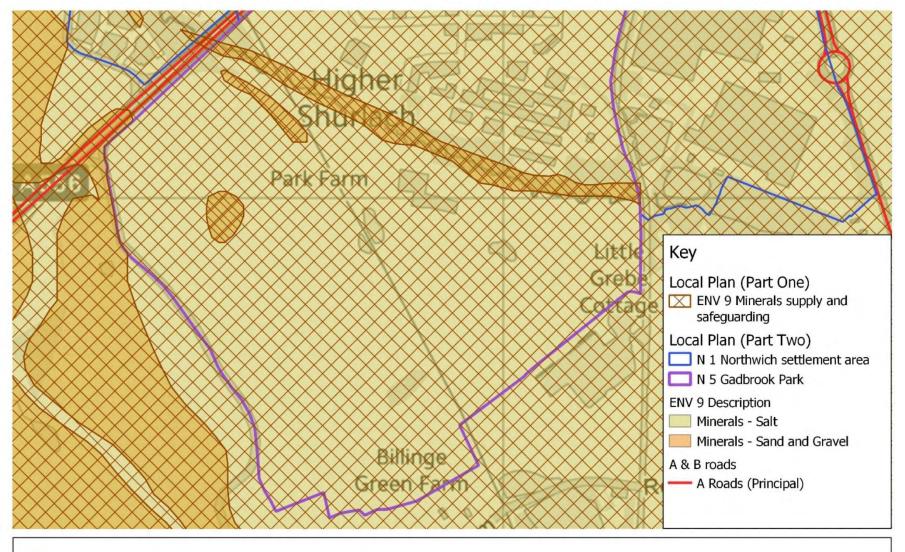
Appendix B - Technical Baseline and Planning Designation Figures

Figure B1: Minerals Supply and Safeguarding areas





Minerals Supply and Safeguarding - Local Plan policies map extract



Figure B2: Existing Access and Connectivity





Notes Do not scale this drawing. All dimensions must be checked/ verified on site. If in doubt ask.

----- Surface Water Drainage

THL Threshold Level

Drawing Status Information

Project - Originator - Zone - Level - Type - Role - Number Status Rev GABD-BWB-00-01-DR-G-0001 S2 P1

 Copyright BWB Consulting Ltd $C: Vaser\$ Fred. Summerfield \App Data \Local \Microsoft \Windows \Net Cache \Content. Out look \GYMQ8U16 \GADB-BWB-00-ZZ-M2-G-0001_Existing_2D_Model-S2-P1. dwg$

Figure B3: Active travel and public transport connectivity

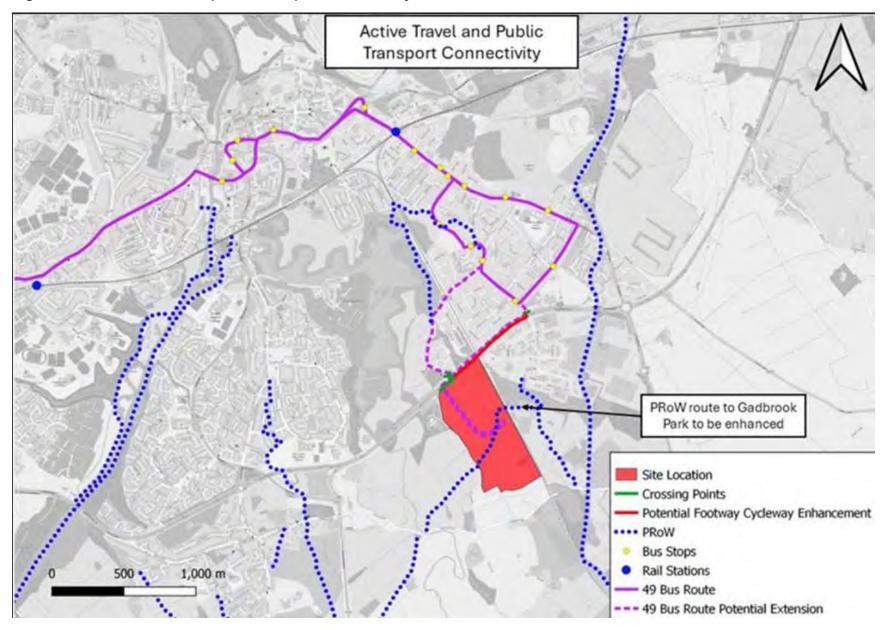
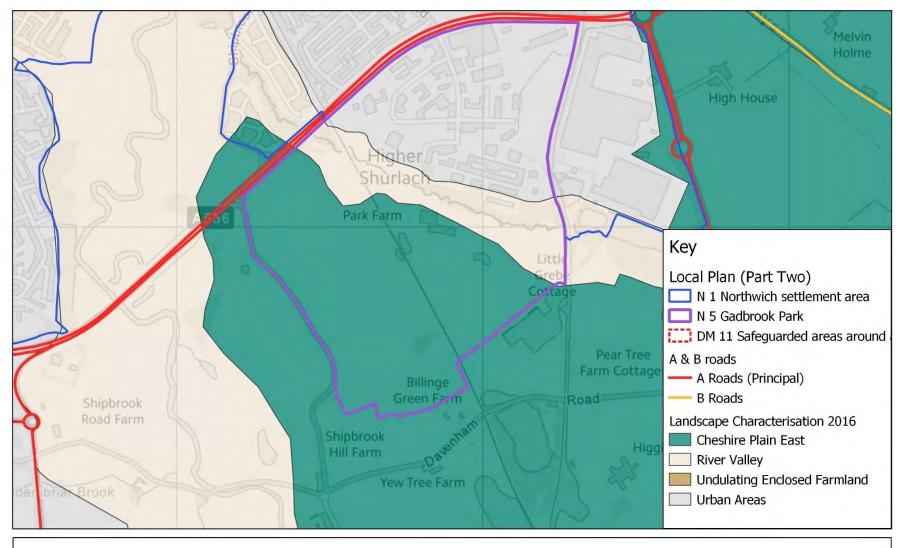


Figure B4: Public Rights of Way



Figure B5: Landscape Character areas

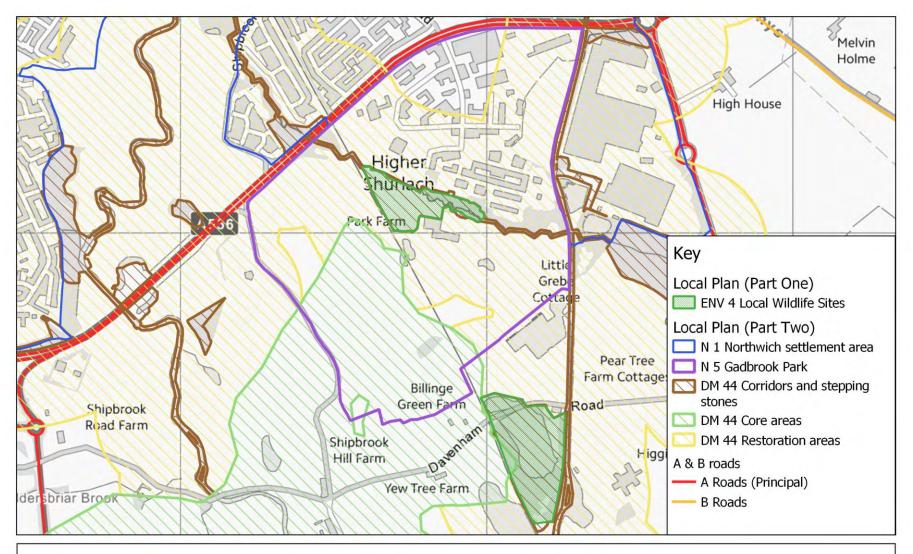




CW&C Landscape Characterisation 2016



Figure B6 Nature Conservation

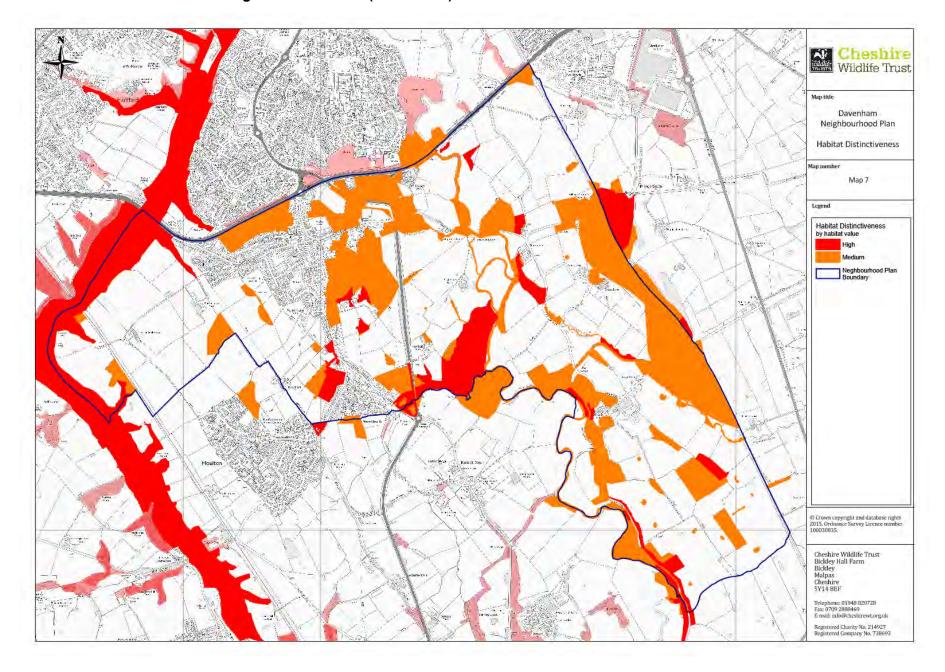




Nature Conservation - Local Plan policies map extract

1:10,000

Figure B7: Davenham and Whatcroft Neighbourhood Plan (made 2017) – Habitat distinctiveness and wildlife corridors



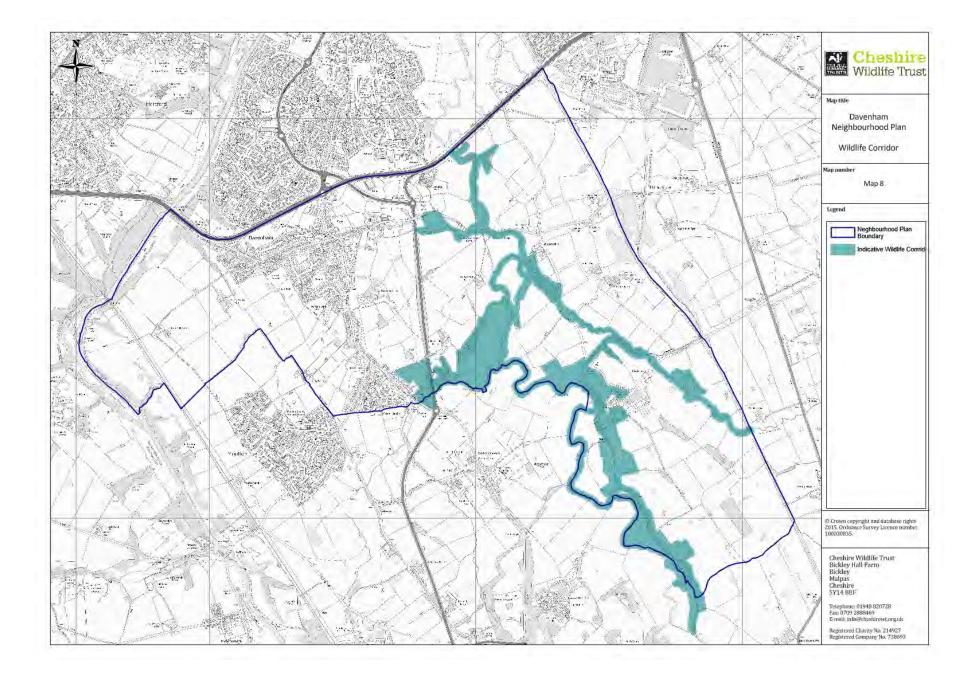
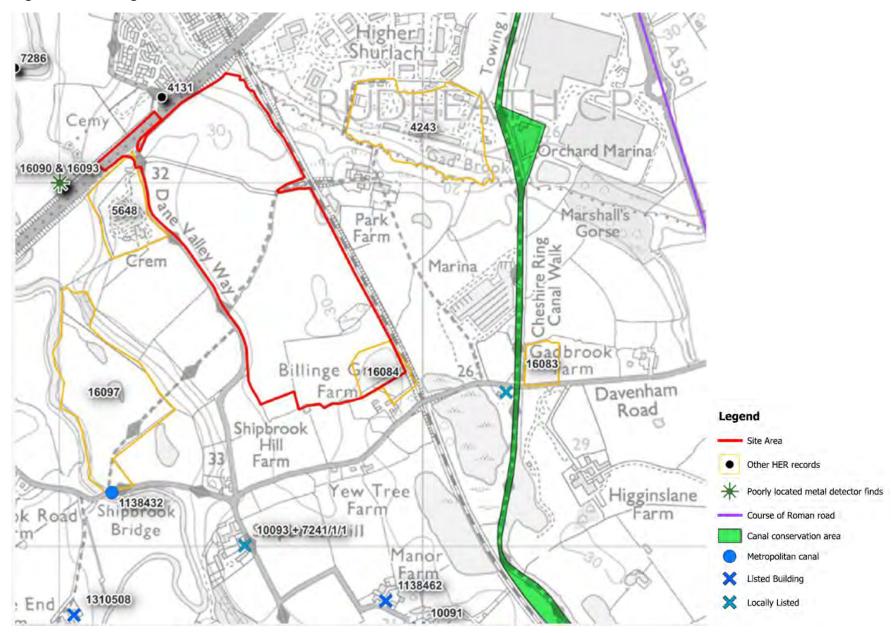


Figure B8: Tree Survey Extract (Extract from Tree Solutions, Preliminary Tree Constraint Plan, dated May 2025)

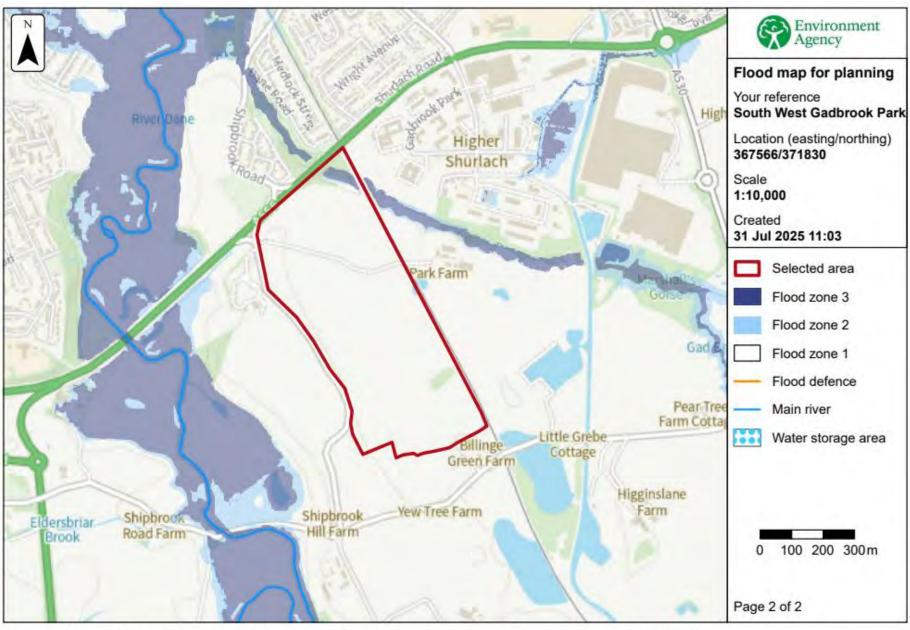


Figure B9: Heritage assets



Cheshire Historic Environment Record

Figure B9: Flood risk (rivers and sea, EA flood map for planning July 2025)



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Figure B10: Flood risk (surface water, EA long term flood risk map July 2025)

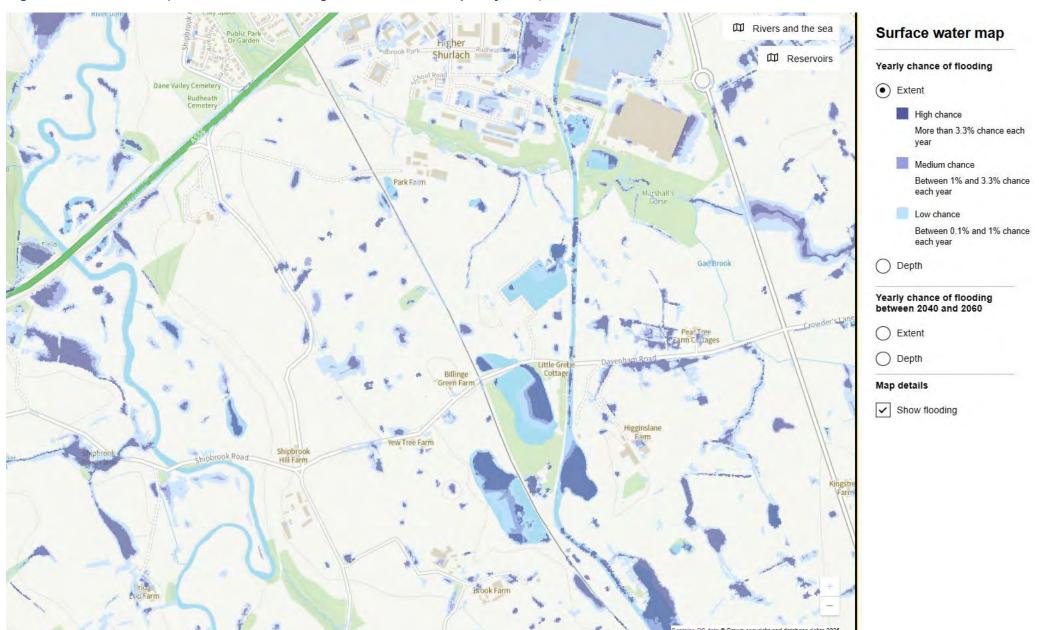


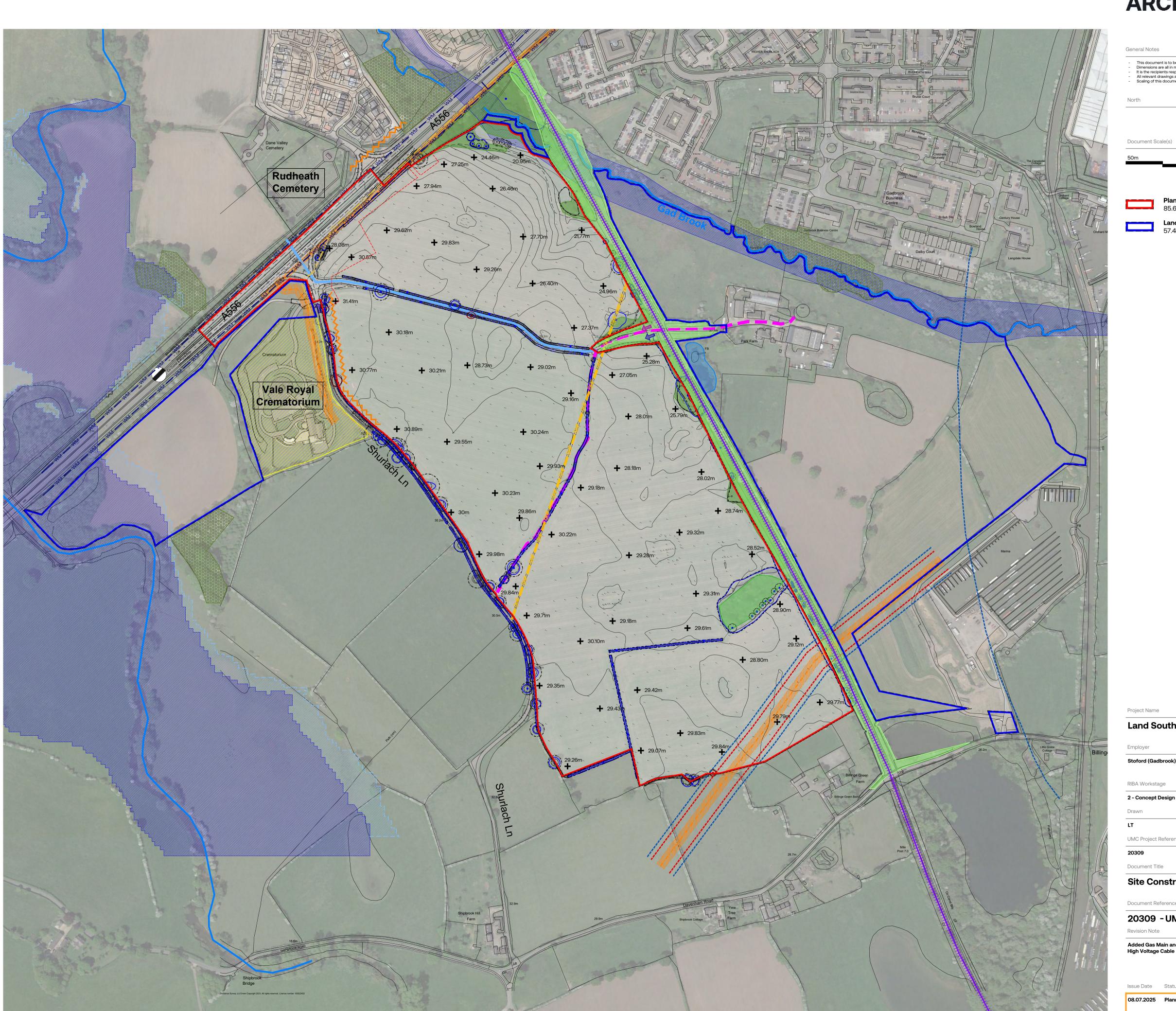
Figure B11: Agricultural land classification



MAGIC - Available Online: https://magic.defra.gov.uk/magicmap.aspx [Accessed 26/08/2025]

Constraints Key Site Boundary 85.64 acres (34.66 ha) Local Planning Authority
Cheshire West and Chester Council Title Plans CH531671 Topographical Survey Ordnance Survey Available Spot Heights: Topo Indicated Noise Sensitive Boundary Indicated Speed Limits and Road Names Indicated Vehicle Access Pedestrian / Cycle Access Indicated Rail Indicated Flood Zone 2 Indicated Flood Zone 3 Indicated Indicated Flood Defences River / Watercourse/ Ponds Indicated Indicated Existing Vegetation Priority Habitat Indicated Cat B Root Protection Area and Hedgerows Indicated Cat C Root Protection Area and Hedgerows Public Right of Way: Footpath ----- COMAH Inner Zone Indicated COMAH Outer Zone Indicated Overhead Cables Indicated Indicated High Voltage Indicated — GAS — Gas Main Gas Main Easement Indicated --- HP --- High Pressure Gas Main Indicated ---- Intermediate Pressure Gas Main Indicated — WM — Water Main Indicated **Existing Access Road** Indicated Crematorium Indicated Network Rail Company Ownership Boundary Indicated

Parking Standards B2: 1:45m² B8: 1:100m²



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Planning Application Boundary 85.64 acres (34.66 ha)

Land Under Applicant's Control 57.41 acres (23.23 ha)

Land South West of Gadbrook Park

Stoford (Gadbrook) Limited RIBA Workstage 2 - Concept Design		Land South West of Gadbrook Park Suitability S2 - Information							
					Drawn	Checked	Created		Size
					LT	DEB	16.06.2025		A1
					UMC Project Reference		Scale	LOD	LOI
20309		1:2500	1	1					

Document Title

Site Constraints Plan

Document Reference

20309 - UMC - XXXX - SI - DR - A - 0506

Added Gas Main and Easements, Water Mains, Network Rail Company, High Voltage Cable

Issue Date Status **Current Revision**

08.07.2025 Planning

P02