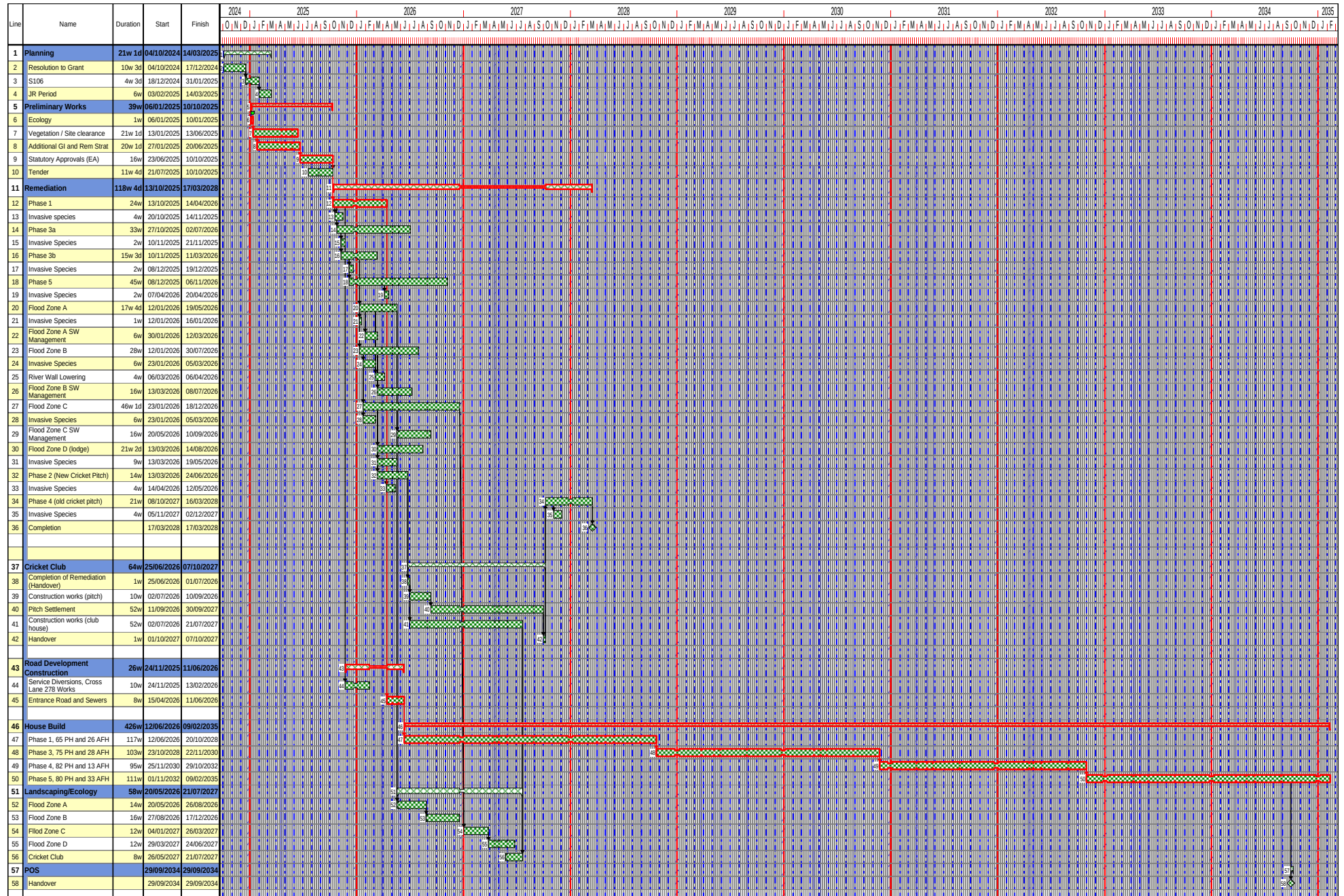
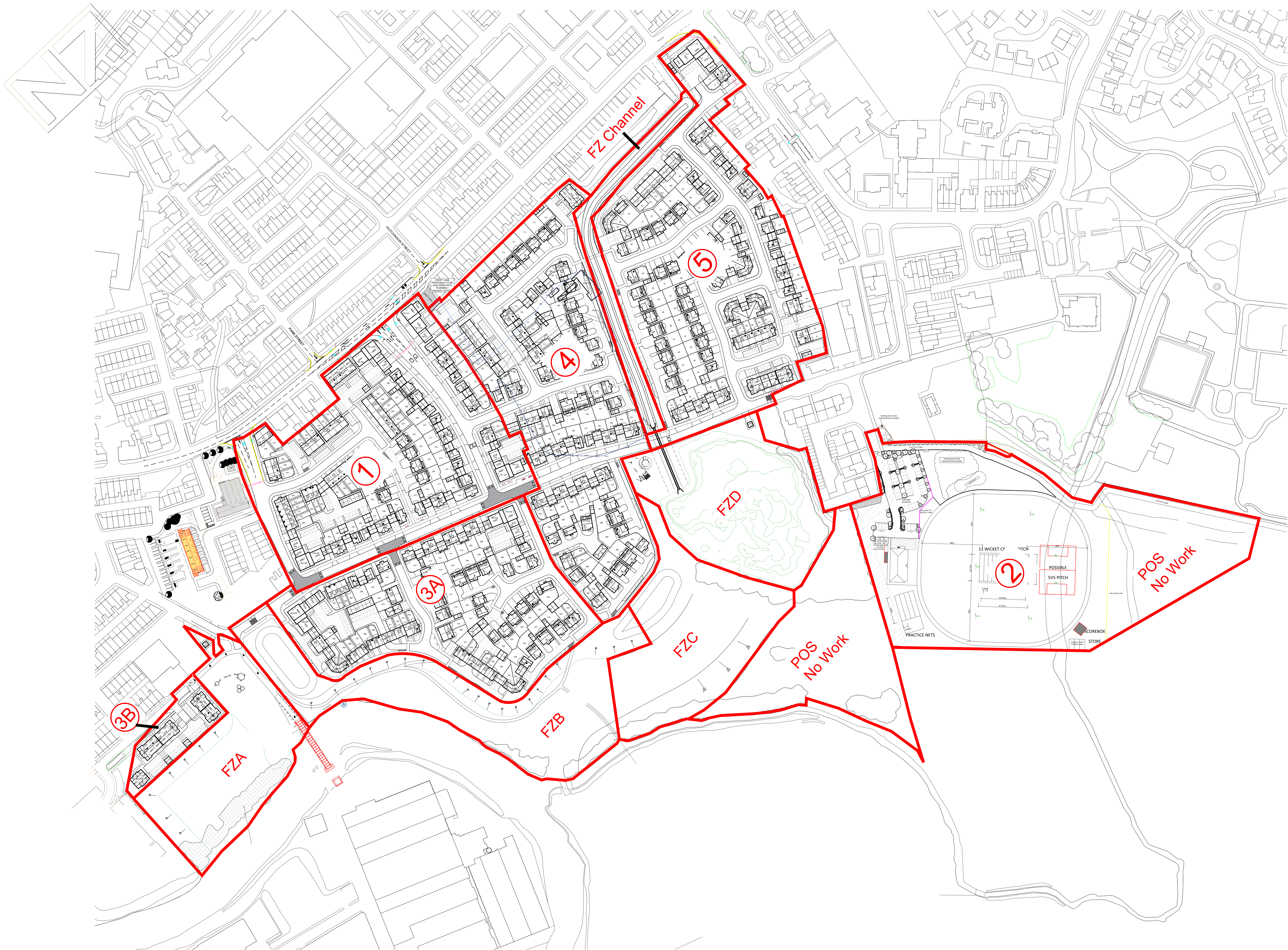




Milestone Appearances
Start Milestone



LEGEND

- Existing Cricket Club Land
- Affordable Units:
Phase 1 - 26 (26%) Affordable dwellings 81 (27%) Market dwellings
Phase 2 - 28 (28%) Affordable dwellings 75 (25%) Market dwellings
Phase 3 - 13 (13%) Affordable dwellings 74 (25%) Market dwellings
Phase 4 - 33 (33%) Affordable dwellings 70 (23%) Market dwellings

D	PHASING UPDATED FOLLOWING COMMENTS	05.11.24	CW
C	UPDATED TO SUIT PLANNING LAYOUT REVISION L	24.10.24	CW
B	UPDATED TO SUIT PLANNING LAYOUT REVISION L	24.06.24	CW
A	AMENDED FOLLOWING COMMENTS RECEIVED	17.11.23	CW
REV	DESCRIPTION	DATE	INIT

Morris Homes (North) Limited
Morland House
Altrincham Road
Wilmslow
Cheshire SK9 5NW
Tel: (01625) 544 444
Fax: (0845) 833 1845

Job Title
EAST LANCS PAPER MILL
RADCLIFFE

Dwg Title
PHASING PLAN

date	drawn	checked	scale	desig	rev
05.10.23			1:1000 @ A0	PP-01	D

Landscape Strategy

The development site is set within a substantial green and blue landscape infrastructure framework and the close relationship that the site has with the River Irwell and Radcliffe Ees provides an opportunity to create a development with a mature established landscape characteristic, integrated and connected to the existing and proposed green infrastructure assets found within the local area. Existing wetlands and scrub habitats within the site support significant populations of willow warbler, bullfinch, goldfinch, greenfinch and chiffchaff. These would be supplemented with additional planting using native species linking areas of established habitat to form a mosaic of native habitats providing a rich, varied and ecologically diverse naturalistic landscape for informal recreation & leisure.



Newly Planted Trees

Tree lined streets and green links within the development planted with a range of native and ornamental trees in-keeping with the residential character of the local area will be used to provide a robust green infrastructure, promoting biodiversity and complementing the many existing trees that will be retained and protected. New trees have been included as informal groups and singles to compliment the groups of mature and semi-mature trees retained across the site and to strengthen the structural integrity and definition of the new landscape framework as a whole.



Hedgerows

Hedgerows have been used to define space, provide screening, soften boundary treatments and provide a unifying element throughout the development. Native hedgerows will act as wildlife corridors increasing connectivity throughout the development and non-native ornamental evergreen hedge species have been proposed for the private garden boundaries away from areas of POS to provide year-round structural definition and screening.



Ornamental Shrub Planting

Ornamental shrub planting is to be used to bring colour, character and diversity to the individual gardens and street scene throughout the development. Large 25 litre specimen shrubs with loose canopy forms will be introduced where space allows providing an established and varied ornamental character. Contemporary shrub beds will be planted along verges, boundary walls and gable sides to bring form, texture and colour to the principal access routes.



Native Woodland

New belts of native woodland and understorey planting will be introduced to the boundaries of the development to create a substantial landscape buffer and to frame areas of open meadow grass and mown margins. New planting will connect physically with existing tree groups and incorporate retained scrub vegetation, linking isolated elements of vegetation and improving habitat connectivity.



Native Wildflower Meadow & Amenity Grassland

The native wildflower meadows and grassland areas will be specified primarily to provide a visual and ecological transition between the shorter grass and hedgerows / tree belts providing a sward with a greater diversity of species than short grass, with a predominance of wildflowers, thus providing a species rich habitat / hunting ground for local bird and bat populations. Amenity grassland is included to create areas of short mown grass for informal recreation with easy pedestrian access for the users of the site.



Attenuation Pond & Wetland Planting

Areas of native species-rich wetland meadow would be introduced to reinstate the historic Hutchinsons's Golt as a principle element of the sustainable drainage strategy creating a visual and ecological transitional corridor running across the site, enhancing landscape character and biodiversity. The attenuation ponds will provide natural water storage and drainage. They will be planted with native wetland meadow species suitable for seasonally wet soils, based on the vegetation of traditional water meadows. Mown grass around the swales enhances the visual impact and definition of these features, contrasting with the tall grasses and wetland species to the internal banks and bases. A network of raised timber walkways will run throughout the wetlands providing access to people of all abilities encouraging outdoor recreation for the residents and the wider community.



KEY & NOTES

- Buildings**
Refer to architects drawings for details
- Proposed Street Trees**
A variety of native and ornamental trees selected for their form, site suitability and seasonal interest
- Proposed Native Woodland Trees**
A variety of native trees selected for their form, site suitability and seasonal interest
- Proposed Native Wet Woodland Trees**
A selection of native trees able to withstand waterlogged soils and be planted alongside the swales within the Public Open Space increasing biodiversity across the proposed development
- Proposed Scrub**
A variety of native scrub species selected to complement the existing areas of scrub, providing habitat to support the populations of native species: bullfinch, goldfinch, greenfinch and chiffchaff found within the site
- Proposed Amenity Grassland**
Areas of short mown grassland for informal recreation with easy pedestrian access for the users of the site
- Proposed Native Meadow & Grassland**
Native meadow with a predominance of wildflowers, providing a species rich habitat and forming ground encouraging local wildlife
- Proposed Attenuation Pond & Wetland Planting**
Native species rich wetland and grassland selected for seasonally wet soils based on the vegetation of traditional water meadows
- Proposed Hedges**
A variety of native and ornamental hedgerow species selected to provide structure, texture and seasonal interest
- Proposed Areas of Ornamental Shrub Planting**
A selection of shrubs, treeless plants, climbers and ground cover chosen for their site suitability, form, texture and colour
- Proposed Rain Gardens & Bioswales**
Linear planting beds with multi-layered planting, aiming to increase urban biodiversity and create a visually attractive, greened pedestrian route
- Proposed Lawn Areas**
A variety of native and ornamental lawn species selected to provide structure, texture and seasonal interest
- Proposed Lodge Side Habitat**
To create a soft edge to the water and a natural appearance along Church Street East and near functional flood paths
- Existing Natural Shrubs and Habitat**
To be retained and managed in accordance with the ecological management plan including selective thinning, clearing and creation of new habitat for breeding birds, foraging bats, invertebrates and protected species
- Proposed Riverbank Planting (Riparian Buffer Zone)**
Native, non-invasive marginal and aquatic planting selected to enhance the riverbank, providing species rich aquatic habitat for local wildlife
- Proposed Native Woodland Planting**
A variety of native trees selected for their form, site suitability and seasonal interest
- Existing Trees & Vegetation**
To be retained and managed

Metres
10 20 30 40 50 60 70 80 90 100
SCALE 1:1000

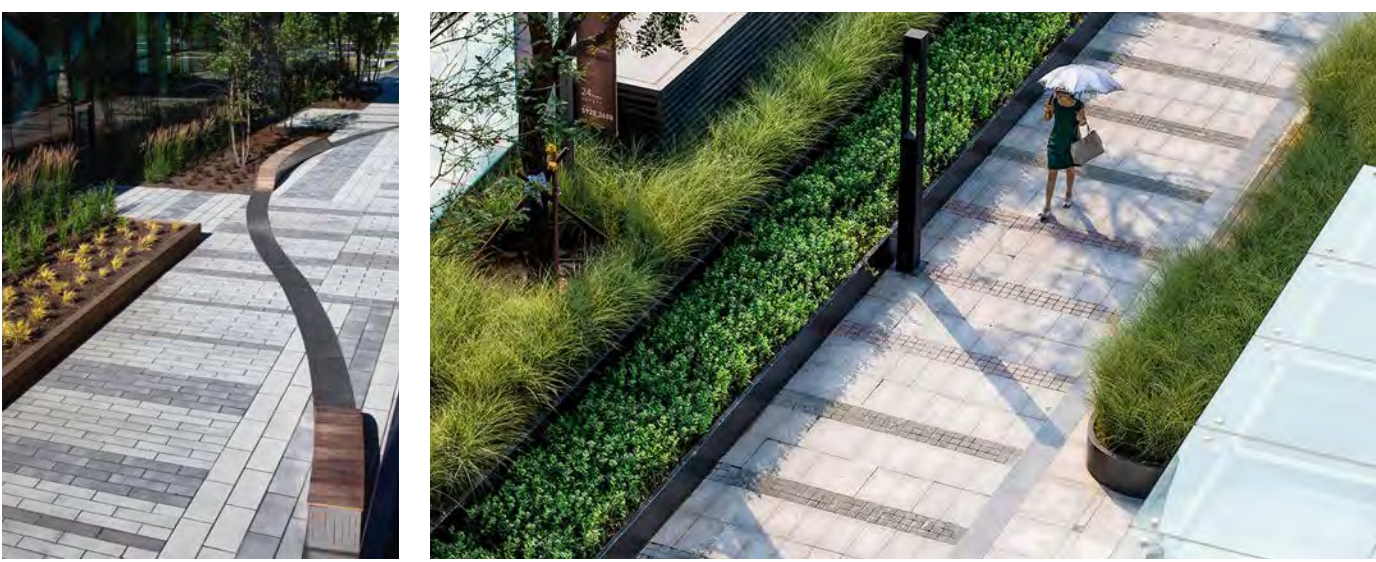
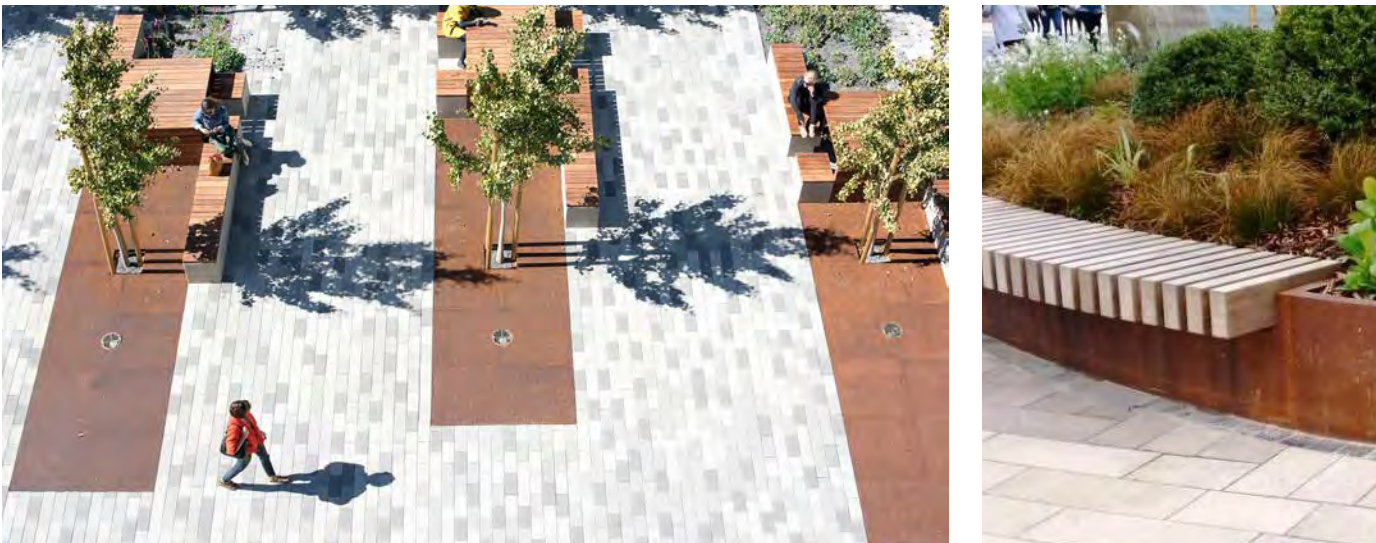


Church Street East

This space will form a central focal point to the development. The contemporary design will establish a pedestrian orientated linear open space. Feature strips combining planting and street furniture will form focal points providing pedestrian orientated communal gathering places.

Distinctive paving patterns and attractive materials will be used to create a hardwearing and long-lasting surface treatment that indicates a hierarchy of footpaths and cycleways, encouraging sustainable travel within the local community.

Tree planting will include large species suited to urban environments such as Acer platanoides and Sorbus aria, to provide structure, shelter and shade within the open space. Smaller species such as Prunus and Amelanchier will also be used to provide seasonal interest and attractive foliage. Rain gardens and bioswales will be used to form linear planting beds with multi-layered planting, aiming to increase urban biodiversity and create a wildlife corridor, protect pedestrians from air pollution.



Play Areas

A range of timber play equipment alongside natural play features such as large boulders and raised earth forms will be used within the play areas to encourage informal play. In keeping with the informal and naturalistic design the remaining space around the play areas would be maintained as open lawn, allowing space for informal ball games and sports.





(Main site)

- Schwegler 1FF box
- Schwegler 2F bat box
- Schwegler 2FN bat box
- Schwegler 1B bird nest box (26mm, 32mm and oval entrances)
- Vivara Pro woodstone swift nest box
- Vivara Pro woodstone house sparrow nest box
- ◆ Bee brick
- ◆ Schwegler insect nesting aid
- Log piles
- Hibernacula

East Lancs Paper Mill - Cricket Pitch Relocation Site

Site plan

- Development boundary
- Bat box
- Bird box
- Insect box
- Hibernacula
- Log pile

