

HS2 Planning Context Report

Prepared for Stratford-on-Avon District

May 2017

Table of Contents

Table of Contents	2
Preface	3
Purpose	3
Status	3
Structure	3
Other Relevant Documents	4
1 Introduction to HS2	4
The HS2 Project	4
Control of Environmental Impacts	5
Controls in the Act	5
Environmental Minimum Requirements	7
Existing Legislation and Other Safeguards	9
2 HS2 in Stratford District	11
Introduction	11
Preparatory and Temporary Works	12
3 Landscape and Restoration	14
4 Schedule 17 Requests for Approval – Programme	15
5 Planning Context Report Plans – Construction and Operation	17
Annex 1 – Signposting	40

Preface

Purpose

This Planning Context Report provides an overview of HS2 works that will take place within Stratford-on-Avon District (the District) and a programme for making requests for approval under Schedule 17 to the High Speed Rail (London - West Midlands) Act 2017 (“the HS2 Act”).

The report has been prepared in fulfilment of the requirements of paragraph 16 (1) (a) of Schedule 17 to the Act, which states:

A planning authority need not consider a request for approval under Part 1 [of Schedule 17 to the Act] unless:

a) the nominated undertaker has deposited with the authority a document setting out its proposed programme with respect to the making of requests under that Part to the authority,

This document accordingly sets out the proposed programme for making requests under Schedule 17 to the HS2 Act. This document also meets the requirement of paragraph 9.2 of the High Speed Rail (London – West Midlands) Planning Memorandum (the “Planning Memorandum”), which states that the ‘...report is to include an indication of the location of the scheduled and non-scheduled works to which requests for approval are expected to relate.’

Status

This document is deposited for information only. It does not require the approval of the planning authority.

Structure

This document contains three sections:

Section 1: Introduction to HS2

Describes in outline the HS2 project, summarises the planning regime and outlines obligations with respect to mitigation of environmental impacts.

Section 2: HS2 in Stratford-on-Avon District

Outlines the proposals within the Borough, and describes the permanent, preparatory and temporary works.

Section 3: Landscape and Restoration

Outlines landscape and restoration works proposed after construction.

Section 4: Programme for Requests for Approval under Schedule 17

Sets out the programme for submission of requests for approval.

Section 5: Planning Context Report Plans – Construction and Operation

Illustrates the location of permanent and temporary works in the District.

Other Relevant Documents

To understand the full background to the HS2 proposals and to the planning regime under which requests for approval are to be made, reference should be made to the following documents:

- The HS2 Act;
- The HS2 Environmental Statement; and
- The High Speed Rail (London – West Midlands) Environmental Minimum Requirements (“the EMRs”).

Annex 1 signposts these and other relevant documents.

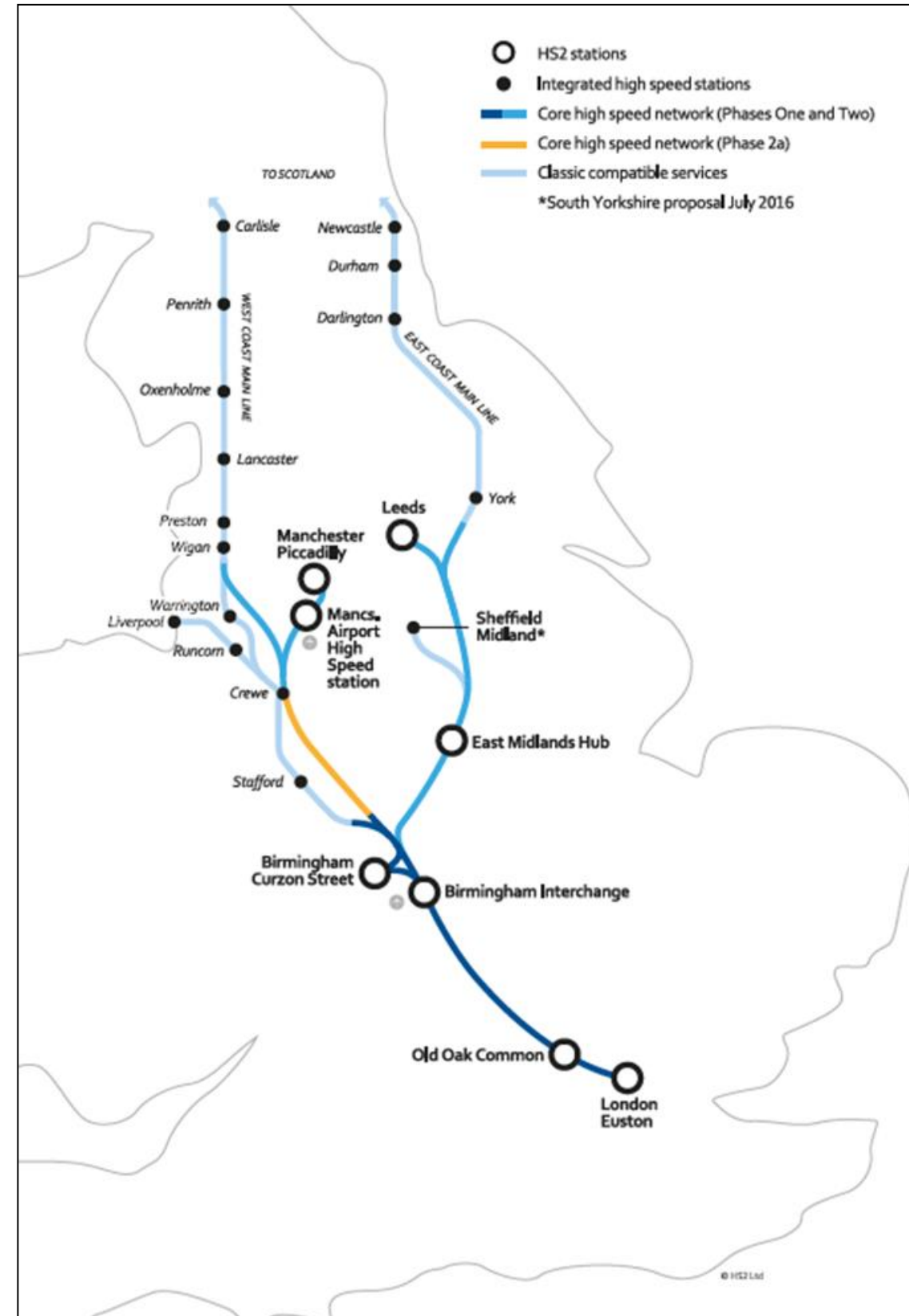
1 Introduction to HS2

The HS2 Project

1.1 HS2 is the Government's proposal for a new, high speed north-south railway. The proposal is being taken forward in two phases: Phase One will connect London with Birmingham and the West Midlands and Phase Two will extend the route to Manchester, Leeds and beyond.

1.2 On 23rd February 2017 Royal Assent was granted for Phase One of HS2, which comprises of a new high speed railway between London and the West Midlands with stations at London Euston, Old Oak Common, Birmingham Interchange, and Birmingham Curzon Street. Figure 1 illustrates the Phase One route between London – West Midlands and Phase Two proposals.

Figure 1: HS2 Map



Control of Environmental Impacts

- 1.3 The environmental impacts of the construction, maintenance and operation of HS2 will be controlled in three ways:
- Controls within the HS2 Act such as approvals for designs and construction arrangements;
 - Policies, commitments and undertakings entered into outside of the Act, including the EMRs; and
 - Existing legislation, unless expressly or impliedly dis-applied or modified by the HS2 Act.
- 1.4 These controls are summarised below.
- Environmental Statement**
- 1.5 The HS2 Phase One Environmental Statement (ES) was published in November 2013. It has been supplemented by a number of additional volumes as further information has become available, and in light of proposed changes to the project¹.
- 1.6 The ES identifies the likely significant effects that will arise from the construction and operation of HS2 and identifies the range of mitigation measures that could be used to reduce or eliminate these effects. The assessment is based on a number of assumptions about design and construction practices.
- 1.7 As the project is taken forward to detailed design and construction there may be changes to assumed construction methods and design, subject to the requirements of the Act, the EMRs, and any approvals required from consent granting bodies, and in response to the requirements of any relevant Undertakings or Assurances.

Controls in the Act

The Planning Regime

- 1.8 Section 20 of the HS2 Act grants deemed planning permission under Part 3 of the Town and Country Planning Act 1990 ("the TCPA") for the works authorised by the HS2 Act. This permission is subject to the requirement that certain approvals need to be obtained from the relevant planning authorities under the planning regime established by Schedule 17 to the Act. The conditions in Schedule 17 are enforceable by the planning authority in accordance with the TCPA.

¹ An Environment Statement has been published with the Additional Provision tabled by the Promoter in September 2014. In addition, Supplementary Environmental Statements and Additional Provision Environmental Statements were published and tabled by the Promoter in July 2015, September 2015, October 2015 and December 2015.

- 1.9 The principal works authorised by the HS2 Act are described in Schedule 1 (the "scheduled works"). The descriptions in Schedule 1 to the HS2 Act set out the type of work and their location, for example:
- Work No.1/1 – A railway (23.48 kilometres in length) partly in tunnel, commencing at a point 235 metres east of the junction of North Gower Street with Drummond Street passing north-westwards and terminating beneath a point 80 metres north-west of the bridge carrying Ickenham Road over the Marylebone to Aylesbury Railway. Work No. 1/1 includes shafts at Coburg Street, Mornington Street, Granby terrace, Parkway, Adelaide Road, Alexandra Place, Canterbury Works and Greenpark Way, a station at Old Oak Common and a Crossover Box at Victoria Road.*
- 1.10 The scheduled works must be constructed in the locations and to the levels relevant to each scheduled work shown on the deposited plans and sections (the 'Limits of Deviation'). The scheduled works may deviate vertically downwards from the levels shown to any extent, and may deviate upwards up to 3 metres subject to the upper limits defined for certain works such as stations, depots or shafts.
- 1.11 Section 2 to the HS2 Act authorises, within the Act limits, the construction and maintenance of a wide range of other development for the purposes of or in connection with the scheduled works, or otherwise for Phase One purposes. Section 2 also authorises, within the Act limits, the carrying out and maintenance of landscaping and other works to mitigate adverse effects of the construction, maintenance or operation of the works and to carry out and maintain works for the benefit or protection of land affected by the works.
- 1.12 Such ancillary works may be constructed within Act limits as defined on the deposited plans. The HS2 Act only grants deemed planning permission for the construction of works which are not scheduled works if they are within the scope of the ES that accompanies the HS2 Act.
- 1.13 Schedule 2 to the Act authorises further works, including surveys and investigation of land, support of buildings, works to trees, discharge of water, and temporary works to certain waterways.
- 1.14 Schedule 17 to the Act defines the detailed planning regime which will apply to the planning authority affected by works to construct and operate HS2.
- 1.15 The planning regime under Schedule 17 is different to that of the TCPA. It differs from the TCPA process in how it defines the matters that require approval and the grounds that the planning authorities can have regard to in determining requests for approval. The grounds for the imposition of conditions and/or the refusal of Schedule 17 submissions are limited in comparison to the TCPA process. This is because the works already have deemed planning permission through the Act and there are other complementary controls imposed through the HS2 Act and EMRs.
- 1.16 Schedule 17 requires the nominated undertaker to submit the following details to planning authorities, for approval or agreement:

- Plans and specifications of certain works;
- Matters ancillary to development (“construction arrangements”);
- Road Transport (lorry routes);
- Bringing into use; and
- Site restoration schemes.

1.17 Planning authorities who have given the Secretary of State undertakings, as set out in the Planning Memorandum, with respect to the handling of planning matters under Schedule 17, have become ‘qualifying authorities’. The main provisions of the Planning Memorandum are summarised in Section 1.51 below.

1.18 The District has become a qualifying authority.

1.19 In relation to qualifying authorities, the operations or works for which plans and specifications will be submitted for approval are identified in Table 1.

Table 1: Operations or works requiring approval of plans and specifications

PLANS AND SPECIFICATIONS	
BUILDING WORKS (paragraph 2 of Schedule 17)	The erection, construction or alteration of any building, other than a temporary building.
OTHER CONSTRUCTION WORKS (paragraph 3 of Schedule 17)	Road vehicle parks; Earthworks; Sight, noise or dust screens; Transformers, telecommunication masts or pedestrian accesses to railway lines; Fences or walls, and Lighting equipment.
WASTE AND SPOIL DISPOSAL AND EXCAVATION (Paragraph 7 of Schedule 17)	Disposal of waste or spoil. Excavations of bulk materials from borrow pits.

1.20 In relation to qualifying authorities, development must be carried out in accordance with matters ancillary to development (construction arrangements) approved by the relevant planning authority (paragraph 4 of Schedule 17).

1.21 Schedule 17 enables the Secretary of State to make a class approval for construction arrangements, except in relation to construction camps (paragraph 5 of Schedule 17). A class approval was made by the Secretary of State on 24th March 2017, following consultation with the planning authorities affected, for the following generic construction arrangement matters:

handling of re-usable spoil and topsoil; storage sites; site screening; artificial lighting; suppression of dust; road mud control measures. The approval of construction camps is not included in the class approval.

1.22 Where lorry movements exceed 24 to/from a construction site, the lorry route must be approved (paragraph 6 of Schedule 17) by the relevant qualifying authority.

1.23 The relevant qualifying authority approves a bringing into use request for approval (paragraph 9 of Schedule 17), for most scheduled works, apart from any which are below ground, and maintenance depots. The purpose of bringing into use requests is to ensure that appropriate mitigation has been incorporated, and no such work can be brought into use without such approval.

1.24 A site restoration scheme will be submitted for agreement with the relevant planning authority in accordance with paragraph 12 of Schedule 17.

1.25 The planning authority must have regard to statutory guidance issued by the Secretary of State in accordance with paragraph 26 of Schedule 17 to the HS2 Act.

Other Consents in the Act

1.26 In addition to the planning regime described above, Schedules 4 and 33 to the HS2 Act contain provisions setting out the protections to be provided for various bodies with statutory responsibilities likely to be affected by the works.

Schedule 4 – Accesses to highways affecting traffic

1.27 To control the impact of constructing new or altering existing accesses onto the local road network, local highway authorities have an approval role. For the opening of an access onto, or the alteration of, a road at a place shown on the deposited plans the works must be carried out in accordance with plans and specifications approved by the highway authority. In addition the local highway authority may require the access to be moved elsewhere within the Act limits where that is reasonably capable of being done. If an access is required at a location other than that shown on the deposited plans, the consent of the highway authority is required, subject to its approval of plans and specifications.

Schedule 4 – Stopping up, diversion and interference with the highway

1.28 During construction the temporary closure, diversion or interference with highways will be required. In order to address local impacts the Act provides for highway authority input. Where a highway is specified within the Act, the nominated undertaker must consult the highway authority about the exercising of the powers before doing so. Where the powers are to be exercised in relation to a highway not specified within the Act the nominated undertaker must obtain the consent of the highway authority.

Schedule 33 – Highways

- 1.29 Part 1 of Schedule 33 requires the nominated undertaker in exercising the powers in the Act in relation to highways to have regard to the potential disruption of traffic and to seek to minimise such disruption so far as reasonably practicable, and gives highway authorities rights of approval over various matters concerning details of the works affecting highways.
- 1.30 Additional controls are contained in Schedule 4. Where the nominated undertaker constructs a new or alters an existing highway, the construction or alteration must be completed to the reasonable satisfaction of the highway authority, who shall certify that fact in writing to the nominated undertaker.
- 1.31 Where the nominated undertaker constructs or realigns a highway that is constituted or comprises a carriageway, it must be carried out in accordance with plans, sections and specifications approved by the highway authority.

Schedule 33 – Water

- 1.32 The construction of HS2 will have impacts on inland waterways and land drainage, flood defences, water resources and fisheries. In order to address these impacts the Act includes a range of controls for the relevant authorities.
- 1.33 The impacts on inland waterways are addressed in Part 4 of Schedule 33, this gives the Canal and River Trust the power to approve plans and specifications for works affecting waterways for which it is responsible.
- 1.34 Part 5 of Schedule 33 states that before beginning to construct any “specified work” (in the main, those affecting drainage, flood storage and flood defence, the flow or purity of water and conservation of water resources), the nominated undertaker will submit plans, including method statements, for the works to the Environment Agency or local drainage authorities (i.e. lead local flood authorities, or internal drainage boards) for approval. Works will be constructed in accordance with the approved plans.
- 1.35 The Environment Agency or local drainage authorities may, amongst other matters, make conditions requiring the nominated undertaker at its own expense to construct such protective works as are reasonably necessary to safeguard any drainage work against damage or to ensure its efficiency for flood defence purposes is not impaired during the construction of the specified works.
- 1.36 These provisions have effect instead of the normal consenting regime which would apply, for example, under the Land and Drainage Act 1991, or the Environmental Permitting Regulations 2010.

Schedule 33 - Other Controls

- 1.37 Schedule 33 – Protective provisions also include the requirement for consultations and agreements from statutory utilities undertakers.

Schedule 18 – Listed Buildings

- 1.38 The HS2 Act disapplies the normal controls requiring conservation area consent and listed building consent under the Planning (Listed Building and Conservation Areas) Act 1990, for the demolition, alteration or extension of listed buildings and unlisted buildings. The disapplication applies to the extent specified in Schedule 18 to the Act.
- 1.39 In recognition of the removal of the requirement for listed building consent, heritage agreements have been entered into between the nominated undertaker, Historic England and relevant local authorities. These agreements require approvals to detailed method statements in relation to the works subject to the disapplication of the normal listed building controls.

Environmental Minimum Requirements

- 1.40 There are a variety of control mechanisms and mitigation strategies outside of the HS2 Act. These are captured in the EMRs.
- 1.41 The EMRs are a suite of documents that have been developed in consultation with local authorities and other relevant stakeholders. The nominated undertaker is contractually bound to comply with the controls set out in the EMRs, through the Development Agreement with the Secretary of State.
- 1.42 The controls contained in the EMRs, along with powers contained in the HS2 Act and the Undertakings given by the Secretary of State, will ensure that impacts which have been assessed in the ES will not be exceeded, unless any new impact or impacts in excess of those assessed in the ES:
- results from a change in circumstances which was not likely at the time of the ES² ;
 - would not be likely to be environmentally significant³ ;
 - results from a change or extension to the project, where that change or extension does not itself require environmental impact assessment (EIA) under either (i) article 4(1) of and paragraph 24 of Annex 1 to the EIA Directive⁴ ; or (ii) article 4(2) of and paragraph 13 of Annex 2 to the EIA Directive⁵; or
 - would be considered as part of a separate consent process (and therefore further EIA if required).
- 1.43 In addition to general principles, the EMRs comprise:

² i.e. a situation that could not reasonably have been anticipated at the time of the ES.

³ This covers all effects (both positive and adverse) where those effects are simply of no environmental significance.

⁴ 2011 consolidated EIA Directive (2011/92/EU).

⁵ Broadly, this would not allow those changes or extensions to the project which would give rise to adverse environmental effects within the EIA.

- a number of specific requirements, including that the nominated undertaker will use reasonable endeavours to adopt mitigation measures that will further reduce any adverse environmental impacts caused by HS2, insofar as these mitigation measures do not add unreasonable costs to the project or unreasonable delays to the construction programme;
- the undertakings and assurances given to Parliament and petitioners by the Secretary of State during the passage of the High Speed Rail (London – West Midlands) Bill (the Bill); and
- the Code of Construction Practice, Planning Memorandum, Heritage Memorandum, and Environmental Memorandum.

Undertakings and Assurances

1.44 During the passage of the Bill through Parliament, the Secretary of State entered into a range of undertakings and assurances. The HS2 Act Register of Undertakings and Assurances contains all the undertakings and assurances given to petitioners and to Parliament before and during the passage of the Bill. The register forms part of the EMRs and as a result the nominated undertaker is contractually bound to deliver them.

Code of Construction Practice

- 1.45 The Code of Construction Practice (CoCP) is Annex 1 of the EMRs. It sets out specific details and working practices in relation to site preparation (including site investigation and remediation, where appropriate), demolition, material delivery, excavated material disposal, waste removal and all related engineering and construction activities.
- 1.46 The CoCP sets out the measures that nominated undertaker and contractors are required to implement in order to limit disturbance from construction activities, as far as reasonably practicable:
- General requirements related to community relations, hours of work, pollution incident control and security, etc;
 - Agriculture, forestry and soils;
 - Air quality;
 - Cultural heritage;
 - Ecology;
 - Ground settlement;
 - Land quality;
 - Landscape and visual;
 - Noise and vibration;
 - Traffic and transport; and

- Water resources and flood risk.

- 1.47 Local Environment Management Plans (LEMPS) will be prepared for each local authority area.
- 1.48 The LEMPs will include a number of specific measures by topic, as relevant to each local authority area. The LEMPs will build on the general environmental requirements contained in the CoCP and will set out how the project will adapt and deliver the required environmental and community protection measures within each relevant local authority area.
- 1.49 The nominated undertaker and/or its contractors will engage with the local communities, local authorities and other stakeholders in order to develop the LEMPs.

Planning Memorandum

1.50 The Planning Memorandum is Annex 2 of the EMRs. It sets out in detail the responsibilities and requirements in relation to planning matters for those authorities that choose to become qualifying authorities. It also sets out requirements for the nominated undertaker in the implementation of Schedule 17 of the HS2 Act.

Heritage Memorandum

1.51 The Heritage Memorandum is Annex 3 of the EMRs. It provides a framework for the nominated undertaker, Historic England, local authorities and other stakeholders to work together to ensure that the design and construction of Phase One is carried out with proper regard to the historic environment.

Environmental Memorandum

1.52 The Environmental Memorandum is Annex 4 of the EMRs. It provides a framework for the nominated undertaker and representatives of the National Environment Forum to work together to ensure that the design and construction of the HS2 Phase One is carried out with due regard for environmental considerations.

Planning Forum

- 1.53 The HS2 Phase One Planning Forum was established to help co-ordinate and secure the expeditious implementation of the planning provisions in the Act. The primary objectives and functions of the Planning Forum are:
- To prepare notes on related matters, which will set out standards and practices to be followed by those implementing the planning regime.
 - To consider common design items for certain structures associated with the railway (such as bridges, acoustic barriers or retaining walls).
- 1.54 The Planning Forum has a number of sub-groups:
- Highways Subgroup.
 - Environmental Health Subgroup;

- Heritage Subgroup; and
- Flood Risk and Drainage Subgroup.

Environmental Management System

- 1.55 As part of the sustainability policy, the nominated undertaker will develop an environmental management system (EMS) in accordance with *BS EN ISO 14001*. The EMS provides the process by which environmental management, both within its organisation and in relation to its operations, is undertaken to ensure the relevant findings of the ES are addressed through the construction phase.
- 1.56 The nominated undertaker will require each of its main contractors to have an EMS certified to *BS EN ISO 14001*. Their EMS will include roles and responsibilities, together with appropriate control measures and monitoring systems to be employed during planning and constructing the works for all relevant topic areas. Where the lead contractor is a joint venture, the EMS will be certified to cover the activities of the joint venture.

Management of Construction Traffic

- 1.57 The HS2 Routewide Traffic Management Plan (RTMP) describes the principles and objectives for the management of transport, highways and traffic during the delivery of the works. It codifies the discussions held with the highway authorities along the HS2 Phase One route via the Highway Subgroup to the Planning Forum and takes into account the best practice used during the delivery of similar large construction projects.
- 1.58 The RTMP document will be supplemented with a series of Local Traffic Management Plans (LTMPs) along the route. LTMPs will set out the full range of local controls, significant works programmes for highways and other appropriate matters.
- 1.59 Regular local Traffic Liaison Group (TLG) meetings have been established with local highway authorities so that matters such as LTMPs and site specific traffic management schemes can be reviewed prior to submission or approval and the implementation of schemes reviewed and other monitoring reported, along with other matters of interest discussed and co-ordinated.

Excavated Material & Waste Management

- 1.60 Measures to reduce potential impacts from waste management are described in section 15 of the CoCP. An integrated design approach has been developed to use excavated material to satisfy the fill material requirements wherever reasonably practicable. This approach will reduce the need for imported materials and reduce the amount of excavated material requiring off-site disposal. This includes reuse of all topsoil and agricultural subsoil as close to the point of excavation as practicable.
- 1.61 All waste generated from the design, construction and operation will be managed in accordance with the waste hierarchy. This places waste prevention as the preferred option at the top, followed

by reuse, recycling and other recovery, with landfill disposal at the bottom as the last resort. Information Paper E3 provides further detail.

Management of Noise and Vibration

- 1.62 The nominated undertaker will obtain consents under Section 61 to the Control of Pollution Act 1974, which will include noise limits and vibration limits where relevant and site specific management and mitigation requirements for noise and vibration, both on and off site.
- 1.63 In relation to the control of construction noise and vibration, Information E23 provides further detail. Information Papers E20, E21 and E22 provide further detail on operational noise from the railway.
- 1.64 Noise and vibration monitoring will be carried out at different times during the lifetime of the railway. Where noise and vibration performance deviates from expected conditions, actions will be taken as described in Information Paper F4.

Existing Legislation and Other Safeguards

- 1.65 Unless a piece of existing legislation is expressly or impliedly dis-applied or modified by the HS2 Act, it will continue to apply. For example, environmental permits in relation to discharges will still be required and the Control of Pollution Act 1974 (COPA) will continue to apply.

Oversite Development

- 1.66 The HS2 Act does not grant approval for any oversite development. Consent for any such development will be applied for and determined through normal planning processes. However, the HS2 Act does authorise works to enable future oversite development, for example the construction of additional foundations or deck structures.
- 1.67 The HS2 Act also puts in place requirements in respect of the environmental assessment of oversite development. It defines the circumstance where the planning application for such development proposed to replace a building demolished or substantially demolished for HS2 must be accompanied by an environmental impact assessment.

Safety and Security

- 1.68 HS2 will create a railway designed, built and operated with world-class health, safety and security standards. All HS2 infrastructure will be designed in accordance with appropriate standards and policies for public safety. The following are some key design principles that will be applied:
- Adoption of hostile vehicle mitigation and blast resilient glazing and facades where appropriate;
 - Application of Crime Prevention Through Environmental Design principles across all of the HS2 network but with particular emphasis on all publicly accessible spaces;
 - Selection of vandal-resistant materials and designs;
 - Appropriate use of surveillance systems and lighting;

Integration of natural way-finding into designs to configure spaces that are easy to navigate and use of signage that is clear and unambiguous.

2 HS2 in Stratford-on-Avon District

Introduction

- 2.1 The HS2 route through the District will be approximately 13km in length. The route enters the District from South Northamptonshire District east of Wormleighton before continuing in a north-westerly direction past Ladbroke and Southam, via tunnel under Long Itchington Wood and then crossing over the Grand Union Canal into Warwick District.
- 2.2 Section 5 of this report illustrates the location of works in the District. This section describes the permanent, preparatory and temporary works in the District.
- 2.3 As the project is taken forward to detailed design and construction there may be changes to the programme, construction methods and design, subject to the requirements of the Act, the EMRs, and any approvals required from consent granting bodies, and in response to the requirements of any relevant Undertakings or Assurances.

Permanent Works

Wormleighton to Lower Radbourne Viaducts

- 2.4 The route enters the District in cutting at the existing junction of Wormleighton Road and Stoneton Lane, to the east of the village of Wormleighton. The road network will be realigned in this location to move the junction to the west of its current position and allow an overbridge taking Stoneton Lane over the railway line.
- 2.5 The route will continue in the Boddington cutting past Wormleighton, passing under Footpath SM101 and then over Footpath SM116a. At this location the route will pass adjacent to the Oxford Canal and then run on an embankment up to 9m in height, which will continue for approximately 3km. The embankment will feature a viaduct crossing over the Oxford Canal and two further viaducts over two watercourses at Lower Radbourne called Lower Radbourne north and south viaducts. A number of balancing ponds will be constructed on the west side of the line along this section of the route up to Chapel Bank Cottage near Lower Radbourne Farm.
- 2.6 This section of the route will feature a number of footpath/bridleway realignments. The provision of an ecological mitigation area between the Lower Radbourne viaducts with additional replacement floodplain storage areas near to the two watercourses.

Chapel Bank Cottage to Ladbroke

- 2.7 North of the Lower Radbourne viaducts, an auto-transformer station (ATS) providing power to the line, will be constructed on the west side of the route. Chapel Bank Cottage will remain in situ opposite the route. The route will then continue north-west within a cutting approximately 1.1km in length, featuring an overbridge for Lower Radbourne Farm access and a new access track.
- 2.8 In the Ladbroke Grove Farm area the route will move onto an embankment approximately 600m in length and alternate between cutting and embankment as it passes Ladbroke and curves west

towards the A423 Banbury Road to the south of Southam. In the centre of this section there will be a deep cutting of approximately 29m metres as it passes through Windmill Hill. Windmill Lane will be realigned and feature an overbridge.

Southam area (A423 to A425)

- 2.9 The route crosses the A423 Banbury Road at the location of Greenleaf Nurseries to the south of Southam, the entirety of which will be demolished to allow for construction of the embankment and the railway line. The A423 will be realigned along a new route up to 100m to the west of its current alignment and cross the railway line on an overbridge. The area around the line will feature two railway and two highway balancing ponds and a replacement accommodation access route off the A423 to the east.
- 2.10 The route will then proceed north-west over a distance of 1.8km towards the River Itchen. It will be on an embankment 550m long in between the A423 and B4451 Kineton Road which will be realigned and cross the route on an overbridge. At this point the route will be adjacent to the southern built up area of Southam (Kineton Road Industrial Estate).
- 2.11 The following section of route up to the River Itchen will be in cutting over a distance of 1.1km at a depth of approximately 10.5m, before a short embankment of 100m takes the route up to the River Itchen. The route will cross the River Itchen on a viaduct approximately 90m in length, following which it will move into a cutting on the approach to the south portal of the Long Itchington Wood tunnel, adjacent to the A425 Leamington Road and just south of the Dallas Burston Polo Club.
- 2.12 The area around the River Itchen will also feature the realignment of Footpath SM24 below the River Itchen viaduct. Ecological mitigation areas, replacement floodplain storage, a balancing pond between the line and the A425 Leamington Road, a tunnel service building next to the tunnel portal (with access from Leamington Road), and the 100m long porous tunnel portal itself which will connect the route with the Long Itchington Wood Tunnel.

Long Itchington Wood Tunnel

- 2.13 From the southern tunnel portal the route will travel in tunnel over a distance of approximately 1.8km underneath the Long Itchington and Ufton Woods SSSI. At the southern end the construction will be a cut and cover tunnel for approximately 330m, followed by a bored tunnel construction for approximately 1.5km. The cut and cover section will require construction through the current alignment of the A425 Leamington Road and part of the Dallas Burston Polo Club site to the north. This will require the temporary diversion of the road to the north to allow for the cut and cover construction process. When construction is complete the road will be reconstructed on its current alignment.
- 2.14 The bored section of tunnel will end at the northern portal which will connect the tunnel exit to a new cutting. This cutting will be approximately 350m long at a depth of approximately 11m.

Long Itchington Wood tunnel north portal to the Grand Union Canal

- 2.15 From the tunnel exit and cutting, the route travels via a 500m long embankment with a height of approximately 8m and incorporating landscape earthworks. A northern tunnel service building will be developed with an access track from Welsh Road. This access track will also serve the balancing pond to be developed to the east of the line on the approach to the Grand Union Canal.
- 2.16 A replacement floodplain storage area will be incorporated adjacent to the east of the balancing pond and new planting areas will be included on the western side of the line. The route will leave the District on an embankment at a minor watercourse, before the Longhole Viaduct which will take it over the Grand Union Canal.

Preparatory and Temporary Works

- 2.17 Construction activities will begin in 2017 and run until 2022, after which just under three years of systems commissioning will take place up to 2025. A number of large civils work main compounds and smaller satellite compounds will be on site for around 3-5 years, some of which will be used for advance works, main civils works and then rail systems/installation works. The auto-transformer stations and tunnel portals at Long Itchington Wood will be some of the last major works to be completed. Building and preparing the railway for operation will comprise the following general stages:
- advance works, including site investigations, site surveys preliminary mitigation works, and preliminary enabling works including utility diversions, temporary and permanent highway diversions and the establishment of associated works compounds;
 - civil engineering works, including site preparation, main earthworks, structure works and the establishment of construction compounds and accommodation camps;
 - railway installation works, including infrastructure installation and connections to utilities;
 - site restoration; and
 - system testing and commissioning.

Primary Utility Works

Worksites and Compounds

- 2.18 Construction of the HS2 route will require engineering works along the entire length of the route, and within land adjacent to the route. This will comprise two broad types of activity:
- civil engineering works, such as earthworks and erection of bridges, viaducts, roads and other structures; and/or
 - railway installation works, such as laying ballast or slabs and tracks, and/or installing power supply and communications features.

- 2.19 Construction work will be subdivided into sections, each of which will be managed from compounds. The compounds will act as the main interface between the construction work sites and the public highway, as well as performing certain other functions. Compounds will either be large main compounds or smaller satellite compounds, which are generally smaller. Some compounds used for civil engineering works will later change function to serve railway installation works, and in some cases for both. In addition, there will also be smaller site compounds for some utilities works.
- 2.20 A full list of proposed work sites within the District is listed below, along with their associated principal construction activities:

Table 2: Compound name and construction activity

Compound name and location	Principal construction activities
Wormleighton	Satellite compound for civils works and rail systems (ATS)
Stoneton	Satellite compound for civils works and SM101 footbridge
Windmill Spinney	Satellite compound for civils works and SM116A underpass
Oxford Canal (south)	Satellite compound for construction of Oxford Canal underbridge
Oxford Canal (north)	Main compound to support footbridges, canal underbridge and Lower Radbourne viaducts
Lower Radbourne (south)	Satellite compound for construction of Lower Radbourne South Viaduct
Lower Radbourne (north)	Satellite compound for construction of Lower Radbourne North Viaduct
Radbourne	Satellite compound for construction of Lower Radbourne Farm/Ladbroke Grove Farm overbridges, Ladbroke Grove cutting and rail systems (ATS)
Ladbroke Grove	Satellite compound for farm access realignment and overbridge
Windmill Lane	Satellite compound for Windmill Lane Farm overbridge and Ladbroke Grove cutting
A423 Banbury Road	Main construction compound for rail systems
Southam (south)	Satellite compound for A423 Banbury Road offline realignment and construction of overbridge

Southam (north)	Satellite compound for A423 Banbury Road offline realignment and construction of overbridge
Kineton Road	Satellite compound for B4451 Kineton Road offline realignment and construction of overbridge
River Itchen Viaduct	Satellite compound for construction of the viaduct and Southam cutting
Long Itchington Wood Green Tunnel	Satellite compound for cut and cover tunnel, civils work, A425 diversion and rail systems.
Welsh Road (Long Itchington Wood tunnel north portal)	Temporary workers accommodation camp
Long Itchington Wood Tunnel north portal	Main construction compound for north portal, Welsh Road works, National Grid gas and rail systems
Longhole Viaduct (South)	Satellite compound for viaduct works

Roadheads and Material Transfer Stockpile Areas

2.21 The following road heads will be used for the storage and loading and unloading of bulk earthworks material which is moved to and from the site on public highways:

- Southam Road, between Ladbroke and Southam
- A425 Leamington Road, Southam (adjacent to site of Long Itchington Wood tunnel south portal)
- Welsh Road, Bascote Heath (adjacent to site of Long Itchington Wood tunnel north portal)

2.22 Additional temporary stockpile sites may be required during work on particular elements of the route and will be adjacent to the works within the existing area of land required for construction.

Demolition Works

2.23 The buildings that will need to be demolished within the District are listed in Table 3:

Table 3: List of structures to be demolished

Demolition	Location
Harp Farm: three agricultural buildings	On Southam Road, south of Southam
Greenleaf Nurseries: nine commercial buildings	On Southam Road, south of Southam (adjacent to Harp Farm)
One residential and two commercial buildings	West of the A423 Banbury Road, south of Southam

Archaeology

2.24 HS2 Ltd has sought to design the railway and to approach the task of construction in ways that reduce the impact on archaeological remains, as far as is reasonably practicable.

2.25 In accordance with the requirements of Heritage Memorandum and the Code of Construction Practice, the nominated undertaker will develop an integrated investigation programme to deliver all archaeological works identified in the ES and as developed during the detailed design process. The programme will set out the key stages of investigation, for example:

- detailed desk-based assessment (where appropriate to inform location specific mitigation);
- field evaluation (where appropriate to inform location specific mitigation); and
- location specific mitigation (for example preservation in situ or archaeological excavation).

2.26 The investigation programme will be developed in light of, and in conjunction with, the overall construction programme and will be reviewed and updated, as necessary. The programme will aim to undertake as much of the work as possible in advance of any construction activities.

Geotechnical Investigations

2.27 Geological investigations and intrusive site investigations (involving boreholes and trial pits) will be undertaken where necessary, to inform the detailed design.

3 Landscape and Restoration

3.1 Different landscape types will be incorporated into HS2 works at various stages of the project. Some early landscape works may be proposed – for example new planting to compensate for the loss of prior habitat or to help integrate HS2 into the surrounding landscape. Planting and landscape techniques will be used for different purposes – for example to visually screen the railway, new structures or to reduce railway noise. Where possible, screen planting will be incorporated into the design along new embankments or cuttings in order to provide a combination of landscape integration, visual screening, and or ecological habitat connectivity.

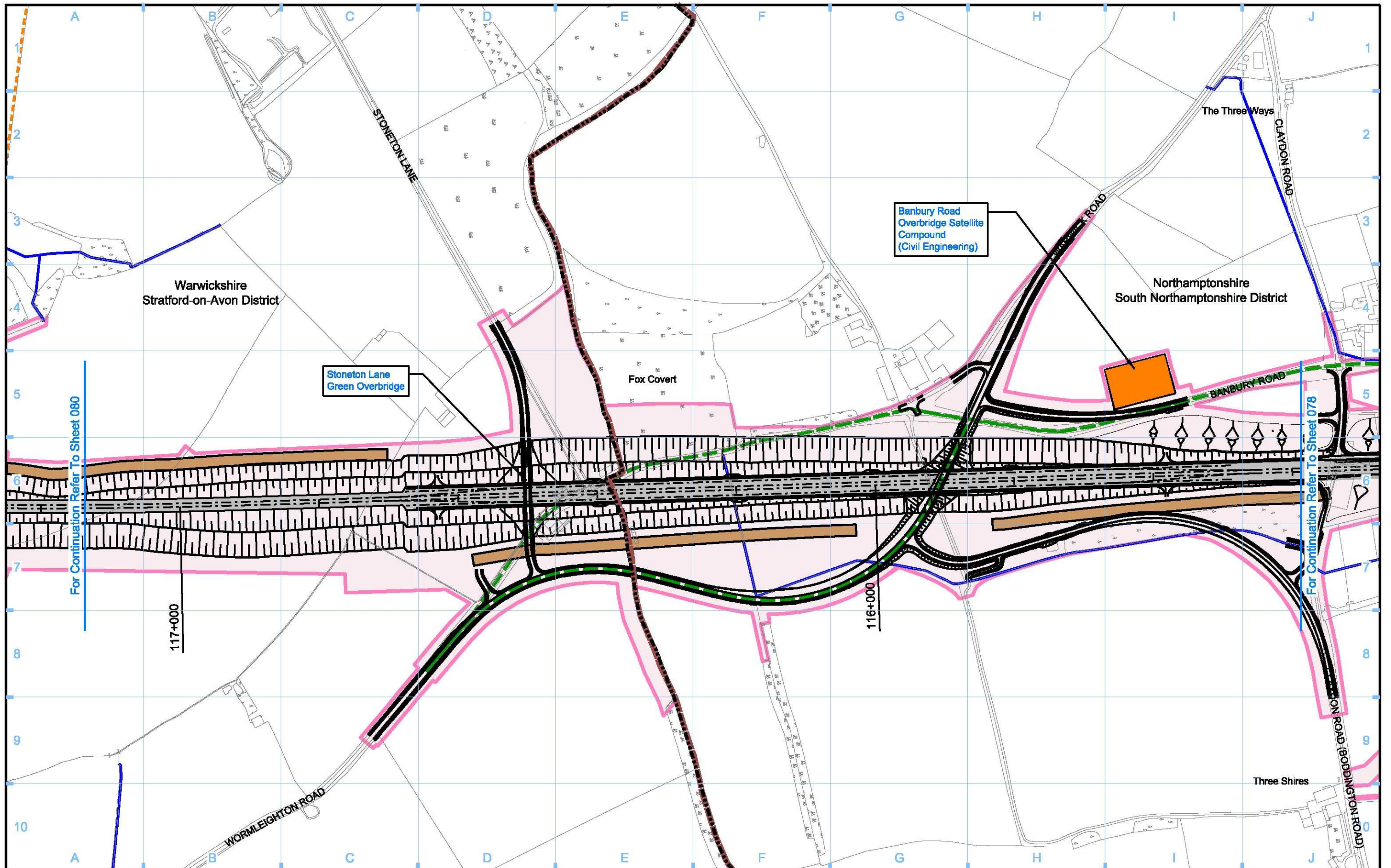
3.2 New areas of woodland will be created along the route. This includes woodland to compensate for the loss of habitat and new planting to help integrate HS2 into the surrounding landscape. Certain areas of grassland will be created specifically to compensate for habitat loss resulting from the scheme.

3.3 Upon completion of construction works, land that is not required for operation of the railway will be restored. At this early stage of the design of the project, the presumption is that land would be restored as far as possible to its pre-existing condition. This will include reinstatement of field boundaries and hedgerows where possible. Hedgerows will be used to replace existing hedgerows removed during construction, to mitigate the impacts on wildlife or to create new visual screens. Any new planting, grassland and habitat creation will be maintained to ensure they become established and are properly maintained.

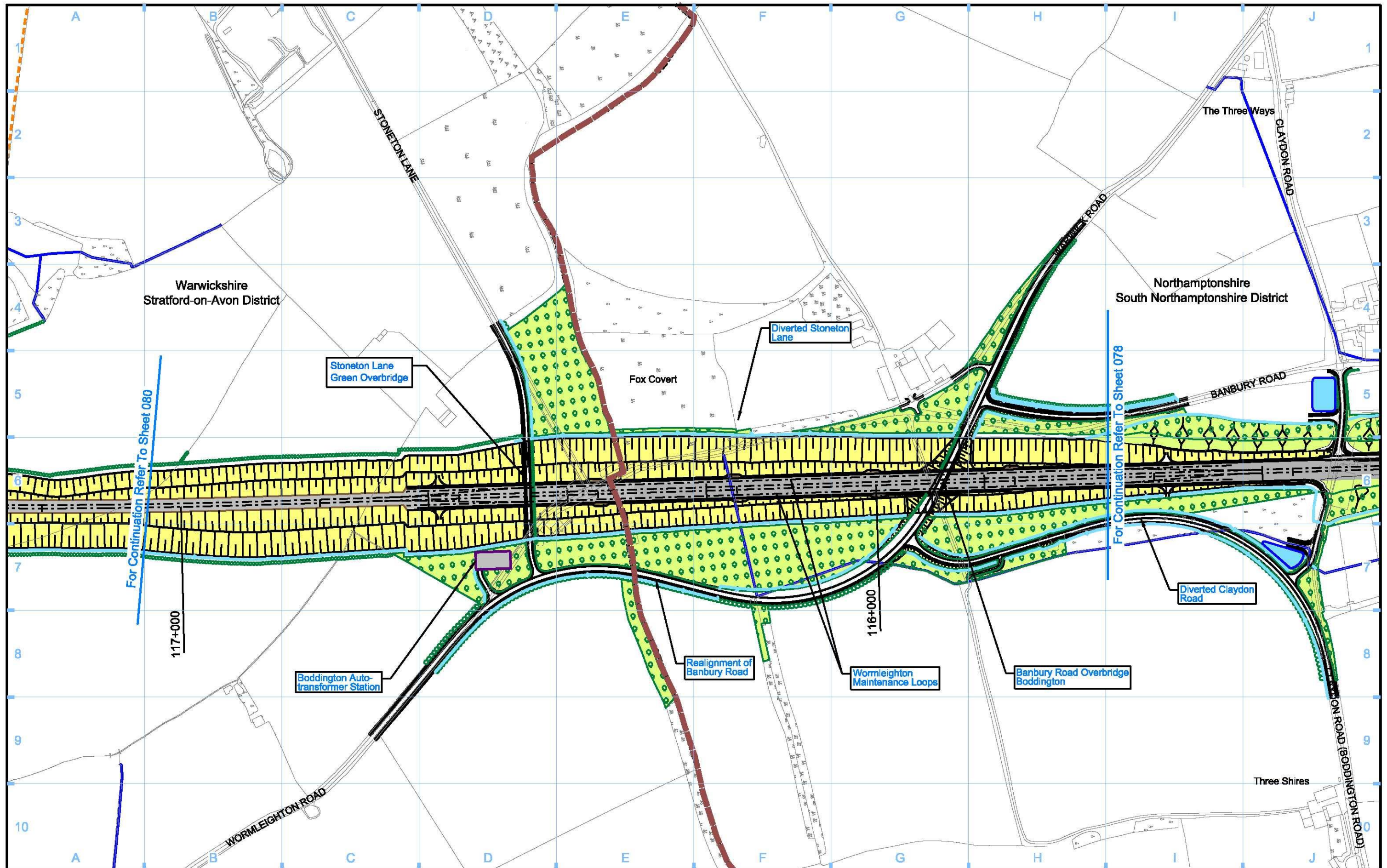
4 Schedule 17 Requests for Approval – Programme

request for Approval	2017 quarters				2018 quarters				2019 quarters				2020 quarters				2021 quarters				2022 quarters				2023 quarters				2024 quarters				2025 quarters				2026 quarters			
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Boddington Cutting																																								
Oxford Canal Culvert																																								
Oxford Canal Embankment																																								
Oxford Canal viaduct																																								
Lower Radbourne viaducts																																								
Lower Radbourne embankment																																								
Ladbroke cutting																																								
Banbury Road realignment																																								
Southam embankment																																								
Kineton Road realignment																																								
Southam cutting																																								
River Itchen viaduct																																								
Leamington Road embankment																																								
Leamington Road cutting and realignment																																								
Long Itchington Wood cutting																																								
Long Itchington Wood tunnel																																								
Ufton Wood cutting																																								
Welsh Road embankment																																								
Longhole viaduct (in Warwick District)																																								
BIU for railway works																																								
Lorry route submissions																																								
Class Approval																																								
Construction camp																																								
Long Itchington Wood																																								
Oxford Canal north																																								

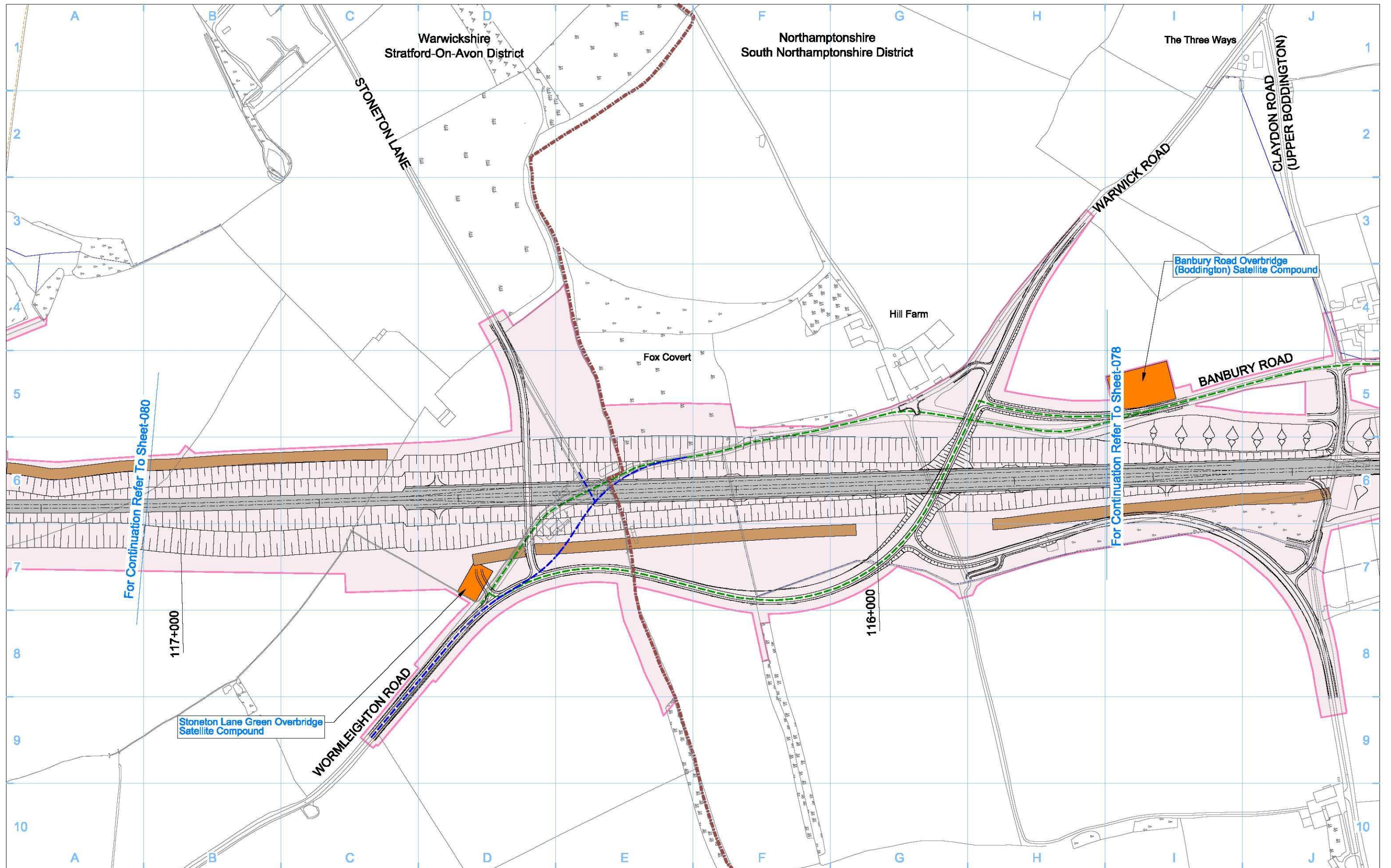
5 Planning Context Report Plans – Construction and Operation



Legend <ul style="list-style-type: none"> Depot, station, headhouse or portal building Tunnel portal Main construction compound Satellite construction compound Temporary material stockpile Rail alignment formation Landscape earthworks Engineering earthworks County boundary Borough / District boundary Land potentially required during construction Temporary replacement community facility Planning authority boundary Existing watercourse Tunnels external extent Construction traffic route Existing public right of way (PRoW) New, diverted or realigned PRoW Stopped-up PRoW Temporary PRoW diversion / realignment Temporary highway diversion / realignment UT Main utility works 		<ul style="list-style-type: none"> Chainage (e.g. 10+000) Rail alignment 	<p>Map Number S17-CP-079a</p> <p>Map Name Construction Phase Sch 17 Planning Context Report Plan</p> <p>Planning Authority Area South Northamptonshire District/ Stratford-on-Avon District</p>	<p>hs2</p> <p>HS2 Ltd accept no responsibility for any circumstances, which arise from the reproduction of this map after alteration, amendment or abbreviation or if it is issued in part or issued incomplete in any way.</p> <p>Registered in England. Registration number 06791886 Registered office: 2 Snow Hill, Queensway, Birmingham, B4 6QA.</p> <p>Scale at A3: 1:5,000</p> <p>0 50 100 150 200 250 Metres</p> <p>© Crown copyright and database rights 2017. Ordnance Survey Licence Number 100049190.</p> <p>Doc Number: C222-HS2-TP-DPL-020-051512 P00.0 Data:</p>
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Map Name Operational Phase Sch 17 Planning Context Report Plan		Planning Authority Area South Northamptonshire District/ Stratford-on-Avon District	



Legend			
	Depot, station, headhouse or portal building		Temporary replacement community facility
	Tunnel portal		Planning authority boundary
	Main construction compound		Existing watercourse
	Satellite construction compound		Tunnels external extent
	Temporary material stockpile		Borough / District boundary
	Rail alignment formation		Land potentially required during construction
	Landscape earthworks		Construction traffic route
	Engineering earthworks		Temporary highway diversion / realignment
	County boundary		Stopped-up PRoW
	Existing public right of way (PRoW)		Temporary PRoW diversion / realignment
	Existing public right of way (PRoW)		Temporary highway diversion / realignment
	Existing public right of way (PRoW)		UT - Main utility works

Map Number: **S17-CP-079b**

Map Name: **Construction Phase Sch 17 Planning Context Report Plan**

Planning Authority Area: **Stratford on Avon District/South Northamptonshire District**

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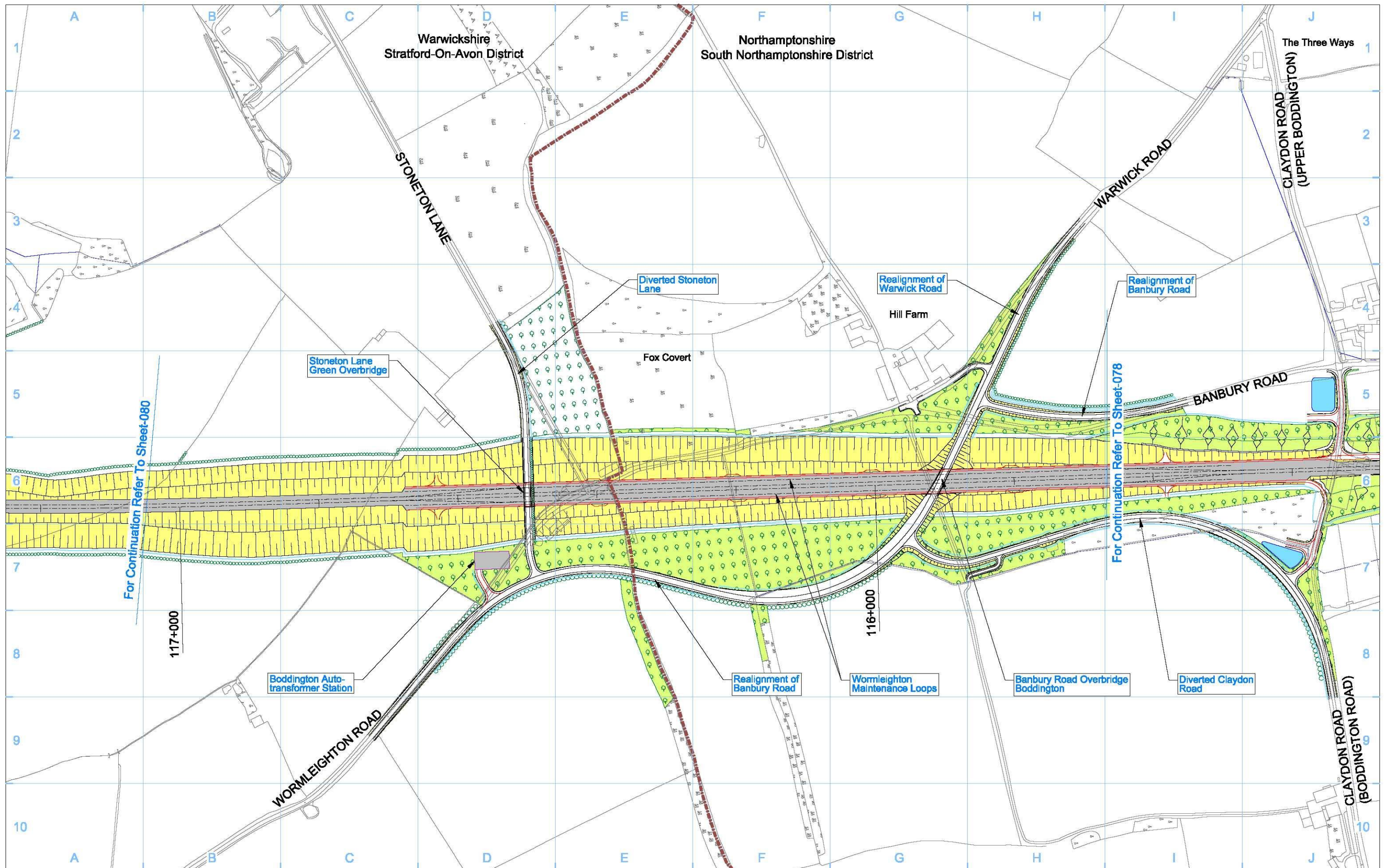
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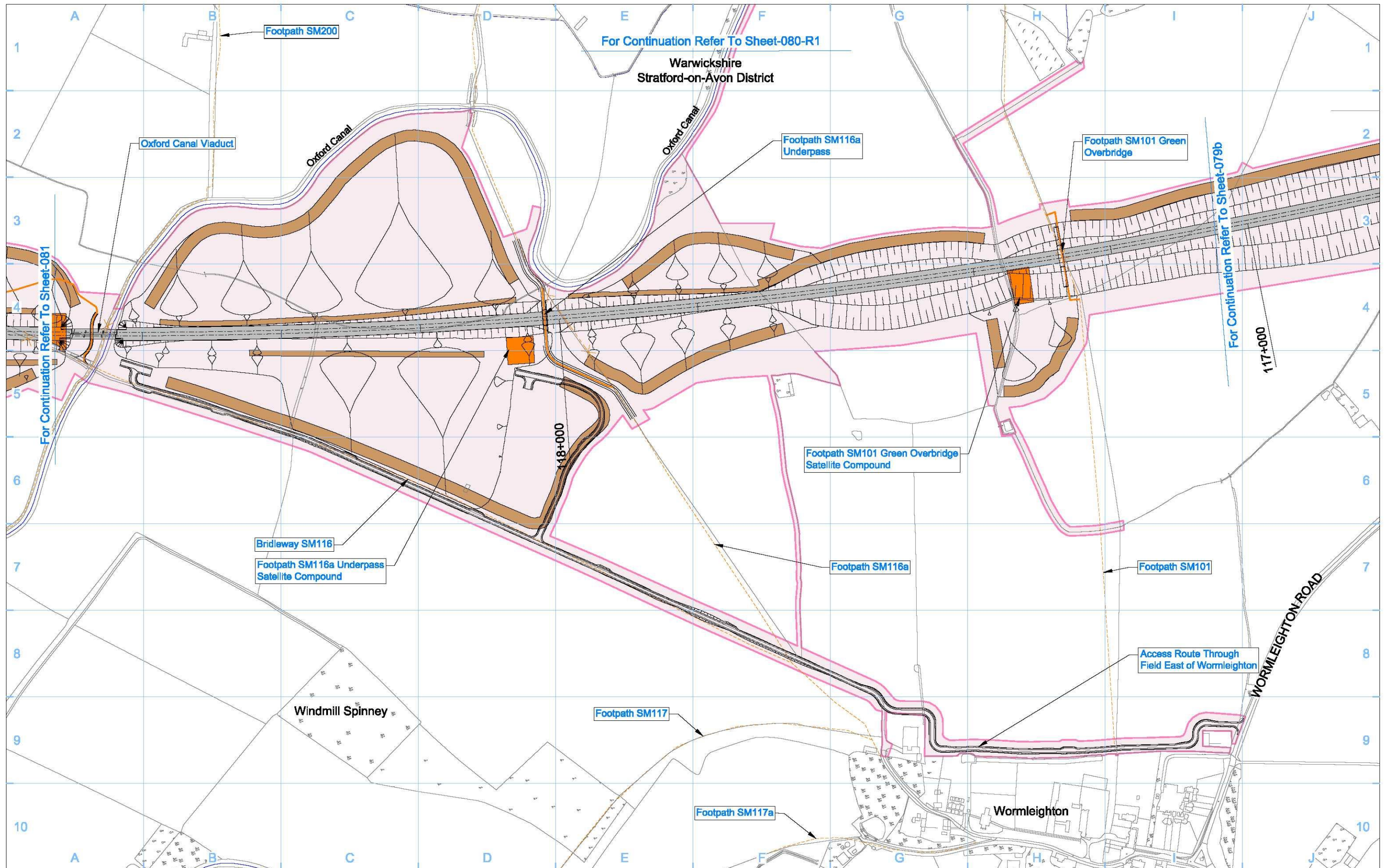
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Map Name Operational Phase Sch 17 Planning Context Report Plan		Planning Authority Area Stratford-On-Avon District / South Northamptonshire District		Map Number S17-OP-079b		Map Name Operational Phase Sch 17 Planning Context Report Plan					



For Continuation Refer To Sheet-080-R1

Warwickshire
Stratford-on-Avon District

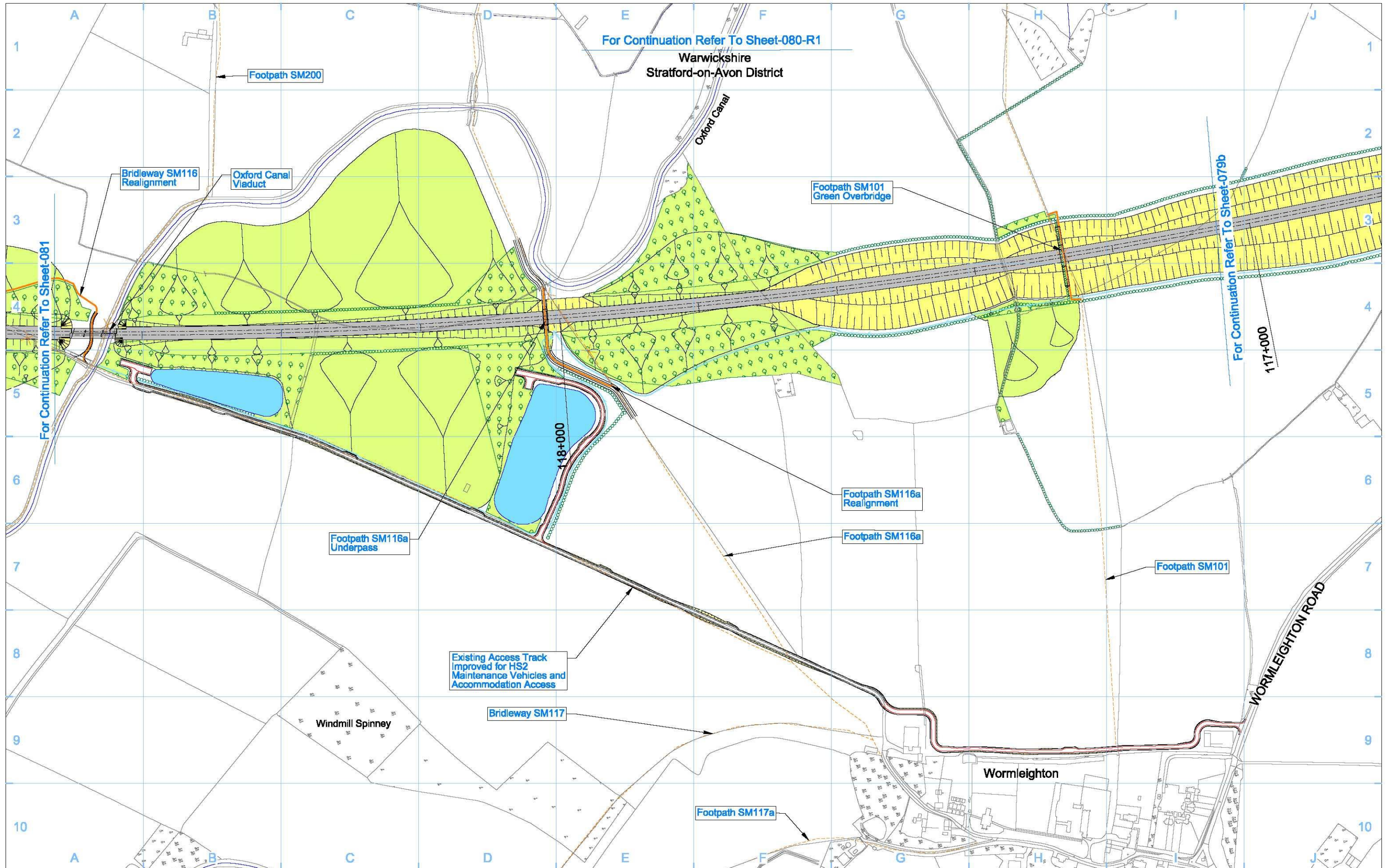
For Continuation Refer To Sheet-079b

For Continuation Refer To Sheet-081

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For Continuation Refer To Sheet-080-R1

Warwickshire
Stratford-on-Avon District



- Legend**
- Depot, station, headhouse or portal building
 - Tunnel portal
 - Electricity substation
 - Land drainage area
 - Ecological mitigation pond
 - Balancing pond

- Replacement floodplain storage
- Woodland habitat creation
- Wetland habitat creation
- Grassland habitat creation
- Landscape mitigation planting (scrub / woodland)
- Grassed areas
- Sustainable placement

- Public realm/Replacement community facility
- Engineering earthworks
- Landscape earthworks
- Rail alignment formation
- Returned to suitable development use
- County boundary
- Borough / District boundary

- Planning authority boundary
- Watercourse diversion
- Existing watercourse
- Ditches - new
- Hedgerow habitat creation
- Main utility works
- Existing public right of way (PRoW)
- New, diverted or realigned PRoW

- Stopped-up PRoW
- Tunnels external extent
- Rail alignment
- HS2 Access road
- Noise fence barrier
- Chainage (e.g. 10+000)

Map Number: **S17-OP-080**

Map Name: **Operational Phase
Sch 17 Planning Context Report Plan**

Planning Authority Area: **Stratford-On-Avon District**

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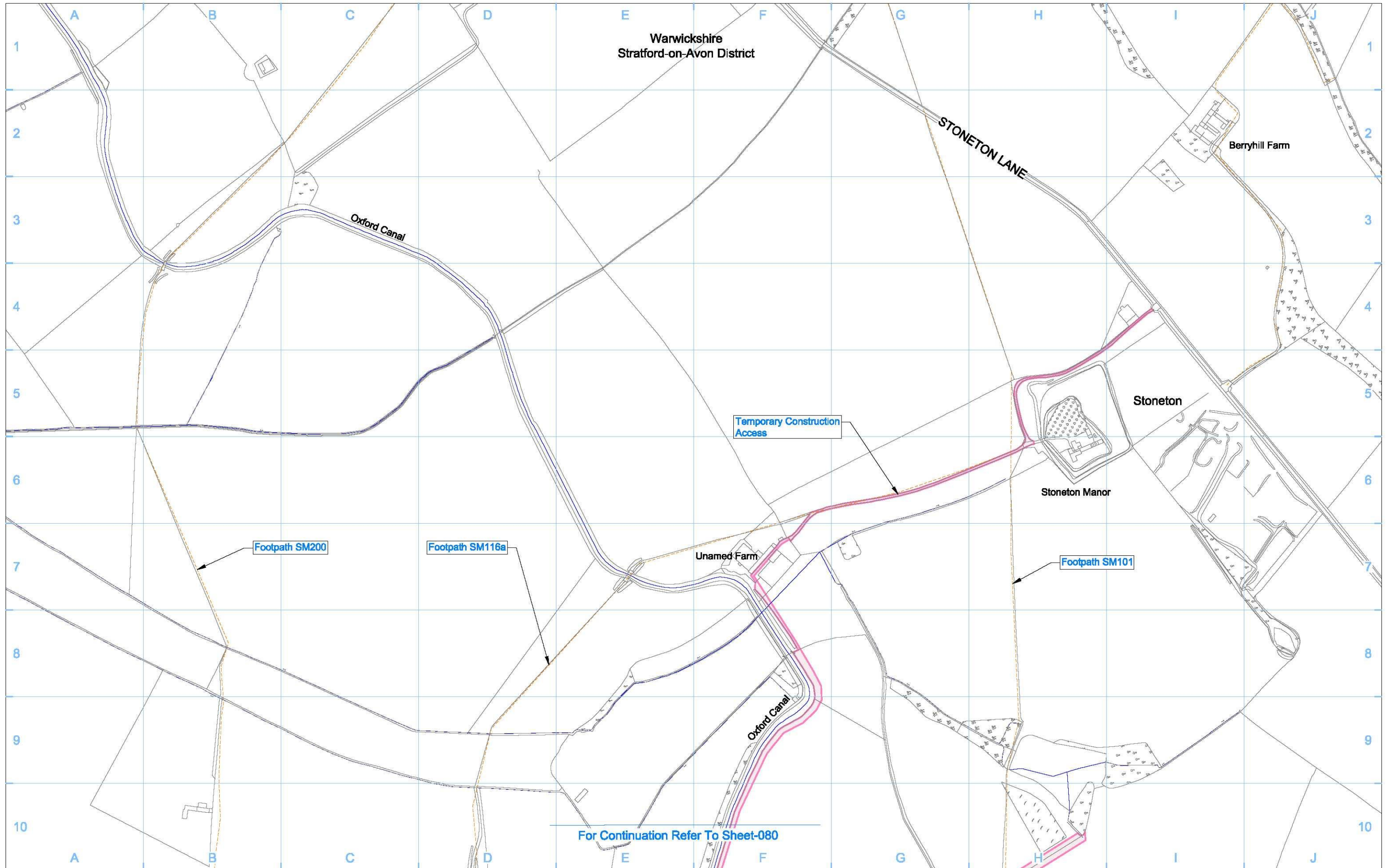
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Warwickshire
Stratford-on-Avon District



Legend	
	Depot, station, headhouse or portal building
	Tunnel portal
	Main construction compound
	Satellite construction compound
	Temporary material stockpile
	Rail alignment formation
	Landscape earthworks
	Engineering earthworks
	County boundary
	Borough / District boundary
	Land potentially required during construction
	Existing watercourse
	Tunnels external extent
	Construction traffic route
	Existing public right of way (PRoW)
	Temporary replacement community facility
	Planning authority boundary
	Temporary PPRoW diversion / realignment
	Temporary highway diversion / realignment
	UT - Main utility works
	New, diverted or realigned PPRoW
	Stopped-up PPRoW
	Temporary PPRoW diversion / realignment
	Temporary highway diversion / realignment
	UT - Main utility works
	Chainage (e.g. 10+000)
	Rail alignment

Map Number
S17-CP-080-R1

Map Name
**Construction Phase
Sch17 Planning Context Report Plan**

Planning Authority Area
Stratford on Avon District

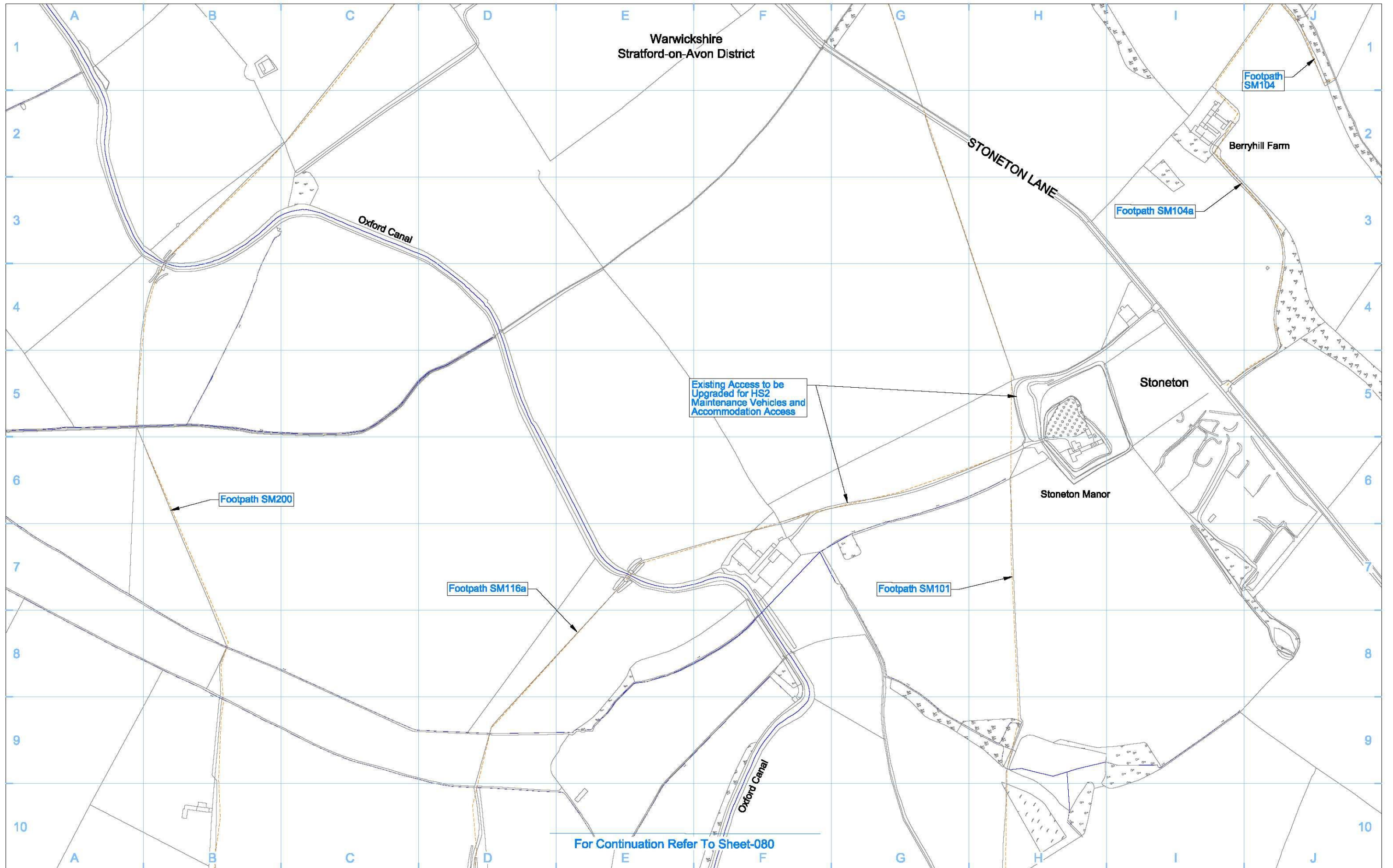
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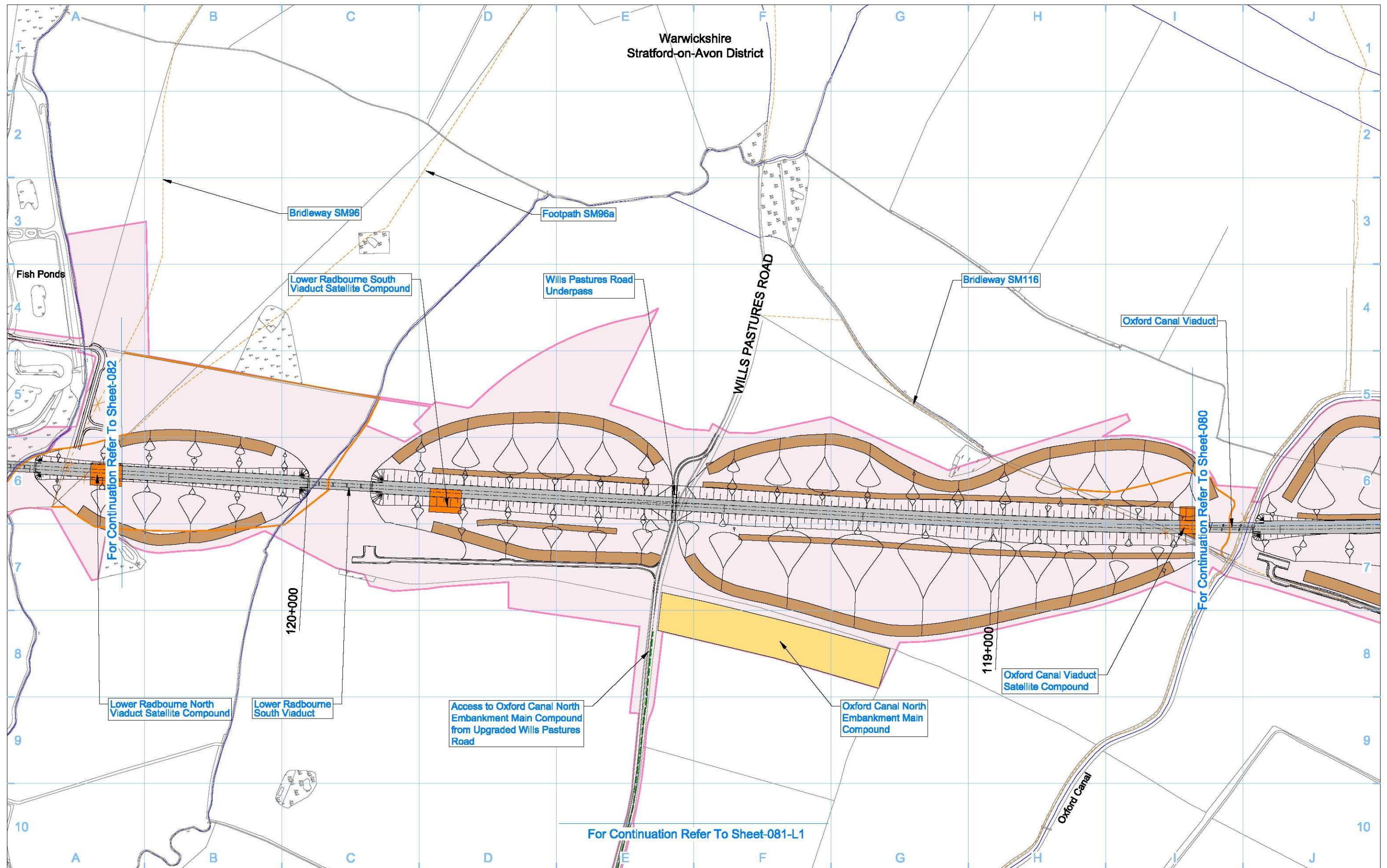
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Legend 		Map Number S17-OP-080-R1 Map Name Operational Phase Sch 17 Planning Context Report Plan Planning Authority Area Stratford on Avon District	 <small>HS2 Ltd accept no responsibility for any circumstances, which arise from the reproduction of this map after alteration, amendment or abbreviation or if it is issued in part or issued incomplete in any way.</small> <small>Registered in England. Registration number 06791886 Registered office: 2 Snow Hill, Queensway, Birmingham, B4 6QA.</small> Scale at A3: 1:5,000 <small>© Crown copyright and database rights 2017. Ordnance Survey Licence Number 100049190.</small> Doc Number: C223-HS2-TP-DPL-030-616101 P00.0 Date:
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Warwickshire
Stratford-on-Avon District



Legend	
	Depot, station, headhouse or portal building
	Tunnel portal
	Main construction compound
	Satellite construction compound
	Temporary material stockpile
	Rail alignment formation
	Landscape earthworks
	Engineering earthworks
	County boundary
	Borough / District boundary
	Land potentially required during construction
	Temporary replacement community facility
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	New, diverted or realigned PRoW
	Stopped-up PRoW
	Temporary PRoW diversion / realignment
	Temporary highway diversion / realignment
	UT - Main utility works
	Chainage (e.g. 10+000)
	Rail alignment

Map Number: **S17-CP-081**

Map Name: **Construction Phase Sch 17 Planning Context Report Plan**

Planning Authority Area: Stratford on Avon District

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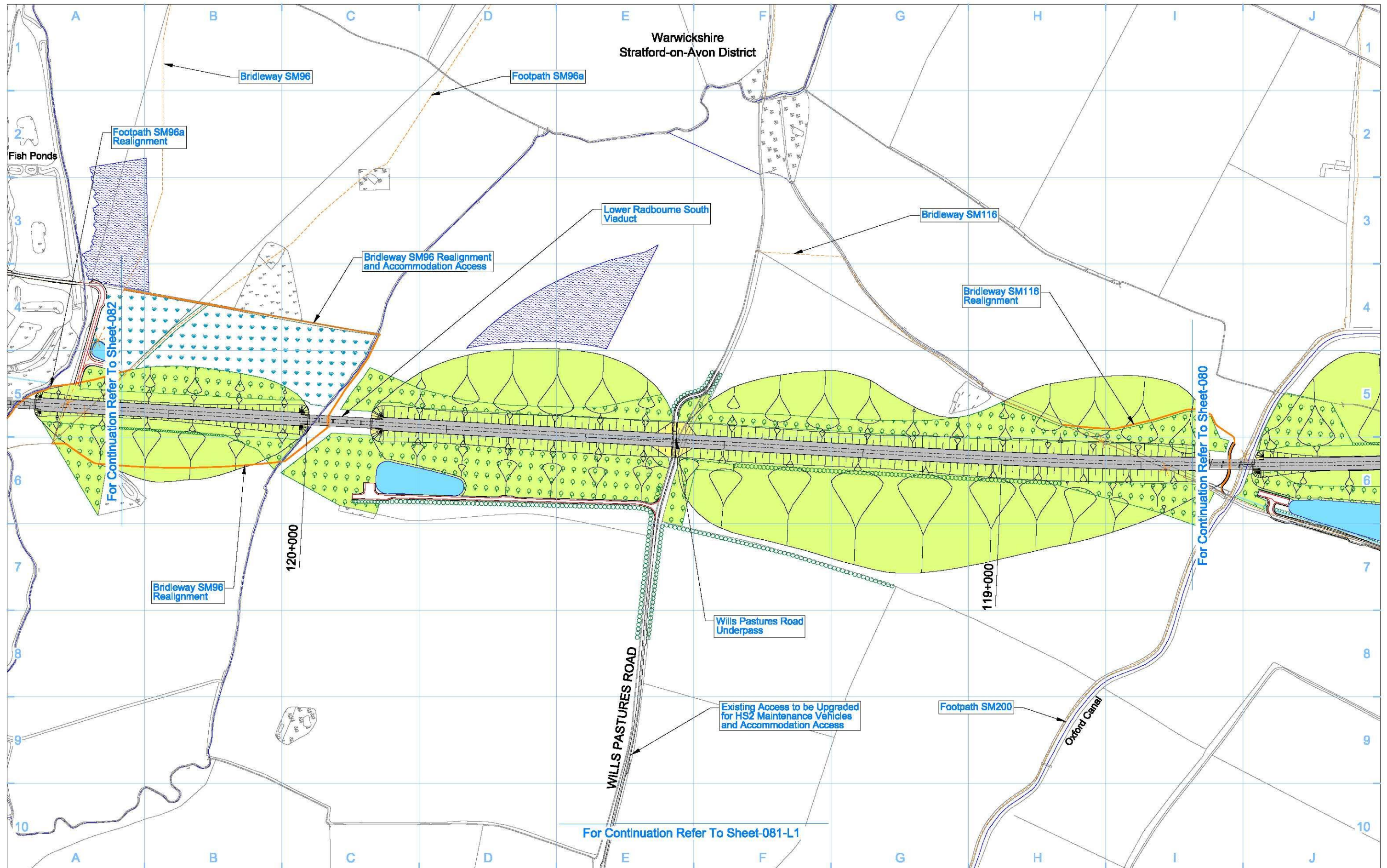
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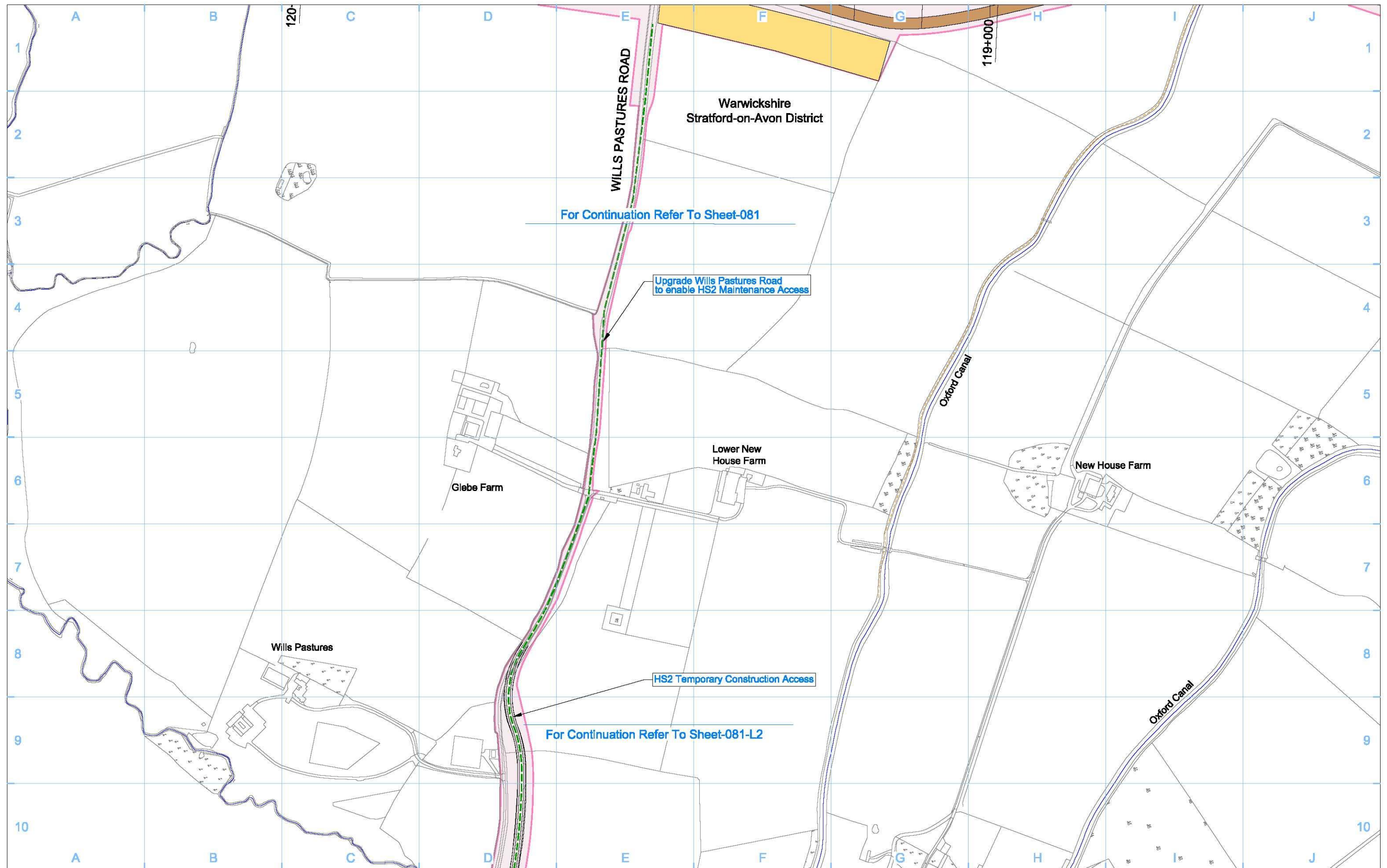
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P00.1 Data:



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Map Name Operational Phase Sch 17 Planning Context Report Plan		Planning Authority Area Stratford-On-Avon District									



Legend	
	Depot, station, headhouse or portal building
	Tunnel portal
	Main construction compound
	Satellite construction compound
	Temporary material stockpile
	Rail alignment formation
	Landscape earthworks
	Engineering earthworks
	County boundary
	Borough / District boundary
	Land potentially required during construction
	Temporary replacement community facility
	Planning authority boundary
	Existing watercourse
	Tunnels external extent
	Construction traffic route
	Existing public right of way (PRoW)
	New, diverted or realigned PRoW
	Stopped-up PRoW
	Temporary PRoW diversion / realignment
	Temporary highway diversion / realignment
	UT - Main utility works
	Chainage (e.g. 10+000)
	Rail alignment

Map Number: **S17-CP-081-L1**

Map Name: **Construction Phase Sch 17 Planning Context Report Plan**

Planning Authority Area: Stratford on Avon District

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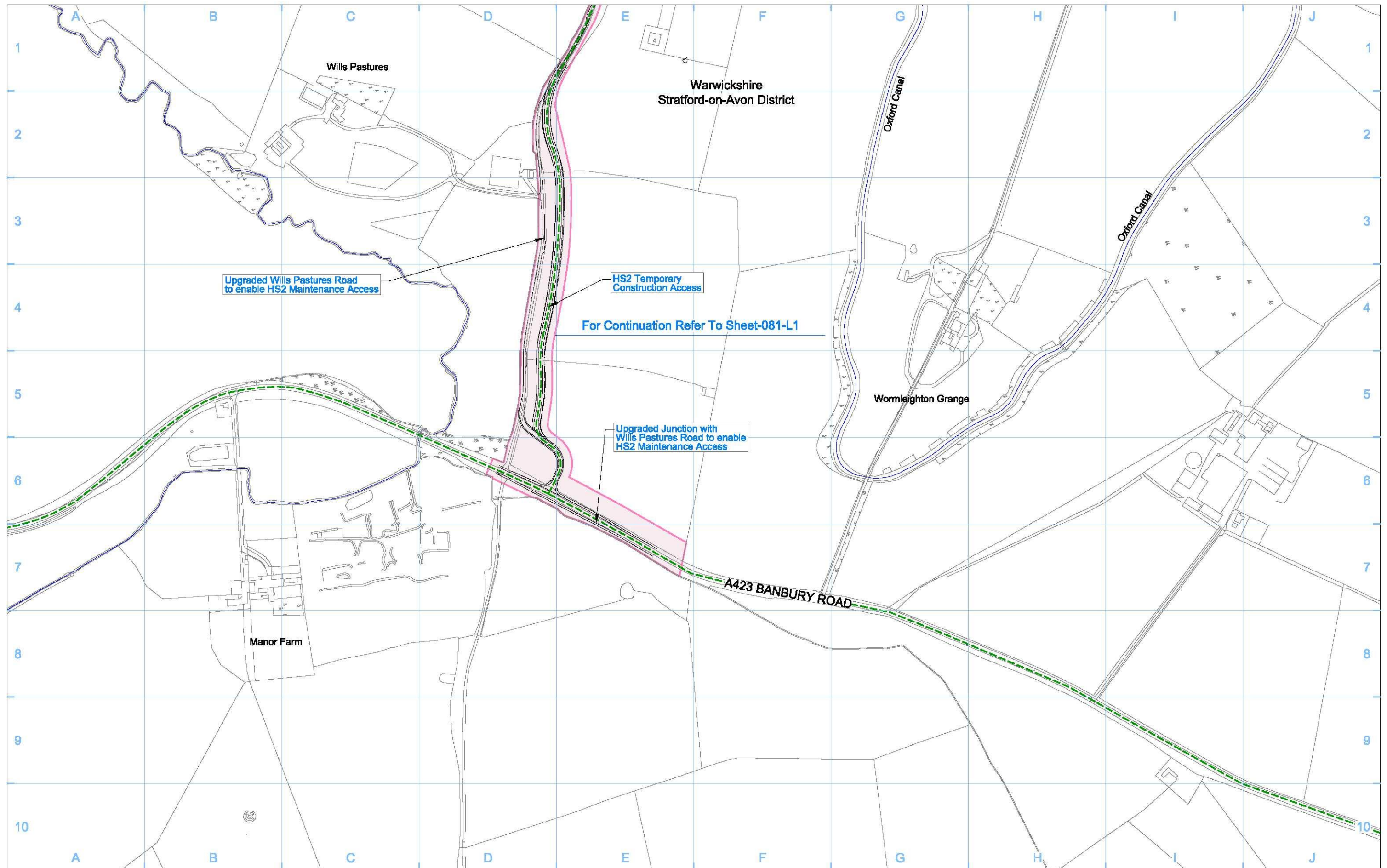


For Continuation Refer To Sheet-081

Existing Access Upgraded for HS2 Maintenance Vehicles and Accommodation Access

For Continuation Refer To Sheet-081-L2

Legend 		Map Number S17-OP-081-L1 Map Name Operational Phase Sch 17 Planning Context Report Plan Planning Authority Area Stratford-On-Avon District	 HS2 Ltd accept no responsibility for any circumstances, which arise from the reproduction of this map after alteration, amendment or abbreviation or if it is issued in part or issued incomplete in any way. Registered in England. Registration number 06791886 Registered office: 2 Snow Hill, Queensway, Birmingham, B4 6QA. Scale at A3: 1:5,000 0 50 100 150 200 250 Metres © Crown copyright and database rights 2017. Ordnance Survey Licence Number 100049190. Doc Number: C223-HS2-TP-DPL-030-616302 P00.1 Date:
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Legend	
	Depot, station, headhouse or portal building
	Tunnel portal
	Main construction compound
	Satellite construction compound
	Temporary material stockpile
	Rail alignment formation
	Landscape earthworks
	Engineering earthworks
	County boundary
	Borough / District boundary
	Land potentially required during construction
	Temporary replacement community facility
	Planning authority boundary
	Existing watercourse
	Tunnels external extent
	Construction traffic route
	Existing public right of way (PRoW)
	New, diverted or realigned PRoW
	Stopped-up PRoW
	Temporary PRoW diversion / realignment
	Temporary highway diversion / realignment
	UT - Main utility works
	Chainage (e.g. 10+000)
	Rail alignment

Map Number: **S17-CP-081-L2**

Map Name: **Construction Phase Sch 17 Planning Context Report Plan**

Planning Authority Area: Stratford on Avon District

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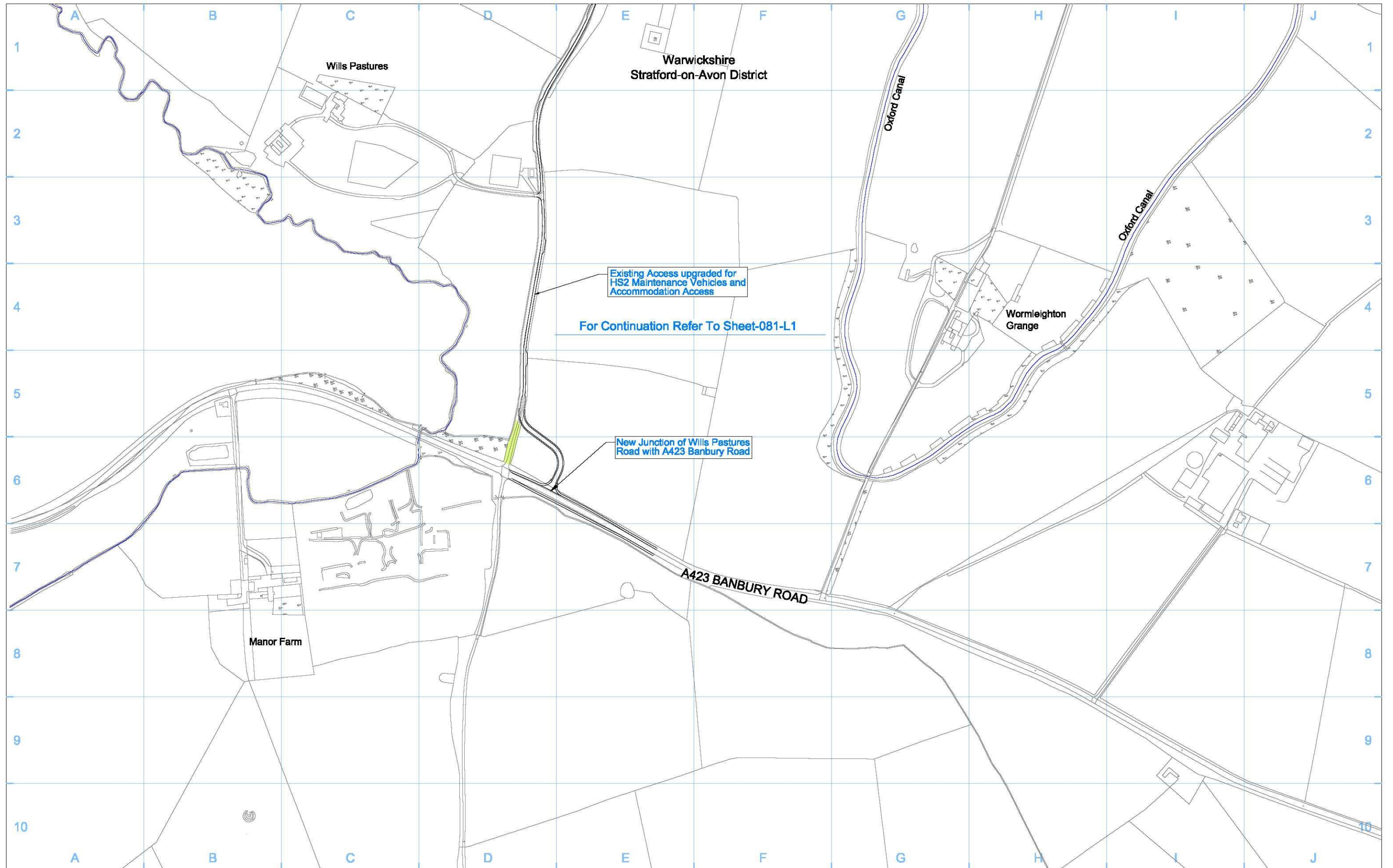
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Metres

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P00.1 Data:



- Legend**
- Depot, station, headhouse or portal building
 - Tunnel portal
 - Electricity substation
 - Land drainage area
 - Ecological mitigation pond
 - Balancing pond

- Replacement floodplain storage
- Woodland habitat creation
- Wetland habitat creation
- Grassland habitat creation
- Landscape mitigation planting (scrub / woodland)
- Grassed areas
- Sustainable placement

- Public realm/Replacement community facility
- Engineering earthworks
- Landscape earthworks
- Rail alignment formation
- Returned to suitable development use
- County boundary
- Borough / District boundary

- Planning authority boundary
- Watercourse diversion
- Existing watercourse
- Ditches - new
- Hedgerow habitat creation
- Main utility works
- Existing public right of way (PRoW)
- New, diverted or realigned PRoW

- Stopped-up PRoW
- Tunnels external extent
- Rail alignment
- HS2 Access road
- Noise fence barrier
- Chainage (e.g. 10+000)

Map Number: **S17-OP-081-L2**

Map Name: **Operational Phase Sch 17 Planning Context Report Plan**

Planning Authority Area: **Stratford-On-Avon District**

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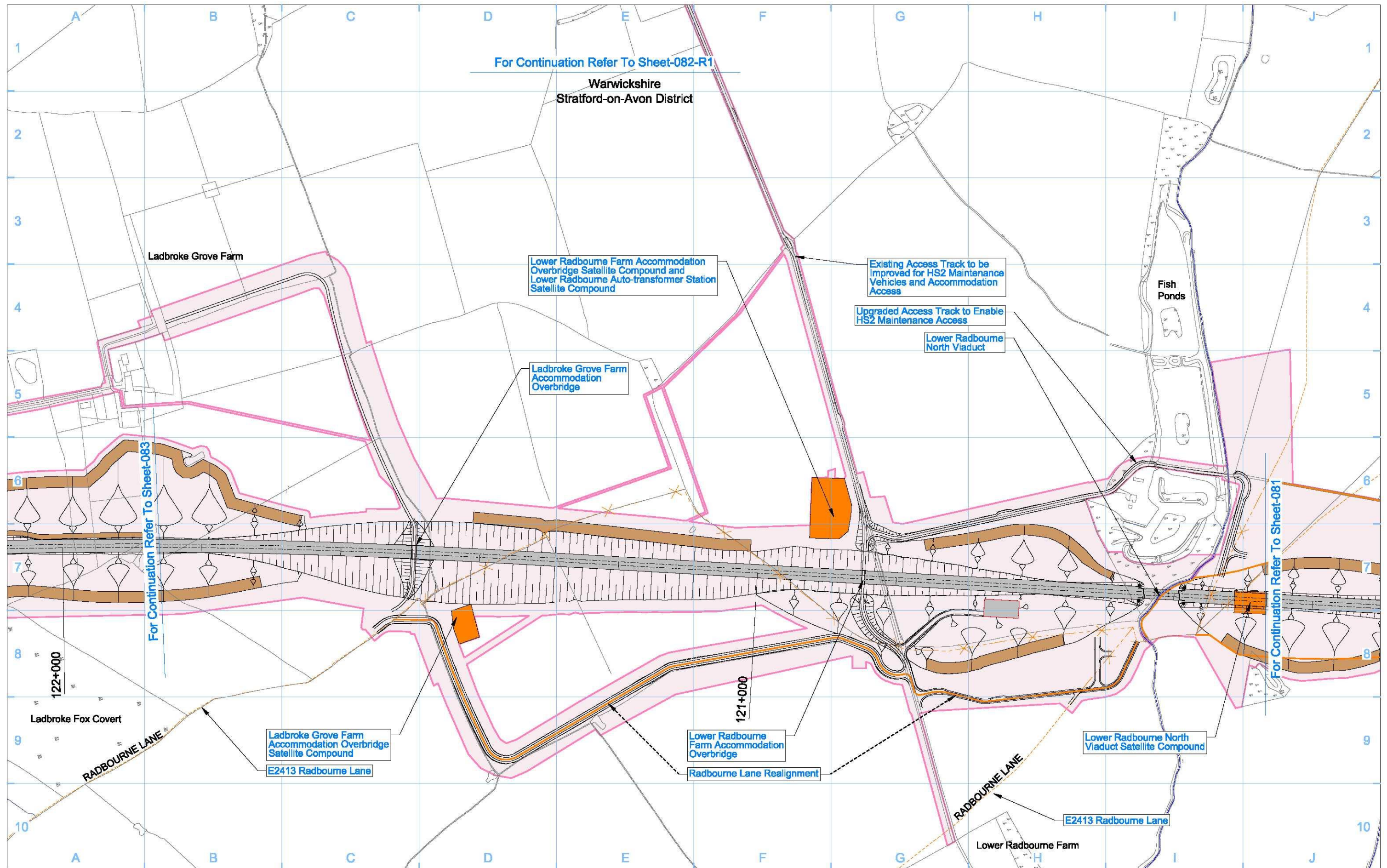
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For Continuation Refer To Sheet-082-R1

Warwickshire
Stratford-on-Avon District

Ladbroke Grove Farm

Lower Radbourne Farm Accommodation
Overbridge Satellite Compound and
Lower Radbourne Auto-transformer Station
Satellite Compound

Existing Access Track to be
Improved for HS2 Maintenance
Vehicles and Accommodation
Access

Upgraded Access Track to Enable
HS2 Maintenance Access

Lower Radbourne
North Viaduct

Ladbroke Grove Farm
Accommodation
Overbridge

Fish
Ponds

For Continuation Refer To Sheet-083

For Continuation Refer To Sheet-081

122+000

Ladbroke Fox Covert

RADBOURNE LANE

Ladbroke Grove Farm
Accommodation Overbridge
Satellite Compound
E2413 Radbourne Lane

121+000

Lower Radbourne
Farm Accommodation
Overbridge
Radbourne Lane Realignment

RADBOURNE LANE

Lower Radbourne North
Viaduct Satellite Compound

E2413 Radbourne Lane

Lower Radbourne Farm

Legend	
	Depot, station, headhouse or portal building
	Tunnel portal
	Main construction compound
	Satellite construction compound
	Temporary material stockpile
	Rail alignment formation
	Landscape earthworks
	Engineering earthworks
	County boundary
	Borough / District boundary
	Land potentially required during construction
	Temporary replacement community facility
	Planning authority boundary
	Existing watercourse
	Tunnels external extent
	Construction traffic route
	Existing public right of way (PRoW)
	New, diverted or realigned PRoW
	Stopped-up PRoW
	Temporary PRoW diversion / realignment
	Temporary highway diversion / realignment
	UT - Main utility works
	Chainage (e.g. 10+000)
	Rail alignment

Map Number: **S17-CP-082**

Map Name: **Construction Phase
Sch 17 Planning Context Report Plan**

Planning Authority Area: Stratford on Avon District

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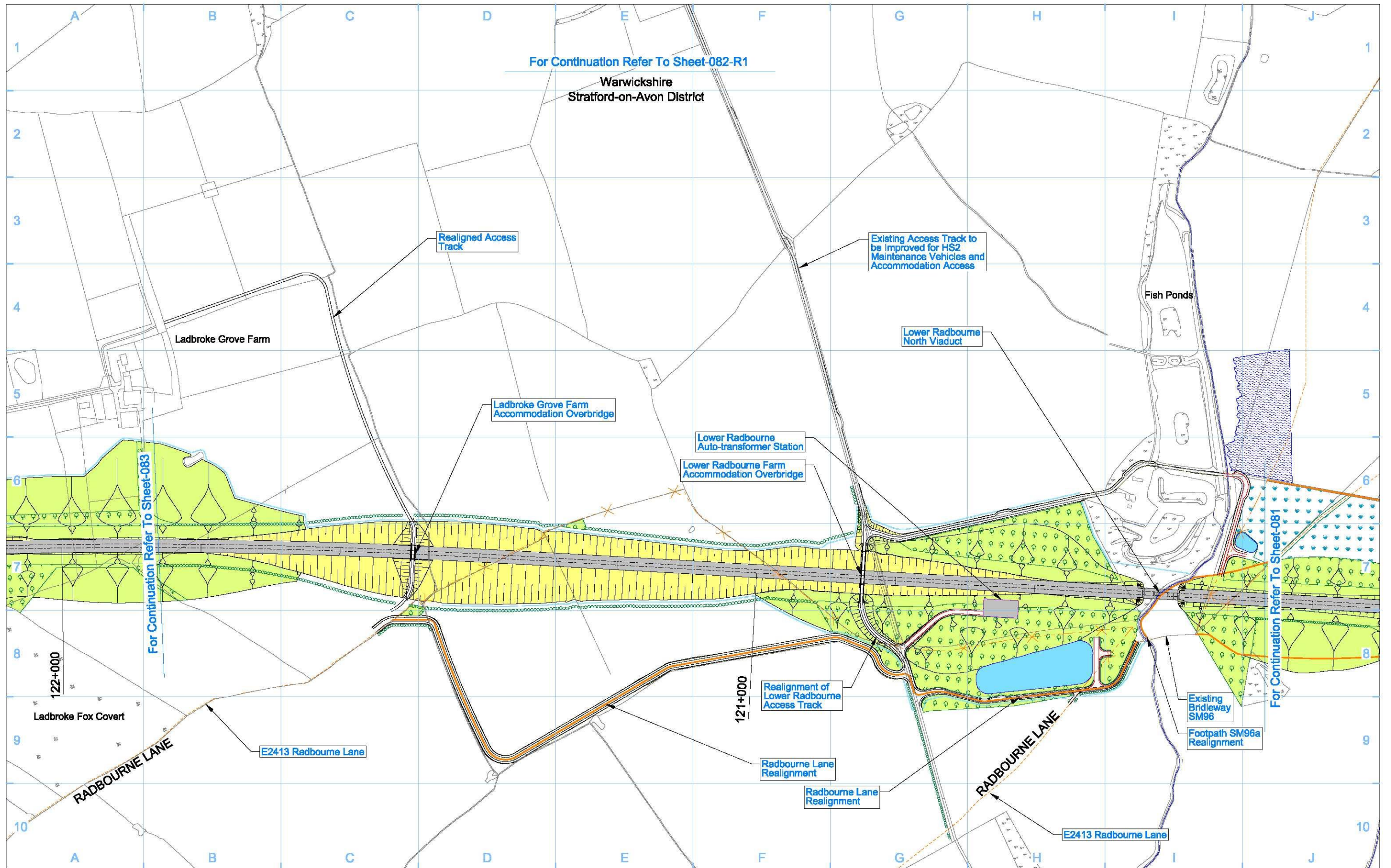
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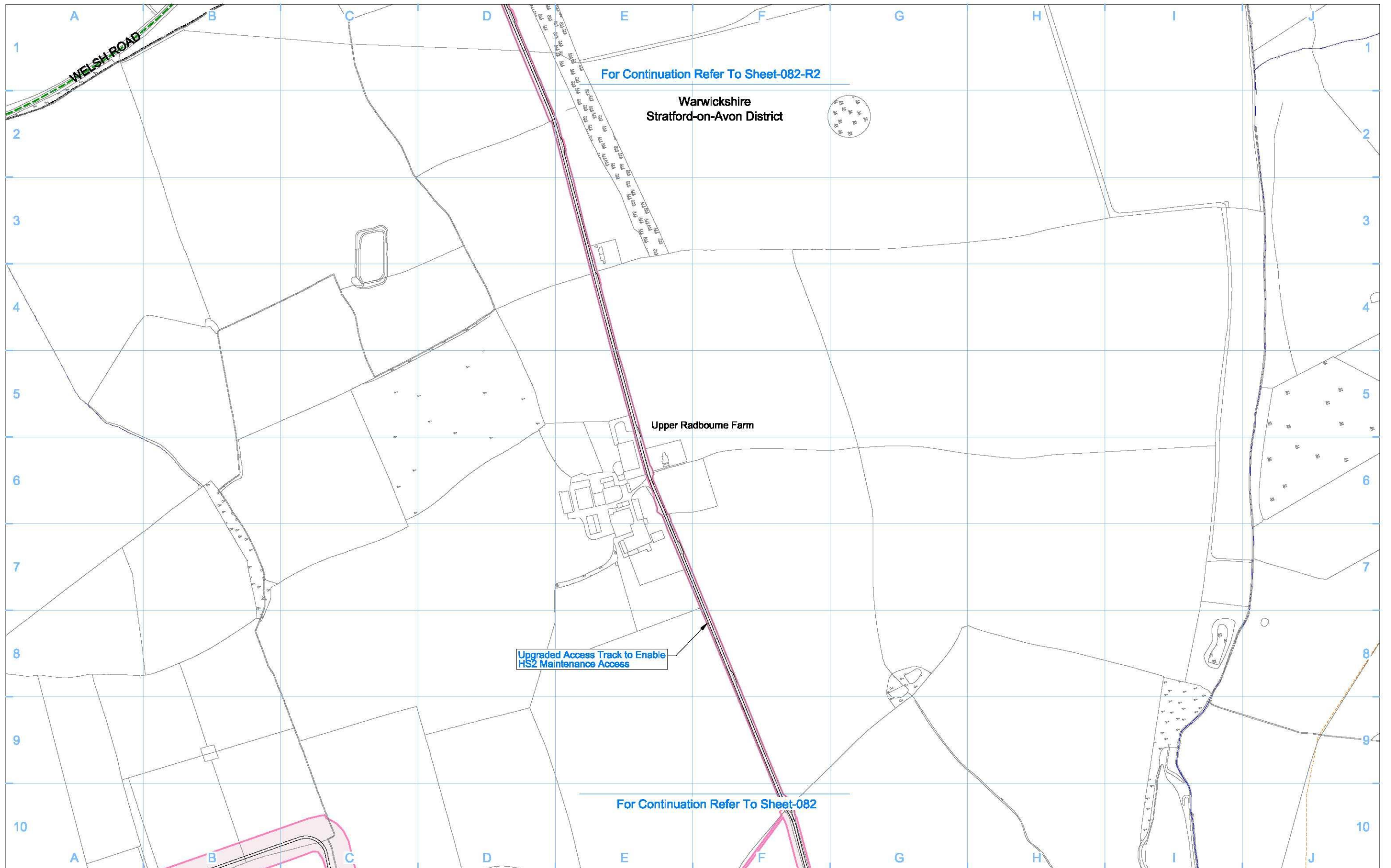


For Continuation Refer To Sheet-082-R1
 Warwickshire
 Stratford-on-Avon District

For Continuation Refer To Sheet-083

For Continuation Refer To Sheet-081

Legend <ul style="list-style-type: none"> Depot, station, headhouse or portal building Tunnel portal Electricity substation Land drainage area Ecological mitigation pond Balancing pond 		<ul style="list-style-type: none"> Replacement floodplain storage Woodland habitat creation Wetland habitat creation Grassland habitat creation Landscape mitigation planting (scrub / woodland) Grassed areas Sustainable placement 		<ul style="list-style-type: none"> Public realm/Replacement community facility Engineering earthworks Landscape earthworks Rail alignment formation Returned to suitable development use County boundary Borough / District boundary 		<ul style="list-style-type: none"> Planning authority boundary Watercourse diversion Existing watercourse Ditches - new Hedgerow habitat creation Main utility works Existing public right of way (PRoW) New, diverted or realigned PRoW 		<ul style="list-style-type: none"> Stopped-up PRoW Tunnels external extent Rail alignment HS2 Access road Noise fence barrier Chainage (e.g. 10+000) 		Map Number S17-OP-082	<p>HS2 Ltd accept no responsibility for any circumstances, which arise from the reproduction of this map after alteration, amendment or abbreviation or if it is issued in part or issued incomplete in any way.</p> <p>Registered in England. Registration number 06791866 Registered office: 2 Snow Hill, Queensway, Birmingham, B4 6QA.</p> <p>© Crown copyright and database rights 2017. Ordnance Survey Licence Number 100049190.</p> <p>Scale at A3: 1:5,000</p> <p>0 50 100 150 200 250 Metres</p> <p>Doc Number: C223-HS2-TP-DPL-030-616500 P00.1 Date:</p>
Map Name Operational Phase Sch 17 Planning Context Report Plan		Planning Authority Area Stratford-On-Avon District									



Legend	
	Depot, station, headhouse or portal building
	Tunnel portal
	Main construction compound
	Satellite construction compound
	Temporary material stockpile
	Rail alignment formation
	Landscape earthworks
	Engineering earthworks
	County boundary
	Borough / District boundary
	Land potentially required during construction
	Temporary replacement community facility
	Planning authority boundary
	Existing watercourse
	Tunnels external extent
	Construction traffic route
	Existing public right of way (PRoW)
	New, diverted or realigned PRoW
	Stopped-up PRoW
	Temporary PRoW diversion / realignment
	Temporary highway diversion / realignment
	UT - Main utility works
	Chainage (e.g. 10+000)
	Rail alignment

Map Number: **S17-CP-082-R1**

Map Name: **Construction Phase Sch 17 Planning Context Report Plan**

Planning Authority Area: Stratford on Avon District

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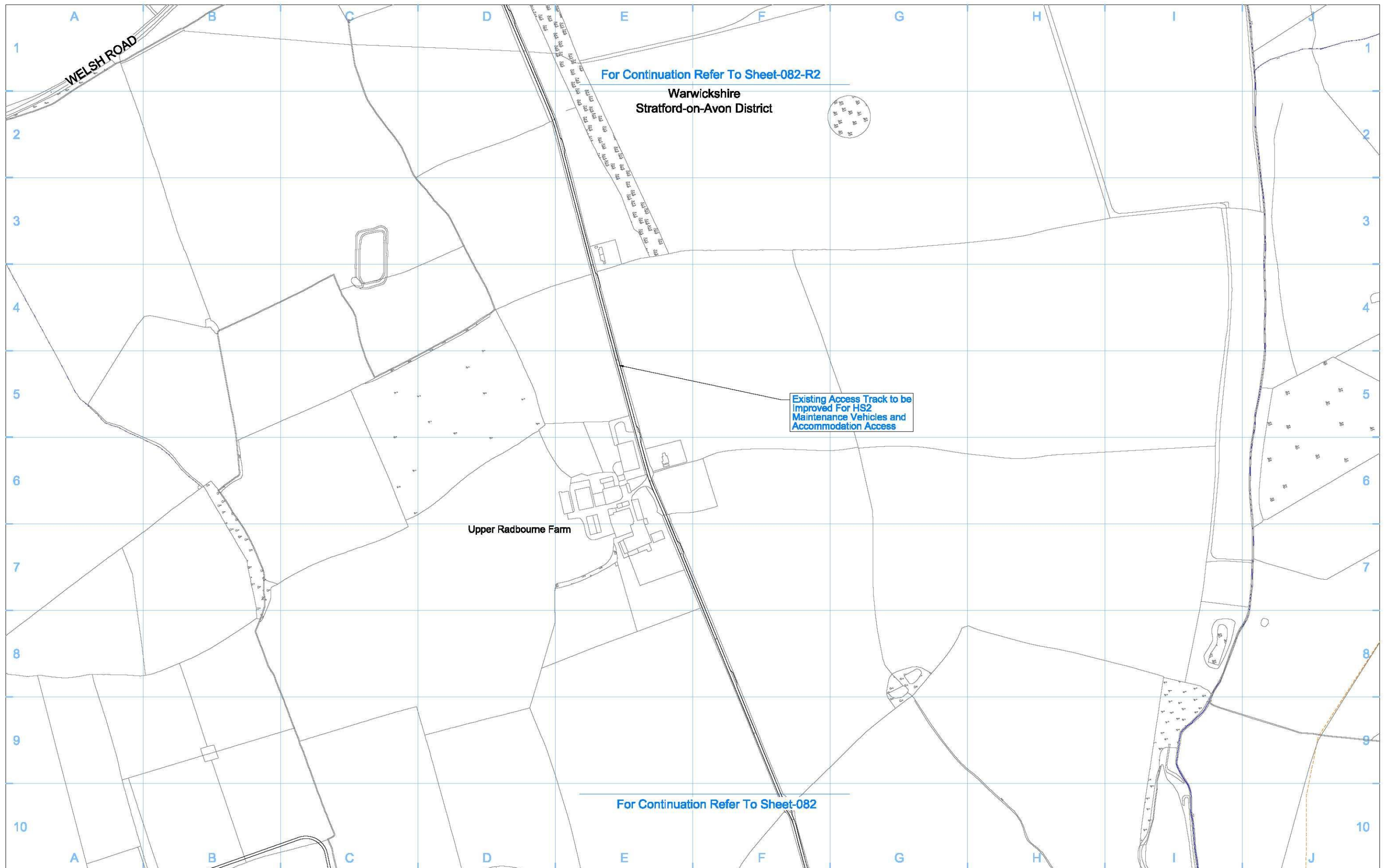
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Doc Number: C223-HS2-TP-DPL-030-516501

P00.1 Data:



Legend

	Depot, station, headhouse or portal building
	Tunnel portal
	Electricity substation
	Land drainage area
	Ecological mitigation pond
	Balancing pond

	Replacement floodplain storage
	Woodland habitat creation
	Wetland habitat creation
	Grassland habitat creation
	Landscape mitigation planting (scrub / woodland)
	Grassed areas
	Sustainable placement

	Public realm/Replacement community facility
	Engineering earthworks
	Landscape earthworks
	Rail alignment formation
	Returned to suitable development use
	County boundary
	Borough / District boundary

	Planning authority boundary
	Watercourse diversion
	Existing watercourse
	Ditches - new
	Hedgerow habitat creation
	Main utility works
	Existing public right of way (PRoW)
	New, diverted or realigned PRoW

	Stopped-up PRoW
	Tunnels external extent
	Rail alignment
	HS2 Access road
	Noise fence barrier
	Chainage (e.g. 10+000)

Map Number: **S17-OP-082-R1**

Map Name: **Operational Phase Sch 17 Planning Context Report Plan**

Planning Authority Area: **Stratford-On-Avon District**

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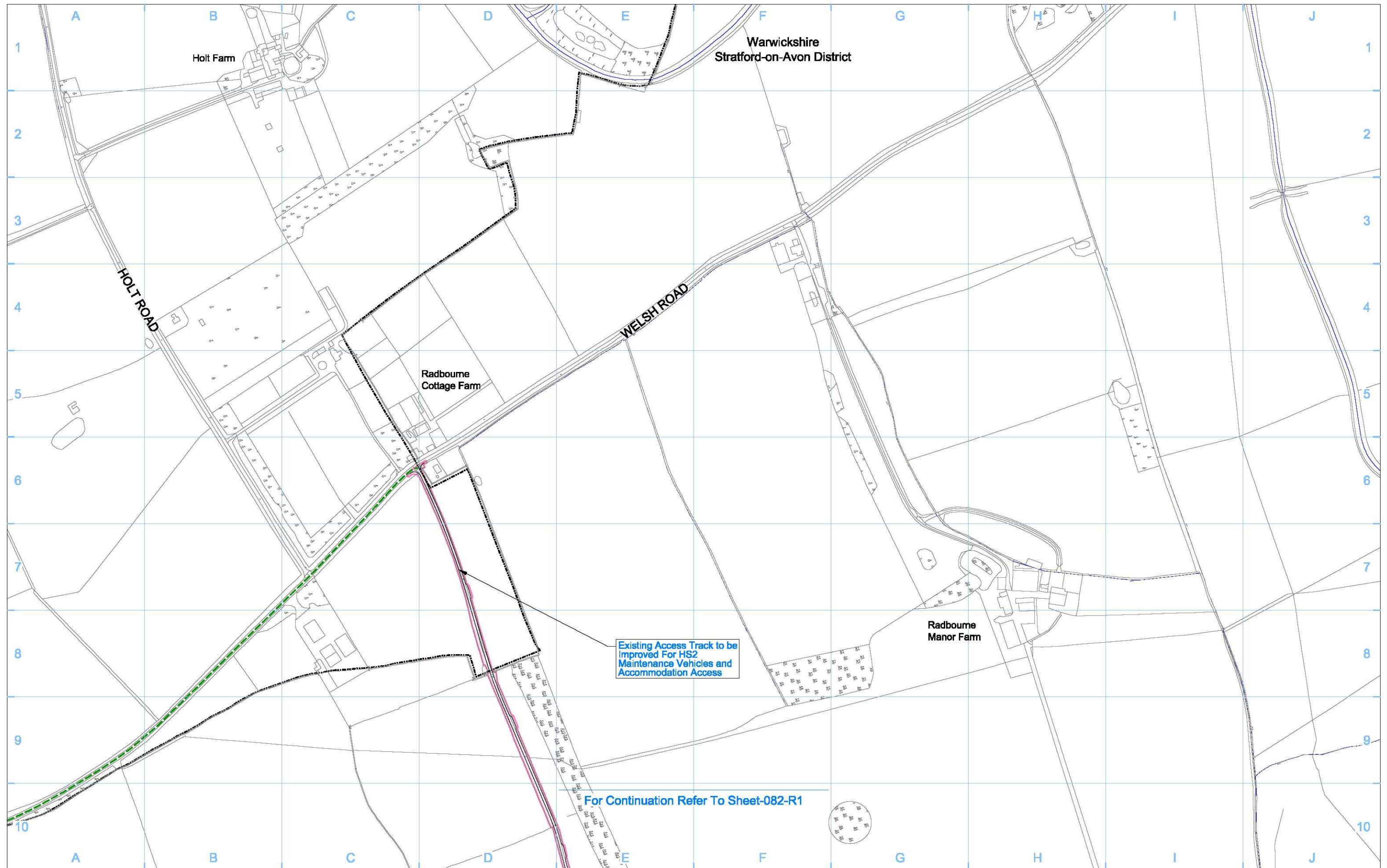
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Doc Number: C223-HS2-TP-DPL-030-616501 P00.1 Date:



Legend	
	Depot, station, headhouse or portal building
	Tunnel portal
	Main construction compound
	Satellite construction compound
	Temporary material stockpile
	Rail alignment formation
	Landscape earthworks
	Engineering earthworks
	County boundary
	Borough / District boundary
	Land potentially required during construction
	Temporary replacement community facility
	Planning authority boundary
	Existing watercourse
	Tunnels external extent
	Construction traffic route
	Existing public right of way (PRoW)
	New, diverted or realigned PRoW
	Stopped-up PRoW
	Temporary PRoW diversion / realignment
	Temporary highway diversion / realignment
	UT - Main utility works
	Chainage (e.g. 10+000)
	Rail alignment

Map Number: **S17-CP-082-R2**

Map Name: **Construction Phase Sch 17 Planning Context Report Plan**

Planning Authority Area: Stratford on Avon District

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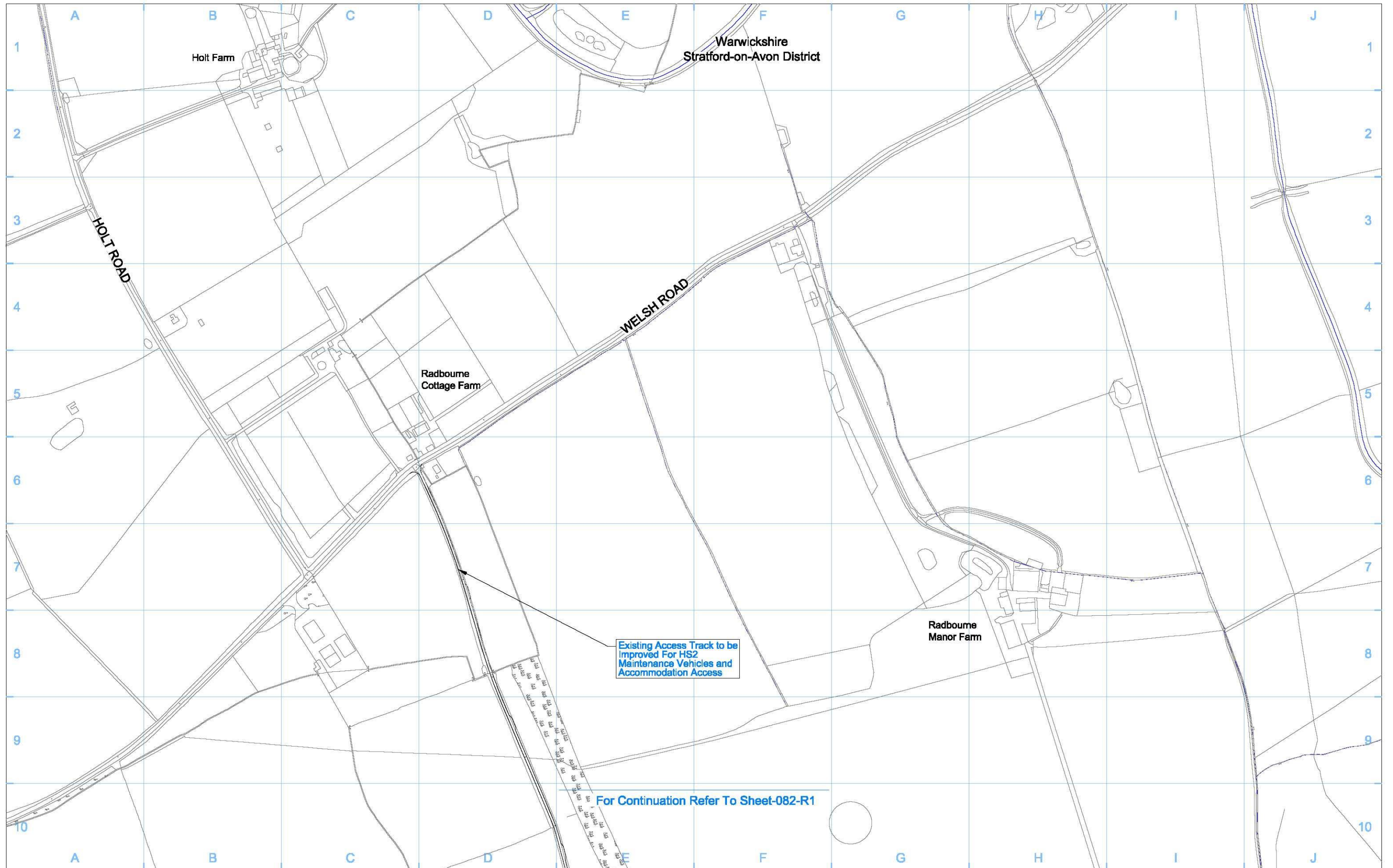
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Doc Number: C223-HS2-TP-DPL-030-516502 P00.1 Data:



- Legend**
- Depot, station, headhouse or portal building
 - Tunnel portal
 - Electricity substation
 - Land drainage area
 - Ecological mitigation pond
 - Balancing pond

- Replacement floodplain storage
- Woodland habitat creation
- Wetland habitat creation
- Grassland habitat creation
- Landscape mitigation planting (scrub / woodland)
- Grassed areas
- Sustainable placement

- Public realm/Replacement community facility
- Engineering earthworks
- Landscape earthworks
- Rail alignment formation
- Returned to suitable development use
- County boundary
- Borough / District boundary

- Planning authority boundary
- Watercourse diversion
- Existing watercourse
- Ditches - new
- Hedgerow habitat creation
- Main utility works
- Existing public right of way (PRoW)
- New, diverted or realigned PRoW

- Stopped-up PRoW
- Tunnels external extent
- Rail alignment
- HS2 Access road
- Noise fence barrier
- Chainage (e.g. 10+000)

Map Number: **S17-OP-082-R2**

Map Name: **Operational Phase Sch 17 Planning Context Report Plan**

Planning Authority Area: **Stratford-On-Avon District**

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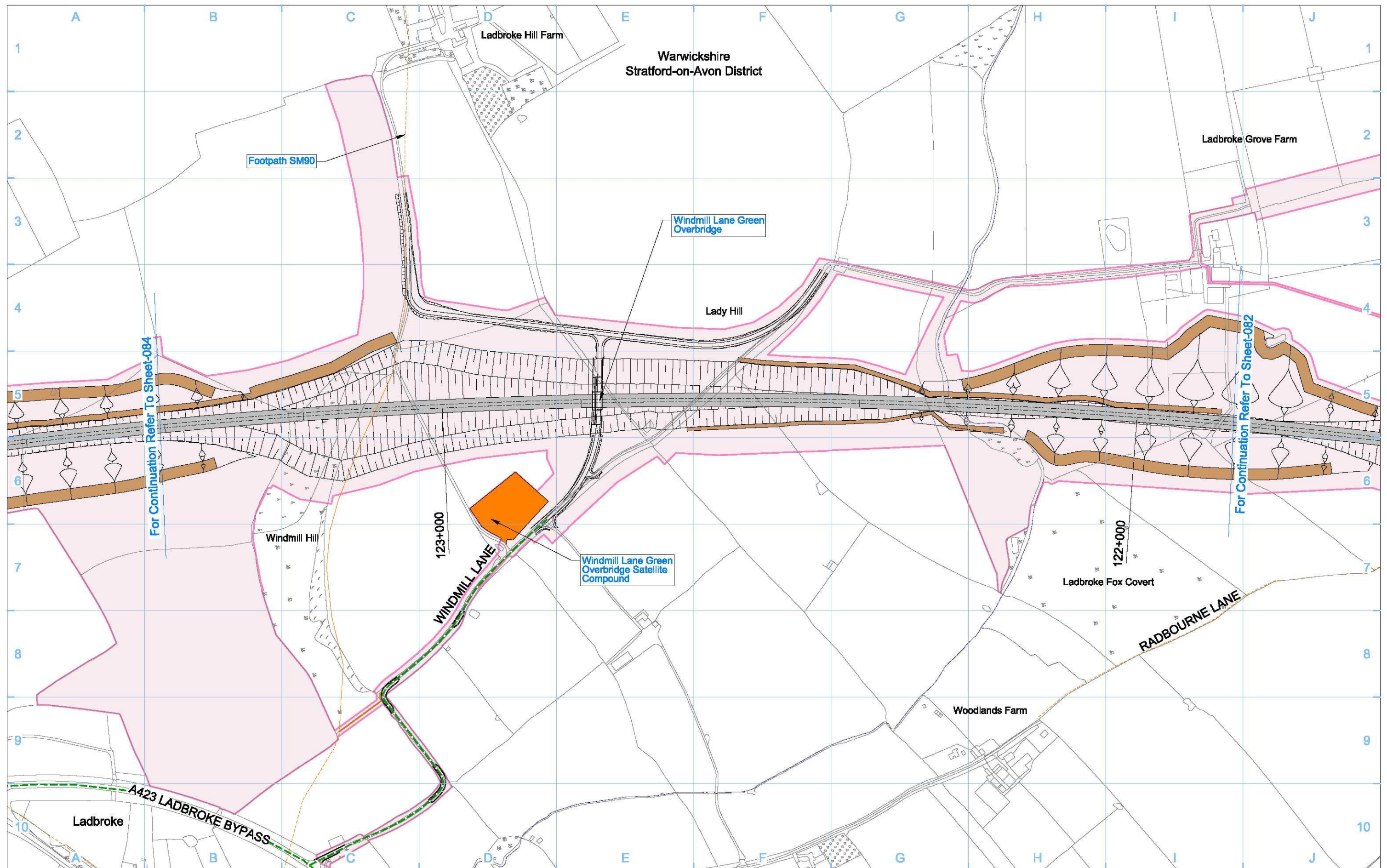
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Doc Number: C223-HS2-TP-DPL-030-616502 P00.1 Date:



Legend	
Depot, station, headhouse or portal building	Temporary replacement community facility
Tunnel portal	Planning authority boundary
Main construction compound	Existing watercourse
Satellite construction compound	Tunnels external extent
Temporary material stockpile	Construction traffic route
Land potentially required during construction	Existing public right of way (PRoW)
Rail alignment formation	New, diverted or realigned PRoW
Landscape earthworks	Stopped-up PRoW
Engineering earthworks	Temporary PRoW diversion / realignment
County boundary	Temporary highway diversion / realignment
Borough / District boundary	- UT - Main utility works
Borough / District boundary	

Map Number: **S17-CP-083**

Map Name: **Construction Phase Sch 17 Planning Context Report Plan**

Planning Authority Area: Stratford on Avon District

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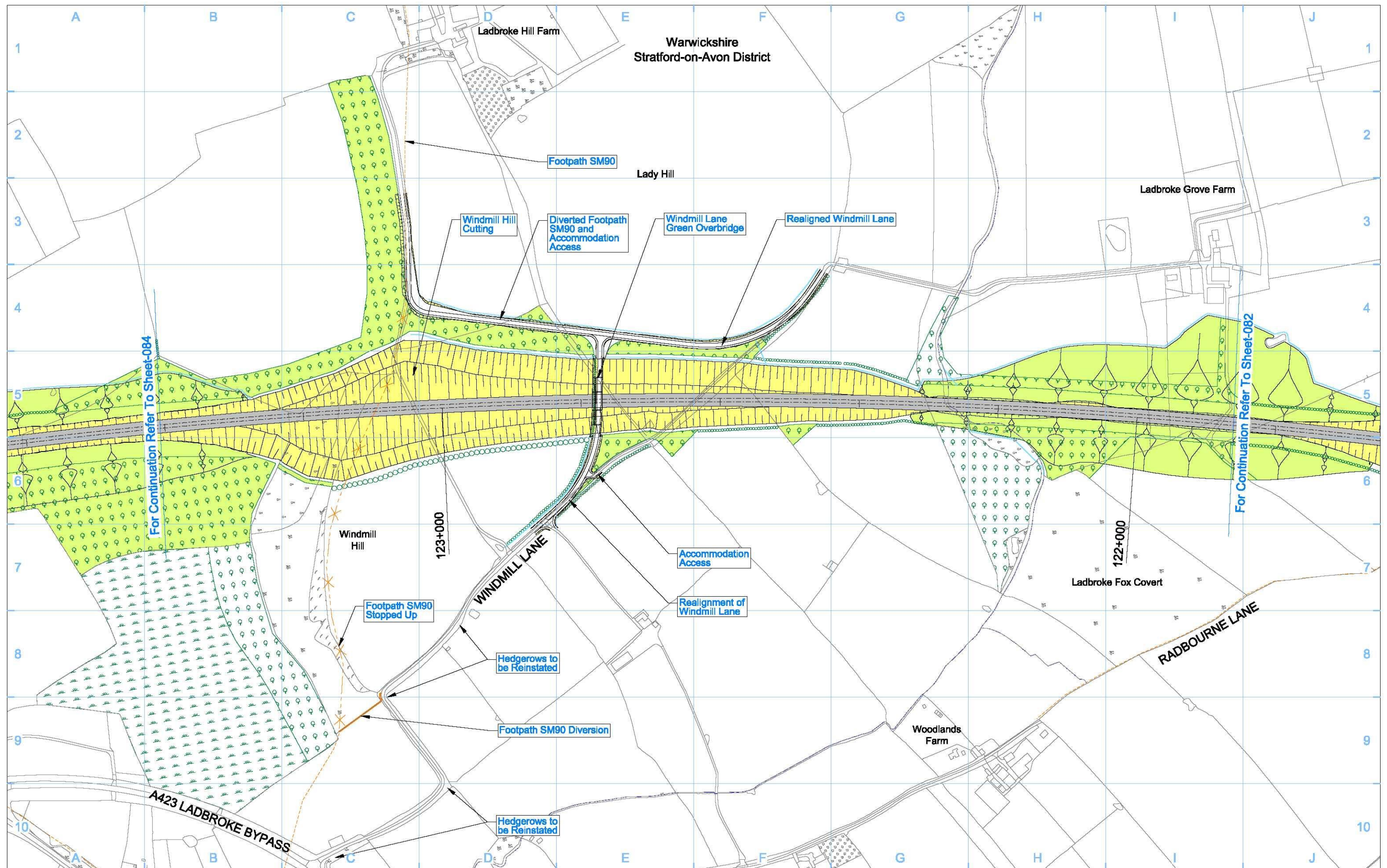
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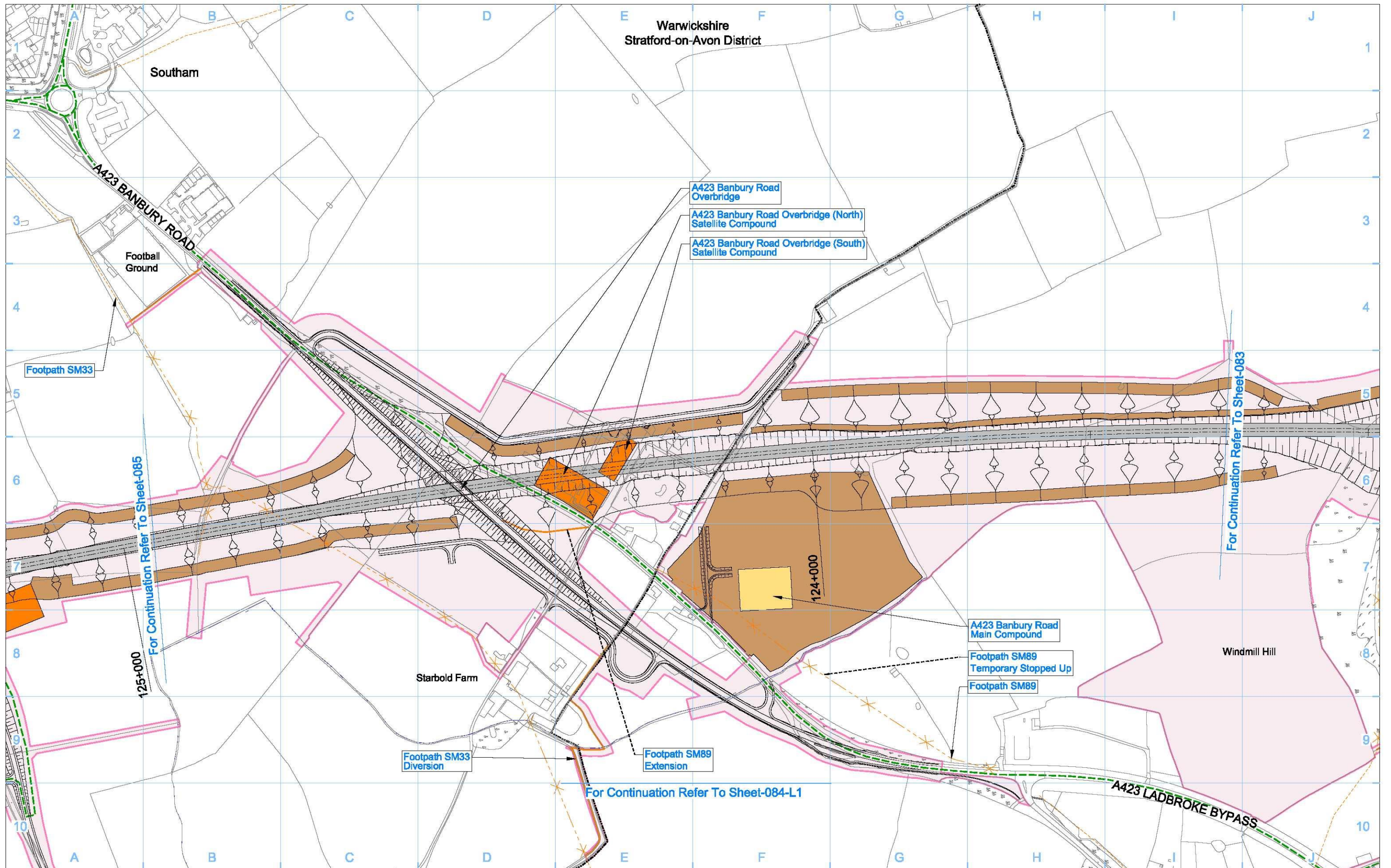
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Doc Number: C223-HS2-TP-DPL-030-516700 P00.1 Date:



Legend <ul style="list-style-type: none"> Depot, station, headhouse or portal building Tunnel portal Electricity substation Land drainage area Ecological mitigation pond Balancing pond 		<ul style="list-style-type: none"> Replacement floodplain storage Woodland habitat creation Wetland habitat creation Grassland habitat creation Landscape mitigation planting (scrub / woodland) Grassed areas Sustainable placement 		<ul style="list-style-type: none"> Public realm/Replacement community facility Engineering earthworks Landscape earthworks Rail alignment formation Returned to suitable development use County boundary Borough / District boundary 		<ul style="list-style-type: none"> Planning authority boundary Watercourse diversion Existing watercourse Ditches - new Hedgerow habitat creation Main utility works Existing public right of way (PRoW) New, diverted or realigned PRoW 		<ul style="list-style-type: none"> Stopped-up PRoW Tunnels external extent Rail alignment HS2 Access road Noise fence barrier Chainage (e.g. 10+000) 		Map Number S17-OP-083 Map Name Operational Phase Sch 17 Planning Context Report Plan Planning Authority Area Stratford-On-Avon District	<p>HS2 Ltd accept no responsibility for any circumstances, which arise from the reproduction of this map after alteration, amendment or abbreviation or if it is issued in part or issued incomplete in any way.</p> <p>Registered in England. Registration number 06791886 Registered office: 2 Snow Hill, Queensway, Birmingham, B4 6QA.</p> <p>Scale at A3: 1:5,000</p> <p>© Crown copyright and database rights 2017. Ordnance Survey Licence Number 100049190.</p> <p>Doc Number: C223-HS2-TP-DPL-030-616700 P00.1 Date:</p>
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Legend	
	Depot, station, headhouse or portal building
	Tunnel portal
	Main construction compound
	Satellite construction compound
	Temporary material stockpile
	Rail alignment formation
	Landscape earthworks
	Engineering earthworks
	County boundary
	Borough / District boundary
	Land potentially required during construction
	Temporary replacement community facility
	Planning authority boundary
	Existing watercourse
	Tunnels external extent
	Construction traffic route
	Existing public right of way (PRoW)
	New, diverted or realigned PRoW
	Stopped-up PRoW
	Temporary PRoW diversion / realignment
	Temporary highway diversion / realignment
	UT - Main utility works

Map Number: **S17-CP-084**

Map Name: **Construction Phase Sch 17 Planning Context Report Plan**

Planning Authority Area: Stratford on Avon District

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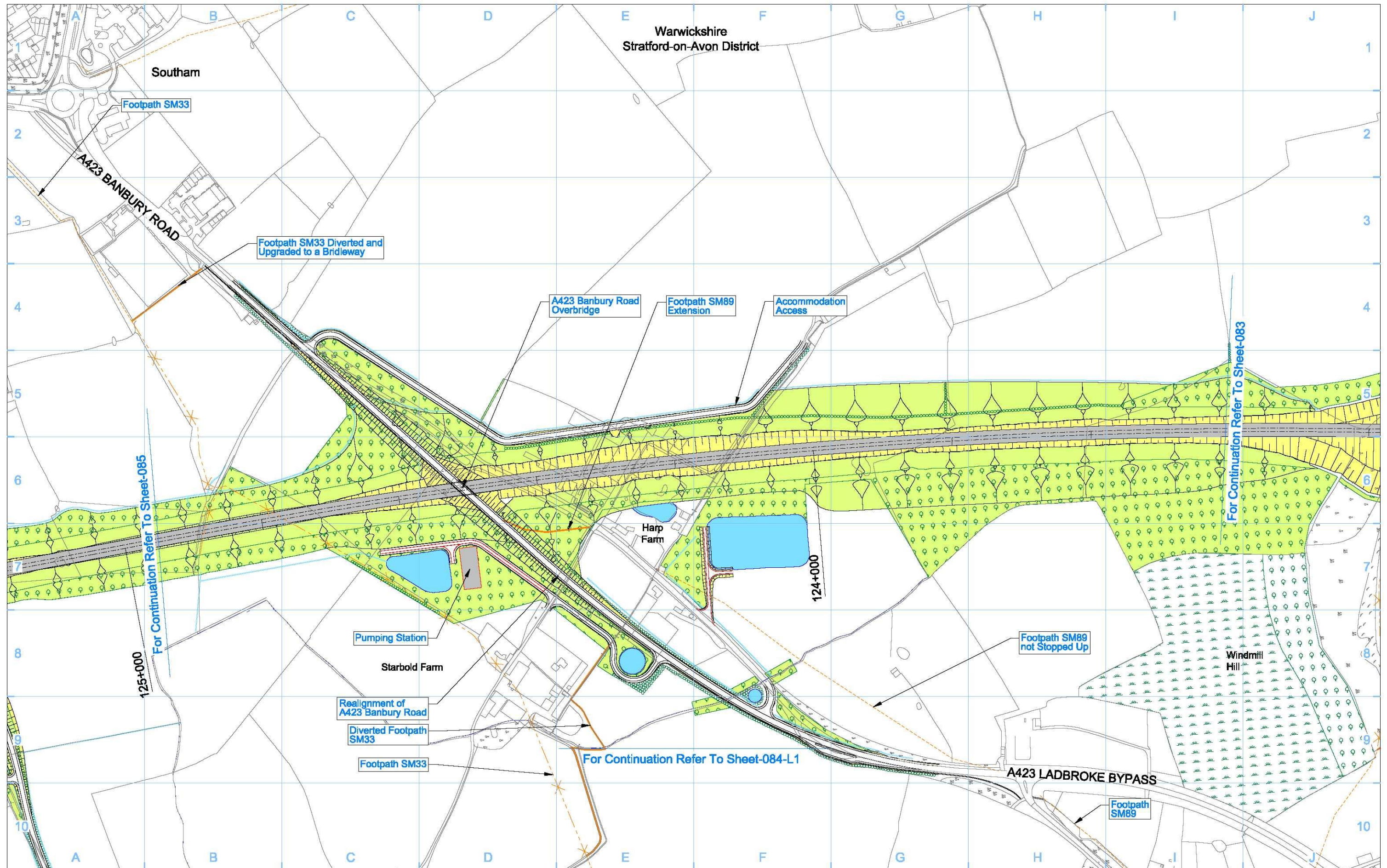
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Doc Number: C223-HS2-TP-DPL-030-516900 P00.1 Date:



Legend

	Depot, station, headhouse or portal building
	Tunnel portal
	Electricity substation
	Land drainage area
	Ecological mitigation pond
	Balancing pond

	Replacement floodplain storage
	Woodland habitat creation
	Wetland habitat creation
	Grassland habitat creation
	Landscape mitigation planting (scrub / woodland)
	Grassed areas
	Sustainable placement

	Public realm/Replacement community facility
	Engineering earthworks
	Landscape earthworks
	Rail alignment formation
	Returned to suitable development use
	County boundary
	Borough / District boundary

	Planning authority boundary
	Watercourse diversion
	Existing watercourse
	Ditches - new
	Hedgerow habitat creation
	Main utility works
	Existing public right of way (PRoW)
	New, diverted or realigned PRoW

	Stopped-up PRoW
	Tunnels external extent
	Rail alignment
	HS2 Access road
	Noise fence barrier
	Chainage (e.g. 10+000)

Map Number: **S17-OP-084**

Map Name: **Operational Phase Sch 17 Planning Context Report Plan**

Planning Authority Area: **Stratford-On-Avon District**

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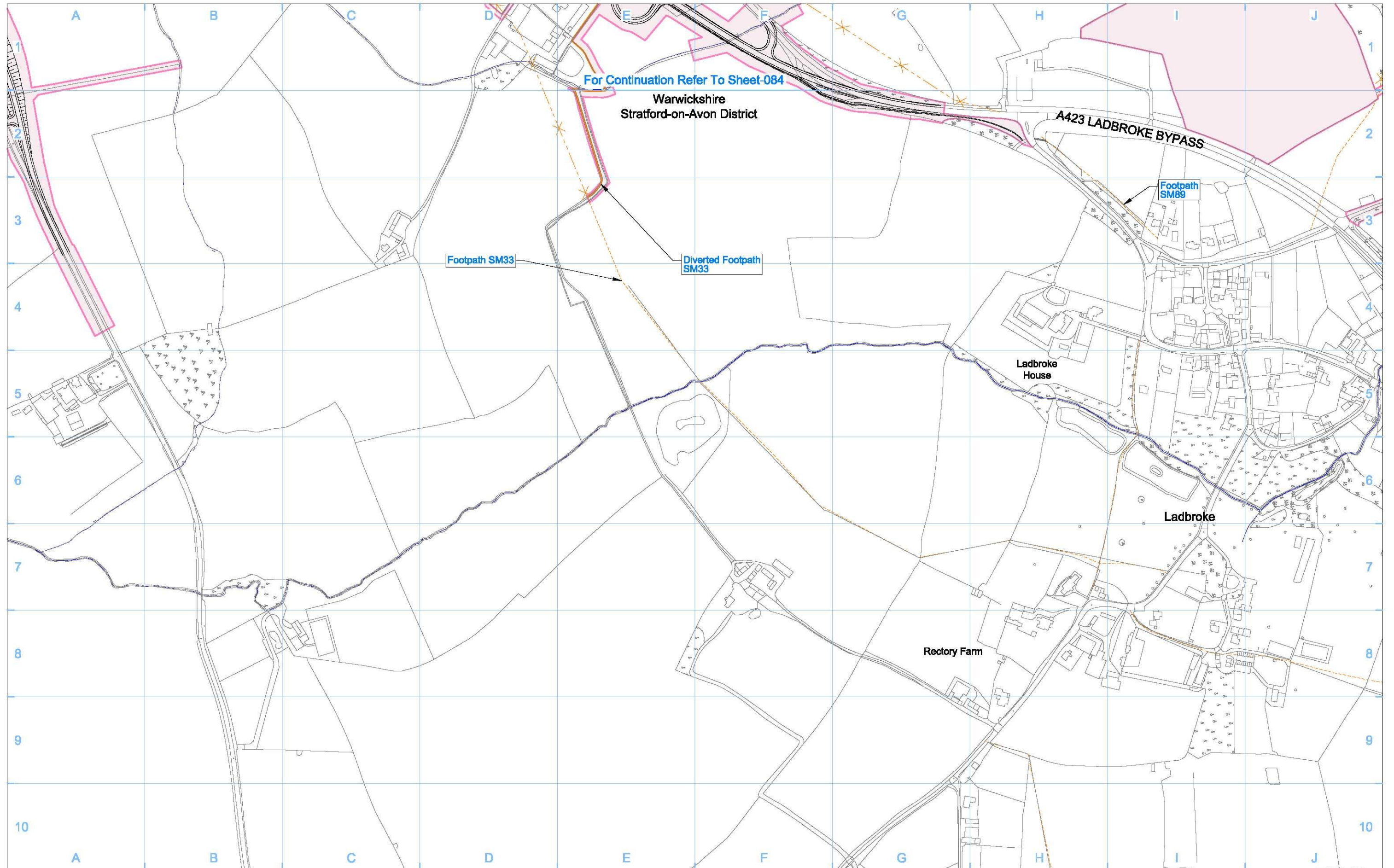
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Legend			
	Depot, station, headhouse or portal building		Temporary replacement community facility
	Tunnel portal		Planning authority boundary
	Main construction compound		Existing watercourse
	Satellite construction compound		Tunnels external extent
	Temporary material stockpile		Construction traffic route
	Landscape earthworks		Existing public right of way (PRoW)
	Engineering earthworks		Temporary PRoW diversion / realignment
	County boundary		Temporary highway diversion / realignment
	Borough / District boundary		UT - Main utility works
	Land potentially required during construction		Rail alignment
	Rail alignment formation		New, diverted or realigned PRoW
	County boundary		Stopped-up PRoW
	Borough / District boundary		Chainage (e.g. 10+000)
	Borough / District boundary		10+000

Map Number: **S17-CP-084-L1**

Map Name: **Construction Phase Sch 17 Planning Context Report Plan**

Planning Authority Area: Stratford on Avon District

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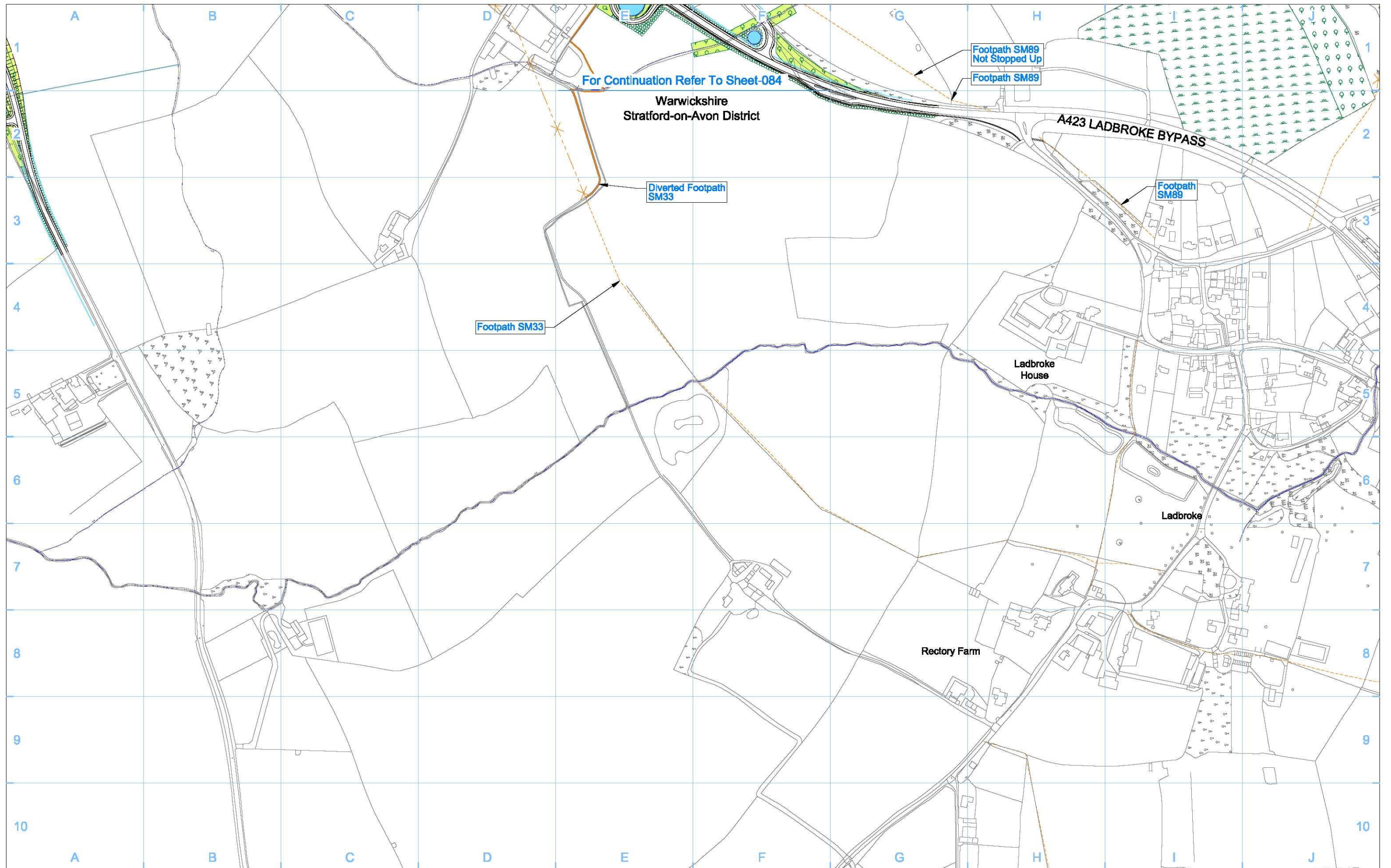
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- Legend**
- Depot, station, headhouse or portal building
 - Tunnel portal
 - Electricity substation
 - Land drainage area
 - Ecological mitigation pond
 - Balancing pond

- Replacement floodplain storage
- Woodland habitat creation
- Wetland habitat creation
- Grassland habitat creation
- Landscape mitigation planting (scrub / woodland)
- Grassed areas
- Sustainable placement

- Public realm/Replacement community facility
- Engineering earthworks
- Landscape earthworks
- Rail alignment formation
- Returned to suitable development use
- County boundary
- Borough / District boundary

- Planning authority boundary
- Watercourse diversion
- Existing watercourse
- Ditches - new
- Hedgerow habitat creation
- Main utility works
- Existing public right of way (PRoW)
- New, diverted or realigned PRoW

- Stopped-up PRoW
- Tunnels external extent
- Rail alignment
- HS2 Access road
- Noise fence barrier
- Chainage (e.g. 10+000)

Map Number: **S17-OP-084-L1**

Map Name: **Operational Phase Sch 17 Planning Context Report Plan**

Planning Authority Area: **Stratford-On-Avon District**

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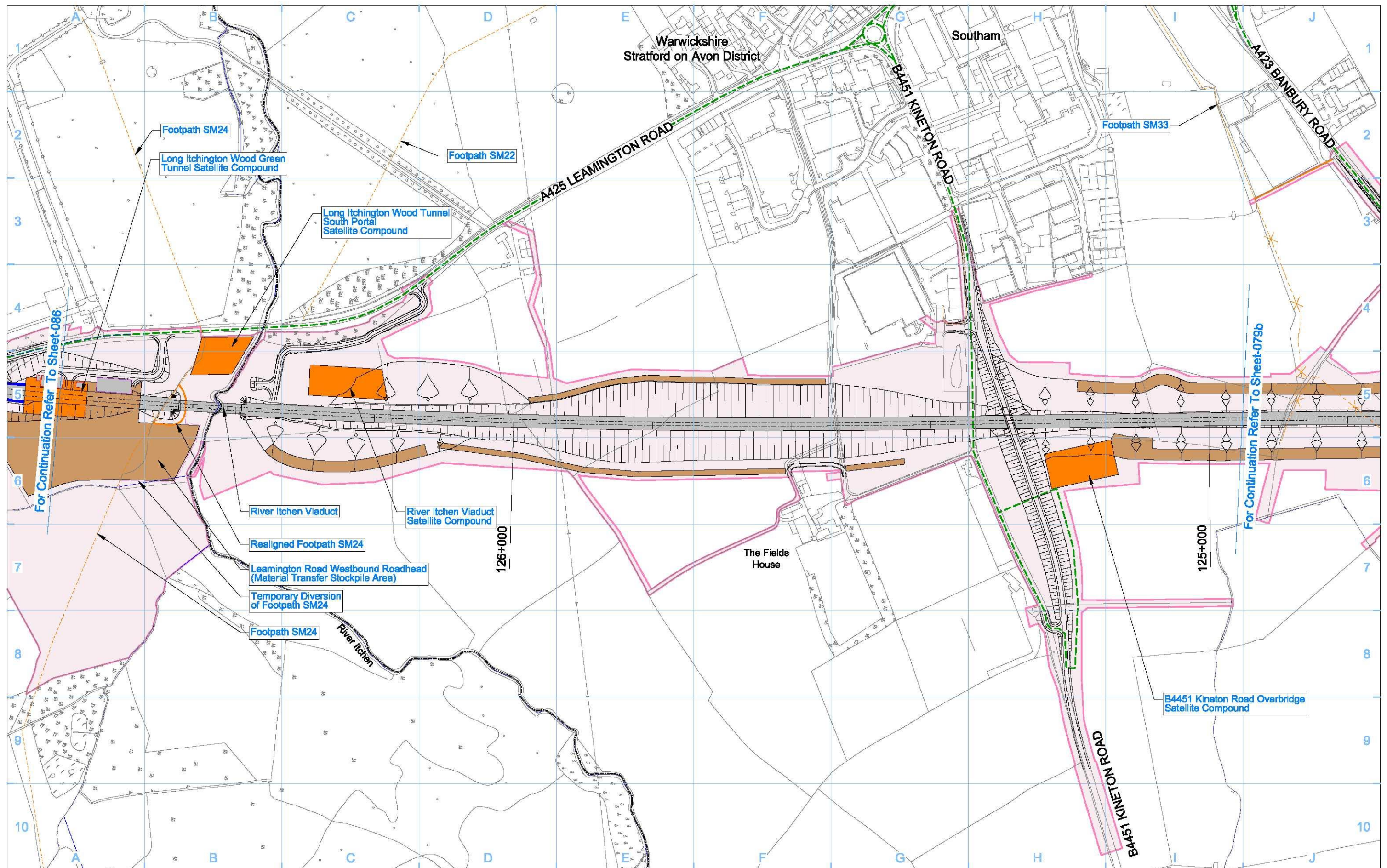
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Doc Number: C223-HS2-TP-DPL-030-616901 P00.1 Date:



Legend	
	Rail alignment formation
	Depot, station, headhouse or portal building
	Tunnel portal
	Main construction compound
	Satellite construction compound
	Temporary material stockpile
	Temporary replacement community facility
	Planning authority boundary
	Existing watercourse
	Tunnels external extent
	County boundary
	Borough / District boundary
	Land potentially required during construction
	Landscape earthworks
	Engineering earthworks
	County boundary
	Borough / District boundary
	Construction traffic route
	Existing public right of way (PRoW)
	New, diverted or realigned PRoW
	Stopped-up PRoW
	Temporary PRoW diversion / realignment
	Temporary highway diversion / realignment
	UT - Main utility works
	Chainage (e.g. 10+000)
	Rail alignment

Map Number: **S17-CP-085**

Map Name: **Construction Phase Sch 17 Planning Context Report Plan**

Planning Authority Area: Stratford on Avon District

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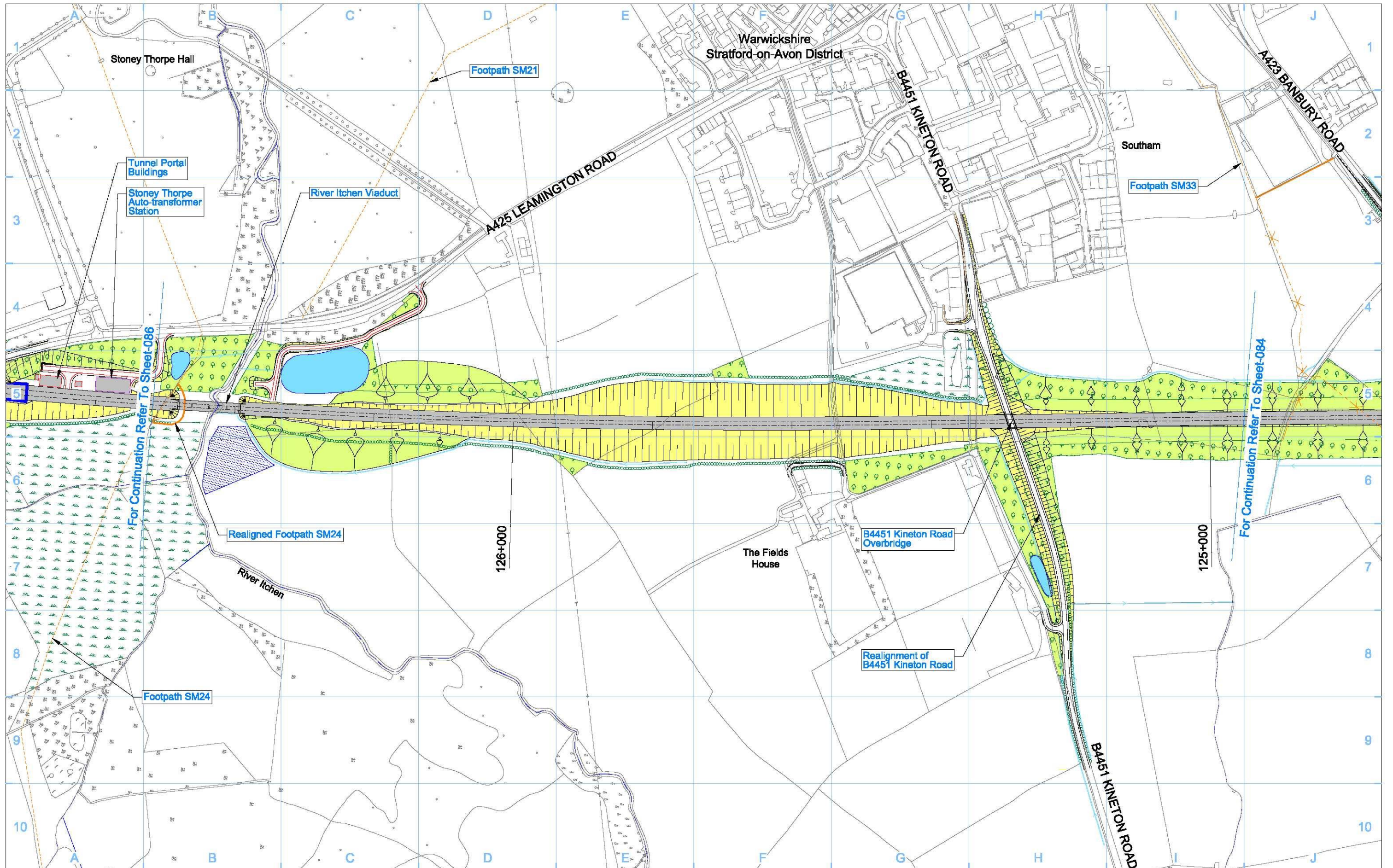
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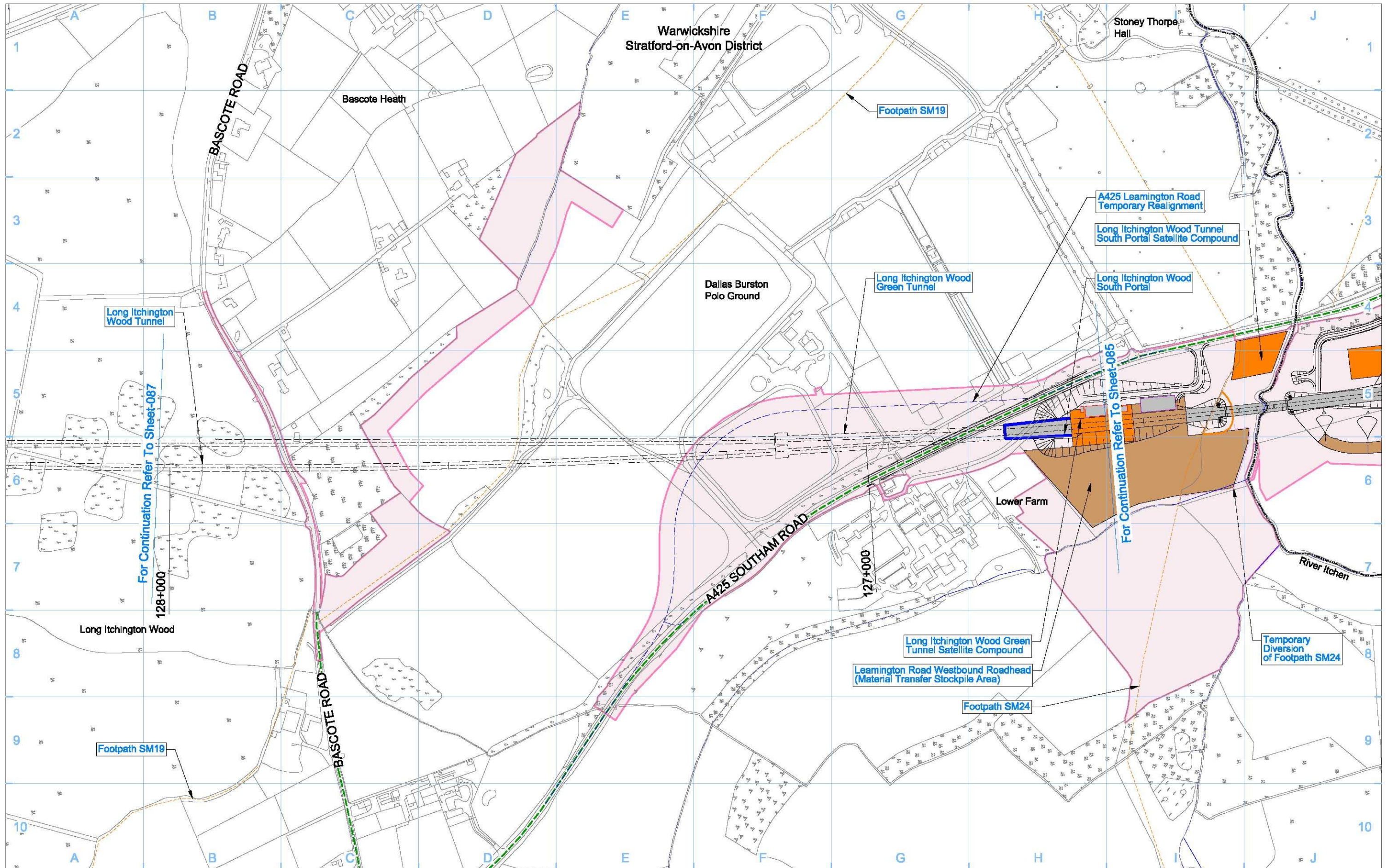
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Legend 				Map Number S17-OP-085 Map Name Operational Phase Sch 17 Planning Context Report Plan Planning Authority Area Stratford-On-Avon District	 HS2 Ltd accept no responsibility for any circumstances, which arise from the reproduction of this map after alteration, amendment or abbreviation or if it is issued in part or issued incomplete in any way. Registered in England. Registration number 06791886 Registered office: 2 Snow Hill, Queensway, Birmingham, B4 6QA. Scale at A3: 1:5,000 0 50 100 150 200 250 Metres © Crown copyright and database rights 2017. Ordnance Survey Licence Number 100049190. Doc Number: C223-HS2-TP-DPL-030-617100 P00.1 Date:
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Legend	
	Depot, station, headhouse or portal building
	Tunnel portal
	Main construction compound
	Satellite construction compound
	Temporary material stockpile
	Rail alignment formation
	Landscape earthworks
	Engineering earthworks
	County boundary
	Borough / District boundary
	Land potentially required during construction
	Temporary replacement community facility
	Planning authority boundary
	Existing watercourse
	Tunnels external extent
	Construction traffic route
	Existing public right of way (PRoW)
	New, diverted or realigned PRoW
	Stopped-up PRoW
	Temporary PRoW diversion / realignment
	Temporary highway diversion / realignment
	UT - Main utility works

Map Number: **S17-CP-086**

Map Name: **Construction Phase Sch 17 Planning Context Report Plan**

Planning Authority Area: Stratford on Avon District

Chainage (e.g. 10+000): 10+000

Rail alignment: 10+000

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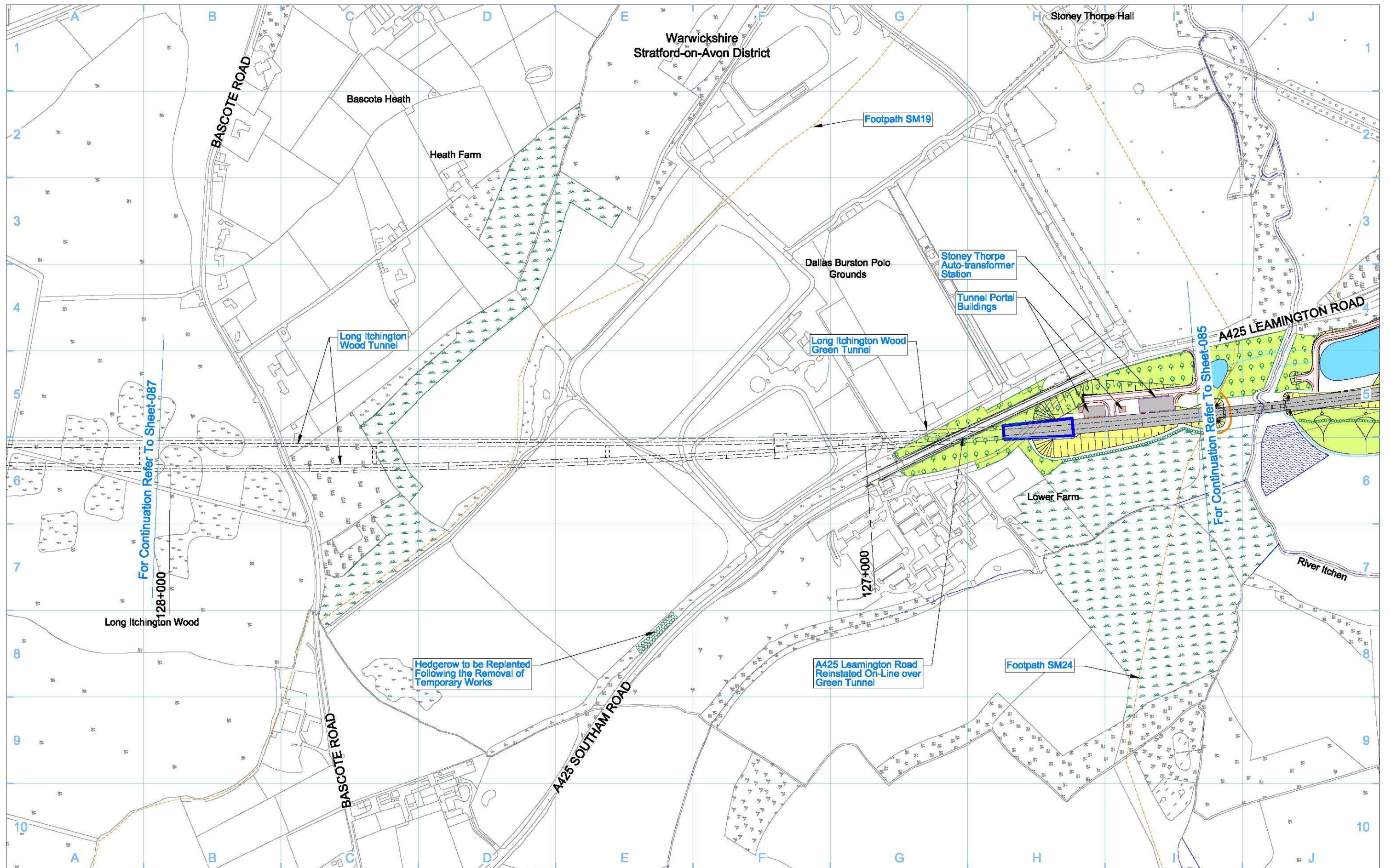
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Doc Number: C223-HS2-TP-DPL-030-517300 P00.1 Data:



- Legend**
- Depot, station, headhouse or portal building
 - Tunnel portal
 - Electricity substation
 - Land drainage area
 - Ecological mitigation pond
 - Balancing pond

- Replacement floodplain storage
- Woodland habitat creation
- Wetland habitat creation
- Grassland habitat creation
- Landscape mitigation planting (scrub / woodland)
- Grassed areas
- Sustainable placement

- Public realm/Replacement community facility
- Engineering earthworks
- Landscape earthworks
- Rail alignment formation
- Returned to suitable development use
- County boundary
- Borough / District boundary

- Planning authority boundary
- Watercourse diversion
- Existing watercourse
- Ditches - new
- Hedgerow habitat creation
- Main utility works
- Existing public right of way (PRoW)
- New, diverted or realigned PRoW

- Stopped-up PRoW
- Tunnels external extent
- Rail alignment
- HS2 Access road
- Noise fence barrier
- Chainage (e.g. 10+000)

Map Number: **S17-OP-086**

Map Name: **Operational Phase Sch 17 Planning Context Report Plan**

Planning Authority Area: Stratford-on-Avon District

hs2

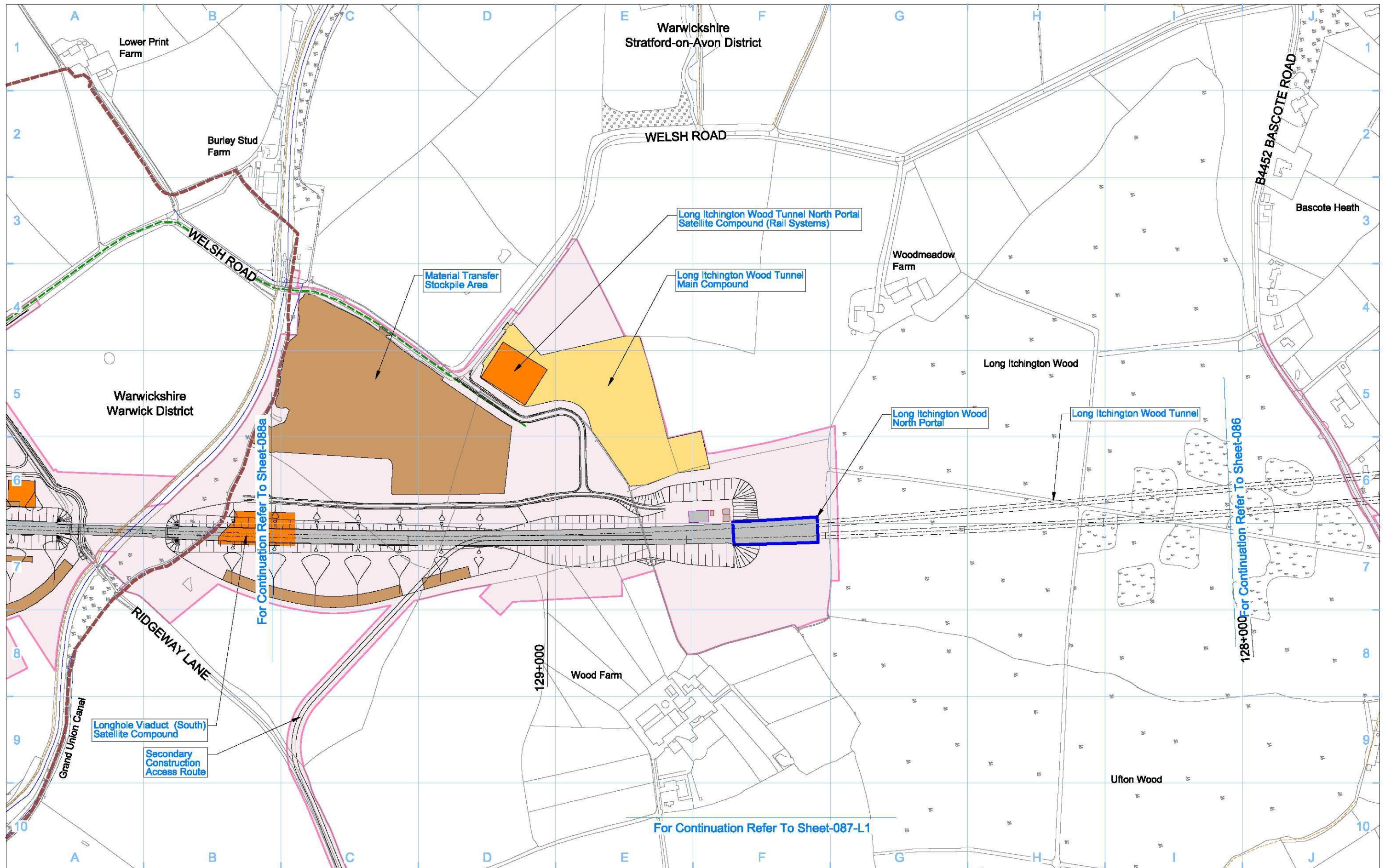
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Legend	
	Rail alignment formation
	Depot, station, headhouse or portal building
	Tunnel portal
	Main construction compound
	Satellite construction compound
	Temporary material stockpile
	Temporary replacement community facility
	Planning authority boundary
	Existing watercourse
	Tunnels external extent
	Construction traffic route
	Existing public right of way (PRoW)
	Landscape earthworks
	Engineering earthworks
	County boundary
	Borough / District boundary
	Land potentially required during construction
	New, diverted or realigned PRoW
	Stopped-up PRoW
	Temporary PRoW diversion / realignment
	Temporary highway diversion / realignment
	UT - Main utility works
	Chainage (e.g. 10+000)
	Rail alignment

Map Number: **S17-CP-087**

Map Name: **Construction Phase Sch 17 Planning Context Report Plan**

Planning Authority Area: Stratford on Avon District/Warwick District

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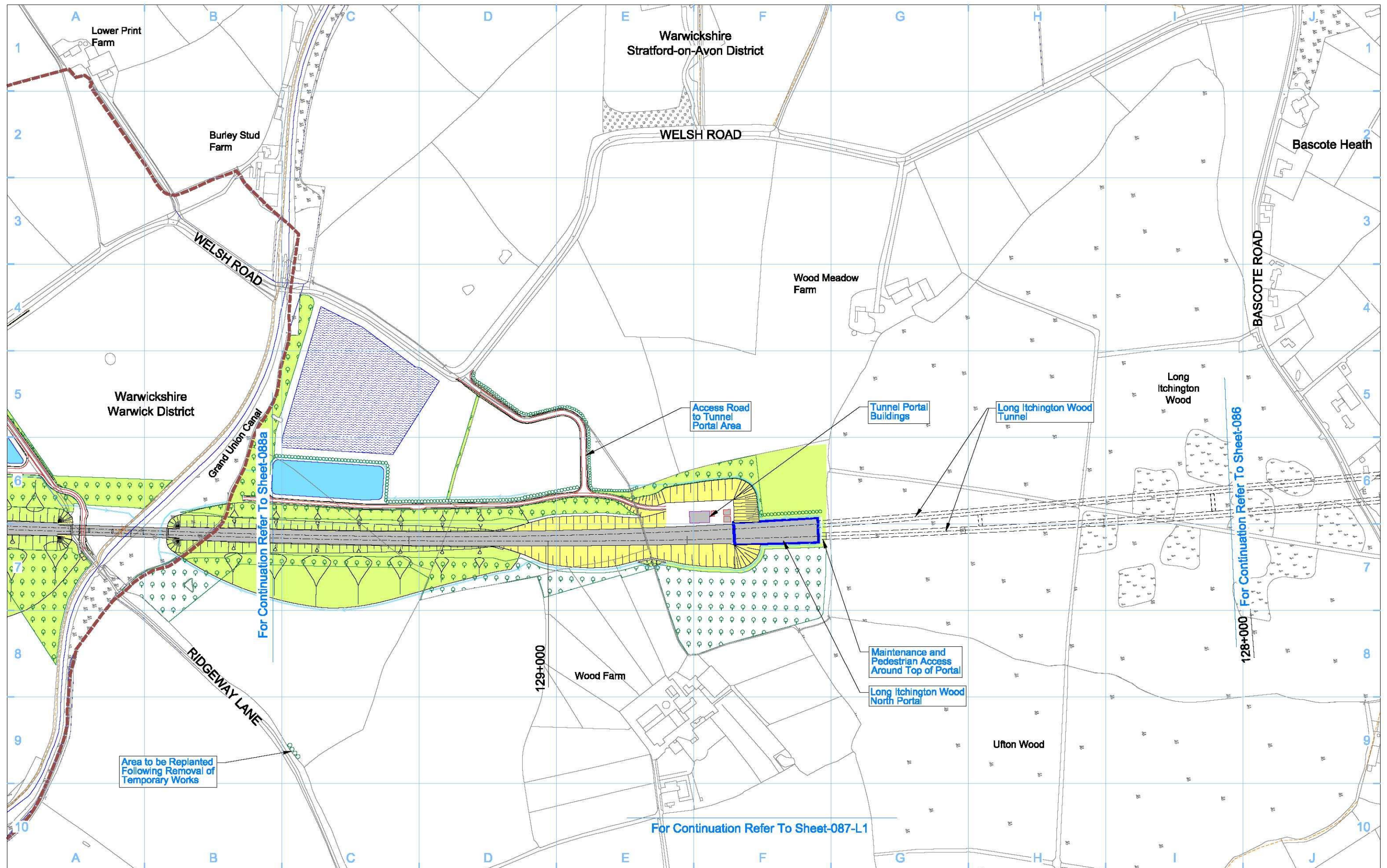
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0 50 100 150 200 250
Metres

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- Legend**
- Depot, station, headhouse or portal building
 - Tunnel portal
 - Electricity substation
 - Land drainage area
 - Ecological mitigation pond
 - Balancing pond

- Replacement floodplain storage
- Woodland habitat creation
- Wetland habitat creation
- Grassland habitat creation
- Landscape mitigation planting (scrub / woodland)
- Grassed areas
- Sustainable placement

- Public realm/Replacement community facility
- Engineering earthworks
- Landscape earthworks
- Rail alignment formation
- Returned to suitable development use
- County boundary
- Borough / District boundary

- Planning authority boundary
- Watercourse diversion
- Existing watercourse
- Ditches - new
- Hedgerow habitat creation
- Main utility works
- Existing public right of way (PRoW)
- New, diverted or realigned PRoW

- Stopped-up PRoW
- Tunnels external extent
- Rail alignment
- HS2 Access road
- Noise fence barrier
- Chainage (e.g. 10+000)

Map Number: **S17-OP-087**

Map Name: **Operational Phase Sch 17 Planning Context Report Plan**

Planning Authority Area: Stratford-on-Avon District / Warwick District

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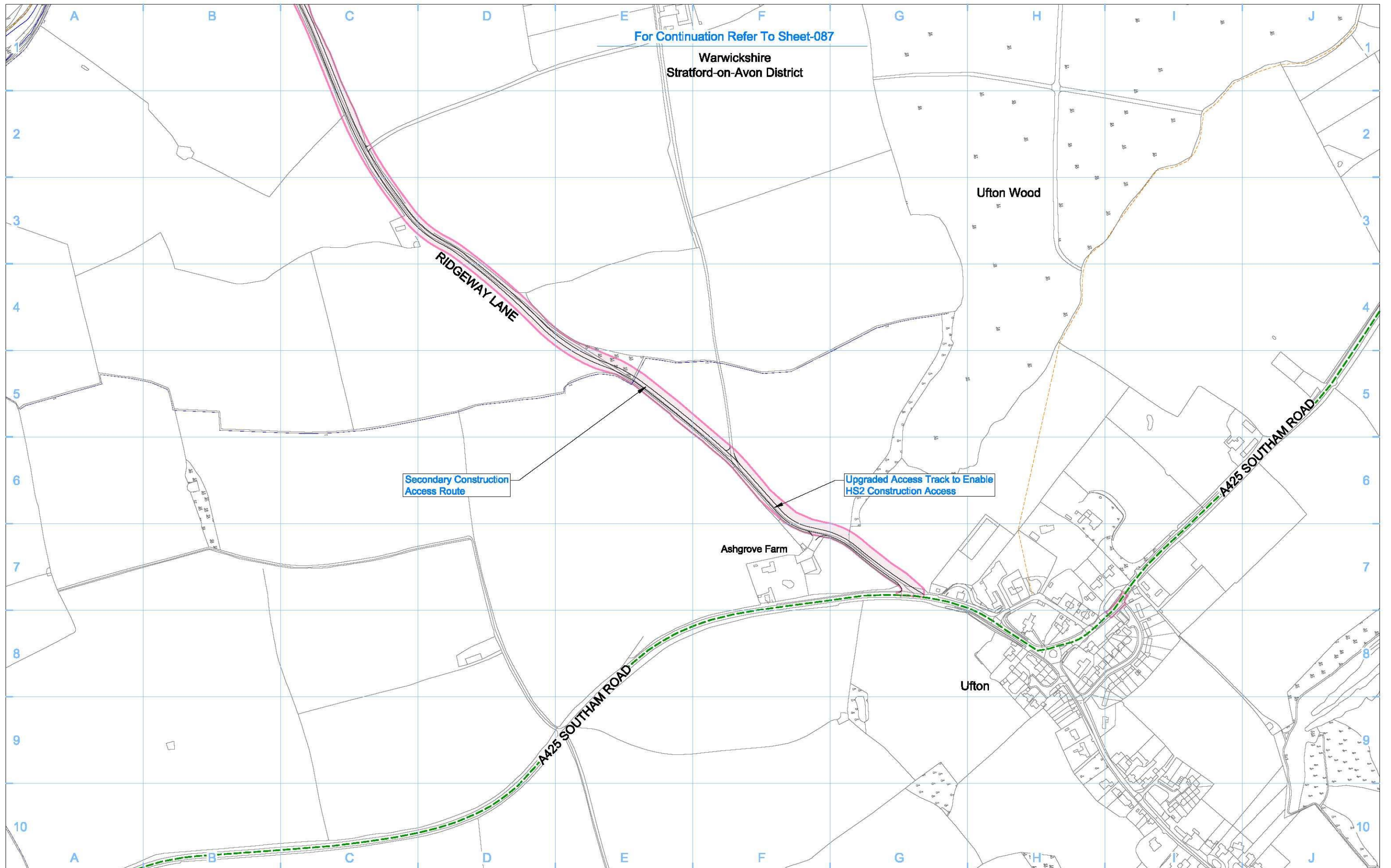
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Legend	
	Depot, station, headhouse or portal building
	Tunnel portal
	Main construction compound
	Satellite construction compound
	Temporary material stockpile
	Rail alignment formation
	Landscape earthworks
	Engineering earthworks
	County boundary
	Borough / District boundary
	Land potentially required during construction
	Planning authority boundary
	Existing watercourse
	Tunnels external extent
	Construction traffic route
	Existing public right of way (PRoW)
	New, diverted or realigned PRoW
	Stopped-up PRoW
	Temporary PRoW diversion / realignment
	Temporary highway diversion / realignment
	UT - Main utility works

Chainage (e.g. 10+000)

10+000

Rail alignment

Map Number: **S17-CP-087-L1**

Map Name: **Construction Phase Sch 17 Planning Context Report Plan**

Planning Authority Area: Stratford on Avon District

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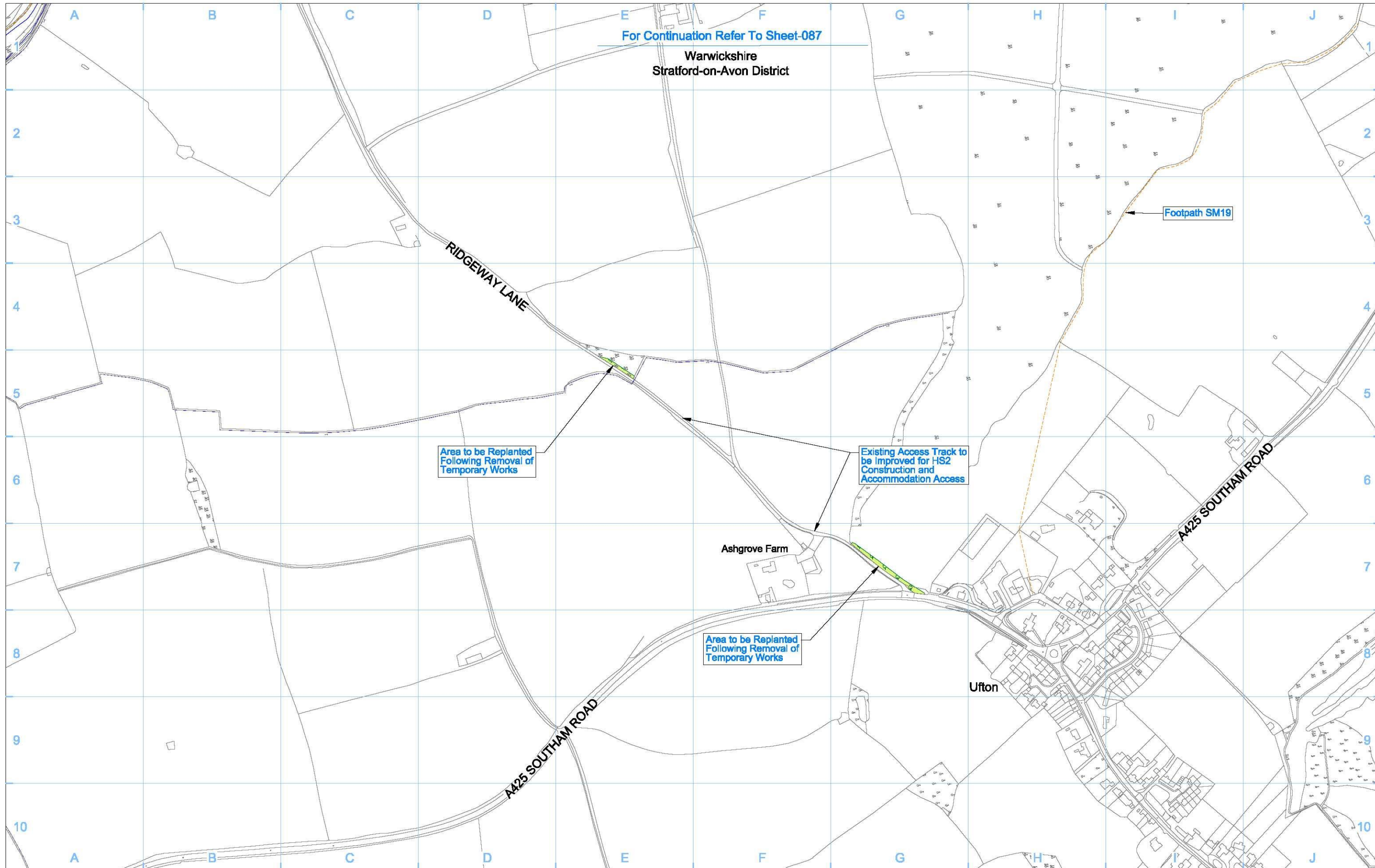
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P00.1 Data:

For Continuation Refer To Sheet-087

Warwickshire
Stratford-on-Avon District



- Legend**
- Depot, station, headhouse or portal building
 - Tunnel portal
 - Electricity substation
 - Land drainage area
 - Ecological mitigation pond
 - Balancing pond

- Replacement floodplain storage
- Woodland habitat creation
- Wetland habitat creation
- Grassland habitat creation
- Landscape mitigation planting (scrub / woodland)
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- Planning authority boundary
- Watercourse diversion
- Existing watercourse
- Ditches - new
- Hedgerow habitat creation
- Main utility works
- Existing public right of way (PRoW)
- New, diverted or realigned PRoW

- Stopped-up PRoW
- Tunnels external extent
- Rail alignment
- HS2 Access road
- Noise fence barrier
- Chainage (e.g. 10+000)

Map Number: **S17-OP-087-L1**

Map Name: **Operational Phase Sch17 Planning Context Report Plan**

Planning Authority Area: Stratford-On-Avon District

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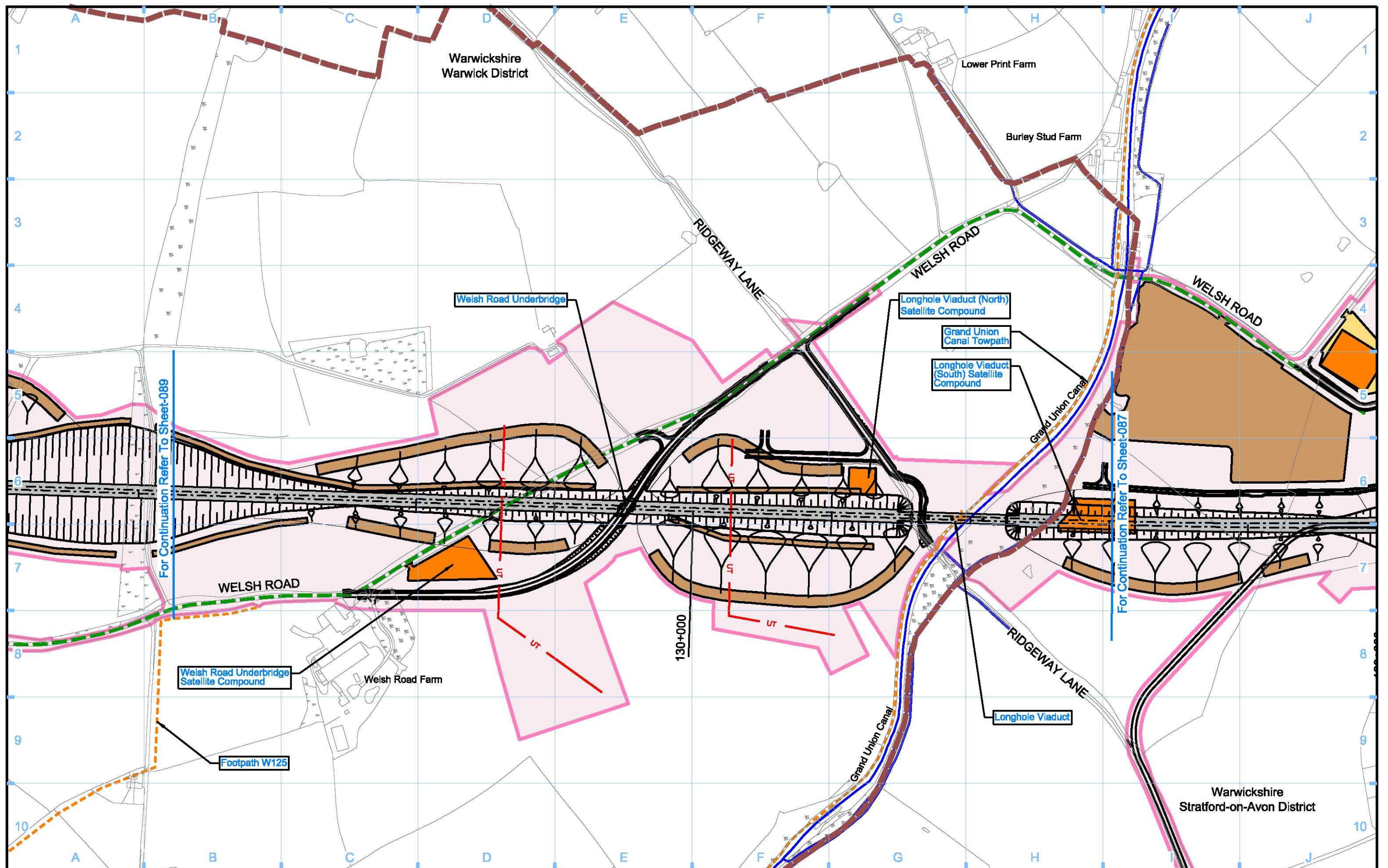
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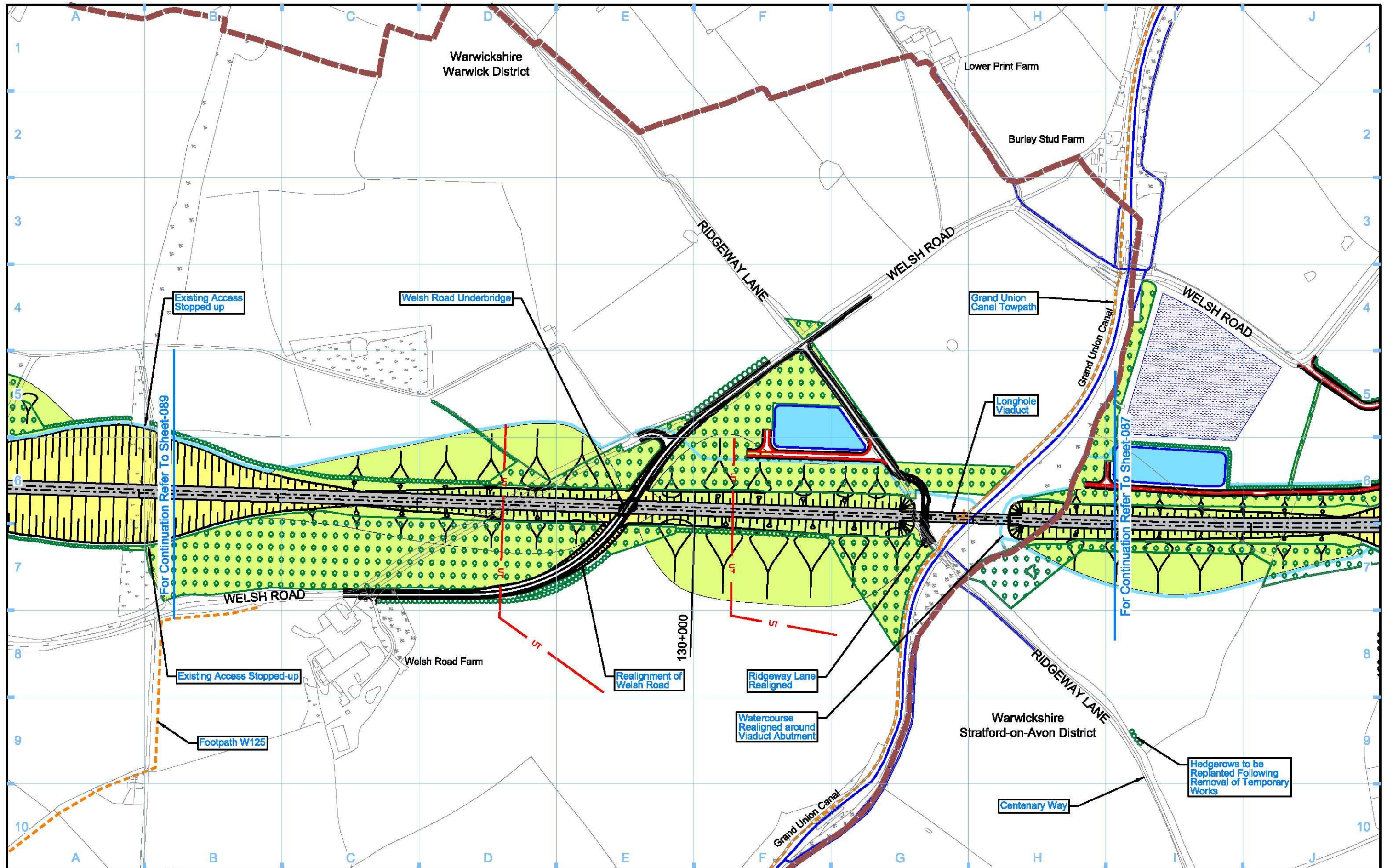
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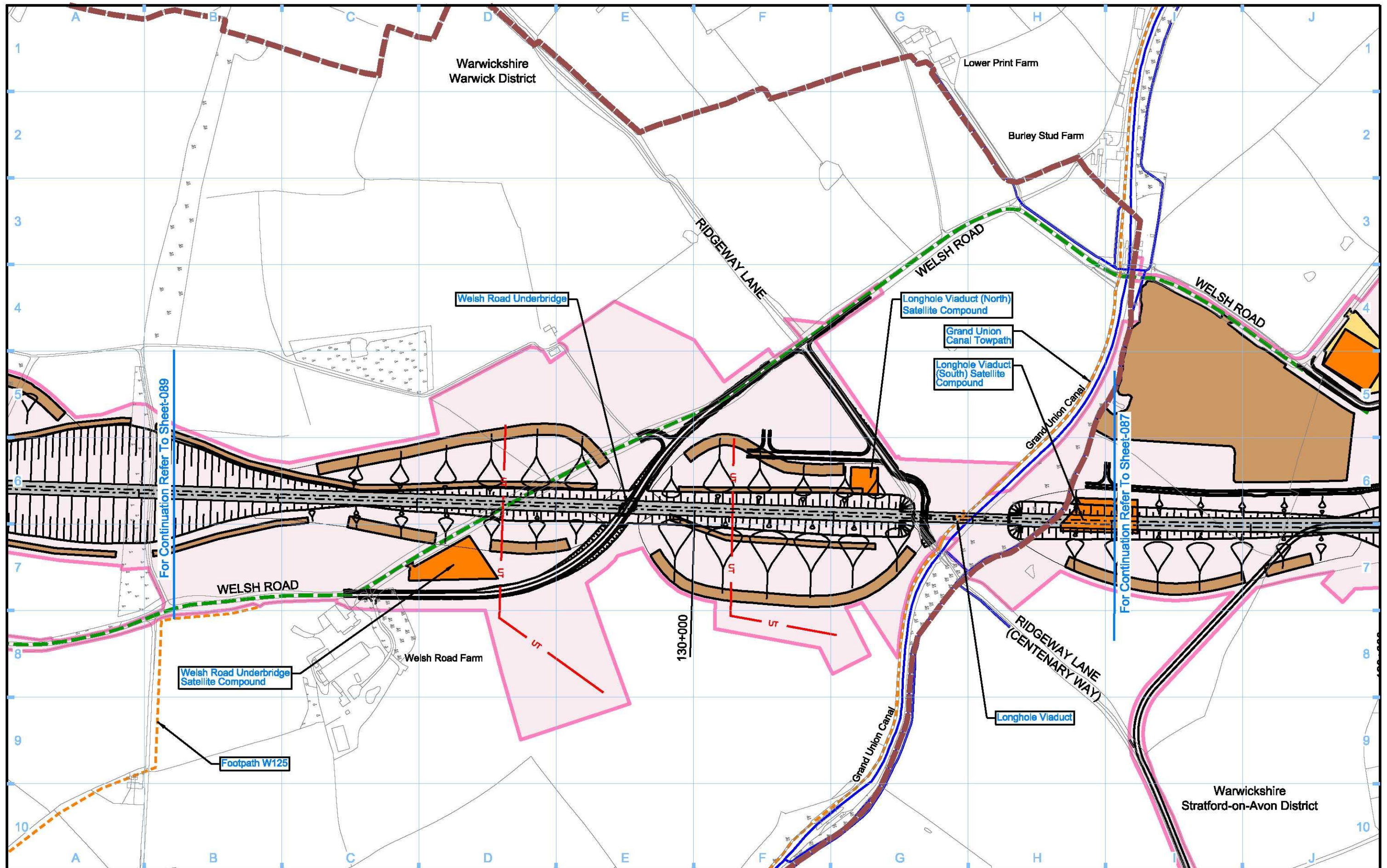
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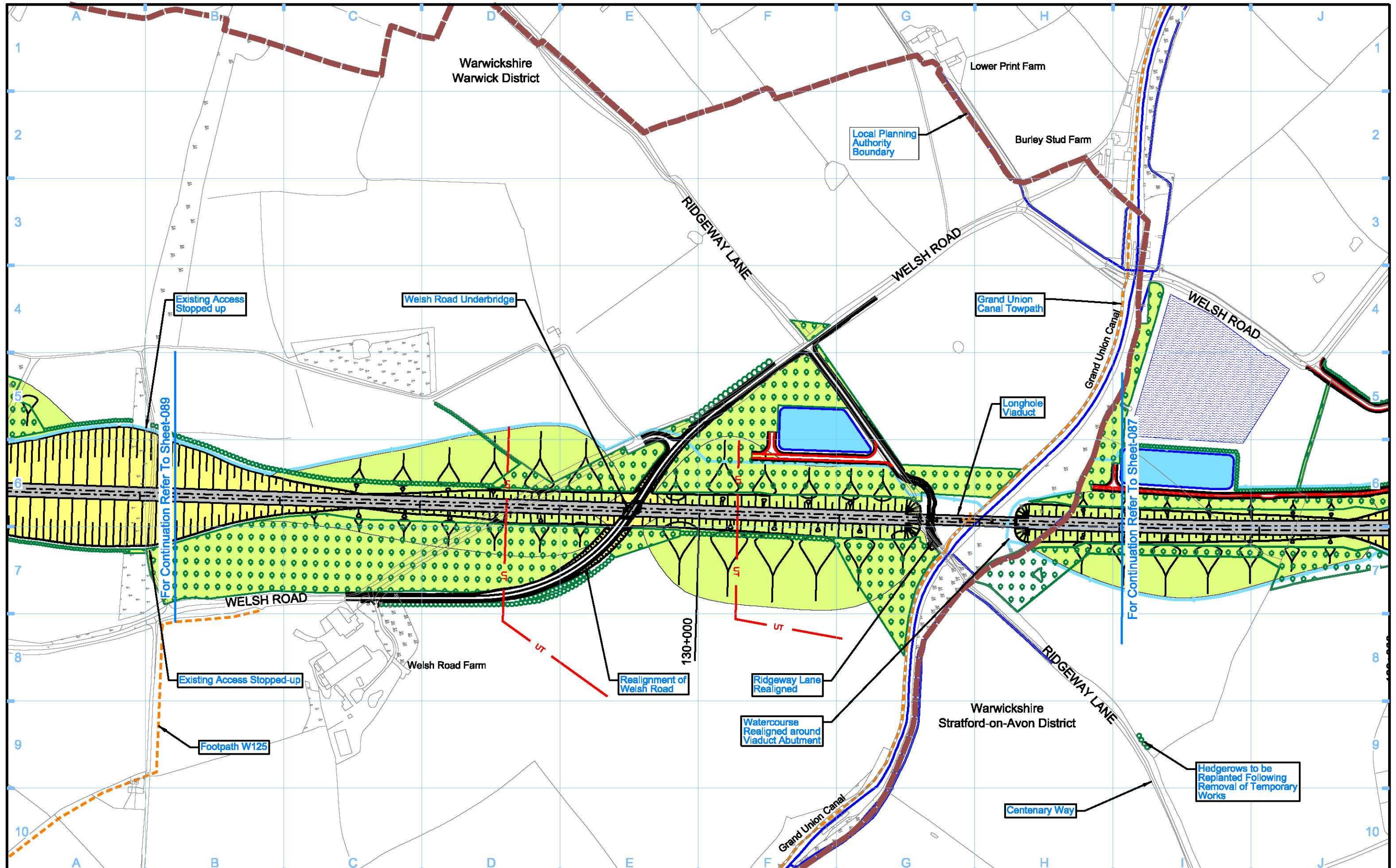
Legend <ul style="list-style-type: none"> Depot, station, headhouse or portal building Tunnel portal Main construction compound Satellite construction compound Temporary material stockpile Rail alignment formation Landscape earthworks Engineering earthworks County boundary Borough / District boundary Land potentially required during construction Temporary replacement community facility Planning authority boundary Existing watercourse Tunnels external extent Construction traffic route Existing public right of way (PRoW) New, diverted or realigned PRoW Stopped-up PRoW Temporary PRoW diversion / realignment Temporary highway diversion / realignment Main utility works Chainage (e.g. 10+000) Rail alignment 		Map Number S17-CP-088a Map Name Construction Phase Sch17 Planning Context Report Plan Planning Authority Area Warwick District / Stratford on Avon District		<p>HS2 Ltd accept no responsibility for any circumstances, which arise from the reproduction of this map after alteration, amendment or abbreviation or if it is issued in part or issued incomplete in any way.</p> <p>Registered in England. Registration number 06791886 Registered office: 2 Snow Hill, Queensway, Birmingham, B4 6QA.</p> <p>Scale at A3: 1:5,000</p> <p>© Crown copyright and database rights 2017. Ordnance Survey Licence Number 100048190. Doc Number: C223-HS2-TP-DPL-030-517700 P00.0 Date:</p>	
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Map Name Operational Phase Sch 17 Planning Context Report Plan		Planning Authority Area Warwick District / Stratford on Avon District	



Legend 				Map Number S17-CP-088b Map Name Construction Phase Sch 17 Planning Context Report Plan Community Forum Area Warwick District / Stratford-on-Avon District	 HS2 Ltd accept no responsibility for any circumstances, which arise from the reproduction of this map after alteration, amendment or abbreviation or if it is issued in part or issued incomplete in any way. Registered in England. Registration number 06791088 Registered office: One Canada Square, London, E14 6AB © Crown copyright and database rights 2015 Ordnance Survey Licence Number 100049190. Doc Number: C223-HS2-TP-DPL-030-517710 P00.1 Data:
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Map Name Operational Phase Sch 17 Planning Context Report Plan		Planning Authority Area Warwick District / Stratford-on-Avon District	

Annex 1 Signposting

Document	Link
High Speed Rail (London – West Midlands) Act 2017	http://www.legislation.gov.uk/ukpga/2017/7/contents/enacted
Schedule 17 Fee Regulations	http://www.legislation.gov.uk/uksi/2017/223/contents/made
Schedule 17 Appeal Regulations	http://www.legislation.gov.uk/uksi/2017/227/contents/made
High Speed Rail (London – West Midlands) Environmental Minimum Requirements	https://www.gov.uk/government/publications/environmental-minimum-requirements
	https://www.gov.uk/government/publications/high-speed-rail-london-west-midlands-bill-register-of-undertakings-and-assurances
Schedule 17 Statutory Guidance	https://www.gov.uk/government/publications/high-speed-rail-london-to-west-midlands-act-2017-schedule-17-statutory-guidance
Phase One Information Papers	https://www.gov.uk/government/collections/high-speed-rail-london-west-midlands-bill#information-papers
Phase One – Planning Forum Notes	https://www.gov.uk/government/publications/planning-forum-notes
Phase One Environmental Statement	https://www.gov.uk/government/collections/hs2-phase-one-environmental-statement-documents
	https://www.gov.uk/government/collections/additional-provision-september-2014
	https://www.gov.uk/government/collections/supplementary-environmental-statement-and-additional-provision-2-july-2015
	https://www.gov.uk/government/collections/supplementary-environmental-statement-2-and-additional-provision-3-september-2015
	https://www.gov.uk/government/collections/supplementary-environmental-statement-3-and-additional-provision-4-october-2015
	https://www.gov.uk/government/collections/supplementary-environmental-statement-4-and-additional-provision-5-december-2015

