

LANDSCAPE ANALYSIS

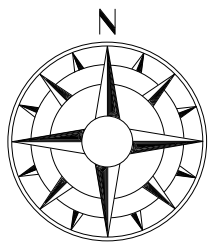
OPPORTUNITIES AND CONSTRAINTS

Mature trees provide valuable natural screening between existing and proposed houses and enhances the local landscape character- retain and protect

Natural screen provided by roadside trees and hedge section. Retain and protect.

Low quality urban edge could be enhanced with additional landscaping. Development brings an opportunity to provide this.

Open views of the development from the houses at the settlement edge. Sensitive siting and design required especially the boundary treatment



- Site boundary
- Agriculture grassland/ arable
- Existing trees/ hedge with screening value
- Potential visual receptors (residential, roads, footpaths)
- Fine views from site
- Views in to site
- Poor quality boundary image
- Gradient analysis
- Mineshaft constraint (approximate- refer to Engineers Geotechnical report)
- Filled/ unstable ground constraint (approximate- refer to Engineers Geotechnical report)

Gradient to site adds a constraint and cost but also creates an opportunity for many of the proposed houses to get good views south-westwards

Sheds, garages and fencing combined with rough ground gives an unsightly image to the boundary

Mature woodland screens views from the south-east including the adventure playground and paths

Unstable ground at former mineshaft unsuitable for building. Integrate to the POS and design carefully to ensure safely.

Rev A 13 10 22 Sewer easement added BW

Westwood
landscape

CHARTERED LANDSCAPE ARCHITECTS

GLEESON HOMES

JACKTREES ROAD CLEATOR MOOR

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Unstable ground at former mineshaft unsuitable for building. Integrate to the POS and design carefully to ensure safely.

Unsightly farm buildings to be demolished

Filled ground adds constraint and cost to development with additional construction requirements

Field boundary hedge remnants and mature trees provide a natural screen to views in from the south-west from Cleator Gate

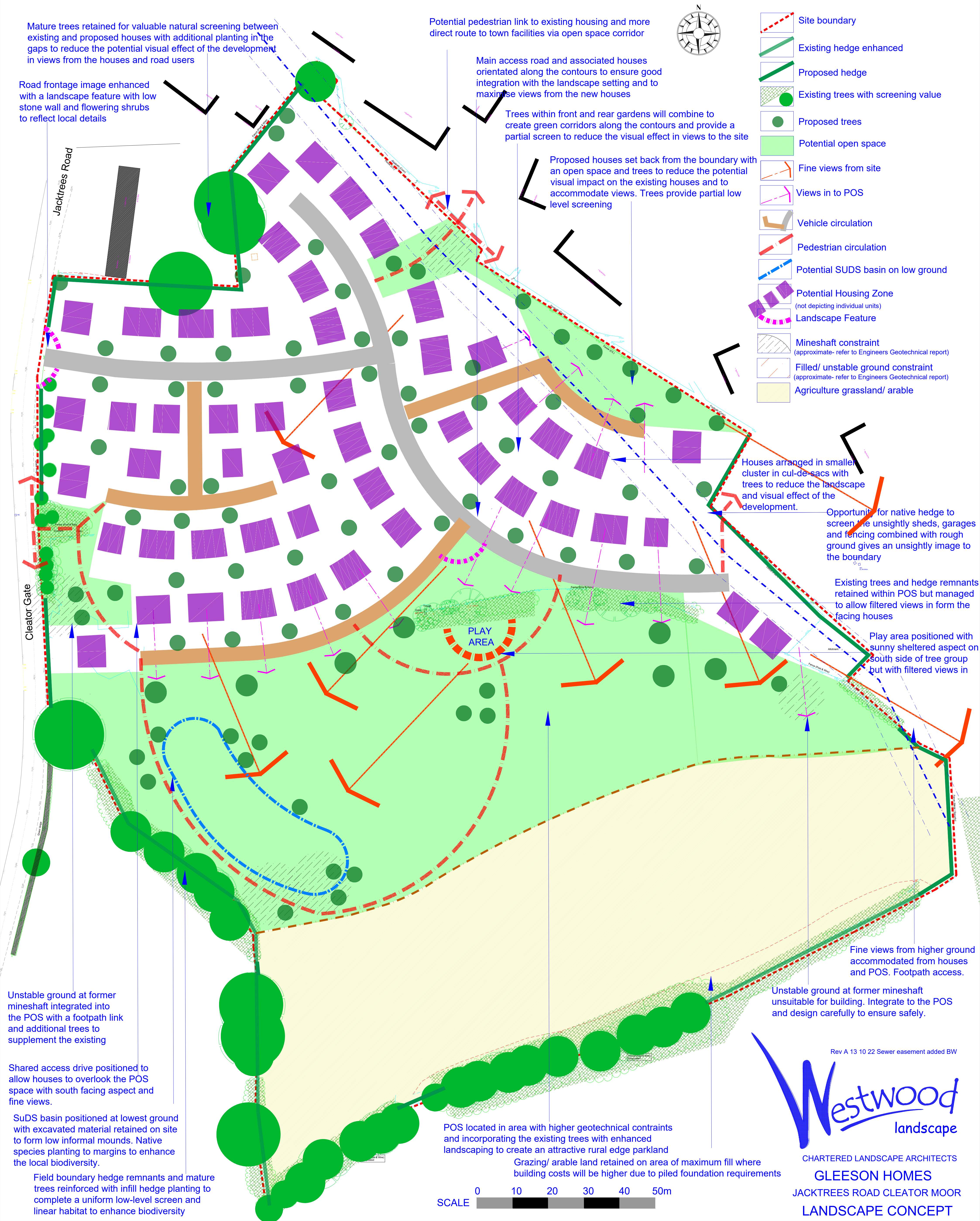
Mature trees provide a natural screen to views in from the south

Filled ground has left a steep embankment at the boundary which is a stress to the existing trees and a constraint to development



LANDSCAPE CONCEPT

PHASE 1



LANDSCAPE CONCEPT

PHASES 1 AND 2

