



STATION ROAD, REDDISH

DESIGN & ACCESS STATEMENT

Residential Scheme
AUGUST 2025

HORIZON

fletcher | rae

 **NORTHERN
GROUP**

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1.0 Introduction

1.0 Introduction

1.1 Executive Summary

This planning application, submitted on behalf of Northern Group Developments Ltd seeks permission for a detailed masterplan planning application for a site located off Station Road, Reddish, Stockport.

The description of development is as follows: *“Proposed residential development of up to 200 dwellings, landscaping, open space, engineering works (including the infilling of an existing water body), car and cycle parking, improvements to access(es) from Station Road, improvements to access from Nelstrop Road North (for emergency vehicles, pedestrian and cycles), and other associated works/infrastructure.”*

The Site

The Site straddles the border of Stockport and Manchester, situated approximately 7 kilometres north of Stockport Town Centre, within the suburb of Reddish. It comprises a 4.75 hectare parcel of vacant land, which is divided into three distinct sections or ‘parcels’.

The land includes two water bodies; one within the eastern parcel and the other within the central parcel, separated by the Fallowfield Loop, a key active travel corridor that runs directly through the Site. There are existing areas of hardstanding and engineered features across the site together with paths/roads, albeit overgrown.

The site is designated (in part) as Local Open Space & Green Chain, therefore the proposal is naturally a landscape led scheme with a focus on the opportunities for enhancing biodiversity alongside the proposed housing development.

Reddish is one of many residential neighbourhoods surrounding Stockport Town Centre. The site is bounded by residential development directly to the north of the main central parcel, and to the east and south of the eastern and western parcels.

To the remaining boundaries, there is a high school, a football club and various light industrial and commercial premises, reflecting the area’s mixed use character.



1.0 Introduction

The Scheme

The proposals include enhancements to existing and new open space within the development, widening the use of the site to the community, and providing flexibility to the way that the land can be used by the local community, local schools and other community groups. Currently the site is overgrown and not accessible in some areas and limited safe use for the wider community.

The site layout and density has been driven by the sites constraints and opportunities, which identified areas to retain for the ecology values, which resulted in entire areas of the site being retained and enhanced for public access and external amenity. The overall site area is 4.75ha, however only 2.45ha is proposed for housing development with the remaining 2.3ha proposed for open space. The open space will include play spaces for the local residents, wider community and schools.

The development will introduce 200 new dwellings which consists of houses and apartments with a mix of size and tenure. The scheme is proposing at least 50% affordable homes.

This document sets out the relevant Planning Policy Context, the local site analysis and a summary of the extensive consultation that has been undertaken. This consultation has helped to influence the final masterplan.



Existing photo of the central lake

1.0 Introduction

1.2 Planning background

2 pre-applications have been submitted for the site. Following are the key comments raised in the pre-application responses that have been incorporated in the current proposals. Refer to the Planning Statement for further details.

Pre-Application 2020

A pre-application request was submitted in December 2020 by Strata Homes was responded to by Stockport Metropolitan Borough Council in April 2021.

Residential Amenity

A future scheme would need to ensure that it complies with the Council's Design of Residential Development SPD, which stipulates what quantity of private outdoor amenity space needs to be provided, and minimum separation distances to be achieved.

A crucial point to consider will be the 'Agent of Change' principle; the existing neighbouring industrial estate should have no unreasonable restrictions placed on it in light of residential development coming forward at this site.

Housing Density and Mix

Council will negotiate to achieve 20-25% affordable housing and will seek that any scheme coming forward in this location reflects the 2019 Housing Needs Assessment (and that the balance of properties be mainly one and two bedrooms rather than larger family sized properties.

Pre-Application 02 2024

Pre-application 2 was submitted in 2024 by BCEGI & Northern Group in response to the previous comments.

Accommodation

Council minimum targets – 1 and 2 bed affordable required. Previous scheme too heavy on 5 beds.

External amenity spaces

Some houses have very small gardens. This guidance states that except in exceptional circumstances the following standards will apply:

- 1 bed flat: Balcony area of 5sqm and/ or adequately screened communal amenity space with minimum provision of 18sqm per unit
- 2+ bed flat: 35 sqm communal amenity space per unit
- Small family housing - 2/3 beds 75 sqm (50 for terraced) preferably to the rear of the property

The required minimum separation/privacy distances for proposed single storey and two storey development include:-

- 21.0 metres between habitable room windows on the public or street side;
- 25.0 metres between habitable room windows on the private or rear side;
- 12.0 metres between habitable room windows and a blank elevation, elevations with non-habitable room windows or with high level windows;
- 6.0 metres between habitable room windows and site boundaries.

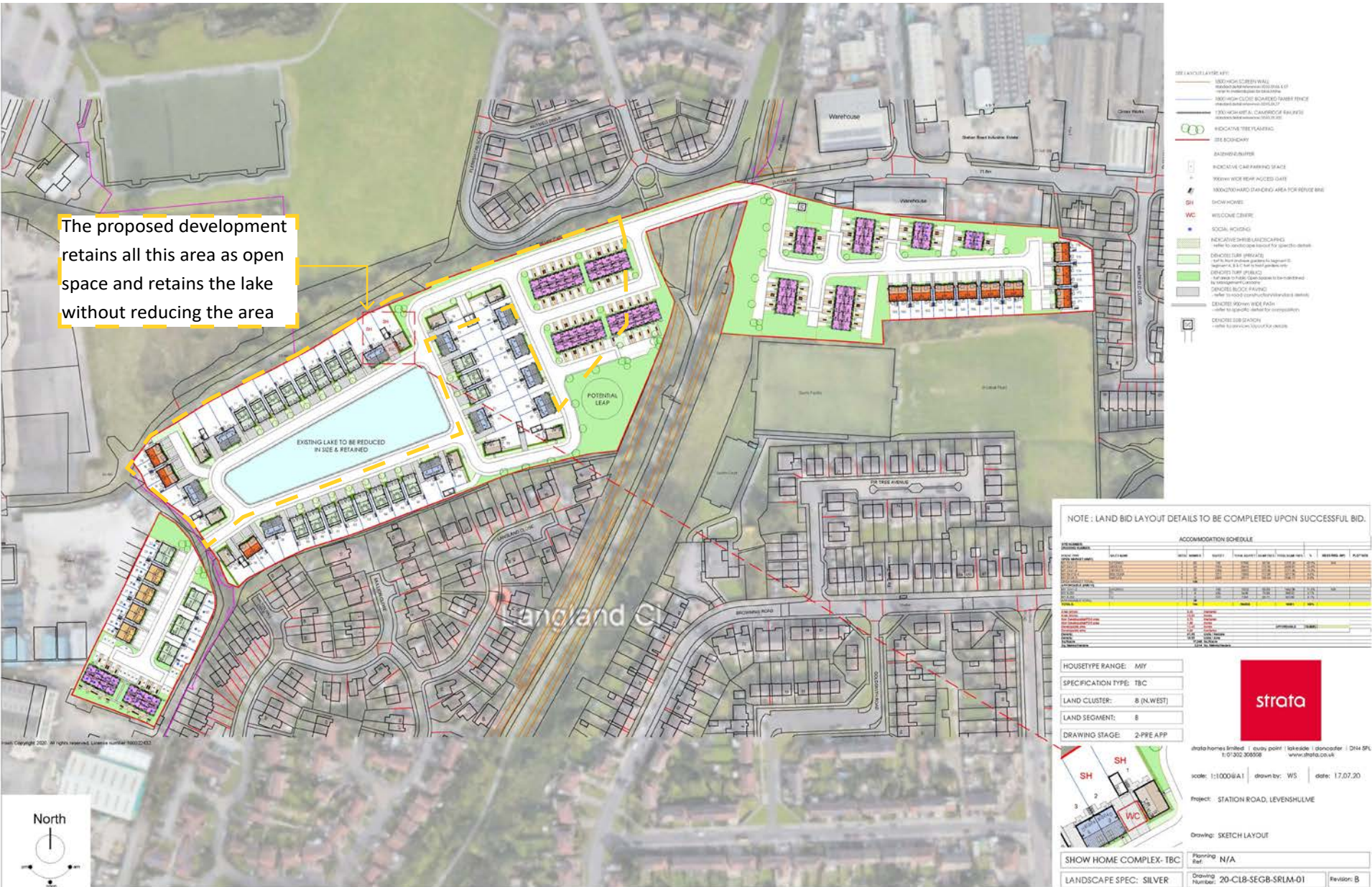
On site play areas

Any application would need to set out detailed plans of the proposed on site play areas to ascertain the equipment being put in and a supporting statement that sets out how it will be maintained, both of which would need to follow guidance in the Council's Open Space Provision and Commuted Sum Payments SPD.

The following pages show the site plans for the previous pre-applications.

1.0 Introduction

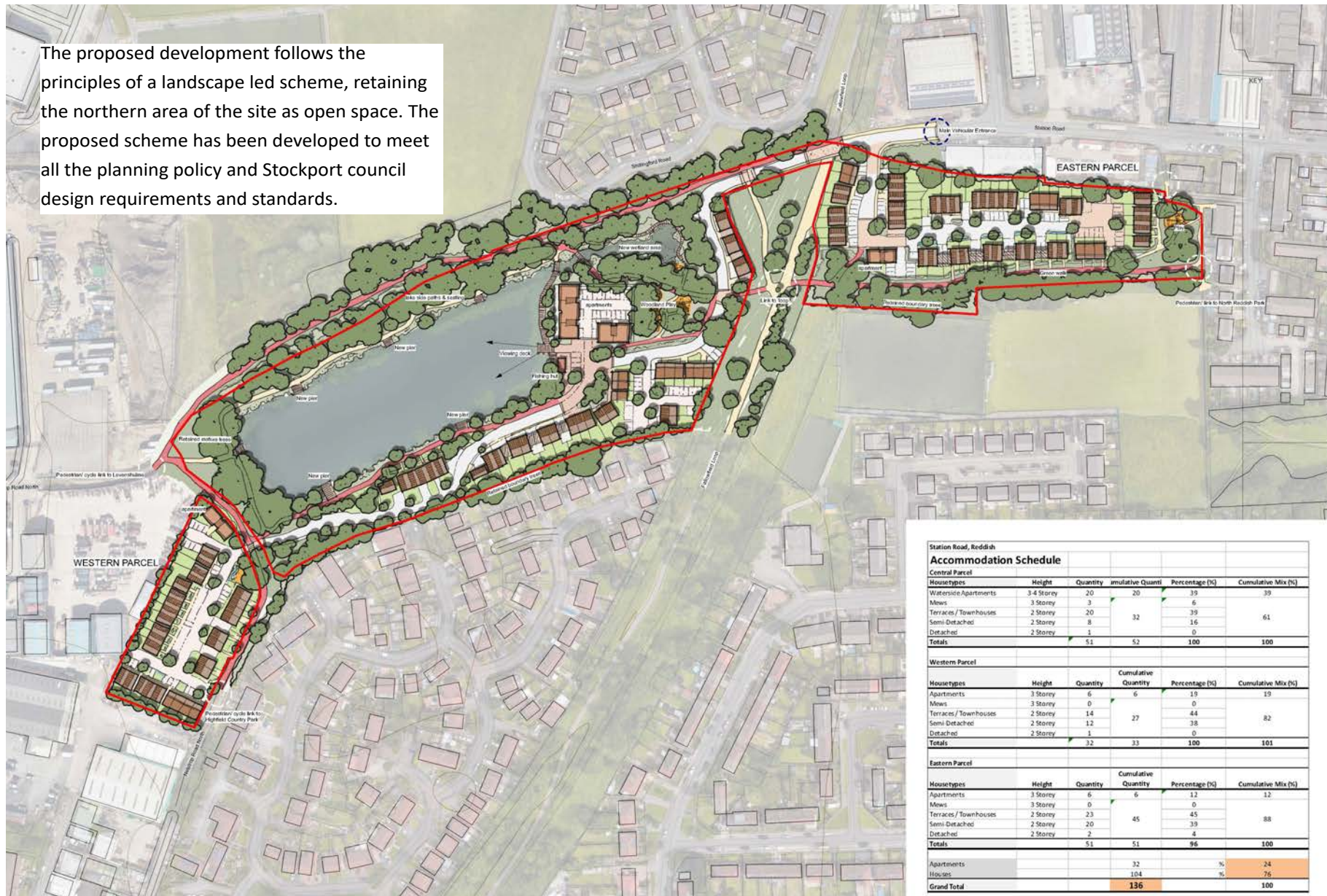
Pre-Application 01 masterplan 2020



1.0 Introduction

Pre-Application 02 masterplan 2024

The proposed development follows the principles of a landscape led scheme, retaining the northern area of the site as open space. The proposed scheme has been developed to meet all the planning policy and Stockport council design requirements and standards.



2.0 Site Context & History

2.0 Site Context & History

2.1 Site Location & Wider Context

The site straddles the borders of Stockport and Manchester (4.04Ha SMBC/0.70Ha MCC) and is surrounded by low rise residential housing, public green space, schools, commercial and industrial areas.

The location benefits from sustainable connections for access and public transport. The Fallowfield Loop route runs through the site, which is part of the National Cycle Network that connects Chorlton-cum-Hardy to Fairfield Railway Station. Reddish North Railway Station is within a ten-minute walk to the site and provides direct links to Manchester Piccadilly and Sheffield.

The wider context contains many open public green spaces, parks and recreational activities. The site itself falls within land that is designated as a Green Chain, but the existing site has been subject to anti-social behaviour due to the lack of natural surveillance meaning the site can be perceived as unsafe.

Reddish Vale Country Park spans 161 hectares along the River Tame, providing extensive green space with walks, cycle and bridleways that link with regional trails including the Transpennine Trail. North Reddish Park offers 14 acres of green space with sports facilities including soccer courts, tennis courts, basketball courts, and bowls courts, plus a leisure playground. South Reddish Park provides additional well-maintained green space perfect for walks, runs, and picnics.

Houldsworth Square, situated in the centre of Reddish, features supermarkets, banks, post offices and an array of independent shops, with significant recent investment bringing new bars and restaurants to the area. The site is located five miles from Manchester City Centre and provides excellent commuting links, making it popular with professionals who previously rented in areas like Didsbury and Chorlton.

Reddish is home to quality educational facilities, including Reddish Vale High School, which was designated as a 'Trust Pathfinder' school by the Government.

The area has undergone significant regeneration in recent years with new developments and improved amenities, making it an up-and-coming neighbourhood that combines affordability with accessibility.

Due to its proximity to Manchester city centre and excellent transport connections, the site benefits from easy access to Manchester's cultural venues, universities (both Manchester Metropolitan and University of Manchester are easily accessible), shopping districts, and employment opportunities across Greater Manchester.



2.0 Site Context & History

2.2 Site Analysis

The site consists of 3 parcels, Western, Central and Eastern. The site in general is overgrown and as a result some areas are no longer possible to access. The site doesn't have any much natural surveillance and is dependant on the seasons and growth of the trees. The adjacent houses are all backing onto the site with rear gardens and tall fences or industrial yards and fields. The site would benefit from some on-site residents to provide natural surveillance and some ownership to maintain the natural asset.

The main vehicle access to the site is via Station Road, to the north of the Eastern Parcel through an industrial area that borders the parcel. To the south of this parcel is a football academy and to the east is housing. There is also a footpath providing access to the east of the parcel. Parts of this parcel are inaccessible due to being overgrown and plenty of the trees have fallen.

The central parcel is home to a lake that will be retained and enhanced as part of the proposals to allow safe and flexible use of this natural asset for the local community for leisure and recreation purposes.

The Western parcel is bound on 2 sides (south and west) by an industrial area with housing to the east. Nelstrop Rd N divides the Western and Central parcel, however the existing road is overgrown with little access currently. The western parcel is currently inaccessible as it is filled with dumped land and debris.



A. Main vehicle access



B. Pedestrian footpath



C. Existing road overgrown



2.0 Site Context & History

2.3 Site Opportunities & Constraints

Access

Constraint: There is only 1 main vehicle access point to the site from Station Rd.

Opportunity: The site is well connected to public transport routes. Enhancements will be made to the site for pedestrian and cycle routes including future connection to TFGM Beeline cycle route. Existing footpaths and access to the Fallowfield Loop will be retained. An alternative emergency access route is to be introduced connecting Nelstrop Rd N and Sandfold Ln.

Amenities

Constraint: The main amenity on the site is the lake, which is used for fishing. Other uses include dog walking and nature walks. The issue is the access to the site is limited and overgrown, unsecure with no natural surveillance, which encourages anti-social behaviour and fly tipping.

Opportunity: Existing footpaths will be reinstated and new footpaths added. The north part of the central parcel lake will be retained for fishing with new piers. All development will be to the south of the lake to not impact on this activity. New play areas, as well as nature walks will be introduced.

Existing Structural elements

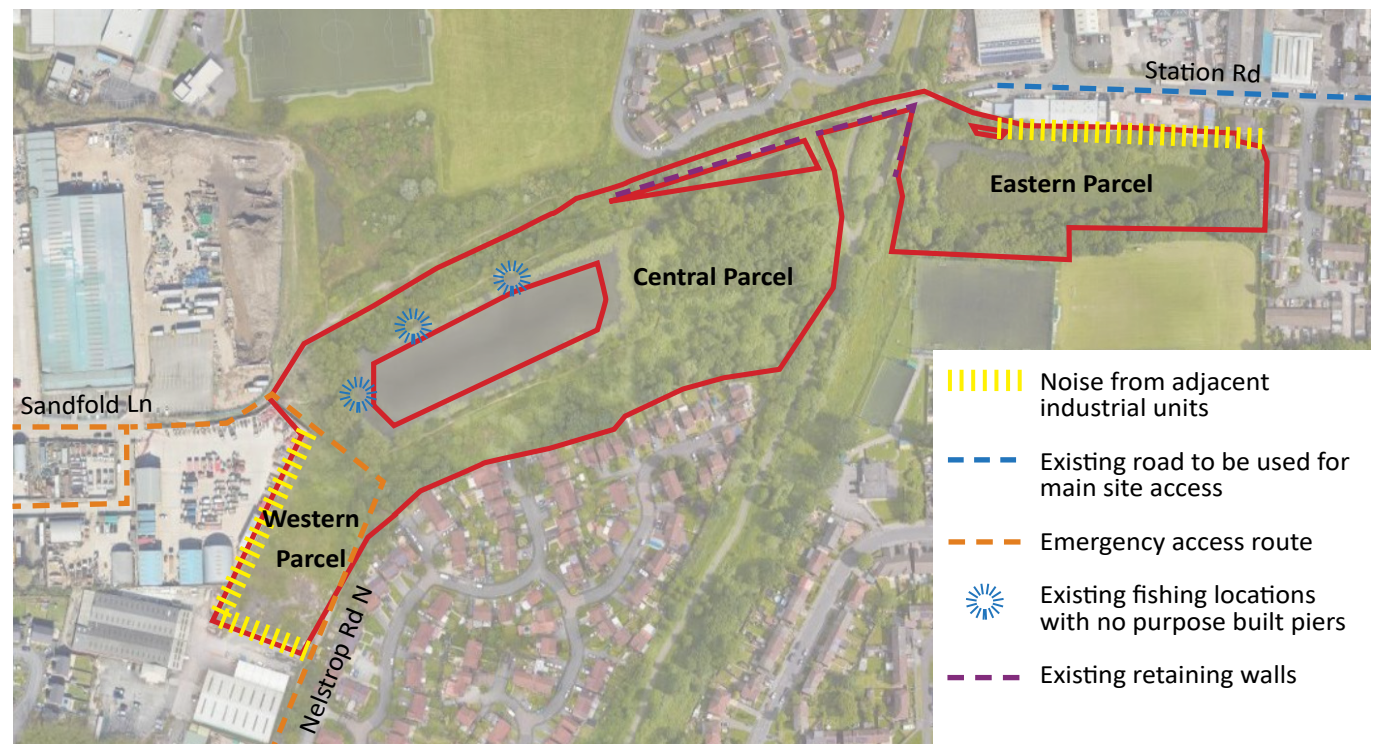
Constraint: The existing access from Station Rd to the site is over an existing bridge with retaining walls supporting it. A structural survey will be required to assess the stability of the bridge and any enhancement works that are required.

Opportunity: The proposals will include remediation works to the structural bridge and retaining walls if required.

Noise

Constraint: There are 2 industrial estates bounding the site to the western and eastern parcels. Acoustic surveys have been undertaken to assess the impact this could have on residential dwellings in these locations.

Opportunity: The proposals will include acoustic fences as advised by acoustic consultants to ensure acceptable living conditions for residents.



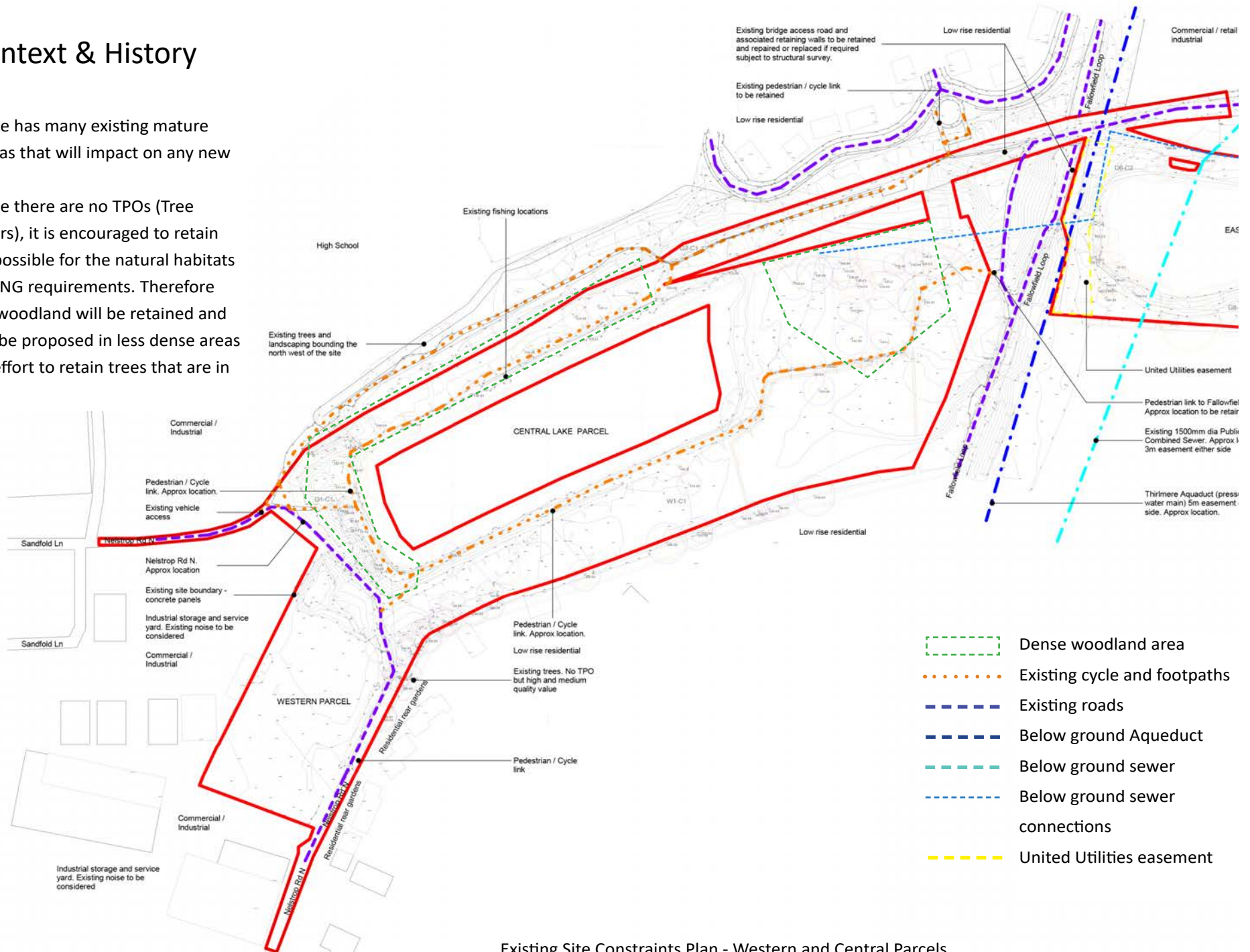
Existing Site Plan Constraints

2.0 Site Context & History

Existing trees

Constraint: The site has many existing mature trees and root areas that will impact on any new development

Opportunity: While there are no TPOs (Tree Preservation Orders), it is encouraged to retain as many trees as possible for the natural habitats and to meet the BNG requirements. Therefore areas with dense woodland will be retained and development will be proposed in less dense areas with a conscious effort to retain trees that are in good condition.



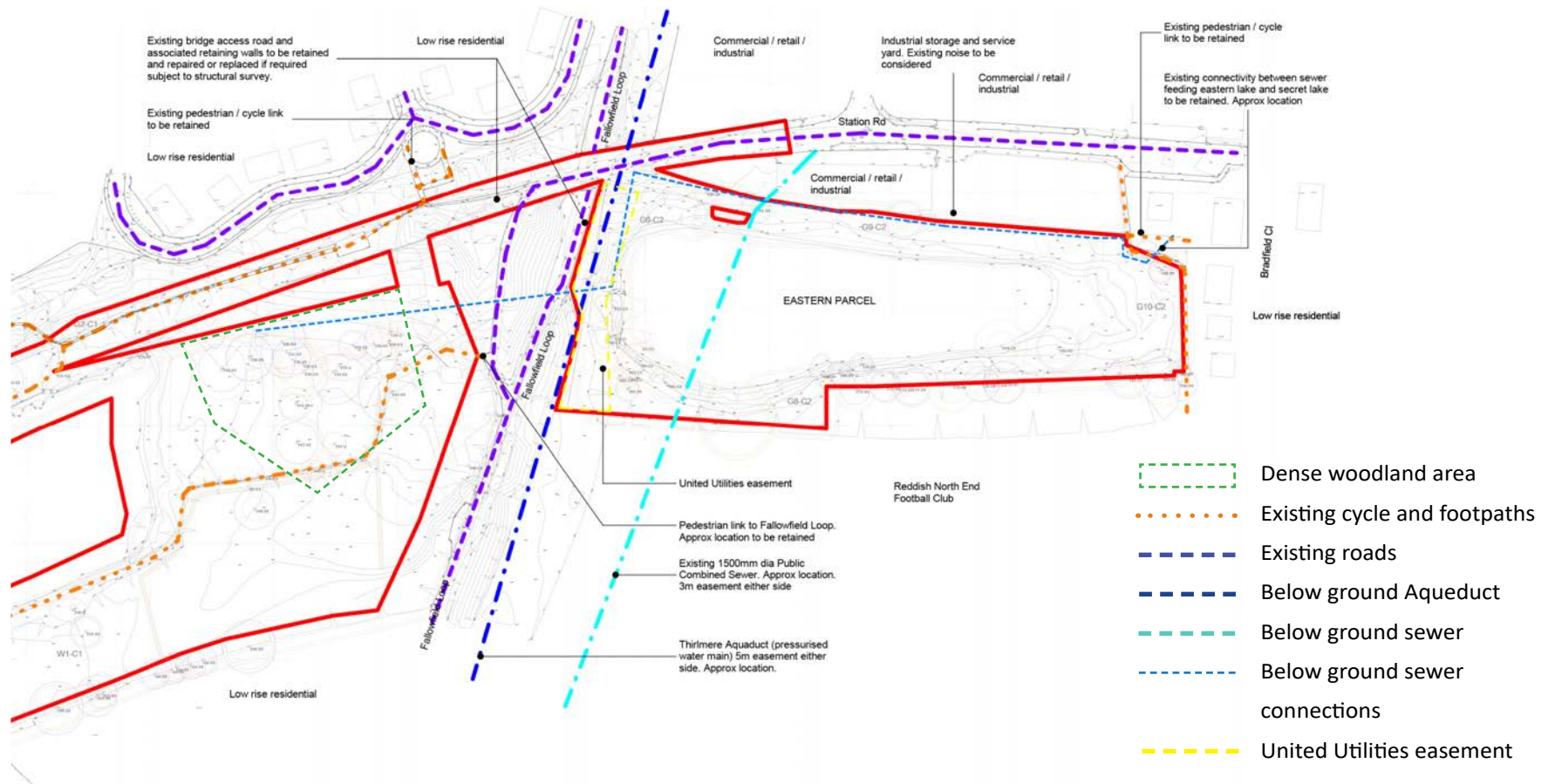
Existing Site Constraints Plan - Western and Central Parcels

2.0 Site Context & History

Below Ground services

Constraint: The eastern parcel has multiple below ground services and easements preventing development in certain locations

Opportunity: These areas will be utilised for introducing new landscaping, planting and car parking.



Existing Site Constraints Plan - Eastern Parcels

2.0 Site Context & History

2.4 Site Photos

The following images demonstrate the previously noted constraints and condition of the existing site being overgrown and in need for improvements and ongoing maintenance.

1. Main site access from Station Rd
2. Existing bridge
3. Existing retaining walls
4. Existing fishing areas with no purpose built piers
5. Central Lake bridge access for footpath
6. Eastern parcel - overgrown areas, fly-tipping and poor quality/fallen trees
7. Existing access to Fallowfield Loop
8. Central parcel lake with no purpose built fishing piers
9. Central parcel overgrown
10. Western parcel inaccessible due to debris and fly-tipping



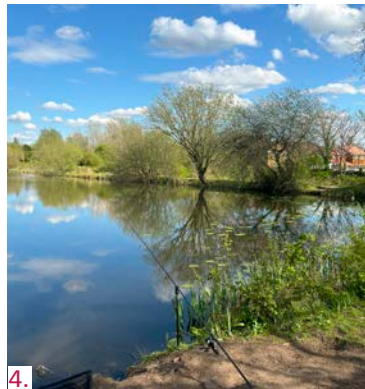
1.



2.



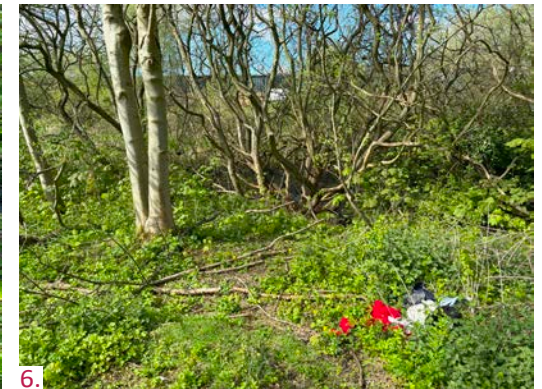
3.



4.



5.



6.



7.



8.



9.



10.

2.0 Site Context & History

2.5 Local Character & Materiality

The wider context consists of residential areas and green spaces that will be considered when designing the dwellings and masterplan for the proposal to ensure the proposed sits well within the wider context.

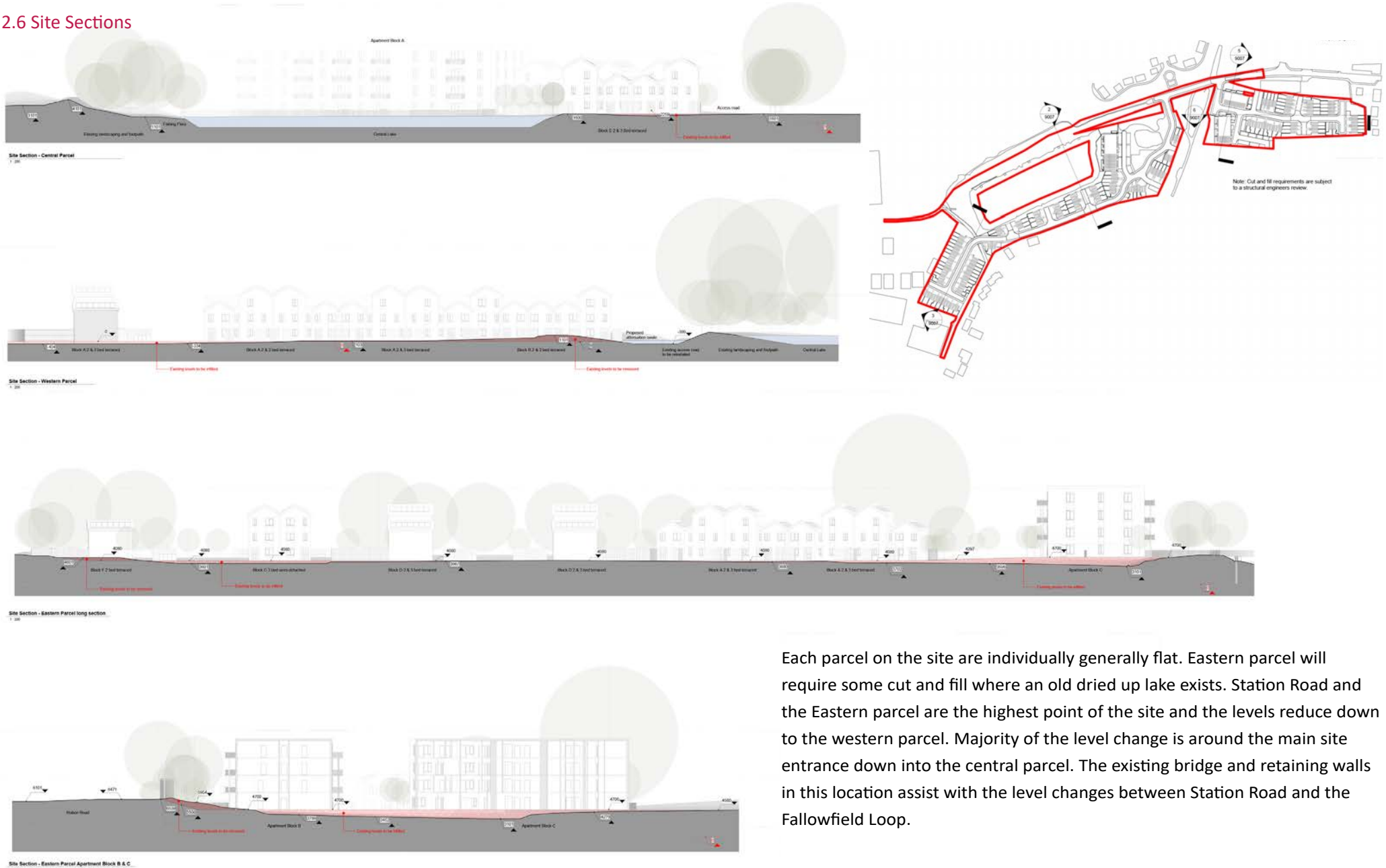
The surrounding residential houses are predominantly brick facades with driveways, little established landscaping and no bin stores.

1. Station Road
2. Residential area (Langland Close)
3. Residential area (Shillingford Rd)
4. Residential area (Shillingford Rd)
5. Residential area (Walton Hall Drive)
6. Apartments (Fairbourne Road)
7. Reddish Vale Country Park
8. Reddish Vale Country Park
9. North Reddish Park
10. North Reddish Park



2.0 Site Context & History

2.6 Site Sections



Each parcel on the site are individually generally flat. Eastern parcel will require some cut and fill where an old dried up lake exists. Station Road and the Eastern parcel are the highest point of the site and the levels reduce down to the western parcel. Majority of the level change is around the main site entrance down into the central parcel. The existing bridge and retaining walls in this location assist with the level changes between Station Road and the Fallowfield Loop.

2.0 Site Context & History

2.7 Site surveys

Many surveys have been completed to cover the main existing site elements; BNG, ecology, trees, habitats, drainage and transport. Further surveys will be required at the next stage of the project including structural surveys for the existing bridge and retaining structures. Refer to consultants reports for further details.

Tree Survey and Constraints Report

The tree constraints report was carried out in line with the recommendations in BS 5837:2012 Trees in relation to design, demolition and construction, recommendations and evaluates the direct and indirect impacts of the current tree population.

The following pages show the existing tree surveys which has identified the retention value and which trees are suggested to be removed. The layout for the dwellings has been driven by the trees with high values and to be retained.



Tree Constraints Plan



2.0 Site Context & History

2.8 BNG baseline

Refer to Amenity Tree BNG plans and reports.

The BNG baseline survey area consisted of reedbeds (f2e), modified grassland (g4), bramble scrub (h3d), mixed scrub (h3h), other standing water (r1g), sparsely vegetated land, urban buildings and sealed surfaces (u1b), other woodland (mixed) w1h, other woodland (mainly broadleaf) w15h, urban trees and hedges.

The biodiversity baseline value of the site is calculated by the Statutory Metric and in habitat and hedgerow units.

The principles of BNG are that the most effective mitigation for habitats is on site habitat enhancement. The largest potential habitat loss will be reedbed and lake followed by mixed scrub and woodland and therefore offsetting the loss of these habitats on site is central to maximising on site habitats.

The plan shows the existing site BNG areas which is used to create the baseline credits. For the proposed BNG refer to the sustainability section in this document.



3.0 Landscape Design

3.0 Landscape Design

3.1 Design Philosophy

The existing site is predominantly covered in green spaces and the lake, so the natural approach to the masterplan design is to be a landscape led scheme.

The results of the initial surveys identified high value BNG areas and trees to retain, resulting in areas to avoid any proposed development. Further to this, the below ground services and easements are additional areas not for development. The final constraint that set out the available zones for development were the existing paths and use of the lake, mainly along the northern boundary for fishing.

In order to enhance the habitats and not impact the use of the lake for fishing, careful consideration was taken when positioning roads, dwellings and parks which could be noisy populated areas.



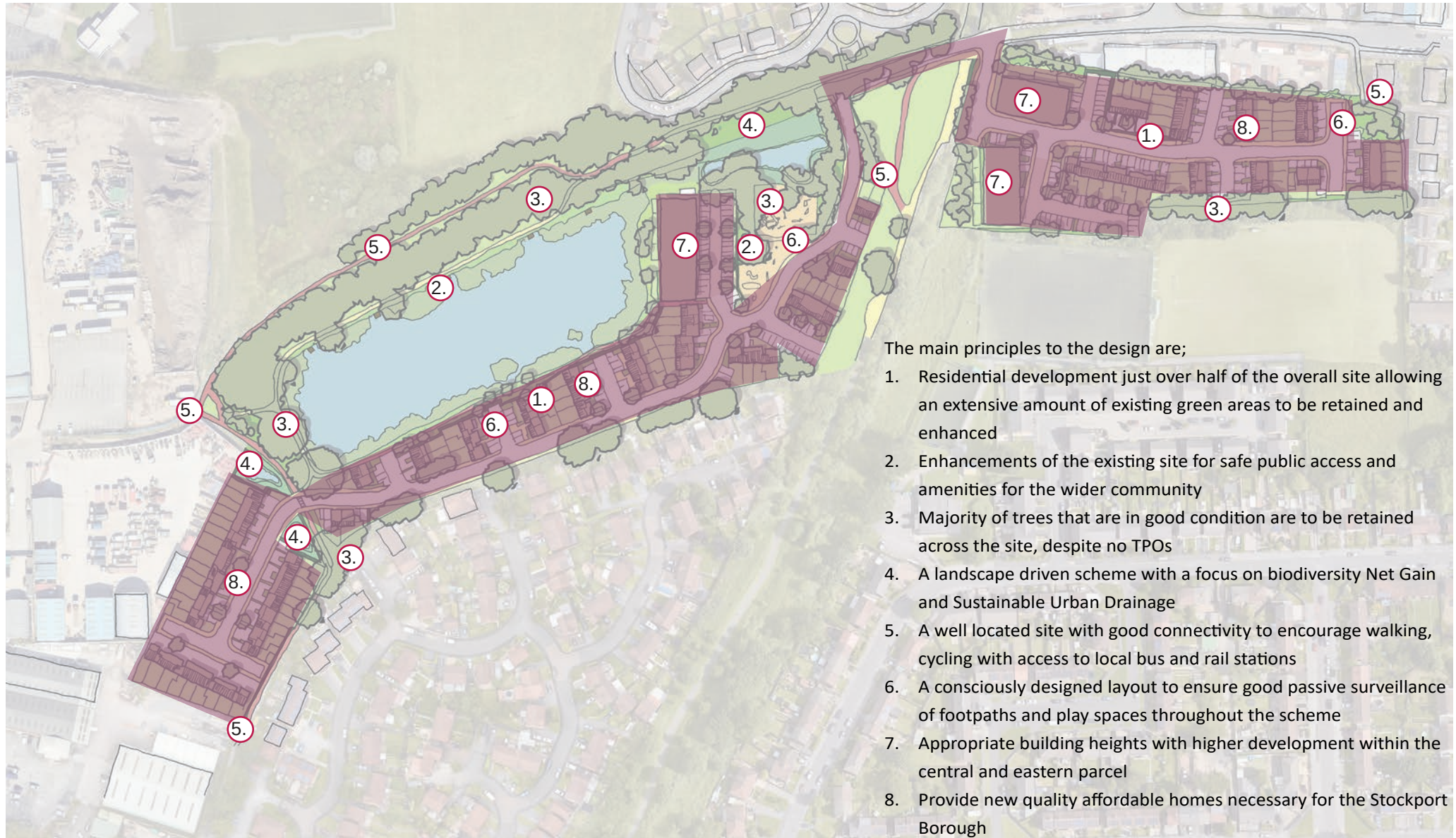
BNG baseline plan



Existing site plan

3.0 Landscape Design

3.2 Proposed Masterplan



3.0 Landscape Design

3.3 Proposed Landscape masterplan



3.0 Landscape Design

3.4 Proposed Softworks & Planting Plan Western Parcel

- WOODLAND PATH
- LAKESIDE PATH
- EXISTING REED BEDS, RETAINED & ENHANCED
- PROPOSED REED BEDS
- RETAINED & ENHANCED MARGINAL AQUATIC PLANTING
- NATURAL PLAY AREA- 650m2
- WILDFLOWER (1)
SEE PLANT SCHEDULE FOR DETAILS
- WILDFLOWER (2)
SEE PLANT SCHEDULE FOR DETAILS
- WILDFLOWER (3)
SEE PLANT SCHEDULE FOR DETAILS
- WILDFLOWER (4)
SEE PLANT SCHEDULE FOR DETAILS
- PRIVATE GARDEN LAWNS
- AMENITY LAWN
- NATIVE SCRUB PLANTING
- NATIVE WOODLAND PLANTING
- EXISTING WOODLAND TREES RETAINED & ENHANCED
- NATIVE HEDGE
- URBAN INTRODUCED SHRUB
- PROPOSED NATIVE TREE
- SUSTAINABLE DRAINAGE FEATURES TO ENGINEER'S DETAIL
- NATIVE MARGINAL PLANTING (NMP)
SEE PLANT SCHEDULE FOR DETAILS
- NATIVE ORCHARD (NO) WITH WILDFLOWER
SEE PLANT SCHEDULE FOR DETAILS
- LEAP AREA - 430m2
- POTENTIAL SUB STATION LOCATION



3.0 Landscape Design

Central Parcel

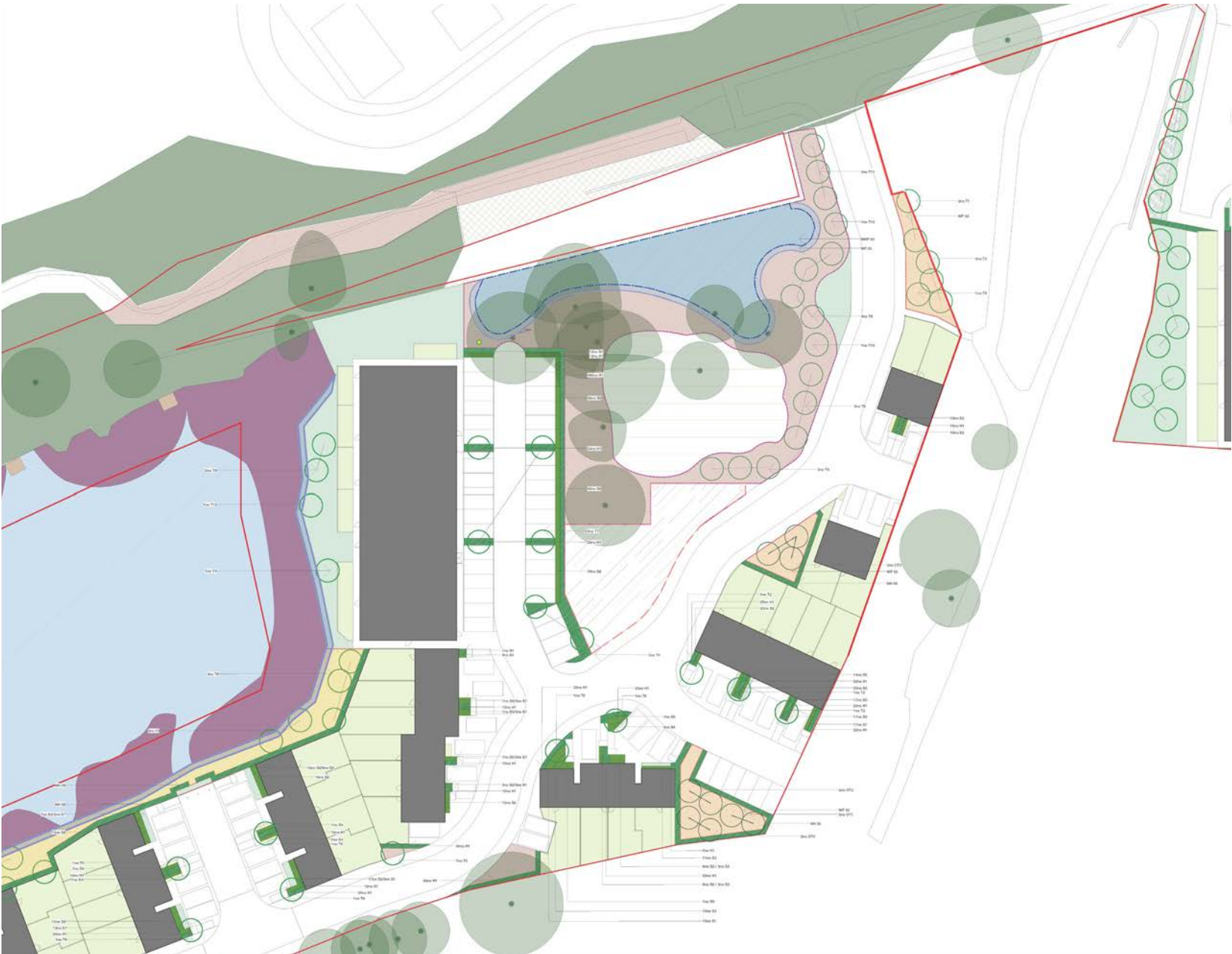
- WOODLAND PATH
- LAKESIDE PATH
- EXISTING REED BEDS, RETAINED & ENHANCED
- PROPOSED REED BEDS
- RETAINED & ENHANCED MARGINAL AQUATIC PLANTING
- NATURAL PLAY AREA- 650m2
- WILDFLOWER (1)
SEE PLANT SCHEDULE FOR DETAILS
- WILDFLOWER (2)
SEE PLANT SCHEDULE FOR DETAILS
- WILDFLOWER (3)
SEE PLANT SCHEDULE FOR DETAILS
- WILDFLOWER (4)
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- NATIVE HEDGE
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SEE PLANT SCHEDULE FOR DETAILS
- LEAP AREA - 430m2
- POTENTIAL SUB STATION LOCATION



3.0 Landscape Design

Central Parcel play spaces

- WOODLAND PATH
- LAKESIDE PATH
- EXISTING REED BEDS, RETAINED & ENHANCED
- PROPOSED REED BEDS
- RETAINED & ENHANCED MARGINAL AQUATIC PLANTING
- NATURAL PLAY AREA- 650m2
- WILDFLOWER (1) SEE PLANT SCHEDULE FOR DETAILS
- WILDFLOWER (2) SEE PLANT SCHEDULE FOR DETAILS
- WILDFLOWER (3) SEE PLANT SCHEDULE FOR DETAILS
- WILDFLOWER (4) SEE PLANT SCHEDULE FOR DETAILS
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- NATIVE ORCHARD (NO) WITH WILDFLOWER SEE PLANT SCHEDULE FOR DETAILS
- LEAP AREA - 430m2
- POTENTIAL SUB STATION LOCATION



3.0 Landscape Design

Eastern Parcel

- WOODLAND PATH
- LAKESIDE PATH
- EXISTING REED BEDS, RETAINED & ENHANCED
- PROPOSED REED BEDS
- RETAINED & ENHANCED MARGINAL AQUATIC PLANTING
- NATURAL PLAY AREA- 650m2
- WILDFLOWER (1) SEE PLANT SCHEDULE FOR DETAILS
- WILDFLOWER (2) SEE PLANT SCHEDULE FOR DETAILS
- WILDFLOWER (3) SEE PLANT SCHEDULE FOR DETAILS
- WILDFLOWER (4) SEE PLANT SCHEDULE FOR DETAILS
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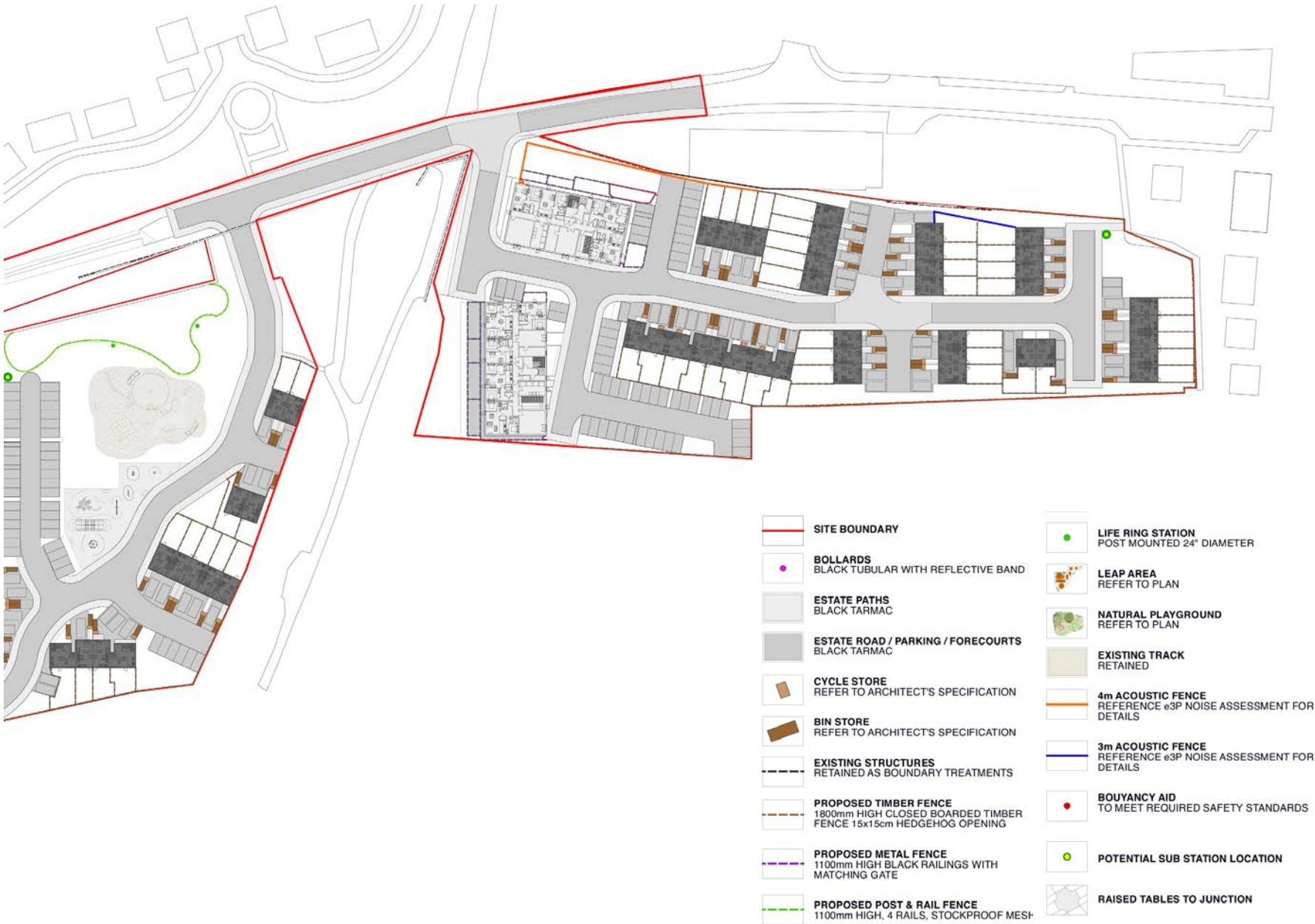
3.0 Landscape Design

3.5 Proposed Hardworks Western and Central Parcel



3.0 Landscape Design

Eastern Parcel



3.0 Landscape Design

3.6 Landscape Connectivity Plan



3.0 Landscape Design

3.7 Play Spaces

Centrally located, just east of the central lake is 630m² of Natural and 430m² of LEAP play spaces. The play spaces are design in accordance with Stockport's Open Space SPD (2019).

Natural Play spaces

The play area will be a natural multi-functional space incorporating features to allow informal play for young children and a place of calm and relaxation for adults. The design layout should allow for the space to be adaptable and respond to the changing circumstances of the community it serves. Hard surfaces should be limited to footpaths and seating areas.

Opportunities for interactive natural play, providing a habitat for wildlife will be strongly encouraged. Trees woodlands, ponds, wildflowers and watercourses are important natural landscape features that add to the nature conservation value of a site and so should be incorporated into the area of play. Designs should use natural sustainable materials where possible – such as tree trunks – with great consideration placed on increasing local biodiversity.



3.0 Landscape Design

LEAP (Local Equipment Area for Play)

In accordance with Stockport's Open Space SPD (2019), the minimum activity zone (equipped area) of 400m² is required. The proposed development includes 430m² of LEAP play area located centrally in the site.

KEY

 **PLAY GROUND FENCE**
COMPANY: JACKSPONS FENCING OR SIMILAR APPROVED.
PRODUCT: ANTI TRAP BOW TOP FENCE.
HEIGHT: 1200mm.
COLOUR: BLACK.
POSTS: @ 2775mm CTRS / DIMS : 60.30 DIA.
CONFORMS: TPO BS EN 1176.

 **PLAY GROUND FENCE GATES**
COMPANY: JACKSPONS FENCING OR SIMILAR APPROVED.
PRODUCT: ANTI TRAP BOW TOP FENCE.
HEIGHT: 1200mm.
WIDTH: 1500mm.
COLOUR: BLACK.
CLOSURE: SELF CLOSING WITH SOFT CLOSE.
CONFORMS: TPO BS EN 1176.

 **SEATS: FALCO PERFORATED**
COMPANY: FALCO.
LENGTH: 1500mm.
COLOUR: BLACK.
FIXING: GROUND FIXED.

 **LITTER BINS**
COMPANY: BROXAP.
PRODUCT: BX45G DERBY STANDARD.
HEIGHT: 1020mm.
WIDTH: 535mm.
DEPTH: 535mm.
CAPACITY: 120 lbs.
WEIGHT: 65KG.
LOGO: TBA.
LID: PYRAMID, NO ASH TRAY.
LINER: GALVANISED STEEL.
FIXING: GROUND FIXED.
COLOUR: BLACK.

SAFER SURFACE
 **NON SPECIFIC PLAY AREAS**
COMPANY: PLAYRITE.
PRODUCT: PLAY SAFE 17 WITH SHOCK PAD.
COLOUR: PLATINUM GREY.

 **EQUIPMENT SPECIFIC AREAS**
COMPANY: PLAYRITE.
PRODUCT: PLAY SAFE 17 WITH SHOCK PAD.
COLOUR: ORANGE.
DEPTHS: TO MATCH THE SPECIFIC CFH REQUIREMENTS OF EACH INDIVIDUAL PLAY ELEMENT.

 **INFORMATION SIGN**
MANAGING AGENT'S CONTACT DETAILS

 **EDGING**
PRODUCT: PCC EDGING.



LEAP EQUIPMENT DETAILS

EQ1 - VIPER SWING

COMPANY: HAGS.
AGE RANGE: ALL AGES
COLOUR: YELLOW.
DIMENSIONS: 8090(L) x 2840(W) x 3320(H)mm.
CFH: 1500mm.
NET WEIGHT: 400KG.
SAFETY AREA: 44.07m² / 11300 x 3000mm.
INSTALLATION: TO MANUFACTURERS SPEC & DETAILS IN COMPLIANCE OF BS EN 1176.
PLAY VALUE: ACCESSIBLE, CO ORDINATION, BALANCING, INCLUSIVE, MULTI GENERATIONAL.
GROUP PLAY, SOCIAL PLAY, SWINGING.

EQ3 - AGITO Q.

COMPANY: HAGS.
AGE RANGE: 5 - 12.
COLOUR: YELLOW.
DIMENSIONS: 6800(L) x 4300(W) x 3080(H)mm.
CFH: 2500mm.
NET WEIGHT: 660KG.
SAFETY AREA: 55m² / 7500 x 3000/10200mm.
INSTALLATION: TO MANUFACTURERS SPEC & DETAILS IN COMPLIANCE OF BS EN 1176.
PLAY VALUE: ACCESSIBLE, CO ORDINATION, CREATIVE, IMAGINATIVE, SOCIAL PLAY, MULTI GENERATIONAL.
GROUP PLAY, SOCIAL PLAY, SWINGING.

EQ4 - 2.2m WHEELCHAIR ROUNDABOUT

COMPANY: MASSEY & HARRIS.
AGE RANGE: 5 - 12.
COLOUR: YELLOW.
DIMENSIONS: 2200mm DIAMETER.
CFH: 1000mm.
NET WEIGHT: 384KG.
SAFETY AREA: 26.5m² / 2200 x 4200mm DIAMETER.
INSTALLATION: TO MANUFACTURERS SPEC & DETAILS IN COMPLIANCE OF BS EN 1176.
PLAY VALUE: ACCESSIBLE, CO ORDINATION, CREATIVE, IMAGINATIVE, SOCIAL PLAY, MULTI GENERATIONAL.

EQ5 - MADRI SEESAW

COMPANY: MASSEY & HARRIS.
AGE RANGE: 3+.
COLOUR: NA.
DIMENSIONS: 4000(L) x 510(W) x 970(H) mm.
CFH: 1000mm.
NET WEIGHT: 384KG.
SAFETY AREA: 15m² / 2510 x 600mm.
INSTALLATION: TO MANUFACTURERS SPEC & DETAILS IN COMPLIANCE OF BS EN 1176.
PLAY VALUE: ACCESSIBLE, CO ORDINATION, CREATIVE, IMAGINATIVE, SOCIAL PLAY, MULTI GENERATIONAL.

EQ7.1 - INCLUSIVE SPRINGER

COMPANY: STREET SCENE.
AGE RANGE: 1 - 6.
COLOUR: VARIOU.
DIMENSIONS: 610(L) x 480(W) x 690(H) mm.
CFH: 500mm.
NET WEIGHT: 150KG.
SAFETY AREA: 10.24m² / 3200 x 3200mm.
INSTALLATION: TO MANUFACTURERS SPEC & DETAILS IN COMPLIANCE OF BS EN 1176.
PLAY VALUE: CO ORDINATION, CREATIVE, IMAGINATIVE, INCLUSIVE, SOCIAL PLAY.

EQ7.2 - SNOW BOARD SPRINGER.

COMPANY: STREET SCENE.
AGE RANGE: 2 - 14.
COLOUR: VARIOU.
DIMENSIONS: 1200(L) x 600(W) x 780(H) mm.
CFH: 500mm.
NET WEIGHT: 33KG.
SAFETY AREA: 16m² / 3600 x 4200mm.
INSTALLATION: TO MANUFACTURERS SPEC & DETAILS IN COMPLIANCE OF BS EN 1176.
PLAY VALUE: CO ORDINATION, CREATIVE, IMAGINATIVE, INCLUSIVE, SOCIAL PLAY, PHYSICAL.

EQ8 - POD STEPS.

COMPANY: MASSEY & HARRIS.
AGE RANGE: 1 - 6.
COLOUR: VARIOU.
DIMENSIONS: NA.
CFH: 500mm.
NET WEIGHT: TBA.
SAFETY AREA: 16m² / 3600 x 4200mm.
INSTALLATION: TO MANUFACTURERS SPEC & DETAILS IN COMPLIANCE OF BS EN 1176.
PLAY VALUE: CO ORDINATION, CREATIVE, IMAGINATIVE, INCLUSIVE, SOCIAL PLAY, PHYSICAL.



3.0 Landscape Design

Natural playground

640m² of external play area will be in the form of a natural playground. The location is within the existing dense woodland which has influenced the style of the play equipment.



EQ 01 BALANCE BRANCH
 COMPANY : COPPER BEECH PLAY
 PRODUCT : BALANCE BRANCH
 DIMENSIONS : LENGTHS AS PLAN, AVERAGE DIAMETER 200-300mm
 MATERIAL : PREFERRED OPTION - MADE FROM TREES FELLED FOR DEVELOPMENT, IF NOT BRITISH HARDWOOD VIA COPPER BEECH PLAY OR SIMILAR APPROVED
 DETAIL : UPPER FLATTENED SURFACE WITH CROSS HATCHING TO REDUCE SLIP
 INSTALLATION : TO MANUFACTURERS SPEC & DETAILS IN COMPLIANCE OF BS EN 1176.



EQ 02 BIRDS NEST CLIMBING FRAME
 COMPANY : BROXAP
 PRODUCT : BIRDS NEST CLIMBING FRAME
 DIMENSIONS : 5300(L) x 3750(W) mm
 SAFETY AREA : AS SUPPLIERS RECOMMENDATION
 CFH : 1200mm
 MATERIAL : SUSTAINABLE & CERTIFIED
 SOURCE : DETAIL : PAR / SUNKEN FIXINGS
 INSTALLATION : TO MANUFACTURERS SPEC & DETAILS IN COMPLIANCE OF BS EN 1176.



EQ 03 STEPPING LOGS
 COMPANY : COPPER BEECH PLAY
 PRODUCT : STEPPING LOGS
 DIMENSIONS : 300-500mm HIGH, 150-200mm DIAMETER
 SAFETY AREA : AS SUPPLIERS RECOMMENDATION
 CFH : < 600mm
 MATERIAL : SUSTAINABLE & CERTIFIED
 SOURCE : DETAIL : PAR / SUNKEN FIXING
 INSTALLATION : TO MANUFACTURERS SPEC & DETAILS IN COMPLIANCE OF BS EN 1176.



EQ 04 LOG FORT
 COMPANY : CONSERVATION & ACCESS
 PRODUCT : LOG FORT, BESPOKE OR SIMILAR ACHIEVED THROUGH USE OF FELLED TIMBER, CONSTRUCTED AND INSTALLED BY REGISTERED PLAY GROUND COMPANY
 DIMENSIONS : OVERALL APPROX 7 x 7m
 CFH : TO BE ADVISED, PLAY BARK TO REQUIREMENTS OF EQUIPMENT HEIGHT
 INSTALLATION : TO MANUFACTURERS SPEC & DETAILS IN COMPLIANCE OF BS EN 1176.



EQ 05 PLAY BOULDERS
 COMPANY : CED OR SIMILAR APPROVED
 PRODUCT : GLACIAL ROUNDED PLAY BOULDERS
 DIMENSIONS : 500-750mm SQUARE OR DIAMETER
 HEIGHT : LESS THAN 600mm, APPROX 100-150mm BEDED IN GROUND
 CFH : TO BE ADVISED, PLAY BARK TO REQUIREMENTS OF EQUIPMENT HEIGHT
 INSTALLATION : TO MANUFACTURERS SPEC & DETAILS IN COMPLIANCE OF BS EN 1176. TO ENSURE NO ROCKING.



EQ 06 WILLOW TUNNEL
 COMPANY : WATER WILLOWS OR SIMILAR APPROVED
 PRODUCT : LIVING WILLOW TUNNEL
 DIMENSIONS : 4-5m LONG, APPROX 1.5m HIGH
 INSTALLATION : TO MANUFACTURERS SPEC

KEY

-  **SAFER SURFACE**
 COMPANY : PLAY BARK
 PRODUCT : RUBBER PLAYGROUND CHIPPINGS
 COLOUR : CHESTNUT BROWN, OVER GEOTEXTILE
 DEPTH : TO CONFIRM WITH CFH REQUIREMENTS OF EQUIPMENT, MEASURED POST INSTALLATION.
-  **AMENITY LAWN**
 REFER TO SOFTWORKS AND PLANT SCHEDULE FOR DETAILS
-  **WILDFLOWER**
 REFER TO SOFTWORKS AND PLANT SCHEDULE FOR DETAILS
-  **SHADE TOLERANT & HARD WEARING TURF**
 REFER TO SOFTWORKS AND PLANT SCHEDULE FOR DETAILS
-  **PLAY MOUNDS**
 CONTOURS AT 250mm INTERVALS, FREE FLOWING SHAPES & SURFACES



4.0 Architectural Design

4.0 Architectural Design

4.1 Design Philosophy

The architectural design will follow the same landscape led approach, ensuring materials are sustainably sourced and visually in keeping with the natural landscape and not detract from it.

As per the Energy & Sustainability statement, all materials are to be in accordance with the Materials Green Guide to specification score well A+ to C.

The materials chosen for the dwellings are to be natural brick tones to blend in with the surroundings and provide quality textures and subtle features.

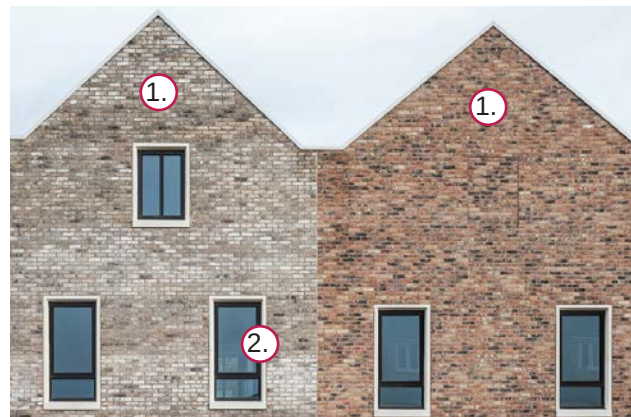
Bin and cycle stores are to be within secure external timber stores for the dwellings to reduce the impact on the natural environment. Boundaries to gardens will also be natural timber materials.



Goldsmith Street, Norwich



1. Natural light tones found in nature
2. Subtle features and architectural details
3. Boundary treatment
4. Bin / cycle stores
5. Soft landscaping to frontages



Marmalade Lane, Cambridge



Abode, Cambridge (40% affordable)

HORIZON

fletcher | rae

4.0 Architectural Design

4.2 House Precedents

The character and materials used in the existing wider context are predominantly traditional red brick with some houses in lighter brick tones and render. The precedents below have been carefully chosen to demonstrate subtle uses of material and tones to sit well within the immediate context of the natural earthy tones on site. The aim is to use the landscaping and context to add the natural vibrant colours and allow the architecture to be a subtle backdrop to the existing site.

Different tones of brick will be used to create subtle variation to a naturally repetitive design when working with terraced housing. The use of light tones in the examples around the window frames helps reduce the impact, keeping the dark frame to the window thin and subtle. The introduction of timber and wood tones for the cycle and bin stores warms up the street scenes and provides relief using a different texture to the brick. This also avoids the exposed bins on the streets as the existing dwellings in the wider context.



Goldsmith Street, Norwich



Marmalade Lane, Cambridge



4.0 Architectural Design

4.3 Concept & Massing

Adding variation to the house type heights will not only help to provide the mix of 2 beds and 3 beds as required, but also some much needed breaks in the massing of the terraced rows of houses. The 3 bed houses are naturally a storey taller than the 2 bed houses and considered locations can create an overall balanced massing having the taller houses on the ends.

Further to this, the 3 bed houses massing can be broken up further creating a recessed entrance and lower level roof to help the connection with the 2 bed houses.



Example Elevation



Abode, Cambridge (40% affordable)

4.0 Architectural Design

4.4 House Facade Concepts

A few interventions can be explored to add interest and variety across the site. Variations can be introduced to the 2 bed and 3 bed houses individually but also to each parcel to provide a sense of identity.

Interventions explored within the house types:

1. Different treatment to lower level facade
2. Window opening sizes and shapes
3. Window and door frame colours
4. Changing material or tone



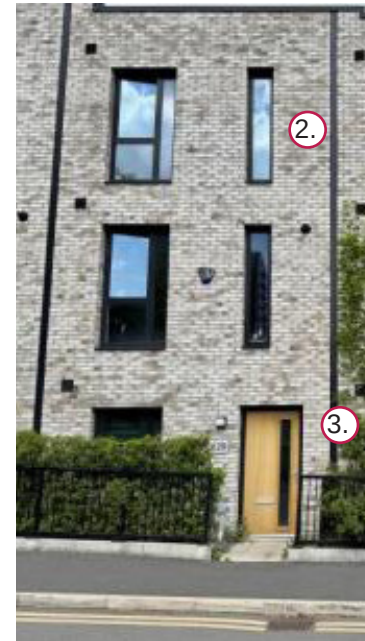
Example Elevation



Example Elevation

HORIZON

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4.0 Architectural Design

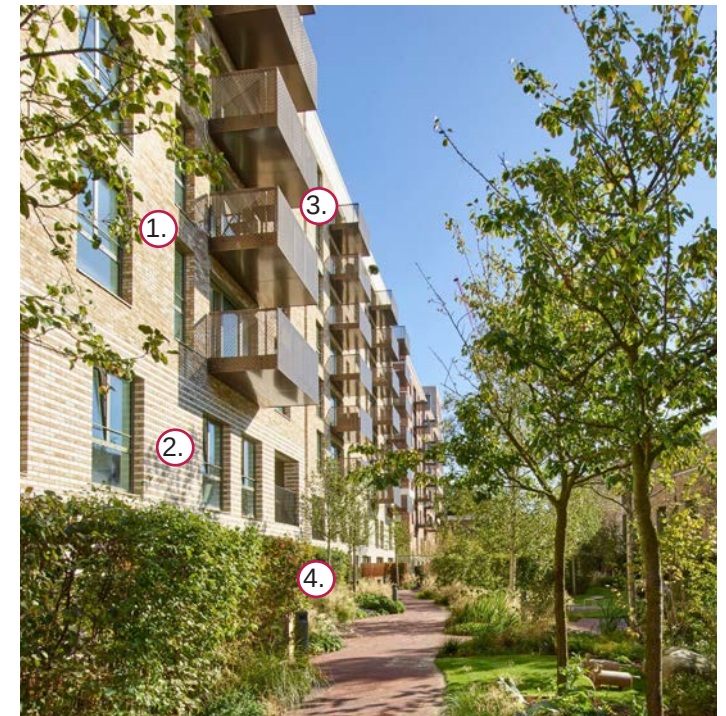
4.5 Apartment Design

The architectural design for the apartment blocks will take precedent from the house design, so the materials and architecture will all read as one within the site. The apartments will naturally have some differences with the upper level balconies and lower level more active frontage due to the many uses.

Bin and cycle stores are to be internally located within the apartment blocks to reduce the impact on the natural environment. Boundaries to external private amenity areas will be natural timber materials.



1. Natural light tones found in nature
2. Subtle features and architectural details
3. Balconies
4. Soft landscaping to frontages
5. Ground floor main entrance expressed



4.0 Architectural Design

4.6 Apartment Precedents

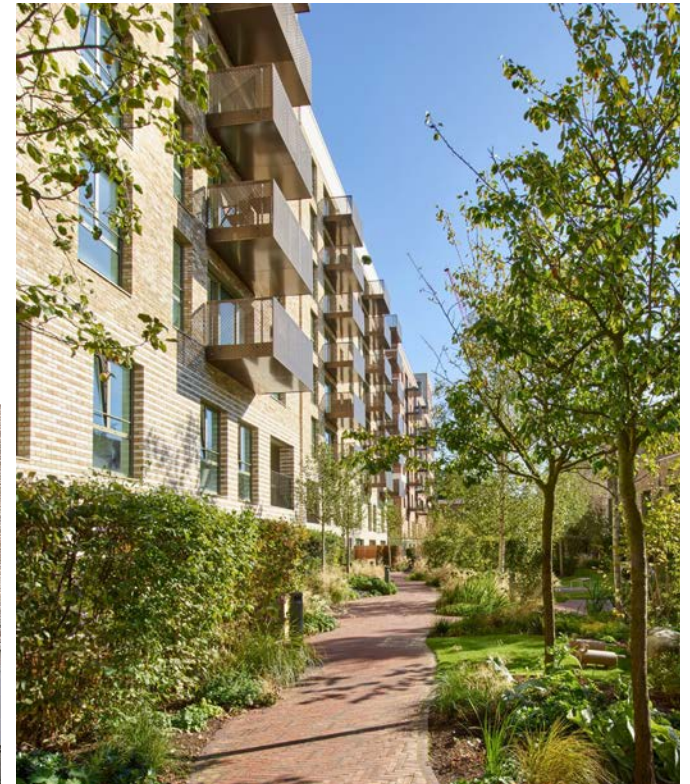
As with the houses, the palette is subtle uses of material and tones to sit well within the context of the natural site.

With an apartment block, there is repetition in the facade. Lighter tones for the window frames and balconies will be considered to keep the impact minimal.

Cycle and bin stores will be located internally to reduce the impact on the surrounding context.

The private amenity gardens and communal garden will feature timber and wood tones for the boundaries, which will provide warmth and relief using a different texture to the brick.

The architectural language of the ground floor will naturally vary from the upper levels due to the different uses with access requirements and the main entrance which requires a presence for wayfinding.



Greenhaus, Salford

South Gardens, Elephant Park

4.0 Architectural Design

4.7 Apartment Massing & Facade Concept

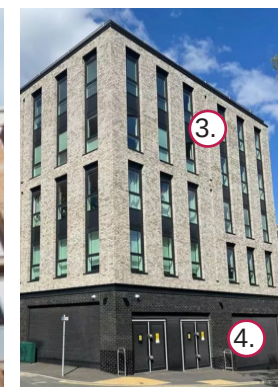
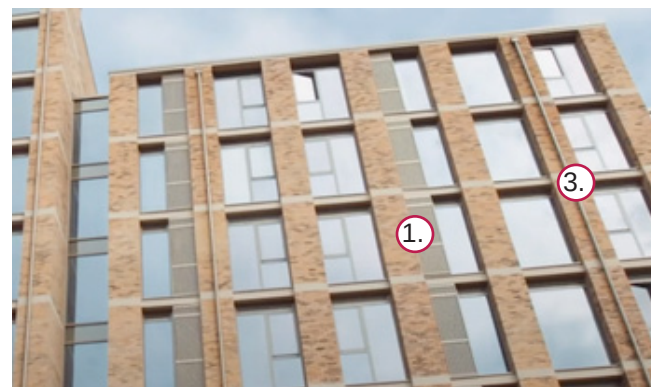
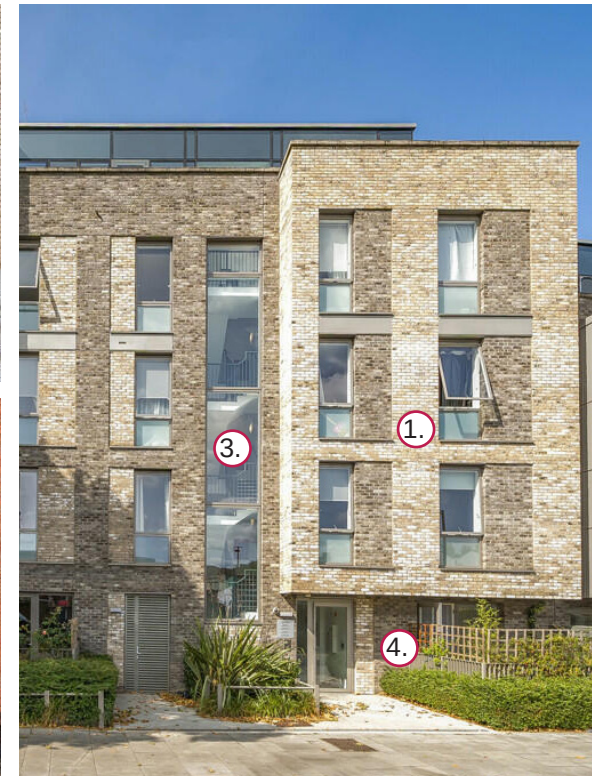
The scale of the apartment blocks are slightly taller than the houses and therefore do not favour pitched roofs that would add further height. Also the more simple massing for the apartments benefits from the differentiation between the smaller scale dwellings with pitched roof.

Other ways to manipulate the massing:

1. Express the vertical elements and repetition
2. Enhance the main entrance
3. Breaking up the massing by levels; either singular or grouping levels to simplify the facade
4. Change the architectural language to the ground floor



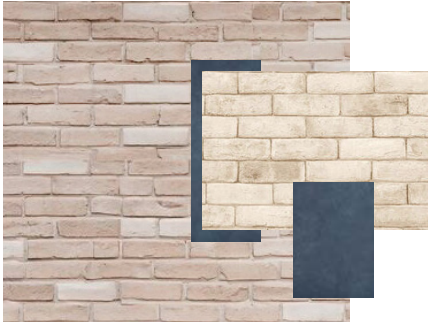
Example Elevation



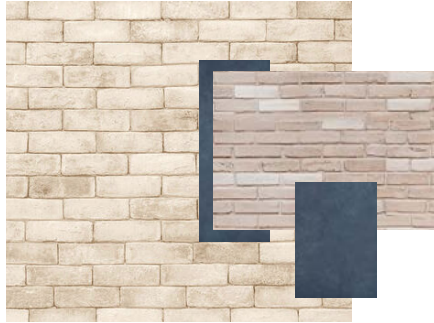
4.0 Architectural Design

4.8 Material Palette

The material palette for the development is to be neutral tones that can be found in nature; beige, brown and sandy tones. The apartment blocks will feature more traditional warmer red brick tones with contrasting features. Cycle and bin stores are to be clad in wood to bring a warmer tone consistent across the site. To create the various house types (1A, 2A & 3A), the brick materials have been inverted, ensuring they will work together as a palette across the whole site.



House Type 1



House Type 1A (Reversed)



House Type 2



House Type 2A (Reversed)



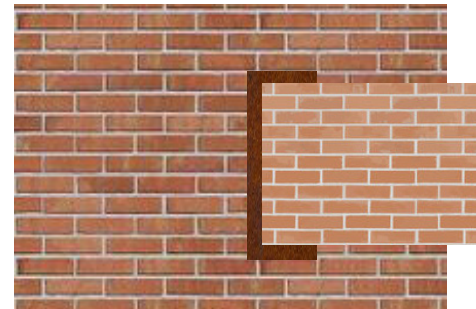
Cycle and bin stores



House Type 3



House Type 3A (Reversed)



Typical Apartment Materials



HORIZON

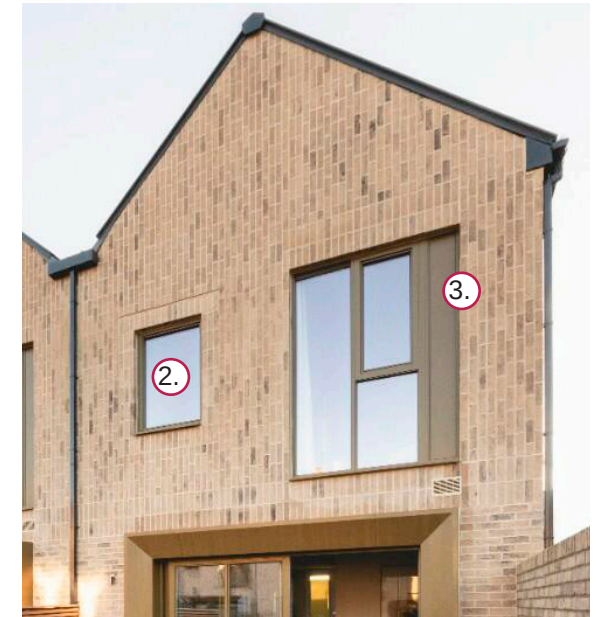
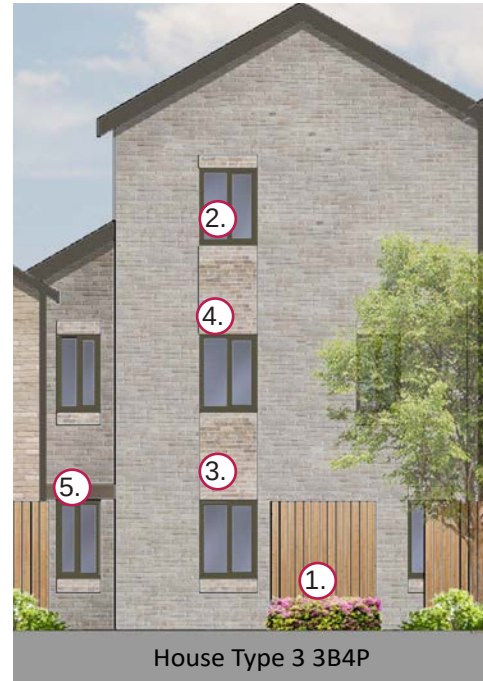
fletcher | rae

4.0 Architectural Design

4.9 Proposed House Type Elevations

Architectural characteristics proposed within the house types 1, 2 & 3:

1. Timber bin and cycle stores and soft landscaping to bring warmer tones
2. Window opening sizes and shapes
3. Window and door frame colours
4. Changing material, texture or tone
5. Entrance canopy



HORIZON

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4.0 Architectural Design

Further interventions explored to create house types 1A, 2A & 3A to provide variation across the site:

1. Different treatment to lower level facades
2. Window opening sizes and shapes
3. Window and door frame colours
4. Changing material or tone



4.0 Architectural Design

4.10 House Type Locations

To provide variation across the site, each parcel will feature a mix of house types varying from bed size, massing, heights and materiality. Western and Eastern parcel will consist of mainly House Types 1, 2 & 3, with the more basic facade as those parcels have longer terraces and will benefit from a less material changes. Central Parcel will consist of House Types 1A, 2A & 3A with more detail in the elevations as these are smaller cul-de-sac layouts.

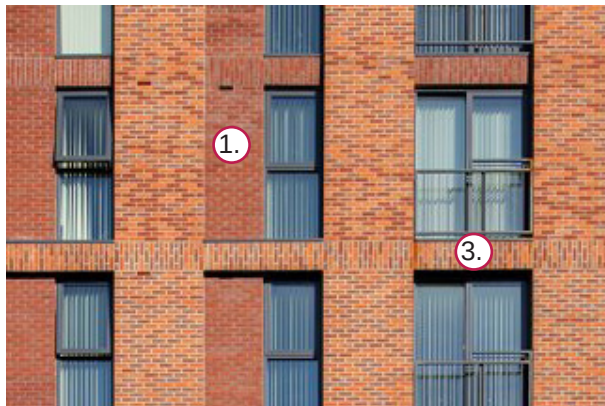
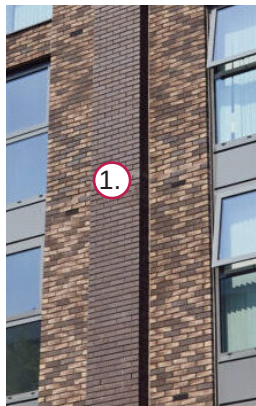
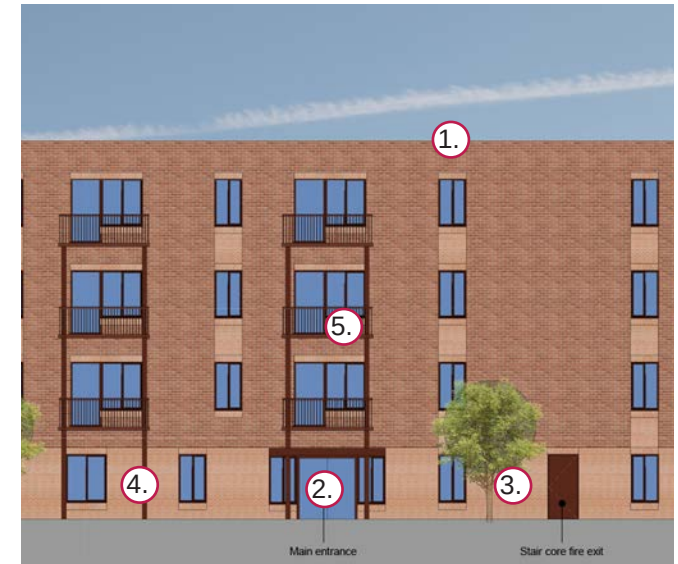


4.0 Architectural Design

4.11 Proposed Bay Elevations Apartments

Architectural characteristics proposed within the apartment buildings:

1. Express the vertical elements
2. Enhance the main entrance
3. Breaking up the massing by levels; either singular or grouping levels to simplify the facade
4. Change the architectural language to the ground floor
5. Metal detail and feature colour within the balconies



HORIZON

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4.12 Apartment Block A Elevations



West Elevation - Apartment Block A



East Elevation - Apartment Block A



North Elevation - Apartment Block A



South Elevation - Apartment Block A

4.0 Architectural Design

4.13 Apartment Block B & C Elevations



4.0 Architectural Design

4.14 Street Scenes



2 Street Scene Eastern Parcel House Block F (C) gable



4 Street Scene Central Parcel House Block E



3 Street Scene Eastern Parcel House Block D & D



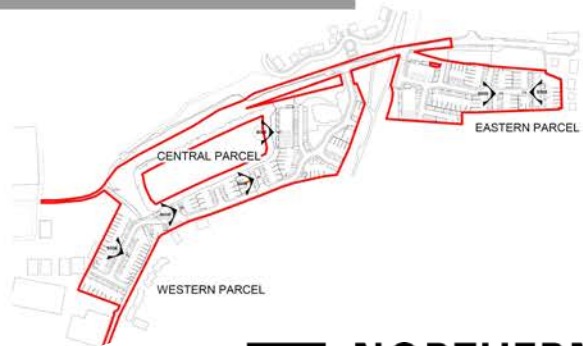
6 Elevation 4 Central Parcel House Block C



5 Street Scene Central Parcel House Block B rear and Apartment Block A



7 Street Scene Western Parcel House Block A & B



5.0 Layouts & Amount

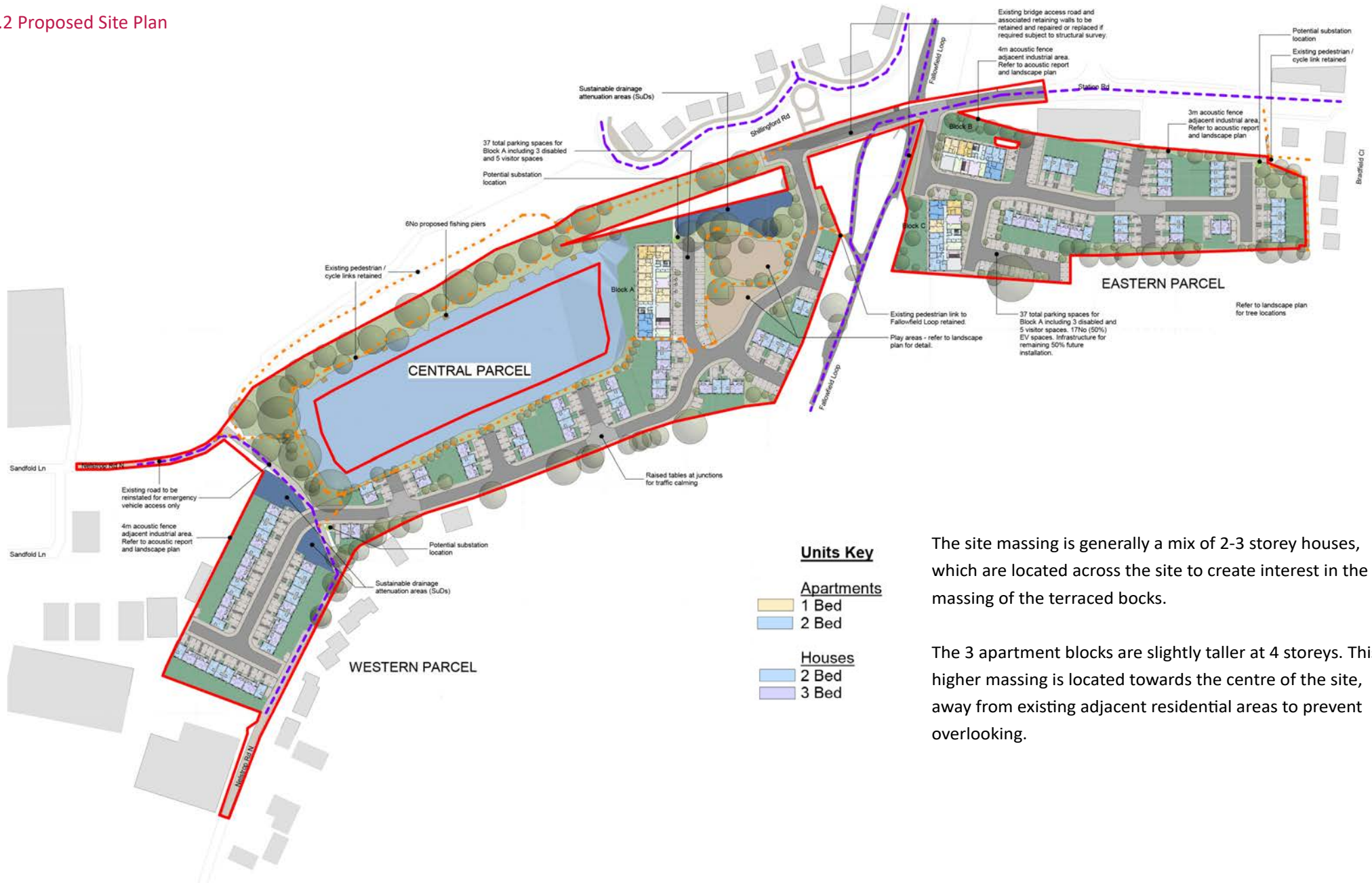
5.0 Layouts & Amount

5.1 Site Massing Plan



5.0 Layouts & Amount

5.2 Proposed Site Plan



The site massing is generally a mix of 2-3 storey houses, which are located across the site to create interest in the massing of the terraced blocks.

The 3 apartment blocks are slightly taller at 4 storeys. This higher massing is located towards the centre of the site, away from existing adjacent residential areas to prevent overlooking.

5.0 Layouts & Amount

Western and Central Parcel Plot Plan

Western parcel is only houses, 2 and 3 beds in terraced rows.

The southern area of the Central parcel is also mainly houses but set in cul-de-sac, allowing views straight through to the lake.



5.0 Layouts & Amount

Central Parcel Plot Plan

The central parcel consists of houses in small cul-de-sac to the southern and eastern boundaries. Apartment block A is located in the centre of the plot with views to the west across the lake. To the east of the apartment block is the associated parking and the central play spaces and natural play areas within the existing woodland area.



5.0 Layouts & Amount

Eastern Parcel Plot Plan

The Eastern parcel consists of a mix of cul-de-sac and terraced rows of houses with 2 apartment blocks B & C to the west of the parcel. The apartment car parking is located to the east of block B which is over an easement zone for below ground services. The remaining parking is tucked away behind terraced houses to the east of block A.



5.0 Layouts & Amount

5.2 House Plans

The houses have been designed in-line with the Affordable Housing Explanatory Note Dec 2024*, as well as building regulations. The 3 bed houses comply with NDSS (Nationally described space standards).

Below is a breakdown of each dwelling house type:

Type A - 2 Bed 3 Person (62No total)

2 Storey 57m² (*min area 46-65m²)

- Open plan ground floor
- Ground floor washroom

Type B - 3 Bed 4 Person (23No total)

3 Storey 98m² (*min area over 85m²)

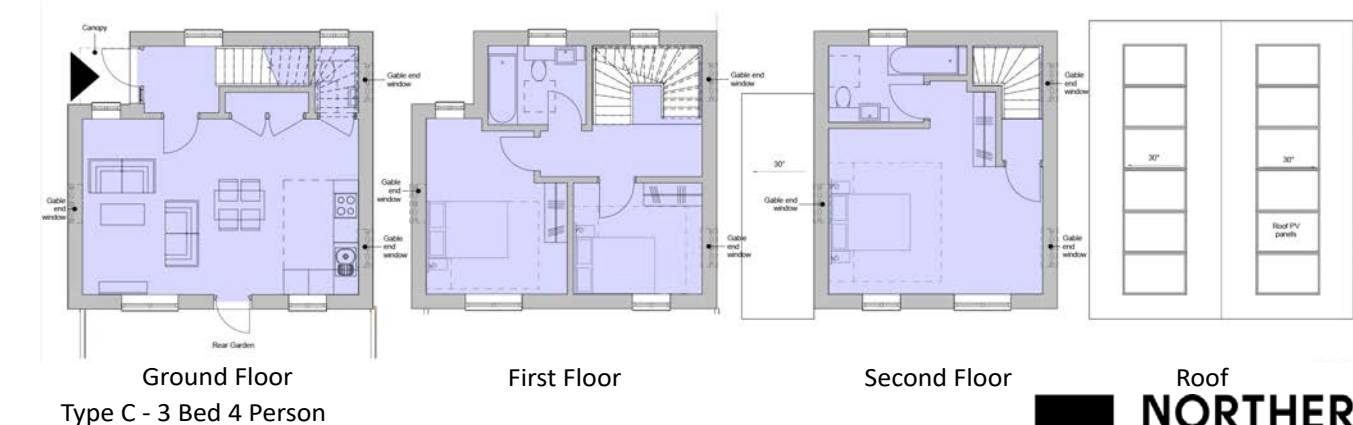
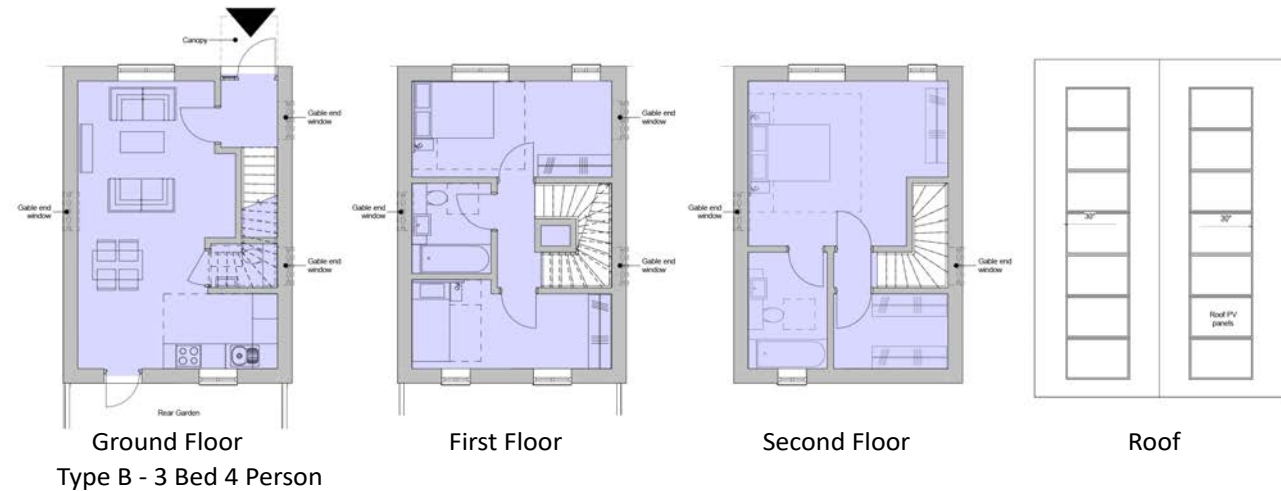
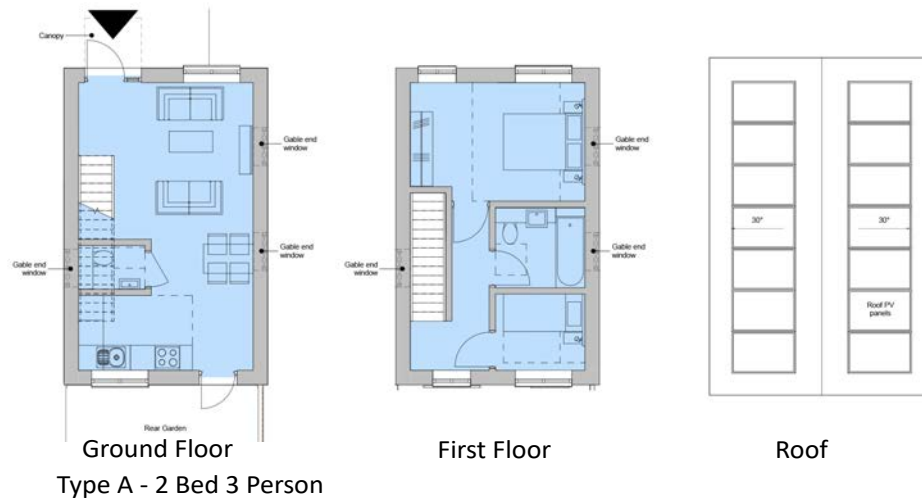
- Open plan ground floor with separate stairs for evacuation due to 3 storeys
- Ground floor washroom
- Master bedroom with en-suite and walk-in wardrobe/office on the second floor

Type C - 3 Bed 4 Person (24No total)

3 Storey 103m² (*min area over 85m²)

- Open plan ground floor with separate stairs for evacuation due to 3 storeys
- Ground floor washroom
- 2 double bedrooms on the first floor
- Master bedroom with en-suite on the second floor

Refer to site plan for end terrace locations with opportunities for windows on the gable ends.



5.0 Layouts & Amount

5.4 Area Schedules

Total Scheme

	Houses		Apartments	
	2 Bed	3 Bed	1 Bed	2 Bed
m²	56	90	50	70
ft²	602.78	968.75	538.2	73.47
Totals	62	47	58	33
Area m²	3,472	4,230	2,900	2,310
	7,702m²		5,210m²	
Area ft²	37,372	45,531	31,215	2,425
	82,904ft²		33,640ft²	
	57%	43%	64%	36%
	109		91	
	54.5%		45.5%	
	200			

Western Parcel

	Houses	
	2 Bed	3 Bed
Totals	18	14
	56%	44%
	32	
	100.0%	
	32	

Central Parcel

	HOUSES		APARTMENTS	
	2 Bed	3 Bed	1 Bed	2 Bed
Totals	18	21	27	10
	46%	54%	73%	27%
	39		37	
	51.3%		48.7%	
	76			

Eastern Parcel

		HOUSES		APARTMENTS	
		2 Bed	3 Bed	1 Bed	2 Bed
Totals	26	12	31	23	
	68%	32%	57%	43%	
	38		54		
	41.3%		58.7%		
	92				

Play Space Total Population

Dwelling	Number of people	Total number of units	Total Population
1 bed	2	58	116
2 bed	3	95	285
3 bed	4	47	188
0.7ha of play space per 1,000 people			589

5.0 Layouts & Amount

Apartment Area Schedules

Central Parcel Block A			1B	2B	Not incl private
Level	Apartments		Amenity area split private/ Communal		
	1 Bed	2 Bed	Private Balcony or garden m²		Communal m²
3	7	3	42	18	486
2	7	3	42	18	
1	7	3	42	18	
0	6	1	108	35	
	27	10	234	89	
	73%	27%	323		
	37		809		

Eastern Parcel Block B			1B	2B	Not incl private
Level	Apartments		Amenity area split private/ Communal		
	1 Bed	2 Bed	Private Balcony or garden m²		Communal m²
3	4	3	24	18	333
2	4	3	24	18	
1	4	3	24	18	
0	2	2	36	70	
	14	11	108	124	
	56%	44%	232		
	25		565		

Eastern Parcel Block C			1B	2B	Not incl private
Level	Apartments		Amenity area split private/ Communal		
	1 Bed	2 Bed	Private Balcony or garden m²		Communal m²
3	5	3	30	18	378
2	5	3	30	18	
1	5	3	30	18	
0	2	3	36	105	
	17	12	126	159	
	59%	41%	285		
	29		663		

Apartment Amenity minimum areas

Unit size	Balcony m ²	Garden m ²
1 Bed	6	18
2 Bed	6	35

6.0 Access & Movement

6.0 Access & Movement

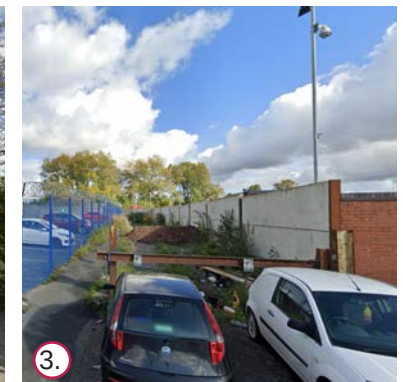
6.1 Access to Site

Refer to Mode Transport Assessment and Framework Travel Plan.

The site is accessible by a range of sustainable modes of transport, including walking, cycling and bus services. These travel options provide a realistic alternative to single occupancy car travel. There will also be additional pedestrian and cycle access provide across the site that will reinstate existing foot/cycle paths that are overgrown and connect to existing access points around the site.

The main vehicle access to the site will be provided via the Station Road bridge to the central and western parcels and via a new priority junction on Station Road to the eastern parcel.

An alternative access road for emergency vehicles only will be provided by reinstating the existing Nelstrop Road between the western and central parcels. This will have bollards to stop non emergency vehicle access.



6.0 Access & Movement

6.2 Parking

The proposed development, with a minimum of 50% affordable homes, will provide 2no. car parking spaces at each 3-bedroom dwelling and 1no. car parking space at each of the 2-bed dwellings. This has been based on the level of provision at similar adjacent schemes with high levels of affordable housing.

The proposed 91no. apartment units will have 91no. car parking spaces, including 6no. disabled spaces and 10 visitor spaces.

100% of the houses will be provided with an EV charging point. The apartments will have 50% installed EV charging points with the infrastructure for the remaining 50% installed for future use.



Parking

Dwelling	Total units	Parking min required		Proposed
2 bed house	62	1 per house	62	62
3 bed house	47	2 per house	94	94
Apartments	91	75 + 6 dis*	81	81
Visitor apartment spaces				10
*75 + 6 dis (37 + 3 dis central / 54 + 3 dis eastern)				247



6.0 Access & Movement

6.3 Cycle Provision

In accordance with the adopted standards, the proposed development will provide 1no. lockable cycle parking space for each residential dwelling and apartment unit.

The cycle store for the houses will be located at the front of the property to avoid having to bring cycles through the house to the rear garden. The store will be lockable and secure and 1.5m² minimum in line with Stockport standards.

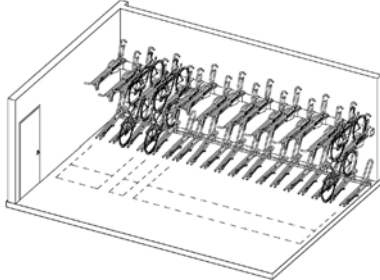
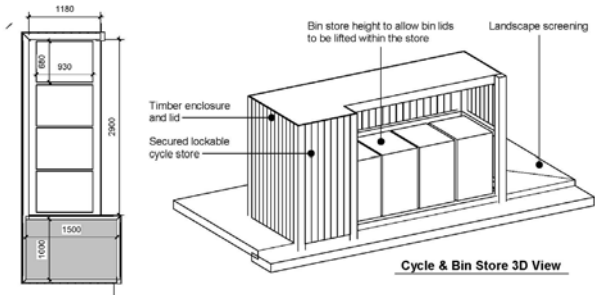
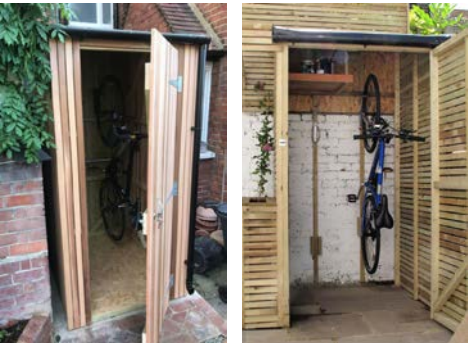
The apartment cycle spaces are located inside the buildings with secure access. The cycle racks are 2 tiers with space for repairing bikes within the room.

Cycle

Dwelling		Cycle space required		Proposed
Houses		1 per house	109	109
Apartments	Block A	1 per unit min	37	38
	Block B		25	26
	Block C		29	30
				203



Example cycle stores for the houses



6.0 Access & Movement

6.4 Waste Management

In accordance with Stockport and Manchester standards, the proposed development will provide secure space for 4no. bins for each residential dwelling with 930mm x 680mm floor space per bin.

The bin store for the houses will be located at the front of the property adjacent the cycle store. The store will be a timber enclosure and landscape screening where possible.

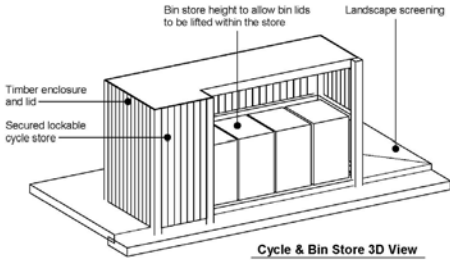
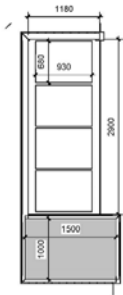
The apartment bin stores are located inside the buildings with secure access.

Bins and recycling

Apartment Block	Total units	Recycle bins	No of 1100L bins
Block A	37	4	5
Block B	25	3	4
Block C	29	3	4



Example bin stores for the houses



6.0 Access & Movement

6.5 Cleaning & Maintenance

For the dwellings the general cleaning and maintenance will be the responsibility of the home owner/residents. This usually includes window cleaners and general landscape maintenance. There are also roof mounted PV panels that will require occasional cleaning and maintenance.

For the 3 apartment blocks a management team will be responsible for the general cleaning and maintenance. Therefore the following design considerations have been taken into account.

Roof access for PV cleaning and any roof top general maintenance.

Any roof access and maintenance would require edge protection and a man safe system. Access to the roof will be from an external temporary scaffold tower.

Facade, window cleaning and gutters

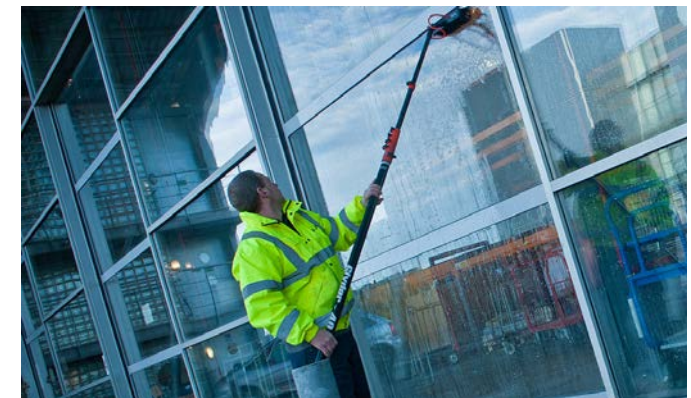
Cleaning and maintenance of the facades will be completed from ground floor using a MEWP or platform. The roof outlets are to be located on the outside face for access.

All the relevant permits to work and a management process would be required.

General site maintenance for the communal landscaped areas and external amenities will be the responsibility of a management company.



Roof Plan



7.0 Crime & Safety

7.0 Crime & Safety

7.1 Crime Impact Statement

A crime impact review was completed and highlighted some positive aspects of the proposal and some areas to improve. Refer to the statement for details.

Positive Aspects of the Proposal

The following proposed features would make a positive contribution to the prevention of crime and fear of crime.

- The development will bring additional legitimate activity associated with the proposed residential use. Increasing resident activity in the area will potentially deter offenders, or those antisocially minded, from operating.
- Car parking spaces for the houses are provided where they can be well overlooked from the dwelling.
- The apartment car parking spaces are positioned where they are overlooked by the apartment buildings.
- There will be a cycle stores within the apartment buildings, allowing residents to secure their bicycles.
- Each apartment building will have a dedicated post room, positioned off the main entrance lobby, allowing postal workers to deliver mail without accessing other areas of the building.

Changes Needed and Recommendations

The following points were identified for further consideration and have been addressed for Design for Security to support the proposed scheme.

Houses

- Main entrance recess have been reduced
- Gable ends are protected with a low boundary or dense shrubbery.
- Defensible planting installed to the outer face of the garden boundary fence to prevent those criminally, or antisocially minded, from climbing or damaging/defacing the fence.
- Boundaries should be appropriately high and robust.

Apartments

- Access to the apartment external amenity is restricted to residents with a lockable gate.
- All ground floor apartments not within the secure rear boundary have defensible space either with a secure boundary.

Site

- Footpaths within the site are wide enough to accommodate pedestrian traveling in both directions.
- The proposed access roads should be illuminated to adoptable standard, to reduce the potential for crime and fear of crime. The apartment car parking areas and any pedestrian routes in the site should be illuminated in accordance with BS 5489.



8.0 Sustainability

8.0 Sustainability

8.1 Energy Statement

Refer to Energy & Sustainability Statement and Sustainability Checklist.

The energy statement has assessed the proposed development against the relevant climate change and sustainability policies and targets, as outlined within the Stockport Council Core Strategy.

As part of this process, the development was designed with a fabric first approach; with target U-values, design air permeability and ventilation inputs all aspiring to Passive House design standards and therefore significantly exceeding Building Regulations Part L 2022 standards. This approach demonstrates a holistic low energy design concept, involving very low limiting values and thus will lead to high-energy performance targets and being defined as a low carbon development.

Furthermore, an LZC feasibility assessment was carried out, with all suitable technologies investigated for their suitability to the site and development. The assessment determined that a 149.6kWp system can be proposed at this stage, which would equate to 370No panels and would provide an additional 64.1% reduction in carbon emissions over the residual emissions: bringing the total carbon reduction, with the inclusion of ASHPs and ASHPWs to 70.6%. In addition to this renewable technology provision, the development can also be defined as carbon neutral by obtaining all the energy used on site from a 100% renewable energy electricity supply provider.

The development will also be adapting to climate change by incorporating sustainable drainage measures into the design, protecting existing ecology, enhancing biodiversity where possible and providing cycle storage provision to residents.

The key measures to be included and therefore can be taken from the report include:

- The proposal sits within Flood Risk Zone 1 and therefore has minimal to no risk of flooding.
- A SUDs strategy will be produced to outline all measures to be incorporated that will ensure any additional surface water is collected, treated and removed.
- Internal water efficiency will be prioritised by ensuring that efficient water fixtures are proposed so that each dwelling achieves less than 110L per person per day and 'A' rated appliances will be specified where possible.
- Waste minimisation will be targeted from throughout construction and occupational phase. It is targeted that at least 90% of construction waste will be diverted from landfill. Whilst tri-separator refuse shoots will be installed on each floor to promote recycling.
- In addition to targeting Secure by Design accreditation through adoption crime prevention measures, the site layout promotes busy spaces and routes and facilitates natural surveillance.

These will therefore reduce the fear of crime and subsequently improving mental health of residents, visitors and workers.

- Prioritising reusing existing materials and locally sourced materials for construction to reduce waste and transportation to landfill in addition and promote a low embodied carbon development.
- When new materials are specified that are not locally attainable then only those that score well on the BRE: The Green Guide to Specification are to be used; to further encourage the use of sustainable materials and reductions in embodied carbon.
- The proximity of Manchester City Centre to the proposed site is highly sustainable in terms of transport and local amenities as it is well-connected through multiple public transport nodes including Reddish North Train Station, frequent Bee Network bus services (Routes 203 and 7), and access to the wider Metrolink network via East Didsbury station, as well as the comprehensive shopping and amenities available at Houldsworth Square and the broader Reddish area.
- The development will also include significant cycle storage provision, as well as being strategically located on established cycle routes including the Transpennine Trail and regional cycle networks that connect through Reddish Vale Country Park. As a result of all the above, the proposed sustainable design and energy strategy allows the development to comply with Stockport City Council's planning policy requirement and is in line with all targets put forward in their planning documents.

8.0 Sustainability

8.2 Drainage Strategy

Refer to Flood Risk Assessment (FRA)

As part of the site appraisal process it is necessary to demonstrate that the proposed development has an acceptable risk of flooding over the development's lifetime, taking climate change into account.

The FRA assesses the risk of flooding from all sources, including fluvial, tidal, surface water, groundwater, existing and proposed drainage infrastructure and other artificial sources in accordance with the National Planning Policy Framework and Planning Practice Guidance.

The Environment Agency fluvial Flood Map for Planning shows that the site is located within Flood Zone 1 with a 'Low' probability of flooding. The proposed residential development is defined as a 'More Vulnerable' development in Table 2 of the NPPG and is an appropriate development type within Flood Zone 1.

To ensure that the risk of flooding to areas downstream of the site is not increased as a result of the proposed development, sustainable flood risk management measures will be put in place including a surface water drainage strategy which will mimic greenfield performance in accordance with the NPPF, Environment Agency requirements and local planning policy.

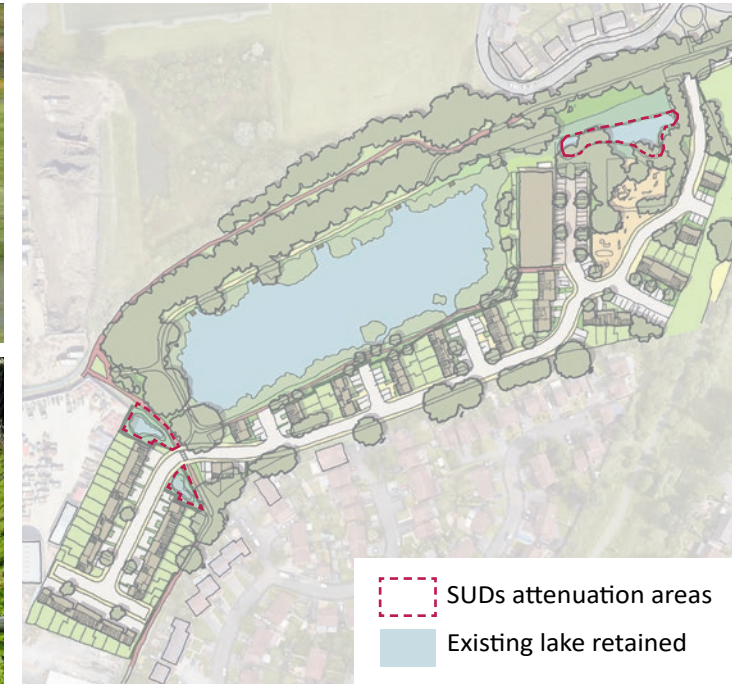
Attenuation will be provided primarily within vegetated detention basins, with additional attenuation provided

within smaller SuDS features such as permeable paving and source control features. The SuDS features will also provide treatment to the runoff to ensure that water quality is not impacted as a result of the proposed development.

The layout and landscaping of the proposed development will be designed to ensure that exceedance flood flow paths are routed away from vulnerable development and toward either landscaped areas or areas of open attenuation. This will also ensure that existing overland flow routes from off-site areas are retained and not obstructed or diverted to areas previously unaffected.



Overall, the risk of flooding to the site is generally considered to be Low. There will be minimal impact on the existing drainage regime in surrounding areas as a result of infilling the eastern pond, and the existing flood risk within the site area will be managed safely with no risk to on site or off-site areas. Surface water drainage from the proposed development will be managed sustainably and discharged at a restricted rate via the existing outfall point.



8.0 Sustainability

8.3 Biodiversity Enhancement

Refer to Amenity Tree Full Biodiversity Net Gain Assessment.

The landscape scheme has been developed in association with the ecology team and has sought to maximise the on site provision of biodiversity units within the design in order to satisfy the Biodiversity Gain Hierarchy.

The scheme is proposing the retention and enhancement of woodland, urban tree planting creation, open water enhancements, reedbed enhancement, hedgerow planting, neutral grassland creation, urban vegetated gardens creation.

Habitat creation methods

Urban trees

124 no. urban trees shall be created covering 0.5049ha to a moderate condition.

Native woodland

Woodland will be enhanced on site covering 0.858Ha throughout the site in good condition.

Native woodland planting

Woodland will be created throughout the site in good condition totalling 0.0910Ha.

Scrub

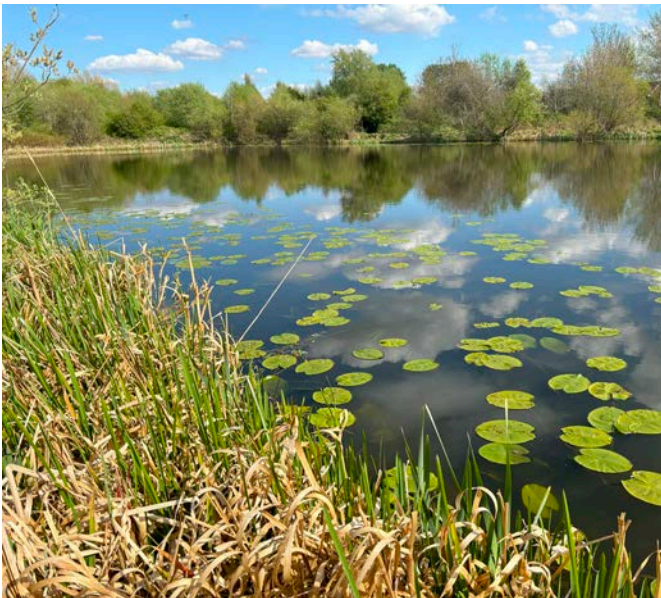
An area of 0.0640Ha of scrub is to be created to a moderate condition.

Hedgerow

A total of 145 linear M of native hedgerow are proposed to a good target condition. An additional area of 0.0730Ha will be created into moderate quality modified grassland adjacent to the hedgerow

Neutral grassland

Other Neutral Grassland will be created throughout the site covering 0.9200Ha in moderate condition. In addition native marginal planting shall cover 0.0111Ha to the same target condition.





HORIZON

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