

Shrub and scrub planting on north east corner
 encloses the open space, making it feel safe
 and comfortable. It also blocks headlights from
 shining into the site from south-bound vehicles
 on Red Lanning



Trees and shrubs frame and soften views of the development whilst allowing views out from the development

Open space types within the site:

Central, open space overlooked by dwellings and providing room for active and passive recreation for the old and the young and a green heart for the development.
 Width in avenue for planting to create an airy and spacious green corridor.
 Large, adaptable multi-functional open space suitable for active games or community events. Passive "breathing spaces" such as the frontage at Harras Road.
 Incidental seating areas throughout the development, surrounded by greenery for informal meetings and for rest for older people

Character types within the site:

The Avenue and Green
 These types are generous green corridors leading through the site from Harras Road to the Green through wider, public open space and multi-functional spaces towards the Golf Course. The character is of formal avenue tree planting and simple, understated, neat under-planting. Also simple uncluttered planting in the Green.

The Edge
 Casual and natural spaces surrounding the entire perimeter of the development. The character is informal, informal, semi rural with diverse, natural and native plant species in loose groups. Wildflower and bulb planting helps reinforce the semi-natural character.

Contemporary Character:
 All other parts of the development (housing areas away from the main avenue) will have diverse and colourful greenery used in an informal manner to create locally distinctive character from place to place with colour, texture and seasonal variety.

Orchard area semi-traditional grid, allows glimpsed views into and out of the development. Trees provide seasonal variety and bio-diversity benefits

Multiple dwellings overlook the Green for passive surveillance

Multi-functional open space

Footpath connection

SuDS Area

SuDS area is overlooked from houses for safety

SuDS Area

Outward looking dwellings provide passive surveillance of open spaces

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Roadside planting is not continuous. This is so an informal, fragmented boundary is created allowing glimpsed views in and out and allowing the development to connect with the surrounding area while creating sufficient enclosure for the development's open spaces to feel comfortable, safe and defined

Planting around SuDS areas is indicative only and subject to more detailed design taking into account detailed drainage proposals, fencing design, access and visibility requirements and further health and safety CDM into account

Neat shrub beds and formal trees create smart avenue

Existing roadside wall is retained, supporting local landscape character

Trees within the small frontages soften the built face of the new housing, as seen from Harras Road

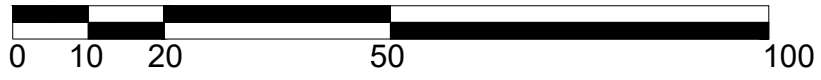
Within the utilities easement it is not possible to plant trees and shrubs, but bulbs and wildflower areas are proposed to enrich the scene and support wildlife

Houses are set back from Harras Road. Due to technical constraints (easements for utilities) but they face out onto the main road to connect to the local surroundings

The need for SuDS at the lowest point of the site and the presence of building constraints means that dwellings cannot be built in this corner of the site, so both it, and the road junction, are airy and spacious, with views to the Lakeland Fells to the east still possible for people travelling east on Harras Road.

- Application site boundary
- Other land owned by the applicant
- Existing buildings
- Proposed dwellings
- Existing and proposed walls for landscape purposes
- Existing and proposed vehicular surfaces
- Existing and proposed pedestrian surfaces, shared surfaces and driveways
- Constraints to planting (easements etc.) (Other building constraints not shown on this plan)
- Existing vegetation
- Proposed trees
- Proposed native hedgerows and ornamental hedges
- Proposed shrubs and scrub
- Proposed daffodils and wildflower areas
- Proposed wetland and damp grass areas
- Proposed SuDS areas
- Proposed grass areas in public open space (Private front and back garden lawns not shown)

It is requested that plant and tree species be conditioned as part of the application



MANNING ELLIOTT PARTNERSHIP
 Chartered Architects & Designers
 Mansell House, Suite 1
 Cowper Road, Penrith
 Cumbria CA11 5BN
 t: 01768 666 800
 e: post@manningelliott.co.uk
 w: manningelliott.co.uk

project title:
 Proposed Housing Development
 Land at Harras Dyke Farm
 Whitehaven

drawing title:
 4/21/2195/0R1
 Landscaping Plan as Proposed

issue stage:
 PLANNING ISSUE

date: DEC 23
 drawn: CS/NB
 scale @ A1:
 1:500

drawing number:
 2258-PL260

revision:
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