

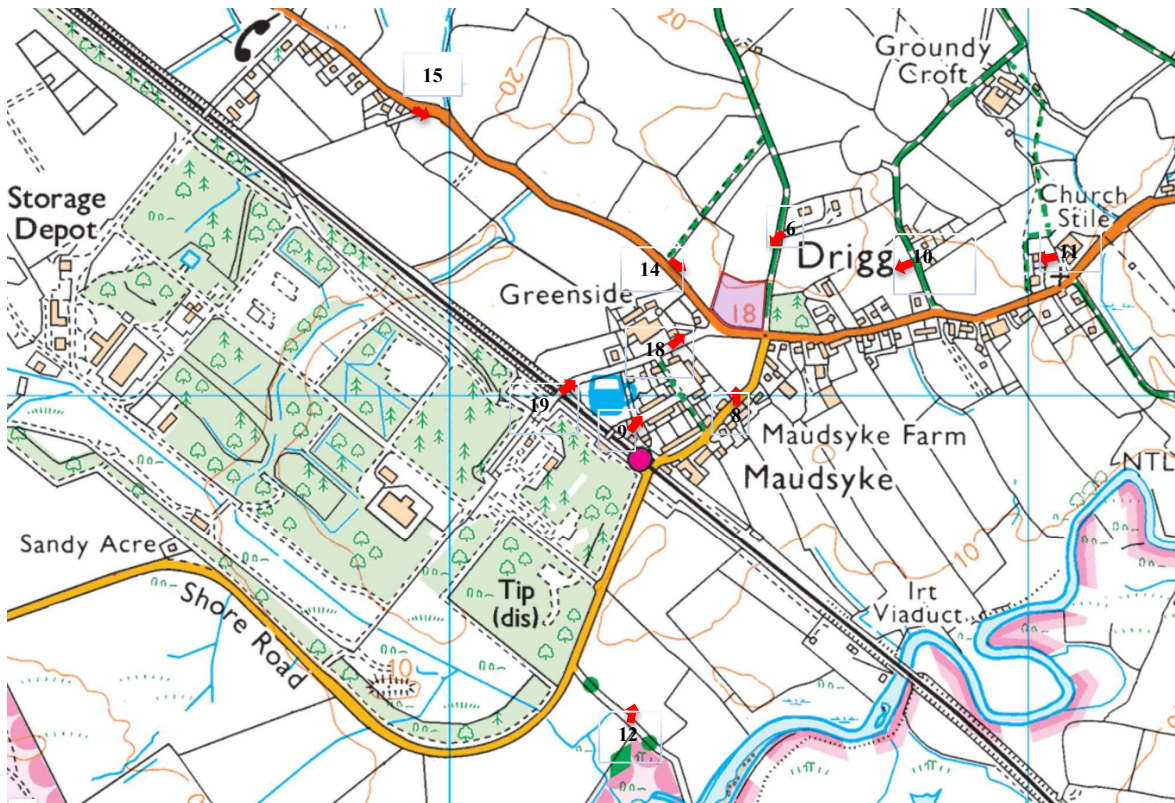
DRIGG PHOTOGRAPH APPRAISAL 14.01.22



Westwood Landscape Ltd Ordnance Survey Licence Number 100062836

Westwood

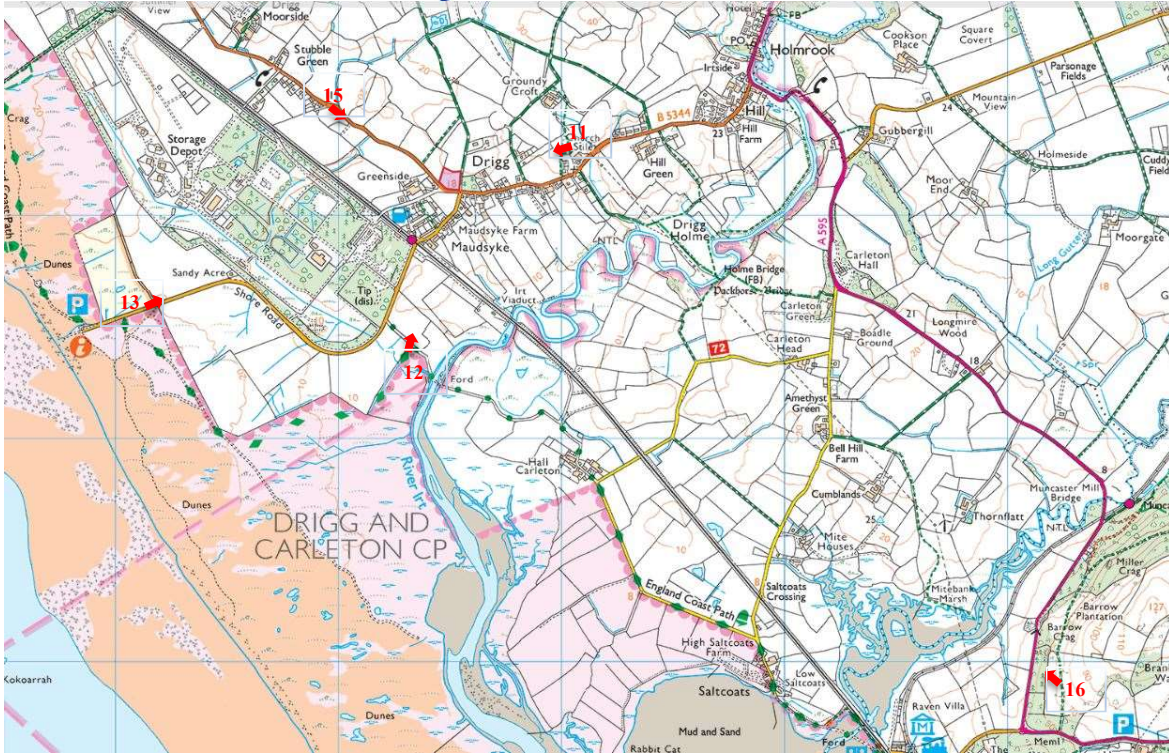
Landscape



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1. View south-eastwards along the site frontage at the junction of the B5344 with Old Shore Road.



2. View south-eastwards from the site frontage opposite the B5344 junction with Old Shore Road showing the open ground with 'village green' character either side of the road. Newtown Farm house faces the open area.
- 3.



3a View south-eastwards from the north-west corner of the site showing the existing housing facing the central open ground.



3b View southwards from the north-west corner of the site showing the existing housing facing the central open ground and the farm buildings at Greenside.



4. View eastwards from the B5344 junction with Station Road at the site frontage showing the existing streetscape landscape character of the village.



5. View north-westwards from the front of Newhouse Farm on Station Road. The proposed houses will bring a more urban landscape character but the retention of open ground adjacent to the road will maintain an open village green character either side of the B5344 road.



6. View south-westwards from the frontage of Pinfold Lodge, Drigg and the PROW. The proposed houses will be prominent in the view but screened at the lower level by the hedge of Hawthorn and Gorse. The existing houses face the open ground in the village.



7. View westwards from the B5344 eastern approach to the site representing views from vehicles and oblique views from several properties fronting the road. The proposed houses will be mostly screened by the mature woodland trees but the southern-most two houses fronting the retained open space will be visible with a backcloth of farm buildings.



8. View northwards from Station Road representing views from several properties facing the open ground in the village. The proposed houses will be visible partially screened by the boundary hedge.



9. View north-eastwards from the car park of the Victoria Hotel adjacent to Drigg Station. The proposed houses will be screened from view by the intervening houses.



10. View south-westwards from the PROW to Groundy Croft, Drigg representing views from a group of houses. The proposed development will be screened by the intervening Coniferous and broadleaved woodland trees.



11. View westwards from the curtilage of the historic church in Drigg. The 13th Century building was rebuilt in 1850. The landscape setting will be unaffected as the mature trees screen the proposed development.



Proposed housing site
fully screened

12. View north-eastwards from the Coastal Path PROW adjacent to the River Irt. The proposed development will be fully screened by the intervening buildings and trees at Maudsyke.



13. View north-eastwards from Shore Road where the ground rises locally. The proposed development will be completely screened by mature trees within the nuclear waste storage area.



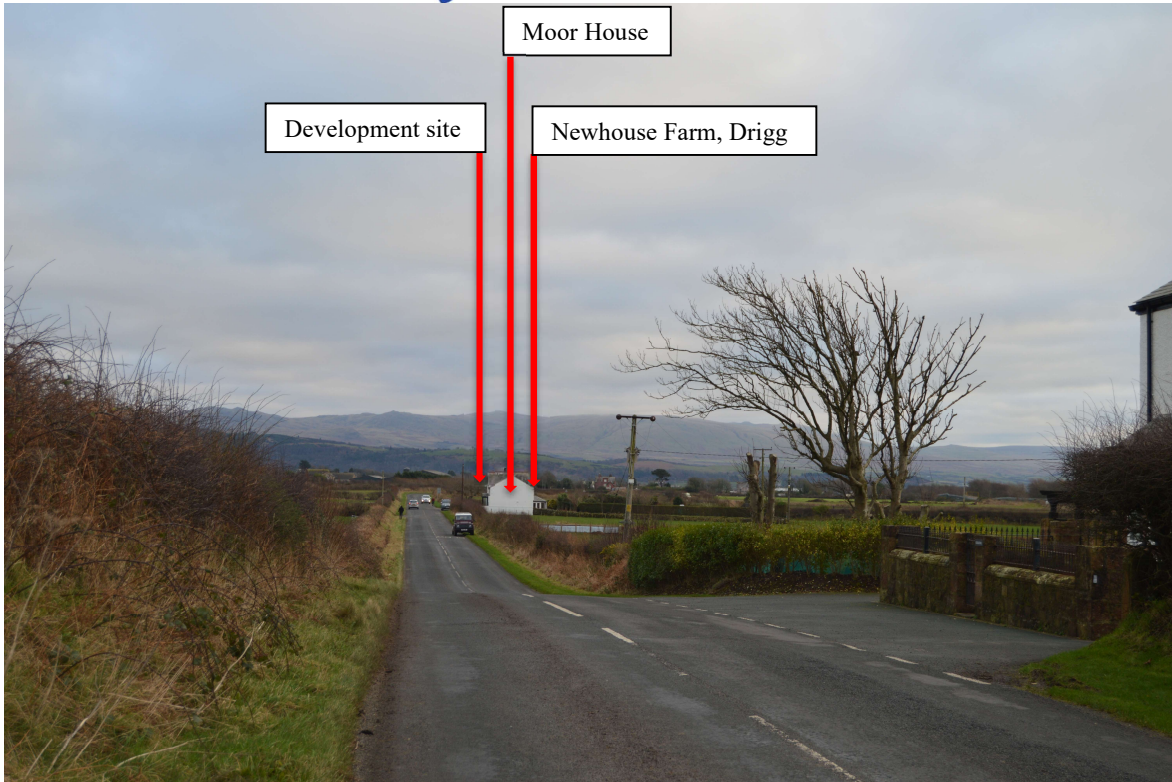
14. View south-eastwards from the start of the PROW on the B5344 road just west of the site. The proposed houses will be visible with a backcloth of mature trees which reduces the potential landscape and visual impact.



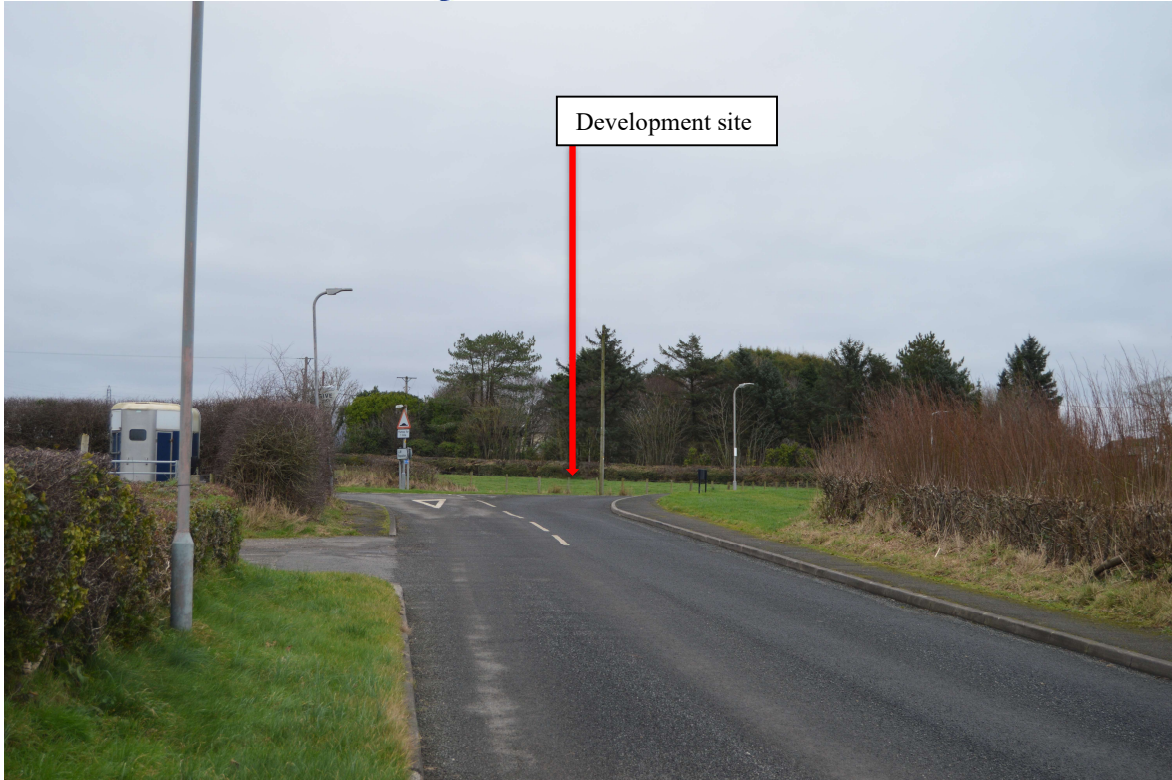
15. View south-eastwards from the group of houses at the western end of Drigg at Stubble Green adjacent to Mountain View (1868). The proposed houses will be visible with a backcloth of mature trees and partially screened by the intervening hedges which reduces the potential landscape and visual impact.



16. View north-westwards from the PROW on Barrow Crag the higher ground to the north-west of Muncaster Castle within the LDNP. This represents similar views from other footpaths within the national park. The proposed houses will be substantially screened by the mature trees and intervening buildings. The development will be partially visible in the context of the existing settlement of Drigg and Holmrook.



17. View south-eastwards from Kirkstone, Drigg Road to the south-east of Seascale with a view distance of 1.85Km. Newhouse Farm is visible (partially screened by Moor House) but the proposed houses will be screened by intervening trees and buildings.



18. View north-eastwards from Old Shore Road representing views from the adjacent houses. The proposed houses will be visible with a backcloth of mature trees.



19. View north-eastwards from Old Shore Road as it rises to cross the railway. The proposed houses will be visible with a backcloth of mature trees.

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