

Blue and Green Infrastructure Statement

On behalf of Miller Homes

Land at Hinchley Road, Charlestown, Manchester

Date: March 2025 | Pegasus Ref: P24-1740_R002v1_PL_KW/PR

Author: KW/PR



Document Management

Version	Date	Author	Checked/ Approved by:	Reason for revision
V1	18.03.25	KW	-	First Draft



Contents

1. Introduction.....	1
2. Response to Blue and Green Infrastructure Strategy	1

1. Introduction

- 1.1. This Green and Blue Infrastructure Statement has been prepared on behalf of Miller Homes, in support of a proposed development for the erection of 106 no. dwellings (Use Class C3) and other associated works at land at Hinchley Road, Charlestown, Manchester.
- 1.2. This Green and Blue Infrastructure Statement has been prepared to demonstrate how the development proposals seek to respond to the Vision and Objectives of the Green and Blue Infrastructure Strategy for Manchester (2015–2025).
- 1.3. Prepared in July 2015, the Green and Blue Infrastructure Strategy sets out the key visions and objectives to make Manchester a greener and more environmentally friendly city. Section 3 of the report outlines the key visions of the Strategy, and as per the Council's planning validation checklist, we make reference to these in this report and in particular to pages 12, 16, 20, 31 and 39 of the Strategy.

2. Response to Blue and Green Infrastructure Strategy

- 2.1. The table below outlines how the Proposed Development responds to the Manchester Green and Blue Infrastructure Strategy 2015 visions and objectives.

Blue and Green Infrastructure Strategy Vision	Response
Vision: By 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The city's communities will be living healthy, fulfilled lives, enjoying access to parks and greenspaces and safe green routes for walking, cycling and exercise throughout the city. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.	The Hinchley Road site benefits from an excellent location in relation to nearby green spaces, including: • Boggart Hole Clough, a large (76 hectares) woodland and urban country park, is located to the south of the site and can be accessed within a 5-minute walk of the site. This Park also includes blue infrastructure – namely a boating lake and Boggart Hole Brook. • Green space and sports facilities associated with the Co-Op Academy North Manchester, to the immediate west and north of the site. • Charlestown Park (including children's playground), which can be accessed within a 15-minute walk to the west of the site. • Crowden Road allotments, which can be accessed within a 10-minute walk to the south of the site. • Blackley Golf Club, which can be accessed within a 15-minute walk to the north. Residents will therefore have an opportunity to access high-quality green space within easy walking distance. All proposed dwellings will have their own private garden-therefore access to private amenity and greenspace.

Objectives established to enable the vision to be achieved: 1. Improve the quality and function of existing green and blue Infrastructure, to maximise the benefits it delivers.	✓ Due to the proximity of high-quality green infrastructure in the nearby vicinity of the site, it is not considered that further improvements are required – nevertheless it is a matter that will be discussed as part of the planning application determination process. The Blue & Green Infrastructure Strategy confirms that: <i>“North Manchester has the highest tree cover and the most natural and semi-natural space across the city”</i>
2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city’s growth	✓ There are no category A trees on the site, but the necessary loss of 8 grade B and C trees and three small groups of trees will be offset by new tree planting (including trees along streets). ✓ Private gardens and amenity space for every dwelling, as well as green areas on some frontage plots.
3. Improve connectivity and accessibility to green and blue infrastructure within the city and beyond	✓ As above, the site is well connected to existing greenspaces in the area. Pedestrian and cycle link opportunities from the site to wider greenspace areas are limited, albeit the area benefits from good quality footways/pedestrian links anyway.
4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment	✓ Private gardens will allow residents to appreciate green infrastructure on site.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

Manchester

Queens House, Queen Street,
Manchester, M2 5HT

T 0161 3933399

E Manchester@pegasusgroup.co.uk

Offices throughout the UK.

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.

Registered office: 33 Sheep Street, Cirencester, GL7 1RQ

We are ISO certified 9001, 14001, 45001



[Pegasus_Group](#)



[pegasusgroup](#)



[Pegasus_Group](#)

PEGASUSGROUP.CO.UK