
5 Conclusion

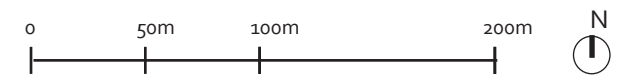


5.1 Conclusion

- 5.1.1 In summary, the adjacent construction of HS2 will result in land take from the existing Ruislip Golf Course. As a result, the golf course has been remodelled, reducing from an 18 hole course to a nine hole course whilst incorporating new and improved facilities throughout.
- 5.1.2 The proposed development will provide a considered, challenging new golf course for Ruislip, set within a sustainable, ecologically driven landscape. The introduction of irrigation ponds, waterbodies and waterways create interesting and scenic landscape features which will improve the course’s drainage, allowing it to be played year-round, and also provide a robust and more sustainable water supply for irrigation.
- 5.1.3 Excavated material from the construction of the adjacent HS2 West Ruislip Portal will be used to create the new topography for the golf course. The proposed topography works with the existing site levels, retaining a relatively flat course whilst improving drainage flows and helping to prevent flooding.
- 5.1.4 The proposal realigns the Hillingdon Trail creating a new footpath, improving the permeability of the application site and opening up the golf course for greater public enjoyment. The footpaths have been designed to provide safe and attractive routes across the course. The realigned course also includes safe and accessible footpaths between the holes and practice facilities.
- 5.1.5 The proposal also includes new facilities such as the Driving range, academy course, putting green and short game practice areas. Combined with the new driving range and nine hole course, the site offers appropriate facilities for golfers of all abilities.
- 5.1.6 In addition to the above facilities, a new single storey rifle club is proposed offering a functional and modern replacement for the existing facility that nestles in the proposed landscape of the golf course.
- 5.1.7 Overall, the proposed golf course, driven by the four design principles of playability, landscape, water and ecology, and accessibility, offers a sustainable, habitat rich municipal golf course which is accessible to all.



Figure 72 - Masterplan



Design and Access Statement
Ruislip Golf Course



6 Appendix



6.1 Golf Hillingdon Specification Checklist



Golf Hillingdon
Specification checklist for Ruislip Public Golf Course

The London Borough of Hillingdon have the following requirements and expectations of the redevelopment of the Ruislip Golf Course, that is to be carried out by the designers and contractors of the hs2 project.

The design concept for the Golf Course should be driven by a public access, open to all golf and leisure provision. The facilities should be designed and constructed so as to provide 365 days year round golf.

The three golf based sports provisions should be; a high quality 9 hole golf course with multiple Teeing areas, an Academy course aimed at golfing beginners and developers and a 20 bay floodlight Driving Range.

The following specification is based on the latest plan by Jonathan Gaunt dated 03.06.2018. This details what we will obtain and agree following HS2 works:

9 hole golf course

- 3000 yards in length including at least one par 5 and a mix of Par 4's and Par 3's
- A total Par of 35
- A minimum of two contour shaped tee boxes per hole
- Automatic computer controlled irrigation system for tees, greens and approaches with manual hydrant points on fairways
- Fully drained main playing surfaces including fairways
- Buggy tracks for disabled access with a minimal maintenance surface
- The overall average green size should be 600sq.m
- Gender free tees - based on a ski style colour coded system of difficulty
- Mown fairway surfaces should average 40 meters in width
- Semi-Rough should form a 10 metre width around the fairways

Driving range

- 275m long driving range
- 30m high safety netting
- 7 target greens on range
- Flood light by 'berm' lighting
- A fully drained outfield
- Driving range water to connect to golf course drainage system
- Automatic sprinkler watering on the range connected to the main irrigation system
- Wheelchair access
- It is proposed that the golf shop of some 70sq.m is re-sited to the driving range
- 20 practice bays

Practice Putting Green

- 600sq.m

Bunkers

- 42 bunkers in total on the whole site (maximum 28 on 9 hole course, max 12 small bunkers on Academy Course, 2 on chipping green complex)
- All Ecobunker lined
- Size range between 15sq.m to 65sq.m

6 hole Academy Course

- Par 3 holes
- 100m2 grass tees with 12sq.m artificial tees with the grass tee surface
- Greens will average 300sq.m
- Irrigation will be the same specification as the main course - greens, tees and approaches
- 4 no Main hydrant points on academy course area.

Footpath

- New safe passage permissive footpath route
- Bound gravel surface

Irrigation System

- Storage tank required (to hold 1 day supply min)
- System to be supplied by 1) Rainwater collected and stored in a pond on site 2) borehole extraction under licence
- Same spec as HHGC new Rainbird Stratus LT system

All the above facilities should have the best possible infrastructure for access, drainage and irrigation. The Golf courses and Range outfield should be constructed to a high standard of soil engineering, agronomy and landscaping. The completed facilities should also enhance and improve the local environment and ecology.

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6.2 Landscape and Visual Study

- 6.2.1

This section describes the findings of a landscape character and visual study prepared in support of a planning application submitted in relation to the remodelling of Ruislip Golf Course.
- 6.2.2

The purpose of the study is to identify and evaluate the potential change in the composition and structure of the existing landscape and the degree of visual change resulting from the introduction of the proposed golf course.
- Appraisal Scope
- 6.2.3

The landscape and visual appraisal (section 2.5 of the Design and Access Statement) identifies key features, components and characteristics that contribute to the quality and perception of the landscape within and immediately surrounding the proposed development Site.
- 6.2.4

This study considers potential impacts arising from the proposed scheme on the existing landscape, with specific consideration being given to any loss or damage of, or benefit to, the receiving baseline environment. Consideration is also given to visual impacts that may arise from the proposed scheme.
- The proposed site
- 6.2.5

The application site is in west London within LB Hillingdon. The application site comprises the majority of the existing golf course, the area of which is 36 hectares. The southern part of the existing golf course is acquired for HS2 railway works and is not included in the application boundary. For full details, please see section 2.1 of the Design and Access Statement.
- 6.2.6

For the purposes of this study, consideration is given to the application site and its immediate surroundings. This comprises of the adjacent railway track, residential properties on Field Way and Hill Rise, the rear curtilages of residential properties on Sharps Lane, Ickenham Road and Harwell Close, and the River Pinn.
- Limitations, Constraints and Assumptions
- 6.2.7

Photomontages are generated from Lumion Pro as comparative views to the baseline panoramic photographs. These model views are illustrative and represent an artistic interpretation of the proposed scheme from the approximate location of the baseline viewpoint.
- 6.2.8

At the time of the baseline photographs, the HS2 development had acquired the site and some work had commenced. For the purposes of this study, the exiting landscape character and visual appearance is based on Section 2 of the Design and Access statement, carried out before the commencement of any works relating the HS2.

- Landscape baseline
- 6.2.9

Details of the baseline data can be found in the following sections of the Design and Access Statement;
- 2.1

Site Location
- 2.2

Existing uses and users
- 2.3

Site history
- 2.4

Site context and surroundings
- 2.5

Landscape and visual appraisal
- 2.6

Ecological and arboricultural appraisal
- 2.7

Ground conditions
- 2.8

Archaeology
- 2.9

Flood risk
- 2.10

Hydrology and drainage
- 2.11

Socio-economic appraisal
- 2.12

Planning context
- Selection of Views
- 6.2.10

Three viewpoints have been selected to allow an assessment of qualitative effects upon visual receptors within and surrounding the proposed golf course.
- 6.2.11

Viewpoint 1 is from the Ruislip Golf Course car park access road and represents users of the golf course access road and views from the backs of the residential properties along Ickenham Road.
- 6.2.11

Viewpoint 2 is from the northern end of the Hillingdon Trail adjacent to the adjoining Celandine Route and represents recreational users of the Public Right of Way.
- 6.2.12

Viewpoint 3 is from the southern end of the Hillingdon Trail and represents recreational users of the Public Right of Way and the golf course.
- Visual Assessment
- 6.2.13

Key considerations taken account of in the landscape character and visual study comprise the following:
- The size, scale, appearance and elevation of the completed golf course works

The size, scale, appearance and elevation of proposed buildings and structures

The completed surface finishes such as grass, shrub, scrub, hedgerow and tree planting

Design Proposals

- 6.2.14 The golf course works will be finished to a high standard of design, using the latest materials and techniques in accordance with current industry standards. The design will ensure integration into the surrounding environment through the implementation of a robust, sustainable landscape proposal and planting strategy.
- 6.2.15 Existing valuable vegetation will be retained where possible and new planting is proposed to improve landscape and ecological connectivity, creating distinctive ecological corridors. The planting palette has been selected to build on the characteristics of the site and contribute to enhanced biodiversity and local distinctiveness. For full details on the design proposals, please see section 4 of the Design and Access Statement.

Landscape Character

- 6.2.16 Principal changes to the landscape character relate to the remodelling of levels, the demolition, relocation and replacement of the driving range and rifle club structures, the creation of a new channel for the Ickenham Stream (canal feeder) and general tree and vegetation clearance and new planting associated with redevelopment of the existing 18 hole Ruislip Golf Course to provide a nine hole golf course and six hole academy course.
- 6.2.17 It is hoped that the new landform and redesigned golf course will not appear incongruous with the existing topography.
- 6.2.18 The degree of change that directly influences the landscape character of the local area would be negligible. The form and structure of the existing landscape pattern is deemed to be accommodative of the type of development proposed.

Visual Study

Viewpoint 1 (figure 73)

- 6.2.19 Baseline (Date taken: 15/10/2019): This viewpoint is located on the golf course access road to the east of the application site. The foreground view comprises of the existing Tee 16 framed by linear tree belts with some understorey vegetation. The midground view comprises of the tree lined golf course fairways with screened views of the existing driving range structure and associated fence posts. Channelled views are available along the fairways framed by mature trees and the wooded horizon obscures views of the surrounding landscape.
- 6.2.20 Proposed view: Vegetation in the proposed view is largely retained with some clearance adjacent to the new driving range structure. Due to the limits of the model view, the driving range and surrounding fence appear prominent, however the structure would have timber cladding and would therefore be less prominent in

the surrounding context. The openness of the fairways is retained, and the planting structure in the middle and distant views remain largely unchanged. The proposed irrigation pond and surrounding ecological planting adds to the visual amenity of the view. Overall, the proposed view does not represent a substantial change to the baseline.

Viewpoint 2 (figure 74)

- 6.2.21 Baseline (Date taken: 15/10/2019): This viewpoint is located on The Hillingdon Trail adjacent to where it meets the Celandine Route in the north-east of the application site. The foreground comprises of the highly maintained grass of the greens and a raised bunker. The midground comprises of scattered tree copses and linear tree belts. Distance views of dense vegetation can be seen channelled along the fairways framed by mature trees obscuring views of the surrounding landscape.
- 6.2.22 Proposed view: Changes in topography are visible to the left of the view, with views towards the driving range fencing. There is some vegetation clearance visible, as well as proposed trees and new understorey planting in the midground. The openness of the fairways is generally retained as well as the majority of the mature trees framing the view and the distant dense vegetation. Although the views of the driving range fence impact the skyline and the new understorey planting add to the diversity of the visual amenity, overall, the proposed view does not represent a substantial change to the baseline.

Viewpoint 3 (figure 75)

- 6.2.23 Baseline (Date taken: 15/10/2019): This viewpoint is located on The Hillingdon Trail adjacent to the Ickenham Stream to the south of the application site. The foreground comprises of open views of the highly maintained grass of the greens and remnant track lines that form The Hillingdon Trail Public Right of Way. The midground comprises of scattered tree copses and linear tree belts. Distance views of dense vegetation can be seen between the tree copses that obscure views of the surrounding landscape.
- 6.2.24 Proposed view: Extensive woodland habitat planting screens most of the view, with glimpsed views towards extensive ecological understorey planting and changes in topography. The newly resurfaced and realigned Hillingdon Trail is visible in the foreground. The proposed driving range fence can be seen through the new trees and vegetation. The proposed view represents a substantial change from the baseline, offering more enclosure and increased vegetation diversity.



EXISTING



Existing Road

Existing woodland

Existing Tee 16

Existing woodland

PROPOSED



Existing Road

Proposed putting practice

Proposed driving range

Proposed irrigation pond

Proposed Tee 1

Existing woodland

Figure 73 - Viewpoint 1



EXISTING



Existing woodland

Existing copse

Existing copse

Existing copse

Existing ridge and furrow

Existing woodland

PROPOSED



Existing woodland

Existing copse

Existing copse

Existing copse

Existing ridge and furrow

Existing woodland

Figure 74 - Viewpoint 2

Design and Access Statement
Ruislip Golf Course



EXISTING



Existing fairway

Existing Copse

Ickenham Stream and
Public Right of Way

Existing Copse

PROPOSED



Proposed woodland habitat

Tee 2

Realigned Public Right of
Way

Proposed driving range
fence

Figure 75 - Viewpoint 3

