

23/2713C

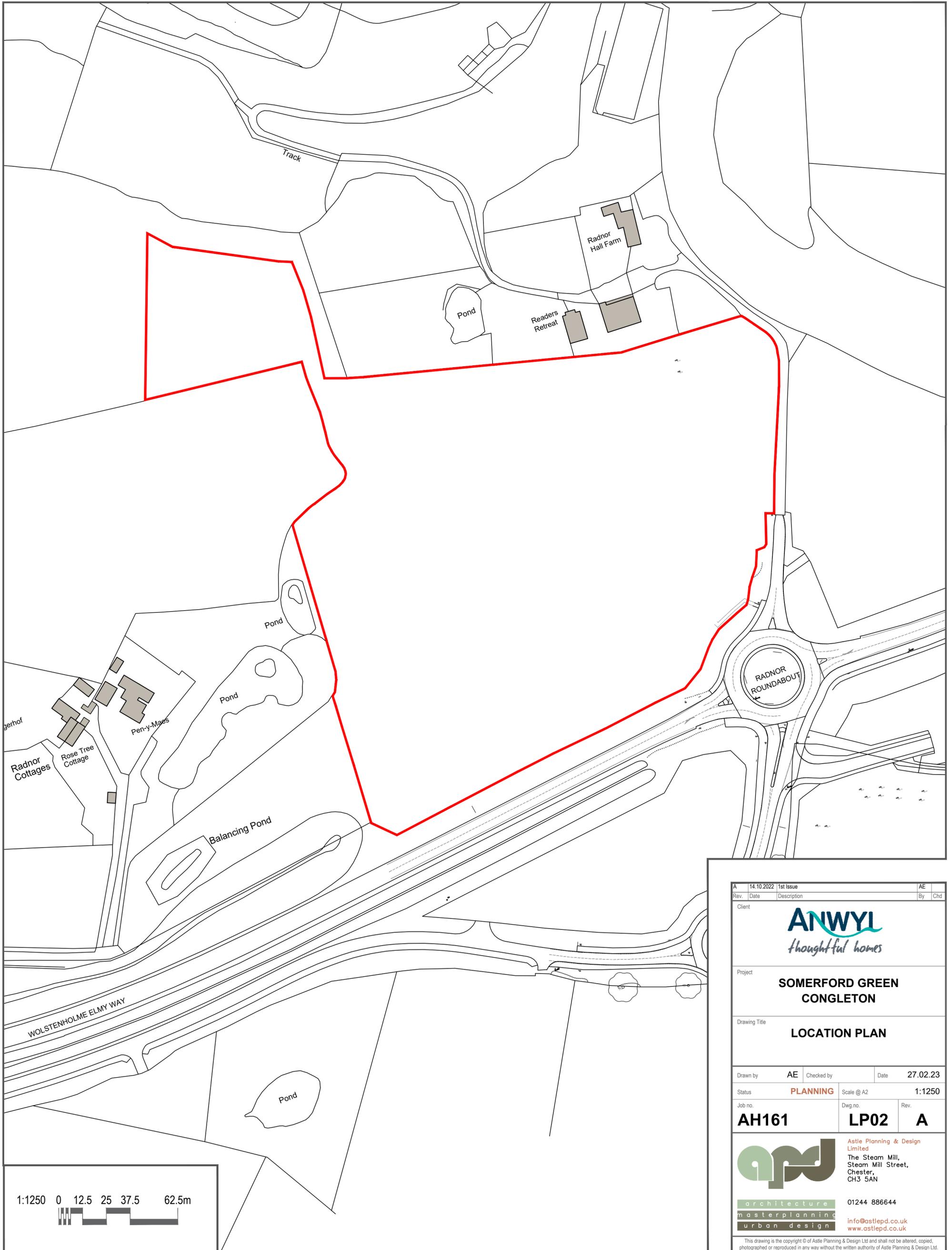
LAND NORTH OF THE
CONGLETON LINK ROAD
(CLR) KNOWN AS
SOMERFORD GREEN
CONGLETON CHESHIRE

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SOMERFORD GREEN - CONGLETON

LOCATION PLAN



Rev.	Date	Description	By	Chd
A	14.10.2022	1st Issue	AE	
Client				
				
Project				
SOMERFORD GREEN CONGLETON				
Drawing Title				
LOCATION PLAN				
Drawn by	AE	Checked by	Date	27.02.23
Status	PLANNING		Scale @ A2	1:1250
Job no.	Dwg.no.	Rev.		
AH161	LP02	A		
				
Astle Planning & Design Limited The Steam Mill, Steam Mill Street, Chester, CH3 5AN				
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info@astlepd.co.uk www.astlepd.co.uk				
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SOMERFORD GREEN - CONGLETON

CHARACTER AREAS LAYOUT



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GATEWAY CHARACTER AREA ACCOMMODATION SCHEDULE

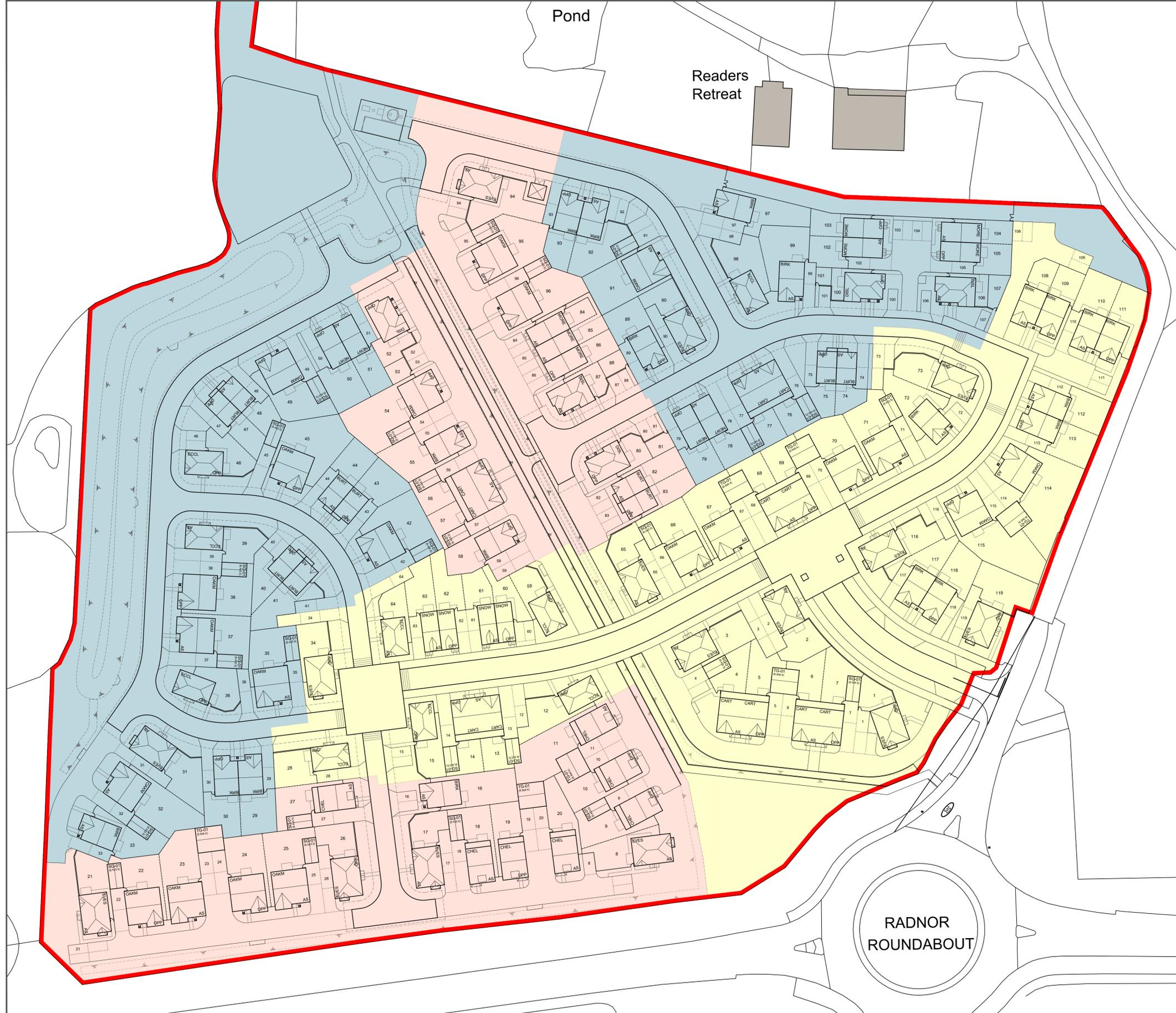
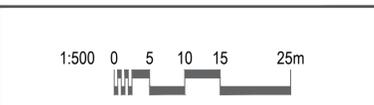
Name	Code	Bed	Storey	Unit No's	Unit ft ²	ft ²	Total
Private Housing @ 82.5% (98)							
Cartmel	CART	4 Bed	2.5	8	1554	12432	
Cheltenham	CHEL	4 Bed	2.5	0	1543	0	
Oakmere	OAKM	4 Bed	2	6	1515	9090	
Evesham - M4(2)	EVES	4 Bed	2	8	1329	10632	
Snowdon	SNOW	3 Bed	2.5	4	1061	4244	
Eccleston - M4(2)	ECCL	3 Bed	2	5	1056	5280	
Birkdale	BIRK	3 Bed	2	9	1101	9909	
Burton	BURT	2 Bed	2	0	756	0	
Affordable Housing @ 17.5% (21)							
Newton - M4(2)	NEWT	3 Bed	2	0	1003	0	
Moreton - M4(3)	MORT	2 Bed	2	0	911	0	
Disley - M4(2)	DISL	1 Bed	GF	0	542	0	
Disley	DISL	1 Bed	FF	0	689	0	
Grand Total:			40 Units			51587 ft²	

PARK CHARACTER AREA ACCOMMODATION SCHEDULE

Name	Code	Bed	Storey	Unit No's	Unit ft ²	ft ²	Total
Private Housing @ 82.5% (98)							
Cartmel	CART	4 Bed	2.5	2	1554	3108	
Cheltenham	CHEL	4 Bed	2.5	7	1543	10801	
Oakmere	OAKM	4 Bed	2	7	1515	10605	
Evesham - M4(2)	EVES	4 Bed	2	5	1329	6645	
Snowdon	SNOW	3 Bed	2.5	0	1061	0	
Eccleston - M4(2)	ECCL	3 Bed	2	0	1056	0	
Birkdale	BIRK	3 Bed	2	3	1101	3303	
Burton	BURT	2 Bed	2	2	756	1512	
Affordable Housing @ 17.5% (21)							
Newton - M4(2)	NEWT	3 Bed	2	0	1003	0	
Moreton - M4(3)	MORT	2 Bed	2	3	911	2733	
Disley - M4(2)	DISL	1 Bed	GF	3	542	1626	
Disley	DISL	1 Bed	FF	3	689	2067	
Grand Total:			35 Units			42400 ft²	

FRINGE CHARACTER AREA ACCOMMODATION SCHEDULE

Name	Code	Bed	Storey	Unit No's	Unit ft ²	ft ²	Total
Private Housing @ 82.5% (98)							
Cartmel	CART	4 Bed	2.5	2	1554	3108	
Cheltenham	CHEL	4 Bed	2.5	0	1543	0	
Oakmere	OAKM	4 Bed	2	8	1515	12120	
Evesham - M4(2)	EVES	4 Bed	2	2	1329	2658	
Snowdon	SNOW	3 Bed	2.5	0	1061	0	
Eccleston - M4(2)	ECCL	3 Bed	2	4	1056	4224	
Birkdale	BIRK	3 Bed	2	8	1101	8808	
Burton	BURT	2 Bed	2	8	756	6048	
Affordable Housing @ 17.5% (21)							
Newton - M4(2)	NEWT	3 Bed	2	4	1003	4012	
Moreton - M4(3)	MORT	2 Bed	2	4	911	3644	
Disley - M4(2)	DISL	1 Bed	GF	2	542	1084	
Disley	DISL	1 Bed	FF	2	689	1378	
Grand Total:			44 Units			47084 ft²	



Layout Key

- Gateway Character Area
- Park Character Area
- Fringe Character Area

References

- Highways - Eddisons Site Access Plan dwg no. 3949-F01 Rev F dated Jan '23
- OS Plan - Licence no. 100022432
- Topographical Survey - extracted from Greenhatch Group dwg no. 21489 OGL rev 0 dated 05.03.15
- Red Edge Boundary - provided by AH dated 24.02.23
- Drainage - extracted from Land Studio dwg no. 279-LST-XX-DR-D-0204 Rev P04-S4 dated 06.03.23

B	13.03.2023	Gateway Character Area updated	AE	
A	10.03.2023	1st Issue	AE	
Rev.	Date	Description	By	Chd
Client				
ANWYL <i>thoughtful homes</i>				
Project				
SOMERFORD GREEN CONGLETON				
Drawing Title				
CHARACTER AREAS LAYOUT				
Drawn by	AE	Checked by	Date	10.03.23
Status	PLANNING		Scale @ A1	1:500
Job no.	Dwg no.	Rev.		
AH161	CA01	B		
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LEGEND

- Existing Trees and Hedge to be Retained
Trees to be retained and protected in line with BS5837:2012.
- Proposed Avenue Trees
Trees to be planted as 20-25cm girth, Semi-mature, 4.5-5m high. Trees to be planted with a double timber stake secured with a rubber tree tie.
- Proposed Avenue Trees in Hard Landscape
Trees to be planted as 20-25cm girth, Semi-mature, 4.5-5m high. Trees to be planted with a tree grill, protected by an ornamental tree guard and secured with underground guys. Trees to have underground cell system.
- Proposed Feature Trees
Feature tree with vibrant autumn colour. Trees to be planted as 20-25cm girth, Semi-mature, 4.5-5m high. Trees to be planted with a double timber stake secured with a rubber tree tie.
- Proposed Native Trees
Trees to be planted as 14-16cm, Extra-heavy Standard, 3-4m high. Trees to be planted with a double timber stake secured with a rubber tree tie.
- Proposed Small Trees
Trees to be planted as 10-12cm girth or multi-stem specimens, 3-3.5m high and secured with single stake and suitable rubber ties.
- Proposed Native Shrub Mix
To be planted as bare root stock, 60-80cm, planted at 2/m².
- Proposed Shrub Planting
Ornamental shrub planting, to be planted in 3-4L containers at 3-4 p/m², and enhanced by feature specimens in 10-20L pots.
- Proposed Native Hedgerows
Native hedge mix, planted at 100-120cm, bare root stock, in a double staggered row at 400mm centres.
- Proposed Ornamental Hedgerows
Evergreen hedgerows to be planted in 10L containers at a rate of 3-4 per lin. metre.
- Proposed Wildflower Meadow Attenuation Pond
To be Emorsgate EM8F Wild Flowers for Wetland, supply by Emorsgate or similar approved. Sowing rate 1.5/gm².
- Proposed Wildflower Meadow
To be Emorsgate EM8 Meadow Mixture, supplied by Emorsgate or similar approved. Including 80% of ornamental grasses and 20% of wildflowers. Sowing rate 4/gm².
- Proposed Bulb Planting
To provide seasonal interest.
- Proposed Rain Gardens / Wetland Feature
400-600mm depressions in the ground planted with wetland plants. The exact size of the rainwater gardens will be dictated by the space available between the trees and root protection zone.
- Proposed 1m high Grass Mounds
Mix of marginal plants to wetland area.
- Proposed Marginal Plants
Mix of marginal plants to wetland area.
- Proposed Grass Areas
Species rich grassland in POS area. Front garden to be turf.
- Proposed Grass in Back Gardens
Back gardens to client specification.
- Proposed Grasscrete Surface
- Proposed Footpath
Compacted gravel path.
- Proposed Seat
Details to be confirmed.
- Proposed Public Art
Details to be confirmed.
- Proposed 0.45m Timber Knee Rail
- Proposed Gravel

LINK ROAD LANDSCAPING
In accordance with Planting and Seeding Layout Plan sheet 10 of 26 and sheet 11 of 26 for A536 Congleton Link Road.
Drawing number:
0000SL18-ARC-ELS-ZZZ-ZZ-ZZZ-Z-DR-LE-00010
0000SL18-ARC-ELS-ZZZ-ZZ-ZZZ-Z-DR-LE-00011

Individual Trees

- Native Woodland
- Native Woodland-Bat Hop Over
- Shrubs with Intermittent Trees
- Native Hedgerow
- Shrubs - Native

- ### GENERAL NOTES
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 3. This drawing is to be read in conjunction with all relevant Architects', Engineer's, Specialists, Bills of Materials and Specifications.
 4. The insertion of any firm or proprietary brand on this drawing is an indication of the class or quality required and does not exclude the use of alternative materials that are equal in performance, quality and appearance, provided that they have been approved in writing by the Landscape Architect.
 5. The Contractor is responsible for accurately ascertaining the position of underground services and responding to all relevant service easement requirements.
 6. All dimensions are in millimetres unless stated otherwise, for the purposes of construction this drawing must not be scaled and only written dimensions used. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing. IF IN DOUBT PLEASE ASK.
 7. All work and materials are to be in accordance with the relevant British Standards and Code of Practice.
 8. All Proprietary products are to be used strictly in accordance with the manufacturer's instructions and details.

REVISION NOTES

Rev	By	Description	Date
G	TS	Updated in line with new layout and client's comments	26.04.24
F	TS	Updated in line with new layout and client's comments	24.04.24
E	TS	Updated in line with new layout and the swales locations changed	23.11.23
D	FZ	Changed the wording connected to the NEAP	20.10.23
C	FZ	Updated in line with architect's layout Congleton Link Road planting added	19.10.23
B	TS	Minor amendments	04.04.23
A	TS	Updated in line with architect's layout	03.04.23

Client
Anwyl Homes

Project
Somerford Green, Congleton

Description
Landscape Masterplan

Status
For Approval

Scale @ A2
1:1000

Drawn
EO

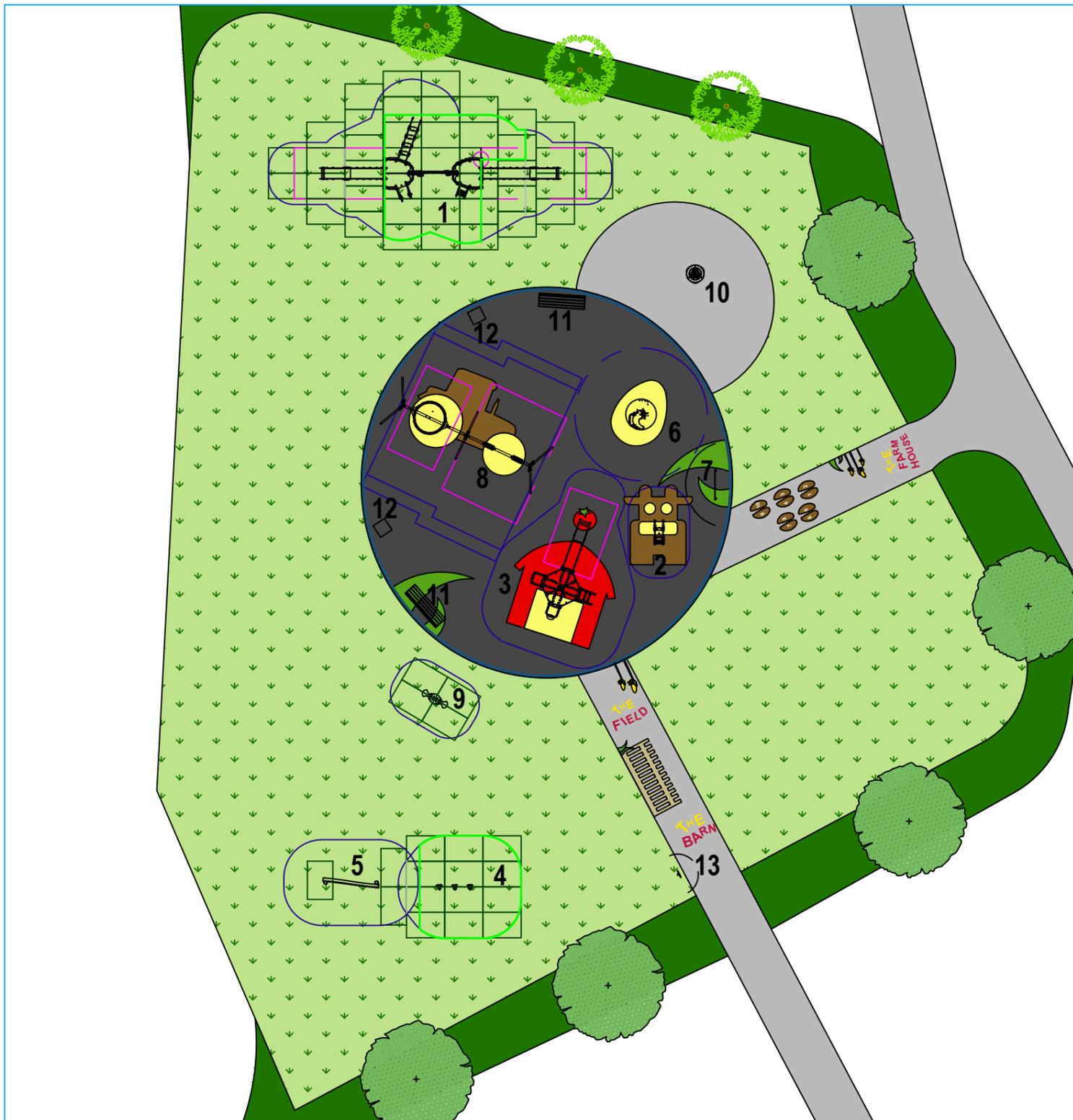
Checked
MW

Date
16/03/2023

Job number
4360

Drawing number
101

Revision
G



ITEMS LIST

Play Equipment

1. Kanope Multiplay Unit	Ref: J5614A
2. Tractor Springer	Ref: J865A
3. J2633M Tema Adventure with colour change panels green and timber effect	Ref: UKJ2633M-UK2023-09
4. Origin Log Run	Ref: J4905A
5. Origin Balancing Beam	Ref: J4903A
6. Low Platform Roundabout	Ref: J2403A
7. Fahr Farm Shop Play Panel (1200x792mm) including 2No. posts	Ref: UKFIFMSHOP3
8. Metal Combination Swing: 2x Flat 1x Pod (2.45m high frame)	Ref: UKJSPAcier60-5
9. Daisy Springer	Ref: J844A
10. Ball Game	Ref: R2212A

Ancillaries

11. 2no. Broxap Hodnet Softwood Seat to be Root Fixed x2	Ref: UKBX174010-RT
12. 2no. Broxap Derby Standard Litter Bin 120Ltr (Flat Top & Black) with fixing kit x2	Ref: UKBX45G2550
13. Signs Express A3 STANDARD Play Area Notice Sign - Panel with protective trim, end caps & 1 Post inc. delivery	Ref: UKA3PP

Safety Surfacing

Items 1, 4, 5 and 9 to be surfaced with 93m² grassmat. Kanope Multiplay Unit (J5614A) and Origin Log Run (J4905A) requires a total of 36m² Shockpads. Playsmart 30 Smart Play 2 (to achieve 3m cfm)

Area to be surfaced with 175m² Black Wetpour with Brown, Red, Yellow and Light Green colour wearpads.

- Critical Fall Heights as follows,
- 135m²@1.2m or less
 - 21m²@1.4m
 - 19m²@1.55m

- Colour Breakdown:
- 135m² Black Wetpour
 - 10m² Brown Wearpads
 - 10m² Red Wearpads
 - 14m² Yellow Wearpads
 - 6m² Light Green Wearpads

Wetpour requires 47Lm Chase Cut Edging into Grass inc. backfill & re-instatement with seed / re-use existing turf.

Farm themed thermoplastic graphics to pathway.

- Miscellaneous**
- Preliminaries included
 - Post Installation Inspection included
 - Delivery & Off-loading of partnership & landscaping elements (not included in the Proludic delivery)

- Optional Extras**
- Wetpour requires full ground works, these must be completed either by the client or Proludic and equate to:
- 175m² excavation into GRASS up to 200mm deep (spoil off site)
 - 175m² Supply & Lay MOT Type 1 Stone 100mm Deep loose load

Surfacing alternative to the farm themed graphic wetpour. 175m² Black wetpour with green wetpour wearpads.

- Critical Fall Heights as follows,
- 135m²@1.2m or less
 - 21m²@1.4m
 - 19m²@1.55m

- Colour Breakdown:
- 158m² Black Wetpour
 - 17m² Dark green Wearpads

Subject to full site survey from a Proludic Representative.

Based on a flat fully established grass site.

Proposed Grassmat Safer surfacing is based on a fully established grass site (including a minimum of 150mm of good quality soil and turf).

Proposed Grassmat will follow the natural contours of the land.

Wetpour guarantees are only valid when laid onto appropriate subbase with pre-cast concrete edging (PCC) to the manufacturer's specification. Wetpour guarantees will not be applicable when wetpour is laid onto any existing surface this includes (but not limited to) existing wetpour, paving slabs, tarmac & concrete.

Preliminaries have been included within your quotation, these equate to site setup, safety fencing, safety signage, welfare, offloading of equipment, storage & waste removal.

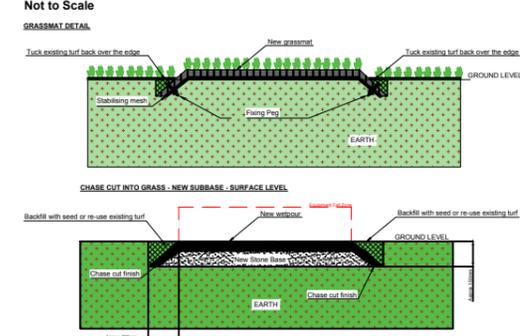
Measurements taken from client drawing Ref: Somerford green DWG no.101 rev B. Measurements correct at time of CAD drawing.

All pathways, furniture, planting, mounding and any other soft landscaping works not mentioned above are to be done by others.

Some images shown are for illustrative purposes only. The quote and items list will show the exact equipment used.



SURFACING DETAIL



PRODUCT KEY

	Grass by others		Grassmat
	Black Wetpour		Chase Cut
	Brown Wetpour Wearpad		Red Wetpour Wearpad
	Light Green Wetpour Wearpad		Yellow Wetpour Wearpad
	Pathways by others		Free Space
	Free Fall		Shockpad
	Trees by others		

Somerford Green NEAP Congleton

Anwyl Homes Cheshire and NW

Bins & Benches made to be 2m apart

DATE: 01/03/2024 REF: 2401.41548(SomerfordGreenNEAPCongleton_AHCNW)
 REV: A DB: BA/AL CB: AL/KAN/A SCALE: 1:200 @ A3



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Somerford Green - Congleton

TYPICAL STREET SCENES



Street Scene A-A - Plots 66 - 72



Street Scene B-B - Plots 96, 97, 85 - 89 & 66



Street Scene C-C - Plots 8 - 12, 60 - 57



Street Scene D-D - Plots 21 - 26 & 17

10/03/2024	Street scenes updated to latest scheme proposals	AE
01/12/2023	Proposals updated to latest scheme	AE
28/10/2023	Final Issue	AE MP
01/03/2023	Creation	AE
01/03/2023	Creation	AE

Client: **ANWYL**
Thoughtful homes

Project: **Somerford Green Congleton**

Drawing Title: **TYPICAL STREET SCENES SHEET 1 OF 2**

Drawn by: AE | Checked by: MP | Date: 28.03.2023

Status: **PLANNING** | Scale: @ A3

Job no.: **AH161** | Design: **SS01** | Rev: **C**

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