



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

Landscape Statement

Prepared For: Westshield Limited

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Version 2.0

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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: D10858.01.001);
 - Detailed Planting Plan (TEP ref: D10858.01.003-006);
- 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/SGCAGBSA/Rev C).

The Proposal

- 1.4 Site A is located north-east of Stand Golf Club and accessed off Ashbourne Grove. It is bound by properties on West View Grove to the north, a Public Right of Way (ref: 2S) along the north-western boundary, Stand Golf Club to the south and Ashbourne Grove to the east.
- 1.5 The development comprises 45 dwellings, an apartment block, associated access, 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 high-quality landscape setting to the development that respects the surrounding landscape;
 - A safe and secure environment;
 - An attractive, biodiverse, and sustainable landscape; and
 - A desirable and healthy place to live.
- 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 provide a welcoming frontage along Ashbourne Grove and an attractive residential streetscape within the proposed development;
 - To minimise the landscape and visual effects of the proposed development through maximising the retention of existing tree cover and other landscape features to the north 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 where possible;
 - To clearly define communal and private spaces which respect privacy;
 - 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: D10858.01.001).

Site A

Apartments - Open Space Planting

- 3.2 Existing vegetation will be retained where possible. Where losses occur to facilitate the construction of the development, appropriate replacement planting will be agreed on-site or within the wider ownership boundary.
- 3.3 The retained vegetation to the northern corner of the site will be enhanced with native scrub planting to reinstate a diverse habitat edge. An informal mown path will provide amenity use for apartment residents.
- 3.4 Native wildflower meadow grassland is proposed to enhance biodiversity to the north-west and south-west slopes surrounding the apartment block. A native hedgerow and line of tree planting is proposed to provide screening and filtered views along the southern boundary with the golf club.
- 3.5 Native hedgerow and shrub planting is proposed to screen the existing residential fenceline of properties along West View Grove, and to screen the proposed retaining wall associated with the apartment block along the north-western boundary with the PRow.
- 3.6 The two proposed below-ground pump stations will be screened with native hedgerow planting, managed at an appropriate height.

Plot Planting

- 3.7 The individual plots will have front garden and rear garden provision. Front and rear gardens will be turfed with amenity grass for residential use. Front gardens will be divided by railings and the rear gardens will be enclosed by close board fencing to create privacy.
- 3.8 Hedgerow planting is proposed to define plot frontages, with ornamental tree planting incorporated where space allows. Ornamental planting of robust and low maintenance shrubs, grasses, herbaceous and climbers will be used to soften the edges of buildings, car parking and boundaries to create welcoming front gardens with the predominant use of evergreen species to ensure year-round interest.

- 3.9 Tree planting within rear gardens will filter and soften views of the proposed development from within the golf course along the southern boundary and from existing properties on West View Grove which face on to the northern boundary. Plot boundaries with rear gardens adjoining West View Grove will be softened with climbing plants on trellises.



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