

5.0 LANDSCAPE STRATEGY

The physical assessment of the Site, subsequent review of its constraints and opportunities and the requirements identified in the both the NPPF and local planning policies has led to the development of a landscape masterplan. The following principles have been incorporated into the scheme to reflect the Sites potential to support the residential development of the Site:

- New tree planting, areas of native shrub and hedge planting and wildflower meadow are incorporated to reinforce the existing landscape structure and soften the development's appearance, creating areas of native landscape buffer to sensitive boundaries including the north and north east and filtering views in these directions in accordance with the recommendations within the High Peak Local Plan Landscape Impact Assessment;
- The new dwellings are located sensitively within the Site, set back and avoiding the sensitive more elevated boundary to the east, adjacent to the golf course and will relate to the existing built form to the south and west Site;
- Generous areas of open space containing green and blue infrastructure and a local area for play, are located throughout the Site and particularly to Site boundaries and the new access road off the A6, setting the development into a robust landscape framework;
- A new retention pond is proposed to the north of the Local Wildlife Area. New native tree and shrub planting is proposed to the areas bounding the water feature and native species rich wetland meadow and marginal planting are proposed to the pond margins;
- Existing features such as dry stone walls and mature vegetation are retained wherever possible to minimise landscape and visual effects;
- New and safe pedestrian links are proposed throughout the Site and the area of public open space;
- Promotion of ecological diversity and habitat creation through the incorporation of wildlife ponds, the planting of native and wildlife-friendly trees, shrubs and wildflower meadow, hibernaculum, and bat and bird boxes.

The Site organisation has been developed to respond to the landscape constraints and consider the Site's relationship with the existing landscape in order to minimise landscape and visual effects.



Figure 5.1 - Landscape Masterplan