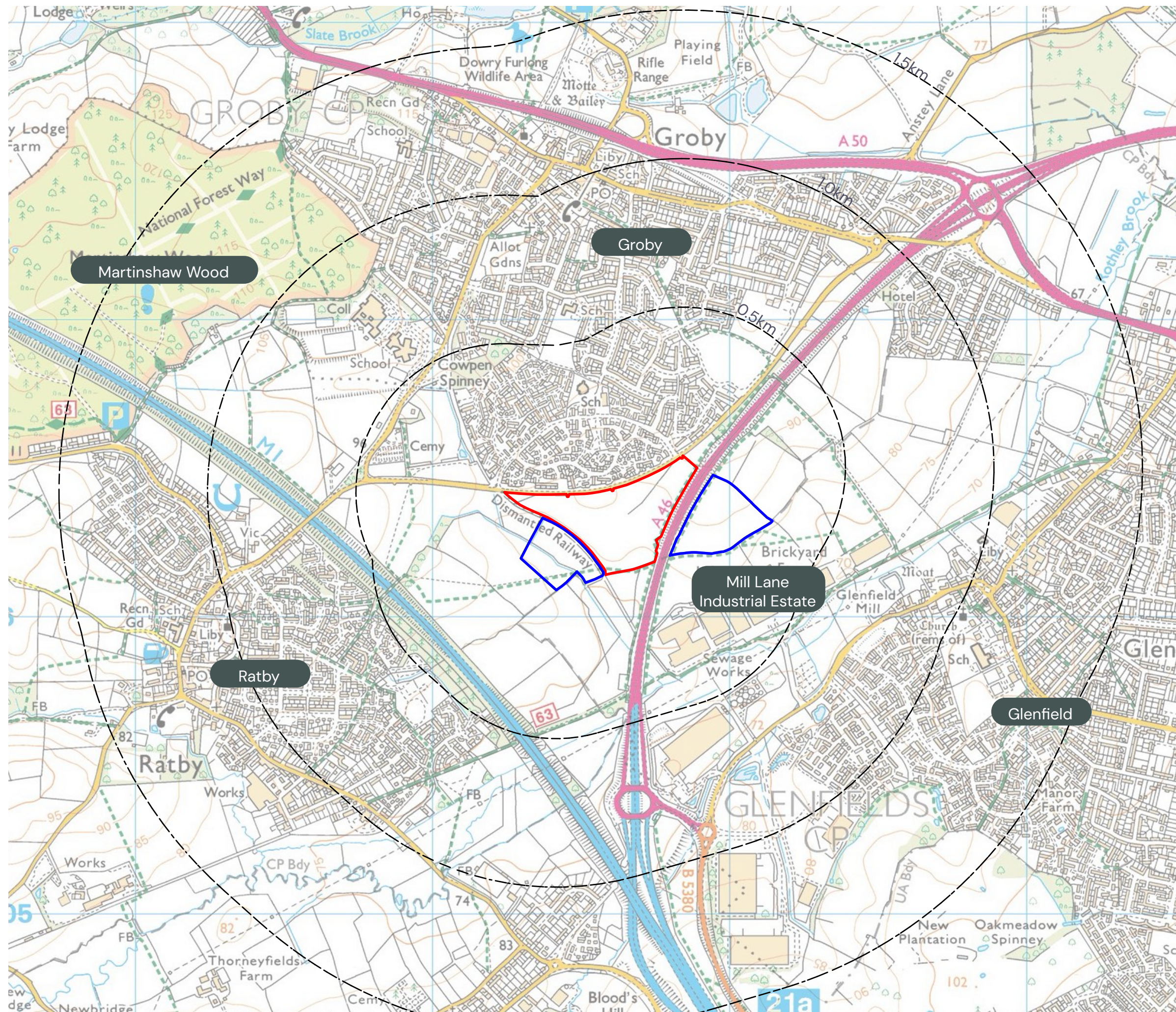


Land South of Sacheverell Way, Grobby

Bloor Homes

APPENDIX B: SUPPORTING FIGURES

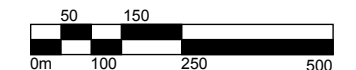
December 2025



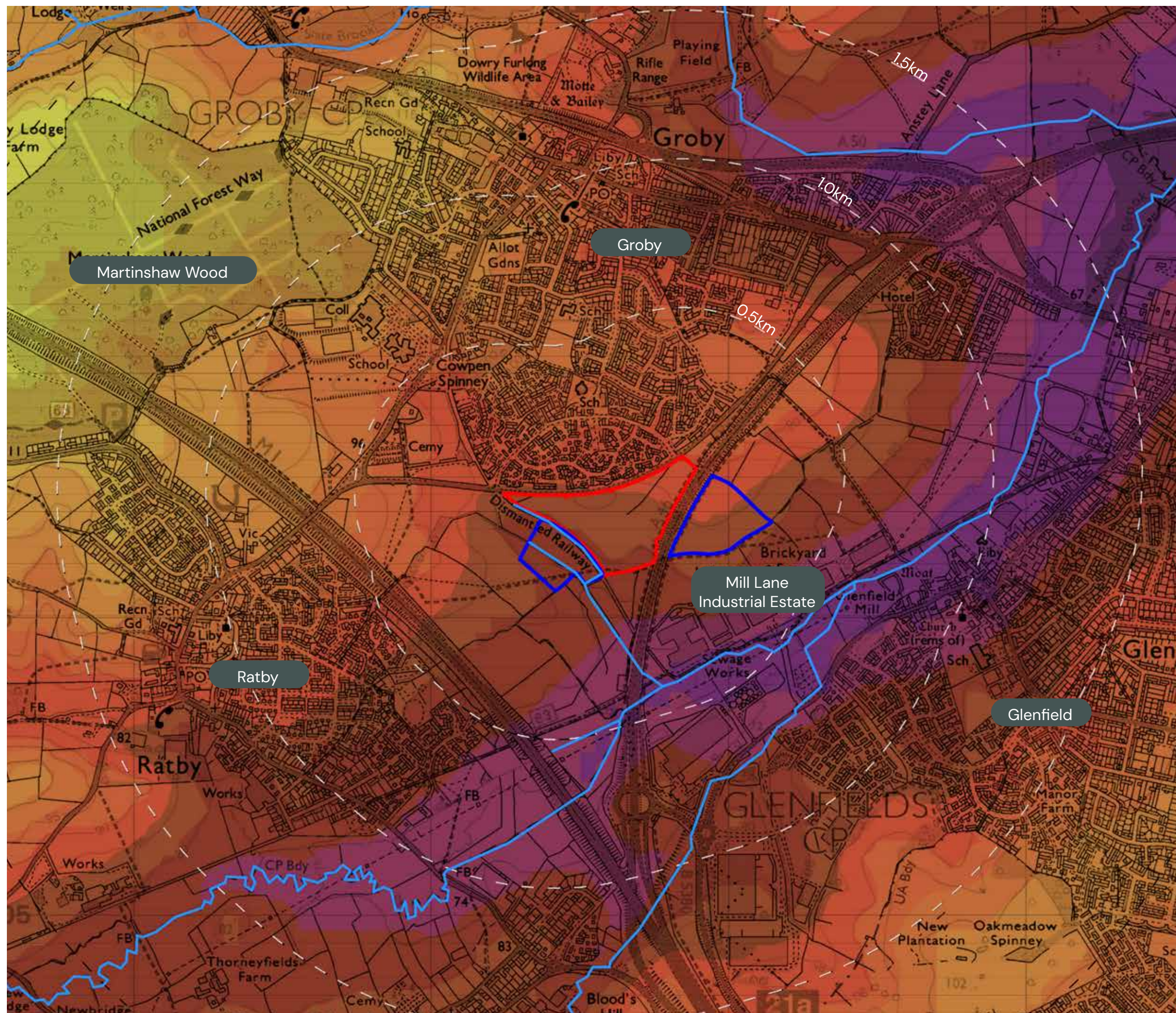
LEGEND

- Site Boundary
- Site Ownership Boundary
- 500 m Radii

SCALE 1:12,500



1 - FIGURE
Study Area - TITLE
1:12,500 @A3 - SCALE



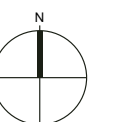
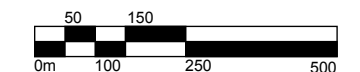
LEGEND

- Site Boundary
- Site Ownership Boundary
- 500 m Radii
- Watercourses

Heights Above Ordnance Datum

- <65m
- <70m
- <75m
- <80m
- <85m
- <90m
- <95m
- <100m
- <105m
- <110m
- <115m
- <120m
- <125m
- >130m

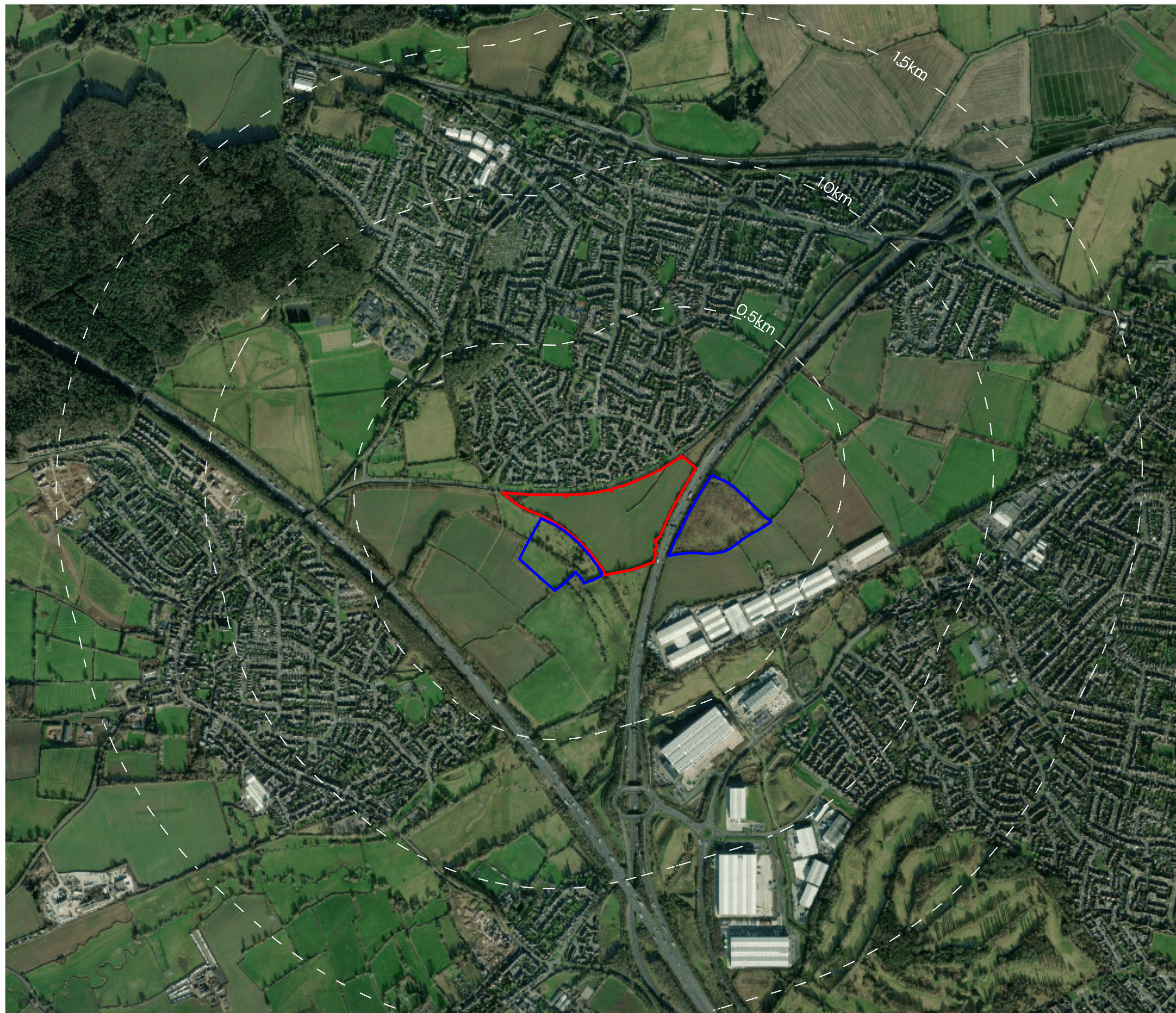
SCALE 1:12,500



2 - FIGURE

Topography - TITLE

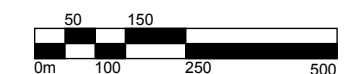
1:12,500 @A3 - SCALE



LEGEND

- Site Boundary
- Site Ownership Boundary
- 500 m Radii

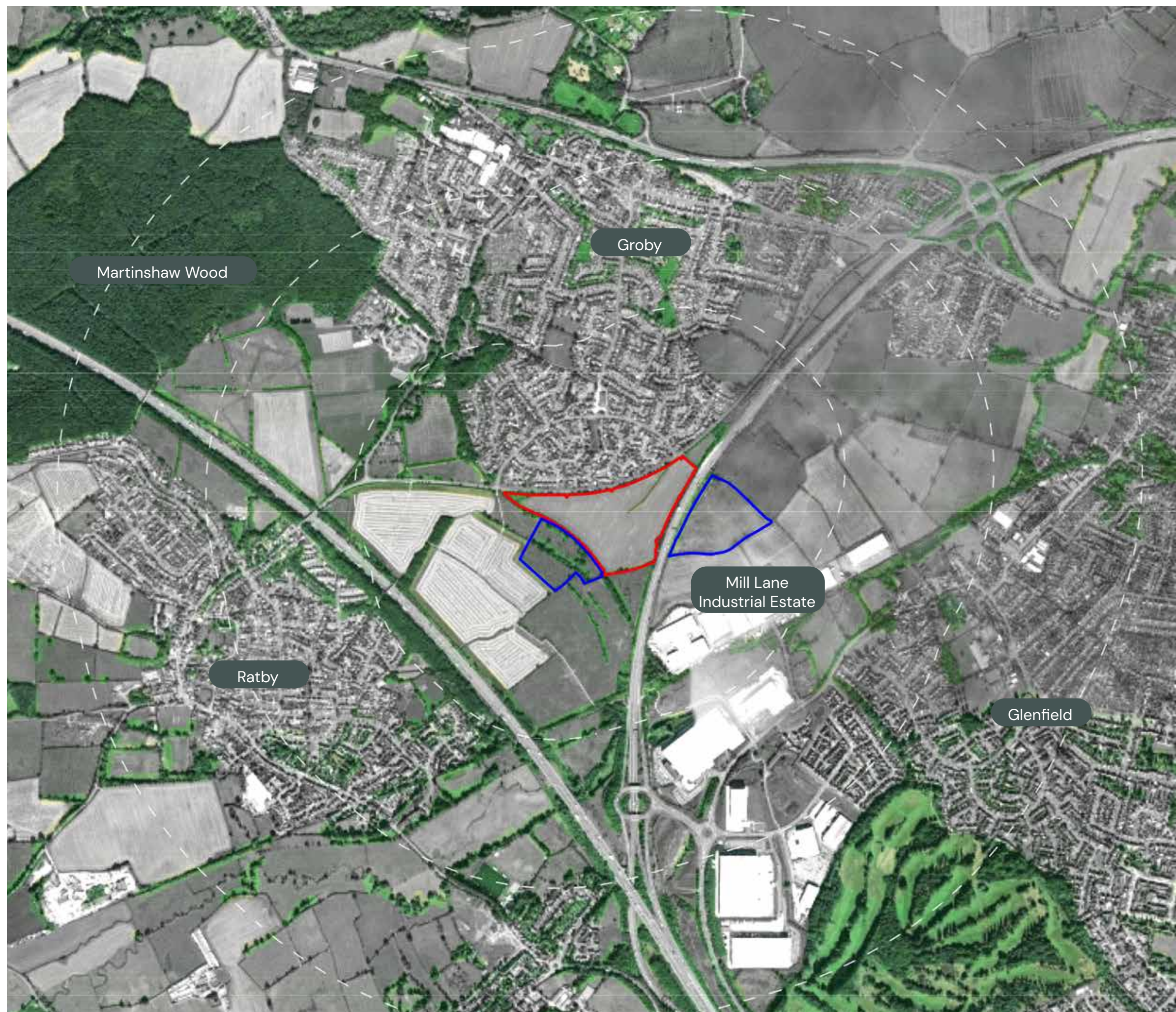
SCALE 1:12,500



3 - FIGURE

Aerial Photograph TITLE

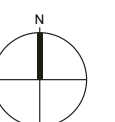
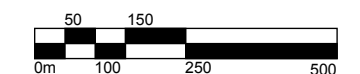
1:12,500 @A3 - SCALE



LEGEND

- Site Boundary
- Site Ownership Boundary
- 500 m Radii
- Vegetation

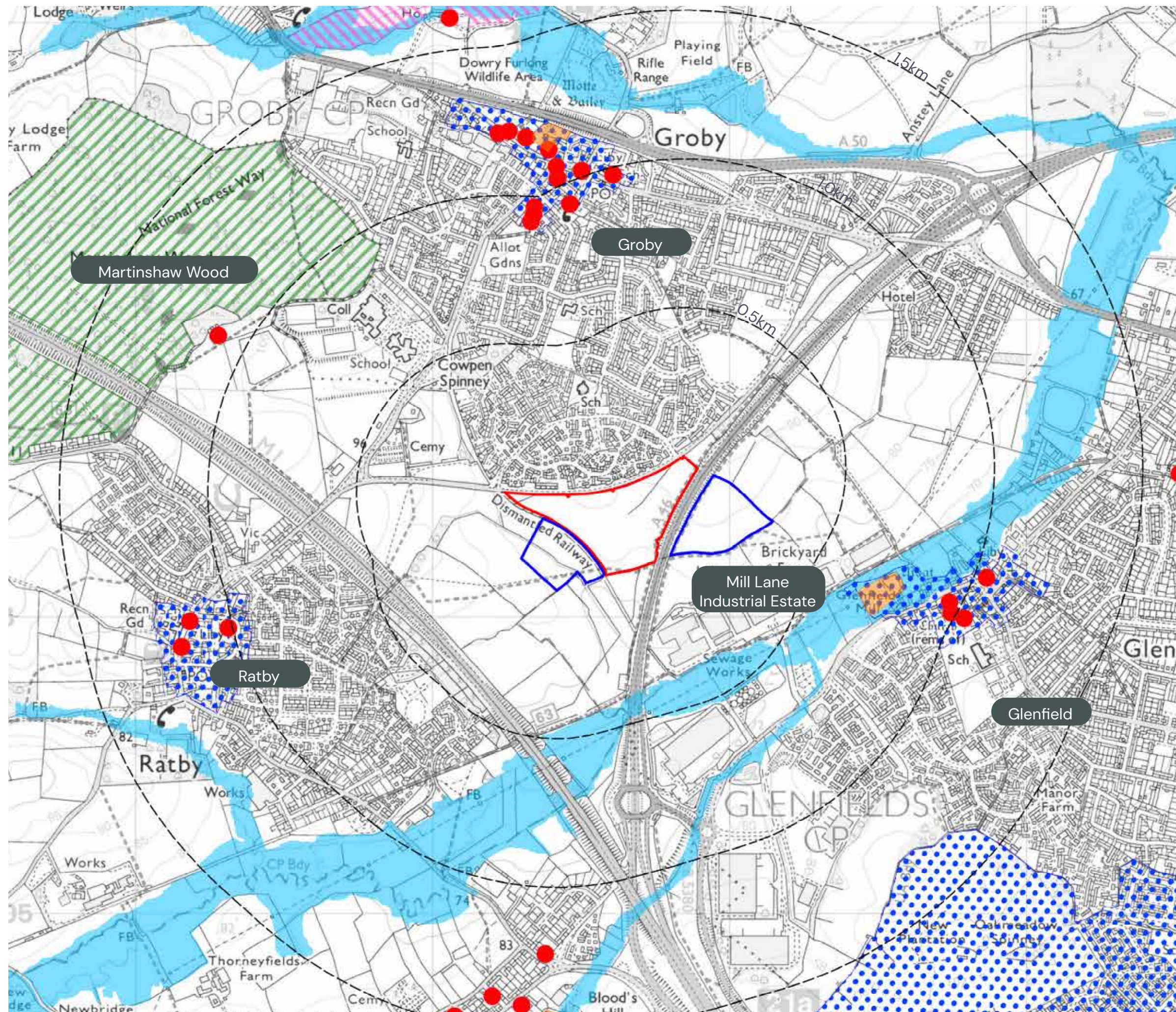
SCALE 1:12,500



4 - FIGURE

Vegetation Cover - TITLE

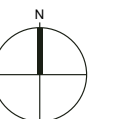
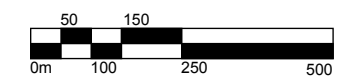
1:12,500 @A3 - SCALE



LEGEND

- Site Boundary
- Site Ownership Boundary
- 500 m Radii
- Flood Zones 3
- Site of Special Scientific Interest (SSSI)
- Scheduled Monument
- Ancient Replanted Woodland
- Listed Building
- Conservation Areas

SCALE 1:12,500



5 - FIGURE

Landscape Designations - TITLE

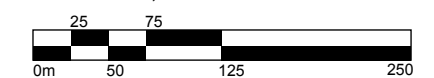
1:12,500 @A3 - SCALE



LEGEND

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

SCALE 1:5,000



6 - FIGURE

Public Rights of Way - TITLE

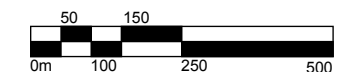
1:5,000 @A3 - SCALE



LEGEND

- Site Boundary
- Site Ownership Boundary
- 500 m Radii
- Movement and PRoW**
- Motorway
- A Roads
- B Roads
- Sacheverell Way
- Footpath
- Bridleway
- Permissive Path
- National Cycle Network Route 63 / Ivanhoe Trail / Bridleway R115

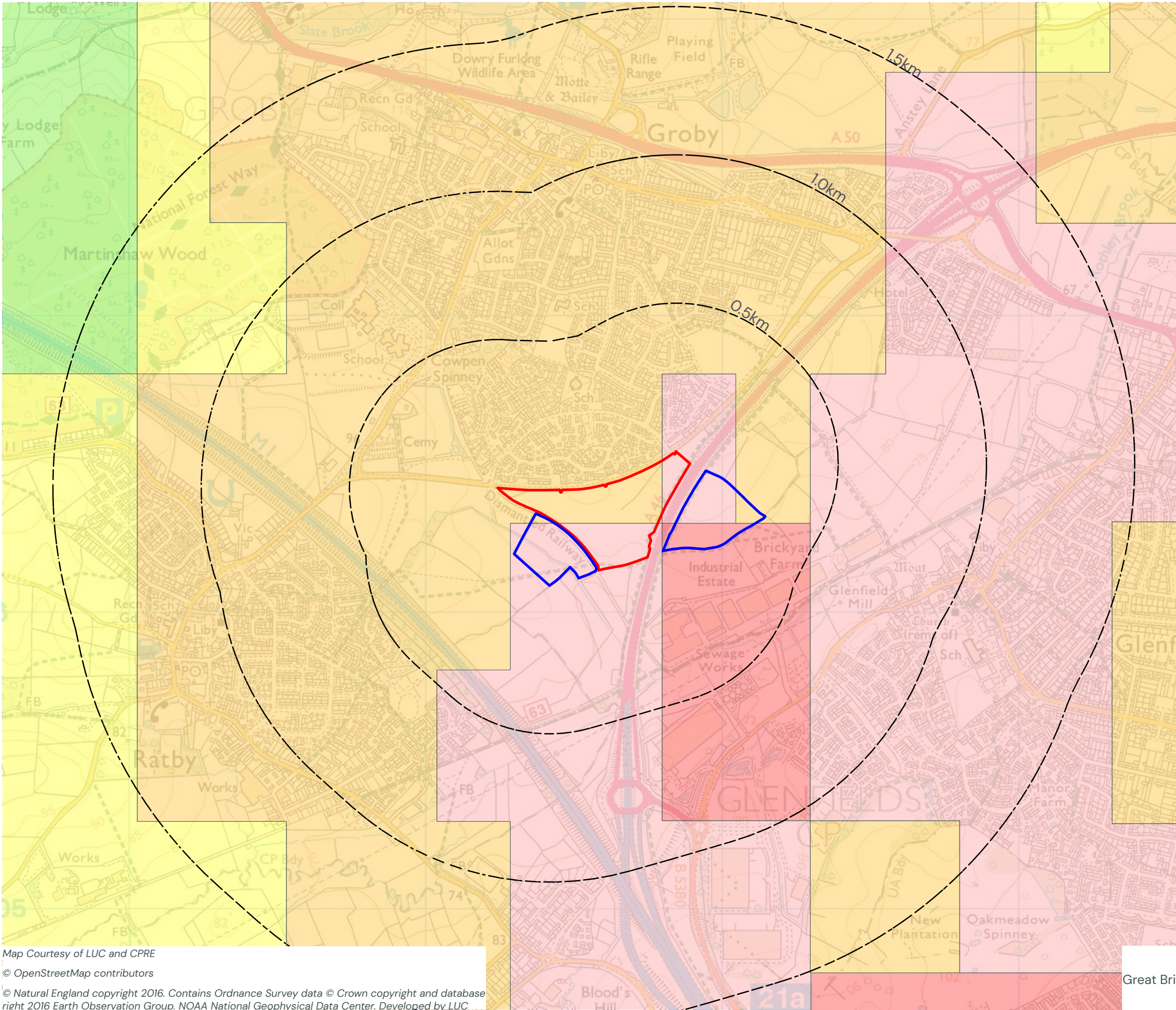
SCALE 1:12,500



7 - FIGURE

Public Access and Movement - TITLE

1:12,500 @A3 - SCALE



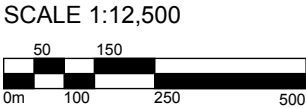
LEGEND

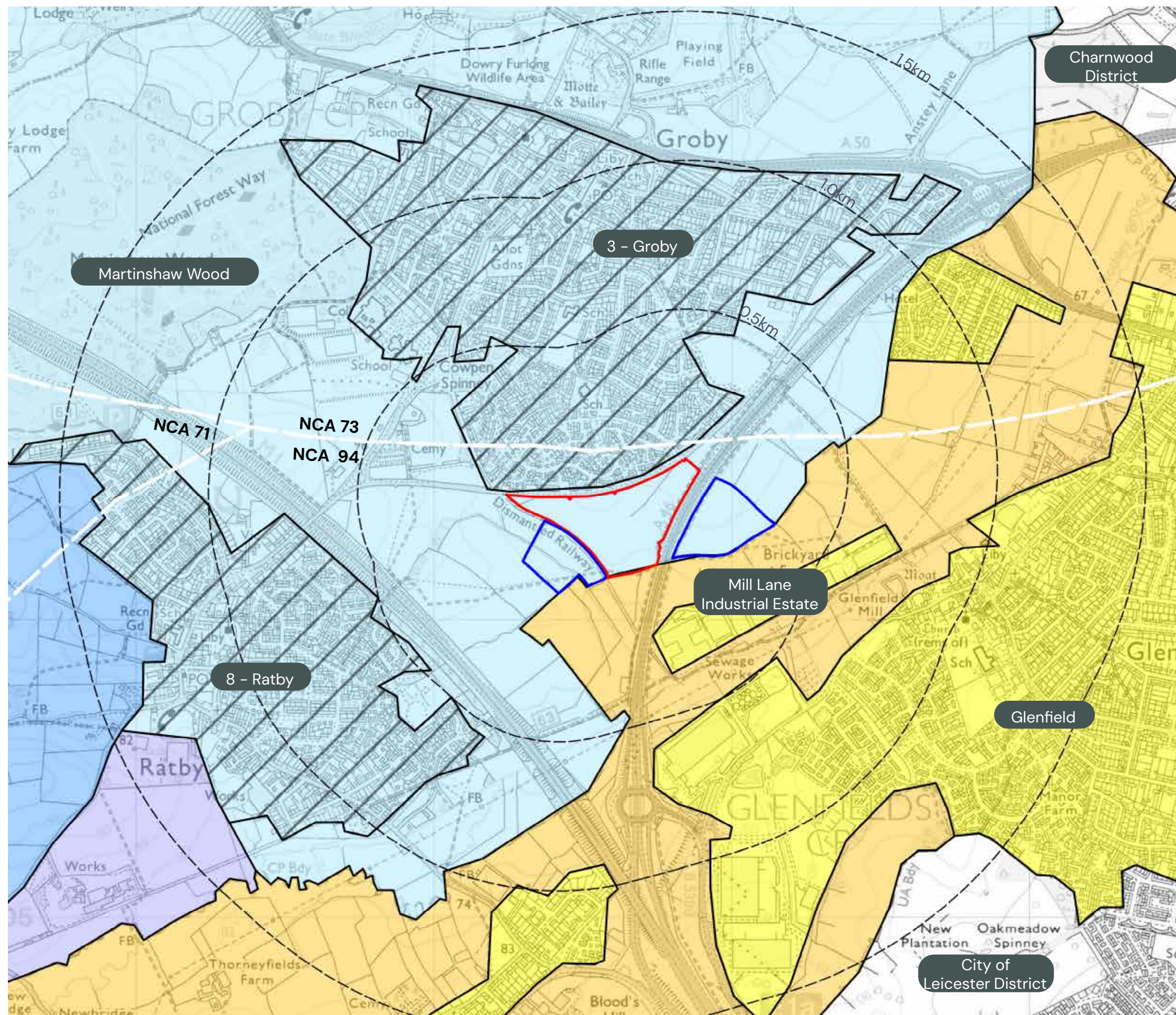
- Site Boundary
- Site Ownership Boundary

Night Lights

- (NanoWatts / cm²/sr)
- >32 (Brightest)
 - 16 - 32
 - 8 - 16
 - 4 - 8
 - 2 - 4 (Brighter)
 - 1 - 2
 - 0.5 - 1
 - 0.25 - 0.5
 - < 0.25 (Darkest)

Each pixel shows the level of radiance (Night Lights) shining up into the night sky. These have been categorised into colour bands to distinguish between different light levels. Please see the report for more information on this.





LEGEND

- Site Boundary
- Site Ownership Boundary
- 500 m Radii
- National Character Areas
 - NCA 71 - Leicestershire Vales & South Derbyshire
 - NCA 73 - Charnwood
 - NCA 94 - Leicestershire Vales

Landscape Character Areas and Types (Hinckley and Bosworth Council, 2017)

- Urban Character Areas
- A Charnwood Forest Settled Forest Hills
 - 3 Groby
 - 8 Ratby
- B Charnwood Fringe Settled Forest Hills
- D Newbold and Desford Rolling Farmland

Landscape Character Types (Blaby District Council, 2019)

- Rothley Brook Fringe
- Settlement

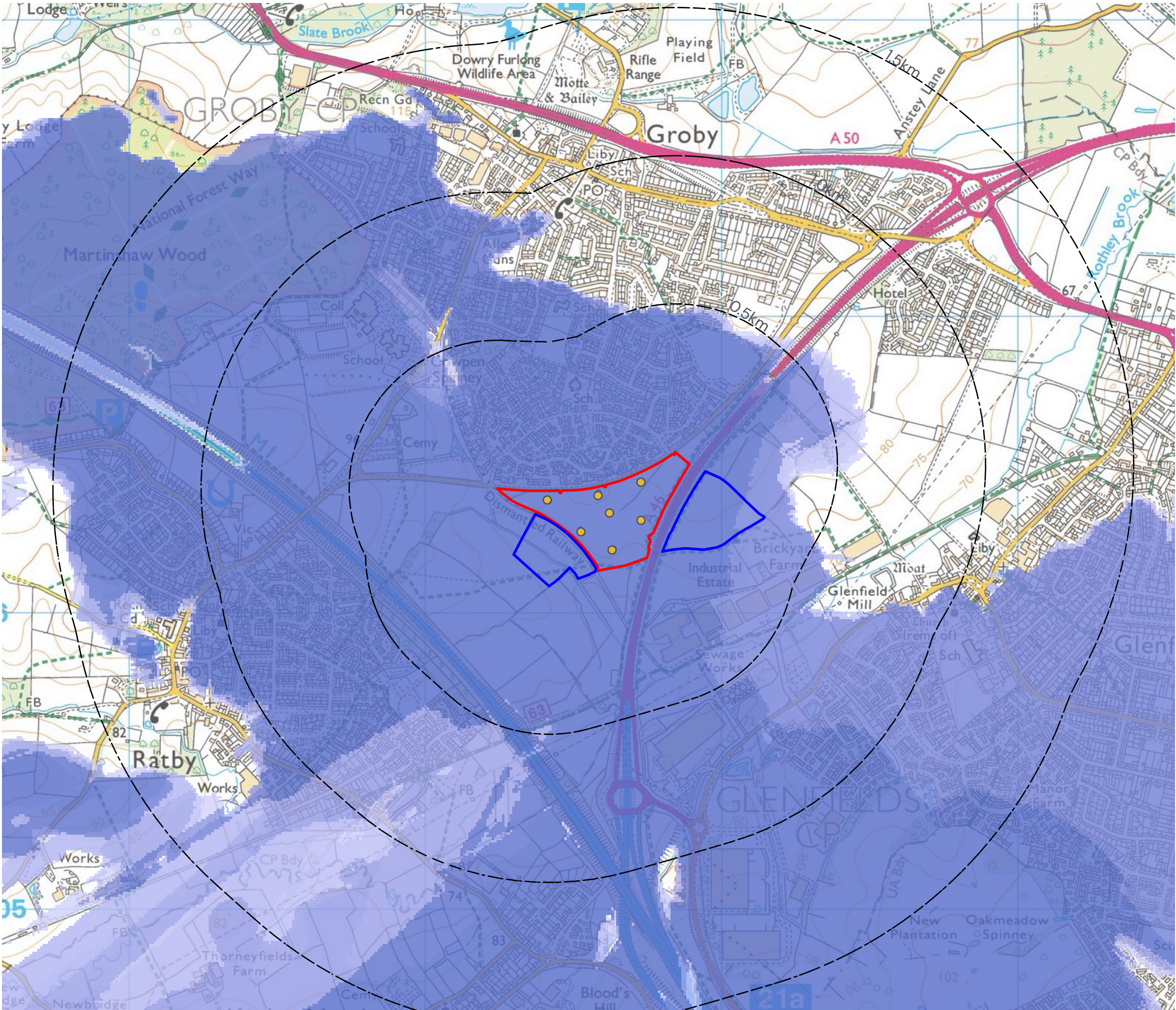
SCALE 1:12,500



9 - FIGURE

Landscape Character - TITLE

1:12,500 @A3 - SCALE



LEGEND

- Site Boundary
- Site Ownership Boundary
- 500 m Radii

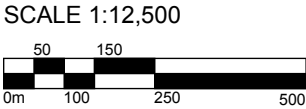
Target points have been set at 9.5m, representing typical 2.5 storey dwellings to reflect the proposed built form.

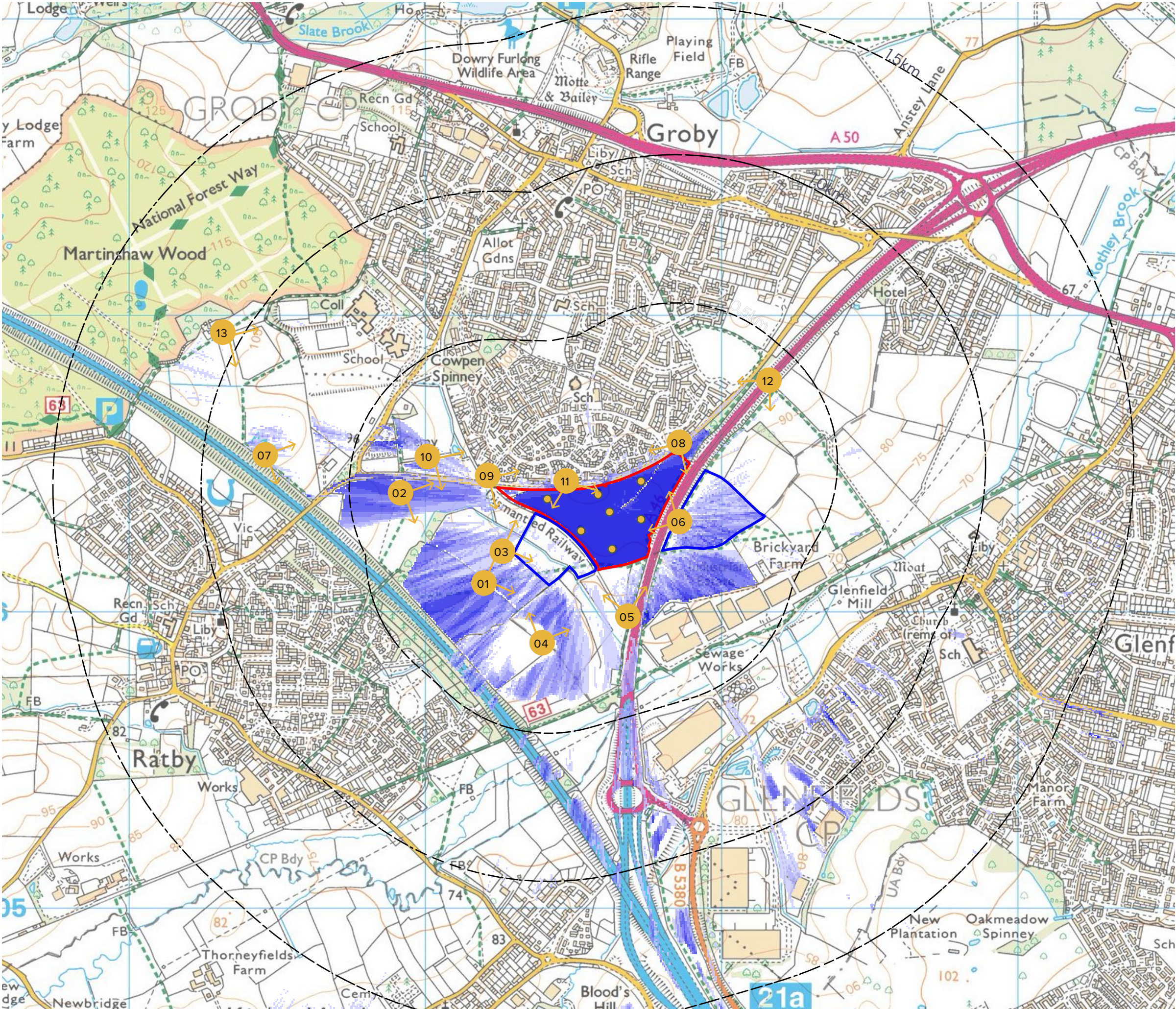
ZTV Target Point

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.





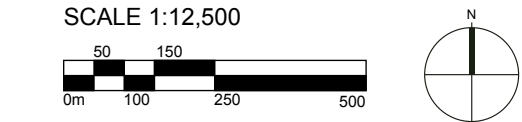
- LEGEND**
- Site Boundary
 - Site Ownership Boundary
 - 500 m Radii

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 Surface Model (DSM), which includes 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.

- Viewpoint Locations

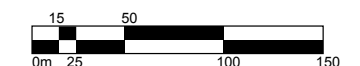




LEGEND

- 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.

Unit 6 | 133-137 Newhall Street | Birmingham | B3 1SF
T: 0121 2371914 W: www.wearedefine.com