

# LAND PROMOTION DOCUMENT

**Land at Tipton Road and Setton Drive,  
Woodsetton / Sedgley**

CJZ Design Limited (on behalf of the landowners)

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## EXECUTIVE SUMMARY

This document has been prepared on behalf of our Client(s), CJZ Design Limited who represents the landowners; Mrs Johnson, Mr Hill, Mr Rogerson and Messrs Hughes/Hawkins, to support the promotion of their land interests at Tipton Road and Setton Drive, Woodsetton / Sedgley for residential development. The site is located within the administrative bounds of Dudley Metropolitan District Council.

This document seeks to demonstrate that the site is entirely appropriate for residential development, it should be duly considered for release from the Green Belt and that it would be valuable in meeting the housing needs for the Housing Market Area which covers the Black Country Core Strategy area, including Dudley Metropolitan Borough Council.

### Site Specific Considerations

This Report demonstrates that the promotion site is Available, Suitable and Achievable for residential development and would therefore represent an appropriate release from the Green Belt. Key issues in terms of the site's consideration include that:

- This site is available for development and our Client(s) is willing to release their land for housing development in the immediate future.
- The site can deliver a development in a sustainable location that could provide a housing allocation during this and/or future development plan periods to ensure that successive Green Belt reviews are not required and housing requirements are deliverable within the wider Housing Market Area.
- The site is of sufficient size (7.75 hectares) that it could form a strategic allocation, meeting the some of the needs of the wider Black Country Housing Market Area.
- Suitable and safe access could be achieved from both Tipton Road to deliver the level of housing envisaged in this Promotional Document.
- A range of alternative forms of transport (to the private motor car) are readily available within an appropriate proximity to the site. This would provide all residents with a full range of transport options.
- Any development on the site will generally be read against the landscape context of the site, which is bound by the urban areas of Woodsetton and Sedgley, and visually sensitive areas of the site can be dealt with through suitable native landscaping and the strategic placement of open space.
- In addition to the Green Belt, the site also falls within designations for Minerals Safeguarding Area, an Area of High Historic Landscape Value and a Site of Local Importance for Nature Conservation ('SLINC'). Notwithstanding, provided a suitable mitigation and development design progressed within the masterplan, the site could be released for development.
- By virtue of the sites location within the urban area, encroaching built development, the site's relationship with the adjoining urban area, the site forms a Green Belt 'island'. As such, the Green Belt has already been eroded and is considered unlikely to meet the purposes of a Green Belt as defined by the NPPF.
- Whilst the site is subject to a designation as a Site of Local Importance for Nature Conservation, this is a borough level designation and there are no national level ecological designations relevant to the site. With the retention of established planting, where appropriate and the introduction of new native strategic planting and open space, ecological enhancements could be delivered over and above the site's existing agricultural contribution.
- The site contains no known heritage assets but is subject to a designation as an Area of High Historic Landscape Value. Within 500m of the site centre, there are two grade II listed buildings and 14 heritage assets listed locally. Any risk of unknown buried remains is low and can be appropriately managed as part

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of the planning process, whilst the Area of High Historic Landscape Value designation does not preclude development but requires careful consideration during the masterplanning process.

- The site is not liable to flooding and the ground conditions mean that a suitable and sustainable drainage solution can be achieved.

Based on the above, the site is considered suitable for release from the Green Belt and subsequent residential development. Through the provision of strategically located public open space and landscaping the site's defensible boundaries could be strengthened to create a more defined and defensible edge to the site, whilst there are opportunities to increase the accessibility of the site and the nearby woods.

Overall the site represents an excellent opportunity for delivering some of the housing land requirement for the Housing Market Area during this local plan period and/ or as safeguarded land for future reviews.

### Green Belt Considerations

Whilst the site is designated Green Belt, it is understood that this designation dates back to the late 1970s and that no Green Belt Review has been undertaken in either Dudley Metropolitan Borough or the wider Black Country Core Strategy area since this date. Paragraph 80 of the NPPF identifies that Green Belts serve five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

By virtue of the sites location within the urban area, encroaching built development, the site's relationship with the adjoining urban area, the site forms a Green Belt 'island'. As such, the Green Belt has already been eroded and is considered unlikely to meet the purposes of a Green Belt as defined by the NPPF.

On this point, it should be noted that the NPPF states that when local authorities are reviewing established Green Belt boundaries they should take account of the need to promote sustainable patterns of development, channelling development towards urban areas inside the Green Belt boundary (NPPF paragraph 84). Indeed, paragraph 85 of the NPPF identifies that when defining boundaries, local planning authorities should:

- ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
- not include land which it is unnecessary to keep permanently open;
- where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
- make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;
- satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and
- define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

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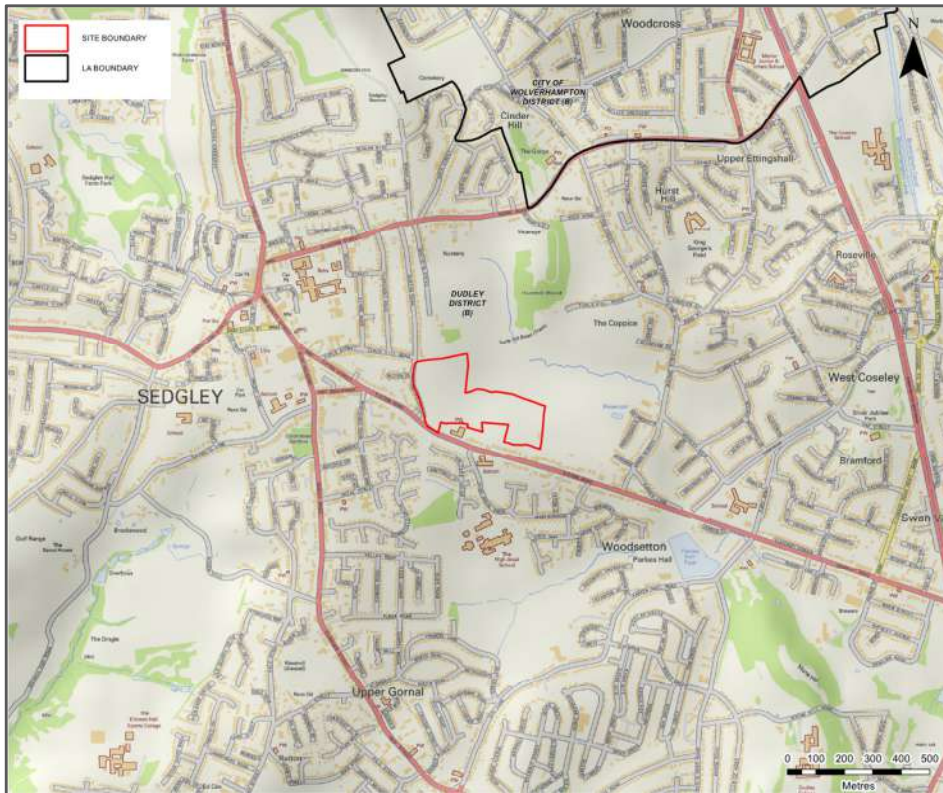
Given the location of the site within the urban area of Dudley Metropolitan Borough, where it is failing to serve the Green Belt purposes identified above, there is a clear presumption in favour of the site being released for residential development.

Notwithstanding, it is understood that a comprehensive Green Belt Review is currently being scoped and will be undertaken in support of the Black Country Core Strategy in 2018. As such, SLR will seek to submit further representations to this Green Belt Review on behalf of our clients at the appropriate time.

## 1.0 Introduction

This Land Promotion Document is submitted on behalf of our Client(s), CJZ Design Limited who represent the landowners of the site; Mrs Johnson, Mr Hill, Mr Rogerson and Messrs Hughes/Hawkins, to support the promotion of their land interests at Tipton Road and Setton Drive, Woodsetton / Sedgley for residential development. The site is located within the administrative bounds of Dudley Metropolitan District Council.

**Plan 1 – Site Location Plan**



The land is being promoted for release from the Green Belt as a housing allocation and/or safeguarded land for future development. As such, the landowners support the release of the site and the contribution which this can make to delivering the current and future Development Plan housing requirements both for Dudley Metropolitan Borough and the wider Black Country Core Strategy Housing Market Area.

With regard to the above, it is understood that the Green Belt within Dudley Metropolitan Borough has not been reviewed since it was first conceived during the late 1970s. As such, given the site's location within the urban area of Dudley, it is contended that the site is failing to serve the purpose of a Green Belt as defined within the NPPF. Indeed, our client(s) will be looking to submit further representations to the Black Country Green Belt Review process when this is undertaken during 2018. Further information regarding the Green Belt is provided within the various sections below.

### 1.1 Site Location and Ownership

The site is located within the northern confines of Dudley Metropolitan Borough, between the areas of Sedgley and Woodsetton, approximately 750m from the local centre of Sedgley and 4km north west of Dudley town centre. In terms of its wider setting within the Black Country, the site is located approximately 2.6 miles south of



Wolverhampton City Centre and 3.5 miles north of Brierley Hill. Finally, the site is located 2.8 miles east of Wombourne within South Staffordshire.

The site currently consists of a group of historic agricultural fields used as grazing pasture and minor ad hoc agricultural uses. The site consists of 4 large fields, which in themselves are enclosed by mature trees and hedgerow, which have been subsequently subdivided by low grade fencing. One of the fields within the north is covered with scrub and sporadic trees, whilst the field within the south east of the site has a number of storage buildings located within its confines.

**Plan 2 – Aerial Image**

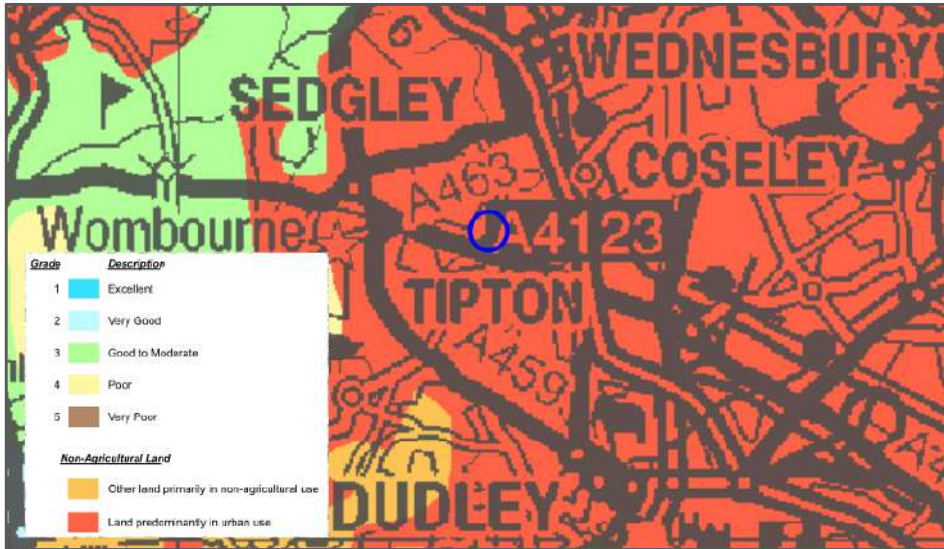


These fields are bound to the south by residential properties and a church, beyond which is Tipton Road and Woodsetton School, whilst Setton Drive bounds the site to the west. A footpath/track bounds the site to the north which leads to Turls Hill Road, beyond which are further fields associated with Turls Hill itself and Hursthill Ancient Wood. Finally the remainder of ad hoc agricultural fields bound the site to the east.

As such, whilst the site is currently located within the designated Green Belt, its character is a mixture of both its urban context, including adjoining residential suburbs, and the subdivided ad hoc agricultural land located across Turls Hill. Indeed, given its urban context and the site's relationship to the adjoining residential properties, the site is an 'island' Green Belt and is not considered to meet the necessary purposes of a Green Belt as defined by the NPPF. Furthermore, the Green Belt designation itself can be considered to have been significantly eroded given the above and, as such, the site should be considered suitable for release.

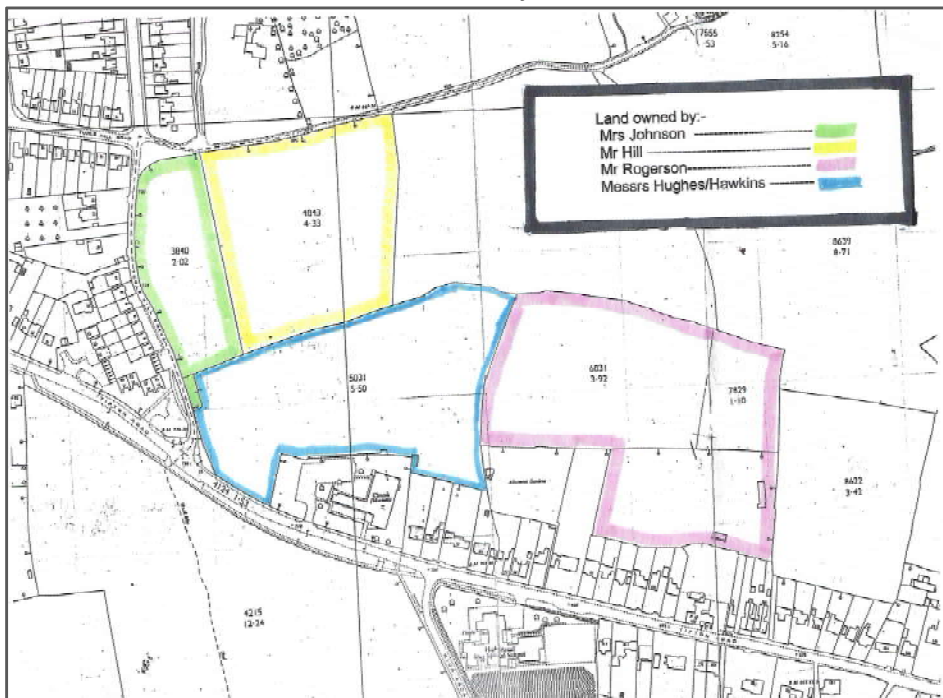
As identified within the Natural England Regional Maps, the site is identified as 'land predominantly in urban area' (site within blue circle). This ALC would need to be reviewed given that the Natural England maps were published in 2010 and are not significantly detailed in this respect.

**Extract From Natural England Regional Maps**



The ownership of the site is split between four groups (Mrs Johnson, Mr Hill, Mr Rogerson and Messrs Hughes/Hawkins), with each land interest approximately following the larger fields boundaries defined by hedgerow and trees. The individual land interests are identified on the sketch below.

**Land Ownership Sketch**



Notwithstanding, given the interrelationship of these four landholdings and the dominance of the field boundaries along the eastern edge, the landholders have agreed to submit a joint representation to promote this area as a strategic release from the Green Belt. Indeed, the total land area within these four ownerships equates to approximately 7.75 hectares which could deliver up to 271 units at 35 dwellings per hectare.

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## 1.2 Planning Context

### 1.2.1 Planning History

The wider site has been subject to a number of planning applications between 1954 and 1979 which sought the release of the site for residential development, whilst applications for recreational uses were sought in 1970 and 1987. These applications are outlined, in brief, below.

- **Reference:** [CO/54/1105](#) **Proposal:** Small Holding And Bungalow. **Location:** Turls Hill Road Sedgley. **Decision:** Withdrawn **Decision Date:** 1954-05-10
- **Reference:** [CO/54/1124](#) **Proposal:** Use Of Land For Small Holding And Erection Of Bungalow. **Location:** Turls Hill Road Sedgley. **Decision:** Refused **Decision Date:** 1954-06-16
- **Reference:** [CO/54/1068](#) **Proposal:** Use Of Land For Residential Purposes. **Location:** Turls Hill Drive . Sedgley. **Decision:** Refused **Decision Date:** 1954-03-17
- **Reference:** [CO/57/1701](#) **Proposal:** Erection Of House. **Location:** Turls Hill Drive And Turls Hill Road Coseley. **Decision:** Refused **Decision Date:** 1957-03-06
- **Reference:** [CO/59/2237](#) **Proposal:** Use Of Land For Residence With Adjoining Small Holding. **Location:** Land Off Turls Hill Road Coseley. **Decision:** Refused **Decision Date:** 1959-11-04
- **Reference:** [CO/63/3099](#) **Proposal:** Residential Development. **Location:** Land Off Turls Hill Road Sedgley. **Decision:** Refused **Decision Date:** 1963-12-18
- **Reference:** [CO/64/3293](#) **Proposal:** Use Of Land For Residential Purposes. **Location:** Land At Turls Hill Road Sedgley. **Decision:** Refused **Decision Date:** 1964-09-08
- **Reference:** [CO/64/3295](#) **Proposal:** Use Of Land For Residential Purposes. **Location:** Turls Hill Drive Sedgley. **Decision:** Refused **Decision Date:** 1964-09-09
- **Reference:** [CO/64/3155](#) **Proposal:** Use Of Land For Residential Purposes. **Location:** Land At Turls Hill Drive Sedgley. **Decision:** Refused **Decision Date:** 1964-03-19
- **Reference:** [DB/66/732](#) **Proposal:** Erection Of 32 Houses With Access Road. **Location:** Land In Turls Hill Road Coseley. **Decision:** Refused **Decision Date:** 1967-02-14
- **Reference:** [DB/67/3408](#) **Proposal:** Residential Development. **Location:** Land At Turls Hill Road Coseley. **Decision:** Refused **Decision Date:** 1968-02-22
- **Reference:** [DB/68/3762](#) **Proposal:** Housing Developments. **Location:** Turls Hill Road Sedgley. **Decision:** Refused **Decision Date:** 1968-05-21
- **Reference:** [DB/70/6501](#) **Proposal:** Residential Development. **Location:** Land At Turls Hill Road Coseley. **Decision:** Refused **Decision Date:** 1970-03-13
- **Reference:** [DB/70/7599](#) **Proposal:** Use Of Land As School Playing Fields. **Location:** Land North And South Side Of Turls Hill Road Coseley. **Decision:** Approved With Conditions **Decision Date:** 1971-02-23
- **Reference:** [CA/79/1459](#) **Proposal:** Residential Development. **Location:** Land At Setton Drive Sedgley. **Decision:** Refused **Decision Date:** 1979-11-14
- **Reference:** [87/51092](#) **Proposal:** Use Of Land As Open Space With Sports Pitches Changing Accommodation & Provision Of Play Areas. **Location:** Land North: Tipton Road Setton Drive & Queens Road. South Of: Gorge Road & Turls Hill Road & West Of Glenfern Road & Bo **Decision:** Approved With Conditions **Decision Date:** 1987-07-30

As can be evidenced from the above planning history, no applications seeking the release of the site for residential development were submitted beyond 1979. Notwithstanding, this is likely to be related to the sites subsequent allocation as Green Belt in the late 1970s. As such, the Black Country Core Strategy and associated Green Belt Review provide a key opportunity to consider whether this land is still required to be retained or could be released from the Green Belt for residential development.

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## 1.2.2 Development Plan Representations

The site has been previously promoted for residential development within the Dudley Metropolitan Borough Council Strategic Housing Land Availability Assessment ('SHLAA') 2009. It is understood that the site was not taken forward for consideration under the SHLAA in 2009 given its location within the Green Belt. No further information regarding this submission is available on the local planning authority website. Again, the Black Country Core Strategy and associated Green Belt Review provide a key opportunity to consider whether this land is still required to be retained or could be released from the Green Belt for residential development.

## 1.3 Report Format and Content

The remainder of this Document takes the following format:

- Consideration of Green Belt
- Transport and Access Considerations
- Landscape and Visual Considerations
- Ecological Considerations
- Historic Environment Considerations
- FRA and Drainage Considerations
- Draft Masterplan Process
- Overall Sustainability
- Delivery and Timing
- Key Opportunities and Benefits
- Conclusion

In addition, a number of detailed plans and drawings are included to support the consideration of this site, within the Appendices at the back of this Document. Thumbnail extracts of these various plans are reproduced though the text of this document for ease of reference, but should be cross referenced with the full drawings for completeness.

The Plan numbers, descriptions and appendix references are listed below for reference:

- Plan 1 – Appendix 1 – Location Plan
- Plan 2 – Appendix 2 – Aerial Imagery
- Plan 3 – Appendix 3 – Topography
- Plan 4 – Appendix 4 – Landscape Designations
- Plan 5 – Appendix 5 – Ecology Designations
- Plan 6 – Appendix 6 – Priority Habitats
- Plan 7 – Appendix 7 – Cultural Heritage Designations
- Plan 8 – Appendix 8 – Historic Mapping
- Plan 9 – Appendix 9 – Hydrology
- Plan 10 – Appendix 10 – Hydrogeology
- Plan 11 – Appendix 11 – Cycle Access
- Plan 12 – Appendix 12 – Pedestrian Access

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## 2.0 Consideration of Green Belt

### 2.1 National Planning Policy Framework

When considering the Green Belt, it is necessary to first understand the NPPF context. Section 9 of the NPPF relates to protecting Green Belt land, stating that it serves five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 84 of the NPPF states that *“When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary”*.

Paragraph 85 of the NPPF identifies that when defining Green Belt boundaries, local planning authorities should:

- ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
- not include land which it is unnecessary to keep permanently open;
- where necessary, identify in their plans areas of ‘safeguarded land’ between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
- make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;
- satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and
- define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

Subsequent to the above, we have sought to consider the Green Belt context below.

### 2.2 Green Belt Context

By virtue of the sites location within the urban area, encroaching built development, the site’s relationship with the adjoining urban area, the site is considered to be an ‘island’ Green Belt and its function of the site has already been eroded. As such, it is considered unlikely that the site accords with purposes of a Green Belt as defined by the NPPF.

On this point, it should be noted that the NPPF states that when local authorities are reviewing established Green Belt boundaries they should take account of the need to promote sustainable patterns of development. Given its urban context, the site is considered to be in a highly sustainable location and would allow for a sustainable pattern of development in keeping with the urban grain of the surrounding area. Furthermore, as outlined below,

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the development of the site would provide opportunities to increase the open space and accessibility, whilst ecological enhancements could be delivered over and above the site's existing agricultural contribution

Given the location of the site within the urban area of Dudley Metropolitan Borough, where it is not serving one of the five purposes identified within the NPPF, there is a clear presumption in favour of the site being released from the Green Belt. Notwithstanding, it is understood that a comprehensive Green Belt Review is currently being scoped and will be undertaken in support of the Black Country Core Strategy in 2018. As such, SLR will seek to submit further representations to this Green Belt Review on behalf of our clients at the appropriate time.

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## 3.0 Landscape and Visual Considerations

This section of the document considers the potential landscape and visual considerations associated with development of a residential scheme within the promotion site. This analysis comprises a desktop review of published information including forward planning documents, OS mapping and aerial photography.

*Plan 2 – Aerial Imagery*



### 3.1 Site Overview

The site is located within the urban area of Sedgley, to the north of Dudley. It comprises part of a remnant of agricultural land that is surrounded by buildings that isolate it from the wider countryside. The majority of the site is pasture, used for grazing. Scrub and tree cover is established in some fields within the site. A number of agricultural buildings and areas of hardstanding are located in the south east part of the site.

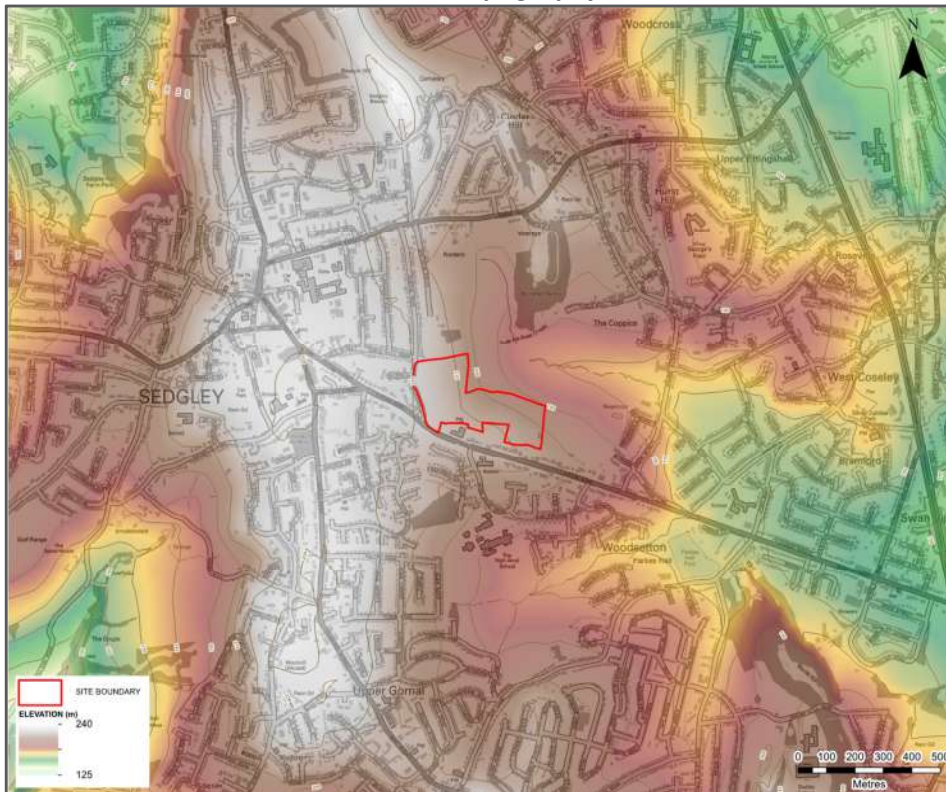
The fields are divided and bounded by a combination of hedgerows and fences. The field pattern appears to be intact, dating back to the early 20th Century. While boundary hedgerows are generally continuous, limited management has been applied in recent years. The hedgerows also incorporate a number of established and mature trees. The field pattern has been sub-divided in places by more recent fences.

The existing vegetation has the potential to provide a robust boundary to development. In addition, the hedgerows and trees within the site, subject to the creation of an appropriate masterplan, could be used to add interest and maturity, as well as helping to maintain biodiversity and habitat connectivity.

## 3.2 Local Development Context

To the west and south of the site is urban development within Sedgley. This is primarily 20th Century residential development, with a range of house styles, types and sizes. Notable exceptions to this are a church which lies along Tipton Road and adjacent to southern site boundary. Woodsetton School also lies to the south of the site. A public open space is positioned within the residential area to the south of Tipton Road, with a ribbon of grassland and path providing a pedestrian route.

**Plan 3 - Topography**



Land immediately to the north and east comprises pasture. This is comparable with the site itself, with the fields divided by relatively intact, established and apparently unmanaged hedgerows. Also as with the site, there is some sub-division of fields by fences.

This area of undeveloped land to the north and east also includes an area of woodland and allotments. The woodland is designated locally for its nature conservation value, as well as partly comprising ancient woodland. A Public Right of Way (bridleway) lies adjacent to the northern boundary of the site, following the route of Turl's Hill Road.

The vegetation within and around the site provides a degree of visual enclosure. In addition, visibility of the site is limited by the surrounding urban form. Further description of the site context is provided later in this section. In broad terms the site and its immediate context forms part of the urban fabric in this part of Dudley.

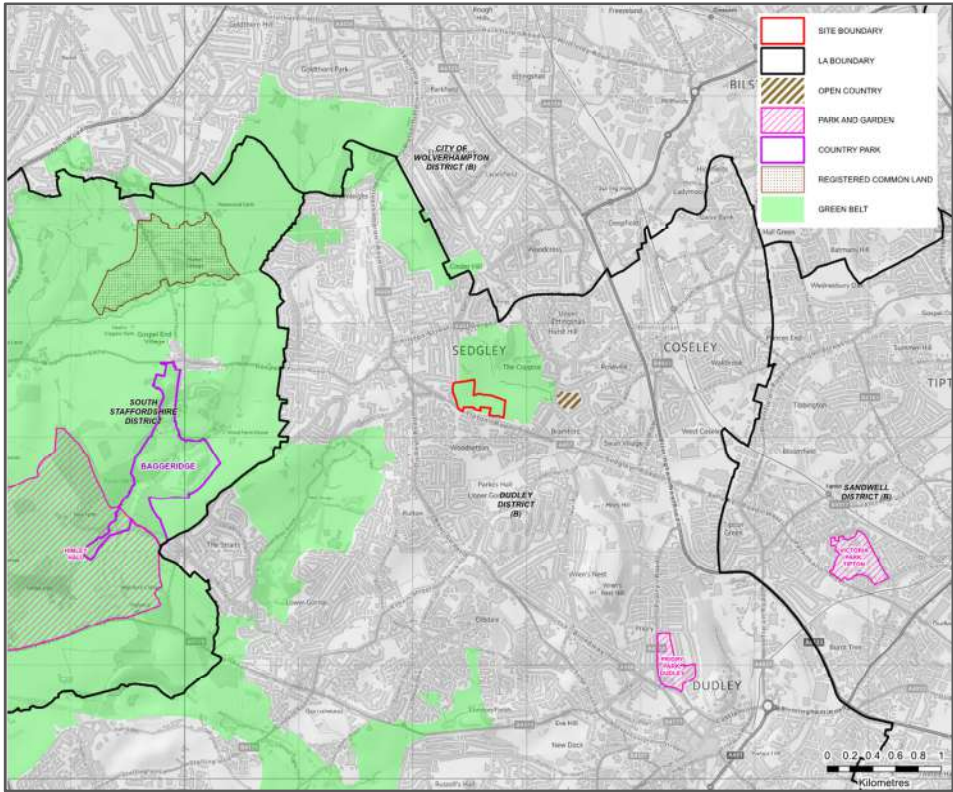
## 3.3 Designations and Policy

There are no national or local designations that are specifically concerned with the protection of landscape character within or close to the site. The site lies within an area designated as Green Belt, which is discussed in



more detail below. In addition, the site lies in an area defined as being of High Historic Landscape Value. This is discussed in more detail in the Historic Environment Section.

**Plan 4 – Landscape Designations**



Conservation Areas are a reflection of townscape character. There are no Conservation Areas within or adjacent to the site. While there are Conservation Areas within the area, these are separated from the site by intervening buildings or landscape. This will limit the potential relationship between these designations and any proposed development on the site.

The Back Country Core Strategy (February 2011) and Borough Development Strategy (adopted March 2017) set the local policy context for development. These highlight the need to consider and respect local character and distinctiveness, with key relevant policies including S6 Urban Design and S7 Landscape Design.

Also of importance to this site is Policy S13, which relates specifically to Areas of High Historic Landscape Value. The Supplementary Development Plans for the Borough are also important considerations, setting clear requirements in relation to the design of development and respecting the local context. In addition, the Landscape Evidence Base that site behind the Borough Development Strategy is recognised as important and would help to shape development proposals for the site.

**3.4 Green Belt**

The remnant agricultural land, which the site forms part of, is designated as Green Belt. The surrounding urban form means this sits as an island of Green Belt, with no connectivity to larger (and continuous) areas covered by this designation to the west and north.

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This area of Green Belt is largely free from development. Although there are a number of exceptions where development has either encroached on the Green Belt, or has been washed over by the designation e.g. residential properties along Turls Hill Road. These examples of development include agricultural buildings and hardstanding within the site.

Part of this area designated as Green Belt also comprises allotments. While these areas are not developed, the presence of allotments erodes the perception of this land comprising open countryside.

In addition, the designated area is surrounded by urban development. The recurring presence of the urban form influences the character of the landscape and the perception of openness.

Development would have an effect on openness of the site itself. However the strength of the vegetation with and bounding the site, together with the relationship within the urban edge, is anticipated to reduce wider implications in relation to openness. The masterplan for the site could reinforce the boundary of the site, potentially reducing visibility of new development and enhancing its permanence.

### 3.5 Landscape Character Assessment

Review of information published by Dudley MBC suggests that there is no local landscape or townscape character assessment for the site and its context.

Review of the national level character assessment identifies that the site lies in National Character Area 67; Cannock Chase and Cank Wood. This comprises a high level assessment but it does not reflect some relevant key characteristics that are associated with the context of the site. This character analysis reflects on the diversity of the landscape and mosaic of countryside, urban development and post-industrial land. Of particular relevance to this site is the following key characteristic; *“The settlement pattern is complex and contrasting, with some areas densely populated and others relatively sparse. The conurbation includes a mosaic of urban areas, former industrial land and patches of farmland, with an extensive urban fringe”*.

It is evident that the site lies within one of several fragmented remnants of countryside within Dudley Borough. The land use, condition and character of these areas of landscape are influenced by this relationship with the urban form. The apparent intactness of certain features within the landscape and way in which these parcels of land break up the urban form may also affect its value at a local level. Careful consideration would need to be given to the integration of new development, how this relates to the existing urban grain and also it influences the character of the landscape in which it is located.

### 3.6 Visual Receptors

Key visual receptors in the area surrounding the site are local residents and users of public rights of way (PRoW). Consideration of these receptors and potential effects will be important in the development of a masterplan for the site.

There is considerable settlement in the vicinity of this site, with this being typically suburban in pattern and form. Houses on Tipton Road and Setton Drive lie closest to the site. While those on Tipton Road lie adjacent to the site, those on Setton Drive are separated by the road. The nature of the urban form and local landform provided a relatively high degree of local visual enclosure and limits the wider visibility of the site and potential development from residential areas.

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There are PRoW that cross the landscape in the vicinity of the site, notably the bridleway that follows Turls Hill Road to the north of the site. However, reviewing the wider context, these are relatively few in number and are frequently routed through the urban form.

### 3.7 Design Considerations relating to Green Belt and Landscape Character

Reviewing the site and local context has identified initial potential opportunities, issues and sensitivities. This has identified the following design considerations:

- The existing field pattern and vegetation provides opportunities to help integrate development within the site
- This framework and pattern of vegetation could make a positive contribution to new development within the site, providing immediate maturity and diversity.
- There is the potential to reinforce this pattern, including vegetation around the edge of the site, to help promote biodiversity and create a strong boundary;
- Potential to connect with and augment existing public open space in the local area, especially the existing provision to the south of Tipton Road;
- The need for consideration of the relationship with the existing urban edge, including the potential for visual effects for existing local residents; and
- To prepare a design which responds to the underlying landform that integrates green and blue infrastructure.

By taking these considerations into account the proposed development could be assimilated as part of the local urban form, whilst respecting the remaining area of landscape to the north and east. It would also allow for key features within the site to be retained and enhanced.

### 3.8 Summary

The site is not designated for its landscape character. However, there is local value attached to the landscape, reflected in the Area of High Historic Landscape Value, also noting the features and pattern that lie within the site. The development would need to consider this policy context and deliver a scheme of high quality that respects local character.

There are connections between the site and the surrounding urban form. This would mean that new development could be accommodated and integrated in a way that would be read as being continuous, with no features or elements creating division.

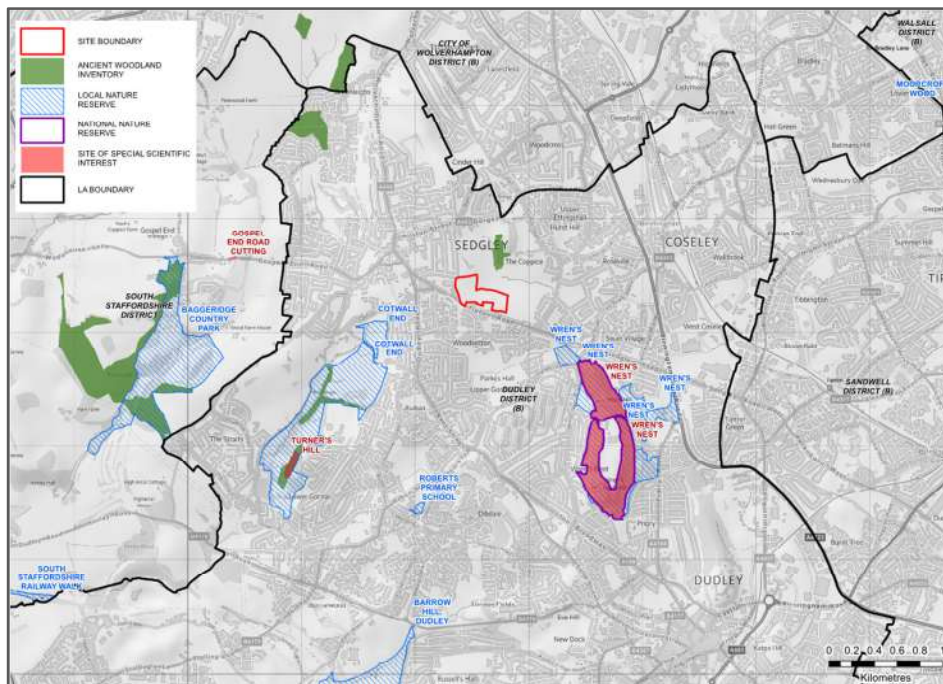
The local characteristics together with the opportunities and constraints offered by the site itself should lead the design process. Existing trees and hedgerows present opportunities to help integrate new development and make a positive contribution and also a clearly defined boundary. The retention and possible enhancement of such element would help to create a locally distinctive development whilst also helping to maintain and possibly enhance biodiversity. Retention of existing vegetation will also bring a degree of maturity to future development.

## 4.0 Ecological Considerations

A desk study has been undertaken by reviewing publically available sources of data<sup>1</sup> relevant to the site and present within a 2km buffer from the boundary (the study area). The MAGIC website confirms the presence of:

- Wren's Nest Site of Special Scientific Interest (SSSI), 1km to the south-east of the site boundary. Wren's Nest has also been declared as a National Nature Reserve (NNR) and also designated as a Local Nature Reserve (LNR).
- Robert's Primary School LNR approximately 1.8km to the south-south-west of the site boundary.
- Cotwall End LNR approximately 0.8km to the south-west of the site boundary.
- The nearest European Protected Species Licence that has been issued is for common pipistrelle and is located approximately 1.8km to the east.

**Plan 5 – Ecological Designations**



Based on a review of habitat inventories<sup>2</sup>, the site supports “good quality semi-improved grassland” and a stand of Ancient Semi-Natural Woodland (part of Hursthill Wood) is present just over 200m to the north.

Based on a review of aerial photography it is evident<sup>3</sup> that the site comprises a number of grassland fields with established boundary hedgerows, trees and copses. No ponds are shown within 500m of the site. The site appears to lack any substantial watercourses or aquatic habitats; the nearest open water is a water course approximately 175m, and downslope, to the north.

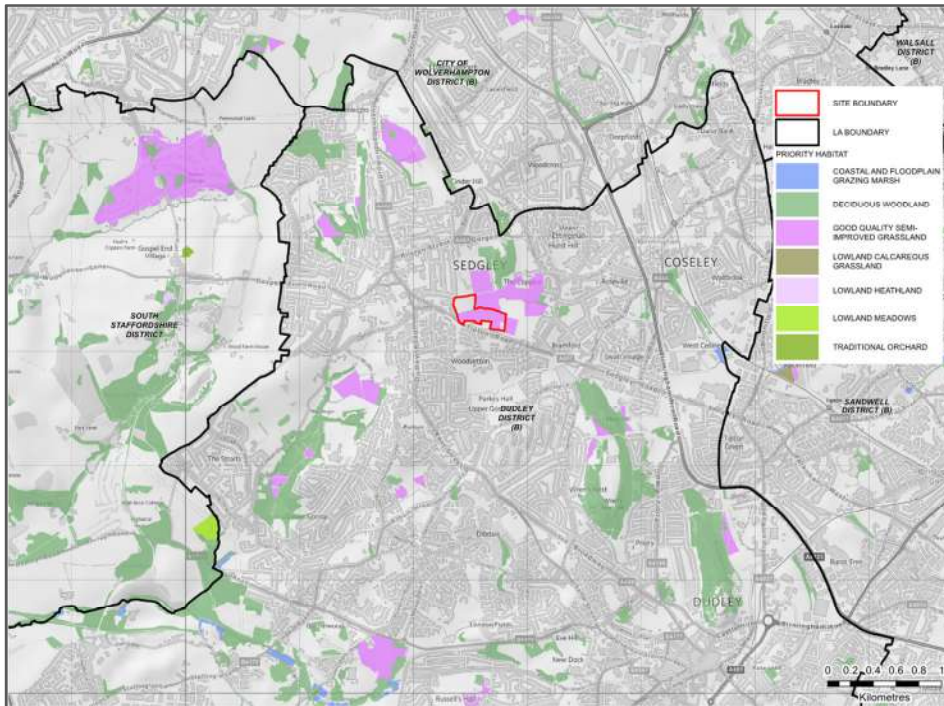
<sup>1</sup> [www.magic.gov.uk](http://www.magic.gov.uk) and aerial images via Google earth accessed 07/09/2017

<sup>2</sup> <http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx> accessed 07/09/2017.

<sup>3</sup> Google Earth Pro, accessed 07/09/2017.

The habitats within and adjacent the site are potentially suitable for bats, in terms of roosting and foraging or commuting, amphibians, reptiles, birds, hedgehogs and badgers. These species, if present, are most likely to be associated with mature trees, hedgerows and possibly buildings which occur within the site.

**Plan 6 – Priority Habitats**



## 4.1 Local Planning Policies of relevance

Dudley Borough Development Strategy (March 2017) identifies the site and adjacent land as a Site of Local Importance for Nature Conservation (important at the Ward to Borough level) and part of the Boroughs Green Network. Policies S19 and S21 of the local plan would therefore apply. Further such locally important sites also occur within a short distance.

In addition, Dudley Borough is a Nature Improvement Area with the site falling within the “Core Ecological Area” indicated in Figure 2 of the adopted Nature Conservation SPG. Development will be expected to positively enhance the nature conservation value of the Borough through beneficial on or off-site works (if biodiversity loss cannot be compensated for within the site boundary).

Detailed ecological study would therefore be necessary to determine the current biodiversity value of the site, and so to ascertain the level of biodiversity offsetting necessary to mitigate/compensate for loss of habitat/other impacts associated with development. As such areas of the site would have to be retained or enhanced for the benefit of wildlife; this would require incorporating into masterplans for the site from the outset.

## 4.2 Summary

Overall it is considered, following relevant surveys and assessments, that it would be feasible to develop an appropriate scheme of ecological mitigation and compensation to address any potential impacts of future development proposals.

## 5.0 Historic Environment Considerations

The proposed site lies over 500m east, and downhill from, the historical centre for Sedgley which is located along a ridge of higher land running north-south. The placename dates from an Anglo-Saxon charter of 985AD which refers to *Segleslei* or *'Secg's lēah'* which can be translated as “the woodland clearing of the warrior”.

Historic mapping shows a largely rural landscape with small townships and industrial exploitation, but during the 20<sup>th</sup> century industry declined and the general area became heavily urbanized for residential housing.

**Plan 7 – Historic Mapping**

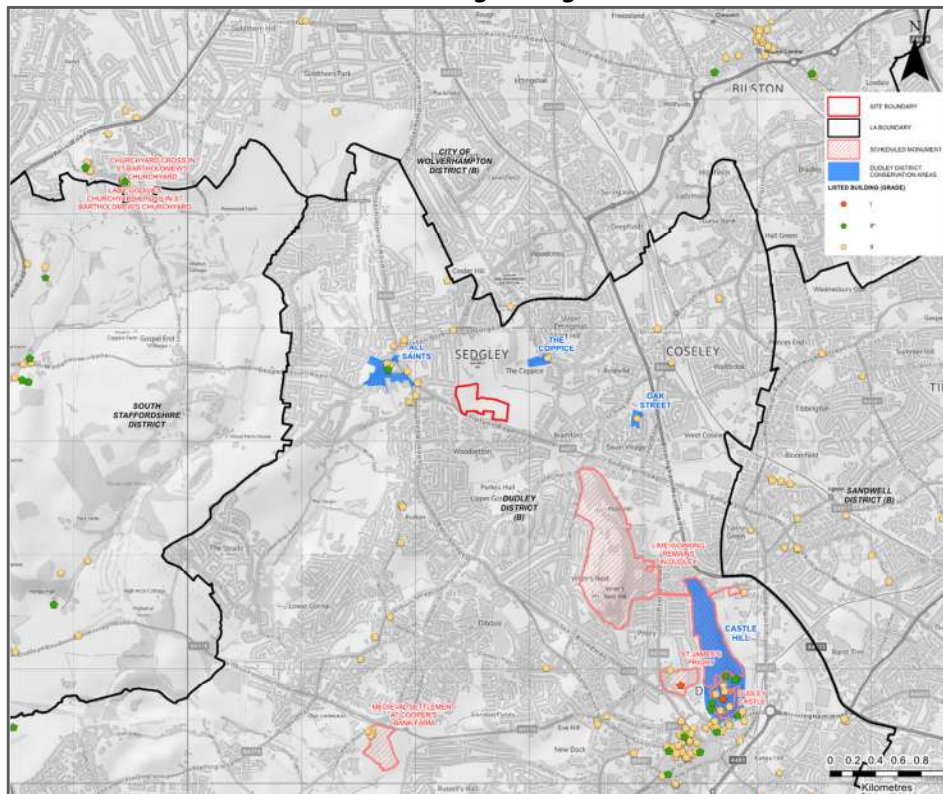


### 5.1 Heritage Assets

Within 500m of the site centre, there are two grade II listed buildings, Tipton Street Methodist Chapel, and terraced housing at 16-19 High Holborn (there are 17 listed buildings within 1km). They are located within urban areas with no intervisibility to the proposed site, and the nearest conservation areas are at Sedgley (All Saints) to the west, and The Coppice to the north-east.

Within 500m there are 14 heritage assets listed locally (102 assets within 1km). These include prehistoric lithic tools to the south of the site, and a Roman coin to the west, as well as relatively recent historic buildings within the surroundings. There is a record for medieval cultivation in the south-eastern part of the site, and also semi-ancient woodland and a former quarry and limekiln at Hursthill Wood, to the north-east.

## Plan 8 – Heritage Designations



### 5.2 Area of High Historic Landscape Value

The site comes within a local designation as An Area of High Historic Landscape Value (HLV4), within Policy S13 from the Borough's Development Strategy (March 2017). The significance of this designation rests with the quality of the wider landscape and its archaeological, historic, communal, and aesthetic values.

HLV4 Turls Hill Landscape Heritage Area is characterized by small fields and up-land farming, with preservation of medieval cultivation (ridge and furrow) in the south, an ancient west – east route across the middle leading to the site of Turls Hill House and park, the early 19<sup>th</sup> century Bumble Hole quarry and limekilns in the north-east, as well as the Ancient Woodland designation for Hursthill Wood. This policy area requires proposed development to be of high quality design, which conserves and enhances significant landscape heritage, rather than schemes that would be detrimental to the character, quality and historic integrity of the landscape. The Black Country Core Strategy (February 2011) has similar policies documented as ENV2 and ENV3.

As such, any masterplanning process for the site will need to pay careful consideration to the character of this historic landscape.

### 5.3 Summary

In summary there is no indication from existing knowledge to suggest the proposed site might be unsuitable on cultural heritage grounds.

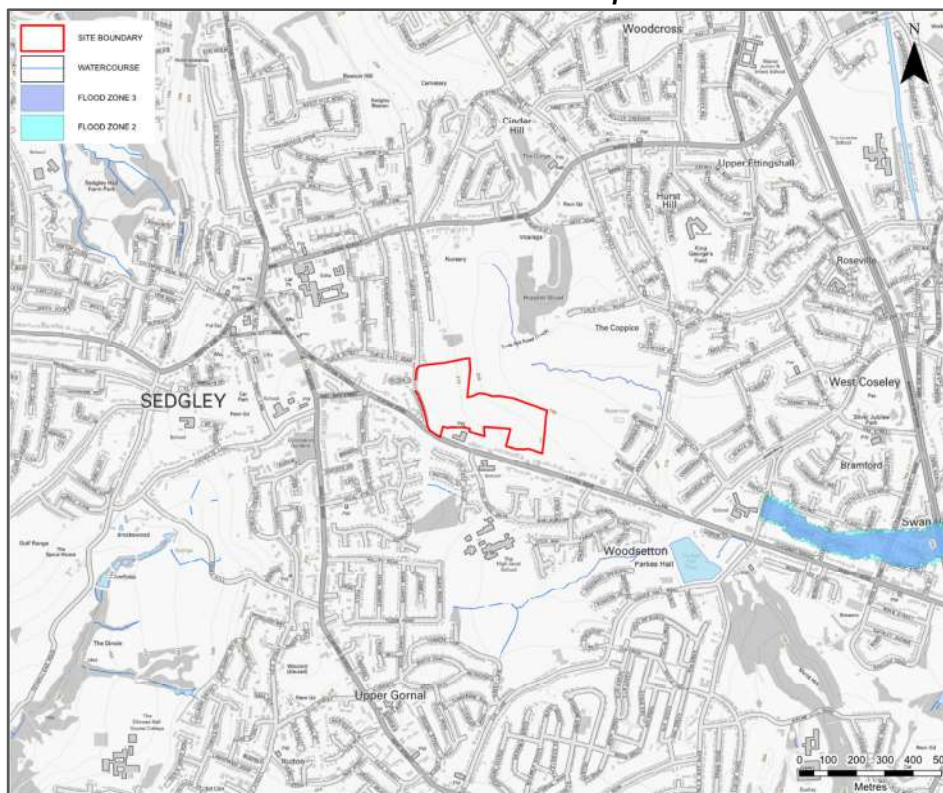
## 6.0 FRA and Drainage Considerations

### 6.1 Site Setting and Flood Risk

A desk based study of the site has been undertaken based on Ordnance Survey (OS)<sup>4</sup>, British Geological Survey (BGS)<sup>5</sup> and Environment Agency (EA)<sup>6</sup> mapping. The local topography slopes in a predominantly north-easterly direction across the site from an elevation of c.216mAOD in the south-west corner to c. 190mAOD in the north-east.

Review of EA flood map for planning indicates that the site is located entirely within Flood Zone 1 (Low probability). The surface water flood maps indicate that the vast majority of the site is assessed as 'Very Low' risk from surface water flooding. The only exception is along the northern boundary where there is a low risk surface water flow path associated with the field boundary (potentially a minor drainage ditch). This is not considered significant.

**Plan 9 – Flood Plan Map**



There are no major watercourses or EA main rivers within a 2km radius of the Site. The main surface water feature within the vicinity of the site is a minor watercourse located approximately 125m to the north-east. This watercourse flows in an easterly direction before being culverted beneath the residential areas to the east. There is no flood extent associated with this watercourse

<sup>4</sup> <https://www.ordnancesurvey.co.uk/>

<sup>5</sup> <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

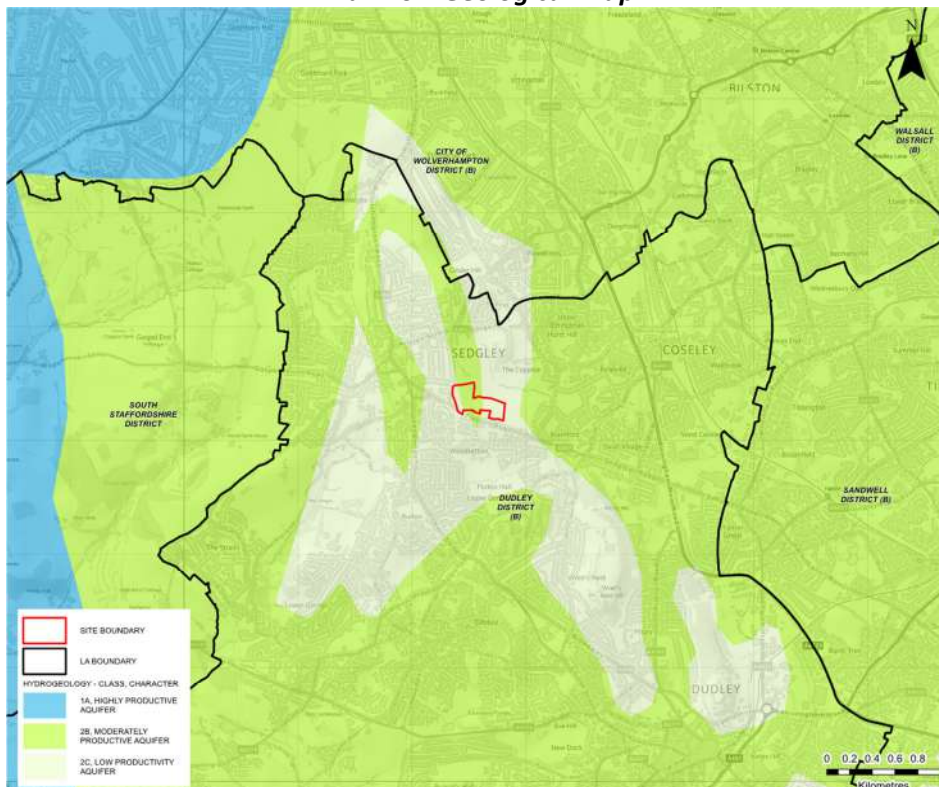
<sup>6</sup> <http://maps.environment-agency.gov.uk/wiyby/>



There are no surface water features (i.e. ponds or streams) within the site boundary. Review of BGS mapping indicates that the local bedrock geology comprises a mixture of the Whitcliffe Formation along the western boundary, the Aymestry Limestone Formation and the Lower Ludlow Shales Group. The Aymestry Limestone Formation is noted as being argillaceous and frequently interbedded by mudstone strata.

The EA classifies the Whitcliffe Formation and the Ludlow Shales Group as Secondary B (Low Productivity) Aquifers whilst the Aymestry Limestone Formation is recognised as a Secondary A (Moderately Productive) Aquifer.

**Plan 10 – Geological Map**



There are no superficial deposits recorded across most of the site. Given the nature of underlying geology it is considered that infiltration rates across the site will be moderate with the majority of incidental rainfall draining northwards to the unnamed watercourse. Due to the underlying geology the risk of groundwater flooding is considered to be low. Flood risk from a range of potential sources is outlined in Table 1:

**Table 1: Potential Sources of Flooding**

Source	Flood Risk?	Comments
Fluvial	No	Site is located entirely within Flood Zone 1
Tidal	No	Site is remote from coast
Pluvial (Land)	No (V Localised)	Majority of site is Very Low risk. The northern boundary contains a low risk surface water pathway.
Groundwater	No	Local geology has limited hydrogeological potential.
Sewers	No	Assumed no sewers within site boundary
Reservoirs	No	Mapping confirms no flood risk from reservoirs

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## 6.2 Planning Guidance and Appropriate Development

The Environment Agency currently considers the site to be within Flood Zone 1 which is defined as “*land having a less than 1 in 1,000 annual probability of river or sea flooding*”. Therefore, with reference to *Table 3: Flood risk vulnerability and flood zone ‘compatibility’* at Planning Practice Guidance (PPG) Paragraph 067, all infrastructure and urban development would be considered appropriate for the flood zone.

## 6.3 Sustainable Drainage

Any urban development would significantly lower infiltration rates of incidental rainfall and therefore increase surface water runoff. Any development will therefore need to be designed in accordance with appropriate Sustainable Drainage Systems (SuDS). SuDS guidance gives preference to discharging surface water run-off to ground wherever possible.

Based on the BGS and soil mapping it is considered that the underlying geology will have only a limited potential for utilisation of infiltration, and potential will be limited to the local geological conditions. A site investigation is recommended to confirm the feasibility of utilising soakaways at site.

In the event that soakaways are not feasible a discharge to the watercourse to the north-east would be the preferential option given that any nearby sewers are likely to be located along Tipton Road to the south, up-gradient of the site. A discharge to the watercourse would require connection across 3<sup>rd</sup> party land. Discussions with the land owner are recommended to confirm if this is feasible.

Discharge to the watercourse would be limited to the pre-development greenfield runoff rate and would require appropriate attenuation in the form of Sustainable Drainage Systems (SuDS) (e.g. storage ponds) included within the *design*. Given the scale of the available development land and open space it is considered that there would be significant opportunity for the placement of SuDS at this site.

## 6.4 Summary

Overall there are no flooding issues which would constrain development, however it is recommended that further investigatory works are undertaken to confirm the feasibility of developing a drainage scheme which would discharge to either ground or the nearby watercourse.

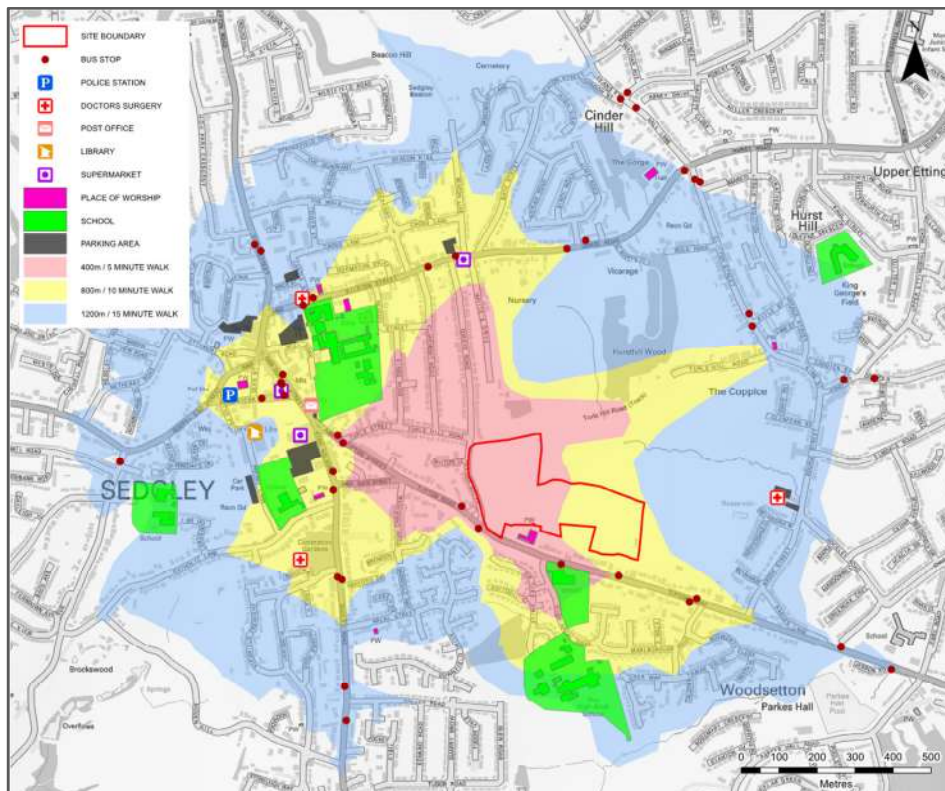
## 7.0 Transport & Access Considerations

The site is located to the north of the A457 Tipton Road, to the east of Setton Drive and is approximately 750m from Sedgley local centre. The site frontage would extend along Setton Drive from the junction with Queens Road to the junction with Tipton Road, where it would follow Tipton Road to the boundary with the church.

### 7.1 Local services and destinations

Manual for Streets (DfT, 2007), notes at Section 4.4.1 that “walking offers the greatest potential to replace short car trips, particularly those under 2km”.

**Plan 12 – Pedestrian Access Plan**



The site is located approximately 750m from the local centre of Sedgley, where a range of services and facilities are located including a supermarket, convenience stores, banks, restaurants, a library, hairdressers and opticians. A number of additional key services are located within 2km of the site including primary schools, a secondary school, a medical centre and pharmacy. Dudley town centre is located approximately 4km to the south east of the site where a wider range of services are available along with a range of employment opportunities.

### 7.2 Buses

The nearest bus stops to the site are located on Tipton Road, with westbound services running from the stop located opposite the junction of Setton Drive and the eastbound services from the stop opposite Arcal Drive. Both stops are located less than 100m from the site frontage.

The Tipton Road bus stops are used by one bus service, the 229 service from Bilston Bus Station to Dudley Bus Station, operated by Diamond Bus. The service runs during school term time with the first bus at 06:45 from

Bilston and at 07:00 from Dudley Monday to Friday, running approximately every half an hour. A similar service runs on a Saturday with an hourly service on Sundays. Services to other locations can be accessed via stops in Sedgley and from the Bilston and Dudley bus stations.

### 7.3 Rail

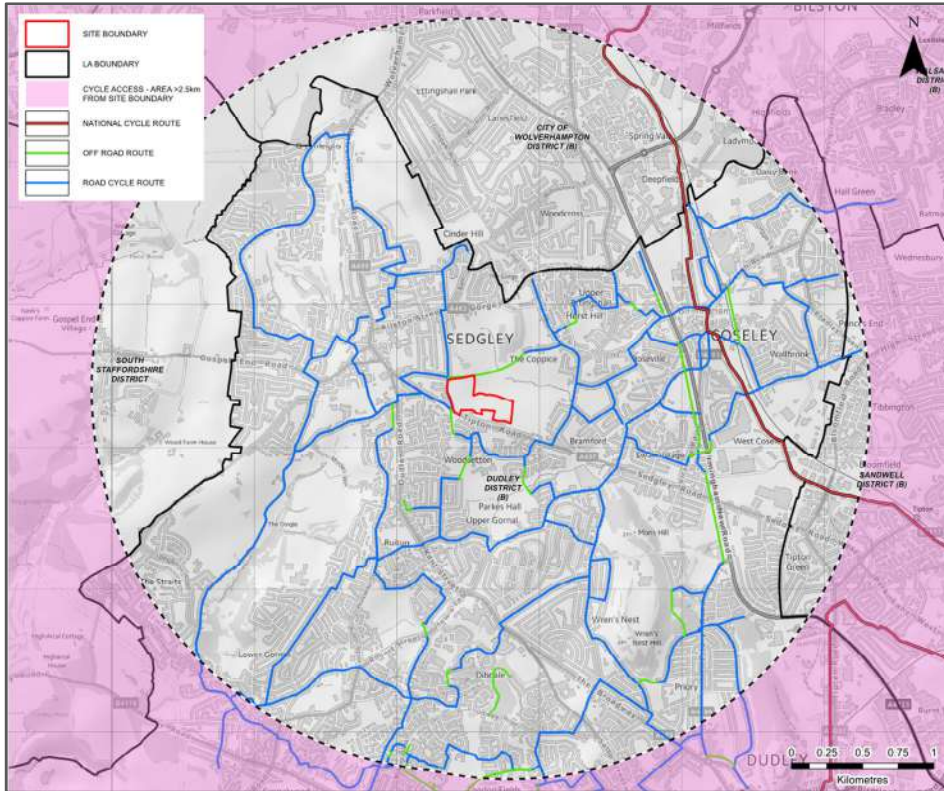
Tipton Railway station is located approximately 3.5km to the east of the Site along Tipton Road and Owen Street. From Tipton station passengers can travel direct to Walsall, Wolverhampton and Birmingham New Street, with trains running regularly from around 5am Monday to Friday and through the weekend.

### 7.4 Pedestrian and Cycle

Along the Tipton Road site frontage a footway extends south east and northwest, with a signalised pedestrian crossing located approximately 40m south of the junction with Setton Drive. Pedestrians are able to travel along the northern side of Tipton Road where footways and street lighting are provided for the length of Tipton Road; the southern footway is less continuous to the east. Off road footway links run from the southern side of Tipton Road to connect with the High Arcal School and residential streets such as Glen Road and Downfield Drive.

Setton Drive is narrow in width and does not include footways. Signs and white lines are used to highlight the presence of pedestrians in the carriageway. Setton Drive is one way with vehicles travelling from Tipton Road to Turls Hill Road. A pedestrian and cycle link extends east from the junction of Setton Drive and Turls Hill Road to link with Turls Hill Road and Clifton Street.

**Plan 11 – Cycle Access Plan**



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## 7.5 Site access provision

It is anticipated that access to the site would be provided from Tipton Road, where the site frontage provides approximately 50m to accommodate the junction arrangements. Vehicle access onto Turl's Hill Road is likely to be limited however options would be possible. The options for alternative access would be considered in full along the site frontage, including locations for pedestrian access and emergency access.

## 7.6 Internal layout

The internal layout will be determined at the detailed application stage, but will be designed to ensure vehicle speeds are maintained at a maximum of 20mph throughout the development site. Access for refuse vehicles will be tested to ensure suitable widths and radii. Pedestrian routes from each dwelling through to the access points will be direct, suitably lit and where possible segregated from the vehicle routes.

## 7.7 Summary

From the above review of the site location and access opportunities we can conclude that the site is well placed to provide a range of alternative forms of transport to residents. In addition the extensive site frontage should offer a range of options for vehicle access, ensuring that the site is physically deliverable.

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## 8.0 Overall Sustainability Considerations

The site performs well in terms of its sustainability credentials; Sedgley Local Centre lies approximately 750m to the west of the site, whilst Dudley town centre is located approximately 4km to the south east. There are a number of local services within 2km of the site including primary schools, a secondary school, a medical centre and pharmacy. Dudley town and other larger centres in proximity of the site offer a wider range of services and a range of employment opportunities.

The site also benefits from connectivity to a range of forms of transport, including bus stops located within 100m of the site on Tipton Road and opposite the junction of Setton Drive. Tipton Railway Station is located approximately 3.5km to the east of the site, whilst cycle links and a signalised pedestrian crossing are located in close proximity to the site.

The surrounding urban form means the site sits as an island of Green Belt, with no connectivity to larger (and continuous) areas covered by this designation to the west and north. As such, the function of this designation has been eroded a result of existing scattered and ribbon development on and around the site, whilst the site is contended to rate poorly against the Green Belt purposes identified within the NPPF. As such, the site should be considered preferential for release in all of these terms.

The site offers the opportunity to deliver much needed housing on a sustainable site within the urban area of Dudley that would be available and deliverable for development in the short term or could be safeguarded for future requirements if necessary. The release of the site would allow for a strategic allocation which could bring forward up to 271 units within the Black Country HMA (based on 35 dwellings per hectare).

### 8.1 Delivery & Timing

In preparing this document our Client(s) duly confirm that the site is available and deliverable for housing and associated infrastructure. Given the sites current Greenfield context, the site could either be delivered immediately or safeguarded for future requirements if necessary. This would create more flexibility and responsiveness in terms of land for housing in a time when housing requirements should be seen as a minimum and need is increasing.

This need is only expected to increase following the completion of the Black Country Core Strategy Review and the forthcoming Greater Birmingham and Black Country Housing Market Area (HMA) Strategic Growth Study.

### 8.2 Key Opportunities & Benefits

This Report has identified a range of opportunities and benefits which the delivery of this land for housing could secure. These include the following;

- Delivery of accessibly located land to meet identified and future housing requirements.
- Release of Green Belt land which has already been the subject of erosion in terms of function and is an 'island' within the urban area of Dudley.
- Opportunity to identify safeguarded land to avoid successive Green Belt reviews, which would run contrary to NPPF.
- Opportunities to enhance and increase the accessibility of open space in the locality, and to improve the wider landscape setting of the site and surrounding area.

- 
- Potential to enhance biodiversity and implement a native planting scheme to complement the new development, open space provision and ecological connectivity.
  - Delivery of a site which can be readily linked into the wider infrastructure network, coupled with the potential delivery of a much needed public open space or recreational facilities which could be utilised by the local population (if required).
  - The site represents an opportunity to release a larger development site which could form a strategic allocation meeting the needs of the Black Country Housing Market Area.

The above is not an exhaustive list at this stage, but provides a flavour of some of the opportunities and benefits which the development of this site could secure.

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## 9.0 Conclusion

Whilst the site is located within the designated Green Belt, the surrounding urban form means the site sits as an island of Green Belt with no connectivity to larger (and continuous) areas covered by this designation to the west and north. As such, the function of this designation has been eroded a result of existing scattered and ribbon development on and around the site, whilst the site is contended to rate poorly against the Green Belt purposes identified within the NPPF. As such, the site should be considered preferential for release in all of these terms.

The site, which is 7.75 hectares, is positioned within the urban area of Dudley. The urban context of the site has resulted in its openness being compromised – a quality which is defined by the NPPF as needing to be an *'essential characteristic'* of the Green Belt. As highlighted by the analysis of the planning and environment issues above, with careful planning and design, the site can make a positive contribution to the needs of the wider Housing Market Area whilst ensuring it enhances the existing character of the site and its surrounds. With a positive and proactive approach, development could capitalise on the attributes of the site and measures could be incorporated to mitigate potential effects.

It is recognised that the pressure to build new housing within the wider Housing Market Area is growing, and the utilisation of a site which has lost some of its Green Belt character provides an excellent opportunity for the site to make a significant contribution to the strategic housing land requirement for the Black Country. Given that all technical matters can be dealt with, as outlined above, and the site can deliver a range of other benefits; it is duly contended that the site should be removed from the Green Belt and either allocated for housing or safeguarded for future requirements.

Finally, failure to identify sufficient land for release from Green Belt would be likely to result in a need for successive Green Belt reviews in the near future which runs contrary to National advice and the essential purpose of the Green Belt. This is especially pertinent given the likely additional requirements brought forward by the Black Country Core Strategy.

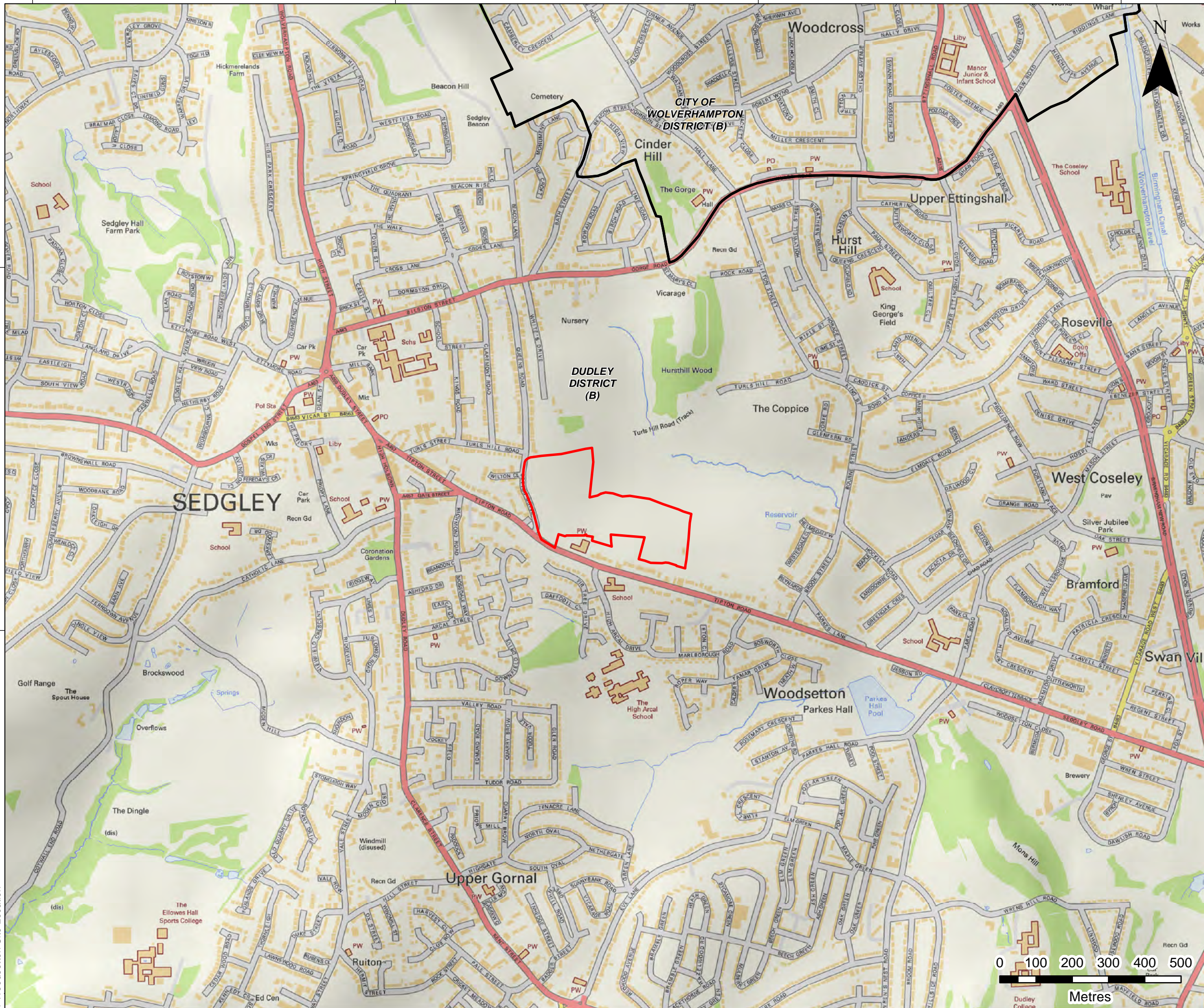
***We would welcome the opportunity to discuss the site in more detail with you once you have considered these comments and can supplement this submission if required as part of that ongoing process.***



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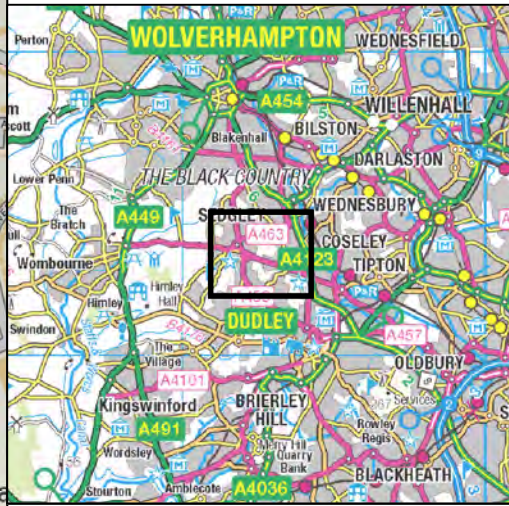
## APPENDIX 01

### Location Plan



**LEGEND**

- SITE BOUNDARY
- LA BOUNDARY



4/5 LOCHSIDE VIEW  
 EDINBURGH PARK  
 EDINBURGH  
 EH12 9DH

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**TIPTON ROAD AND  
 SETTON DRIVE, WOODSETTON  
 FOR INFORMATION  
 LOCATION PLAN**

**1**

Scale 1:10,000 @ A3      Date SEPTEMBER 2017



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## APPENDIX 02

### Aerial Imagery

392400

392500

392600

392700

392800

293500

293400

293300

2 Woodseton Aerial Imagery



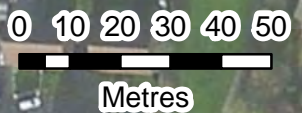
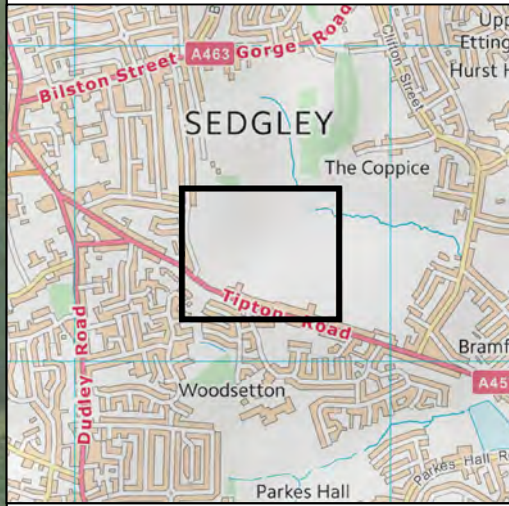
NOTES

1. AERIAL IMAGERY DATED 14/10/2012

LEGEND



SITE BOUNDARY



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

**SLR** 

4/5 LOCHSIDE VIEW  
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EDINBURGH  
EH12 9DH

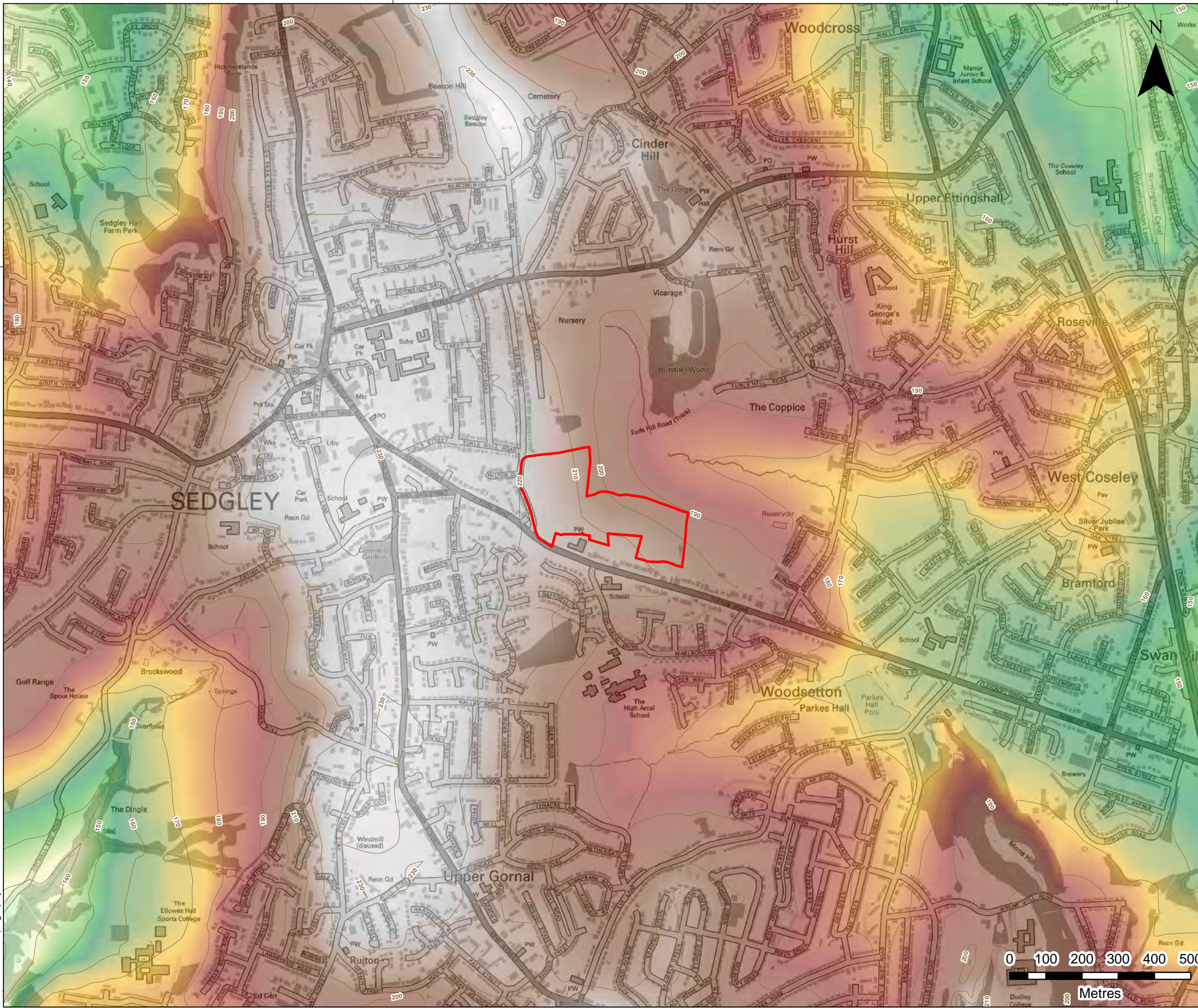
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FOR INFORMATION  
**AERIAL IMAGERY**

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## APPENDIX 03

### Topography

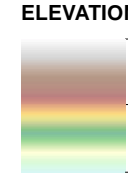


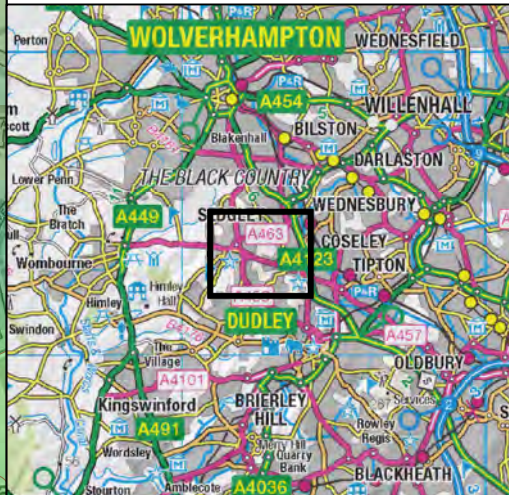
**NOTES**  
 1. TOPOGRAPHY GENERATED USING OS TERRAIN 50 DATA.


**LEGEND**

 SITE BOUNDARY

**ELEVATION (m)**

 240  
125



**SLR** 

4/5 LOCHSIDE VIEW  
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**TIPTON ROAD AND SETTON DRIVE, WOODSETTON FOR INFORMATION TOPOGRAPHY PLAN**

**3**

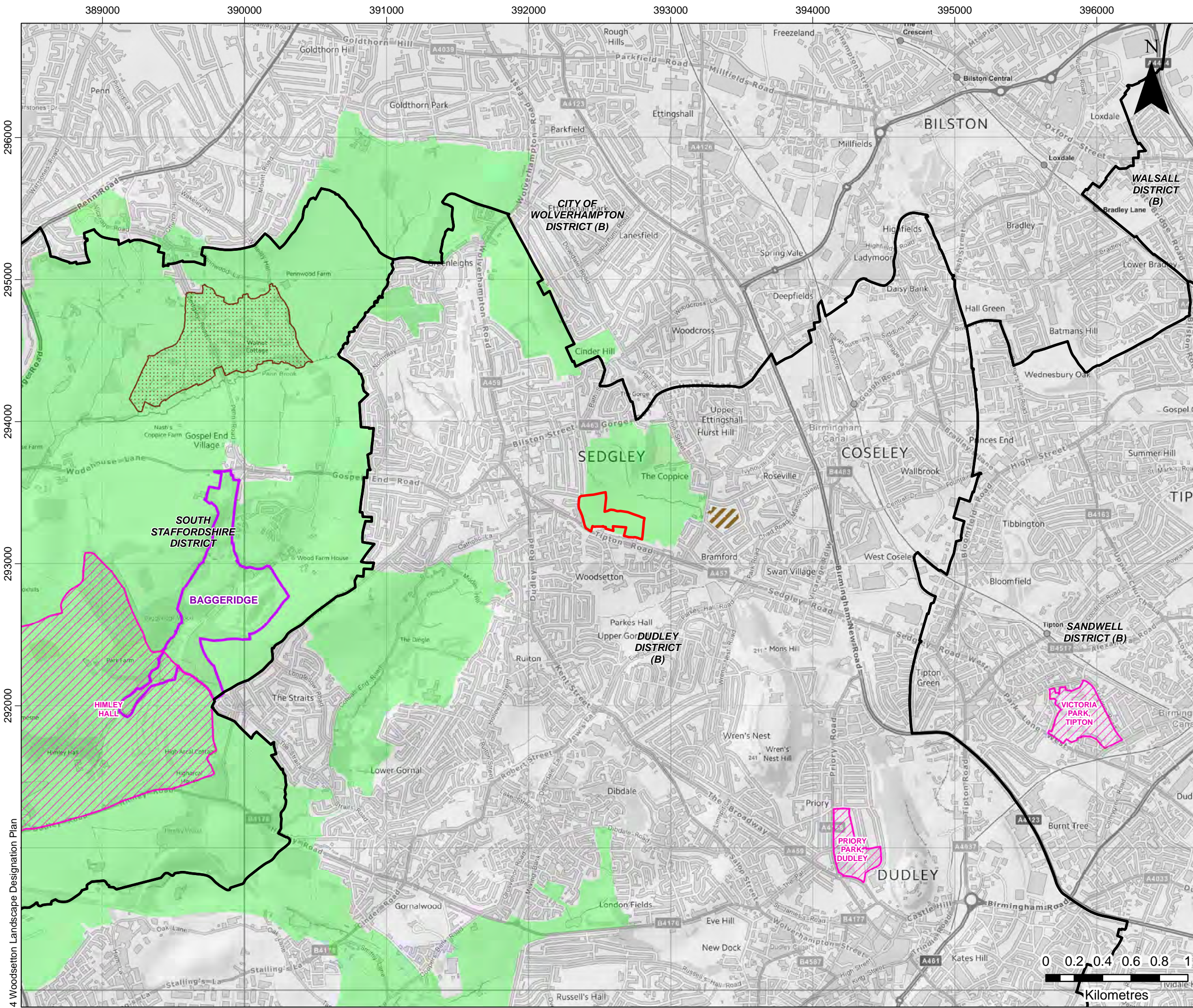
Scale 1:10,000 @ A3 Date SEPTEMBER 2017

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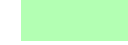
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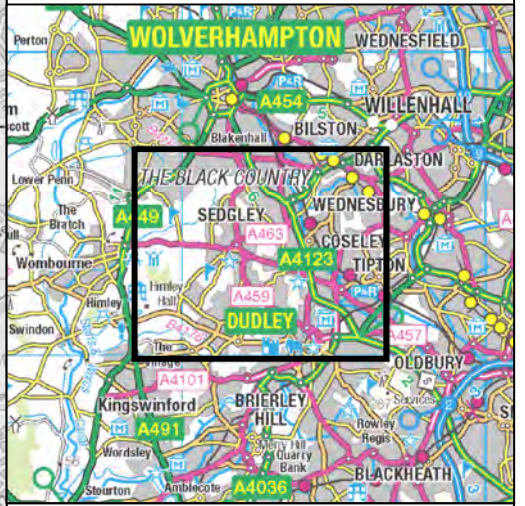
## APPENDIX 04

### Landscape Designations



**LEGEND**

-  SITE BOUNDARY
-  LA BOUNDARY
-  OPEN COUNTRY
-  PARK AND GARDEN
-  COUNTRY PARK
-  REGISTERED COMMON LAND
-  GREEN BELT



**SLR** 

4/5 LOCHSIDE VIEW  
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EDINBURGH  
EH12 9DH

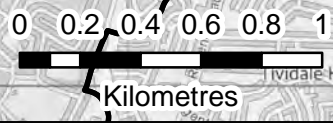
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SETTON DRIVE, WOODSETTON  
FOR INFORMATION  
**LANDSCAPE DESIGNATION PLAN**

**4**

Scale 1:25,000 @ A3 Date SEPTEMBER 2017

4 Woodsetton Landscape Designation Plan

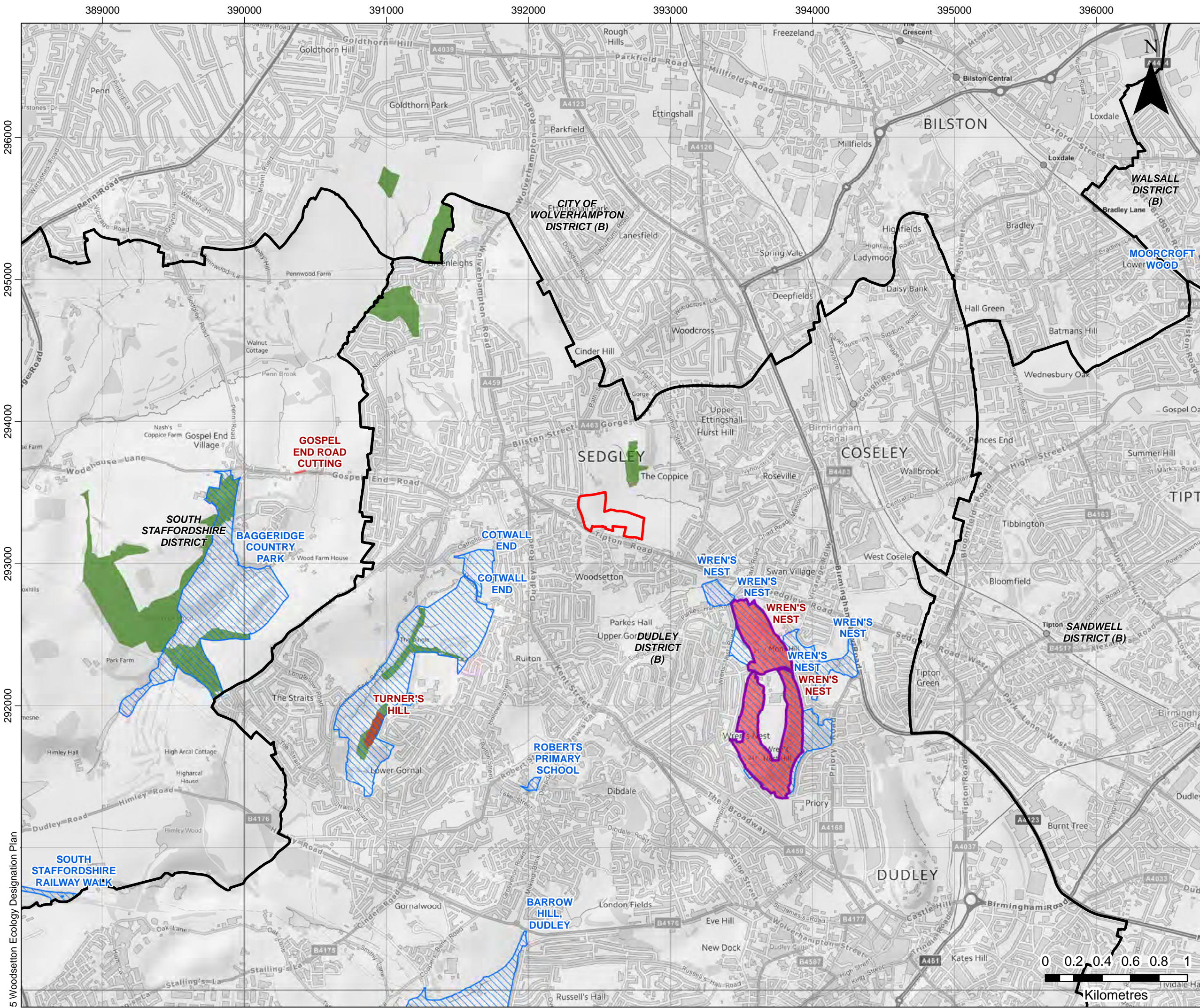




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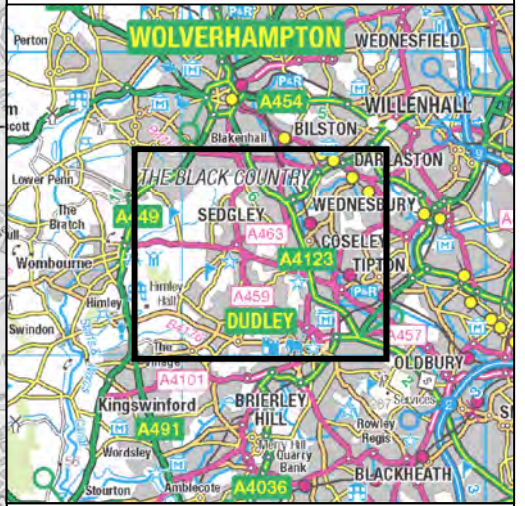
## APPENDIX 05

### Ecology Designations



**LEGEND**

- SITE BOUNDARY
- ANCIENT WOODLAND INVENTORY
- LOCAL NATURE RESERVE
- NATIONAL NATURE RESERVE
- SITE OF SPECIAL SCIENTIFIC INTEREST
- LA BOUNDARY



5 Woodsetton Ecology Designation Plan

**SLR**

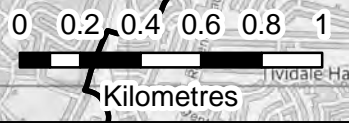
4/5 LOCHSIDE VIEW  
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**TIPTON ROAD AND SETTON DRIVE, WOODSETTON FOR INFORMATION ECOLOGY DESIGNATION PLAN**

**5**

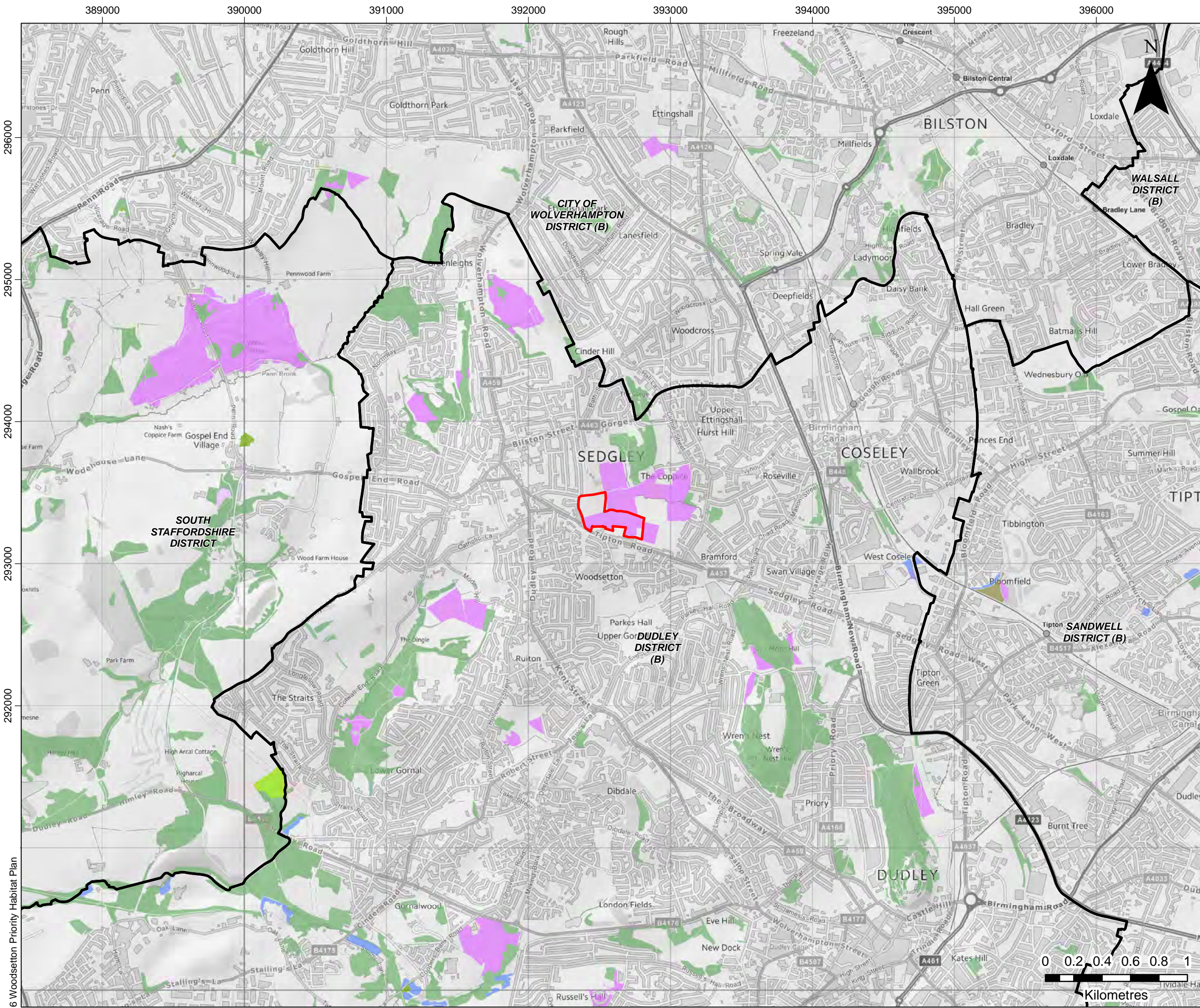
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## APPENDIX 06

### Priority Habitats

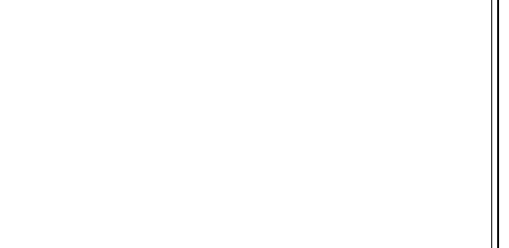
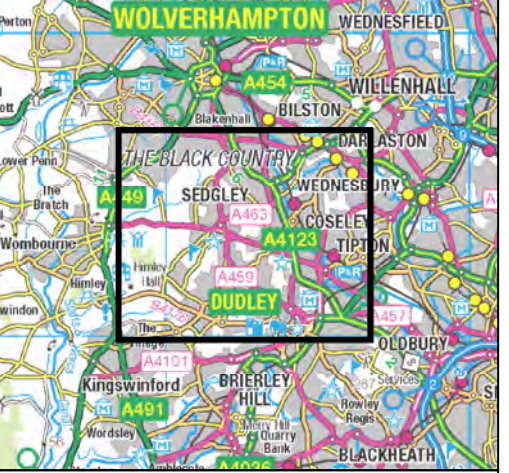


**LEGEND**

-  SITE BOUNDARY
-  LA BOUNDARY

**PRIORITY HABITAT**

-  COASTAL AND FLOODPLAIN GRAZING MARSH
-  DECIDUOUS WOODLAND
-  GOOD QUALITY SEMI-IMPROVED GRASSLAND
-  LOWLAND CALCAREOUS GRASSLAND
-  LOWLAND HEATHLAND
-  LOWLAND MEADOWS
-  TRADITIONAL ORCHARD



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**PRIORITY HABITAT PLAN**

**6**

Scale 1:25,000 @ A3 Date SEPTEMBER 2017

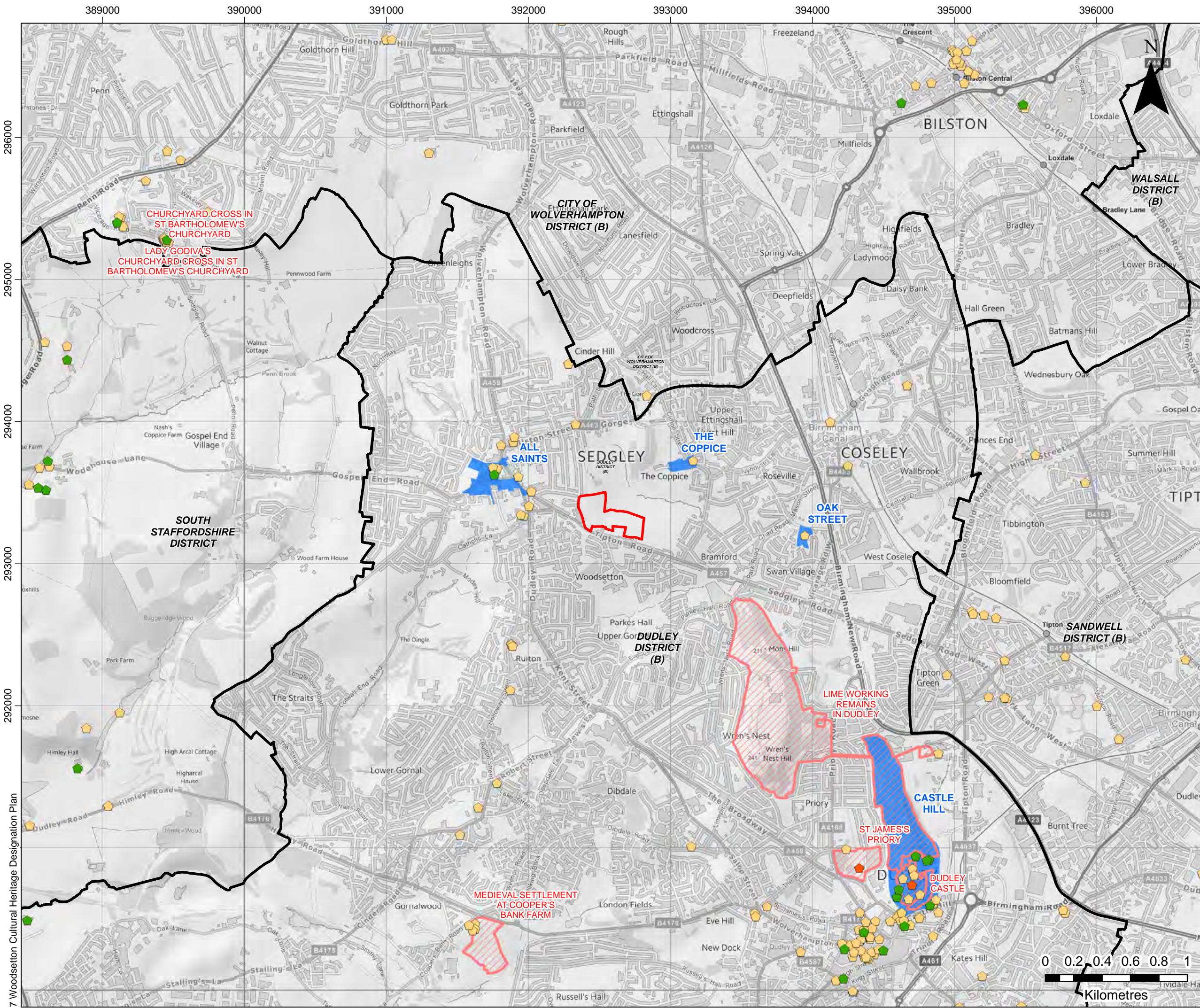


6 Woodsetton Priority Habitat Plan

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## APPENDIX 07

### Cultural Heritage Designations

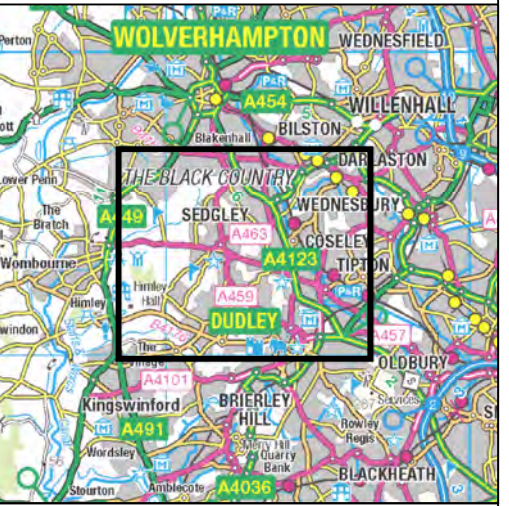


**LEGEND**

- SITE BOUNDARY
- LA BOUNDARY
- SCHEDULED MONUMENT
- DUDLEY DISTRICT CONSERVATION AREAS

**LISTED BUILDING (GRADE)**

- ▣ I
- ▣ II\*
- ▣ II



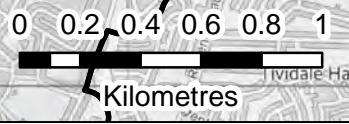
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**CULTURAL HERITAGE DESIGNATIONS**

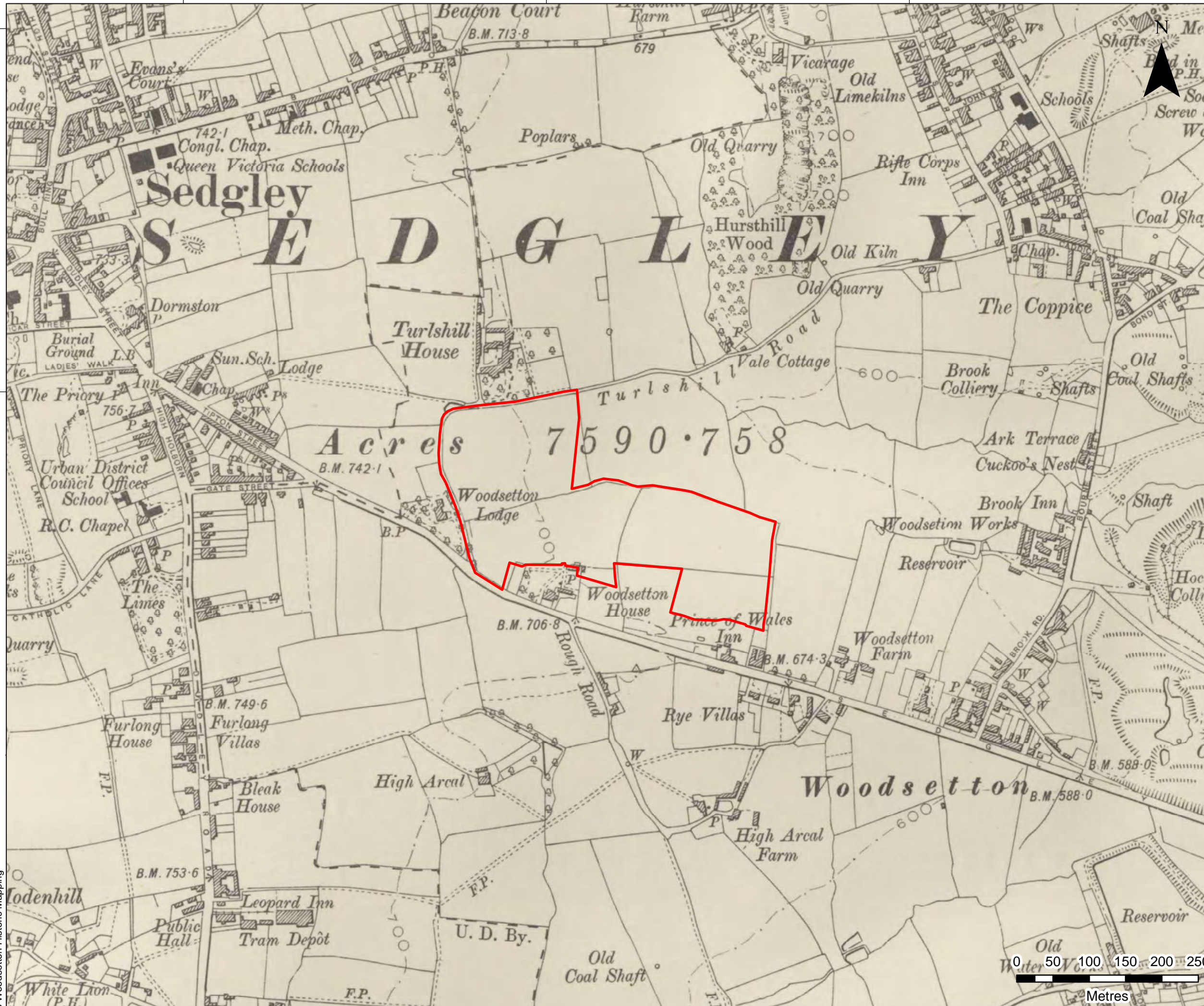
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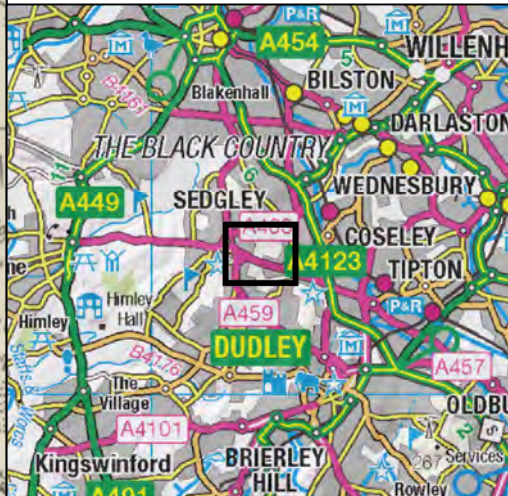
## APPENDIX 08

### Historic Mapping



NOTES  
 1. ORDNANCE SURVEY SIX-INCH 2ND EDITION HISTORIC MAPPING (1888 - 1913) SOURCED VIA WMTS FROM THE NATIONAL LIBRARY OF SCOTLAND (WWW.NLS.UK).

LEGEND  
 SITE BOUNDARY



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**HISTORIC MAPPING**

**8**

Scale 1:5,000 @ A3 Date SEPTEMBER 2017

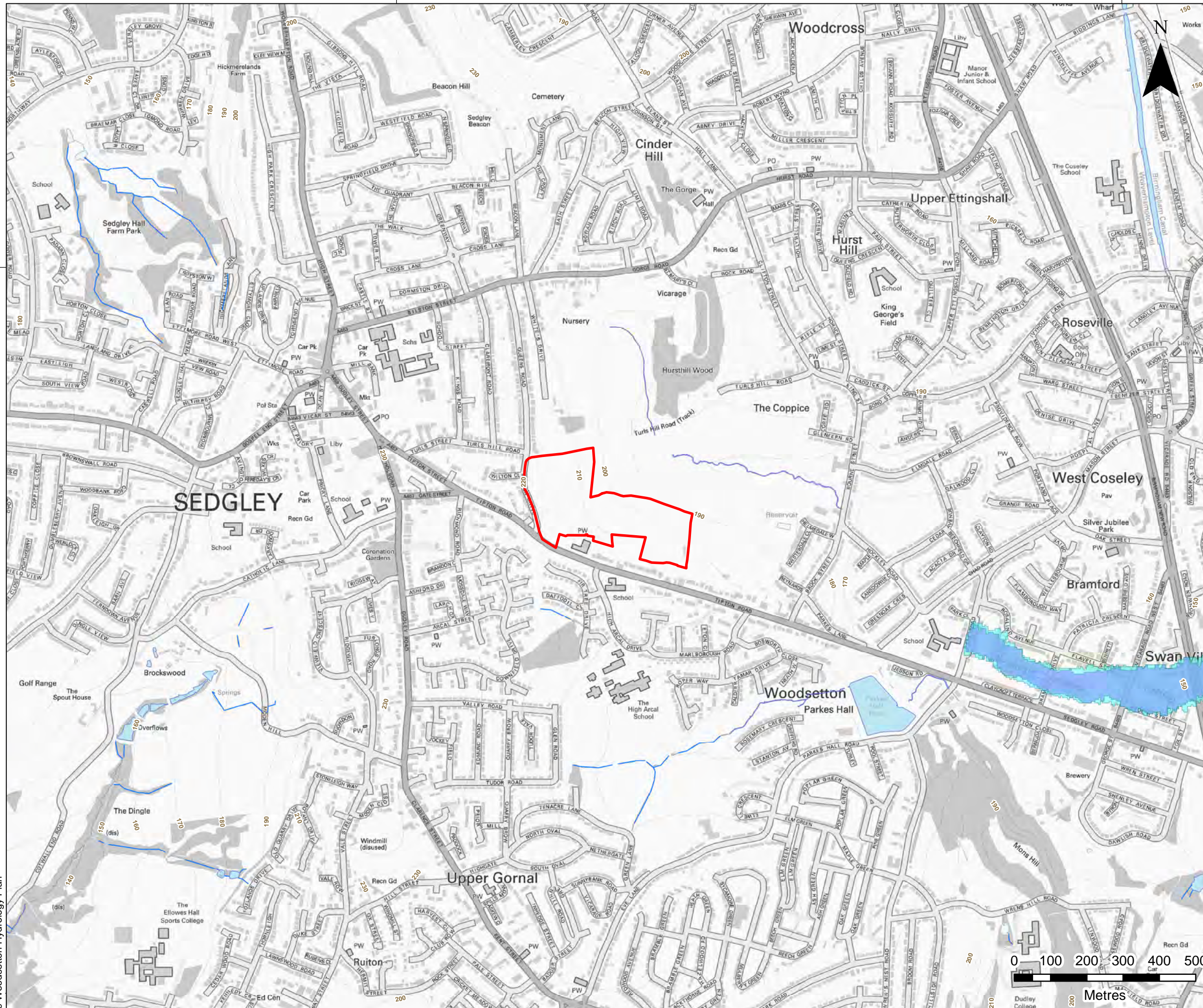
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 Metres




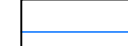
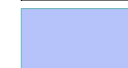

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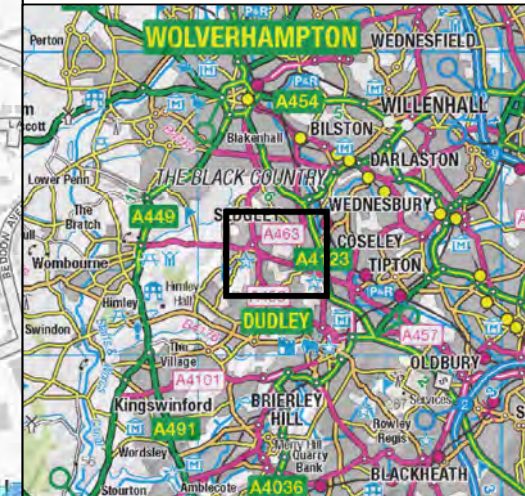
## APPENDIX 09

### Hydrology



**LEGEND**

-  SITE BOUNDARY
-  WATERCOURSE
-  FLOOD ZONE 3
-  FLOOD ZONE 2



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**9**

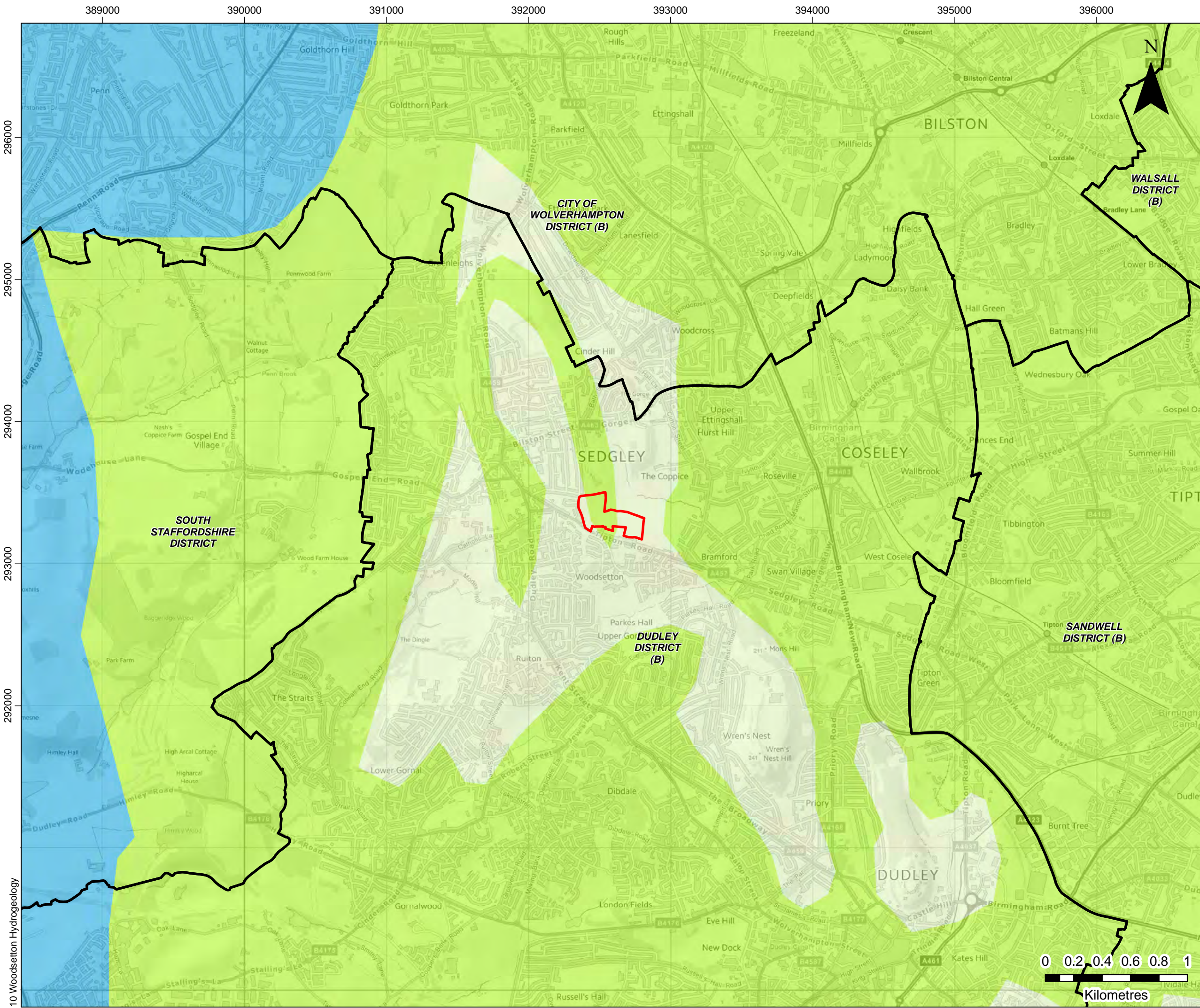
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## APPENDIX 10

### Hydrogeology

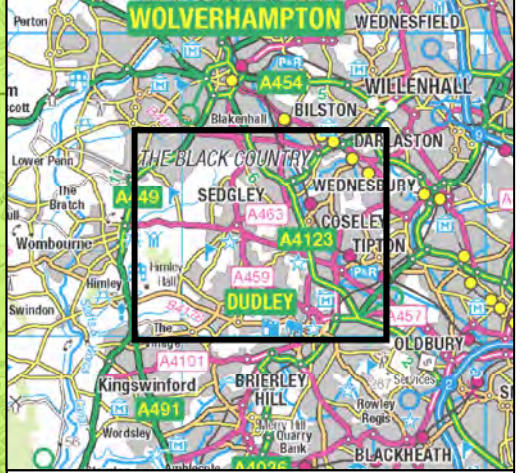


**LEGEND**

- SITE BOUNDARY
- LA BOUNDARY

HYDROGEOLOGY - CLASS, CHARACTER

- 1A, HIGHLY PRODUCTIVE AQUIFER
- 2B, MODERATELY PRODUCTIVE AQUIFER
- 2C, LOW PRODUCTIVITY AQUIFER



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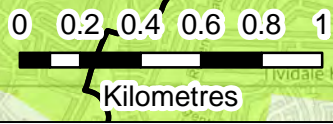
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**10**

Scale 1:25,000 @ A3      Date SEPTEMBER 2017



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## APPENDIX 11

### Cycle Access

390000

392000

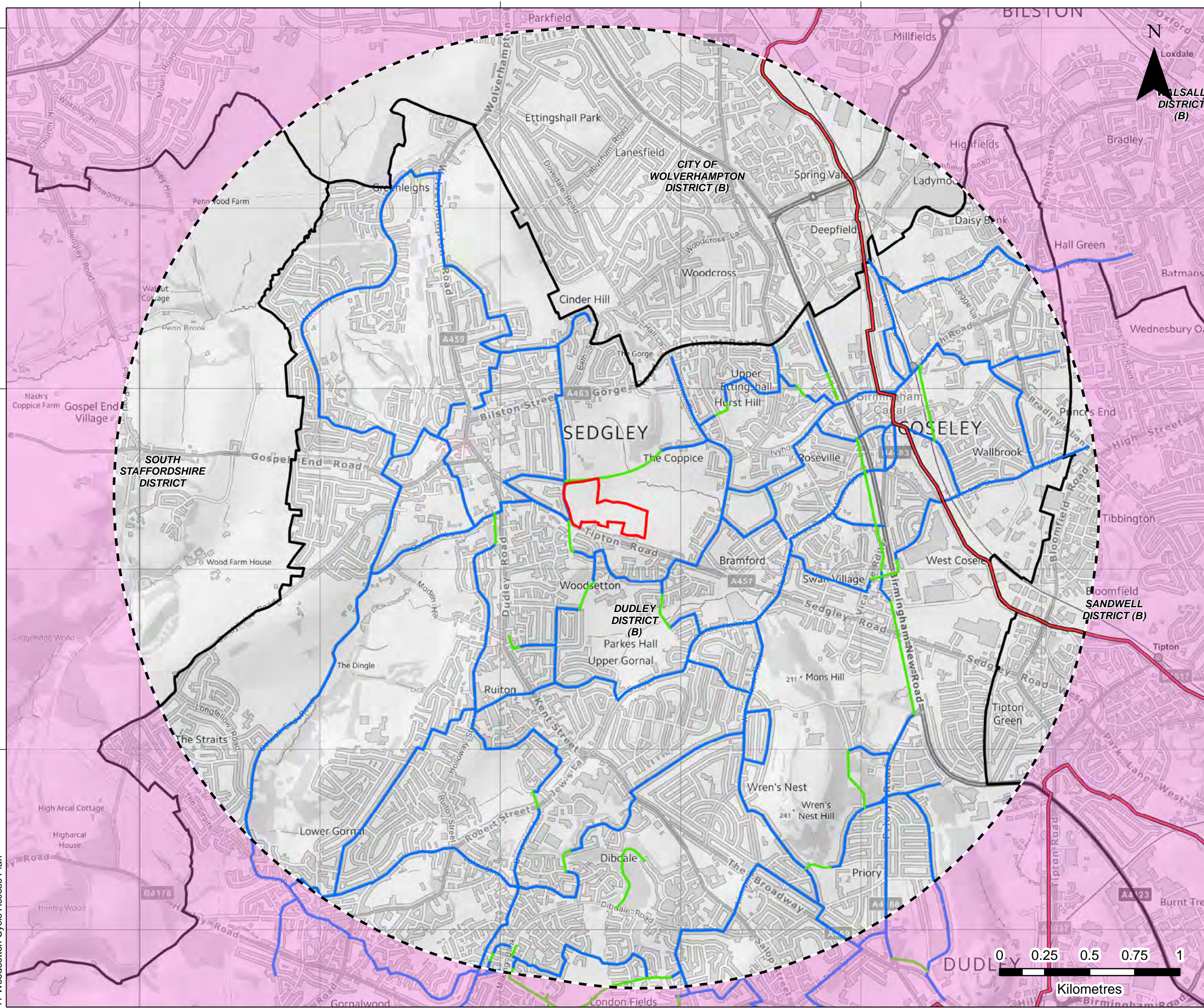
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296000







294000

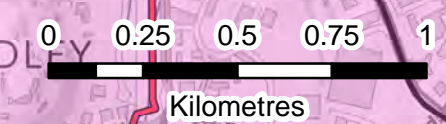
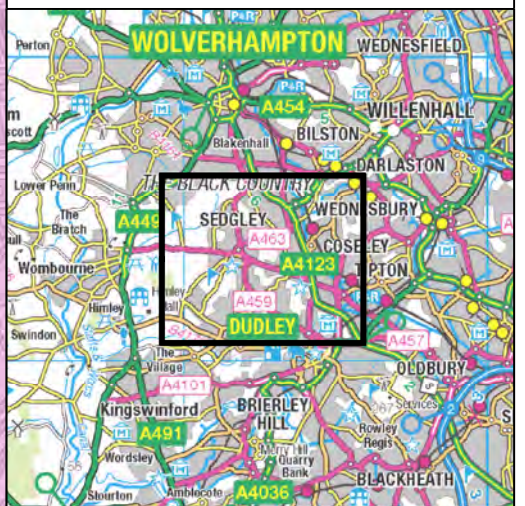
292000

11 Woodsetton Cycle Access Plan



**LEGEND**

-  SITE BOUNDARY
-  LA BOUNDARY
-  CYCLE ACCESS - AREA >2.5km FROM SITE BOUNDARY
-  NATIONAL CYCLE ROUTE
-  OFF ROAD ROUTE
-  ROAD CYCLE ROUTE



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CYCLE ACCESS PLAN**

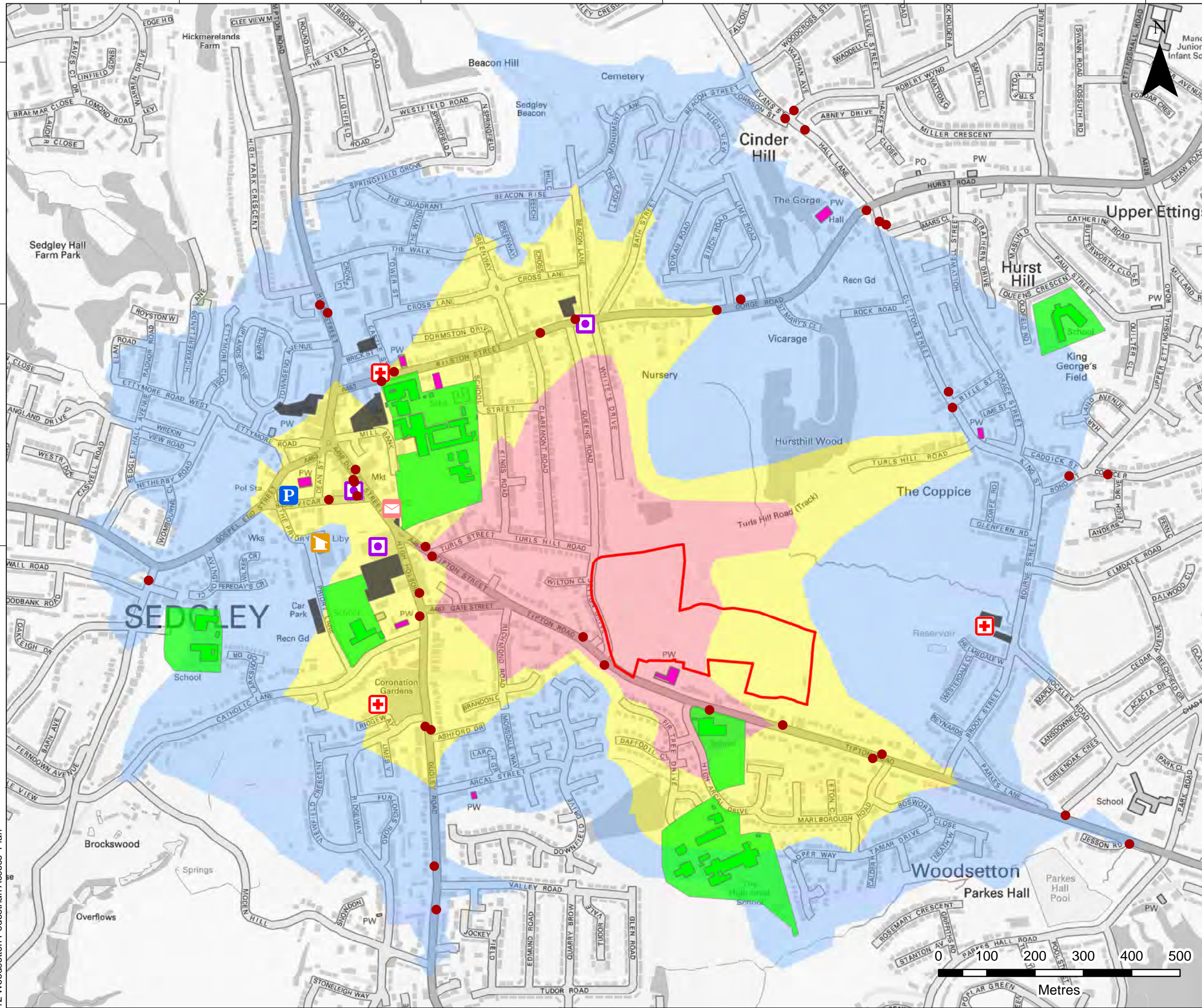
**11**

Scale 1:20,000 @ A3      Date SEPTEMBER 2017

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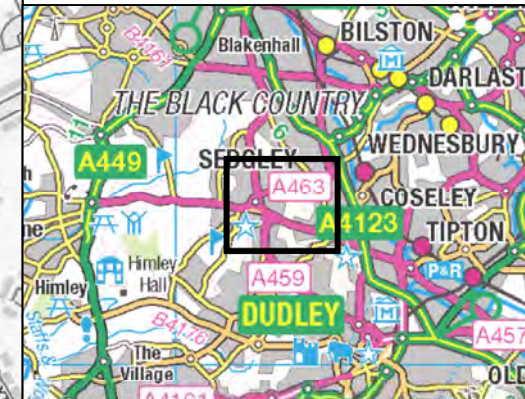
## APPENDIX 12

### Pedestrian Access



**LEGEND**

- SITE BOUNDARY
- BUS STOP
- POLICE STATION
- DOCTORS SURGERY
- POST OFFICE
- LIBRARY
- SUPERMARKET
- PLACE OF WORSHIP
- SCHOOL
- PARKING AREA
- 400m / 5 MINUTE WALK
- 800m / 10 MINUTE WALK
- 1200m / 15 MINUTE WALK



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**PEDESTRIAN ACCESS PLAN**

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