



Land off Wilbraham Road, Chorlton

Design and Access Statement
November 2022
REVISION D

ANWYL

 URBAN
DESIGN
GROUP
REGISTERED
PRACTICE

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INTRODUCTION

Introduction

This Design and Access Statement has been prepared on behalf of Anwyl Homes ('the Applicant') in support of a full planning application at land off Wilbraham Road, Chorlton, Manchester ('the site').

The description of development is as follows:

"Full planning application proposing the erection of a residential development, with associated infrastructure, including landscaping, ecological mitigation, drainage and car parking, access from Wilbraham Road, and demolition of garage to the rear of 354 Wilbraham Road."

The site is owned by The Greater Manchester Trust for Recreation (working name "The Greater Manchester Youth Federation (GMYF)") and previously known as Boys' and Girls' clubs of Greater Manchester). GMYF, is a registered charity, whose origin dates to the mid 1800's.

GMYF has been operating in an extremely challenging environment owing to a long period of sustained funding cuts and the impacts of the Covid-19 pandemic. Following a strategic review, the charity is disposing of redundant land that it owns, including the application site, to enable reinvestment in several critical areas of the charity, such as safeguarding, governance and a new team of youth workers, to ensure that the 125 year old charity is able to support its affiliated clubs, volunteers and young people across Greater Manchester.

GMYF has selected Anwyl Homes as the preferred developer for the application site.

The proposals set out in this application have been prepared in the context of relevant planning policy, the Manchester City Council Residential Design Guide, the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance and the National Design Guide.

The site extends to approximately 2.22 hectares (ha) and comprises a roughly rectangular shaped parcel of privately owned land (Grid Reference – E 382643 / N 394254). The site is secured on all boundaries by fencing and gates, and is inaccessible to the public. The site's last known use was as playing pitches (primarily football). However, this use ceased in 2016.

Anwyl Homes' proposals will see this sustainability located, south Manchester site be redeveloped to provide 65 new homes including a mix of 2, 3 and 4 bedroom market and affordable properties. The proposals have been developed in the context of the site's surroundings which include a mix

Professional Consultant Team

Anwyl Homes' professional consultant team includes:



Astle Planning and Design
The Steam Mill, Steam Mill St, Chester
CH3 5AN

APD is a specialist North West based design practice that provides layout design, masterplanning and urban design services from inception to detailed planning application stages.



Anwyl Homes
Anwyl House, Clos Dewi Sant,
St David's Park, Ewloe, Flintshire
CH5 3DT

Anwyl is a proud family builder who create high quality, award-winning homes. Anwyl have won many prestigious national awards, including success at the UK Housing Awards, LABC Awards, Housing Innovation Awards and winning the Insider North West Housebuilder Award.



Asteer Planning,
Mynshulls House,
14 Cateaton Street, Manchester,
M3 1SQ

Asteer Planning are a commercially driven consultancy that deliver innovative town planning advice to secure high quality results within the shortest possible timeframes.



Watt Energy and Consulting Engineers
40 King St, Manchester,
M2 6BA

Watt Energy & Consulting Engineers is an award winning multi-disciplinary MEP Building Services and Low Carbon Sustainable Design Consultancy.

They have an excellent reputation for delivering efficient and cost-effective low carbon mechanical and electrical design packages across a broad range of public and private sectors.



Tyler Grange,
3 Jordan St, Manchester,
M15 4PY

Tyler Grange are a UK-wide consultancy in landscape planning, ecology and arboriculture with 11 years experience with an aim to build a better world for people, communities and the environment.



Focus Transport Planning
Pentland House Village Way, Wilmslow,
SK9 2GH

Focus Transport Planning is a specialist transportation planning consultancy, providing client-focused advice to the development industry and local authorities. Based in the North West of England, they work on projects across the UK to deliver a high quality, value driven service that is tailored to each individual client's needs.



BWB Consulting Ltd
Westminster House, 11 Portland St,
Manchester,
M1 3HU

BWB is a multi-award winning engineering and environmental design consultancy with a proven reputation for technical excellence and exceptional client satisfaction. BWB's integrated, multi-disciplinary capability enable them to plan, design and deliver successful projects across a broad spectrum of development sectors.



SITE CONTEXT

Site Location

The site is located between Chorlton and Whalley Range, less than 3 miles from the centre of Manchester. The existing site access is from Wilbraham Road, which is the main east-west vehicular route across south Manchester providing a connection between Stretford to the west and Fallowfield to the east. Wilbraham Road also connects to Princess Road (A5103) which provides a connection into Manchester City Centre to the north and Manchester Airport and beyond to the south.

The site benefits from excellent road and public transportation links including:

- Chorlton Metrolink within 800m (less than 10 min walk). This provides direct services to the City Centre and Manchester Airport.
- Junction 7 of the M60 Motorway and Manchester City Centre are within a 10 minute drive.
- The Wyverne Road bus stop is located at the site entrance, with multiple hourly direct services to Manchester Piccadilly Gardens, Didsbury, and Trafford Park.

The following local amenities are within a 20 minute walk, including:

- Supermarkets are located within 2km, such as Morrisons, Aldi and Tesco Express.
- Local schools of all age ranges including Whalley Range High School, Wilbraham Primary School, Chorlton C of E Primary School, Oswald Road Primary School, St Johns RC Primary School and many more.

Site Description

The application site extends to approximately 2.22 hectares and comprises an irregular shaped parcel of land within the administrative boundary of MCC (Grid Reference – E 382643 / N 394254). The application site comprises two distinct parcels of land, as described below.

The site that is identified for the delivery of the proposed housing development comprises a roughly rectangular shaped parcel of land, which extends to 2 hectares. 354 Wilbraham Road and its associated garage are the only existing buildings/structures within the site boundary. Access to the site is obtained from Wilbraham Road.

The site is privately owned by GMYF and is secured on all boundaries by fencing and gates. The site is inaccessible to the public.

The application site also includes an area of land identified for ecological mitigation, which extends to 0.22 hectares. This land is owned by Maine Road Football Club and currently comprises some tree planting and grassland.

354 Wilbraham Road is the only existing building or structure within the site boundary. This dwelling will be retained as part of this planning application. The site does not contain any listed buildings, the nearest listed building comprises the Grade II* GMB National College (List UID: 1197762), which is located approximately 500m to the north of the site.





KEY

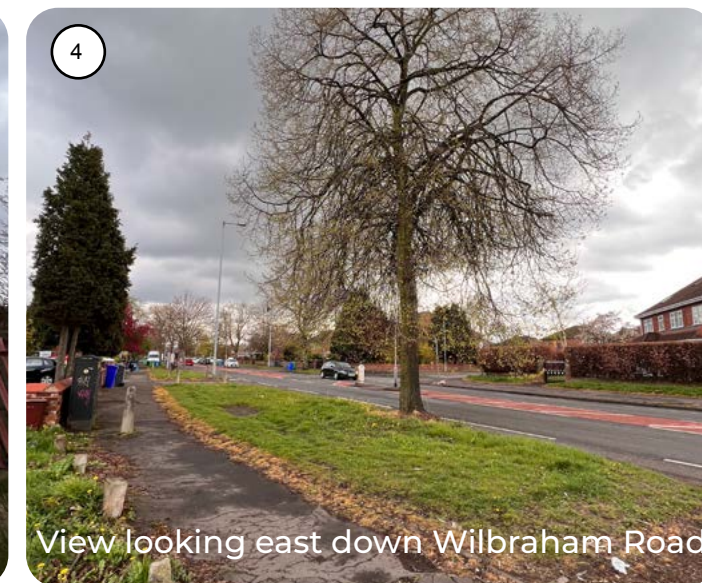
- Residential
- Recreation (including parks and leisure facilities)
- Education (including primary, secondary and university buildings)
- Religious buildings
- Medical (all medical facilities)
- Local amenities (Shops, takeaways, restaurants, businesses and services)

Summary

- The site is located within an established residential area typical of this part of South Manchester where the predominant land use is housing supported by local amenities including schools, shops, medical centres and recreational areas.
- The character of the residential area is traditional 1970's two storey semi detached and detached houses, many of which have undergone extensions to enhance the accommodation over time.



View looking south east into the corner of the site



View looking east down Wilbraham Road



View looking east onto St Margaret's Playing Fields



View looking north up the proposed access road into the site



View looking south east across the site



View looking north east up the proposed access road and into the site



View looking south down the proposed access road onto Wilbraham Road



DESIGN

DEVELOPMENT

Core Strategy

Manchester's Core Strategy was adopted in July 2011 and is the key Development Plan Document. In accordance with the Core Strategy and Interactive Proposals Map, the site is unallocated white land located in the South Manchester sub area. However, because the sites last known use was as a football pitch and cricket square, the site is considered in policy terms as local open space. The key Core Strategy policies are:

- Policy SP 1 'Spatial Principles'
- Policy EN10 'Safeguarding Open Space, Sport and recreation Facilities'
- Policy H 1 'Overall Housing Provision'
- Policy H 6 'South Manchester'
- Policy H 8 'Affordable Housing'
- Policy T1 'Sustainable Transport'
- Policy EN 1 'Design Principles and Strategic Character Areas'
- Policy EN 6 'Target Framework for CO2 reductions from low or zero carbon energy supplies'
- Policy EN9 'Green Infrastructure'
- Policy EN15 Biodiversity and Geological Conservation
- Policy EN 16 'Air Quality'
- Policy EN 18 'Contaminated Land and Ground Stability'
- Policy DM 1 'Development Management'

The Supporting Planning Statement prepared by Asteer Planning and submitted in support of this planning application provides an assessment of the proposals against the relevant local and national planning policies.

Manchester City Council Residential Design Guide

Adopted in March 2017, the Manchester City Council Residential Design Guide aims to improve the quality of new residential development in the Borough.

The guide sets out the specific characteristics of Greater Manchester settlement character areas, detailing how any future schemes should be designed in order to reflect the identity and character of the area. It also focuses on detailed guidance on residential design, in order to meet the required standard in making new development attractive, positive for the place and fit for purpose.

The guide includes the following sections that will influence the design principles for the development of the scheme;

- Working with the Grain of the Place
- Sense of Community
- Public Realm
- Legibility
- Green Infrastructure
- Dealing with cars

Manchester City council has also adopted the NDSS guidelines for new home. All of the proposed houses meet the NDSS standards.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance

Adopted in April 2007, the Guide to Development in

Manchester Guide aims to improve the quality of new residential development in the Borough.

The document is divided into three parts. The first part deals with development principles such as:

- Creating a Sense of Place
- Design
- Accessibility
- Environmental Standards
- Street Hierarchy
- Car Parking
- Housing Density and Mix
- Community Safety
- Health
- Provision of Space within Housing

The second part focuses on providing additional guidance on the character of various areas within Greater Manchester. This section identifies key characteristics and highlights important development issues and priorities within different areas within the borough.

The third part of the document explains how the Guide to Development should be used and how it relates to the wider planning policy framework, development control, Local Transport Plan, Community Strategy, and Housing Market.

National Design Guide (NDG)

Adopted in January 2021, the National Design Guide illustrates how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice. The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve.

The National Design Guide addresses the question of how we recognise well-designed places by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics.

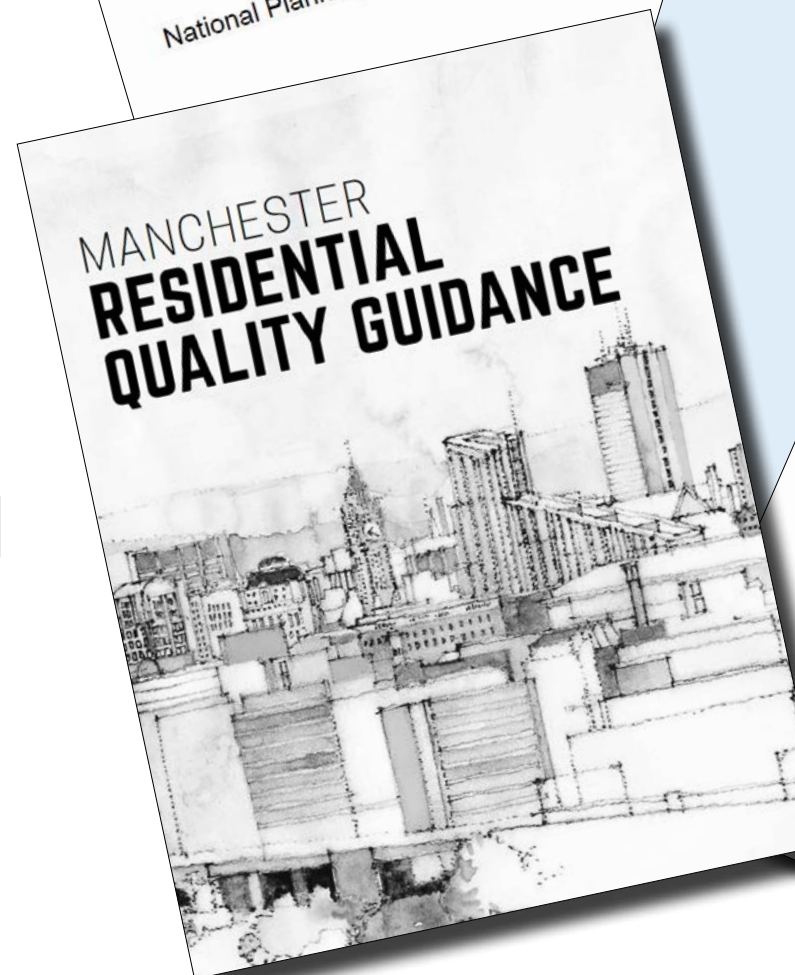
The NDG states that well-designed places are:

- based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design;
- integrated into their surroundings so they context positively; and
- responsive to local history, culture and heritage.

National Planning Policy Framework (NPPF)

The NPPF was revised on 20 July 2021 and sets out the Government's planning policies for England and how these are to expected to be applied.

Chapter 12 of the NPPF relates to design and requires all developments to function well and add to the overall quality of the area, t; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history; establish or maintain a strong sense of place; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and create places that are safe inclusive and accessible.



Pre-Application Discussions

A pre-application meeting was held with Manchester City Council's planning department on 7th September 2022 to discuss the proposed development.

Design amendments made to the layout as a result of the pre-application discussions were as follows:

- Overall housing numbers reduced from 72 plots to 65 plots.
- Housing mix revised to replace the 1 bed and 2 bed affordable apartments with 2 bed and 3 bed affordable homes.
- Internal road configuration revised to resemble a more traditional make up of carriageway and footpath rather than grass verges.
- Arrival square removed and traditional adoptable carriageway width now referenced.
- House type elevations revised to remove elements of Tudor boarding.
- Internal corner housetypes with fly overs removed.
- Additional land at St Margarets Sports Fields has been added to the application site boundary and is proposed for ecological enhancement
- All houses have on plot car and cycle parking.

The layouts to the right show two planning layouts, one presented at the pre-application meeting and the other is the current planning layout which demonstrates the above amendments that were made as a result of the pre-application discussions.



Layout presented at pre-application



Revised Planning Layout

Summary of Public Consultation

A meeting was held with Chorlton Park ward members on 19 October to discuss the proposals and obtain any feedback prior to the public consultation event.

A virtual consultation event ran from 24 October - 11 November and a drop in event was held on 8 November between 16:30 and 19:30 at South West Manchester Cricket Club.

A Statement of Community Involvement has been prepared by UK Networks which summarises the consultation process.

WELCOME



Welcome to Anwyl Homes' public consultation event for land off Wilbraham Road, Chorlton.

The event is an opportunity for the public to provide feedback on plans for 65 new homes on the site, prior to Anwyl Homes submitting a full planning application to Manchester City Council.

All feedback received at the consultation event will be reviewed and considered by the project team as part of the preparation of the full planning application.

There will be a further opportunity to provide feedback directly to the local planning authority once the application is submitted.



SITE BACKGROUND

The site covers an area of approximately 2 hectares and is rectangular in shape. The site is privately owned by Greater Manchester Youth Federation (GMYF) and is secured on all boundaries with fencing and gates. The site's last known use was as playing pitches (Primarily football) but this use ceased in 2016.

The site is located between Chorlton and Whalley Range, less than 3 miles from the centre of Manchester. The existing site access is from Wilbraham Road, which provides a connection between Streteford to the west and Fallowfield to the east. Wilbraham Road also connects to Princess Road (A5103) which provides a connection into Manchester City Centre to the north and Manchester Airport and beyond to the south.

The site benefits from excellent road and public transportation links including:

- Chorlton Metrolink is within 800m (less than 10-minute walk). This provides direct services to the City Centre and Manchester Airport.
- Junction 7 of the M60 Motorway and Manchester City Centre are both accessible within a 10-minute drive.
- The Wyverne Road bus stop is located at the site entrance, with multiple hourly direct services to Manchester Piccadilly Gardens, Didsbury, and Trafford Park.

The following local amenities are within a 20-minute walk of the site:

- Supermarkets are located within 2km, such as Morrisons, Aldi and Tesco Express.
- Local schools of all age ranges including Whalley Range High School, Wilbraham Primary School, Chorlton C of E Primary School, Oswald Road Primary School, St Johns RC Primary School and many more.
- Alexandra Park is within 15 minutes walking of the site.



ANWYL CHORLTON PLANS

www.anwylchorltonplans.co.uk



THE PROPOSALS



Anwyl Homes' proposals will see this sustainability located site be redeveloped to provide 65 new properties including a mix of 2, 3 and 4 bedroom homes.

The proposals comprise:

- 65 new homes of which 13 will be affordable
- 2, 3 and 4 bedroom properties all with private amenity space and on plot parking and cycle parking
- A financial contribution to secure replacement playing field land at Alexandra Park
- Access from Wilbraham Road
- Ecological enhancement to the St Margaret's Community Centre orchard
- Replacing and improving the existing floodlights for the adjacent sports pitch used by Maine Road FC
- 354 Wilbraham Road will be retained

Due to the site's former use as a football and cricket pitch, Anwyl Homes working in partnership with MCR Active (Manchester City Councils Leisure Consultee), have identified land at Alexandra Park which will accommodate replacement playing pitches. Alexandra Park is within a 15-minutes walk of the site and has existing infrastructure such as changing rooms and parking already in place. The land at Alexandra Park is owned by the Council and therefore Anwyl Homes have committed to making a financial contribution to the Council so that they can deliver replacement playing pitches. The financial contribution will be secured by a legal agreement attached to the planning application.



ANWYL CHORLTON PLANS

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NEW HOMES



AFFORDABLE HOUSING

The proposed development will deliver a policy compliant level of affordable housing (20%) which will comprise 5% affordable rented and 15% intermediate housing.

The affordable homes will be pepper-potted throughout the development to encourage a cohesive and integrated community.

Type	Number of bedrooms	Number of units
Social rent	2	2
Social rent	3	2
Intermediate	2	2
Intermediate	3	7
		13 (20%)

HOUSING MIX

The overall housing mix presented in the table below reflects the Council's planning policy requirements for more family housing in this part of Manchester and therefore there is a large proportion of 3 and 4 bed properties proposed. Anwyl have undertaken analysis of existing homes in the area and carefully selected 9 different houstypes to create variation and a sense of place and character.

Number of bedrooms	Number of units	Percentage
2 bed	4	6.1%
3 bed	25	38.5%
4 bed	36	55.4%
Total	65	

HOUSTYPES





ANWYL CHORLTON PLANS

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Summary

Key Constraints:

1. Proximity to existing properties on Morville Road, Brantingham Road and Wilbraham Road
2. Relationship with adjoining football club in terms of light spillage and noise from matches and training
3. Existing trees around the access and southern site boundary

Key Opportunities:

1. To improve the existing lighting at the football club to reduce light spillage for existing and proposed residents
2. To enhance the southern part of St Margaret's Sports Fields to create an ecological area
3. To provide family housing where a need has been identified

KEY

- Site boundary
- Extents of omitted light
-  Proposed access
-  Existing properties
-  Boundary to consider
-  House to be retained
-  Garage to be demolished
-  Existing flood lighting
-  Category B (moderate quality)
-  Category C (low quality)



Design Overview

Good design is about creating places that are people friendly, which are appropriate for the context, and enhance the urban and landscape environment.

Design Proposals

The proposals respond directly to the character of the existing landscape and local context, and to the opportunities presented by the landscape features on and around the site.

Pedestrian Movement

The creation of a direct, attractive and safe route through the site will enhance connectivity. Hierarchy of pedestrian and vehicular movement routes have been established, making good connections with the existing streets and footpaths.

Sustainability

The Government is committed to delivering sustainable development (NPPF) and encourages local planning authorities to promote economic development. The scheme aims to improve the well-being of communities, improve facilities, promote high quality and safe development and create new opportunities for people living in those communities.

Visual Character

The proposals will create a strong sense of enclosure, with building scale and massing to reinforce key arrival points, junctions, streets and connections.

Landscape

The landscape design aims to contribute to the character of the area, street scene and planting by providing well considered spaces which frame views, provide seasonal colour and interest, act as gateway markers and focal points and create useable and simple spaces which are low maintenance.

Development Objectives:

- To create an attractive pedestrian friendly residential neighbourhood using design guidance set out in Manual for Streets.
- To create a sense of place which includes character areas with reference to the local architectural features.
- To provide a mix of dwelling types that will satisfy local need and enhance the profile of the area.
- To provide sensitive and robust solutions to the relationships between existing and proposed dwellings.
- To create a well-informed attractive neighbourhood, not dominated by the car.

Urban Design Objectives:

- To create sustainable patterns of development which exploit and improve accessibility to public transport.
- Encourage good design that will create places with distinctive character, pleasant to use and human in scale.
- Promote character by responding to and reinforcing locally distinctive patterns of development and landscape.
- Promote the continuity of street frontages and the enclosure of space by development which clearly defines private and public spaces.
- Promote legibility through development that provides recognisable routes, gateways and focal points.
- Promote diversity and choice through a range of housing typologies.

An aerial photograph of a residential neighborhood. The image shows a grid of streets with rows of houses, mostly with red-tiled roofs. In the center of the image, there is a large, rectangular green field, possibly a sports field or park. The text "PROPOSED MASTERPLAN" is overlaid in white, bold, sans-serif capital letters across the middle of the image, centered over the green field.

PROPOSED MASTERPLAN

Private Accommodation Schedule							
Name	Bedroom	Bed Spaces	Storey	Unit m ²	Unit ft ²	Unit No's	m ² Total
C3	3	5P	2	102.21	1100	16	1635.36
D1	4	5P	2.5	109.39	1177	4	437.56
D2	4	7P	2	123.52	1330	5	617.60
D3	4	7P	2.5	126.12	1358	9	1135.08
D4	4	7P	2.5	141.36	1522	8	1130.88
D5	4	7P	2.5	144.36	1554	10	1443.60
Total Unit No's :						52	

Affordable Accommodation Schedule (Social Rent)							
Name	Bedroom	Bed Spaces	Storey	Unit m ²	Unit ft ²	Unit No's	m ² Total
B1	2	4P	2	84.63	911	4	338.52
C1	3	4P	2	93.18	1003	2	186.36
C2	3	4P	2	94.94	1022	1	94.94
Total Unit No's :						7	

Affordable Accommodation Schedule (Intermediate)							
Name	Bedroom	Bed Spaces	Storey	Unit m ²	Unit ft ²	Unit No's	m ² Total
C1	3	4P	2	93.18	1003	6	559.08
Total Unit No's :						6	

Summary

- The scheme proposes the development of 65 new dwellings.
- The housing mix meets the requirements of the local authority. Proposed is a good range of 3 and 4 bed open market homes and 2 and 3 bed affordable homes. This allows for a mixed density of development across the site and contributes to creating the character of development.
- The site will be accessed via an improved access to the A6010 Wilbraham Road to the south of the site.
- The highway layout consists of a 5.5m wide internal carriageway with 2m wide footpaths on both sides. An adoptable loop is proposed within the scheme to provide direct access to all plot frontages.
- The additional St Margaret's land will be enhanced to deliver grassland habitat, which in addition to the landscaping within the development, achieves a 8.32% gain in Habitat units.





Summary

- Density and scale of the scheme has been informed by the local vernacular and surrounding properties which are generally 2 - 2.5 storey homes.
- Surrounding homes are majority semi-detached with some detached properties.
- The 2 and 2.5 storey houses have been located in various positions across the site to
- The 2 and 2.5 storey homes have been positioned across the site to terminate internal views within the site and act as focal buildings when moving through the development.

KEY

- 2.5 Storey
- 2 Storey
- 1.5 Storey
- 1 Storey

Maine Road Football Club

Sports pitch

Ecological Enhancement Area

Wilbraham Road

Morville Road



4 ENSURE VISUAL AND ACOUSTIC PRIVACY

Overlooking (back-to-back) distances between residential properties needs to balance the desire for sufficient residential privacy whilst offering scope for different development options to come forward in response to a site's context.

While the norm is for a back-to-back distance of 20m, this can be restrictive and a reduction may be appropriate where facing uses are compatible, there remains a sufficient amount of daylight and residents enjoy a sense of space without feeling overcrowded.

Consideration should be given to ways of reducing direct overlooking; for example organising internal rooms so that living spaces are not arranged opposite bedrooms.

Homes are places of retreat. Residents should be able to 'shut out' the external world and enjoy sleep without suffering from either external noise generated by traffic or the public realm; or from neighbouring homes, common spaces or other functions in the building.

Acoustic separation, when measured at the line of inside face of the external and party walls should achieve Building Regulations requirements plus 5dB.

Extracted from Manchester City Council Residential Design Guide

Summary

- Minimum privacy distances achieve 20m in compliance with Manchester City Council Residential Design Guide privacy standards.
- The minimum privacy distance achieves 21.4m to an existing property on western boundary.
- Natural surveillance has been achieved through the layout of streets and placement of dual aspect homes.



Shortest privacy distances from north and west boundaries



Morville Road

Wilbraham Road

Summary

- The application scheme will be served via an improved access to the A6010 Wilbraham Road to the south of the site.
- The access junction arrangements will include a 5.5m driveway width, 3m / 4.5m left turn entry / exit radii and 2m footway connections provided to both sides of the site access, with these footway links extended into the site.
- The identified junction radii have been discussed and agreed with MCC officers in order to balance delivering suitable vehicle access whilst seeking to retain existing mature street trees located within the immediate vicinity of the proposed junction.
- Garage of 354 Wilbraham Road will be demolished to facilitate the access but the house will be retained.



Summary

- Creation of a 5.5m wide internal carriageway with 2m wide footpaths on both sides
- Transitional space to be block paved
- An adoptable loop is proposed within the scheme to provide direct access to all plot frontages.
- Each plot will have access from the internal loop onto their own driveways.

KEY

- Site Boundary
- Proposed Access
- Building to be retained
- Development parcels
- Proposed streets
- Proposed shared drives
- Entrance space
- Transitional space
- Indicative planting
- Existing planting

Morville Road

Maine Road
Football Club

Ecological Enhancement
Area

Wilbraham Road



The surrounding houses in the area consist of traditional style semi-detached properties with some detached. Majority of the homes are 2 storey with some 2.5 storey properties due to extensions.

The materiality in the area consists largely of red brick with some properties having features of tudorboarding, white render, tile hanging, bricks quoins and details. Many of the homes also feature chimneys and bay windows.

Boundary treatments include brick walls to the front of the properties and hedging.





Materials and Elevational Treatments

The elevation designs have been informed by the vision to create a high quality development that reflects the character of the local area.

The designs offer a contemporary interpretation of the types of existing homes surrounding the site to positively impact the character of the area.

Consideration of the surrounding vernacular has been taken while selecting the proposed materials to ensure they are suitable in the context and reflect the fabric of the area.

The immediate context of the site consists largely of traditional, 1970s, 2 storey semi-detached and detached houses. The neighbouring houses are predominantly red brick and grey and red roof tiles with white window frames and doors. Details of tudor boarding, white render and brick detailing can also be found in the local area.

The proposed materials palette for the development have tried to reflect this and therefore also consists of red brick, both grey and red roof tiles with feature tudor boarding to some plots. Grey windows and doors will be used to give the development a more contemporary feel. Further brick detailing and brick courses will be used to add interest to elevations and further reflect their surroundings.

The development will achieve a sensitive and robust solution to the relationship between existing and proposed dwellings and create a sense of place which includes house types that reference the local architectural language and blends seamlessly with the existing residential grain.

Boundary Treatments

A range of different boundary treatments have been used across the development including:

- 1.8m High timber close boarded fence
- 1.8m High enhanced timber close boarded fence
- 1.8m High brick walls
- 1.8m timber close boarded fence with 300mm trellis
- 2.1m High close boarded timber fence with acoustic barrier
- Existing boundary to be fenced with 1.8m timber close boarded fence

Materials Palette



Red brick



Tudor boarding



Red roof tiles



Grey roof tiles



Brick detailing



Grey window frames and doors

Typical Anwyl Homes example house types



Boundary Treatments



To all plots, diving read gardens, all plots bounded by sports pitch along eastern boundary and to replace existing boundary fences



To all plots on site entrance



To all plots where rear garden abuts the adoptable highway



To all plots situated on site boundary



- KEY**
- D5 (4 bed)
 - D4 (4 bed)
 - D3 (4 bed)
 - D2 (4 bed)
 - D1 (4 bed)
 - C3 (3 bed)
 - C2 (3 bed)
 - C1 (3 bed)
 - B1 (2 bed)



B1 - 2 Storey Semi-detached
2B 4P 84.63 sqm / 911 sqft

Ground Floor

First Floor



C1 - 2 Storey Semi-detached
3B 4P 93.18 sqm / 1033 sqft

Ground Floor

First Floor



C2 - 2 Storey Semi-detached
3B 4P 94.94 sqm / 1022 sqft

Ground Floor

First Floor



All house types are NDSS compliant,
for full details refer to house type pack

C3 - 2 Storey Semi-Detached
3B 4P 102.21 sqm / 1133 sqft

Ground Floor



First Floor



D1 - 2.5 Storey Semi-Detached
4B 5P 109.39 sqm / 1177 sqft

Ground Floor



First Floor



Second Floor



D2 - 2 Storey Detached
4B 7P 123.52 sqm / 1330 sqft

Ground Floor



First Floor



All house types are NDSS compliant,
for full details refer to house type pack

D3 - 2.5 Storey Detached
4B 7P 126.12 sqm / 1358 sqft

Ground Floor First Floor Second Floor



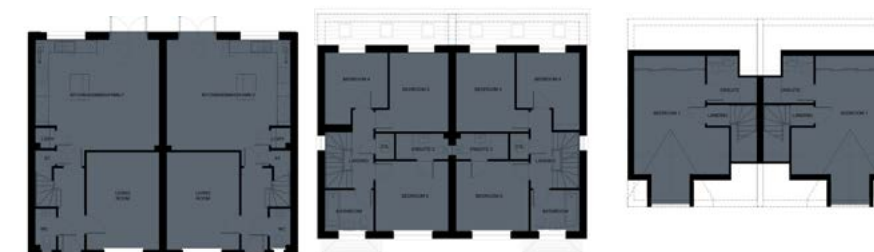
D4 - 2.5 Storey Detached
4B 7P 141.36 sqm / 1522 sqft

Ground Floor First Floor Second Floor



D5 - 2.5 Storey Semi-Detached
4B 7P 144.36 sqm / 1554 sqft

Ground Floor First Floor Second Floor



All house types are NDSS compliant,
for full details refer to house type pack



Planting Schedules

Trees - Native (or cultivars of native species)						
Number	Abbrev.	Species	Common Name	Girth	Height	Pot Size
1 No.	AJRS	Acer campestre 'Aurea'	Field Maple 'Aurea'	6-8cm	250-300cm	-
1 No.	ALRS	Acer campestre 'Louisa Red Shine'	Field Maple 'Louisa Red Shine'	12-14cm	350-425cm	-
7 No.	lBpL	Betula pendula	Silver Birch	6-8cm	250-300cm	-
7 No.	BpO	Betula pendula 'Coblet's'	Fastigate Silver Birch	10-12cm	300-350cm	-
3 No.	BpS	Betula pendula	Silver Birch	8-10cm	250-300cm	-
2 No.	BpSS	Betula pendula	Silver Birch	10-12cm	300-350cm	-
3 No.	BpT	Betula pendula 'Triste'	Weeping Birch 'Triste'	12-14cm	350-425cm	-
3 No.	CCFF	Carpinus betulus 'Fastigiata Frans Fontaine'	Hornbeam 'Frans Fontaine'	6-8cm	250-300cm	-
3 No.	CCFF	Carpinus betulus 'Fastigiata Frans Fontaine'	Hornbeam 'Frans Fontaine'	10-12cm	300-350cm	-
2 No.	FaD	Fagus sylvatica 'Dawryck'	Fastigate Beech	8-10cm	250-300cm	45L
5 No.	MbLS	Malus sylvestris	Crab Apple	6-8cm	250-300cm	-
1 No.	MbSS	Malus sylvestris	Crab Apple	10-12cm	300-350cm	-
3 No.	PJA	Prunus padus 'Aberliff'	Bird Cherry 'Aberliff'	12-14cm	350-425cm	30L
6 No.	SaLS	Sorbus aucuparia	Rowan	6-8cm	250-300cm	-
1 No.	SaLS	Sorbus aucuparia	Rowan	8-10cm	250-300cm	-
1 No.	SaLS	Sorbus aucuparia 'Asplenifolia'	Cat Leaved Rowan	10-12cm	300-350cm	-
3 No.	SaLS	Sorbus aucuparia 'Sheenwater Seedling'	Rowan 'Sheenwater Seedling'	10-12cm	300-350cm	-
7 No.	TaChS	Tilia cordata	Small Leaved Lime	12-14cm	350-425cm	-
3 No.	TWO	Tilia cordata 'Winter Orange'	Small Leaved Lime 'Winter Orange'	6-8cm	250-300cm	-
61 No.						

Trees - Amenity (non-native)						
Number	Abbrev.	Species	Common Name	Girth	Height	Pot Size
2 No.	AJA	Alnus incana 'Aurea'	Golden Alder	6-8cm	250-300cm	-
1 No.	BuL	Betula ulula jacquemontii	Himalayan Birch	10-12cm	300-350cm	-
1 No.	GDOK	Gleditsia 'Dreiss Street Keeper'	Honey Locust 'Dreiss Street Keeper'	6-8cm	250-300cm	40L
1 No.	MbM	Malus baccata 'Street Parade'	Siberian Crab 'Street Parade'	10-12cm	300-350cm	45L
3 No.	MDA	Malus 'Direktor Moerland'	Direktor Moerland Crab Apple	6-8cm	250-300cm	-
3 No.	Mv	Malus 'Evereste'	Evereste Crab Apple	6-8cm	250-300cm	-
3 No.	Mv	Malus 'Mokum'	Mokum Crab Apple	6-8cm	250-300cm	-
3 No.	Pat	Prunus serotina 'Etielhof'	Tobean Cherry	6-8cm	250-300cm	-
2 No.	SaLS	Sorbus aria 'Lutescens'	Whitethorn	6-8cm	250-300cm	-
3 No.	Sch	Sorbus x amoleifolia 'Schouten'	Mountain Ash 'Schouten'	10-12cm	300-350cm	-
26 No.						

Hedges - Native						
Number	Abbrev.	Species	Common Name	Height	Pot Size	Density
503 No.	CaL	Carpinus betulus	Hornbeam	60-90cm	-	1+1: Transplant; 1 seed raised; BR
404 No.	Lx	Ligustrum vulgare	White Privet	60-90cm	-	0-1: BR
704 No.	Tab	Taxus baccata	English Yew	30-40cm	-	Transplant; 4 years old; BR

Hedges - Amenity						
Number	Abbrev.	Species	Common Name	Height	Pot Size	Density
289 No.	LNE	Lonicera nitida 'Elegant'	Box Honeysuckle 'Elegant'	30-50cm	2-3L	Bushy
514 No.	Cof	Cotoneaster franchetti	Franchet's Cotoneaster	40-60cm	-	Single row; 4 per linear metre

Dogwood Shrub Mix						
Number	Abbrev.	Species	Common Name	Height	Pot Size	Density
18 No.	Cda	Cornus sanguinea	Common Dogwood	40-60cm	-	1+1: Transplant; BR
28 No.	CMP	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	60-80cm	-	Branches; 3 breaks; BR

Shrubs/Grasses - Specimen						
Number	Abbrev.	Species	Height	Pot Size	Specification	Density
3 No.	CSP	Calluna vulgaris 'Purpurea'	40-60cm	10L	Bushy; 6 trunks	5m ²
3 No.	CdM	Choisya x deutziana 'Apple Blossom'	40-60cm	5-7.5L	Bushy; 4 trunks	3m ²
3 No.	CdG	Choisya x deutziana 'Greenfingers'	40-60cm	5-7.5L	Bushy; 4 trunks	3m ²
3 No.	FRP	Fargesia 'Red Panda'	100-125cm	10L	Full Pot	2L
2 No.	MBF	Magnolia 'Fairy Bush'	40-60cm	7.5L	Bush	2L
1 No.	MpS	Magnolia 'Satisfactor'	40-60cm	7.5L	Bush	2L
1 No.	MmS	Magnolia stellata	40-60cm	10L	Bush	2L
3 No.	MM	Miscanthus sinensis 'Morning Light'	10L	Full Pot	-	3m ²
3 No.	MmS	Miscanthus sinensis 'Strictus'	10L	Full Pot	-	3m ²
2 No.	PIJ	Phormium cookianum 'Jester'	80-100cm	10L	Triple crown	2L
3 No.	PMQ	Phormium cookianum 'Maori Queen'	80-100cm	10L	Triple crown	2L
2 No.	PPB	Phormium 'Platt's Black'	80-100cm	10L	Triple crown	2L
6 No.	PS	Phormium tenax 'Sundowner'	80-100cm	10L	Triple crown	2L
1 No.	PAJ	Physocarpus 'Amber Jubilee'	60-80cm	10L	Bushy	2L
1 No.	PdP	Physocarpus opulifolius 'Dablot'	60-80cm	10L	Bushy	2L
5 No.	RFP	Rhamnus frangula 'Fine Line'	60-80cm	5L	Bushy	2L
2 No.	RCW	Rhododendron 'Cunningham's White'	40-60cm	10L	Bushy	2L
1 No.	SKG	Skimmia x confusa 'Kew Green'	40-60cm	10L	Bushy	2L
9 No.	Sgt	Stipa gigantea	10L	Full Pot	-	3m ²
2 No.	VdS	Viburnum x davidii	40-60cm	10L	Branches; 4 trunks	2L

Shrubs, Ferns and Grasses - Amenity						
Number	Abbrev.	Species	Height	Pot Size	Specification	Density
24 No.	BcP	Bergenia cordifolia 'Purpurea'	-	2-3L	Full Pot	5m ²
10 No.	CKP	Calceolapoda acutifolia 'Karl Foerster'	-	3L	Full Pot	3m ²
9 No.	CdF	Corylus avellana	20-30cm	3L	Bushy; 7 trunks	3m ²
5 No.	EEO	Eucrymus 'Emerald Gaeley'	20-30cm	3L	Bushy; 7 trunks	3m ²
15 No.	EPO	Eucrymus japonicus 'President Gauthier'	40-60cm	3L	Bushy	3m ²
18 No.	POL	Prunus laurocerasus 'Otto Luyken'	30-40cm	3L	Bushy; 3 trunks	3m ²
18 No.	PuRC	Pyracantha coccinea 'Red Column'	60-90cm	3L	Bushy	3m ²
10 No.	RCW	Rhododendron 'Cunningham's White'	30-40cm	5L	Bushy	3m ²
24 No.	UdL	Viburnum x davidii	20-30cm	3L	Bushy; 3 trunks	3m ²
18 No.	VmL	Vince minor 'Atropurpurea'	20-30cm	2-3L	Several shoots; 3 trunks	5m ²

Amenity Plant Mix A						
Area	A1	A2	A3	A4	A5	Total
2 No.	-	2 No.	-	3 No.	3 No.	10 No.
-	1 No.	-	1 No.	1 No.	-	3 No.
-	1 No.	1 No.	2 No.	-	1 No.	5 No.
2 No.	-	2 No.	-	3 No.	-	7 No.
-	-	1 No.	1 No.	-	-	2 No.
1 No.	1 No.	-	-	1 No.	1 No.	4 No.
1 No.	1 No.	-	-	1 No.	1 No.	4 No.
1 No.	2 No.	-	2 No.	3 No.	-	8 No.
-	1 No.	1 No.	1 No.	1 No.	8 No.	12 No.

Amenity Plant Mix B						
Area	B1	B2	B3	B4	B5	Total
-	1 No.	1 No.	1 No.	1 No.	1 No.	5 No.
-	2 No.	-	2 No.	2 No.	2 No.	8 No.
1 No.	-	1 No.	-	-	2 No.	4 No.
1 No.	2 No.	1 No.	-	-	2 No.	6 No.
1 No.	-	1 No.	-	-	2 No.	4 No.
-	1 No.	-	1 No.	1 No.	1 No.	4 No.
1 No.	-	1 No.	-	-	1 No.	3 No.
2 No.	-	1 No.	-	3 No.	3 No.	8 No.

Amenity Plant Mix C (Gravel gardens)						
Area	C1	C2	C3	C4	C5	Total
2 No.	2 No.	-	-	3 No.	3 No.	10 No.
3 No.	-	3 No.	3 No.	-	-	6 No.
5 No.	5 No.	-	-	5 No.	5 No.	15 No.
1 No.	3 No.	3 No.	-	-	-	6 No.
-	3 No.	3 No.	3 No.	-	-	9 No.
3 No.	1 No.	1 No.	-	-	-	3 No.
3 No.	3 No.	-	-	-	-	6 No.
3 No.	3 No.	-	-	-	-	6 No.
3 No.	3 No.	-	-	-	-	6 No.

Amenity Plant Mix D (Gravel gardens)						
Area	D1	D2	D3	D4	D5	Total
2 No.	2 No.	-	-	3 No.	3 No.	10 No.
3 No.	-	3 No.	3 No.	-	-	6 No.
5 No.	5 No.	-	-	5 No.	5 No.	15 No.
1 No.	3 No.	3 No.	-	-	-	6 No.
-	3 No.	3 No.	3 No.	-	-	9 No.
3 No.	1 No.	1 No.	-	-	-	3 No.
3 No.	3 No.	-	-	-	-	6 No.
3 No.	3 No.	-	-	-	-	6 No.
3 No.	3 No.	-	-	-	-	6 No.

Amenity Plant Mix E (Gravel gardens)						
Area	E1	E2	E3	E4	E5	Total
2 No.	2 No.	-	-	3 No.	3 No.	10 No.
3 No.	-	3 No.	3 No.	-	-	6 No.
5 No.	5 No.	-	-	5 No.	5 No.	15 No.
1 No.	3 No.	3 No.	-	-	-	6 No.
-	3 No.	3 No.	3 No.	-	-	9 No.
3 No.	1 No.	1 No.	-	-	-	3 No.
3 No.	3 No.	-	-	-	-	6 No.
3 No.	3 No.	-	-	-	-	6 No.
3 No.	3 No.	-	-	-	-	6 No.

Amenity Plant Mix F						
Area	F1	F2	F3	F4	F5	Total
2 No.	2 No.	-	-	3 No.	3 No.	10 No.
3 No.	-	3 No.	3 No.	-	-	6 No.
5 No.	5 No.	-	-	5 No.	5 No.	15 No.
1 No.	3 No.	3 No.	-	-	-	6 No.
-	3 No.	3 No.	3 No.	-	-	9 No.
3 No.	1 No.	1 No.	-	-	-	3 No.
3 No.	3 No.	-	-	-	-	6 No.
3 No.	3 No.	-	-	-	-	6 No.
3 No.	3 No.	-	-	-	-	6 No.

Amenity Plant Mix G						
Area	G1	G2	G3	G4	G5	Total
2 No.	2 No.	-	-	3 No.	3 No.	10 No.
3 No.	-	3 No.	3 No.	-	-	6 No.
5 No.	5 No.	-	-	5 No.	5 No.	15 No.
1 No.	3 No.	3 No.	-	-	-	6 No.
-	3 No.	3 No.	3 No.	-	-	9 No.
3 No.	1 No.	1 No.	-	-	-	3 No.
3 No.	3 No.	-	-	-	-	6 No.
3 No.	3 No.	-	-	-	-	6 No.
3 No.	3 No.	-	-	-	-	6 No.

Amenity Plant Mix H (Gravel gardens)						
Area	H1	H2	H3	H4	H5	Total
2 No.	2 No.	-	-	3 No.	3 No.	10 No.
3 No.	-	3 No.	3 No.	-	-	6 No.
5 No.	5 No.	-	-	5 No.	5 No.	15 No.
1 No.	3 No.	3 No.	-	-	-	6 No.
-	3 No.	3 No.	3 No.	-	-	9 No.
3 No.	1 No.	1 No.	-	-	-	3 No.
3 No.	3 No.	-	-	-	-	6 No.
3 No.	3 No.	-	-	-	-	6 No.
3 No.	3 No.	-	-	-	-	6 No.

Amenity Plant Mix I (Gravel gardens)						
Area	I1	I2	I3	I4	I5	Total
2 No.	2 No.	-	-	3 No.	3 No.	10 No.
3 No.	-	3 No.	3 No.	-	-	6 No.
5 No.	5 No.	-	-	5 No.	5 No.	15 No.
1 No.	3 No.	3 No.	-	-	-	6 No.
-	3 No.	3 No.	3 No.	-	-	9 No.
3 No.	1 No.	1 No.	-	-	-	3 No.
3 No.	3 No.	-	-	-	-	6 No.
3 No.	3 No.	-	-	-	-	6 No.
3 No.	3 No.	-	-	-	-	6 No.

Amenity Plant Mix J (Gravel gardens)						
Area	J1	J2	J3	J4	J5	Total
2 No.	2 No.	-	-	3 No.	3 No.	10 No.
3 No.	-	3 No.	3 No.	-	-	6 No.
5 No.	5 No.	-	-	5 No.	5 No.	15 No.
1 No.	3 No.	3 No.	-	-	-	6 No.
-	3 No.	3 No.	3 No.	-	-	9 No.
3 No.	1 No.	1 No.	-	-	-	3 No.
3 No.	3 No.	-	-	-	-	6 No.
3 No.	3 No.	-	-	-	-	6 No.
3 No.	3 No.	-	-	-	-	6 No.

Amenity Plant Mix K (Gravel gardens)						
Area	K1	K2	K3	K4	K5	Total
2 No.	2 No.	-	-	3 No.	3 No.	10 No.
3 No.	-	3 No.	3 No.	-	-	6 No.
5 No.	5 No.	-	-	5 No.	5 No.	15 No.
1 No.	3 No.	3 No.	-	-	-	6 No.
-	3 No.	3 No.	3 No.	-	-	9 No.
3 No.	1 No.	1 No.	-	-	-	3 No.
3 No.	3 No.	-	-	-	-	6 No.
3 No.	3 No.	-	-	-	-	6 No.
3 No.	3 No.	-	-	-	-	6 No.

Amenity Plant Mix L (Gravel gardens)						
Area	L1	L2	L3	L4	L5	Total
2 No.	2 No.	-	-	3 No.	3 No.	10 No.
3 No.	-	3 No.	3 No.	-	-	6 No.

An aerial photograph of a residential neighborhood with rows of houses and green spaces. A semi-transparent horizontal band across the middle contains the text 'LIGHTING & SECURITY' in white, bold, sans-serif capital letters.

LIGHTING & SECURITY

Lighting and Security

A Lighting Impact Assessment has been prepared by BWB. As part of the lighting strategy a review has been undertaken of the potential impact created by new and existing lighting in relation to the proposed development.

Street Lighting

A street lighting design for the residential development roads has been prepared. The street lighting lux plot layout is appended to the submitted Lighting Impact Assessment.

The proposed street lighting design comprises high quality 6m high column mounted LED luminaires, equipped with specific optics to maximise useful light and minimise wasteful light.

Flood lighting

A replacement lighting design for the Maine Road Football Club floodlight installation has been prepared. The football pitch lighting lux plot layout is appended to the submitted Lighting Impact Assessment.

The proposed lighting design comprises high quality LED floodlights, equipped with specific optics to maximise useful light and minimise wasteful light. The floodlights on the west side of the pitch are proposed to be fitted with factory fitted cowls to further reduce light spill as far as practicable. It is proposed that the replacement floodlights are installed on the existing 6no. 15m high lighting towers.

The replacement floodlighting will be secured by way of a Section 106 contribution.

Overall, the lighting design strategy presented demonstrates that the proposed street lighting installation and replacement floodlight installation can achieve the required minimum lighting levels and distribution to meet relevant standards and guidance, whilst also achieving compliant levels of lighting impact to the existing and proposed residential developments.

The specifications of the lighting proposed are appended to the Lighting Impact Assessment.

An aerial photograph of a residential neighborhood with rows of houses and green spaces. A semi-transparent horizontal band across the middle contains the title text.

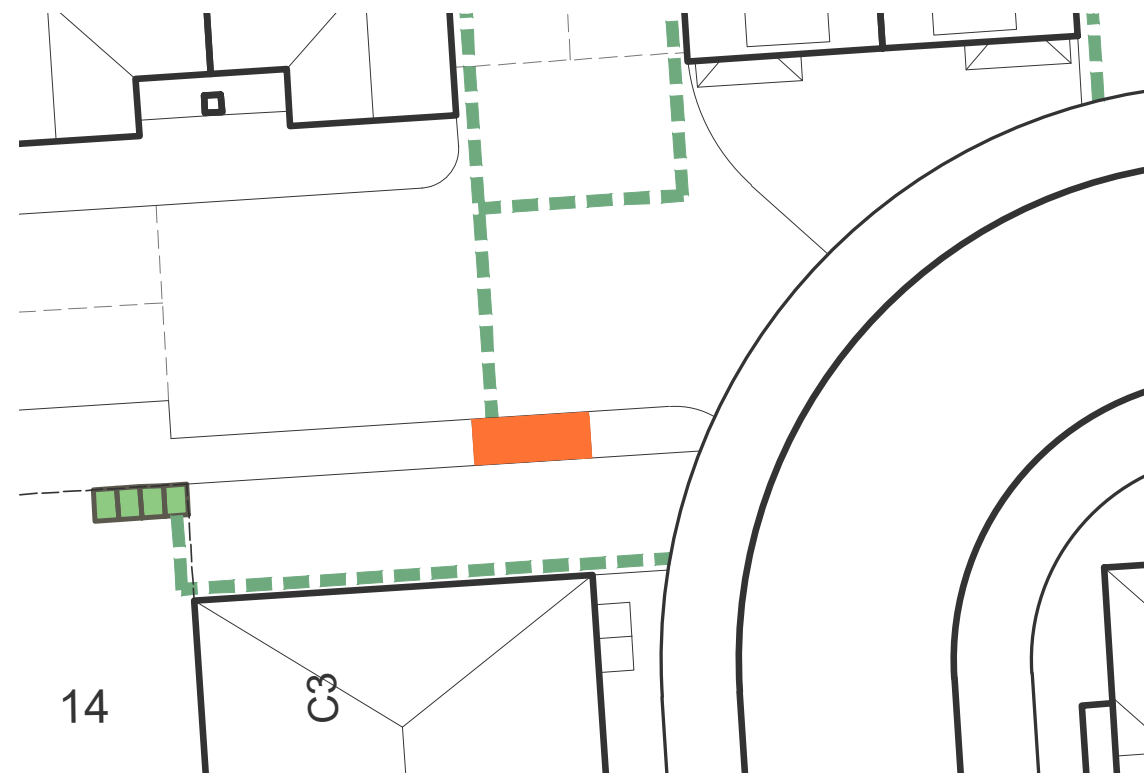
WASTE MANAGEMENT STRATEGY

The proposed waste strategy provides individual refuse storage for each house. For all houses secure bin stores will be provided to incorporate the following bins:

- blue bins - 140 litre
- brown bin - 140 litre
- green bin - 140 litre
- grey bin - 140 litre

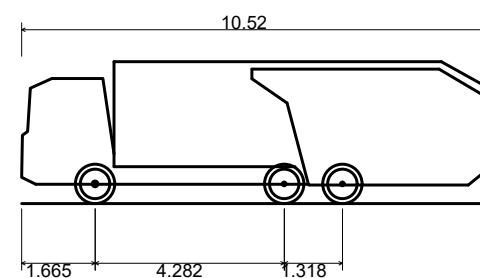
Bin collection areas, as shown below, will be for use on allocated waste collection days.

A waste proforma has been submitted with the planning application.



KEY

- Site Boundary
- Approximate location of bin storage within the curtilage of the property
- Approximate Bin Route
- Shared Bin Collection Point
- /// Refuge Vehicle Tracking



Phoenix 2-23W (with Elite 2 6x2ML chassis)
 Overall Length 10.520m
 Overall Width 2.530m
 Overall Body Height 3.211m
 Min Body Ground Clearance 0.416m
 Track Width 2.530m
 Lock to lock time 4.00s
 Kerb to Kerb Turning Radius 10.250m



An aerial photograph of a residential neighborhood. The image shows a grid of streets with rows of houses on either side. In the center of the image, there is a large, rectangular green field, possibly a park or sports field. The houses have red-tiled roofs, and there are many trees scattered throughout the neighborhood. The overall scene is a typical suburban or urban residential area.

SUSTAINABILITY

Sustainability

Manchester City Planning Policy currently uses the following documents to look to establish the carbon reduction targets to be achieved in new developments across the City.

These documents use different terminology to describe achieving the various reduced carbon emissions.

Please see below a summary of the terminology and targets set out within the current Manchester Planning Policy documents:

Planning Document:	Time of Production or Adoption:	Low Carbon Target:	Sustainable Design Definition:
Manchester Council's Core Strategy 2012-2027	Adopted 2012	Targets a 9% reduction in carbon emissions over Part L Building Regulations.	Low Carbon (9% over Part L 2013)
Climate Change and Low Emission Strategies 2016-2020	Adopted 2016	Targets a 48% reduction in carbon emissions from 1990-2020	Low Carbon (48% over 1990 emissions)
Manchester: A Certain Future	Produced in 2009, updated in 2013	Targets emitting 41% less CO ₂ in 2020 than in 2005 – Equates to 10% over Part L 2013 (if going by Part L requirements)	Low Carbon (10% over Part L 2013)
Draft Manchester Zero Carbon Framework	February 2019	Targets reducing carbon emissions by 50% over 2018 levels by 2022 and zero carbon by 2038	Low Carbon (50% over Part L 2013) by 2022, and Carbon Neutral by 2038

In order to achieve these Sustainability Targets the following Energy Efficient design measures are achieved in the new development:

- High levels of insulation throughout with minimal thermal bridges
- Internal heat sources
- Excellent level of airtightness
- Excellent levels of thermal insulation
- 100% low energy lighting throughout
- 100% efficient non-fossil fuel Electric Heating
- Air source Heat Pumps provided to all properties removing reliance upon gas

Vision

By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The city's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the city. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.

Anwyl response:

The site benefits from a highly sustainable location and is within walking distance of high-quality green spaces, including Alexandra Park.

The Applicant has undertaken significant engagement with MCR Active to identify a site for replacement playing pitch provision in South Manchester (within the catchment of the application site). As a result of the discussions with MCR Active, Alexandra Park was identified to provide replacement provision for the loss of playing field land at the site. A detailed Mitigation Proposal has been prepared by Sports Planning Consultants and is submitted alongside this planning application. The replacement pitch provision will provide further green infrastructure benefits to existing and prospective residents in the local community.

All dwellings proposed on the site will have their own private gardens providing access to private amenity and greenspace. Furthermore, where possible, existing trees and hedgerows within the site have been retained to provide an established green landscape from the onset.

Key Objectives

1. [Improve the quality and function of existing green and blue infrastructure.](#)

Anwyl response:

Alexandra Park has been identified to provide replacement provision for the loss of playing field land at the site. Alexandra Park is located within close proximity to the application site being within 15 minutes' walking time and will, therefore, meet the same catchment area/demand. The replacement provision will provide new and better quality facilities within close proximity of the site for use by existing and prospective residents in the local community.

2. [Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth.](#)

Anwyl response:

Where possible, trees and hedgerows are being retained within the development. The proposed development also includes significant soft landscaping proposals. The proposed landscaping scheme has been prepared which demonstrates that 87 new trees are being proposed, with 3 trees and 4 groups of trees being removed. The exact number of trees being removed from the groups is unknown as these were surveyed as a collective group rather than individual specimens.

In addition, all new dwellings will have green space in the form of front and rear gardens providing private amenity space.

3. [Improve connectivity and accessibility to green and blue infrastructure within the city and beyond .](#)

Anwyl response:

As detailed above, the site is well connected to Alexandra Park, which is a short walk from the site. Furthermore, the site's location means that it is within close proximity to several sustainable transport modes, including buses and the metrolink, which provide access to a variety of locations across the City. Additionally, the location of the site allows for practical cycling access to a range of local areas, including Chorlton, Stretford, Fallowfield, Didsbury, Whalley Range, Old Trafford, Hulme and the southern boundary to Manchester City Centre.

4. [Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides for residents, the economy and the local environment.](#)

Anwyl response:

Private gardens will enable residents to access and appreciate green infrastructure on the site.

The mitigation strategy proposed will provide a considerable benefit in terms of green infrastructure, resulting in both a quantitative and qualitative improvements to the land identified at Alexandra Park.

The proposed development also includes an ecological mitigation area, which will deliver a net gain in biodiversity on site of 8.32%.

An aerial photograph of a residential neighborhood. The image shows a grid of streets with rows of houses, mostly with red-tiled roofs. In the center of the image, there is a large, rectangular green field, possibly a park or sports field. The word "CONCLUSION" is overlaid in large, white, sans-serif capital letters across the middle of the image, partially obscuring the field and the surrounding houses.

CONCLUSION

Conclusion

- This document has been created to set in place the design rationale behind the submitted scheme on behalf of Anwyl Homes who have experience of delivering high quality housing across the north of the country.
- The scheme provides a residential development of family housing that exhibits best practice and respects its context and surroundings with a range of housing typologies.
- The development will provide 65 new homes across the site which will provide a range of market and affordable homes to create a balanced and mixed community delivering quality and choice of homes.
- The development will create a high quality sustainable residential development which aims to maintain and enhance the key existing landscape features.
- The development will maintain a well-informed, safe, and attractive neighbourhood, which promotes the wellbeing of its residents and visitors.
- The minimum privacy distances achieve 20m in compliance with Manchester City Council Residential Design Guide privacy standards. Natural surveillance has been achieved through the layout of streets and placement of dual aspect homes.
- The properties will be accessible for all, and the site benefits from excellent means of transport along Wilbraham Road giving residents and visitors a real choice about how they travel.
- The development will achieve a sensitive and robust solution to the relationship between existing and proposed dwellings and create a sense of place which includes house types that reference the local architectural language and blends seamlessly with the existing residential grain.



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