



Land off Chelford Road, Henbury

Welcome to the exhibition

HOW Planning, on behalf of Frederic Robinson Ltd, welcomes you to this Public Exhibition. The draft plans on show today are for a proposal to develop land off Chelford Road, Henbury for residential use.

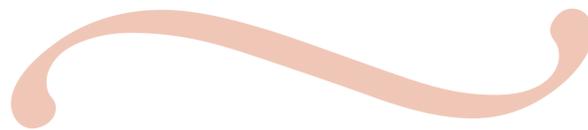
The Exhibition is an opportunity for you to review the draft proposals and provide us with your feedback prior to the submission of an outline planning application.



How does the Exhibition work?

The Exhibition boards present information about the draft proposals. Please take as much time as you would like to view the boards and speak with the members of the project team who are on hand to help with any queries you have.

Comment forms are provided and we would be grateful for any thoughts that you have on the draft proposals.



Who are we?

The plans are promoted by Frederic Robinson Ltd who own the site. Frederic Robinson Ltd has appointed an experienced team of technical advisors to assess the site and develop the draft masterplan which is on show today. The team includes the following members who are here today:

HOW Planning: Planning and Environmental Consultants who are advising Frederic Robinson Ltd and have organised this Exhibition.

Astle Planning and Design Ltd: Masterplanners who have designed the draft residential proposals and produced the images on these boards.

Croft Transport: Transport Consultants advising Frederic Robinson Ltd on all highways and transportation matters.

The site



The application site boundary

The site is approximately 5.4 hectares in size and is located to the West of Macclesfield on the urban fringe. It is bordered by Whirley Road and residential development to the North and East, Chelford Road and individual residential properties to the South and open fields to the West. The site is positioned in a sustainable location, within an accessible walking distance to a range of existing shops, services and other facilities in the local area.

The land forms part of a wider area which is allocated for residential development under Site CS41 of the Cheshire East Local Plan Strategy. The emerging policy, which is due to be adopted at the end of July, states that the site will deliver:

- Around 150 new dwellings, including affordable housing;
- Provision of public open space and green linkages to existing footpaths and rights of way;
- Incorporation of natural features such as trees, the existing pond and landform features;
- A readily recognisable Green Belt boundary, that will endure in the long term, along the western edge by tree planting and landscaping along the existing hedge line extending to the existing pond;
- Pedestrian and cycle links to new and existing residential areas, shops schools and health facilities; and
- Provision/contributions towards local infrastructure.

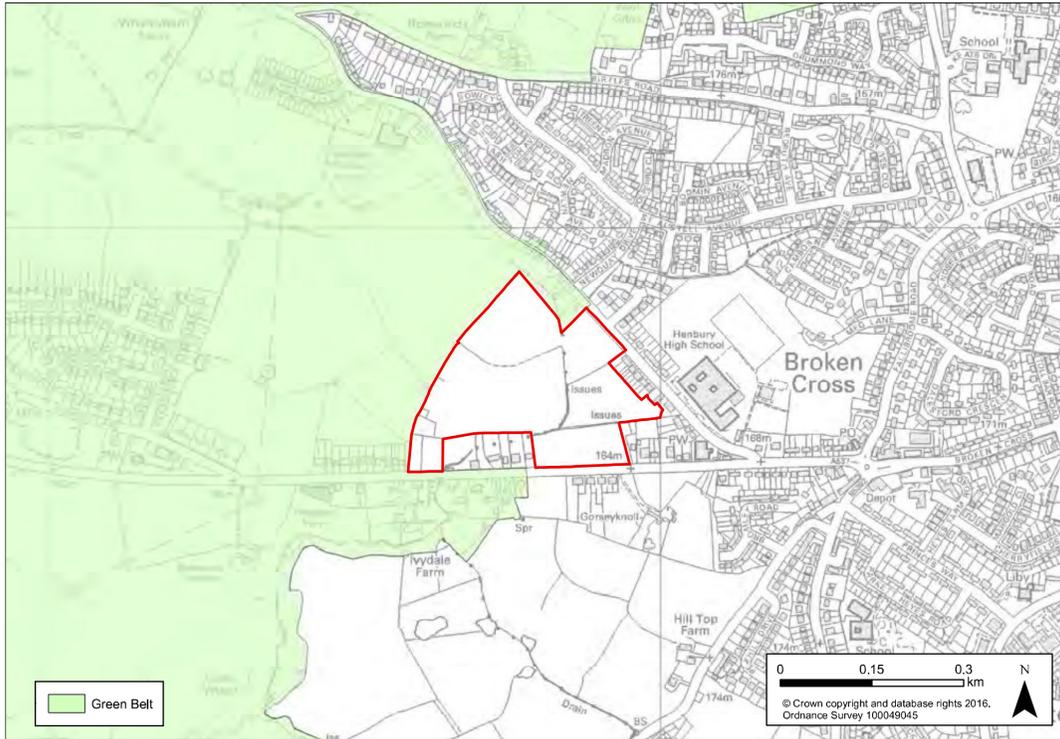


Figure 15.17a Land between Chelford Road and Whirley Road (From Cheshire East Local Plan March 2016).



View of the site along Chelford Road



Existing wetland area to the north-west



Existing scrub on site



Whirley Road

Developing the proposals



Constraints and opportunities plan

Frederic Robinson Ltd technical team has undertaken a comprehensive suite of technical work to assess the site and develop the draft indicative masterplan. The plan above indicates the key constraints which have informed the design development.

Highways and Access:

The main vehicular access to the site will be from Chelford Road, via a formal priority controlled junction with a formal right turning lane for traffic turning into the site. A secondary vehicular access for a small number of units will also be provided onto Whirley Road. The impact of the proposals will be considered in full within a Transport Assessment that will accompany the planning application. The scope of this document has been discussed and agreed with officers at the local highway authority, Cheshire East, and will include a detailed analysis of the junctions in the vicinity of the site including the Chelford Road/Whirley Road junction and the Broken Cross roundabout.

The site is well served by public transport with regular bus services travelling along Chelford Road and existing bus stops located within a short walk of the site. It is also located close to local amenities situated around the Broken Cross roundabout and is close to two Primary Schools and the nearby Fallibroome Academy.

Ecology:

Throughout the planning process, it is a principle aim to ensure that areas of sensitive ecological value are retained and enhanced through the new development. A detailed Ecological Assessment has been undertaken in order to ascertain the ecological value of the site and identify any ecological receptors which may present constraints or opportunities to the overall design. The habitats present on site are predominantly

grazed pasture. Pond surveys conducted within a 500m radius of the site in 2017, conclude a small population of Great Crested Newts (GCN) is present off site. Mitigation will ensure no GCN are killed or injured during development and no GCN breeding ponds will be lost. The area within the north-west of the site will be allocated as an ecological mitigation area, with enhancements for a range of wildlife including GCN to be implemented. The brook adjacent to the eastern site boundary has been subject to a survey with no evidence of water vole or otter found.

The hedgerows and mature tree lines are predominantly being retained and will be enhanced as part of the landscape design. This will retain nesting/roosting habitat as well as connectivity across the site for a range of species, including bats and birds.

Ground Conditions:

A detailed site investigation has been completed across the site. In order to mitigate the risk to end users the developer will remove and treat any impacted soils and check the remaining soils to ensure that they suitable for retention on site.

Chemical analysis of the natural clay drift deposits confirmed these soils to be acceptable for use as subsoil within the proposed garden areas and the existing top soil is also suitable for re-use. This will ensure that there is no requirement to import significant quantities of soil. Our investigations show that the site is underlain by peat horizons the ground will need to be stabilised through ground engineering and foundations designed to meet building regulation standards.

Landscape:

Landscape Architects from Optimised Environments Ltd (OPEN) have prepared a Landscape and Visual Appraisal to assess the likely effects of the proposed development on the landscape character of the site and on the views that people living in the surrounding area may experience of the proposed housing. This detailed study has informed the landscape design requirements for the new Green Belt boundary planting along the western edge of the housing site.

Flood Risk and Drainage:

Draft indicative masterplan



Vision

“Creating a place where people can live, work and play in a safe, bustling and above all happy community”

The development of this site has been guided by a simple and robust vision, which has evolved through the masterplanning process.

This vision is to create a unique design led solution which responds to the needs and characteristics of the area and the site forming a reflective identity of Macclesfield.

To provide a high quality sustainable residential neighbourhood which maintains and enhances the key existing landscape features, integrating the site into the wider area.

To create a well-informed attractive neighbourhood, not overly dominated by the car.

To provide sensitive and robust solutions to the interfaces between existing and proposed dwellings.

To create a sense of place with reference to the local architectural language.

To develop around 150 new homes which will provide a range of housetypes to create a balanced mixed community.

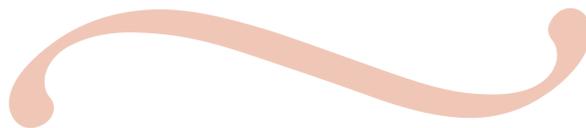


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Key benefits of the scheme

The draft development proposals will offer a range of benefits, including the following:

- *The delivery of open market and affordable housing to meet the needs of the local area and the wider Borough;*
- *A mix of housing types which will help diversify the local housing stock providing additional opportunities for families and first time buyers;*
 - *Increased local spending and investment in the local economy;*
 - *The creation of jobs during the construction phase of the development;*
 - *Ecological habitat enhancements;*
- *Creation of a new high quality landscape belt which will be designed to be publicly accessible; and*
 - *New children's play facilities on site;*



Next steps... HOW Planning, on behalf of Frederic Robinson Ltd, would like to thank you for attending this exhibition.

Your views on the proposals are of great importance to us so please complete a comments form and deposit it in the comments box before you leave.

Alternatively, you may view the proposals in your own time and leave comments online on HOW Planning's website (www.howplanning.com) by following the link on the left hand side of the homepage labelled 'Current Consultations'. You can also post or email your comments to HOW Planning at the following address:

HOW Planning
40 Peter Street
Manchester
M2 5GP

The closing date for all comments is Tuesday 25th July 2017.

The project team will be carefully reviewing all comments received and use these to improve the proposals where possible. Once this process has been completed, it is anticipated that an outline planning application will be submitted to Cheshire East Council. This will seek permission for the residential development of the site and will be supported by a number of technical documents, including one which will summarise all comments made during this consultation.

Once the outline planning application is submitted to the Council, there will be further opportunity to comment during the statutory consultation period. If the outline planning application is approved, there will also be the opportunity to influence the detailed design of the proposals at the Reserved Matters stage, as this will relate to the design of the proposed development and the materials to be used.