

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 are 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:

The site lies entirely within Flood Zone 1.

Shallow ground conditions predominantly consist of clays and silts with a potentially high water table. Solid deposits underlie these drift deposits at a depth of approximately 25m below ground level.

Post development site surface water is proposed to drain at greenfield run off rates into the unnamed watercourse which is located adjacent to the south-eastern site boundary. On site attenuation storage will be located in the south-eastern corner of the site in the proposed area of Public Open Space indicated on the site masterplan.