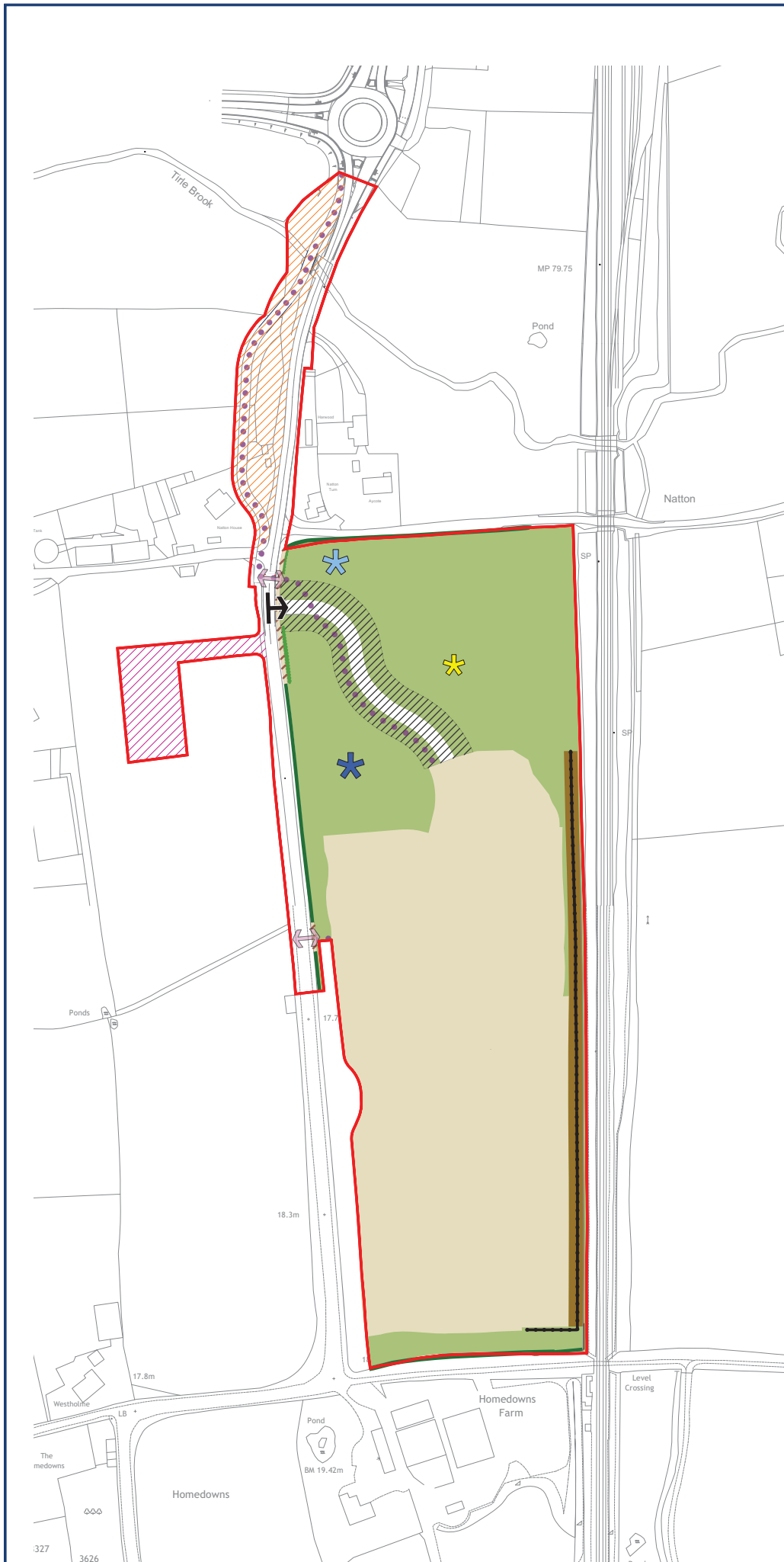


Site Name: LAND OFF FIDDINGTON LANE, ASHCHURCH, TEWKESBURY		Drawing Number: 345.UD.05		Revision: E	
Drawing Title: SITE LOCATION PLAN		Drawn By: LD	Checked By: GJ	Date: 02.09.2022	Scale: 1:2000 @ A3



















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KEY

-  **ES STUDY AREA (6.978HA)**
-  **PROPOSED VEHICULAR ACCESS**
APPROXIMATE LOCATION TO INCLUDE ASSOCIATED HEDGEROW REMOVAL ON FIDDINGTON LANE
-  **RESIDENTIAL**
TO INCLUDE AMENITY GREEN SPACE, INCIDENTAL INFORMAL OPEN SPACE, A SHARED FOOTWAY/CYCLEWAY, SUSTAINABLE URBAN DRAINAGE SYSTEMS, ROADS, LANDSCAPING AND PLAY AREAS, PREDOMINANTLY 2 STOREY BUT WITH ALLOWANCE FOR UP TO 2.5 STOREY (MAXIMUM RIDGE HEIGHT UP TO 11.5M ABOVE PROPOSED GROUND LEVEL)
-  **GREEN INFRASTRUCTURE**
TO INCLUDE SUSTAINABLE URBAN DRAINAGE, PUMPING STATION, INFORMAL FOOTWAYS, FOOTWAYS, CYCLEWAYS AND PLAY AREAS
-  **FLEXIBILITY ZONE FOR UNDERGROUND SEWER CONNECTION**
TO INCLUDE REMOVAL OF HEDGEROW TO FIDDINGTON LANE
-  **HIGHWAY ACCESS CORRIDOR FLEXIBILITY ZONE**
THIS ZONE ALLOWS FOR THE REVISION OF LAND PARCEL BOUNDARIES AND RELOCATION OF LAND USES WITHIN THE ZONE AND FOR A HEDGE BREAK TO ACCOMMODATE WIDTH OF ACCESS ROAD REQUIRED
-  **FLEXIBILITY CORRIDOR FOR SEGREGATED FOOTPATH/CYCLE LINK**
EXISTING TREES/VEGETATION TO BE RETAINED WHERE POSSIBLE
-  **NOISE MITIGATION**
ACOUSTIC FENCE AND BUND 1.5M ABOVE TRACK LEVEL BEING A MAXIMUM OF 5.5M IN HEIGHT
-  **EXISTING VEGETATION TO BE RETAINED**
-  **HEDGEROW TO BE REMOVED**
TO FACILITATE VISIBILITY SIGHT LINES
-  **PROPOSED HEDGEROW**
SET BEHIND VISIBILITY SIGHT LINES
-  **PROPOSED PUMPING STATION**
APPROXIMATE LOCATION
-  **PROPOSED PEDESTRIAN/CYCLE ACCESS**
APPROXIMATE LOCATION CONNECTING TO OUTLINE APPLICATION (REF. 17/00520/OUT)
-  **PROPOSED PLAY AREA**
APPROXIMATE LOCATION
-  **SUDS POND**
APPROXIMATE LOCATION
-  **PROPOSED SEGREGATED FOOTWAY/CYCLEWAY**
TO INCLUDE SOME LOSS OF VEGETATION WEST OF FIDDINGTON LANE

* FUTURE GROUND LEVEL ALLOWS FOR A MAXIMUM OF 1.5M ABOVE THE EXISTING GROUND LEVEL (THIS ESTABLISHES APPROPRIATE DRAINAGE, BALANCE CUT AND FILL AND ALIGN STREET AND BUILDINGS TO CONSISTENT LEVELS)





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Site Name:		SITE: LAND OFF FIDDINGTON LANE, ASHCHURCH	
Drawing Title:		TITLE: PARAMETER PLAN	
Drawing Number:	NUMBER: 345.UD.06	Revision:	REVISION: R
Drawn By:	LD	Checked By:	GRJ
Date:	02.09.2022	Scale:	1/5000 @ A2
<small>The Manor, Boddington, Cheltenham, Gloucestershire, GL51 0TJ Tel: 01242 680694 www.robert-hitchins.co.uk</small>			
<small>CAD Ref: REFERENCE</small>			



KEY






-  APPLICATION SITE
-  PROPOSED VEHICULAR ACCESS INTO THE SITE
-  RESIDENTIAL DEVELOPMENT
-  INFORMAL OPENS SPACE WITH LANDSCAPE PLANTING
-  EXISTING VEGETATION
-  MAIN ROAD
-  INFORMAL ROADS
-  PRIVATE DRIVES /COURTYARDS
-  INDICATIVE CYCLEWAY
-  LEAP WITH 20M BUFFER
-  LAP WITH 10M BUFFER
-  INDICATIVE PED/CYCLE LINK
-  REPLACE HEDGEROW PLANTED BEHIND VISIBILITY SIGHT LINES
-  INDICATIVE STREET TREE PLANTING
-  WATER MAIN AND EASEMENT
-  INDICATIVE LOCATION FOR ATTENUATION AREA
-  INDICATIVE LOCATION OF PUMPING STATION
-  NOISE MITIGATION - ACOUSTIC FENCE AND BUND
-  PROPOSED LANDSCAPING TO NATION HOUSE

FIGURE 4.1

ILLUSTRATIVE MASTERPLAN

DRWG No: P21_2032_09A
 Date: 12/10/2022
 Scale: NTS @ A3



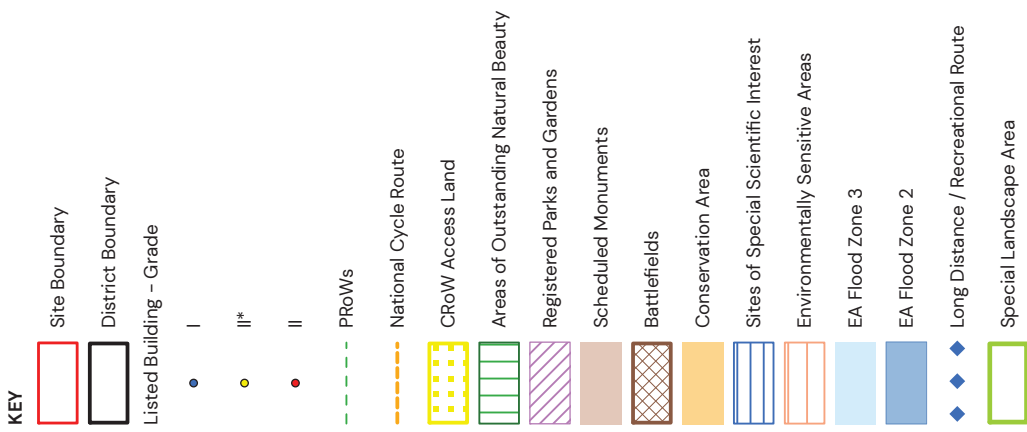


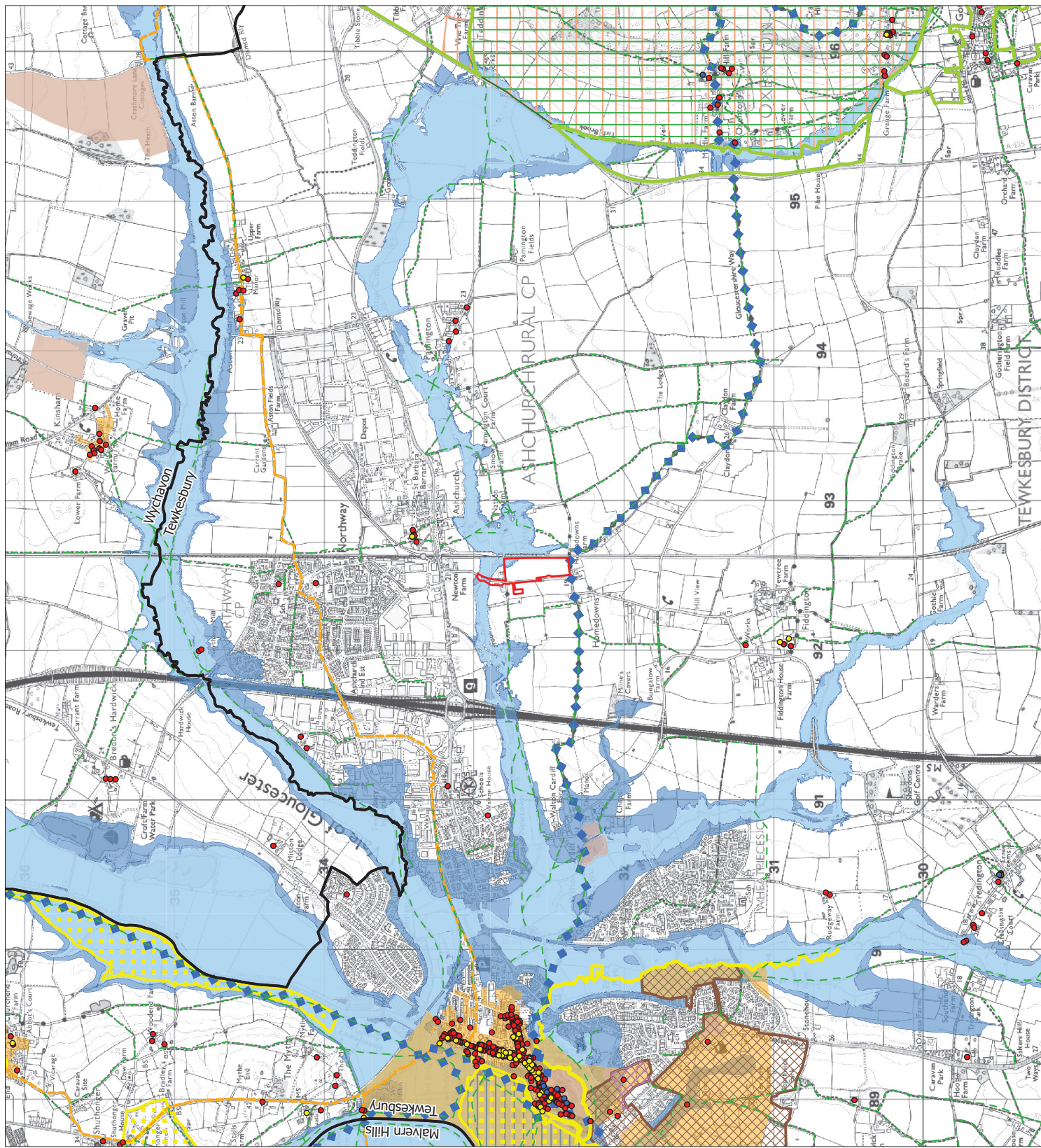










FIGURE 1.2

ENVIRONMENTAL DESIGNATIONS PLAN

DATE	SCALE
12/10/2022	125,000@A3
SHEET	REVISION
B	P21-2032_02
 N  0 1 km	



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- KEY**
-  Site Boundary
 - Application Reference**
 -  17/01203/FUL – Land south of the A46 and north of the Title Brook
 -  17/00520/OUT – Land at Fiddington, Tewkesbury
 -  21/00451/OUT – Land to the Northwest of Fiddington, Tewkesbury
 -  21/00259/FUL – Land at Claydon Farm, Claydon, Tewkesbury
 -  21/00516/FUL – DSDC Ashchurch Camp, Ashchurch Road, Tewkesbury
 -  Adopted Housing Allocation Policy RES1- TEW1, Land at Odessa Farm
 -  18/00043/OUT – Land at Fitzhamon Park, A46 Ashchurch Road, Ashchurch, Tewkesbury

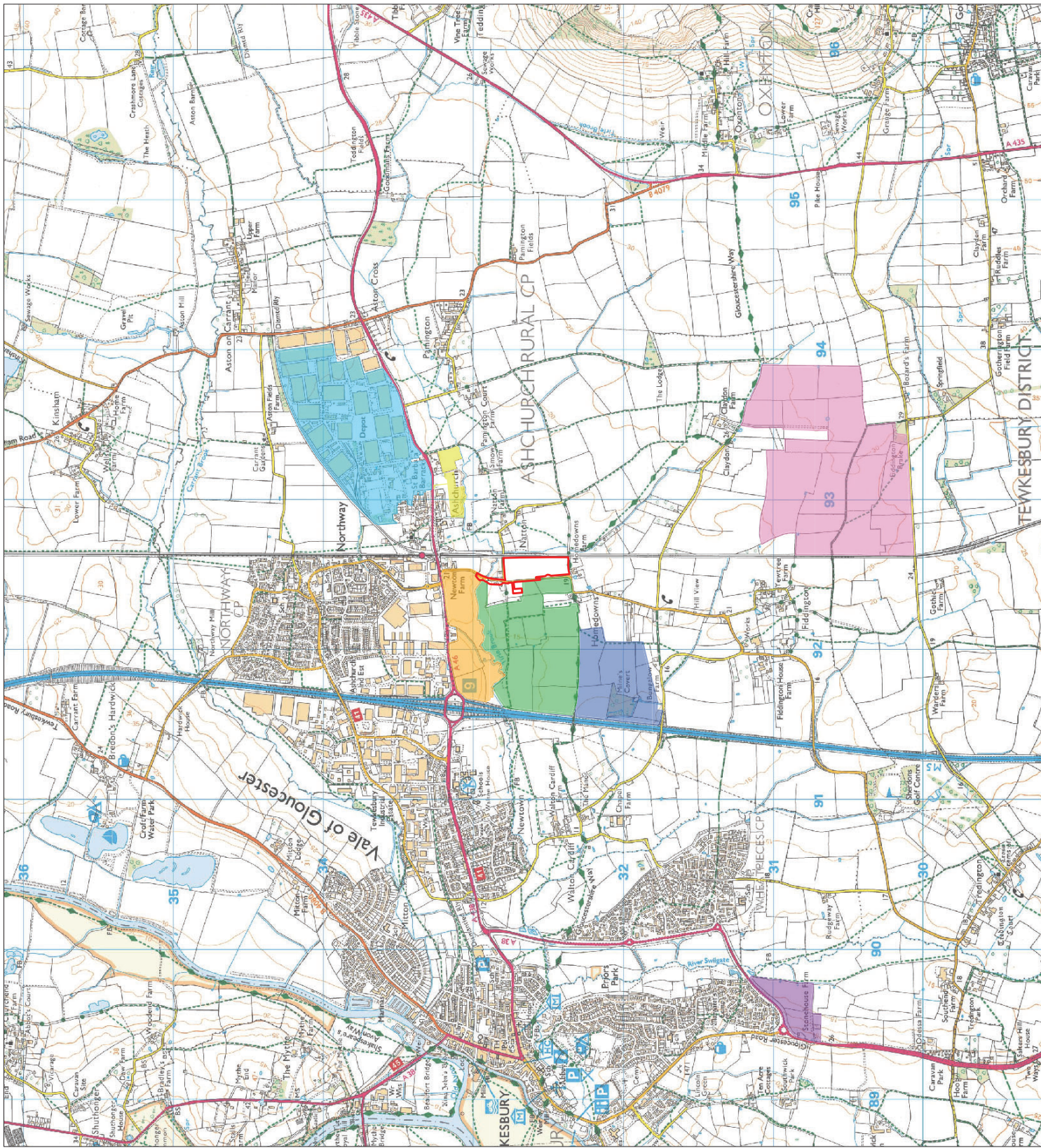


FIGURE 2.1
CUMULATIVE SITES PLAN

DATE	SCALE
12/10/2022	1:25,000@A3
SHEET	REVISION
-	B
	DRAWING NUMBER
	P21-2032_04
	1 km
	0
	N

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