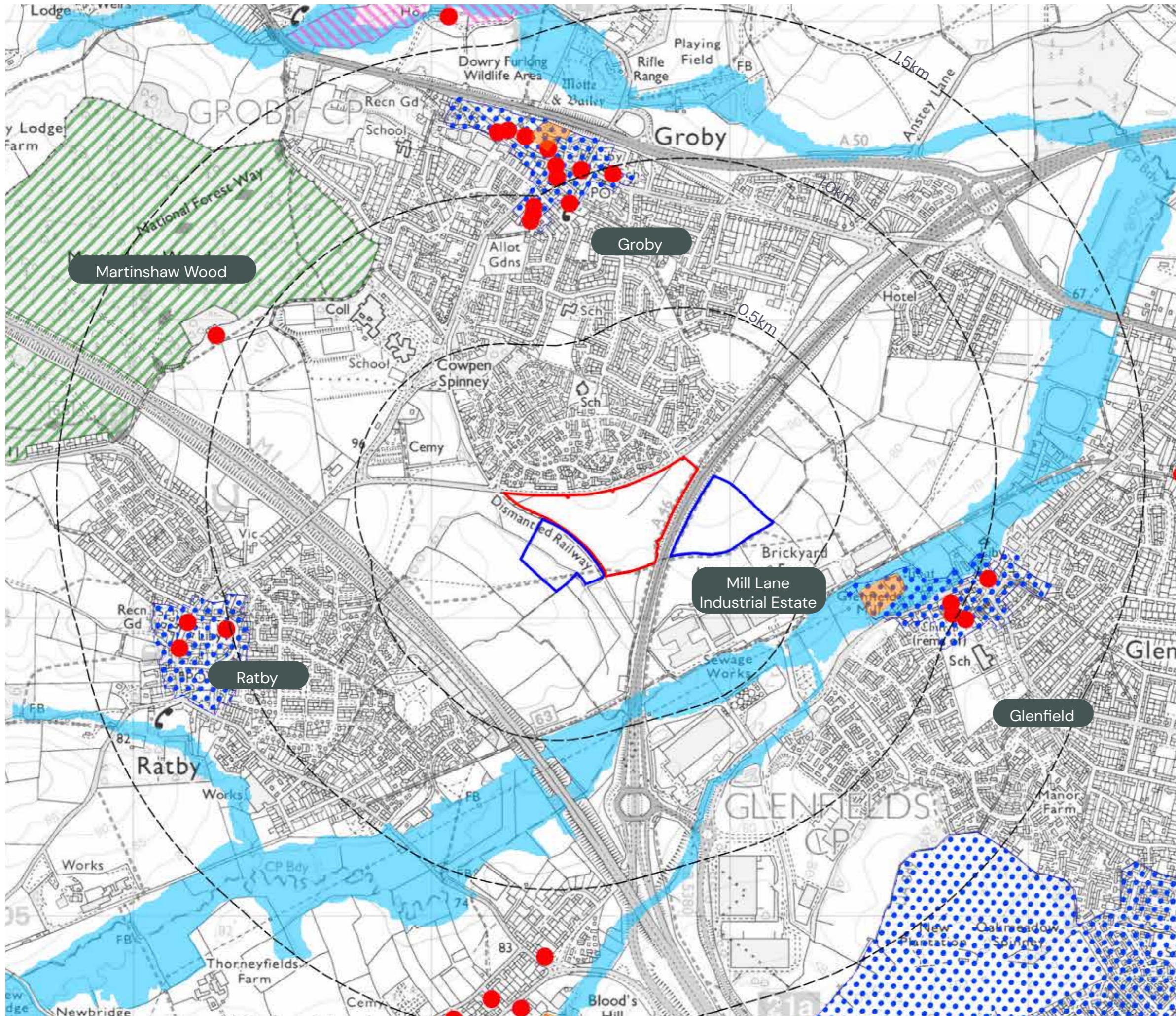
SCALE 1:12,500





SCALE 1:12,500







**LEGEND**

- Site Boundary
- Site Ownership Boundary
- Footpath
- Bridleway
- Permissive Path

SCALE 1:5,000

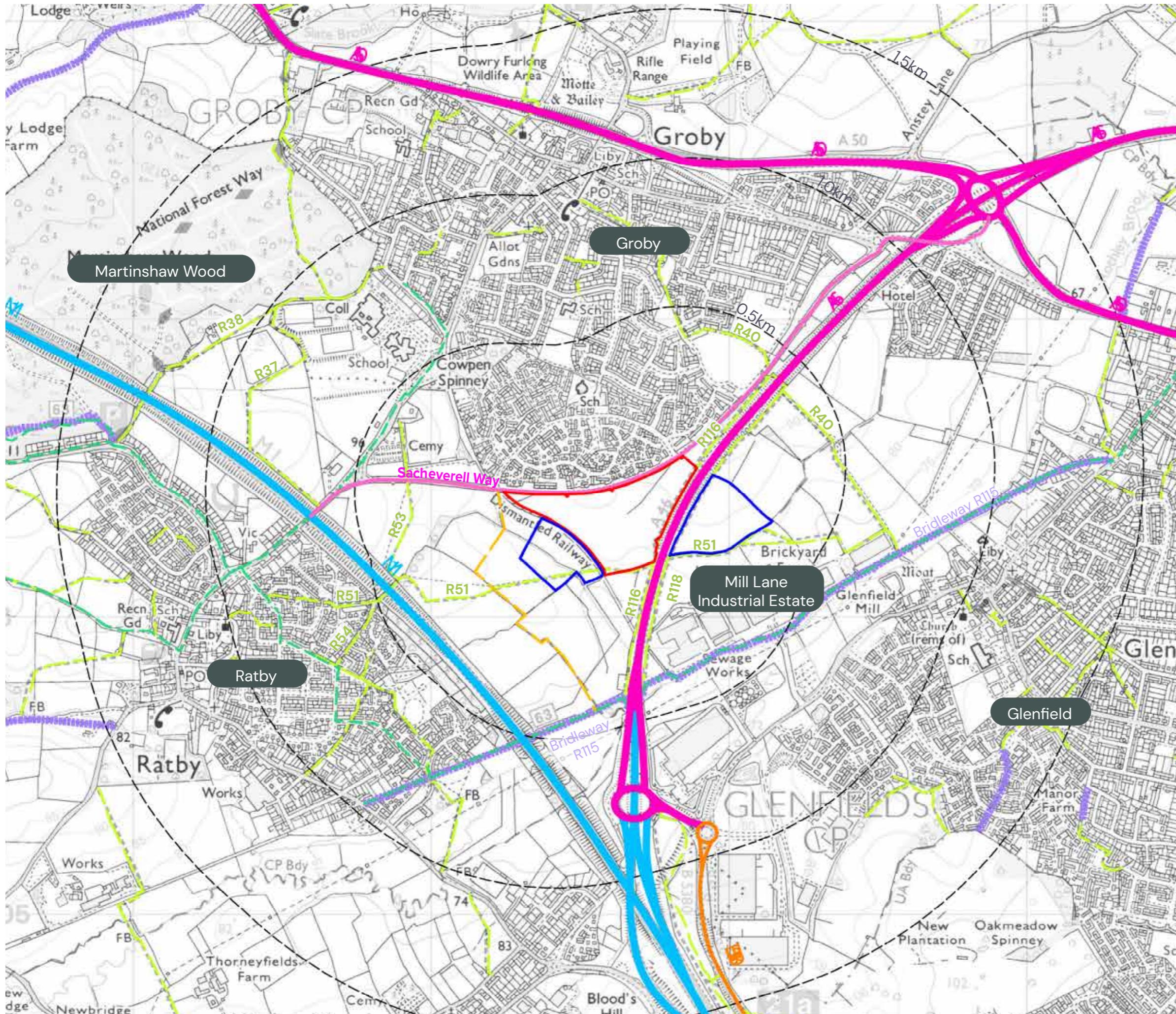
25 75 125 250  
0m 50 125 250



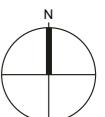
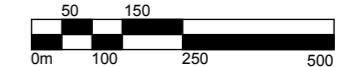
6 - FIGURE

Public Rights of Way - TITLE

1:5,000 @A3 - SCALE



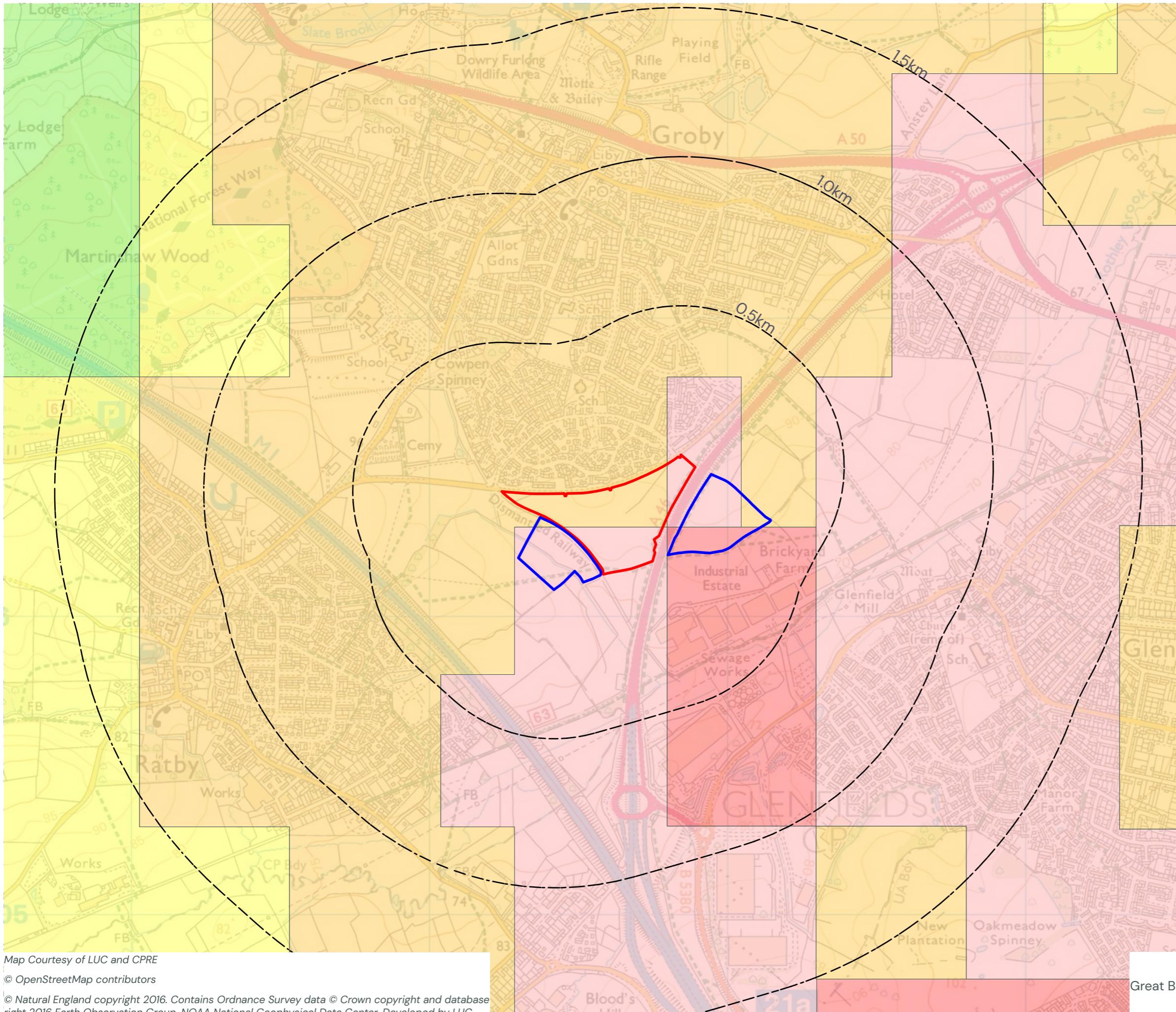
SCALE 1:12,500

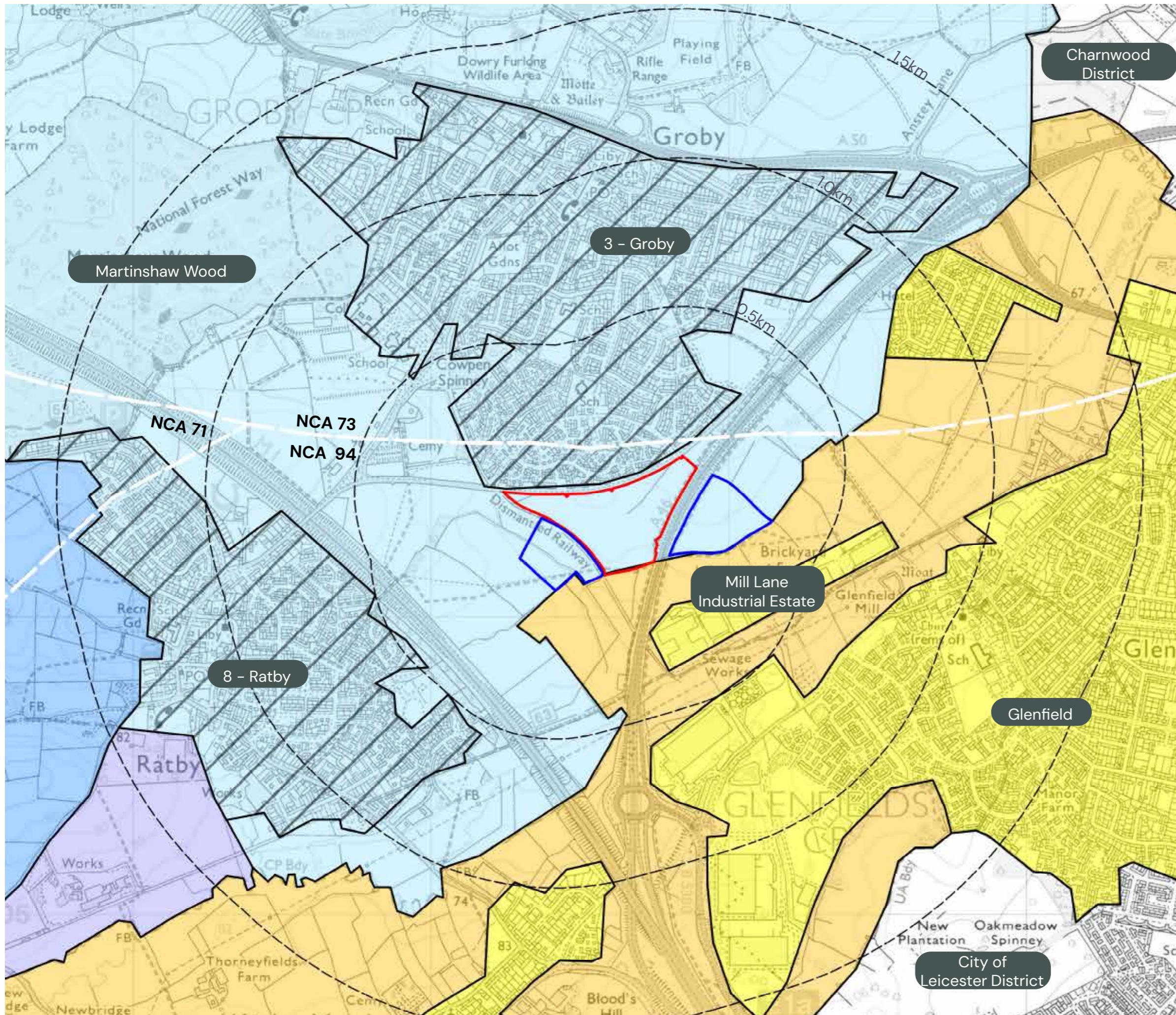


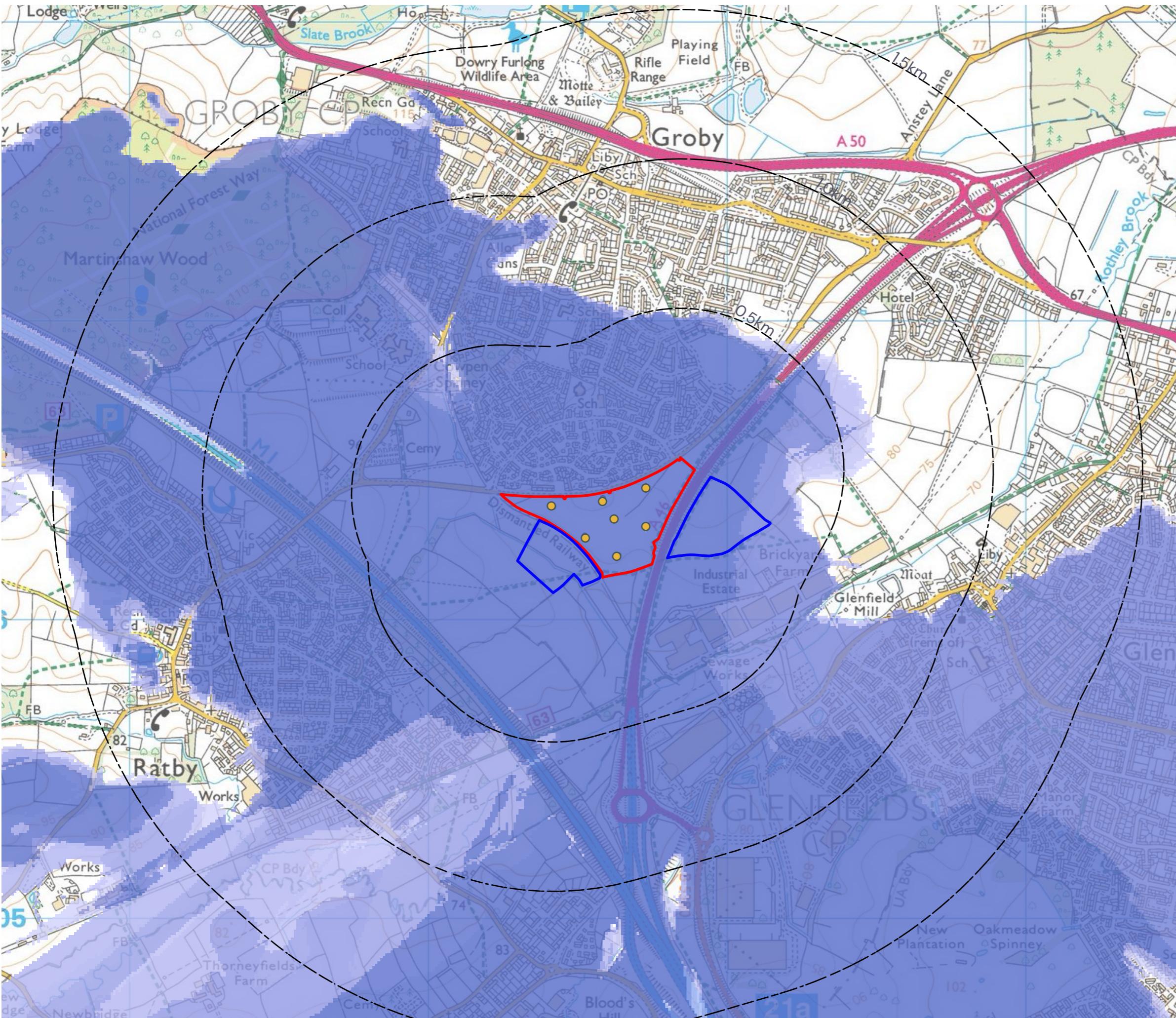
7 - | FIGURE

## Public Access and Movemen

1:12,500 @A3 - SCALE







## LEGEND

- Site Boundary
- Site Ownership Boundary
- 500 m Radii

Target points have been set at 9.5m, representing typical 2.5 storey dwellings to reflect the proposed built form.

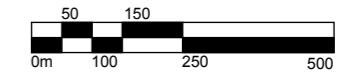
### ZTV Target Point

This ZTV has been produced using ArcGIS Pro and is based on a 1m Digital Terrain Model (DTM), which excludes existing surface features such as buildings and vegetation. It illustrates the theoretical visibility of the proposed development from surrounding land, assuming a viewer height of 1.6m.

Visibility more likely  
↓  
Visibility less likely

**Please note:** This ZTV represents theoretical visibility only and identifies visibility from land-based locations. It does not account for seasonal changes in vegetation or finer-scale screening features such as garden trees or minor landform variations. The ZTV should be read as a strategic tool to inform further assessment and fieldwork.

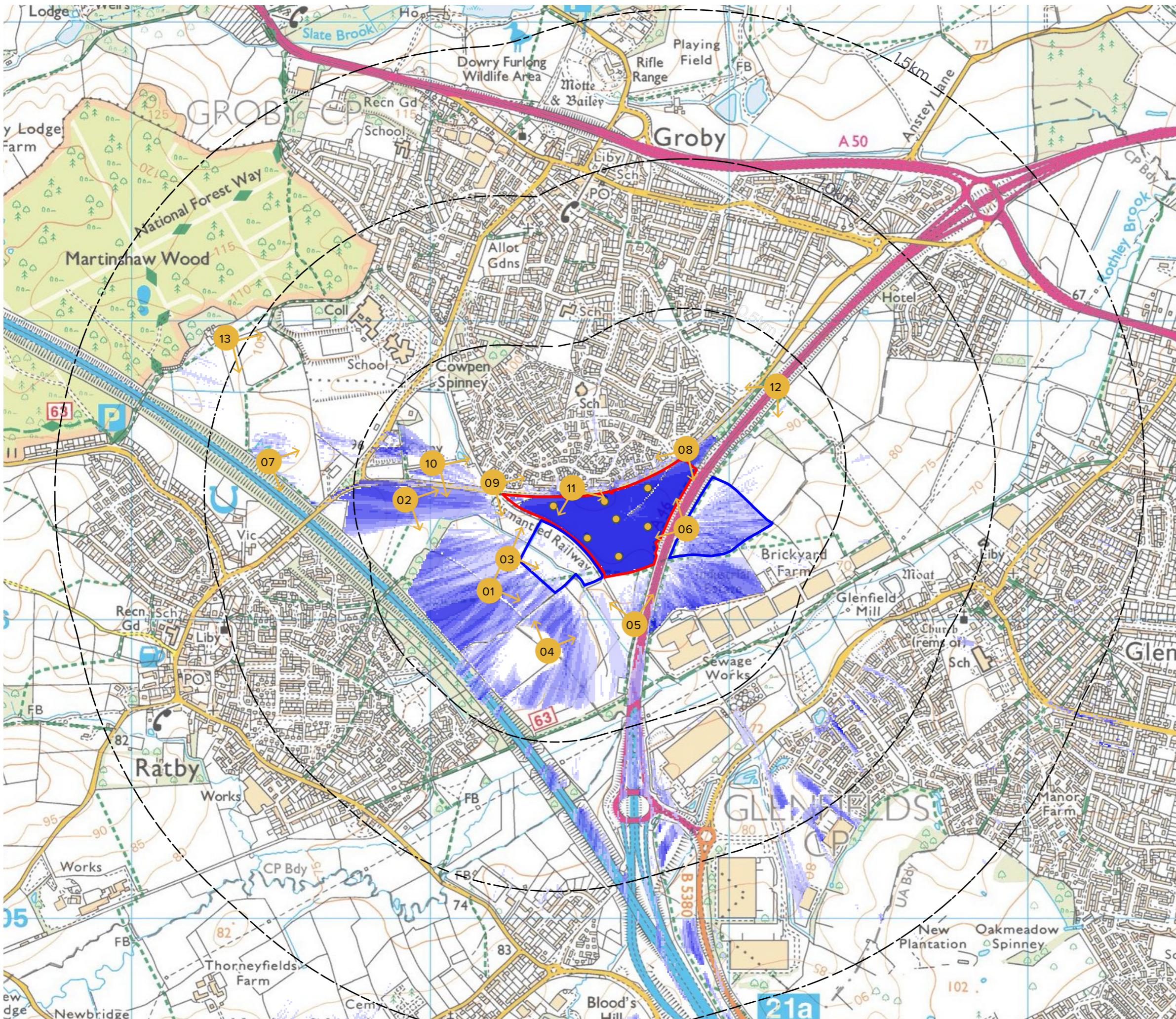
SCALE 1:12,500



10 - FIGURE

Zone of Theoretical Visibility - TITLE

1:12,500 @A3 - SCALE





## LEGEND

- Site Boundary
- Land in Control of Applicant
- Residential
- Primary Road
- Secondary Street
- Tertiary Street
- Mews Street
- Public Open Space
- Pedestrian / Cycle Link
- Footpath Link
- Public Footpath (route on the ground)
- Public Footpath (mapped route)
- Permissive Route
- Attenuation Basin
- Swale Corridor
- Existing Ditch / Drain
- Existing Tree / Hedgerow / Vegetation
- Indicative Proposed Tree Planting
- Productive Landscape
- Play Area (LEAP)
- Entrance Green Space

SCALE 1:3,500



12 - FIGURE

Masterplan - TITLE

1:3,500 @A3 - SCALE

# Define.

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