

04 DESCRIPTION OF THE PROPOSALS

- 4.1 The proposals are for a new area of housing, comprising 80 units and road access from Salesbury View that leads off Whalley Road. The site is 4.9783 Ha.
- 4.2 Dwellings would be a mix of 2 and 2.5 storey properties some of which have been designed to be split level to work with the site slopes and minimise relative heights. The existing east-west internal outgrown hedgerow / hedgerow trees is retained with the exception of a short section for road access. The north-south hedgerow in the eastern portion of the site would be removed.

- 4.3 Built form would be offset from the eastern boundary with a landscape buffer to allow a gradation from built form to agricultural land and to provide space for tree planting that will form a back drop to the development in surrounding views; avoiding from as many viewpoints as possible built form breaking the skyline. This is in line with the characteristics of surrounding existing development. Dwellings on valley sides is not uncommon in the area, however, they are generally set within trees, where the trees from the skyline. An attenuation pond is proposed below the existing overhead power line with associated public open space.



Figure 2: IDP Proposed Site Layout

05 MITIGATION

- 4.4 There are a number of landscape mitigation principles in relation to the proposed development, which are shown on the Landscape Framework Plan at Figure 3 and on the subsequent Landscape Masterplan at Figure 4. The aim of the landscape principles is to underpin the proposals with a robust landscape framework that will mitigate potential landscape and visual issues associated with the development of this site for housing, particularly in relation to forming a robust Green Belt boundary.
- 4.5 The main elements of the landscape mitigation are summarised as follows and are in line with the guidelines set out in the Landscape Strategy for Lancashire, for landscape character area 7a (see section 6):
- Retain, manage and augment existing hedgerow vegetation, (where possible, subject to level) to break up the mass of development and incorporate within new areas of Public open Space (POS);
 - New tree and hedge planting to replace those removed as part of the proposals;
 - Provide dense tree planting to parts of the eastern boundary to create a wooded backdrop to the development when viewed from the adjacent valley side, in keeping with the character of surrounding, existing development and to filter views of the proposed development from the adjacent footpath;
 - Other areas of public open space and incidental spaces around plots to be planted with trees adding and additional layer of filtering and opportunity to break up the development mass; and
 - Provide street and garden trees throughout the development.
- 4.6 The Landscape Masterplan at Figure 4 illustrates how these principles would be delivered as part of the proposals. Key elements include:
- Significant buffer and structure planting.
 - Street trees and new hedgerow planting to define public and private space.
 - Areas of public open space including connections to the wider recreational network.
 - Play area provision characterised by natural play and wider distribution across the site in terms of 'play on the way'.
 - Suds provision worked into the public open space to provide a sculptural landform.

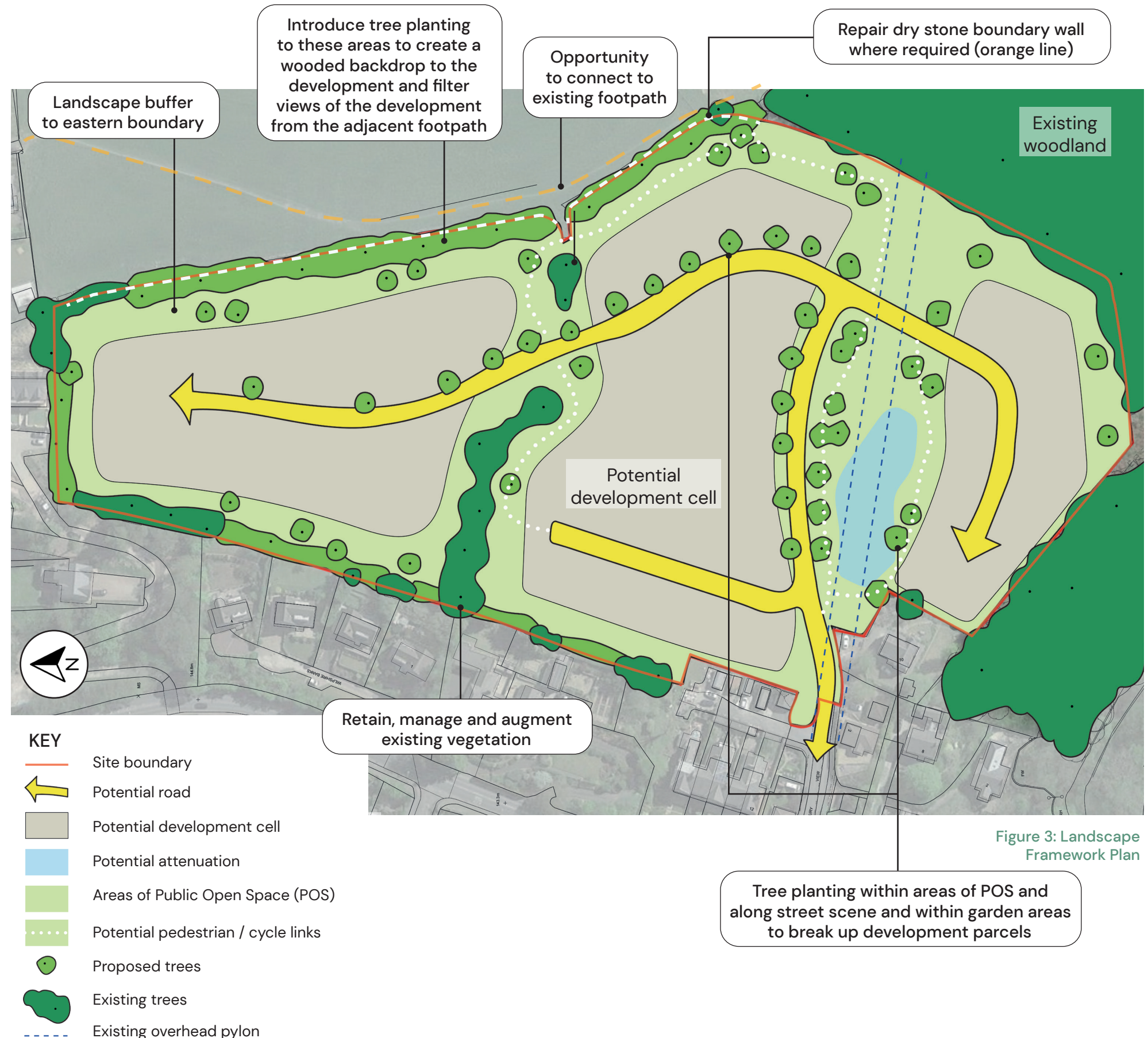


Figure 3: Landscape Framework Plan