



Trees and shrubs frame and soften views of the development while allowing views out from new dwellings

Open space types within the site

- The Green: Central open space overlooked by dwellings and providing room for active and passive recreation for old and young, and a green heart to the development.
 - Play areas, as detailed below.
 - Community seating and hard surfacing to allow all-year use.
 - Avenue: 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: Small informal seating areas surrounded by greenery for informal meetings and for rest for older people.
- Play area types within the site**
- Infant Play: embedded in the centre of the site, to help new parents and carers meet with their children. Protected by fencing for safety.
 - Junior Play: again located close to the infants play to allow slightly older children a little independence while still being overlooked by people in Infants Play and in adjacent dwellings.
 - Trim Trail: located in informal open space and next to open space for active games. For older more independent children and teenagers.

Character types within the site

- The Avenue and Green: A generous green corridor leading through the site from Harras Road to the Green through the Community Area to the SuDS area. The overall character is of formal avenue tree planting and simple understated, neat underplanting. Also simple undisturbed planting in the Green.
- The Edge: Casual and natural spaces surrounding the entire perimeter of the development. The character is informal, semi rural with diverse, natural and native plant species in loose groups. Wildflower and bulb planting helps reinforce the natural semi-natural character.
- Contemporary Character: for all other parts of the development (housing areas away from the main avenue). Diverse and colourful greenery used in an informal manner to create locally distinctive character from place to place. Colour, texture and seasonal variety.

Neat shrub beds and formal trees create smart avenue

Native field hedgerow contains the site and helps to improve micro-climate in this high open landscape. Hedgerow trees help to break up the rooflines of the development as seen from the north

Shrub and scrub planting on north east corner encloses the open space, making it feel safe and comfortable. It also blocks headlights from driving into the road with bound vehicles on Red Lonning

Orchard area set in traditional grid, allows glimpsed views into and out of development. Trees provide seasonal variety and biodiversity benefits

Opportunity for interpretation of former mining industry through capped mine shaft obelisk

All weather surface, picnic tables, boardwalks and seats to draw people to meet each other or sit and watch the world go by

Footpath Connection

Red Lonning

Houses are outward-looking and overlook open spaces for passive surveillance

Incidental seating and open spaces are found around the development, allowing neighbours to meet easily and enjoy time outdoors

Perimeter planting is divided into a series of different plantings, with different styles: orchard, formal semi-ordle, naturalistic groups. This creates areas with different characters.

SuDS area is overlooked from houses for safety

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 its surroundings, while creating sufficient enclosure for the development's open spaces to feel comfortable, safe and defined

The need for SuDS at the low point, and the presence of building constraints means that houses 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

Within the utilities easement it is not possible to plant trees and shrubs, but bubs 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

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

Existing roadside wall is retained, supporting local landscape character

Key	Application site	
	Application site	Other land owned by the applicant
	Existing buildings (no hedges shown)	Existing buildings (no hedges shown)
	Proposed houses (hedges shown)	Proposed houses (hedges shown)
	Existing and proposed stone walls for landscape purposes	Existing and proposed stone walls for landscape purposes
	Existing and proposed vehicle surfaces	Existing and proposed vehicle surfaces
	Existing and proposed pedestrian surfaces, shared surfaces, drives and parking courts	Existing and proposed pedestrian surfaces, shared surfaces, drives and parking courts
	Proposed gravel surfaces and play surface	Proposed gravel surfaces and play surface
	Proposed boardwalks, seats, picnic benches, railings and play equipment	Proposed boardwalks, seats, picnic benches, railings and play equipment
	Constraints to planting (easements etc.) (other building constraints not shown on this plan)	Constraints to planting (easements etc.) (other building constraints not shown on this plan)
	Existing vegetation	Existing vegetation
	Proposed trees	Proposed trees
	Proposed native hedgerows and ornamental hedges	Proposed native hedgerows and ornamental hedges
	Proposed shrubs and scrub	Proposed shrubs and scrub
	Proposed daffodils and wildflower areas	Proposed daffodils and wildflower areas
	Proposed wetland and damp grass species	Proposed wetland and damp grass species
	Proposed SuDS areas	Proposed SuDS areas
	Proposed grass areas in public open space (private front and back garden lawns not shown)	Proposed grass areas in public open space (private front and back garden lawns not shown)

drawing name Phase 1 Landscape plan

project Reserved Matters Application for residential development at Harras Moor, Whitehaven

client

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revision	date	notes
R 01	22.12.2021	layout amended to incorporate feedback from planners and statutory consults
R 02	23.05.2022	final drawing

