Contents:

i. Introduction
   • LDO Context  Page 04
   • The LDO Site  Page 04

ii. The College Context  Page 06
    • Working with the Grain of the Place  Page 06
    • Appreciation of the Place  Page 06

iii. Development Sites  Page 08
    • Site 1 - Teaching & Workshop Space  Page 08
    • Site 2 - Centre Point Extension  Page 11
    • Site 3 - Sports Science & Performance Academy  Page 15
    • Site 5 - Extension to Engineering Shed  Page 16
    • Site 4 - Extension to Teaching Space  Page 17
    • Site 6 - Employment Hub  Page 21
i. Introduction

Intended to guide wider development at Reaseheath College in the context of the proposed Local Development Order (LDO). This statement responds to the local design constraints and aspirations for the College Campus and builds on the College’s commitment to high quality design and sustainability.

LDO CONTEXT

Cheshire East Council proposes to adopt an LDO for parts of the Reaseheath Campus to support and strengthen the rural economy. The LDO is being promoted as part of a national programme of Food Enterprise Zones endorsed by the Department of Environment and Rural affairs (DEFRA). Further details of the LDO approach and proposed planning conditions are set out in the accompanying Statement of Reasons (July 2016).

Reaseheath College

‘To inspire individuals, communities and rural businesses by delivering world class education and skills accessible to all’

Reaseheath Mission Statement

| Table: i:01 - Local Development Order Sites: Uses, Configurations & Maximum Floorspaces |
|---------------------------------|-----------------|-----------------|--------------------------------------------------|
| Site Number: | Title: | Site Area: | Use Class*: | Summary Description of Proposals: |
| 1 | Teaching and Workshop Space | 1.0ha | D1 | Up to 2,500 sqm of floorspace falling within Class D1 (education and training) for specialist engineering workshop/teaching facilities. |
| 2 | Centre Point Extension | 0.3ha | D1 | Up to 600 sqm of floorspace falling within Class D1 (education and training) to provide additional conference and meeting room facilities, including use by potential employers as interview space. Comprising an extension to the College’s Centre Point Reception Area. |
| 3 | Sport Science & Performance Academy | 0.8ha | D1 & D2 | Up to 1,850 sqm of floorspace falling with Class D1 (education and training) and D2 (community use) to provide year-round sports facilities including sport science and performance labs. |
| 4 | Extension to Teaching Space | 0.9ha | D1 | Up to 450 sqm of floorspace falling within Class D1 (education and training) providing new teaching accommodation, linked to the operation to the adjoining Animal Science Centre. |
| 5 | Extension to Engineering Shed | 0.2ha | D1 | Up to 200 sqm of floorspace falling with Class D1 (education and training) and comprising enclosure of an outside agricultural machinery storage area as an extension to existing workshops/practical teaching area. |
| 6 | Employment Hub | 1.82ha | B1, B2, & B8 | Up to 5,800 sqm of floorspace falling within Classes B1, B2 and B8. |

*Class references as per Classes Order 1987 (as amended).
**WORKING WITH THE GRAIN OF THE PLACE**

**ii.01** Whilst the college was established in 1919 and has grown steadily over many years, its recent growth in the last decades has been a symbol of its success and importance of land and food based education in the UK.

**ii.02** The existing built forms within the campus vary from the historic hall and related outbuildings (i.e. the Stable Block) to contemporary education, training and student accommodation blocks across the campus. This variety of architecture gives the campus the character of an evolved settlement, set as it is into a mature landscape.

**ii.03** However, that history and maturity brings with it its own difficulties when it comes to the College's future growth and expansion. Many of the historic buildings and their setting are covered by a Conservation Area designation and the farmhouse at Old Hall Farm is Grade II Listed, as illustrated in Figure i:01 previously.

**ii.04** The setting of the listed buildings, conservation area and wider characteristic of the landscape all contribute to make the campus special. As a result future development will need to be undertaken sympathetically to the site constraints and work with the grain of the built form and landscape into which it is set.

**ii.05** The sites identified as part of the LDO have therefore been chosen due to their location; related as they are to associated activities and uses, ease of access and relationship to existing built form.

**ii.06** Figure i:01(on previous page) illustrates the six sites identified as part of that growth strategy in the context of the wider campus. Additional projects are also planned, but will not form part of the LDO and would be brought forward through the normal development planning process with Cheshire East Council's planning department.

**APPRECIATION OF PLACE**

**ii.07** Once the general location of the various sites and their uses were identified, various studies were commissioned to test the feasibility of the proposals to ensure the sites were free from serious constraints. These studies included heritage, ecology and landscape, as well as a transport assessment, taking an overarching view of the sites in the context of the wider campus.

**ii.08** All of the studies form part of the supporting documentation to this Design Statement, having informed its preparation and have been submitted as part of the consultation process.

**ii.09** In essence the summary of each study’s findings are set out below:

**Heritage**

As previously illustrated in Figure i:01 a Conservation Area designation covers the historic core of the college campus. The heritage buildings and the parkland in which they're set is an asset to the college and is sensitively managed in the campus context.

In addition to the Conservation Area the farmhouse at Old Hall Farm, outside the main campus, but owned by the college is a Grade II listed building. This building is located to the west of Site 1. Due to the sensitivity of the sites in relationship to the Conservation Area and listed building a heritage impact assessment has been undertaken. The conclusions of which have been used to inform the constraints and the development parameters for each site.

**Ecology**

Development in the LDO will be designed to manage and where possible enhance the bio-diversity and ecological value of the College campus and surrounding areas. Detailed bio-diversity surveys have been completed for each of the LDO sites which have informed suitable mitigation plans and management procedures to be followed.

**Landscape**

A tree survey has been completed and trees that are classed as ‘highly desirable to be retained’ or of ‘good value and desirable to be retained’ have been highlighted on the constraints plans and incorporated, wherever possible, into the parameters and illustrative masterplans.

Where possible healthy trees should be retained within the sites and protected during and after construction in accordance with BS5837:2012, Trees in relation to design, demolition and construction.

**Transport & Access**

A detailed Transport Assessment has been carried out in support of the LDO development which confirms minimal and short term impact on the local highway network.

All proposed campus based development is readily accommodated within existing access arrangements. A new access will be provided to Site 6 following the completion of the A51 by-pass.

A comprehensive Travel Plan is also in place for the College Campus which is reviewed and updated annually. The latest update takes account of the proposed additional LDO development on the campus site and provides context for sustainable travel planning for the employment zone on LDO Site 6.

A separate Travel Plan will need to be prepared as development comes forward on LDO Site 6 and managed in consultation with business occupiers in the future.

**Utilities & Services**

All campus based development can be accommodated within the existing utility and service capacity within the College. As now, total separation of foul and surface water drainage systems will be required with only foul water flows allowed to emanate from the site and to connect with the public sewerage system.

LDO Site 6 will be able to connect to all main utility services from the existing A51 when the new access route is constructed. Foul water drainage will need to be connected to the existing public sewer in Barony Road via a new pumping station to be designed and built by the developer to an adoptable standard and include emergency storage and/or overflow facilities. Design proposals to be approved by United Utilities and the Environment Agency, together with the Local Planning Authority. Surface water drainage is proposed to be managed on site through a suitable SUDS system to be designed as part of the site masterplanning process when development comes forward.
Sustainability

In developing the proposals for each of the LDO sites, each should demonstrate an over-arching commitment to sustainable development and sustainable design. This section brings together the aspects of sustainable design that influence the overall quality and functionality of the development. It breaks this down into three sub sections: spatial, passive and active sustainable design.

Sustainability in terms of design and construction means choosing sites which are well related to existing facilities and opportunities for over related activities, such as leisure, employment and places to live, designing in flexibility for changes of use, lifestyle and demographic. This means designing for energy and resource efficiency, creating flexibility in the use of buildings, external spaces and service infrastructure and introducing new approaches to transportation, traffic management and parking.

Spatial Sustainable Design

The six LDO sites have been selected for their ease of accessibility within the campus by all forms of transport and located close to existing related facilities, including student accommodation.

Social Infrastructure: Sustainable places require a healthy mix of social and economic infrastructure alongside educational uses in order to function well. The campus, by its very nature has a good mix of uses in both the current campus and proposed LDO sites. In addition the campus has developed regular interaction with the surrounding community in the form of open days, educational visits from schools and the use of existing facilities by the wider community. In addition the development of some of the sites for leisure uses will add to this wider community interaction and will allow the campus to ‘grow’ and diversify alongside the wider community. Designing for this interaction is an important part of place shaping.

Encouraging Walking, Cycling and use of Public Transport: The very nature and form of the campus gives priority to pedestrians and will encourage more cycling and walking. The incorporation of links to existing public rights of way and surrounding roads and lanes will also add to the sites connectivity. Good links to public transport as part of the wider campus strategy moving forward should be encouraged.

Passive Sustainable Design

Layout & Orientation: Ensuring good levels of daylight into a development reduces the need for artificial light with passive solar gain reducing the need for space heating and increasing duration that areas of public realm can be used through the day. The key to optimising the solar potential of a site is to orientate buildings broadly south.

Trees & Shade: The need to provide shade in the public realm becomes more important as global temperatures increase, to ensure that spaces are still usable in the height of summer by all members of the community in terms of age and mobility.

Trees offer the opportunity to shade users, shelter them from wind and rain and provide an aesthetic quality to urban spaces. In addition, trees absorb carbon dioxide and capture particulates in terms of pollution and dust, aiding in reducing levels of asthma and other breathing related illnesses.

Active Sustainable Design, Construction & Occupation

Building upon the passive environmental design discussed previously, the design, construction and use of buildings and spaces further contributes to delivering sustainability within new development. These aspects of active design are addressed in turn.

Measures of Sustainability: The Infrastructure Act has now come into force with changes to both the Building and Planning Acts. This will mean that energy efficiency will be dealt with through an updated Part L of the Building Regulations.

Thermal Efficiency and Energy Reduction: Once passive elements have been considered, building design should focus upon a fabric first approach to maximising the energy efficiency of the development. This is based on the premise that reduced resource demand will lead to more sustainable living and a smaller carbon footprint for new development.

Managing energy usage through construction is a key principle of sustainable design and construction. Enhanced thermal performance and energy management makes buildings more efficient, improves their comfort, reduces running costs, and reduces the carbon footprint.

Renewable Energy and District Heating: There are various renewable or low carbon energy scenarios for different scales of development. However, this should be based upon a genuine and comprehensive assessment of what is appropriate for a particular development. In other words, it should form part of the overall sustainability strategy and not be viewed in isolation. Renewable energy may not indeed be necessary or even viable if a successful passive design and/or fabric first approach is adopted.

Water Management: Increasingly water will become a scarce and more valuable resource, particularly in higher density urban areas with a high demand. It will also be increasingly relevant to ensure that adapting to climate change and the frequency of extreme weather events, including flash flooding are integral to scheme design. The issue of sustainable urban drainage, the reduction of water consumption and recycling of water (harvesting) need to be fully considered as part of the detailed design process.

Materials and Construction: The sustainability of materials used in construction will be important to the overall sustainability of the development. Materials selection should also take account of embodied energy (method of manufacture, source, transportation and recycled content) as well as their thermal/engineering properties.

Whole Life Costs: This should be built into the design process from the outset to ensure that short termism doesn’t undermine the design quality or long term sustainability of new development. This is especially important in the context of the public realm, including street design. Well sourced and specified natural materials often work out as cost effective on a whole life basis when compared against less suitable, man-made materials. This needs to be a factor in deciding on designs for public space and potentially buildings.

The design parameters for each individual Plot within the LDO are set out in turn in the following chapters.

Considerate Construction

All contractors and construction works will comply with the Considerate Constructors Scheme and especially the Code of Practice. Adjoining residents and businesses must be considered at every stage of the design and construction process with a Considerate Constructor Plan in place at commencement of the on-site works.
iii. The Development Sites

SITE 1 – TEACHING AND WORKSHOP SPACE

Site Location, Area and Current Use

iii|01 Site 1 lies to the north of Wettenhall Road and is currently a single field subdivided into grazing paddocks for small animals from the Reaseheath Zoo. It lies to the north west of the main College Campus and is around 1 hectare in size. The site sits adjacent to the College’s farm buildings with direct access from the farm and adjacent college owned farmland.

Development Objectives

iii|02 The site is proposed to be developed for additional teaching and workshop space to accommodate growth and address the poor condition of existing facilities within the engineering department. The development will need to provide a range of specialist and general teaching areas in an agricultural environment and support delivery of advanced engineering, smart-specialisation and precision farming/agri-engineering skills.

Opportunities & Constraints

iii|03 Figure iii:01 opposite highlights the main opportunities and constraints of the site to meet the development objectives.

Existing Trees & Hedgerows

iii|04 The site is bounded by a number of large mature trees to the south west and a belt of trees to the south east which are of good quality and must be retained, taking cognisance of the relevant crown spreads and root protection zones (RPZ’s). These, combined with the mature hedgerows along the south and eastern boundaries screen the site from Wettenhall Road and the Halls of Residence which lie to the south east.

Views

iii|05 A view to and from the Grade II Listed Georgian farmhouse at Old Hall Farm can be had across the site to the north east as illustrated in Photo iii:01.

iii|06 Residential properties at Holly Bank Farm and further north west on Cinder Lane have glimpse views back to the site. These views, however, are largely obscured by the intervening hedgerows and hedgerow trees. Views from these properties already focus on the farm and college buildings in the campus. However, careful siting of the building and the use of planting on the site boundaries will ensure the development of the site has no additional impact on these dwellings.

Existing Built Form

iii|07 The existing massing of buildings in this location vary with the halls of residence and farm house rising to three storeys, and, whilst the agricultural buildings are of a single storey they are of a greater mass with the apex of the buildings rising to around 8 to 10 to 15 metres, depending on their use.
Glimpse views to & from site from properties on Cinder Lane

Upper floor views to & from property

View to & from farmhouse across the site

Short range views to & from site to adjoining field

Wettenhall Road

Cinder Lane

Old Hall Farm

Holly Bank Farm

Windsor Hall

Key

Local Development Order Site Boundaries

Conservation Area

Grade II Listed Building (Old Hall Farm House)

Recent Built Form/Setting

Existing Trees

Existing Hedgerows

Student Accommodation Interfaces

Key Views

Building Storey Heights

Root Protection Zone (RPZ) for Mature Trees

Figure iii.01 - Site 1: Constraints & Opportunities

Ordnance Survey © Crown copyright 2016. All rights reserved. Licence number 201024

Scale 1:1250 (@ A3)
Figure iii:02 - Site 1: Development Parameters
Landscape & Ecology

iii|08 The site consists of improved grassland and hedgerows with hedgerow trees and two mature in-field trees including a Sycamore and an Oak which may also have bat roosting potential. As highlighted above, these trees and the hedgerow are to be retained.

iii|09 Apart from bat roosting potential, Site 1 offers limited ecological value provided reasonable avoidance measures are adopted for construction.

Design Parameters

iii|10 Out of the site constraints, spring the development parameters. Figure iii|02 illustrates the development parameters for this site.

Location & Orientation

iii|11 Figure iii|02 illustrates the general development zone in which the footprint of the building can be located. In addition, the maximum footprint of the building is also indicated within the zone to give an indication of the overall size.

iii|12 However that footprint can be positioned anywhere within the wider zone to provide the optimal location for the uses proposed. It is envisaged that single storey classrooms would be located on the western and southern elevations with perhaps a mezzanine floor above. The main body of the building accommodating an open plan machinery floor with sufficient space and headroom to accommodate forage, combine and maize harvesters.

Scale & Mass

iii|13 The design proposal will take the form of an agricultural shed of single storey construction, with a minimum eaves height of 3 metres to the west, rising to an apex of around 10 metres. The maximum built development area will be 2,500 sq m. It is envisaged that the apex will be offset with a longer sloping 'catslide' roof to the west facing out to the countryside, with the higher massing of the building located closest to the main campus complex and thus minimizing its impact on the rural hinterland.

Access & Movement

iii|14 As illustrated in Figure iii|02 pedestrian access would be from the south, with the main pedestrian entrance to the building located on the southern elevation. Machinery access and servicing is segregated and provided from the main farm to the north east of the site. The existing farm track to the north west of the site with access off Wettenhall Road will be gated and used only for agricultural machinery and deliveries.

iii|15 In addition, the areas indicated to the north and east of the building would be the maximum extent that could be laid to hardstanding for marshalling/parking/testing of agricultural machinery as required to ensure the building functions optimally.

Materials & Appearance

iii|16 The building will take the form of a modern agricultural building, using a mixture of timber cladding and metal profile roofing sheets in a colour to match the existing surrounding buildings.

iii|17 Glazing will be softened by the use of timber louvres over the upper half of windows to minimise the potential for glare out to the surrounding countryside. Precedent and materials images illustrate the feel of the built form expected.

Landscape

iii|18 The building should be set into a grassed paddock with any hard standing set to the rear of the building. The boundaries of the site should be planted with native hawthorn/holly hedges and hedgerow trees to match those found on the eastern and southern boundaries or in the surrounding field hedgerows. A minimum offset from the western and southern boundaries of 15 metres is proposed to minimize the building visibility from Wettenhall Road.

SITE 2 – CENTRE POINT EXTENSION

Site Location, Area and Current Use

iii|19 Situated at the heart of the College Campus, the Centre Point building is one of the newer buildings at Reaseheath. It contains the main college library, reception and student services facility with potential to extend the existing building within the overall site envelope, which extends to around 0.3 ha.

Development Objectives

iii|20 There is a requirement to enhance and extend the current Library and study provision for both FE and HE Students at the campus and create flexible space for potential employer interaction. The provision of a dedicated HE Library and learning space will enhance and support the HE courses offered by the college, helping to attract new students, whilst the extension to the current Library will provide dedicated IT rich learning space for the Colleges FE students.

iii|21 Figure iii|03 over page illustrates the general development zone in which the footprint of the building can be located. In addition, the maximum footprint of the building is also indicated within the zone to give an indication of the overall size. However that footprint can be positioned anywhere within the wider zone to provide the optimal location for the uses proposed.
Opportunities & Constraints

iii|22 Figure iii:03 opposite highlights the main opportunities and constraints of the site to meet the development objectives.

iii|23 The Centre Point building sits in the centre of Site 2 and is just to the east of the Conservation Area. This relatively new building sits in a well maintained formal landscape. The adjoining built form to the west is set within the Conservation Area, but borders Site 2. These buildings appear to be a series of 1950’s extensions to the rear of a former Stable Block (HE Building), providing a visual disconnect between the more characterful built form and landscape setting at the heart of the wider Conservation Area.

iii|24 The site is set into the heart of the wider campus and is surrounded by built form on all sides. The main access road onto the campus runs from Main Road in the east, west past Site 2 before doglegging north into the area of the site covered by the college farm.

Views

iii|25 Views to and from the site are limited by the surrounding built form. However a vista to the entrance of the Centre Point building is created along the main access road to the building frontage and again to the side elevation of the building from the access road when leaving the college farm (as illustrated in Figure iii:03).

Existing Built Form

iii|26 The current Centre Point building is between 1 and 2 storeys in height and is similar to the surrounding built form in terms of massing and heights.

Landscape & Ecology

The area around the Centre Point complex is already largely developed. There are small areas of formal ornamental landscape planting around the building which are of low ecological value but form an important part of the college campus’ soft landscape treatments.

Design Parameters

Out of the site constraints, spring the development parameters. Figure iii:04 over page illustrates the development parameters for this site.

Location & Orientation

Figure iii:04 illustrates the general footprint location of the proposed extension. It is envisaged that series of single storey classrooms/study areas and lecture theatre would be located on the south western side of the existing building.

The existing building within the conservation area and immediately adjacent to the site will be connected to the Centre Point building via a glazed walkway as illustrated by the blue hatch. In order to ensure the walkway provides lighter treatment and give a feeling of separation from the other proposed built elements it is suggested that glazed roof lights or monitors are incorporated into the designs.

Scale & Mass

The design proposal will need to utilise the same massing and heights of the existing building. The maximum built development area will be 600 sq m.

Access & Movement

As illustrated in Figure iii:04 pedestrian access is available from all directions, and, whilst when the building is closed, access would not be possible from between the stable block and reception building, pedestrian movement around the edges of the building will be available at all times.

Materials & Appearance

The extension will take on the general form and appearance of the existing Centre Point building, as illustrated in Photo iii:04 above, to ensure the extension blends seamlessly with it. The glazed walkway will provide a transition space and separation between the buildings within the Conservation Area and Centre Point building.

As stated above the walkway requires a light weight treatment to provide a feeling of separation between the Conservation Area and Centre Point Extension.

Landscape

The existing formal ornamental landscape planting around the building should be used as a reference for any new planting areas which will surround the extension once completed.
Views to Site 2 from Conservation Area

Blocked by intervening buildings and walls.

Views to Site 3 partially screened by existing planted bund.

Views to Site 5 partially screened by existing planted bund.

Views to Site 5 from Conservation Area blocked by existing buildings and walls.

1. Key Views
2. Site Access to Site 3 partially formed.

Recently completed development.

Figure iii:03 - Sites 2, 3 & 5 - Constraints & Opportunities
Figure iii:04 - Sites 2, 3 & 5: Development Parameters

- Recently completed developments
- DCA Compliant Parking Bays
- Indicative Building Footprint (see narrative)
- Retain trees to west of proposed car park and plant additional native trees to enhance existing woodland along Main Road frontage.
SITE 3 – SPORT SCIENCE & PERFORMANCE ACADEMY

Site Location, Area and Current Use

Site 3 is an area of the former golf course measuring around 0.8 ha in total. The site has been largely cleared to provide a site compound area for the recently completed Food Futures and Environment building, which is now occupied with the final hard and soft landscape works being implemented currently. The site contains the former Golf Club House, which will be demolished as part of the site’s redevelopment.

Development Objectives

The College has proposed a new Sports Science and Performance Academy. It will provide a purpose built, 'state of the art' sports complex, to complement the floodlit 3G sports pitches and MUGA, which have been granted Planning Permission (ref 15/5545N) and illustrated in Figure iii:03 previously.

Opportunities & Constraints

The proximity to existing and proposed sports pitches is key to the success of the scheme. By concentrating its sports facilities and pitches in one area of the campus, the college can make efficiencies in timetabling and improve security on site by restricting public access to controlled zones.

Landscape & Ecology

As illustrated in Figure iii:03 the site is located some 150 metres to the west of the Conservation Area and separated from it by trees and the newly constructed sports pitches. The site also sits between the existing engineering sheds and the new Food Futures building and is thus in an area of low sensitivity in relation to heritage.

Existing Trees & Planting

The site currently partially screened by the remnant golf course planting belts and woodlands to the east, along Main Road. Therefore, due to its location the site can be glimpsed from Main Road by passing traffic and again from the original carriage drive to the south west. Views from the drive are oblique and take in the Food Futures Building, sports pitches (in the foreground) and engineering sheds to the north.

Development Parameters

Out of the site constraints, spring the development parameters. Figure iii:04 illustrates the development parameters for this site.

Location & Orientation

The development zone shall be located in the western half of the site, just to the north of the new Food Futures Building and to the south and east of the existing engineering areas. This location will ensure the building is part of the wider built form envelope and that a sufficient landscape buffer is developed to the east, adjoining Main Road.

iii|36 Site 3 is an area of the former golf course measuring around 0.8 ha in total. The site has been largely cleared to provide a site compound area for the recently completed Food Futures and Environment building, which is now occupied with the final hard and soft landscape works being implemented currently. The site contains the former Golf Club House, which will be demolished as part of the site's redevelopment.

iii|37 The College has proposed a new Sports Science and Performance Academy. It will provide a purpose built, 'state of the art' sports complex, to complement the floodlit 3G sports pitches and MUGA, which have been granted Planning Permission (ref 15/5545N) and illustrated in Figure iii:03 previously.

iii|38 Figure iii:04 illustrates the general development zone in which the footprint of the building can be located. In addition, the maximum footprint of the building is also indicated within the zone to give an indication of the overall size. However that footprint can be positioned anywhere within the wider zone to provide the optimal location for the uses proposed.

iii|39 The requirement will be to provide a 4-court sports hall, associated changing rooms and public areas, together with four dedicated teaching spaces to support the curriculum and an aerobics/dance studio and gym. It is envisaged that the building, along with the pitches will be open for community use at evenings and the weekends. Around 40 car parking spaces will be provided to support community use.

iii|40 The proximity to existing and proposed sports pitches is key to the success of the scheme. By concentrating its sports facilities and pitches in one area of the campus, the college can make efficiencies in timetabling and improve security on site by restricting public access to controlled zones.

iii|41 Figure iii:03 previously illustrates the main opportunities and constraints of the site to meet the development objectives. The site presents a significant opportunity to contribute to a suite of buildings that create a sense of identity and arrival to this area of the campus. A new entrance road has in part been developed as part of the Food Futures project that will serve this building and new visitor car park area.

iii|42 As illustrated in Figure iii:03 the site is located some 150 metres to the west of the Conservation Area and separated from it by trees and the newly constructed sports pitches. The site also sits between the existing engineering sheds and the new Food Futures building and is thus in an area of low sensitivity in relation to heritage.

iii|43 Existing Trees & Planting

The site is currently partially screened by the remnant golf course planting belts and woodlands to the east, along Main Road. Therefore, due to its location the site can be glimpsed from Main Road by passing traffic and again from the original carriage drive to the south west. Views from the drive are oblique and take in the Food Futures Building, sports pitches (in the foreground) and engineering sheds to the north.

iii|44 The series of small woodland belts run north to south across the site and should be protected and enhanced to provide valuable screening to the development, proposed car park and strengthen a bat foraging corridor.

iii|45 The site currently has limited ecological value as largely disturbed ground from previous construction work in the area comprising bare soil and poor grassland. Some amenity trees remain from previous use as golf-course but offer limited value.

iii|46 The current built form does not dominate the landscape setting, due to the careful choice of materials and massing, along with good quality landscape planting.

iii|47 Whilst much of the existing built form is a single storey in height, the massing of the engineering sheds is closer to two storeys, as are some elements of the Food Futures Building.

iii|48 The site currently has limited ecological value as largely disturbed ground from previous construction work in the area comprising bare soil and poor grassland. Some amenity trees remain from previous use as golf-course but offer limited value.

iii|49 The series of small woodland belts run north to south across the site and should be protected and enhanced to provide valuable screening to the development, proposed car park and strengthen a bat foraging corridor.

iii|50 Recent surveys have not identified any Great Crested Newts (which are a protected species) in the vicinity of Site 3, although the nearby pond offers potential habitat to support them. Reasonable avoidance measures should be adopted during construction although the risks are considered to be low.

iii|51 A badger set has been identified some 100m south of Site 3 although development is considered to have no material impact on the continuation of the sett.

iii|52 Out of the site constraints, spring the development parameters. Figure iii:04 illustrates the development parameters for this site.

iii|53 The development zone shall be located in the western half of the site, just to the north of the new Food Futures Building and to the south and east of the existing engineering areas. This location will ensure the building is part of the wider built form envelope and that a sufficient landscape buffer is developed to the east, adjoining Main Road.

iii|54 Figure iii:04 illustrates the development zone in which the footprint of the building can be located. In addition, the maximum footprint of the building is also illustrated within the zone to give...
an indication of the overall size. However, that footprint can be positioned anywhere within the wider zone to provide the optimal location for the uses proposed.

iii|55 The building is intended to create a strong gateway into the campus and the entrance should be located facing the car park and entrance road to aid legibility.

**Scale & Mass**

iii|56 The building would sit within the site and be free standing in form.

iii|57 It would accommodate up to 2,500 sq m of floor space, including a 4-court hall, changing facilities, spectator areas and teaching rooms over 2 floors.

iii|58 The building would need to have a maximum height of 12m to accommodate the sports halls various envisaged uses.

**Access & Movement**

iii|59 Pedestrian access shall be achieved via the existing footpath network that links the main campus with the Food Futures buildings, which run north-south along the edge of the new sports pitches.

iii|60 Vehicular access shall be via the shared access road with the Food Futures building, off Main Road with a circa 40 space car park located immediately east of the proposed building.

**Materials & Appearance**

iii|61 The building will draw upon the same material palette as the Food Futures building, as illustrated in the precedent photographs, with the mass of the main sports hall element broken up with a variety of the proposed elevation finishes to create visual interest on what would otherwise be a large expanse of blank façade.

iii|62 In addition to the visual treatments to this elevation, and, if the proposals incorporated an elevated spectator terrace/balcony to enable views across the outdoor pitches, then this could be incorporated into the elevation to activate and add interest to this façade.

**Landscape**

iii|63 Existing trees shall be retained where possible to the east of the proposed car park and complimented by additional native tree planting, as described below and illustrated in Figure iii:04.

iii|64 A landscape buffer is required between the car park and Main Road in the form of native woodland planting, similar in form and use of native species to those established woodlands to the north and south of the site. Use of some native evergreen planting (i.e. Scots Pines and Holly) is required to ensure year round softening of the development from the east.

iii|65 Tree planting will be required to the west of the building, between the footpaths and the sports hall. It is not envisaged that this would be a solid buffer of tree planting, but stands of lighted canopy trees such as birch, whitebeam and mountain ash to soften the impact of the building on the landscape, grounding it in its setting, whilst ensuring the building is visible to aid legibility and orientation for students and visitors using the facilities.

**SITE 5 – EXTENSION TO ENGINEERING SHED**

**Site Location, Area and Current Use**

The site measures approximately 0.2 ha and sits adjacent to the College’s existing workshop areas. The site is currently used as outside storage by the department, as illustrated in Photo iii:10 opposite and is situated close to Site 3, the proposed Sport Science & Performance Academy.

**Development Objectives**

Extension to the existing engineering shed will accommodate further specialist workshops and teaching/learning space to match growing demand.

**Opportunities & Constraints**

As illustrated in Photo iii:09, the site adjoins existing engineering sheds which have been developed in this location. The existing buildings are simple steel and timber clad agricultural style sheds and fronted by a planted earth mound.

**Existing Built Form**

The buildings form part of a wider cluster of building in this location and the site has no visual impact from the west and north.

**Existing Trees & Woodlands**

The site is screened from the east by existing trees and the former Golf Club House (proposed to be demolished during the development of Site 3).

**Views**

The site is visible from the south and thus the Carriage Drive. However, the current view is of the existing engineering sheds and earthen mound and once the building is developed the view would be identical to that seen now.

**Landscape & Ecology**

The site is currently used for outside storage and has no ecological...
**Design Parameters**

Out of the site constraints, spring the development parameters. Figure iii:04 illustrates the development parameters for this site.

**Location & Orientation**

In essence the building is an extension to the existing built form and will infill a corner of the site which would complete the existing sheds in this location.

- **Scale & Mass**

  iii:76 The scale and mass of the extension must be identical to that of the existing buildings to which it is attached.

- **Access & Movement**

  iii:77 Access and movement will remain unchanged as the use of the site will be very similar to as it is now.

- **Materials & Appearance**

  iii:78 The building shall use identical materials and colours to the existing building, which includes a mix of sage coloured steel cladding, timber lattice work and high level glazing, as illustrate in Photos iii:09 & 10. These precedent images of the existing buildings are included for reference.

- **Landscape**

  iii:79 It is proposed that the existing landscape buffer to the south of the building is regraded and planting strengthened with new native planting to further soften the proposed extension and existing shed from the surrounding sports pitches and Carriage Drive.

**SITE 4 – EXTENSION TO TEACHING SPACE**

**Site Location, Area and Current Use**

iii:80 The site measures approximately 0.9 ha and sits adjacent to and would link to the operation of the College’s Animal Management Centre (AMC), on space currently used as a car park, kennels and storage area.

iii:81 The kennels are located to the rear of the site and will be relocated prior to development.

iii:82 Figure iii:06 illustrates the general development zone in which the footprint of the building can be located. In addition, the maximum footprint of the building is also indicated within the zone to give an indication of the overall size. However, that footprint can be positioned anywhere within the wider zone to provide the optimal location for the uses proposed.

**Development Objectives**

iii:83 The proposed extension will provide further teaching, learning and laboratory space for this growing area of the curriculum.

iii:84 The creation of additional laboratory and learning space will enhance and support the growth of the courses offered by the college, helping to attract new students. In addition it would provide space for potential new courses in specialist vet nursing, dog handling and dog grooming.

**Opportunities & Constraints**

iii:85 Figure iii:06 over page highlights the main opportunities and constraints of the site to meet the development objectives.

iii:86 The site is located just to the south west of the Conservation Area boundary adjoining a footpath which runs to the south of the lake which form part of the historic ornamental gardens.

**Views**

iii:87 The site is well screened from the Conservation Area and gardens by planting on the boundary and the current built form within Site 4 and adjacent to it are only glimpsed through the intervening vegetation.

iii:88 Indeed views to the main entrance of the AMC can be had from the Carriage Drive to the south east, within the Conservation Area. However, these are restricted to the main entrance, which is a landmark and of a good aesthetic quality. The proposed site is tucked behind the existing built forms and would thus not be visible from this viewpoint.

iii:89 Views from the south are restricted by the current main building of the AMC and the Zoo’s planting and various animal houses/shelters.

iii:90 Glimpse views can be had of the site from the west from the Training Ground through the adjoining hedgerow.

**Built Form**

iii:91 The current built form is all of a single storey and this will need to be reflected in any new development proposed.
General Location of 3G Sports Pitches

Glimpse views to & from site from Carriage Drive within Conservation Area

Glimpse views to & from site from gardens within Conservation Area

Glimpse views to & from site from training ground

Existing building requires elevational enhancement to match quality of adjoining developments.

Intervening buildings and vegetation screen site from views to the south.

Landmark building elevational materials could be emulated in any new development.

Historic Access (Carriage Drive)

Figure iii:05 - Site 4: Constraints & Opportunities
It should be noted that the existing ancillary building to the north of the AMC was developed earlier than the AMC itself and is of a blockwork construction and is less visually attractive than the main building.

**Landscape & Ecology**

The majority of the area is covered by hardstanding, temporary buildings and car parking and thus of low ecological value. The proximity to the Conservation Area and the wooded areas, which are of importance to wildlife, make this a key area for ensuring that development proposals are in keeping with the surrounding context.

**Design Parameters**

Out of the site constraints, spring the development parameters. Figure iii:06 over page illustrates the development parameters for this site.

**Location & Orientation**

The building should be in the form of a single storey extension of up to 500 sqm, providing a mix of general and specialist teaching space to accommodate departmental needs.

The footprint of the building should be in a similar location to that illustrated in Figure iii:06, allowing landscape buffers to be developed to soften its impact on the Conservation Area etc.

**Scale & Mass**

The building should be attached to the current ancillary block with rooflines and ridge heights to match it. As illustrated, it is suggested that the building is squarer in plan to aid in minimising its impact on the Conservation Area by presenting a shorter edge to that boundary and allowing additional space to be used for buffer planting.

**Access & Movement**

Both pedestrian and vehicular access shall be via the existing access to the AMC main entrance and then utilising the existing access road and footpath to the site.

It is proposed that the car park is reconfigured to allow the building to be developed as indicated and that the car park is well landscaped to the west, again aiding its screening from the surrounding area.

**Materials & Appearance**

The proposed built form should use a similar palette of materials to the main AMC and not the building to which it is attached.

Images of the AMC have been included to illustrate the palette of materials and detailing to be used.

As stated above the existing ancillary building to which the extension would be attached is of poor aesthetic quality. Whilst the LDO cannot enforce a refresh of elevational treatments, it would be encouraged, thus enhancing its appearance and ensuring it is part of the suite of buildings in this location.
Note: Whilst the existing building is within the existing site boundaries it is not considered to be part of the LDO. The opportunity exists to improve the elevational treatments of the building to better accord and integrate with the other built form on this location.

Figure iii:06 - Site 4: Development Parameters
**Landscape**

iii|103 As touched upon above, the landscape treatments around the building and car park are of importance to minimise the proposed development impact on the Conservation Area and adjoining training ground.

iii|104 It is recommended that native woodland planting should be developed on the northern and western boundaries of the site. A mix of smaller native woodland species such as Mountain Ash, Hazel and Holly, which are fast growing and easily managed and coppiced on a 5 to 7 year rotation ensures the planting does not cause structural issues with the building, whilst effectively softening the impact of the development on the surrounding area.

**SITE 6 – EMPLOYMENT HUB**

**Site Location, Area and Current Use**

iii|105 The site is approximately 1.83 ha and situated to the south-west of the main campus adjacent to the College Equine Centre and the future proposed employment site as part of the Nantwich Urban Extension (Kinglsey Fields).

iii|106 Figure iii:08 illustrates general development zones in which the footprints of the buildings can be located. This is to ensure that buildings of smaller footprint and massing are positioned closer to the Conservation Area to minimise their impact. See Scale & Mass below for additional guidance on the form of the buildings on this site.

iii|107 The more sensitive development zone (adjacent to the Conservation Area), coloured brown in Figure iii:08 has a net developable area of 0.32 ha, whereas the less sensitive zone, coloured purple, to the south has a net developable area of 0.45 ha.

**Development Objectives**

iii|108 It is envisaged that the Employment Hub will attract partnership companies and student start-ups, working with the College on rural based businesses to promote rural economic growth and entrepreneurship.

iii|109 The development will provide a variety of flexible working spaces for small to medium businesses to grow and call upon the expertise and resources of the college to assist them in that aim. The use classes permitted will be B1, B2 and B8 only.

**Opportunities & Constraints**

iii|110 Figure iii:07 opposite highlights the main opportunities and constraints of the site to meet the development objectives.
Long distance views towards Welshmen’s Lane & Farm Buildings

Glimpse views to & from site from A51 and adjoining properties

Glimpse views to & from site from rear of properties on A51

Potential views to & from site to proposed A51 Relief Road.

Site partially screened from Conservation Area by intervening trees and modern agricultural buildings.

Existing access track to be re-used as route of site access, minimising impact on Conservation Area and wider landscape.

Existing Hedgerows

Local Development Order Site Boundaries

Conservation Area

Existing Trees

Existing Hedgerows

Key Views

Visual Barriers/ Screens

Public Rights of Way

Proposed Relief Road

Watercourse

Building Storey Heights

Ecological Buffer (20 metres from watercourse)

Figure iii:07 - Site 6 : Constraints & Opportunities
of the site. The brook is well wooded and has associated riparian vegetation to its banks. This wildlife habitat and corridor is believed to be home to protected species such as Water Voles and Badgers and will need to be retained with suitable buffer zones (20 metres minimum width) as part of any site development.

**Views**

iii|113 The riparian woodlands also act as a visual buffer between the site and the Conservation Area. Only glimpse views can be had out to the north from the site to the rear of residential properties fronting the A 51 and the A51 itself, as illustrated in Photo iii:16.

iii|114 An existing Public Right of Way (PRoW) also runs along the eastern boundary of the site beyond the brook, from the A51 due south.

iii|115 Longer views are currently possible out to the west towards Welshmen’s Lane and Farm Buildings. However, once the A51 Relief Road and the Kingsley Fields Residential Development has been developed, these views will be shortened and limited, if not lost entirely. Views to and from the site to the proposed residential development will also be minimal as the residential areas will need to be visually and acoustically screened from the A51 Relief Road, which will also benefit the site.

**Built Form**

iii|116 Whilst most of the surrounding buildings are of a single storey, they are of a greater massing due to their use as agricultural/equestrian buildings. It is envisaged that the building proposed on the site will have a similar massing and form.

iii|117 An existing access track serves the site from the A51 running due south before crossing the brook into the site. The track is bordered to the west by an existing hedgerow. The track runs along the edge of the Conservation Area.

**Landscape & Ecology**

iii|118 The main body of the site sits beyond the Conservation Area and takes the form of short grazed grasslands. However, as mentioned above the site is bordered to the north and east by a brook with associated woodlands and other riparian herb species, which create habitats for various native flora and fauna, including Water Voles whose habitats are protected.

iii|119 These habitats will need to be retained and enhanced with suitable buffers to minimize the impact of development on the wildlife using them and with no impact from lighting from the development site during construction or operational use.

iii|120 Updated ecological surveys will be required prior to development commencing on this site to further inform local mitigation plans during construction.

**Design Parameters**

iii|121 Out of the site constraints, spring the development parameters. Figure iii:08 illustrates the development parameters for this site.

**Location & Orientation**

iii|122 Due to the flexible nature of the required accommodation building footprints have not been indicated. However, it is proposed that buildings of a smaller footprint and mass are located in the northern development zone of the site, to minimize the impact of the development on the Conservation Area.

iii|123 This area would be solely designated for Use Class B1 and would have footprints of up to 400 sq m maximum. However the buildings could be designed to accommodate mezzanine floors, or be flexible enough to be combined or split apart to provide flexible business growth space for various small and growing rural businesses.

iii|124 To the south Figure iii:08 indicates a second development zone which will provide an area for a more varied range of building sizes to accommodate medium sized uses, whilst again allowing the built form to be of a construction to allow internal flexibility.
in terms of sub-division, expansion and the addition of mezzanine floors, depending on the uses envisaged. This area would be more flexible in terms of Use Classes with B1, B2 and B8 uses allowed.

iii.125 Elements of offices/staff accommodation/active frontages should be located to overlook key areas of public realm/green space within and around the development.

Scale & Mass

iii.126 As stated above the buildings proposed are of a size and mass to accommodate the flexible use of the internal spaces. Building heights are proposed which integrate with the surrounding area i.e. sympathetic to the Conservation Area context, whilst allowing internal flexibility in terms of the addition of mezzanine floors/high rack storage etc.

iii.127 Therefore in the sensitive (brown shaded) zone buildings should be no more than 8 metres in height and in the less sensitive (purple shaded) zone, no more than 10 metres.

Access & Movement

iii.128 The main vehicular access shall re-utilise the existing access track from the A51, only after the new link road has been constructed and the current A51 becomes a local access road. A pedestrian/cycle footway shall also be provided along the access road. In addition, the Public Right of Way which runs to the east of the site shall be linked into the site to provide wider access to both Reaseheath and the proposed Kingsley Fields Development to the south.

iii.129 These informal leisure path routes shall also run through the landscape areas of the site to enable staff and visitors to enjoy the waterside setting and wildlife of the site. Bike storage within the site must be planned for and accommodated to encourage alternative, more sustainable forms of transport.

Materials & Appearance

iii.130 The buildings will have a rural feel in terms of their form and the materials palette proposed. Local rural vernacular agricultural buildings could be used as a source of inspiration, combined with timber and large panel glazing would make contemporary statements within the proposed development.

iii.131 Sage green steel cladding, timber weather boarding/louvre panels, brick/render masonry dwarf walls/panels, combined with the use of none-reflective glazing to the elevations would create landmark buildings in keeping with the setting. The use of green roofs will be encouraged and will aid in the site’s sustainable urban drainage strategy.

iii.132 Precedent imagery is provided to illustrate the look and feel of what is envisaged.

iii.133 Lighting of external spaces shall use environmentally sensitive units which focus the light downwards, minimising light pollution. This especially applies to ecologically sensitive areas.

Landscape

iii.134 The proposed access road from the A51 will take on the feel of a rural lane with the existing hedgerow on its western side retained and enhanced with new hedgerow planting and native hedgerow trees. The currently open eastern side will have a new hedgerow planted with associated hedgerow trees. This will not only give it a more rural character, but also soften the road’s impact on the Conservation Area in this location.

iii.135 The existing waterside landscape shall be retained and enhanced with a minimum buffer of 20 metres from top of bank to the closest buildings/parking area/roads. Care must be taken to ensure the landscape proposals in this area contribute to the biodiversity and retention of the Water Vole habitat and must be developed in consultation with a qualified ecologist.

iii.136 Planting to the western and southern boundaries will be native species and provide stands and copses of trees to reflect the wider landscape character of the area, integrating with the proposed landscape along the A51 relief road, once implemented.

iii.137 Internal landscape treatments to the road network and parking areas should be of a high quality to reflect a business park feel, drawing on a native palette and create structural planting which will compliment the architectural forms proposed.
Figure iii:08 - Site 6: Development Parameters