

PROPOSED RESIDENTIAL DEVELOPMENT PLANNING, DESIGN & ACCESS STATEMENT HIND HEATH ROAD, SANDBACH

Ref: 13042 DAS 01 Date: September 2013

MPSL



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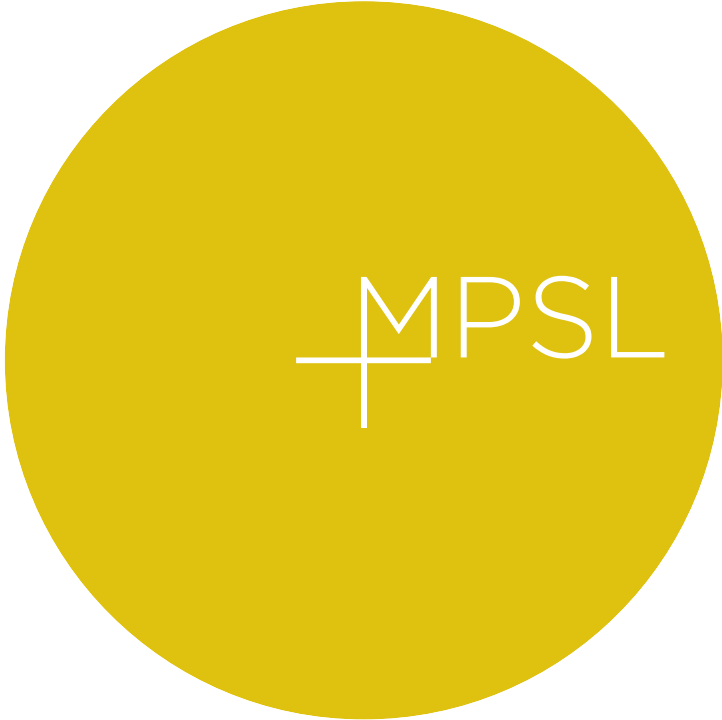
Commercial House
14 West Point Enterprise Park
Trafford Park
Manchester
M17 1QS

T 0161 772 1999
F 0161 772 1980
E info@mpsldesign.co.uk

www.mpsldesign.co.uk

HIND HEATH ROAD, SANDBACH

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HIND HEATH ROAD, SANDBACH

INTRODUCTION

This Design and Access statement has been prepared on behalf of Richborough Estates to support the outline planning application for a residential development comprising of up to 100no. residential properties, with associated parking off Hind Heath Road, Sandbach.

The Design and Access statement has been prepared in accordance with the CLG publication 'Guidance on Information Requirements and Validation' - Section 6 March 2010, and in accordance with the planning application validation requirements of Cheshire East Council (V4).

The statement will also act as a review of supporting statements and design, which are listed below.

- Affordable Housing Statement
- Air Quality Assessment
- Agricultural Land Quality Assessment
- Arboricultural Assessment
- Badger Mitigation Strategy
- Ecological Mitigation Strategy
- Flood Risk Assessment
- Herpetological Method Statement
- Phase 1 Habitat Survey
- Phase 1 Geo-Environmental Assessment
- Planning Statement
- Landscaping Assessment
- Socio-Economic Assessment
- S106 Heads of Terms
- Statement of Community Involvement
- Topographical Survey
- Transport Assessment



Aerial view of the site (red edge) looking south.

HIND HEATH ROAD, SANDBACH

CONTEXT APPRAISAL

Site Location



Key

Proposed development site

The site is sustainably located on the northern side of Wheelock, which lies 2.4km to the south west of Sandbach town centre, within the Cheshire East suburb.

The site is defined as open countryside within the Congleton Borough Local Plan, and abuts the current residential urban area.

The development site is within easy reach of various schools namely, Wheelock Primary School located on Crewe Road, various secondary schools namely, Sandbach School, Sixth Form College and Sandbach High School. Lilliput Farm Day Nursery is also located on Hind Heath Road.

Wheelock, to the south, contains various facilities including a Public House, restaurant and various shops. Ettiley Heath, to the west, is a mix of employment and residential land. Various sporting facilities are catered for, including Sandbach Cricket Club and Sandbach United Football Club facilities.

Ashfields Primary Care Centre provides medical facilities and is located 2.2 km from the site. The site is well located for the town centre and is accessible by car and public transport.

Located 2.6 miles away from junction 17 of the M6 motorway and 1.0 miles away from Sandbach Train Station.



HIND HEATH ROAD, SANDBACH

CONTEXT APPRAISAL

Landscape Context

Landscaping

As part of the initial design stages a *Landscape Impact Assessment* was carried out to identify the sensitivity of the current landscape features and its surrounding, refer to the report for further details.

Ecology

It has been established as part of the Ecological Assessment Phase 2 that the following habitats or vegetation types are present on site;

- Scattered scrub.
- Broadleaved trees.
- Semi-improved grassland.
- Improved grassland.
- Running water.
- Species-poor intact hedge.
- Fence.

Scattered scrub

This habitat was present as a narrow strip running along the southern boundary of the field of semi-improved grassland on a bank that borders the canal. The scrub was dominated by bramble and gorse and also included young hawthorn, elder, holly, a rose species and pedunculate oak.

Broadleaved trees

The stream within the semi-improved grassland is bordered by mature and semi-mature trees. Mature alder and oak trees are situated all the way along its length, with patches of hawthorn, elder, rose and holly also being present.

Semi-improved grassland

Grasses found within the semi-improved grassland included common bent, rough meadow-grass, crested dog's-tail, cocksfoot, Yorkshire fog, a foxtail species, soft brome and perennial rye-grass. Other species found scattered across the grassland included white and red clover, creeping buttercup, broad-leaved dock, common nettle, creeping thistle, ribwort plantain, field bindweed and a sorrel species. A small stream runs through the middle of the field and is lined with mature and semi-mature trees, and with discrete areas of tall ruderal vegetation. Additional species lining the stream included soft rush, cleavers, rosebay willowherb and red campion. A small strip of semi-improved grassland runs along the hedgerow on the northern boundary of the field of improved grassland. Grasses found within this strip included common bent, rough meadow-grass, false oat-grass, cocksfoot, Yorkshire fog, a foxtail species, soft brome and perennial rye-grass with scattered field bindweed, cow parsley and common nettle also recorded.

Improved grassland

The eastern field contained improved grassland, which had been cut by the time of the second survey visit in July 2013. The sward was dominated by perennial rye-grass and also included common bent, cocksfoot, Yorkshire fog, annual meadow-grass, rough meadow-grass, a foxtail species, false oatgrass and barren brome. Other species found scattered within the improved

grassland and at the field edges included creeping buttercup, ground ivy, rapeseed, yarrow, white clover, creeping thistle, common nettle, red deadnettle, broad-leaved dock, field bindweed, hogweed, dandelion, common mouse-ear and ribwort plantain.

Running water

The stream which runs through the centre of the field of semi-improved grassland was dominated by floating sweet-grass and included fool's watercress and soft rush. Patches of marshy grassland were situated alongside the stream, dominated by soft rush and floating sweet-grass.

Species-poor hedgerow

A species-poor intact hedge runs along the northern boundary of the two fields. The hedge consisted of hawthorn and bramble.

Fence

The semi-improved grassland was separated from the surrounding farmland to the west by a barbed wire fence, and barbed wire fencing was also present between the site's two fields.

Refer to the *Ecological Assessment* for further details.



Above: examples of the existing vegetation on site.

HIND HEATH ROAD, SANDBACH

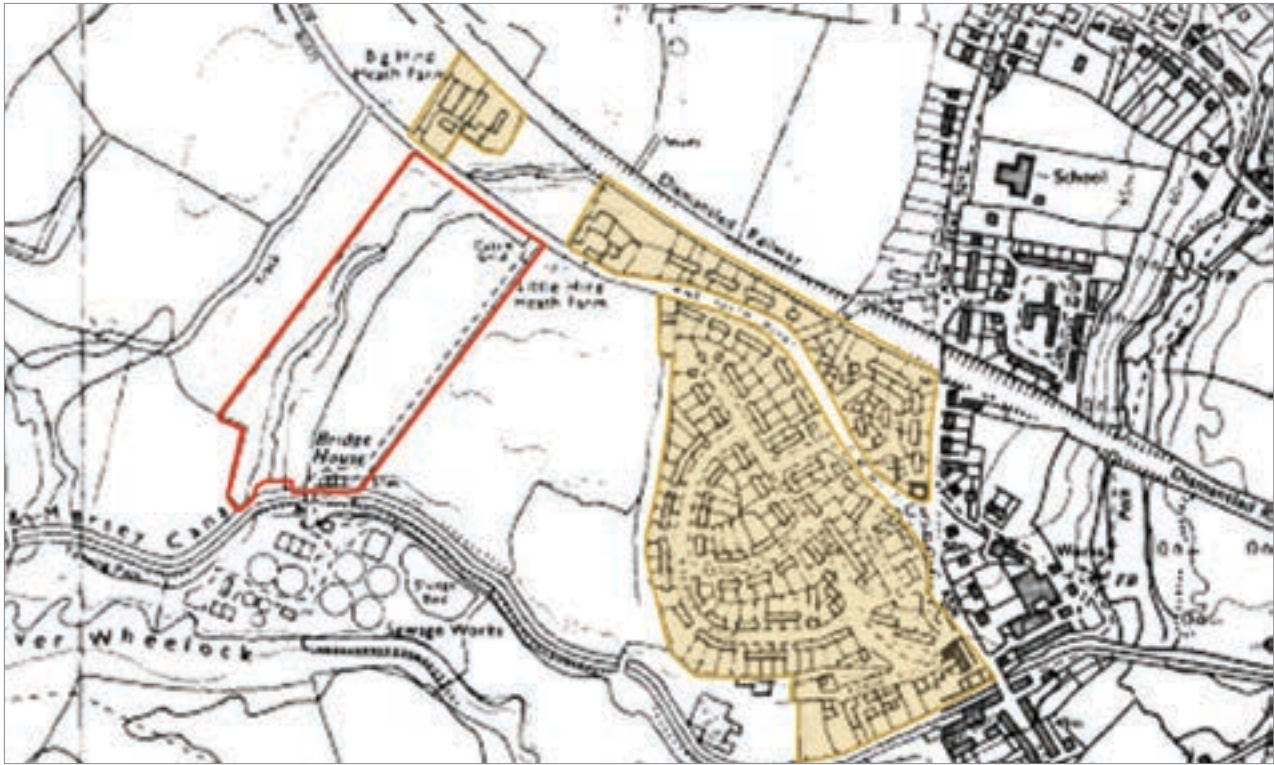
CONTEXT APPRAISAL

Historic Character of Wheelock

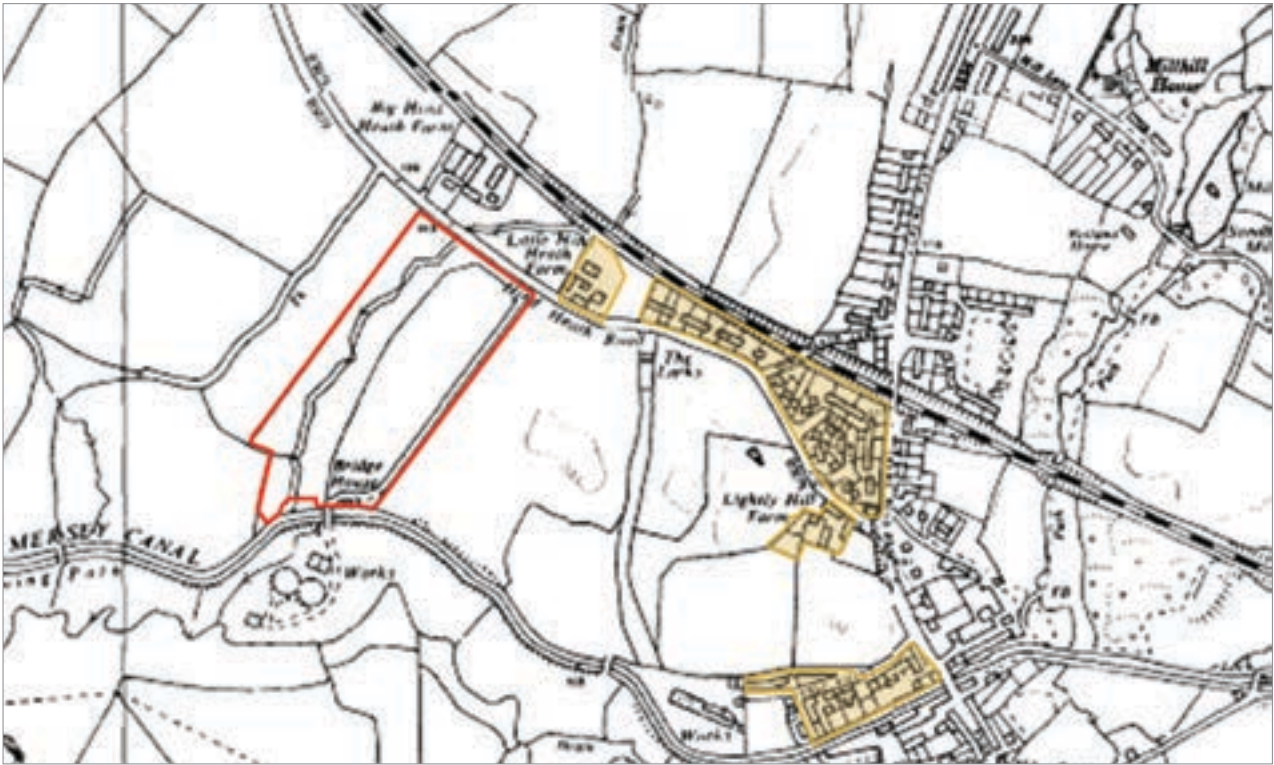
The following historic maps identify the proposed development site, and how the urban boundary of residential settlement has expanded throughout the years. This is shown via the orange shading.



Historic Map 1954.



Historic Map 1979- 1984.



Historic Map 1967 - 1969.



Historic Map 1992.

HIND HEATH ROAD, SANDBACH

CONTEXT APPRAISAL

Built Character

When reviewing the existing context of the proposed development, we have identified existing character areas which will inform the design and density of our proposal.



The above plan identifies the built character area which adjoins the site, and provided context to the initial sketch stages of our proposal.

Area 1 - Medium density housing, predominantly semi's

Area 2 - Recent development, predominantly detached medium density housing.

Area 3 - Bovis homes new development under construction, medium density mix of detached mews and semi-detached housing.



Bungalows on Hind Heath Road.



Modern housing on Forge Fields.

HIND HEATH ROAD, SANDBACH

CONTEXT APPRAISAL

Built Character

7



Semi-detached properties on Oldfield Road.



Modern housing on Hind Heath Road.



Edwardian detached property on Hind Heath Road.



Housing on Hind Heath Road.

HIND HEATH ROAD, SANDBACH
CONTEXT APPRAISAL
Existing Character Area



Character Area 1

The built character of Hind Heath Road and Oldfield Road to the south is generally formal arrangements of semi-detached 2 storey houses and bungalows.

A snapshot of this area shows medium density at approximately 10.7 UpA.



Character Area 3

This relates to the development currently under construction. This area is slightly higher in density but reflects more of a varied product including affordable housing.

Density is still medium at circa 21 UpA.

This review of form and numbers influences the design that follows. Contextually this site had no fixed reference point in terms of form, but clearly there is a considered density to the surrounding, which should be reflected within our proposal.



Character Area 2

ForgeFields reflects more recent development, generally detached and slightly less formal in its arrangement.

Density is again medium at circa 10.2 UpA.



Character Area 1 - Example



Character Area 2 - Example

HIND HEATH ROAD, SANDBACH DEVELOPMENT PRINCIPLES

Planning Policy Context

The following section reviews national, regional and local policy in relation to design and access to ensure the proposals are in conformity with current policy, guidance and best practice.

National Planning Policy

The National Planning Policy Framework (NPPF) was published on 27 March 2012, coming into immediate effect and replacing almost all previous Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs).

The NPPF (para.14) establishes a presumption in favour of sustainable development, which should be seen as a golden thread running through plan making and decision taking.

In this context, the NPPF (para.7) identifies three dimensions to sustainable development: economic, social and environmental which should be sought jointly and simultaneously through the planning system. Within the overarching roles that the planning system ought to play a set of core planning principles should underpin decision making, including:-

- Promoting sustainable transport
- Delivering a wide choice of high quality homes
- Requiring good design
- Promoting healthy communities
- Meeting the challenge of climate change and flooding
- Conserving and enhancing the natural environment

The NPPF (para.56) states that good design is a key aspect of sustainable development, is indivisible from good planning and should positively contribute to making places better for people. The NPPF encourages applicants to work closely with those affected by proposals to evolve designs that take account of the views of the community. Such development proposals will be looked on favourably (para.66).



HIND HEATH ROAD, SANDBACH

THE SITE AND ITS CONTEXT

The Site

The site comprises 6.9ha of open grassland, located on the south western side of Sandbach and is accessible from the A534. It borders a well-established residential area to the east and is close to local facilities. The site is boarded by residential properties to its northern and eastern boundary, open fields to the west and the Mersey Canal is located directly to the south.



HIND HEATH ROAD, SANDBACH

THE SITE AND ITS CONTEXT

Visual Character of the Site



An example of the view towards the proposals Site from the Cheshire Ring Canal Walk (Mersey Conservation Area) to the south, where localized changes in topography and existing vegetation to the canal are key elements in the view.



An example of the view from the north towards the proposals Site from Hind Heath Road, where the westward facing topography provides glimpses of the vegetation associated with the water course to the western Site boundary.

HIND HEATH ROAD, SANDBACH

THE SITE AND ITS CONTEXT

Site Assessment of Surrounding Area

The plan below identifies the site within its surrounding context, this assessment of the surrounding area identifies surrounding land uses and provided guidance when forming the indicative layout.



Key:	
	Proposed Development Site (Red Edged)
	Hind Heath Road (B5079)
	Access road to Water Treatment Works
	Primary Route & Crewe Road
	Local Bus Stops
	Agricultural Field
	Water Treatment Works
	Residential
	Trent & Mersey Canal
	Sandbach Cricket Club
	Lilliput Farm Day Nursery
	Wheelock Primary School

HIND HEATH ROAD, SANDBACH

THE SITE AND ITS CONTEXT

Accessibility of the Site

Bus times plan.



Key

● SITE

● BUS STOPS

● MAJOR CONURBATIONS AND TOTAL TRAVEL TIME
(BUS STOPS ARE 9 MIN WALK FROM SITE)

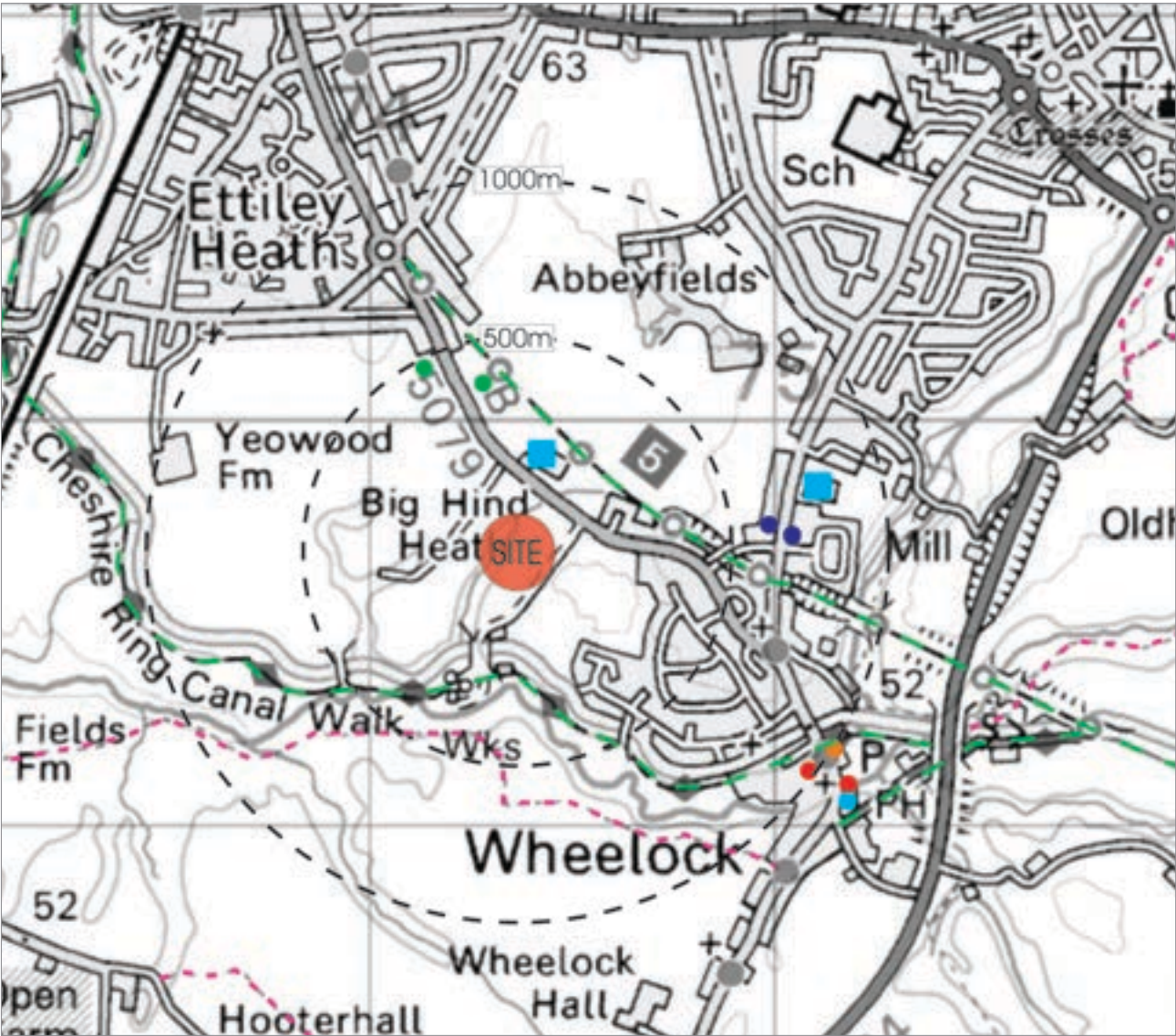
Bus Route

The closest bus stops to the site are on Crewe Road, some 760m from the centre of the site and where the following services can be accessed:

- Service 37 runs between Northwich and Crewe, from 7am to 8pm;
- Service 38 runs between Crewe and Macclesfield, from 6.25am to 11.35pm Monday to Saturday, and from 8.35am to 6.50pm Sundays;

Service Number	Route	Frequency (buses per hour)		
		Weekday	Saturday	Sunday
37	Crewe – Sandbach – Winsford – Northwich	2	2	N/A
38	Crewe – Sandbach – Macclesfield	1	1	1

Local facilities plan.



Key

● RETAIL FACILITIES

● BUS STOPS

● PUBLIC HOUSE

● POST OFFICE

● EDUCATION

● LEISURE FACILITIES

— PUBLIC RIGHT OF WAY

— CYCLE ROUTE

Local Facilities

The site is sustainably located with access to several local facilities, including (walking distances from centre of site shown in brackets):

- Lilliput Nursery (230m);
- Football Pitches (480);
- Sandbach Cricket Club (600m);
- Wheelock Primary School and Pre-School Nursery (855m);
- San Marco Restaurant (1015m);
- Cheshire Cheese public house (1030m);
- Takeaway (1050m);
- Convenience Store (1115m); and
- Wheelock Post Office (1120m).

HIND HEATH ROAD, SANDBACH
THE SITE AND ITS CONTEXT
Visual Context

The below images show the site within its context.



View from the track to the eastern edge.



View from the track to the eastern edge.

HIND HEATH ROAD, SANDBACH
THE SITE AND ITS CONTEXT
Existing Trees and Hedgerow

The adjacent plan identifies the existing trees and hedgerow currently located on the site.

Existing trees are located to the southern and western boundary, and a hedge runs along Hind Heath Road to the northern boundary.



HIND HEATH ROAD, SANDBACH

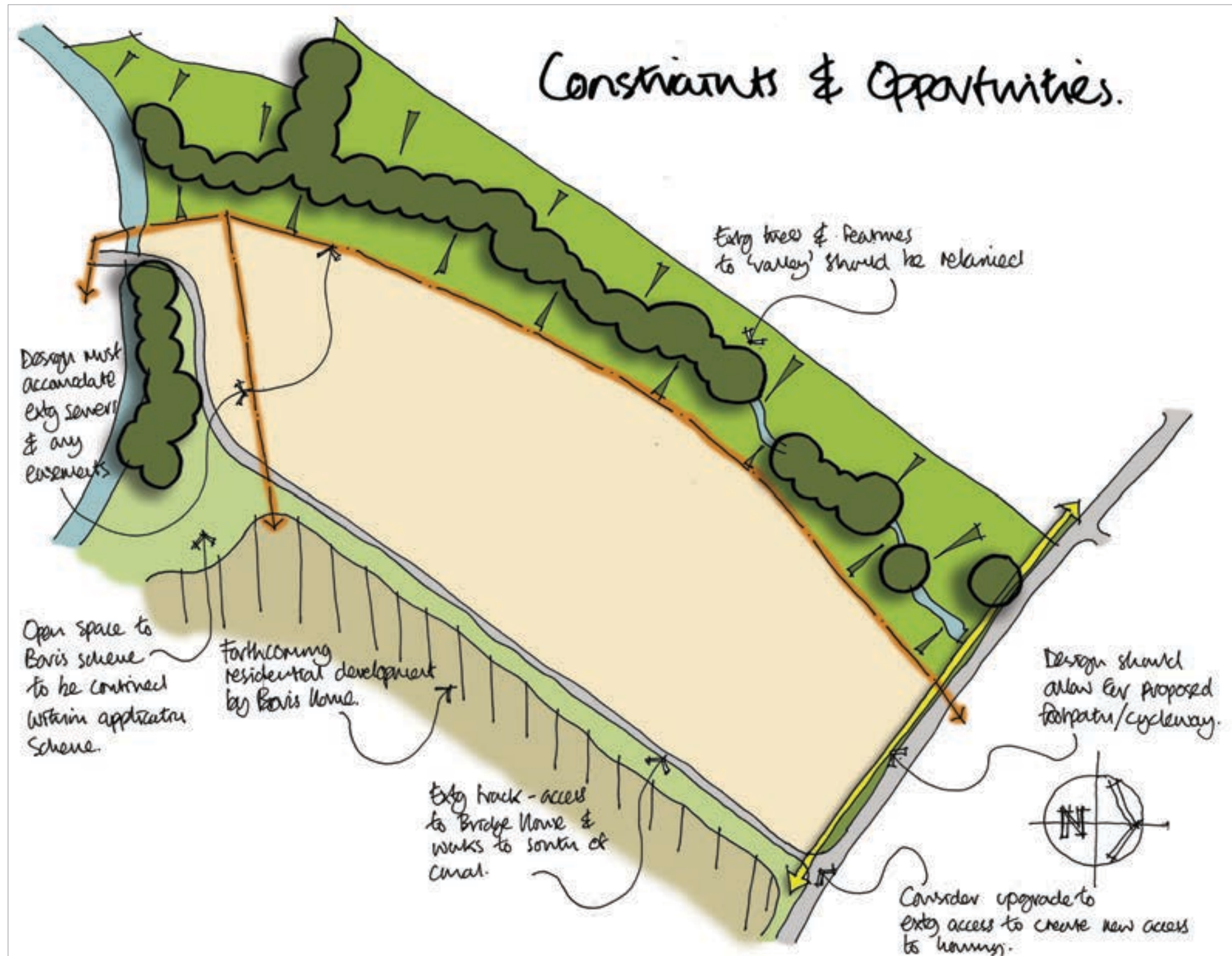
DESIGN DEVELOPMENT

Constraints & Opportunities

The adjacent image illustrates our initial constraints and opportunities together with the first sketch layout which formed the basis of the scheme presented within this application.

As part of the initial evaluation a number of key constraints were identified, in particular the existing trees and hedgerow within the site and the existing access which is proposed to be retained.

Further constraints are the natural topography to the south west and location of existing sewers.



HIND HEATH ROAD, SANDBACH

DESIGN DEVELOPMENT

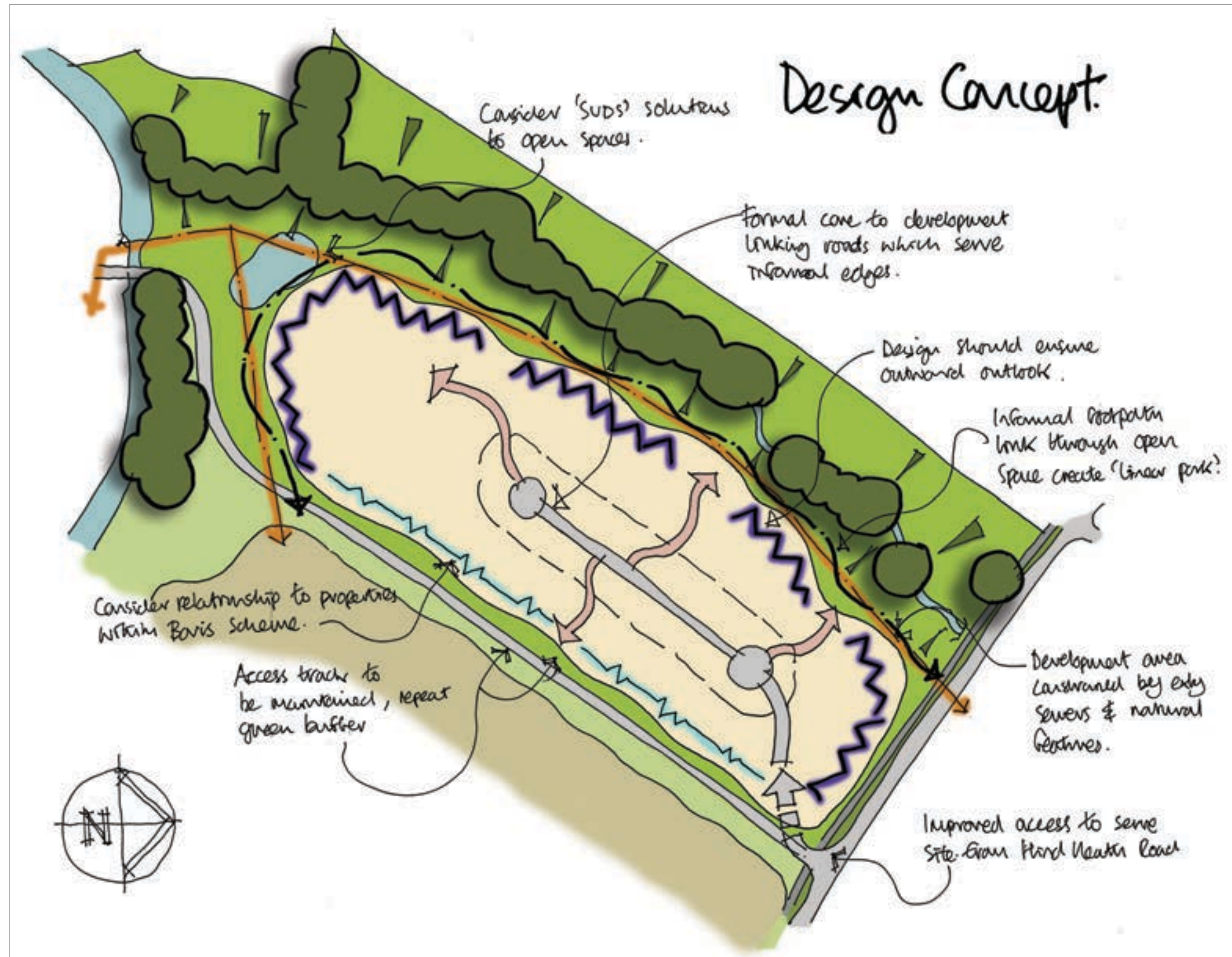
Design Concept

17

The design concept for the indicated masterplan is illustrated on the adjacent image.

From the obvious access point the development of the site is constrained by natural topography and existing sewers.

In order to create an outward looking layout we believe it was important to create a strong core of the site which will in turn create links and access to the outer edges of the site.

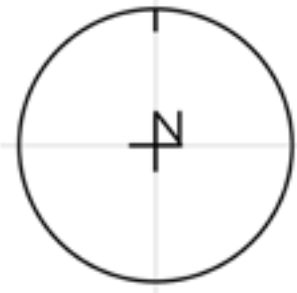


HIND HEATH ROAD, SANDBACH

DESIGN DEVELOPMENT

Indicative Masterplan

This is the indicative masterplan which was utilised for public consultation. The layout form is clearly demonstrated as are the landscape features, road hierarchy and links.



- Key:
- Denotes proposed residential areas
 - Denotes landscaped buffer
 - Denotes existing trees to be retained
 - Denotes proposed public open space
 - Denotes proposed focal buildings
 - Denotes proposed emergency access
 - Denotes proposed spine street
 - Denotes proposed shared surface street
 - Denotes existing access to Bridge House & sewage works to be modified
 - Denotes access maintained from new street
 - Denotes sewers and easements
 - Denotes approved footpath / cycleway to be maintained
 - Denotes proposed recreational walk through Linear Park

HIND HEATH ROAD, SANDBACH

DESIGN DEVELOPMENT

Community Consultation

The applicant has undertaken public consultation in advance of the submission of this planning application for up to 100 dwellings, public open space, green infrastructure and associated works. Refer to the Consultation Statement produced by Pegasus Group for further details.

A public exhibition was held and was attended by twenty six people. Following the exhibition seven responses were received, although three were from the same responsee.

The results of this consultation exercise are reported in this Consultation Statement and a summary of issues raised are set out together with responses from the applicant.



The public exhibition was held on the 23rd July 2013, at Sandbach Cricket Club.

Proposed development at Hind Heath Road, Sandbach

Welcome to our exhibition

Today we are presenting our proposals for approximately 90 - 100 new homes, public open spaces and green infrastructure on land off Hind Heath Road, Sandbach.

The site is 16.7 acres (6.7 hectares) and comprises of two fields. Our plans are for a mix of 2, 3, 4 and 5 bed houses with gardens and parking spaces on the eastern field. The western field will remain undeveloped and will provide accessible public open space and wildlife habitats.

Before we submit an outline planning application we are seeking your views on these proposals.

Please take a few minutes to look at our proposals, and members of our team are on hand to discuss your questions.

Cheshire East Housing Land Supply

The Government requires Cheshire East Council to maintain a 5-year supply of deliverable housing land. Our research suggests that the Council's supply could be as low as 2% years.

The Government's National Planning Policy Framework (NPPF) says that where Councils cannot demonstrate a 5-year supply, relevant planning policies for the supply of housing are out of date.

The NPPF has, at its heart, a presumption in favour of sustainable development. It says that planning applications for housing should be considered in this context. In December 2012 planning permission was granted for new housing on the adjoining land, now being developed by Bowly Homes. Due to its close proximity, these new Richborough Estates proposals share the same sustainability credentials as the Bowly development. We therefore believe the site can achieve a high quality development based on sustainability principles.

Aerial view of the site.

Site location.

Richborough Estates

Proposed development at Hind Heath Road, Sandbach

The proposed masterplan

Key facts about the proposed masterplan:

- The development is proposed to be accessed via the existing track off Hind Heath Road, which serves Bridge House and the works south of the canal. This access will be improved and widened to adaptable standards.
- A new spine street with a green verge serves the core of the site with secondary shared surface streets serving the remainder.
- Feature squares are created within the scheme creating visual interest and a sense of place.
- A landscaped buffer will be created between the development and the existing access track.
- The existing access route through to Bridge House and the works will be maintained.
- The scheme is designed so that houses front the green space to the west, a linear park including an informal footpath route is created between the existing tree belt and stream and the proposed housing.
- The proposal allows for frontage to Hind Heath Road with landscaping separating housing and the new footpaths / cycleways.
- The development comprises of approximately 100 no. new houses, with a mix of 2, 3 and 4 bedroomed units. Houses are arranged in a 'back to back' block pattern ensuring all streets and open spaces are overlooked by new housing frontages.

Masterplan

Richborough Estates

HIND HEATH ROAD, SANDBACH
DESIGN DEVELOPMENT
Community Consultation

Proposed development at Hind Heath Road, Sandbach3

Access and connectivity

The development will take access from Hind Heath Road via the existing track access to the sewage treatment works, with some minor widening and new left hand. A new 2m footpath will also be provided into the site alongside the new access road connecting to the future shared footway/cycleway linking Wheelock and Eitley Heath.

The proposed vehicular access is shown below:

Access to local services

The site is sustainably located with access to several local facilities, including (walking distances from centre of site shown in brackets):

- Gilbert Nursery (200m);
- Football Pitches (400);
- Sandbach Cricket Club (800m);
- Wheelock Primary School and Pre-School Nursery (800m);
- San Marcos Restaurant (300m);
- Cheshire Cheese public house (300m);
- Telehouse (1000m);
- Convenience Store (1100m); and
- Wheelock Post Office (1100m).

Sustainable transport modes

Sandbach Town Centre is just over 2km from the site, providing the full range of retail facilities and employment opportunities.

Based on average walking speeds, the proposals are approximately 8 minutes walk from the nearest bus stops on Crewe Road.

The bus service travel times to local major centres are as follows:

- Sandbach = 2 minutes;
- Crewe = 9 minutes;
- Eccleston = 21 minutes;
- Macclesfield = 31 minutes.

Therefore, the proposed development site is within the 30 minute threshold indicator for most major destinations, with overall travel times of 11, 18, 18 and 30 minutes respectively for Sandbach, Crewe, Ewerton and Congleton, whilst Macclesfield is only marginally outside the threshold at 31 minutes.

Objective 6: "To ensure high quality walking and cycling routes, including pedestrian and cycle connectivity, to ensure sustainable transport."

The proposed development site will integrate with the future shared pedestrian/cycle infrastructure along Hind Heath Road between Wheelock and Eitley Heath via new footway connections, providing safe and convenient walking and cycling access across the local area and to local facilities.

Richborough Estates

Proposed development at Hind Heath Road, Sandbach5

Socio-economic benefits

Residential development at Hind Heath Road
Socio-Economic Impact Assessment

CONSTRUCTION IMPACT

£11.4m

76

HOUSEHOLD SPENDING

14 jobs in Cheshire East

£0.95 million

10 jobs

LABOUR SUPPLY IMPACT

£70

The economic benefits of new development are a key consideration in the planning process.

Accordingly, the following table provides an illustrative of the economic benefits associated with the proposed development:

Next steps

Thank you for attending our Public Exhibition and reading our information, and we hope that you found it informative.

We are very interested in hearing your views on the proposals, and we would be grateful if you could complete the questionnaire today, or return by post by 4th August 2013 to:

Richborough Estates
Date Mill
Broadford Lane
Congleton
Cheshire
CW12 1LA

Alternatively, please e-mail your comments to info@richborough-estates.co.uk

Details of the proposals are also available to view on our website, www.richborough-estates.co.uk

We will review all the responses and comments made, and where possible incorporate suggestions into the proposed development prior to the submission of our planning application to Cheshire East Council later this Summer.

Richborough Estates

Above: presentation boards presented at the public exhibition.

Proposed development at Hind Heath Road, Sandbach4

Environment & green infrastructure

Ecology

Ecological survey work has been undertaken and this has informed the proposals.

- Key ecological features such as mature trees and the stream will be retained.
- Western field to remain undeveloped and utilized for public open space and as a wildlife corridor, which will be enhanced by planting new trees, shrubs and ground vegetation. This will include a wildflower meadow.
- Provision of new bat roost sites.
- Provision of bird boxes on mature trees.
- Two hibernacula constructed away from the new housing for hibernating animals.
- Sensitive street lighting to avoid impact on habitat areas so they are suitable for nocturnal species.

Trees & Hedgerows

The trees within the site will be retained as part of the development proposals. Apart from a small section of the site access, the hedgerows will also remain and any un-vegetated boundary sections replanted.

Drainage

- Site defined by the Environment Agency as Flood Zone 1 i.e. low probability of flooding.
- The stream within the site is over 5m below the main ground level.
- The new drainage system will mirror the existing greenfield drainage flow through the use of swales, which are wide shallow drainage ditches.
- The swales will be planted along their sides as part of a landscaping scheme.

Above: example of swales and bird boxes.

Landscape

Context

Continuation of gently undulating landscape with a mature vegetation framework serves to limit inter-visibility across the local landscape, including views towards the site from the wider landscape.

The canal and river corridors and their associated vegetation retain pleasant landscape and visual amenity value. Along the southern edge of Wheelock, residential development and the wastewater treatment works serve to influence the setting of this part of the canal corridor.

The existing urban edge of Wheelock, the Bova's development and development along Hind Heath Road directly north of the site serve to generate a strong relationship between the existing urban area and the site.

Site

The eastern half of the site is open in character, with no landscape features.

The western half of the site is characterised by the valley of a small tributary of the River Wheelock cutting through the site and a corridor of associated mature trees.

The southern part of the site, with its steep landscape down to the canal, effectively extends the physical setting of the canal into the very southern part site.

Above: the existing site

Richborough Estates

HIND HEATH ROAD, SANDBACH

INDICATIVE SITE LAYOUT (RESERVED MATTER)

Green Infrastructure

The indicative site layout provides a strong green infrastructure network which includes the existing trees to the western boundary.

A linear park is proposed to the western boundary, this will include the existing trees and stream.

Running parallel to the linear park is a linear link through the housing development, tree planting is proposed along this run, on either side of the spine street. This provides a connection between the northern and southern parcels of units.

Landscape buffers are also provided to the southern and eastern boundaries.



HIND HEATH ROAD, SANDBACH
INDICATIVE SITE LAYOUT (RESERVED MATTER)
Site Access and Primary Routes

The design proposes a road hierarchy which is formal and structured to the site entrance and core of the site, which in turn provides access to the less formal edges via lanes and private drives.

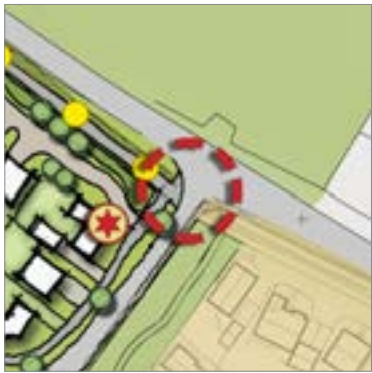


HIND HEATH ROAD, SANDBACH

INDICATIVE SITE LAYOUT (RESERVED MATTER)

Indicative Layout

The following images are annotated with key characteristics which are a resultant of the design review of the constraints and opportunities.



1. Vehicle access into the site is proposed from Hind Heath Road via the existing access to the works south of the canal.

This access will be widened and improved to adoptable standards.



4. The natural topography creates an ideal landscape buffer, the space between the proposed houses and the stream will form a linear park with a footpath route.

Planted buffers will edge the built form.



7. An active frontage is proposed along Hind Heath Road. Following a similar build line to the adjacent residential development and retaining the previously approved footpath / cycleway link.



2. The main access street forming the core of the site feature footpaths both sides and structured tree planting.



5. Houses are orientated to front onto the Linear Park, ensuring natural surveillance. These properties also benefit from tranquil views across the open countryside.



8. The scheme will be designed to include a suitable sustainable drainage system. This in turn provides an opportunity for water features, a wetland / pond area has therefore proposed to the south of the development, within the public open space. This could include reed beds and wildflower, and will further enhance the natural ecology of the site.



3. Shared surface lanes provide unrestricted movement for vehicles and pedestrians, and are designed to varying widths, providing informal access to the green edges of the built form.



6. The placement of properties and the subsequent street network creates vista and focal opportunities, this ensures a scheme of the highest visual quality and an environment of character and highway safety.



9. The scheme proposes a green buffer to the east which in turn reflects the green buffer within the Bovis Homes development.

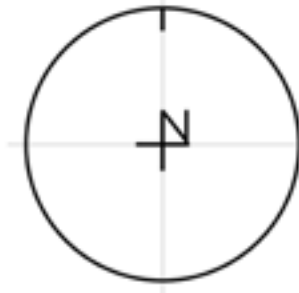
Footpath and emergency connections are also features of this boundary.

HIND HEATH ROAD, SANDBACH

INDICATIVE SITE LAYOUT (RESERVED MATTER)

Indicative Layout

The indicative layout demonstrates how approximately 100no. units can be developed on this site. The proposal shows a mix of semi-detached and detached properties reflecting densities and character of the surrounding area and the Bovis Homes scheme under construction.



- Key:
- Denotes proposed residential areas
 - Denotes landscaped buffer
 - Denotes existing trees to be retained
 - Denotes proposed public open space
 - Denotes proposed focal buildings
 - Denotes proposed emergency access
 - Denotes proposed spine street
 - Denotes proposed shared surface street
 - Denotes existing access to Bridge House & sewage works to be modified.
 - Denotes access maintained from new street.
 - Denotes sewers and easements
 - Denotes approved footpath / cycleway to be maintained
 - Denotes proposed recreational walk through Linear Park

Schedule Of Accommodation
Site Area Gross - 17.0 A - 6.9 Ha
Public Open Space & Buffers- 8.7 A - 3.5 Ha
Site Area Nett - 8.3 A - 3.4 Ha
Approx Density Gross - 5.8 Units/A
Approx Density Nett - 12.0 Units/A
Approx No. of Units - 100



HIND HEATH ROAD, SANDBACH AMOUNT

The application site is slightly rectangular in shape and is 6.9 Hectares in size, to the south west of Sandbach.

The scheme should deliver circa 100 units and have a nett density of 12.0 units per acre.

Mix of Housing

The indicative layout suggests a mix of housing and buildings sizes envisaged for the site.

The scheme indicates 2, 3 & 4 bedroom properties designed as detached and semi-detached format and the overall amount is a result of layout design which in turn responds to the constraints and opportunities detailed in the previous sections and also the density and character of surrounding area.

Schedule Of Accommodation

Gross Site Area - 17.0 A / 6.9 Ha
Public Open Space & Buffers - 8.7 A / 3.5 Ha

Site Area Nett - 8.3 A / 3.4 Ha

Approx Density Gross - 5.8 Units/A
Approx Density Nett - 12.0 Units/A

APPROX No. OF UNITS 100No.

Affordable Housing

The scheme will seek to meet LPA requirements (up to 30%) and will be constructed throughout the development in a style consistent with the other dwellings in the development and meet the requirements agreed with a registered provider. Refer to the Affordable Housing Statement submitted as part of the application.



HIND HEATH ROAD, SANDBACH

AMOUNT

Density

Existing Character and Density

As previously mentioned the proposed density is reflective of the surrounding area at around 12.0 UpA.

The three main character areas considered are;

- 1. Hind Heath Road itself and housing to the east.
- 2. Recent development at Forge Fields to the south east.
- 3. New Bovis Homes scheme under construction.

These character areas are identified on the adjacent image.

Our scheme at circa 12.0 units per acre nett is very much in keeping with existing local densities.

Development Density

Based on the indicative site layout, the breakdown of land uses are identified as follows;

Green space;
Consists of public open space and landscape buffers up to 3.5ha.

Development Area;
Consists of residential properties circa 3.4ha.




HIND HEATH ROAD, SANDBACH
SCALE PARAMETERS (RESERVED MATTER)
Indicative Storey Heights Plan



The scheme proposes a range of buildings, which include 2 storey and 2.5 storey houses as shown on the adjacent scale parameters plan.

Key:

	Single storey buildings
	Up to 2 storey properties
	Up to 2 1/2 storey properties

HIND HEATH ROAD, SANDBACH

SCALE PARAMETERS (RESERVED MATTER)

Massing Study

30



Aerial view from the south.



Aerial view from the south west.



Aerial view from the north west.



Aerial view from the north.

HIND HEATH ROAD, SANDBACH

LANDSCAPING (RESERVED MATTER)

Private gardens are a psychologically defining characteristic of a home and consequently, the majority of the dwellings are to be provided with substantial front and rear gardens.

Within the front gardens the landscaping treatment is proposed to be relatively simple and comprises of a predominately lawned area with tarmac drives (where included) and tree and shrub planting to some properties to improve visual interest in the street scene.

It is not proposed to landscape rear gardens, these being laid to lawn.

A Linear park is proposed to the western boundary, creating a recreational walk through. The existing trees are retained as part of the Linear Park.

A new landscape buffer is also proposed to the eastern boundary, creating an area of new tree planting and a landscaped buffer which provides context for the access path.

As an outline application the proposed landscaping treatment remains indicative at this stage, and it is anticipated that at reserved matters stage, details of plant species, arrangement and hard surfacing materials will be undertaken in consultation with Landscape officers.

Ecology

Ecological enhancements such as bird and bat boxes are carefully placed within the proposed landscape buffers and open space.

A new wildlife pond is also proposed to the southern boundary along with an area for reptiles.

The addition of the wildlife enhancements will create wildlife corridors throughout the green space and further enhance the habitat.



HIND HEATH ROAD, SANDBACH

APPEARANCE (RESERVED MATTER)

Placemaking

Designs should concentrate on creating successful ‘places’ for people. Building layout and style, hard and soft landscape, highway design and use of materials should all work together within the development to create a cohesive overriding character. These elements must also take account of local context to ensure that the design will fit harmoniously into its surroundings.

Architectural Quality and Style

The following broad design principles will be adopted throughout the development to ensure that the character is coherent:

Building Materials and Colour

Red brick buildings should be used to reflect the dominant building materials of traditional houses found in the local area. Strong brick or stone sills and lintels will be used as a unifying theme. Occasional use of white or cream rendered facades and tile hanging along with architectural detailing may be used to add variety and definition at key locations within the site. Rainwater goods should be either black or coloured to blend with walls. Roof tiles should generally be grey, however occasional red roof tiles may be used at selective locations to add visual interest and variety.

Building Layout

Building layout will be used to frame effective public spaces within the development and to respond directly to the landscape setting. All pedestrian routes and open spaces will be overlooked by adjacent properties. Building layout will seek to enhance the sense of place throughout the scheme, creating nodes, vistas and focal buildings. Corner buildings at street intersections should be articulated to define the corner and provide active interfaces on both sides.

Building Style and Form

Buildings will comprise a selection of detached and semi-detached properties of 2 and 2.5 storeys tall. They should respect the traditional ‘Cheshire’ building character found around the local area. The traditional built forms will be sensitively modified to deliver sustainability objectives. Elevations should be simple and regular. Varied ridge heights should be a common theme throughout the development to contribute to the semi-rural character and to add visual interest.

Front Entrances and Boundaries

Front doors and their surrounds will be given careful consideration to ensure that they establish a high quality feel to the streetscape. The design of doors will vary and will be appropriate to the style of the house. Front boundary treatments will reflect the two development character areas which are to be created.

Where rear garden boundaries abut or can be seen from the public realm, high quality boundary treatments should be used to retain visual quality within the adjacent public areas.

Development Character Areas

Two character areas are proposed within the site to create a logical change in character through the development which will fit comfortably into the surrounding area and which will enhance legibility and a sense of place within different parts of the development.

The character areas take their cue from their location within the scheme and from the areas they abut:

- Site Core
- Outer Edge

The boundaries to the character areas should not be seen as hard and fast; sometimes it may be appropriate for them to blend into one another, or at other times the design may be enhanced by a sudden change of character.

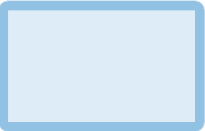
The following pages give a brief flavour of the distinguishing features of the character areas, however the guidance is not intended to be exhaustive or wholly prescriptive. It is intended to set out the character that is envisaged, and which should be taken forward as the scheme is developed through the reserved matters stage.

HIND HEATH ROAD, SANDBACH

APPEARANCE (RESERVED MATTER)

Proposed Character Areas

The adjacent plan identifies the character areas provided as guidance for the proposed development.



Character Area 1 - Formal Core:
Generally reflects the character of Oldfield Road.

Materials to this area should be uniform, reflecting the strong street form, trees and squares.



Character Area 2 - Informal Edge:
Generally reflects the character of Forge Fields and the adjacent development.

Materials within this area can be more informal with differing roof and brick colours.

Use of render and tile hanging would be encouraged at key vistas and gateway buildings.



HIND HEATH ROAD, SANDBACH APPEARANCE (RESERVED MATTER)

The design strategy is to create a cohesive sense of place that compliments the adjacent residential properties.

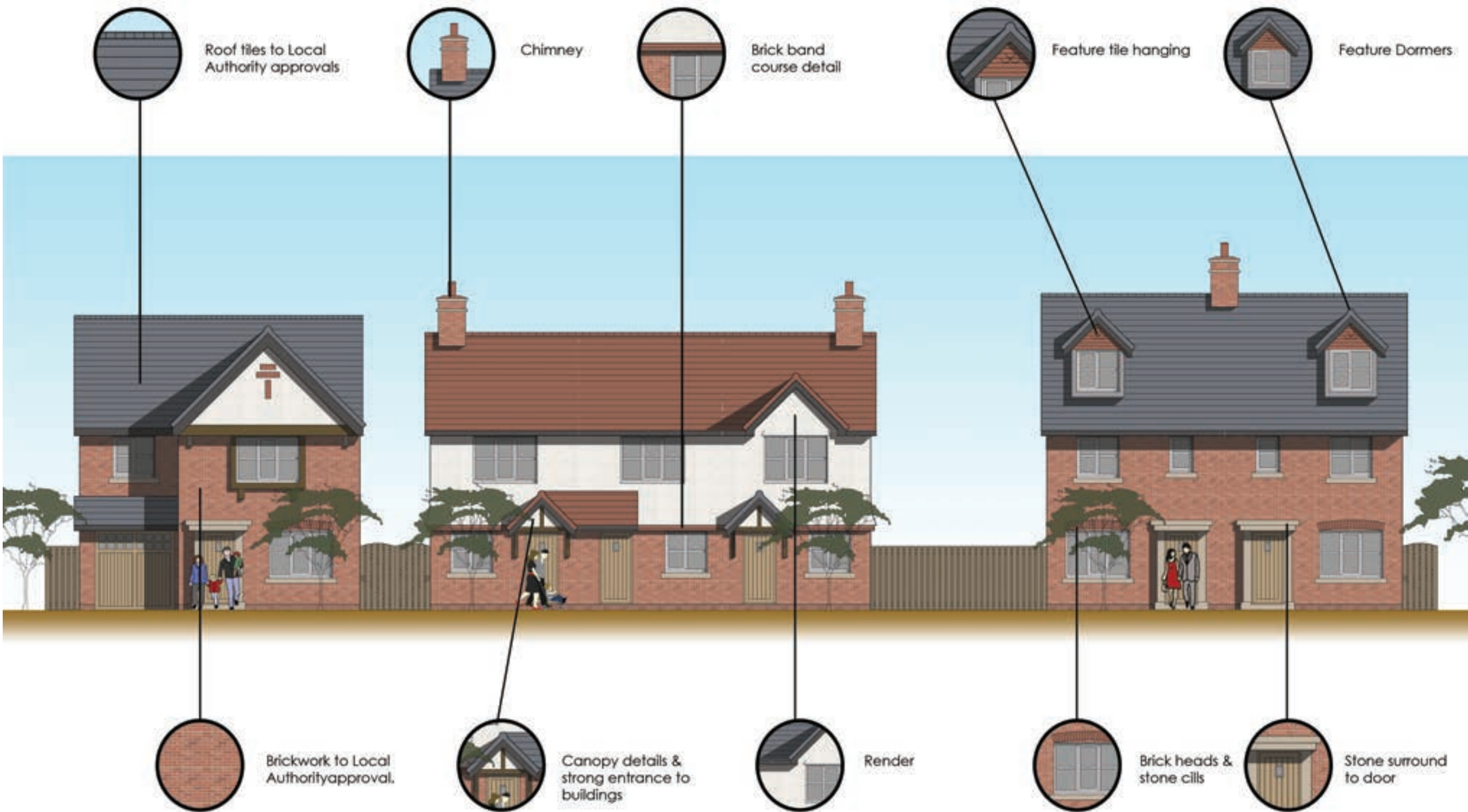
The appearance of the building will adopt a similar vernacular and palette of materials to that of the surrounding area, but have a slightly different character to provide subtle contrast and visual interest.

The street scene below demonstrates a typical built form of 2 storey and 2 1/2 storey units.



HIND HEATH ROAD, SANDBACH
APPEARANCE (RESERVED MATTER)
Indicative Materials

The streetscene below indicates the indicative materials palette and appearance of the development.



HIND HEATH ROAD, SANDBACH
APPEARANCE (RESERVED MATTER)
Concept Sketch



HIND HEATH ROAD, SANDBACH

ACCESS AND HIGHWAYS (RESERVED MATTER)

Access

The design concept is founded on the creation of an attractive, safe and convenient network of street that supports and encourages pedestrian and cycle movement while accommodating the needs of the car and service vehicles.

The following pages will provide an overview to the site access, together with a review of the external environment, parking, footpaths and a refuse strategy.

The application is seeking permission for this access point but not the internal highway network.

The blue circle on the image below identifies the proposed site access location.

Refer to the accompanying *Transport Assessment* for further details on the proposed access.

The main vehicular access to the site is to be obtained off Hind Heath Road.



Indicative site access junction with visibility splays, refer to drawing T13522 6.1



Indicative site access junction refuse vehicle swept path, refer to drawing T13522 6.2

HIND HEATH ROAD, SANDBACH

ACCESS AND HIGHWAYS (RESERVED MATTER)

Access and Parking Provision

Access

The development is accessed from Hind Heath Road at the existing point currently utilised to access the works to the south.

A spine street is taken from this, and is to be constructed 5.5m wide with footpaths both sides. The main access streets will be designed to adopted standards.

There are further secondary shared surface streets proposed, providing access to each dwelling and the proposed public open space.

Parking

The illustrative site layout incorporates private driveways located either to the side or to the front of the properties.

Properties have been designed to overlook parking spaces to provide natural surveillance.

Pedestrian and Cycle Access

A new footpath / cycleway is to be provided along Hind Heath Road, and will run along the northern boundary of this development site.

The footpath / cycleway connects Etilley Heath and Wheelock and includes the following improvements.

- 1. New pedestrian refuge crossing point at the Hind Heath Road / Hind Heath Lane junction.
- 2. New bus shelter
- 3. Widening of Hind Heath Road.
- 4. Implementation of a TRO to reduce the speed on Hind Heath Road to 30 mph.

Refuse

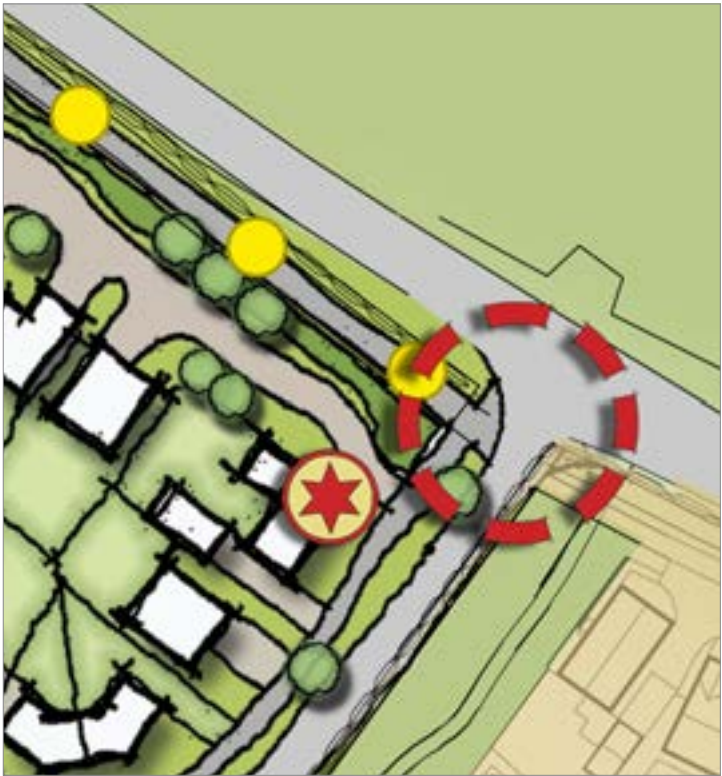
Refuse and recycling has been a design consideration during the development of this proposal. As a result, each property will be provided with a hard standing area within the rear garden of the property, to site 2no. bins and the contents of a recycling pack, in accordance with the councils approved refuse strategy.

Additionally all plots will have a gated access route from the rear garden areas to the highway at the front of the property to enable the bins to be left out on collection day.

General Access

Access to and within the public external environment is to be designed to ensure that there are no excessive changes in level between the highway and the private spaces.

Houses are constructed at a minimum of latest Building Regulations ensuring each property has level access for ease of wheel chairs. Where parking is not within curtilage, footpaths and gates are provided to ease access and create direct routes.



Above: example of indicative parking arrangements.

Aerial view showing the extent of the highway / footpath improvements.

HIND HEATH ROAD, SANDBACH

ACCESS AND HIGHWAYS (RESERVED MATTER)

Highway Safety

Safety and Security

The scheme takes on board the key principles of design for safety as set out in 'Safer Places', including:

Access and Movement

Well defined routes, spaces and entrances that provide for convenient movement without compromising safety.

Surveillance

Overlooking of all publicly accessible spaces.

Ownership

Spaces that will promote a sense of ownership, respect, territorial responsibility and community.

Physical Protection

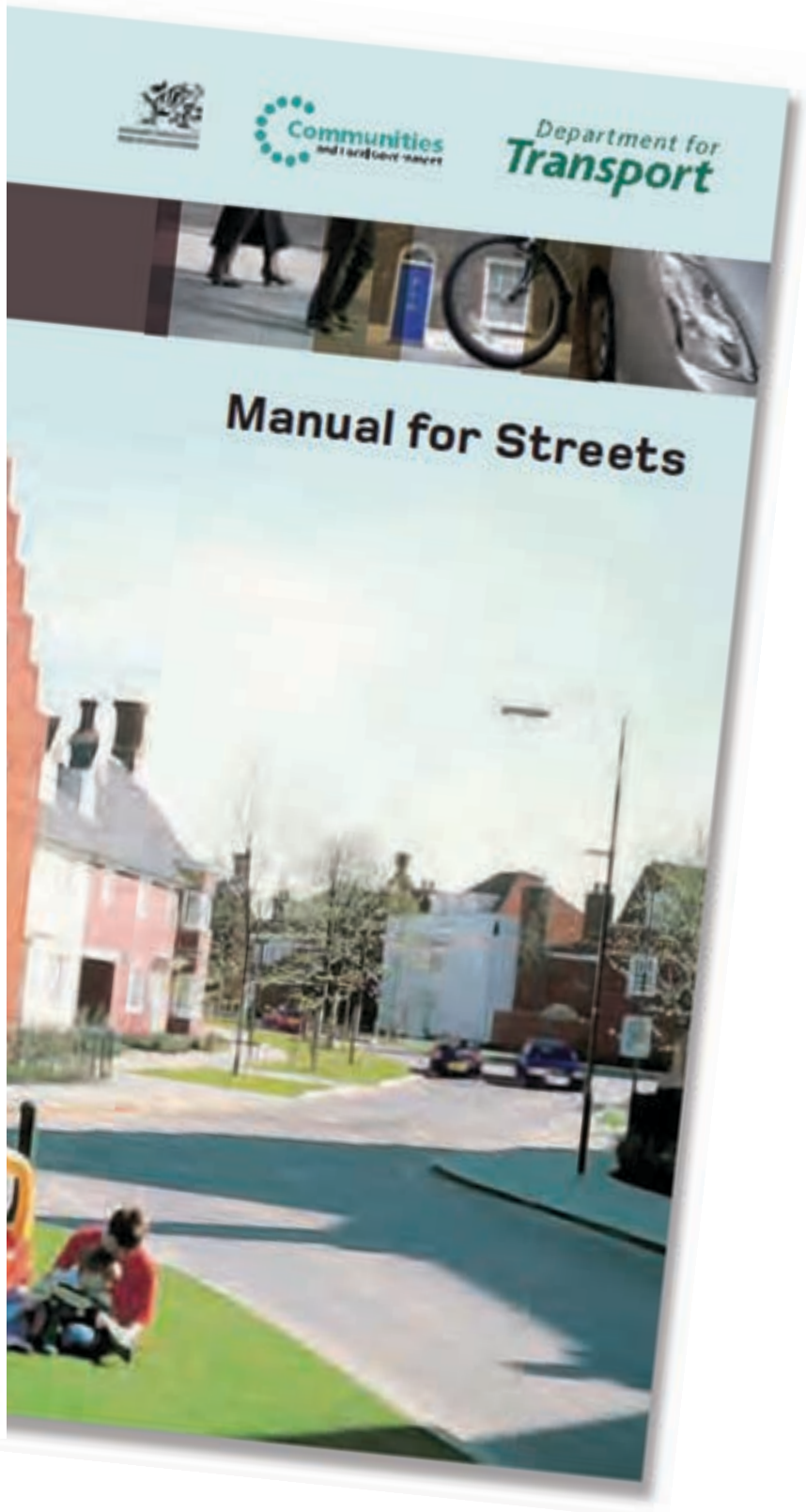
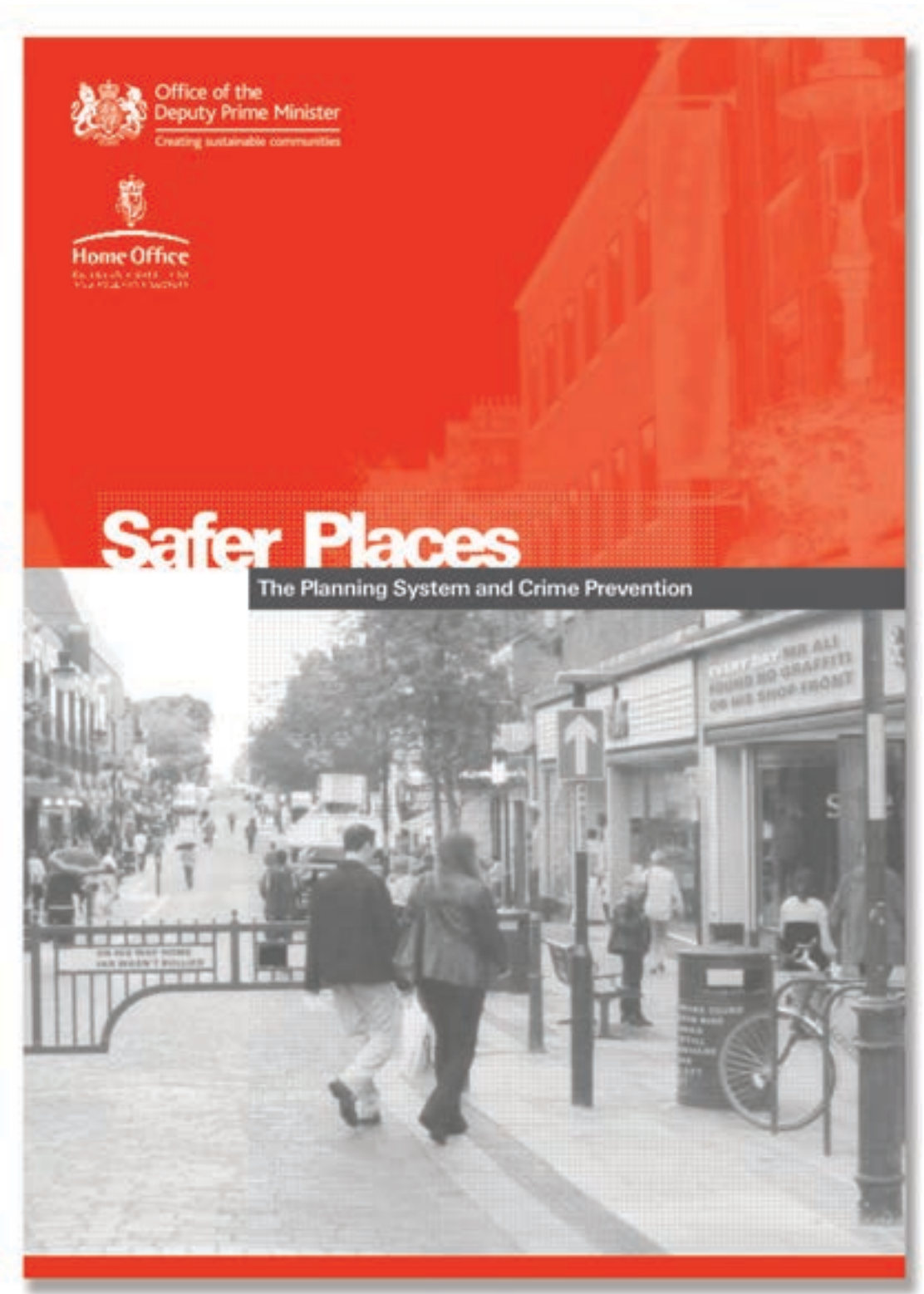
Inclusion of well designed security features such as lighting in the public realm, and security of buildings.

Activity

Outdoor public space to encourage family activity and reduce the risk of crime.

Management and Maintenance

Outdoor public spaces designed with management and maintenance in mind.



HIND HEATH ROAD, SANDBACH

CRIME PREVENTION

Ensuring a safe and secure living environment is a fundamental consideration in the design of any residential development. To this end the proposed development has drawn on the principles of Manual for Streets, Designing Out Crime and Secure by Design. The arrangement of buildings and public and private spaces enhance opportunities for natural surveillance.

By way of overview the following sections are provided to illustrate practical examples of crime mitigation measures and the means used to engender both actual and perceived public safety.

Footpaths, Walkways and Dedicated Cycle Routes

Through the design of our block form, natural surveillance of footpaths and walkways are proposed throughout the scheme. Footpaths will be well lit and where applicable make adequate provision for cyclists.

Front of Buildings

Active frontages face the street to maximise natural surveillance. All properties to be fitted with 5 lever mortice locks with lockable double glazed windows at all levels.

Private Spaces Behind Buildings

Private spaces behind buildings, essentially gardens, will be fenced and

access restricted to residents only.

Building Entrances

All building entrances are highly visible from the street.

Boundary Treatments

Private boundaries should include secure screen walls and boundary fencing at 1.8m high with gated access.

Whilst providing a degree of physical security, it is also most effective as a psychological deterrent to opportunistic crime.

Landscaping

Landscaping should incorporate a choice of trees and shrubs that will contribute to security by means of their density and hostility to climbing.

Public Open Space

Buildings are orientated to provide natural surveillance.

HIND HEATH ROAD, SANDBACH

SUSTAINABLE DESIGN AND CONSTRUCTION

Environmental Standards Statement

The following statement will outline how the proposed development aims to achieve environmental standards.

Environmental Design

The development will be designed to meet the requirements of the current Building Regulations, specifically the requirements for Approved Document Part L – Conservation of Fuel and Power, and Part F – Ventilation, ensuring good levels of heat retention and ventilation are achieved.

Energy Efficiency

The dwellings will be designed to have high standards of energy efficiency by limiting the heat loss across the building envelope, in order to minimise the overall energy demand in line with the requirements of the Building Regulations Approved Document Part L.

Water Management and Weather Resilience

The site is situated in an area of low probability of annual flooding as detailed on the environment agency flood map. The site drainage design will avoid, reduce and delay the discharge of rainfall to public sewers and watercourses. This will protect the watercourses and reduce the risk of local flooding, pollution and other environmental damage.

Waste Management

The development will make adequate provision for the internal and external storage of non-recyclable and recyclable household waste.

Conclusion

As a whole, the development will be designed to meet the current Building Regulation requirements and will therefore achieve national standards of energy efficiency and ventilation.

HIND HEATH ROAD, SANDBACH CONCLUSION

The form and arrangement of space, buildings and routes have been developed on sound urban design principles with a view to creating a cohesive, legible and attractive new residential area.

Dwelling types have been conceived to meet local need and provide aspirational new houses that will satisfy market requirements.

Although the site is 'greenfield', it is situated in a highly sustainable location and is considered appropriate for the proposed residential development.

