

Land at Causeway Farm, Balderstone

LANDSCAPE MASTERPLAN

This plan sets out the indicative approach to the soft landscaping treatments proposed at Causeway Farm. The landscaping principles shown relate to the intended overarching themes and functions of the proposed soft landscaping. The specific locations, planting species, densities and sizes would all be subject to detailed design and would be detailed as such to ensure no conflicts between existing or proposed utilities, building foundations or other technical constraints. The purpose of this plan is to indicate broad planting principles, to illustrate the intended approach to landscape mitigation and enhancements across the site, and to enable agreement of the general landscaping approach with the local planning authority.

Please Note: This Landscape Masterplan is based on an Illustrative Layout only - the specific site layout is subject to change but it is anticipated that the proposed landscape themes and functions could function successfully on an alternative development layout for the site.



Entrance to site from Longsight Road enhanced with new hedgerow and hedgerow tree planting to provide visual softening of the proposed built form within the site and to link up to the existing green infrastructure surrounding the site.

Existing footpath routes crossing the site will be retained within green corridors and areas of open amenity space, consisting of meadow and enhanced grassland, native scrub and shrub planting, and native tree planting. Areas of denser planting will be incorporated into the open spaces within the site to provide visual softening of the proposed buildings for users of the footpaths, and to create variations and structure in the open spaces within the site.

Existing ponds to be retained and incorporated within new areas of open amenity space within the site.

Existing tree copse planting within the site to be retained and enhanced with additional native scrub and shrub understorey planting, as well as new tree planting to link up to it. Retention of this woodland will ensure the development is visually softened and screened where possible for users of the public footpaths crossing the site and the wider landscape.

Intervisibility with the wider agricultural landscape surrounding the site is already restricted by existing planting. This will be strengthened with additional tree buffer and scrub planting.

Proposed Landscape Treatments

Outer Edges of Development
The soft landscaping approach is to retain the existing vegetation as far as possible, improve its condition by gapping up and replanting to increase species and age diversity, and strengthen its visual screening properties through additional scrub, shrub and tree planting.

Public Open Spaces and Footpath Routes
The retained and rerouted public footpaths within the site will be set within open spaces that will consist of a varied arrangement of meadow and grassland, native scrub and shrub planting, tree copses and specimen tree planting.

Key to Landscape Proposals

- ① Open areas of species rich grassland, meadow seeding and scattered native trees with existing ponds retained and enhanced
- ② Native scrub and mixed shrub planting
- ③ Retained and enhanced ponds
- ④ Native hedgerow planting, including new hedgerow trees to retained hedgerows
- ⑤ Flower rich hedgerow margins
- ⑥ Play area

Indicative Planting Palette

Native Amenity Tree Planting



Native Hedgerow Planting



Mixed Scrub



Wildflower areas within Grassland

