

25/0211/OUT

Land to the North and South of
the A533 (The Hill),
Sandbach



KEY

- SITE BOUNDARY (19.29 HA)
- NET DEVELOPABLE AREA 10.1 HA
GROSS DEVELOPABLE AREA 10.4 HA
- SANDBACH HEATH PARK 3.8 HA
- OPEN SPACE 5.1 HA (INCLUDING INCIDENTAL SPACE AND ATTENUATION PONDS)

MOVEMENT AND CONNECTIVITY

- POTENTIAL VEHICULAR SITE ACCESS
- POTENTIAL PEDESTRIAN/CYCLE SITE ACCESS
- POTENTIAL EMERGENCY ACCESS
- PRIMARY TREE LINED STREETS
- SECONDARY STREETS
- TERTIARY STREETS
- PRIVATE DRIVES
- PRIMARY PEDESTRIAN/CYCLE ROUTES WITHIN DEVELOPMENT
- EXISTING PROW FOOTPATH
- POTENTIAL CONNECTION TO PROW
- POTENTIAL EXIT/ INTERFACE WITH GREENSPACE AND CARE ACCOMMODATION

GENERAL CONTEXT

- GRADE II LISTED BUILDINGS
- LEONARD CHESHIRE DISABILITY CARE CENTRE
- EXISTING SEWER WITH 8M EASEMENT

LANDSCAPING

- EXISTING TREE PRESERVATION ORDER (TPO)
- EXISTING VEGETATION/ MATURE TREES
- PROPOSED INCIDENTAL/STRUCTURAL PLANTING
- PROPOSED PERIMETER HEDGEROWS
- ORNAMENTAL PLANTING
- SEATING AREA PROVIDING VIEWS TO WIDER CONTEXTUAL LANDSCAPE AND NEWLY CREATED SANDBACH HEATH PARK
- POTENTIAL LOCALLY EQUIPPED AREA OF PLAY
- SUSTAINABLE DRAINAGE SOLUTIONS (TBC)
- Root Protection Area (RPA)
- Indicative bench/picnic bench seat location
- Indicative litter bin/dog bin location
- Interpretation signage for ecological zones
- Entrance feature
- Indicative location of LEAP/LAP
- Indicative low grass mound
- Indicative allotments

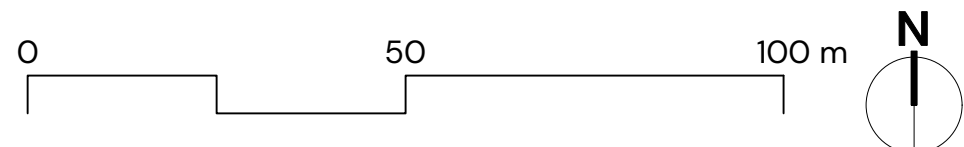
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- KEY**
- Site boundary
 - EXISTING LANDSCAPE FEATURES**
 - Trees/vegetation to be retained
 - Hedgerow to be retained
 - Root Protection Area (RPA)
 - Existing vegetation to be removed
 - Trees with TPO
 - Watercourse/waterbody
 - Public Right of Way (PROW)
 - Existing sewer with 8m easement
 - PROPOSED LANDSCAPE FEATURES**
 - POS Trees
 - Indicative front garden trees
 - Orchard trees
 - Native mixed hedgerow
 - Native hedgerow, single species
 - Ornamental hedgerow & structural planting
 - Native mixed shrubs
 - Native mixed woodland
 - Indicative ornamental groundcover, shrubs & herbaceous planting
 - Meadow grass such as Emorsgate B&B Basic General Purpose Meadow Mixture
 - Species rich meadow grass such as Emorsgate EM8 Special General Purpose Meadow Mixture
 - Open space amenity/mown grass such as Emorsgate EL1 Flowering Lawn Mixture
 - Mown path
 - SUDs wetland meadow grass such as Emorsgate EM8 Meadow Mix for Wetlands
 - Development parcels
 - Indicative bench/picnic bench seat location
 - Indicative litter bin/dog bin location
 - Listed building
 - Interpretation signage for ecology conservation area to include text 'Conservation area, please keep to paths'
 - Entrance feature
 - Indicative location of LEAP/LAP
 - Indicative low grass mown
 - Pedestrian route- Formal/informal
 - Shared pedestrian/cycle route
 - Timber knee rail to ecology conservation area
 - Indicative allotments

D	2025.0717	KG	Updated in line with new layout. Allotments added
C	2025.0710	KG	Minor amend and Arb Retention Plan updated
B	2025.0109	KCH	Amends in line with ecologist comments
A	2025.0108	KCH	Amends in line with ecologist comments
-	2024.12.19	KG	First draft
Rev	Date	By	Note

E	2025.08.28	KG	Updated in line with new layout and Arb retention plan
Rev	Date	By	Note



Landscape Masterplan

Land East of Sandbach

Client: Bloor Homes

DRWG No: P24-0000_EN_0001

SHEET: S1 REV: E

Drawn by : KG

Approved by: KC

Date: 19/12/2024

Scale: 1:1000 @ A0

