



Stand Golf Club, Ashbourne Road, Whitefield (Site B)

Landscape Statement

Prepared For: Westshield Limited

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Version 2.0

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Contents

1.0	Introduction	3
2.0	Aims and Objectives	4
3.0	Landscape Design Principles	5

1.0 Introduction

The Purpose of this Report

- 1.1 This Landscape Statement has been prepared by The Environment Partnership (TEP) Limited on behalf of Westshield Limited to support the planning application on land associated with Stand Golf Club in Whitefield, Manchester. The document demonstrates how the landscape proposals will provide a robust setting for the proposed development, which has regard to the site's context and views from the surrounding area.
- 1.2 The report should be read in conjunction with:
- Landscape Masterplan (TEP ref: D10858.01.002);
 - Detailed Planting Plan (TEP ref: D10858.01.007-012);
- 1.3 The landscape proposals have been developed in line with the principles of the Preliminary Ecological Appraisal (Tyrer Ecological Consultants Ltd ref: PR-0380-24), Landscape and Visual Appraisal (TEP ref: 10858.001), and Arboricultural Implications Assessment (Mulberry ref: TRE/SGVAGBSB/Rev B).

The Proposal

- 1.4 Site B is located south-west of Stand Golf Club and accessed off Ringley Road. It is bound by the golf course to the north and west, Ringley Road to the east and open space beyond, and properties associated with Ringley Road to the south.
- 1.5 The development comprises a new golf clubhouse and putting green, with associated car parking, open space, and landscaping (the 'Proposed Development').

2.0 Aims and Objectives

Landscape Approach

- 2.1 The landscape proposals for the site have been developed in response to the existing landscape features, the ecological surveys, arboricultural assessment and the site layout. The aspiration is to provide a landscape that delivers:
- A strong sense of place and that respects the surrounding landscape;
 - A high-quality landscape setting to the development;
 - Connectivity and sustainability;
 - A safe and secure environment; and
 - An attractive and biodiverse landscape.
- 2.2 The design objectives set out below are proposed to ensure the scheme minimises the impact on the environment and integrates well into its setting. The landscape design principles are:
- To create a welcoming, high quality and attractive landscape scheme for the new clubhouse that includes trees, hedgerows and ornamental planting to soften the built form and screen car parking which also considers views out from the building;
 - To minimise the landscape and visual effects of the proposed development through maximising the retention of existing tree cover and other landscape features on the boundaries of the site to screen the impact of built development;
 - To minimise the impact on biodiversity through management and design interventions to improve existing habitats which offer variety and an interconnected network of wildlife corridors;
 - To filter views from the Public Right of Way (ref: 3S) through planting;
 - To clearly define private and open spaces which respect privacy whilst still providing an appropriate level of natural surveillance;
 - To consider sustainability through the careful selection of plant species, their future maintenance requirements, and their relationship with neighbouring land use, with an emphasis on achieving good establishment whilst minimising maintenance; and
 - To ensure the proposed planting is resilient to the anticipated effects of climate change.

3.0 Landscape Design Principles

- 3.1 The following provides a description of the landscape proposals within the boundary of the application site and should be read in conjunction with the Landscape Masterplan (TEP ref: D10858.01.002).

Site B

Site Frontage

- 3.2 The key design consideration for the frontage along Ringley Road is to retain as much of the existing well-established green corridor as possible to provide an attractive and biodiverse screening buffer to the clubhouse.
- 3.3 Whilst as much of the existing vegetation will be retained as possible along the frontage there will be some losses due to highway works to create site access. Where losses occur; appropriate replacement will be agreed on-site or within the wider ownership boundary.

Open Space

- 3.4 Existing vegetation will be retained where possible. Where losses occur to facilitate construction of the development; appropriate replacement will be agreed on-site or within the wider ownership boundary.
- 3.5 The existing broadleaved woodland to the north-west of the open space will be retained, enhanced and expanded with native tree and shrub species planting and management to increase biodiversity.
- 3.6 Retained existing scrub will be enhanced by removal of undesirable species such as bramble and non-natives and infill planted with native species beneficial to pollinators and other wildlife. The retained existing grassland will also be enhanced with native wildflower seeding and occasional scattered native tree planting.
- 3.7 Tree and hedgerow planting is proposed to filter views to the clubhouse from the PRoW. A traditional orchard with a variety of heritage apples set within the wildflower meadow is proposed between the clubhouse function suite terrace and PRoW to provide privacy and screening, as well as foraging opportunities for wildlife and the local community.
- 3.8 An attenuation basin is proposed and will be seeded with a native wet meadow mix beneficial to pollinators and other invertebrates.

The Clubhouse

- 3.9 A landscaped garden is proposed along the approach to the clubhouse to provide a welcoming and attractive entranceway and a space which can be used by clubhouse members for amenity.
- 3.10 A formal structure will be provided to the garden through evergreen hedgerows and tree planting to provide height. This will be broken up with a mixture of deciduous and evergreen shrubs, grasses, and herbaceous plant species to provide seasonal colour, texture and interest.
- 3.11 An informal use area is proposed to the south of the Function Suite Terrace to provide an outdoor break-out space for amenity use.

Car Parking

- 3.12 Planting is proposed to soften hard landscaping and provide some screening to the car parking area. Hedgerow planting will provide structure and will be complimented with ornamental shrubs, grasses and herbaceous planting to provide seasonal interest and colour.
- 3.13 Tree planting is proposed to provide vertical structure and seasonal interest to the car parking area, and grasscrete is proposed to provide a permeable surface.



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